



A G E N D A



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

SEPTEMBER 19, 2012

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

CLOSED SESSION MEETING – 4:45 P.M.

REGULAR MEETING – 6:00 P.M.

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

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

CLOSED SESSION CALL TO ORDER

ROLL CALL BY CITY CLERK

CLOSED SESSION

1. CONFERENCE WITH LEGAL COUNSEL- ANTICIPATED LITIGATION (9 CASES)

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

2. CONFERENCE WITH LEGAL COUNSEL- ANTICIPATED LITIGATION (9 CASES)

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

3. CONFERENCE WITH LABOR NEGOTIATOR

Pursuant to Government Code Section 54957.6:

Agency Negotiator: City Manager

Employee Organizations: Service Employees International Union (SEIU), Local 221

4. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

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

Agency Negotiator: City Manager, City Attorney

Negotiating Party: Y.M.C.A

Under Negotiation: Price and terms of payment

RECONVENE AND ANNOUNCE ACTION (IF APPROPRIATE)

REGULAR MEETING CALL TO ORDER

ROLL CALL BY CITY CLERK

PLEDGE OF ALLEGIANCE

AGENDA CHANGES

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

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

COMMUNICATIONS FROM CITY STAFF

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

PRESENTATIONS (1.1-1.2)

1.1 RECYCLE ALL-STAR AWARD PRESENTATION. (0270-30)

City Manager's Recommendation: Present the Recycle All-Star award certificate, \$100 check, and other premiums to Marie Williams.

1.2 PRESENTATION OF PROCLAMATION - RIDESHARE 2012 AND WALK AND BIKE TO SCHOOL DAY. (0410-30)

CONSENT CALENDAR (2.1-2.4) - *All matters listed under Consent Calendar are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items, unless a Councilmember or member of the public requests that particular item(s) be removed from the Consent Calendar and considered separately. Those items removed from the Consent Calendar will be discussed at the end of the Agenda.*

2.1 MINUTES.

City Manager's Recommendation: Approve the minutes of the Regular City Council Meetings of June 20, July 18, and August 15, 2012.

2.2 RATIFICATION OF WARRANT REGISTER. (0300-25)

City Manager's Recommendation: Ratify the following registers: Accounts Payable Numbers 80991 through 81186 with a subtotal amount of \$2,699,090.56 and Payroll Checks/Direct Deposit 44816 through 44864 for a subtotal amount of \$311,343.99 for a total amount of \$3,010,434.55.

2.3 RESOLUTION NO. 2012-7245 – ACCEPTANCE OF OFFER TO DEDICATE (OTD) LATERAL COASTAL ACCESS EASEMENT LOCATED AT 1590-1690 SEACOAST DRIVE IN THE R-1500 ZONE. OWNER: BOCA RIO BEACH CONDO ASSOCIATION. MF 1098. (0480-60)

City Manager's Recommendation: Adopt resolution.

2.4 RESOLUTION 2012-7246 AUTHORIZING THE CITY MANAGER TO SIGN AMENDMENTS TO THE AGREEMENTS BETWEEN THE CITY OF IMPERIAL BEACH AND THE SAN DIEGO UNIFIED PORT DISTRICT FOR PUBLIC SAFETY AND TIDELANDS MAINTENANCE SERVICES. (0150-70)

City Manager's Recommendation: Adopt resolution.

ORDINANCES – INTRODUCTION/FIRST READING (3)

None.

ORDINANCES – SECOND READING & ADOPTION/PUBLIC HEARING (4)

None.

PUBLIC HEARINGS (5.1-5.3)

5.1 CONTINUATION OF PUBLIC HEARING; OPPOSING AN INCREASED STATE ROUTE 75 SPEED LIMIT FROM 40 MILES PER HOUR TO 45 MILES PER HOUR EAST OF DELAWARE STREET TO THE WESTERN CITY LIMITS IN BOTH DIRECTIONS. (0740-10 & 0750-60)

City Manager's Recommendation:

1. Continue the Public Hearing;
2. Receive report;
3. Receive public comment;
4. Close the Public Hearing;
5. Adopt Resolution No. 2012-7250 accepting the speed survey study results and encouraging CALTRANS to work with the City to implement traffic calming measures and pedestrian and bicycle safety measures on S.R. 75 within the City of Imperial Beach.

5.2 RESOLUTION NO. 2012-7251 – APPROVAL OF THE FISCAL YEAR 2011-12 ANNUAL REPORT FOR THE JURISDICTIONAL URBAN RUNOFF MANAGEMENT PLAN (JURMP). (0770-65)

City Manager's Recommendation:

1. Open the Public Hearing;
2. Receive report;
3. Receive public testimony;
4. Adopt resolution.

5.3 DISE (OWNER/APPLICANT); VARIANCE (VAR 120020) TO CONSTRUCT A FENCE MEASURING 8 FEET 7 INCHES IN HEIGHT WITHIN THE REAR YARD OF A LOT WITH AN EXISTING SINGLE-FAMILY RESIDENCE LOCATED AT 963 IRIS AVENUE (APN 632-390-04-00) IN THE R-1-6000 (SINGLE-FAMILY RESIDENTIAL) ZONE. MF 1099. (0600-20)

City Manager's Recommendation:

1. Open the Public Hearing;
2. Receive report;
3. Receive public testimony;
4. Consider adoption of Resolution No. 2012-7248, approving Variance (VAR 120020) which makes the necessary findings and provides conditions of approval in compliance with local and state requirements

REPORTS (6.1-6.6)

6.1 PROPOSED BSA EAGLE SCOUT PROJECT PRESENTATION. (0720-25)

City Manager's Recommendation:

1. Receive report;
2. Receive a presentation from Mr. Lindgren regarding the proposed improvements;
3. Comment and direct staff and Mr. Lindgren regarding the design of the proposed project; and
4. Authorize the City Manager to sign the Eagle Project plan for Mr. Lindgren to continue the project development and construction as approved by City Council and City staff.

Continued on Next Page

REPORTS (Continued)

6.2 PROPOSED PROJECT PROPOSALS FOR THE FISCAL YEAR 2013-2014 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM. (0650-33)

City Manager's Recommendation: Review the list of proposed FY 2013-2014 CDBG projects and provides input and direction on selecting a project. Staff further recommends that City Council:

1. Support application for FY 2013-2014 CDBG funding for the contribution to the purchase of a new fire engine.
2. Should the City Council elect instead to applying for funding for a capital project, staff recommends supporting application for FY 2013-2014 CDBG funding for the pedestrian safety improvements at Connecticut Street and Imperial Beach Boulevard, with either improved ADA-compliant ramps or construction of a roundabout at this intersection.
3. Schedule a public hearing on October 3, 2012, to consider these recommended projects.

6.3 NO ITEM.

6.4 RESOLUTION 2012-7249 AFFIRMING THE CITY MANAGERS INCREASE IN CHANGE ORDER NO. 1 (PUMP STATION 1B ODOR CONTROL) TO THE STREET IMPROVEMENTS RDA PHASE 3B CAPITAL IMPROVEMENT PROJECT (CIP S04-108) AND THE TRANSFER OF AN ADDITIONAL \$20,000 FROM SEWER ENTERPRISE RESERVE FUND TO THE CIP S04-108 PROJECT. (0830-35)

City Manager's Recommendation:

1. Receive report;
2. Adopt resolution affirming the City Manager's approved Change Order No. 1 for the installation of Pump Station No. 1 Odor Control Station for a total cost of \$94,667.80 and transferring a total of \$110,000 from the Sewer Enterprise Reserve Fund to Street Improvements RDA Phase 3B CIP project (S04-108).

6.5 VETERANS PARK DEDICATION PLAQUE. (0920-70)

City Manager's Recommendation:

1. Receive report;
2. Consider the proposed installation of the Veterans Park Renovation Dedication Plaque Pedestal design and location; and
3. Give City staff direction on how to proceed with the display of the plaque.

6.6 REQUEST BY MEMBER OF THE CITY COUNCIL TO PLACE AN ITEM ON A CITY COUNCIL AGENDA. (0410-14)

City Manager's Recommendation:

1. Consider Councilmember Bilbray's request to discuss a drainage issue at the property located at 9th Street and Palm Ave. and
2. Decide if the City Manager should place the item on a future meeting agenda after staff work, if any, is completed.

I.B. REDEVELOPMENT AGENCY SUCCESSOR AGENCY REPORTS/CITY COUNCIL (7)

None.

ITEMS PULLED FROM THE CONSENT CALENDAR (IF ANY)

ADJOURNMENT

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

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

www.cityofib.com.

/s/

Jacqueline M. Hald, MMC
City Clerk



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: GARY BROWN, CITY MANAGER
MEETING DATE: 9/19/2012
ORIGINATING DEPT.: PUBLIC WORKS *HAL*
SUBJECT: RECYCLE ALL-STAR AWARD PRESENTATION

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 9/5/2012, City inspectors canvassed the 900 block of Sea View Dr. in search of a Recycle All-Star. The following resident was selected as the Recycle All-Star for the month of September: Marie Williams and family.

The above resident has been notified of his/her award by telephone and invited to accept the Recycle All-Star award at the 9/19/2012 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 Marie Williams.

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.

Gary Brown

Gary Brown, City Manager

MINUTES

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

JUNE 20, 2012

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

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

CLOSED SESSION CALL TO ORDER

MAYOR JANNEY called the Closed Session Meeting to order at 5:34 p.m.

ROLL CALL BY CITY CLERK

Councilmembers present: Bragg, King, Bilbray (arrived at 5:40 p.m.)
Councilmembers absent: None
Mayor present: Janney
Mayor Pro Tem present: Spriggs
Staff present: City Manager Brown; City Attorney Lyon; City Clerk Hald

CLOSED SESSION

MOTION BY SPRIGGS, SECOND BY BRAGG, TO ADJOURN TO CLOSED SESSION UNDER:

- 1. CONFERENCE WITH LEGAL COUNSEL- ANTICIPATED LITIGATION (8 CASES)**
Significant exposure to litigation pursuant to Govt. Code Section 54956.9(b)(3)(A)
- 2. CONFERENCE WITH LEGAL COUNSEL- ANTICIPATED LITIGATION (8 CASES)**
Initiation of litigation pursuant to Govt. Code Section 54956.9(c)

MOTION CARRIED BY THE FOLLOWING VOTE:

**AYES: COUNCILMEMBERS: KING, BRAGG, SPRIGGS, JANNEY
NOES: COUNCILMEMBERS: NONE
ABSENT: COUNCILMEMBERS: BILBRAY**

MAYOR JANNEY adjourned the meeting to Closed Session at 5:35 p.m. and he reconvened the meeting to Open Session at 6:07 p.m.

Reporting out of Closed Session, CITY ATTORNEY LYON announced City Council discussed Closed Session Item Nos. 1 and 2, direction was given and no reportable action was taken.

REGULAR MEETING CALL TO ORDER

MAYOR JANNEY called the Regular Meeting to order at 6:08 p.m.

ROLL CALL BY CITY CLERK

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

PLEDGE OF ALLEGIANCE

MAYOR JANNEY led everyone in the Pledge of Allegiance.

AGENDA CHANGES

None.

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

COUNCILMEMBER BILBRAY recognized Habitat for Humanity and volunteers for their involvement in improving the community.

COUNCILMEMBER KING reported on his attendance at the ACLU's Lawmaker's Forum and the Regional Water Quality Control Board Meeting.

MAYOR JANNEY reported that the County of San Diego is offering grant money through the Live Well San Diego program and forwarded the information to staff.

COMMUNICATIONS FROM CITY STAFF

CITY MANAGER BROWN announced the Port of San Diego will hold a meeting regarding Pond 20 at the Dempsey Holder Safety Center on June 25, 2012.

PUBLIC WORKS DIRECTOR LEVIEN introduced Carmen Kasner with Atkins North America, Inc., the City's new City Engineer.

PUBLIC COMMENT

APOSTLE VICTOR AMATO, Apostle and Minister, introduced himself and announced that he is considering a move to Imperial Beach.

PRESENTATIONS (1.1)

1.1 RECYCLE ALL-STAR AWARD PRESENTATION. (0270-30)

MAYOR JANNEY, along with MARCO TOPETE of EDCO, presented the Recycle All-Star Award Certificate, \$100 check and other premiums to the son of Frank Concepcion.

CONSENT CALENDAR (2.1-2.5)

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

2.1 MINUTES.

Approved the minutes of the Regular Meetings of March 21, 2012 and May 2, 2012.

2.2 RATIFICATION OF WARRANT REGISTER. (0300-25)

Ratified the following registers: Accounts Payable Numbers 80617 through 80681 with a subtotal amount of \$1,405,421.61 and Payroll Checks 44672 through 44695 for a subtotal amount of \$147,539.49 for a total amount of \$1,552,961.10.

2.3 RESOLUTION NO. 2012-7207 AUTHORIZING RENEWAL OF THE PARTNERSHIPS WITH INDUSTRY GROUP SERVICES AGREEMENT. (0920-20)

Adopted resolution.

2.4 RESOLUTION NO. 2012-7220 AND 2012-7221 AFFIRMING AGREEMENT FOR LANDSCAPE MAINTENANCE WITHIN HIGHWAY RIGHT OF WAY ON STATE ROUTE 75 WITHIN THE CITY OF IMPERIAL BEACH. (0150-30 & 0740-10)

Adopted resolutions.

2.5 RESOLUTION NO. 2012-7210 AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO ACCEPT THE 2009 ASSISTANCE TO FIREFIGHTERS GRANT FOR FIRE EQUIPMENT. (0250-05 & 0390-88)

Adopted resolution.

ORDINANCES – INTRODUCTION/FIRST READING (3)

None.

ORDINANCES – SECOND READING & ADOPTION (4)

None.

PUBLIC HEARINGS (5.1)

5.1 SPITZER (OWNER/APPLICANT); VARIANCE (VAR 120013) TO CONSTRUCT A PORTION OF A DETACHED TWO-CAR GARAGE WITHIN THE FRONT YARD SETBACK AT 387 BONITO AVENUE (APN 625-110-21-00) IN THE R-1-6000 (SINGLE-FAMILY RESIDENTIAL) ZONE. MF 1092. (0600-20)

MAYOR JANNEY declared the public hearing open.

CITY MANAGER BROWN introduced the item.

ASSOCIATE PLANNER FOLTZ gave a Power Point presentation on the item.

CITY CLERK HALD announced no public speaker slips were submitted.

MAYOR JANNEY closed the public hearing.

MOTION BY BILBRAY, SECOND BY BRAGG, TO ADOPT RESOLUTION NO. 2012-7206 APPROVING VARIANCE (VAR 120013) WHICH MAKES THE NECESSARY FINDINGS AND PROVIDES CONDITIONS OF APPROVAL IN COMPLIANCE WITH LOCAL AND STATE REQUIREMENTS. MOTION CARRIED UNANIMOUSLY.

REPORTS (6.1-6.8)

6.1 RESOLUTION NO. 2012-7213 AMENDING THE FISCAL YEAR 2012-2013 BUDGET AND RE-ESTABLISHING THE GANN LIMIT. (0330-30)

A revised Exhibit A to Resolution No. 2012-7213 was submitted as last minute agenda information.

CITY MANAGER BROWN introduced the item.

FINANCE DIRECTOR MCGRANE gave a Power Point presentation on the item.

With concern about the City's future, City Council requested staff return to City Council with information on transient occupancy tax, to develop ways to keep Sheriff's contract costs down; and to hold an Economic Development discussion at the next City Council Workshop meeting scheduled for July 11, 2012.

MOTION BY BILBRAY, SECOND BY KING, TO ADOPT RESOLUTION NO. 2012-7213 AMENDING THE FISCAL YEAR 2012-2013 BUDGET AND RE-ESTABLISHING THE GANN LIMIT. MOTION CARRIED UNANIMOUSLY.

6.2 ASSESSMENT DISTRICT FORMATION. (0465-05)

CITY MANAGER BROWN introduced the item.

CITY ATTORNEY LYON reported on the item.

MAYOR JANNEY recommended that staff return to City Council at a workshop in September with more information on assessment districts for public safety, public improvements, parks, and any other possibilities.

6.3 RESOLUTION NOS. 2012-7215 AND 2012-7222 AUTHORIZING THE FILING OF APPLICATIONS FOR FISCAL YEAR 2011-2012 ACTIVE TRANSPORTATION GRANT PROGRAM FUNDS THROUGH THE SAN DIEGO ASSOCIATION OF GOVERNMENTS. (0140-40 & 0680-20)

CITY MANAGER BROWN introduced the item.

PUBLIC WORKS DIRECTOR LEVIEN reported on the Eco Bikeway 7th & Seacoast Project; he noted that the proposed traffic circle at 3rd Street is a future element and staff will seek funds at that time.

COMMUNITY DEVELOPMENT DIRECTOR WADE reported on the Bikeway Village Bayshore Bikeway Access Project.

COUNCILMEMBER BRAGG stated that she was not in support of the Eco Bikeway 7th & Seacoast Project.

COUNCILMEMBER KING spoke in support for connecting the bike routes to the beach. He spoke in support for the proposed traffic circle to eliminate traffic backing up into residential areas.

MAYOR PRO TEM SPRIGGS expressed concern about peak vehicular traffic flow combined with bicycle traffic especially during the summer months. He suggested that there be an examination of traffic movement west of 4th Street.

MOTION BY BILBRAY, SECOND BY KING, TO ADOPT RESOLUTION NO. 2012-7215 AUTHORIZING THE FILING OF AN APPLICATION FOR ACTIVE TRANSPORTATION GRANT PROGRAM FUNDS THROUGH THE SAN DIEGO ASSOCIATION OF GOVERNMENTS FOR THE BIKEWAY VILLAGE BAYSHORE BIKEWAY ACCESS IMPROVEMENTS, AND ACCEPTING THE TERMS OF THE GRANT AGREEMENT. MOTION CARRIED UNANIMOUSLY.

MOTION BY BILBRAY, SECOND BY KING, TO ADOPT RESOLUTION NO. 2012-7222 AUTHORIZING THE FILING OF AN APPLICATION FOR ACTIVE TRANSPORTATION GRANT PROGRAM FUNDS THROUGH THE SAN DIEGO ASSOCIATION OF GOVERNMENTS FOR THE ECO BIKEWAY 7TH & SEACOAST PROJECT, AND ACCEPTING THE TERMS OF THE GRANT AGREEMENT. MOTION CARRIED BY THE FOLLOWING VOTE:

**AYES: COUNCILMEMBERS: BILBRAY, KING, JANNEY
NOES: COUNCILMEMBERS: BRAGG
ABSTENTIONS: COUNCILMEMBERS: SPRIGGS**

6.4 RESOLUTION NO. 2012-7214 AWARDED CONTRACT FOR CAPITAL IMPROVEMENT PROJECT RTIP FY 10-11 (STREET IMPROVEMENTS) S11-101 CONSTRUCTION. (0680-80 & 0720-10)

The following were submitted as last minute agenda information:

- a. Revised Page 1 of Resolution No. 2012-7214
- b. Protest letter from Southland Paving, Inc.
- c. Response to Bid Protest from law firm representing Koch-Armstrong General Engineering
- d. City's Response Letter to Southland Paving, Inc.

CITY MANAGER BROWN introduced the item.

CITY ATTORNEY LYON reported that the protest letter submitted by the second lowest bidder was determined not to be valid. Staff is still recommending Koch Armstrong, the lowest responsive and responsible bidder.

MOTION BY BILBRAY, SECOND BY KING, TO ADOPT RESOLUTION NO. 2012-7214 AWARDED CONTRACT FOR CAPITAL IMPROVEMENT PROJECT RTIP FY 10-11 (STREET IMPROVEMENTS) S11-101 CONSTRUCTION AS REVISED. MOTION CARRIED UNANIMOUSLY.

6.5 RESOLUTIONS 2012-7208 & 2012-7209, AUTHORIZING THE CITY MANAGER TO SIGN AGREEMENTS FOR SCHOOL RESOURCE OFFICER SERVICES WITH THE SWEETWATER UNION HIGH SCHOOL DISTRICT AND SOUTH BAY UNION SCHOOL DISTRICT, RESPECTIVELY. (0260-10 & 1010-20)

A revised staff report and Attachment 4 were submitted as last minute agenda information.

CITY MANAGER BROWN introduced the item.

MOTION BY BILBRAY, SECOND BY KING, TO ADOPT:

- **RESOLUTION NO. 2012-7208 AUTHORIZING THE CITY MANAGER TO SIGN A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF IMPERIAL BEACH AND THE SWEETWATER UNION HIGH SCHOOL DISTRICT FOR THE PURPOSE OF PROVIDING THE SERVICES OF A SHERIFF'S DEPUTY IN THE ROLE OF THE SCHOOL RESOURCE OFFICER AT MAR VISTA HIGH SCHOOL; AND**
- **RESOLUTION NO. 2012-7209 AUTHORIZING THE CITY MANAGER TO SIGN A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF IMPERIAL BEACH AND THE SOUTH BAY UNION SCHOOL DISTRICT FOR THE PURPOSE OF PROVIDING THE SERVICES OF A SHERIFF'S DEPUTY IN THE ROLE OF THE SCHOOL RESOURCE OFFICER AT MAR VISTA HIGH SCHOOL.**

MOTION CARRIED UNANIMOUSLY.

- 6.6 RESOLUTION NO. 2012-7212 AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO SUBMIT AN APPLICATION FOR THE 2012 ASSISTANCE TO FIREFIGHTERS GRANT FOR THE PURPOSE OF ACQUIRING A NEW FIRE ENGINE. (0250-05 & 0390-88)**

CITY MANAGER BROWN introduced the item.

PUBLIC SAFETY DIRECTOR CLARK reported on the item.

MOTION BY JANNEY, SECOND BY BILBRAY, TO ADOPT RESOLUTION NO. 2012-7212 AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO SUBMIT AN APPLICATION FOR THE 2012 ASSISTANCE TO FIREFIGHTERS GRANT FOR THE PURPOSE OF ACQUIRING A NEW FIRE ENGINE. MOTION CARRIED UNANIMOUSLY.

- 6.7 RESOLUTION 2012-7211 AUTHORIZING THE CITY MANAGER TO EXTEND THE AGREEMENT BETWEEN THE CITY OF CHULA VISTA AND THE CITY OF IMPERIAL BEACH FOR THE PURPOSE OF PROVIDING ANIMAL SHELTER AND ANIMAL CONTROL SERVICES THROUGH FISCAL YEAR 2012/2013. (0200-10)**

CITY MANAGER BROWN introduced and reported on the item.

MOTION BY BILBRAY, SECOND BY SPRIGGS, TO ADOPT RESOLUTION NO. 2012-7211 AUTHORIZING THE CITY MANAGER TO EXTEND THE AGREEMENT BETWEEN THE CITY OF CHULA VISTA AND THE CITY OF IMPERIAL BEACH FOR THE PURPOSE OF PROVIDING ANIMAL SHELTER AND ANIMAL CONTROL SERVICES THROUGH FISCAL YEAR 2012/2013. MOTION CARRIED UNANIMOUSLY.

- 6.8 NOVEMBER 6, 2012 GENERAL MUNICIPAL ELECTION RESOLUTIONS. (0430-40)**

CITY MANAGER BROWN introduced the item.

CITY CLERK HALD reported on the item and announced a revised Resolution No. 2012-7218 was submitted as last minute agenda information. The candidate's statement cost was changed from \$420 to \$520.

MOTION BY SPRIGGS, SECOND BY BILBRAY, TO ADOPT:

- **RESOLUTION NO. 2012-7216 CALLING FOR THE HOLDING OF A GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 6, 2012 FOR THE ELECTION OF CERTAIN OFFICERS AS REQUIRED BY THE PROVISIONS OF THE LAWS OF THE STATE OF CALIFORNIA RELATING TO GENERAL LAW CITIES;**
- **RESOLUTION NO. 2012-7217 REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO TO CONSOLIDATE A GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 6, 2012, WITH THE STATEWIDE GENERAL ELECTION TO BE HELD ON THE SAME DATE PURSUANT TO §10403 OF THE ELECTIONS CODE;**
- **RESOLUTION NO. 2012-7218 ADOPTING REGULATIONS FOR CANDIDATES FOR ELECTIVE OFFICE PERTAINING TO CANDIDATES STATEMENTS SUBMITTED TO THE VOTERS AT AN ELECTION TO BE HELD ON TUESDAY, NOVEMBER 6, 2012 AS REVISED; AND**
- **RESOLUTION NO. 2012-7219 ADOPTING A PROCEDURE TO RESOLVE TIE VOTES BY LOT.**

MOTION CARRIED UNANIMOUSLY.

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

None.

ITEMS PULLED FROM THE CONSENT CALENDAR (IF ANY)

None.

ADJOURNMENT

Mayor Janney adjourned the meeting at 8:47 p.m.

James C. Janney, Mayor

Jacqueline M. Hald, MMC
City Clerk

MINUTES

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

JULY 18, 2012

**Council Chambers
825 Imperial Beach Boulevard
Imperial Beach, CA 91932
CLOSED SESSION MEETING – 5:15 P.M.
REGULAR MEETING – 6:00 P.M.**

CLOSED SESSION CALL TO ORDER

MAYOR JANNEY called the Closed Session Meeting to order at 5:15 p.m.

ROLL CALL BY CITY CLERK

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

CLOSED SESSION

MOTION BY BILBRAY, SECOND BY SPRIGGS, TO ADJOURN TO CLOSED SESSION UNDER:

- 1. CONFERENCE WITH LEGAL COUNSEL- ANTICIPATED LITIGATION (9 CASES)**
Significant exposure to litigation pursuant to Govt. Code Section 54956.9(b)(3)(A)
- 2. CONFERENCE WITH LEGAL COUNSEL- ANTICIPATED LITIGATION (9 CASES)**
Initiation of litigation pursuant to Govt. Code Section 54956.9(c)

MOTION CARRIED UNANIMOUSLY.

MAYOR JANNEY adjourned the meeting to Closed Session at 5:16 p.m. and he reconvened the meeting to Open Session at 6:02 p.m.

Reporting out of Closed Session, CITY ATTORNEY LYON announced City Council discussed Item Nos. 1 and 2, direction was given and no reportable action was taken.

REGULAR MEETING CALL TO ORDER

MAYOR JANNEY called the Regular Meeting to order at 6:03 p.m.

ROLL CALL BY CITY CLERK

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

PLEDGE OF ALLEGIANCE

MAYOR JANNEY led everyone in the Pledge of Allegiance.

AGENDA CHANGES

MAYOR JANNEY announced that Item No. 5.1 may get continued, Item No. 5.2 is being pulled from the agenda, and Item No. 6.3 is time specific for 8:00 p.m.

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

COUNCILMEMBER KING spoke about his attendance at the Employee Appreciation Luncheon hosted by the Kiwanis Club and his attendance at an information session on the expansion of classroom facilities held at Navy Base Coronado. The site that affects Imperial Beach is the Radio Tower.

COUNCILMEMBER BRAGG reported on her attendance at the MTS meeting. Starting in September, the Blue Line will have expanded service in the mornings. She will ask MTS to allocate more funds towards graffiti removal.

MAYOR JANNEY announced that due to short notice for the public scoping process for the EIS for the NBC Coastal Campus, the City of Imperial Beach submitted a letter to the Navy requesting an extension of 30 days.

COMMUNICATIONS FROM CITY STAFF

ASSISTANT CITY MANAGER WADE announced that City Staff presented the City's active transportation planning grants to the SANDAG Bicycle Pedestrian Committee.

PUBLIC COMMENT

ED KRAVITZ announced that he will either reactivate SavelB.com or put it up for sale. He expressed concern about the local newspapers not publishing the City Council meeting agendas prior to City Council meetings. He requested access to the videos for City Council meetings so that he could stream them over the Internet. He spoke in support for the elimination of redevelopment.

JACKI FARRINGTON, resident of the City of San Diego on 13th Street, complained about semi-trucks parking in the neighborhood and starting their motors and idling their engines in the early morning hours.

EDWARD CALIRI, Supervisory Border Patrol Agent, spoke about the ongoing U.S. Border Patrol enforcement activities in the Imperial Beach area. He encouraged the community to report suspicious activity.

LEE BERKOWITZ spoke about his observations of Imperial Beach.

PRESENTATIONS (1.1-1.2)

1.1 RECOGNITION OF SAN DIEGO COUNTY SHERIFF'S DEPUTY JAKE BOOHER AND DEPUTY JORGE MALENO FOR EXCELLENCE IN COMMUNITY INVOLVEMENT. (0410-30)

MAYOR JANNEY, along with SHERIFF'S LIEUTENANT MARCO GARMO, recognized Sheriff's Deputy Jake Booher and Deputy Jorge Maleno for their involvement in the Imperial Beach community.

LIEUTENANT GARMO introduced Sheriff's Captain Pete Callewaert.

1.2 PRESENTATION ON "KEYS TO HOUSING – ENDING FAMILY HOMELESSNESS" BY DELORES DIAZ OF REGIONAL CONTINUUM OF CARE/SD GRANTMAKERS HOMELESSNESS WORKING GROUP. (0660-90)

DELORES DIAZ gave a Power Point presentation on the item. She announced that there are tools available to help communities develop strategies to combat family homelessness in the San Diego region. She asked City Council to consider a resolution endorsing the initiative.

MAYOR JANNEY announced that he would allow Public Comments at this time.

SANDRA ANGELI, representing the Imperial Beach Girls Softball League, asked for donations to help the team travel to the National Tournament in Fort Collins, Colorado.

CONSENT CALENDAR (2.1-2.6)

LIBI UREMOVIC made an accusation that checks were being forged.

MOTION BY BILBRAY, SECOND BY BRAGG, TO APPROVE CONSENT CALENDAR ITEM NOS. 2.1 THRU 2.6. MOTION CARRIED UNANIMOUSLY.

2.1 MINUTES.

Approved the minutes of the Regular and Special Meeting of May 16, 2012, the Regular Meeting of June 6, 2012, the Special Closed Session Meeting of July 11, 2012 and the Special Meeting of July 11, 2012.

2.2 RATIFICATION OF WARRANT REGISTER. (0300-25)

Ratified the following registers: Accounts Payable Numbers 80682 through 80841 with a subtotal amount of \$2,336,247.07 and Payroll Checks 44696 through 44748 for a subtotal amount of \$386,551.95 for a total amount of \$2,722,799.02.

2.3 RESOLUTION NO. 2012-7223 AUTHORIZING THE PURCHASE OF AN HP STORAGE AREA NETWORK (SAN) FROM HP TO UPGRADE THE CITY'S INFRASTRUCTURE. (1110-30)

Adopted resolution.

2.4 RESOLUTION NO. 2012-7205 AUTHORIZING THE CITY MANAGER TO EXECUTE AN EXTENSION OF THE LEASE BETWEEN THE SAN DIEGO UNIFIED PORT DISTRICT AND THE CITY OF IMPERIAL BEACH FOR THE OCEAN BOULEVARD RIGHT-OF-WAY (A PAPER STREET). (0150-70)

Adopted resolution.

2.5 RESOLUTION NO. 2012-7230 APPROVING A TWENTY-FOUR (24) MONTH EXTENSION TO THE STATE ROUTE 75 LANDSCAPE MAINTENANCE PROGRAM AGREEMENT WITH AZTEC LANDSCAPE, INC. OF 1 JANUARY 2010. (0940-10)

Adopted resolution.

2.6 RESOLUTION NO. 2012-7235 APPOINTING MICHAEL MCGRANE AS INTERIM FINANCE DIRECTOR AND AUTHORIZING THE CITY MANAGER TO EXECUTE AN INTERIM FINANCE DIRECTOR EMPLOYMENT AGREEMENT. (0530-60)

Adopted resolution.

ORDINANCES – INTRODUCTION/FIRST READING (3)

None.

ORDINANCES – SECOND READING & ADOPTION (4)

None.

PUBLIC HEARINGS (5.1-5.4)

5.1 RESOLUTION NO. 2012-7229 OPPOSING AN INCREASED STATE ROUTE 75 SPEED LIMIT FROM 40 MILES PER HOUR TO 45 MILES PER HOUR EAST OF DELAWARE STREET TO THE WESTERN CITY LIMITS IN BOTH DIRECTIONS. (0740-10 & 0750-60)

MAYOR JANNEY declared the public hearing open.

No public speaker slips were submitted.

MOTION BY SPRIGGS, SECOND BY BILBRAY, TO CONTINUE THE PUBLIC HEARING TO AUGUST 15, 2012 AT 6:00 P.M. MOTION CARRIED UNANIMOUSLY.

5.2 RESOLUTION NO. 2012-7224 FOR THE ABATEMENT OF SUBSTANDARD AND PUBLIC NUISANCE CONDITION(S) AT 550 HIGHWAY 75. (0470-20)

MAYOR JANNEY announced that Item No. 5.2 was pulled from the agenda.

5.3 ROMANTIX, PALM AVENUE BOOKS (APPLICANT); ADMINISTRATIVE SIGN PERMIT (ASP 120009) TO CONSTRUCT ONE NEW CABINET SIGN, REFACE ONE EXISTING CABINET SIGN, PROVIDE ONE NEW AWNING SIGN, AND PROVIDE WINDOW SIGNAGE FOR THE ROMANTIX BUSINESS IN A COMMERCIAL BUILDING LOCATED AT 1177 PALM AVENUE (APN 626-302-02-00) IN THE C-1 (GENERAL COMMERCIAL) ZONE. MF 1088. (0600-20)

MAYOR JANNEY declared the public hearing open.

ASSISTANT CITY MANAGER WADE introduced the item.

ASSOCIATE PLANNER FOLTZ gave a Power Point presentation on the item and recommended the following revision to condition #1:

The installation of the new signs and window screens shall be in accordance with the plans on file in the Community Development Department for MF 1088 (ASP 120009), dated April 24, 2012, or as later amended, and the conditions contained herein. Screening on the exterior doors shall match the window screening, shall read "Romantix" to match the wall signs, and shall not exceed 35% of the window area of the door. No other signage is allowed or approved.

ROBERT DEPIANO, attorney representing Romantix, stated that the sign will be applied on the outside of the window with a protective coating. He will discuss with the owner the potential for etching.

JIM KING spoke about a clear film that helps prevent graffiti.

MAYOR JANNEY closed the public hearing.

MOTION BY BILBRAY, SECOND BY KING, TO ADOPT AMENDED RESOLUTION NO. 2012-7227, APPROVING ADMINISTRATIVE SIGN PERMIT (ASP 120009) WHICH MAKES THE NECESSARY FINDINGS AND PROVIDES CONDITIONS OF APPROVAL IN COMPLIANCE WITH LOCAL AND STATE REQUIREMENTS. MOTION CARRIED UNANIMOUSLY.

5.4 RESOLUTION NO. 2012-7226 AMENDING USER AND RENTAL FEES FOR THE IMPERIAL BEACH SPORTS PARK RECREATION CENTER. (0920-40 & 0390-60)

MAYOR JANNEY declared the public hearing open.

ASSISTANT CITY MANAGER WADE reported that on June 6, 2012, City Council approved the Sports Park User Fees. It was later discovered that the fee chart that was approved was incorrect. The resolution before City Council is to approve the accurate Sports Park User Fees.

LIBI UREMOVIC spoke in opposition to the proposed fees.

MAYOR JANNEY closed the public hearing.

MOTION BY BILBRAY, SECOND BY BRAGG, TO ADOPT RESOLUTION NO. 2012-7226 AMENDING USER AND RENTAL FEES FOR THE IMPERIAL BEACH SPORTS PARK RECREATION CENTER. MOTION CARRIED UNANIMOUSLY.

REPORTS (6.1-6.3)

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

ALLISON ROLFE, Project Manager for Pacifica Companies, gave a Power Point presentation on the item. She announced that the new hotel will be part of Marriott's Autograph Collection which consists of upscale and luxury independent hotels that are iconic properties located in dynamic gateway cities and preferred destinations worldwide. Each hotel is unique and with its own distinct perspective. The opening has been delayed to early 2013.

6.2 BIENNIAL SEWER SYSTEM MANAGEMENT PLAN (SSMP). (0830-95)

ASSISTANT CITY MANAGER WADE introduced the item.

ENVIRONMENTAL PROGRAM MANAGER HELMER gave a Power Point presentation on the item. He noted that SSMP is effective at preventing sanitary sewer overflows, the Sewer CIP projects are leading to increased reliability and will eventually require less maintenance to operate and only minor updates were made to the SSMP document.

LEE BERKOWITZ had questions about a project underway at Evergreen Ave. and Seacoast Dr.

MOTION BY BRAGG, SECOND BY SPRIGGS, TO ADOPT RESOLUTION NO. 2012-7228 APPROVING THE 2012 SEWER SYSTEM MANAGEMENT PLAN BIENNIAL AUDIT. MOTION CARRIED UNANIMOUSLY.

MAYOR JANNEY called a recess at 7:29 p.m. and reconvened the meeting to Open Session at 8:00 p.m.

ROLL CALL BY CITY CLERK

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

ITEM NO. 6.3 – TIME SPECIFIC FOR 8:00 P.M.

**6.3 SUBMISSION OF INITIATIVE REGARDING MEDICAL MARIJUANA DISPENSARIES.
(0430-20 & 0610-95)**

The following were submitted as Last Minute Agenda Information:

1. The following information was provided by Marcus Boyd:
 - a. Rubio-Sheffrey, Esther. "An Analysis of Crime and Marijuana in and Near Imperial Beach." Imperial Beach Patch. 13 Jun. 2011. 12 Jul. 2012. <<http://imperialbeach.patch.com/articles/an-examination-of-crime-and-marijuana-in-and-near-imperial-beach>>.;
 - b. Rand Office of Media Relations. "Crime Rises When Medical Marijuana Dispensaries Close." 21 Sept. 2011. Rand Corporation. 5 Oct. 2011. <<http://www.rand.org/news/press/2011/09/21.html>>.;
 - c. San Diego County Grand Jury 2009/2010. "Medical Marijuana in San Diego." 7 Jun. 2010. San Diego County Grand Jury. 12 July 2012. <<http://www.sdcounty.ca.gov/grandjury/reports/2009-2010>>.
2. Correspondence received regarding the item.
3. Phone and Voice Mail messages received regarding the item.

ASSISTANT CITY MANAGER WADE introduced the item.

CITY ATTORNEY LYON reported on the item.

MAYOR JANNEY stated that collectives of three persons or less are allowed in Imperial Beach and that there is not a ban. He stated that there are some terms and conditions that are wrong in the proposed initiative, however, signatures were collected and he supported placing the initiative on the ballot to allow the people of Imperial Beach to vote on the issue.

MOTION BY JANNEY, SECOND BY BILBRAY, TO PLACE THE INITIATIVE ON THE NOVEMBER 2012 BALLOT BY (RECOMMENDATION NO. 2):

- A. **ADOPTING RESOLUTION 2012-7231 (ATTACHMENT 4) ADDING THE PROPOSED ORDINANCE RELATING TO THE REGULATION OF MEDICAL MARIJUANA USE DISPENSARIES TO THE NOVEMBER 6, 2012 ELECTION; AND**
- B. **ADOPTING RESOLUTION 2012-7232 (ATTACHMENT 5), SETTING PRIORITIES FOR FILING WRITTEN ARGUMENTS AND DIRECTING THE CITY ATTORNEY TO PREPARE AN IMPARTIAL ANALYSIS; AND**
- C. **ADOPTING RESOLUTION 2012-7233 (ATTACHMENT 6), PROVIDING FOR THE FILING OF REBUTTAL ARGUMENTS.**

City Council discussion ensued.

MAYOR PRO TEM SPRIGGS spoke in support for Staff Recommendation No. 4 – Consideration of a competing ballot measure. He suggested that staff return with a competing ballot measure that would include provisions that the proposed initiative is missing.

MAYOR JANNEY stated that he is not in support for a competing ballot measure as City Council previously approved an ordinance allowing for collectives of three or less persons which is appropriate for the size of Imperial Beach.

COUNCILMEMBER KING supported Mayor Janney's comments and for placing the initiative on the ballot.

COUNCILMEMBER BRAGG stated that she was opposed to the initiative because it allows for dispensaries without size restrictions in Mixed-Use areas, prohibits City officials from denying a business license to any applicant unless the proposed dispensary is within 300 feet of another one and it maintains minimum interior lighting standards. She supported placing the initiative on the ballot.

The following public speakers supported Recommendation No. 2 – Placing the initiative on the ballot:

Joseph Sego
Jay Reter
Shelby Donnan
Curtis Williams
Rachel Scoma
Ben Cisneros (did not wish to speak)
Heidi Withman
Nicolas D'amico-Barbour
Samantha Spear
Jonathan Cohen
Brant Will
Alex Fidel
Lauren Parish
Will Johnson
Jersey
Rosa Alvarez
Larry Sweet
Scott Sharpless
Michael Gerzen
Holly Heller
Vey Linville (Additional speaking time donated by Kile French)
Libi Uremovic
Vincent Rappa
Alex Guerrero (not available to speak)
John Keltner
Tracey Rivera
Michael Dennison
Marcus Boyd (Additional speaking time donated by Bruce Heitman)
Don Duncan withdrew his request to speak. He indicated support for the item (Additional speaking time donated by Richard Hertz).
Eugene Davidovich (additional speaking time donated by Luna and Nemo Lewis)

The following public speakers supported Recommendation No. 3 - City Council to request a report:

Lorenzo Higley provided information to City Council from Communities Against Substance Abuse (Additional speaking time donated by Dana Stevens)

Carol Green

Enrique De La Cruz

Evelyn Hogan

COUNCILMEMBER BILBRAY stated that he would have preferred an initiative that confined dispensaries to one area. He supported placing the initiative on the ballot to let the people of Imperial Beach vote on it.

MAYOR PRO TEM SPRIGGS stated that it is commendable that people were able to obtain so many signatures in Imperial Beach and therefore it should go on the ballot. However, he expressed concern about the ability to locate dispensaries in any and all areas without regard to the land use around them. He supported an alternative measure that allows dispensaries with reasonable distances between parks and other uses that are important to families and children.

CITY ATTORNEY LYON stated that staff is short on time to prepare a competing ballot measure. The deadline for submittal to the Registrar of Voters is August 10. Staff can return to City Council with a competing ballot measure on August 1 or at a special meeting. She explained the motion on the floor (Recommendation No. 2).

VOTES WERE NOW CAST ON ORIGINAL MOTION BY JANNEY, SECOND BY BILBRAY, TO TO PLACE THE INITIATIVE ON THE NOVEMBER 2012 BALLOT (RECOMMENDATION NO. 2) BY:

- A. ADOPTING RESOLUTION 2012-7231 (ATTACHMENT 4) ADDING THE PROPOSED ORDINANCE RELATING TO THE REGULATION OF MEDICAL MARIJUANA USE DISPENSARIES TO THE NOVEMBER 6, 2012 ELECTION; AND**
- B. ADOPTING RESOLUTION 2012-7232 (ATTACHMENT 5), SETTING PRIORITIES FOR FILING WRITTEN ARGUMENTS AND DIRECTING THE CITY ATTORNEY TO PREPARE AN IMPARTIAL ANALYSIS; AND**
- C. ADOPTING RESOLUTION 2012-7233 (ATTACHMENT 6), PROVIDING FOR THE FILING OF REBUTTAL ARGUMENTS.**

MOTION CARRIED BY THE FOLLOWING VOTES:

AYES: COUNCILMEMBERS: BILBRAY, KING, BRAGG, JANNEY

NOES: COUNCILMEMBERS: SPRIGGS

ABSENT: COUNCILMEMBERS: NONE

MAYOR PRO TEM SPRIGGS explained that he voted no because the measure is flawed. There should be an alternative measure sent to the voters at the same time as sending this measure to the voters. He requested a discussion of an alternate measure.

MOTION BY SPRIGGS, SECOND BY BRAGG, TO CONSIDER A COMPETING BALLOT MEASURE AND TO PROVIDE DIRECTION TO STAFF REGARDING WHAT COUNCIL WOULD LIKE IN THE MEASURE (RECOMMENDATION NO. 4).

City Council discussion.

MAYOR JANNEY suggested that a City Council subcommittee work with staff on the competing ballot measure.

COUNCILMEMBER BILBRAY expressed concern that there isn't an adequate amount of time for staff to properly draft a competing ballot measure.

MAYOR JANNEY concurred with comments of Councilmember Bilbray and added that City Council did the right thing the first time by allowing collectives of three individuals or less.

MAYOR PRO TEM SPRIGGS suggested that staff look at other models to start from including consideration of distance restrictions.

CITY ATTORNEY LYON stated that there is the County of San Diego ordinance that can be tailored to Imperial Beach.

COUNCILMEMBER BILBRAY suggested that staff use the distance regulations for adult book stores as a model.

MAYOR PRO TEM SPRIGGS amended his motion to include the creation of a subcommittee to work with staff on a competing ballot measure.

VOTES WERE NOW CAST ON AMENDED MOTION BY SPRIGGS, SECOND BY BRAGG, TO CONSIDER A COMPETING BALLOT MEASURE AND TO PROVIDE DIRECTION TO STAFF REGARDING WHAT COUNCIL WOULD LIKE IN THE MEASURE (RECOMMENDATION NO. 4) AND TO CREATE A CITY COUNCIL SUBCOMMITTEE TO WORK WITH STAFF ON A COMPETING BALLOT MEASURE. MOTION CARRIED UNANIMOUSLY.

Consensus of City Council to create a City Council subcommittee consisting of Mayor Pro Tem Spriggs and Councilmember Bilbray to work with staff on a competing ballot measure and to return to City Council at the August 1, 2012 Regular Meeting or at a Special Meeting prior to August 10, 2012.

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

None.

ITEMS PULLED FROM THE CONSENT CALENDAR (IF ANY)

None.

ADJOURNMENT

Mayor Janney adjourned the meeting at 9:30 p.m.

James C. Janney, Mayor

Jacqueline M. Hald, MMC
City Clerk

MINUTES

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

AUGUST 15, 2012

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

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

CLOSED SESSION CALL TO ORDER

MAYOR JANNEY called the Closed Session Meeting to order at 5:30 p.m.

ROLL CALL BY CITY CLERK

Councilmembers present: Bragg, King
Councilmembers absent: Bilbray
Mayor present: Janney
Mayor Pro Tem absent: Spriggs
Staff present: City Manager Brown; City Attorney Lyon; City Clerk Hald

CLOSED SESSION

MOTION BY KING, SECOND BY BRAGG, TO ADJOURN TO CLOSED SESSION UNDER:

1. CONFERENCE WITH LEGAL COUNSEL- ANTICIPATED LITIGATION (2 CASES)

Significant exposure to litigation pursuant to Govt. Code Section GC 54956.9(b)(1)(C).

MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCILMEMBERS: KING, BRAGG, JANNEY

NOES: COUNCILMEMBERS: NONE

ABSENT: COUNCILMEMBERS: BILBRAY, SPRIGGS

MAYOR JANNEY adjourned the meeting to Closed Session at 5:31 p.m. and he reconvened the meeting to Open Session at 6:00 p.m.

Reporting out of Closed Session, CITY ATTORNEY LYON announced City Council discussed one case under Closed Session Item No. 1. City Council gave direction and no reportable action was taken.

REGULAR MEETING CALL TO ORDER

MAYOR JANNEY called the Regular Meeting to order at 6:01 p.m.

ROLL CALL BY CITY CLERK

Councilmembers present: Bragg, King
Councilmembers absent: Bilbray
Mayor present: Janney
Mayor Pro Tem present: Spriggs
Staff present: City Manager Brown; City Attorney Lyon; City Clerk Hald

PLEDGE OF ALLEGIANCE

MAYOR JANNEY led everyone in the Pledge of Allegiance.

AGENDA CHANGES

MOTION BY BRAGG, SECOND BY SPRIGGS, TO TAKE ITEM NO. 7.1 AFTER THE CONSENT CALENDAR AND TO TAKE ITEM NO. 6.1 AT THE END OF THE AGENDA. MOTION CARRIED BY THE FOLLOWING VOTE:

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

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

COUNCILMEMBER BRAGG announced that on Saturday, August 18, the Port of San Diego will be hosting the Big Bay Ballroom event and the Chamber of Commerce will be hosting the Taste of Imperial Beach event. On August 26 the Chamber of Commerce is hosting a Triathlon Event.

COMMUNICATIONS FROM CITY STAFF

None.

PUBLIC COMMENT

JACK FISHER complained about the growth of weeds at the Palm Ave. and 9th Street property.

PRESENTATIONS (1)

None.

CONSENT CALENDAR (2.1-2.4)

MOTION BY BRAGG, SECOND BY SPRIGGS, TO APPROVE CONSENT CALENDAR ITEM NOS. 2.1 THRU 2.4. MOTION CARRIED BY THE FOLLOWING VOTE:

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

2.1 MINUTES.

Approved the minutes of the Special Workshop Meeting of March 14, 2012.

2.2 RATIFICATION OF WARRANT REGISTER. (0300-25)

Ratified the following registers: Accounts Payable Numbers 80903 through 80990 with a subtotal amount of \$332,351.28 and Payroll Checks/Direct Deposit 44782 through 44815 for a subtotal amount of \$157,483.31 for a total amount of \$489,834.59.

2.3 RESOLUTION NO. 2012-7241 AUTHORIZING THE SALE OR TRANSFER OF SURPLUS PROPERTY AND COMMUNITY GROUP POLICY. (0380-45)

Adopted resolution.

2.4 RATIFICATION OF NAVAL BASE CORONADO (NBC) COASTAL CAMPUS ENVIRONMENTAL IMPACT STATEMENT (EIS) SCOPING COMMENTS. (0620-80)

Ratified letter.

I.B. REDEVELOPMENT AGENCY SUCCESSOR AGENCY REPORTS/CITY COUNCIL (7.1)

7.1 (1) SUCCESSOR AGENCY ADOPTION OF RESOLUTION NO. SA-12-15 APPROVING THE TERMS OF THE DISPOSITION AND DEVELOPMENT AGREEMENT (DDA) BETWEEN THE CITY OF IMPERIAL BEACH (CITY) AND SADBERRY-PALM AVENUE LLC AND APPROVING THE TRANSFER OF OWNERSHIP OF REAL PROPERTY AND THE RETENTION AND OWNERSHIP OF CERTAIN PUBLIC IMPROVEMENTS; AND

(2) CITY COUNCIL ADOPTION OF RESOLUTION NO. 2012-7243 APPROVING, SUBJECT TO CONDITIONS PRECEDENT, THE CITY'S TRANSFER TO THE SUCCESSOR AGENCY OF THE RESIDUAL PROCEEDS RECEIVED FROM THE SALE OF THE PROPERTY PURSUANT TO THE DDA. (0418-50 & 0640-10)

CITY MANAGER BROWN introduced the item.

ASSISTANT CITY MAANGER WADE gave a Power Point presentation on the item and announced that the following were submitted as last minute agenda information:

- Attachment 4 – Economic Benefit Analysis
- Attachment 7 – Exhibit A to Memorandum of Agreement

ESTEAN LENYOUN, representing Sudberry Properties, stated that their goal has been to maintain the partnership with Imperial Beach and he believed that the project will come to fruition. He anticipated building the project in one phase.

MOTION BY JANNEY, SECOND BY SPRIGGS, TO ADOPT RESOLUTION NO. SA-12-15 APPROVING THE TERMS OF THE DISPOSITION AND DEVELOPMENT AGREEMENT (DDA) BETWEEN THE CITY OF IMPERIAL BEACH (CITY) AND SADBERRY-PALM AVENUE LLC AND APPROVING THE TRANSFER OF OWNERSHIP OF REAL PROPERTY AND THE RETENTION AND OWNERSHIP OF CERTAIN PUBLIC IMPROVEMENTS.

MOTION CARRIED BY THE FOLLOWING VOTE:

**AYES: COUNCILMEMBERS: KING, BRAGG, SPRIGGS, JANNEY
NOES: COUNCILMEMBERS: NONE
ABSENT: COUNCILMEMBERS: BILBRAY**

MOTION BY KING, SECOND BY SPRIGGS, TO ADOPT RESOLUTION NO. 2012-7243 APPROVING SUBJECT TO CONDITIONS PRECEDENT, THE CITY'S TRANSFER TO THE SUCCESSOR AGENCY OF THE RESIDUAL PROCEEDS RECEIVED FROM THE SALE OF THE PROPERTY PURSUANT TO THE DDA. MOTION CARRIED BY THE FOLLOWING

VOTE:

**AYES: COUNCILMEMBERS: KING, BRAGG, SPRIGGS, JANNEY
NOES: COUNCILMEMBERS: NONE
ABSENT: COUNCILMEMBERS: BILBRAY**

ORDINANCES – INTRODUCTION/FIRST READING (3)

None.

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

4.1 ORDINANCE NO. 2012-1130 AND PUBLIC HEARING / ADOPTION OF RESOLUTION NO. 2012-7236: THE CITY OF IMPERIAL BEACH: LOCAL COASTAL PROGRAM AMENDMENT (LCPA) / ZONING CODE AMENDMENT (ZCA) 100057 FOR THE COMMERCIAL ZONING AMENDMENT PROJECT. MF 935. (0610-95)

MAYOR JANNEY declared the public hearing open.

CITY MANAGER BROWN introduced the item.

CITY CLERK HALD announced no public speaker slips were submitted.

MAYOR JANNEY closed the public hearing and called for the second reading of the title of Ordinance No. 2012-1130.

CITY CLERK HALD read the title Ordinance No. 2012-1130 “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH AMENDING TITLE 19 (ZONING) OF THE IMPERIAL BEACH MUNICIPAL CODE BY AMENDING THE PROVISIONS FOR THE C-1, C-2, AND C-3 COMMERCIAL ZONES AND AMENDING THE ZONING MAP FOR PROPERTIES DESIGNATED C-1 (GENERAL COMMERCIAL) IN THE PALM AVENUE STUDY AREA, C-2 (SEACOAST COMMERCIAL) IN THE OLD PALM AVENUE AND SEACOAST DRIVE STUDY AREAS, AND C-3 (NEIGHBORHOOD COMMERCIAL) IN THE 13TH STREET CORRIDOR STUDY AREAS AND AREAS ZONED R-1500 (HIGH DENSITY RESIDENTIAL) THAT ARE SUBJECT TO THE MU-1 (MIXED USE-1) OVERLAY DESIGNATION IN THE PALM AVENUE STUDY AREA AND THE MU-2 (MIXED USE-2) OVERLAY DESIGNATION IN THE SEACOAST DRIVE STUDY AREA. MF 935.”

MOTION BY SPRIGGS, SECOND BY BRAGG, TO WAIVE FURTHER READING AND ADOPT ORDINANCE NO. 2012-1130. MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCILMEMBERS: KING, BRAGG, SPRIGGS, JANNEY

NOES: COUNCILMEMBERS: NONE

ABSENT: COUNCILMEMBERS: BILBRAY

PUBLIC HEARINGS (5.1)

5.1 RESOLUTION NO. 2012-7229 OPPOSING AN INCREASED STATE ROUTE 75 SPEED LIMIT FROM 40 MILES PER HOUR TO 45 MILES PER HOUR EAST OF DELAWARE STREET TO THE WESTERN CITY LIMITS IN BOTH DIRECTIONS. (0740-10 & 0750-60)

An e-mail message and Fact Sheet on Effects of Raising and Lowering Speed Limits on Selected Roadway Sections from Charles Gray, Branch Chief, Operations Planning & Engineering Support for the CA Dept. of Transportation (CalTrans) was provided as last minute agenda information.

MAYOR JANNEY declared the public hearing open.

CITY MANAGER BROWN introduced the item.

PUBLIC WORKS DIRECTOR LEVIEN reported on the item and spoke in opposition to increasing the speed limit on SR 75 for reasons as listed on the staff report.

JOE HULL, Director of Traffic Operations for CalTrans, stated currently there is no enforceable speed limit. He noted that speed limits are based on a Federal Guide named the Manual of Uniform Traffic Control Devices (MUTCD) and explained how the proposed speed limit was determined. He further explained that the California Vehicle Code requires that a public hearing be held to allow the local agency the opportunity to comment on the proposed speed limit increase. He reported that CalTrans can reevaluate speed limits and possibly reduce speed limits if improvements are based on the guidelines in Complete Streets and the Main Street Guidelines.

COUNCILMEMBER BRAGG was opposed to increasing the speed limit.

CHARLES GRAY reported the survey site between 7th Street and Rainbow Ave. took place on January 19, 2012 between 10:22 a.m. and 1:00 p.m. with a speed of 46 mph. The second survey site between 10th Street and Emory St. took place on November 10, 2011 between 11:32 a.m. and 12:30 p.m. with a speed of 43 mph. He noted that if in the study there was anything missed that is allowed in the MUTCD or in the California Vehicle Code, CalTrans is willing to look at it.

COUNCILMEMBER KING was concerned about the safety of pedestrians and with the goals and objectives of the community, he supported alternatives with decreased speed entering the City from the Strand.

MAYOR PRO TEM SPRIGGS also expressed concern about the speed of traffic coming from the Strand and about the safety of pedestrians.

PUBLIC SAFETY DIRECTOR CLARK stated that from a public safety perspective, he did not support the proposed increase in speed.

MAYOR JANNEY expressed concern about unmarked crosswalks and the ability of pedestrians to cross SR 75 with increased traffic speeds.

JOE HULL suggested staff review the provisions of the MUTCD, which makes it clear on what leeway and flexibility there is and he encouraged staff to offer traffic control suggestions.

COUNCILMEMBER KING suggested that the public hearing be continued to allow CalTrans and staff the time to work on alternative ways to deal with the issue.

No public speaker slips were submitted.

MOTION BY KING, SECOND BY BRAGG, TO CONTINUE THE PUBLIC HEARING TO SEPTEMBER 19, 2012 AT 6:00 P.M. MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCILMEMBERS: KING, BRAGG, SPRIGGS, JANNEY

NOES: COUNCILMEMBERS: NONE

ABSENT: COUNCILMEMBERS: BILBRAY

REPORTS (6.1-6.7)

6.2 REVIEW OF AND DIRECTION FOR THE DESIGN AND CONSTRUCTION OF A REVISED DRIVEWAY EXIT AT SPORTS PARK. (0750-30 & 0920-40)

CITY MANAGER BROWN introduced the item.

PUBLIC WORKS DIRECTOR LEVIEN gave a Power Point presentation on the item.

COUNCILMEMBER KING spoke in support for increased parking at Sports Park and suggested that Alternative D be kept on file for consideration as a future potential project.

Consensus of City Council to move forward with the project using staff's design and to keep Alternative D on file as a future potential project.

**6.3 TIJUANA RIVER BACTERIA SOURCE IDENTIFICATION STUDY FINAL UPDATE.
(0230-70)**

CITY MANAGER BROWN introduced the item.

ENVIRONMENTAL PROGRAM MANAGER HELMER gave a Power Point presentation on the item.

6.4 FATS, OILS, AND GREASE (FOG) CONTROL PROGRAM UPDATE. (0830-95)

CITY MANAGER BROWN introduced the item.

ENVIRONMENTAL PROGRAM MANAGER HELMER gave a Power Point presentation on the item.

COUNCILMEMBER BRAGG suggested that information on the FOG program be included with annual business license renewals. She also suggested that staff design a form for the maintenance of records of the grease control devise system and that the ordinance be revised so that kitchen exhaust filter systems are cleaned annually, at a minimum.

**6.5 LEAGUE RESOLUTIONS FOR THE SEPTEMBER ANNUAL CONFERENCE.
(0140-10)**

CITY MANAGER BROWN introduced the item.

Consensus of City Council to allow Councilmember Bragg to make her best judgment on the resolutions and vote as she deems in the best interest of Imperial Beach and other California cities.

6.6 VISUAL SIMULATIONS FOR SEACOAST DRIVE. (0600-90 & 0720-60)

CITY MANAGER BROWN introduced the item.

ASSISTANT CITY MANAGER WADE showed the visual simulations for Seacoast Drive.

RICHARD PILGRIM stated that the Seacoast area is the economic engine for Imperial Beach and spoke in support for a vision plan for Seacoast Drive.

BOB MILLER spoke in support for pedestrian scale lighting on Seacoast Drive.

JULIA SIMMS stated that the renderings will be a great tool for attracting developers. She cautioned that the shepherds hook lights may not emit enough lighting to support a nighttime

August 15, 2012

economy, however, those on Orange Ave. would emit enough lighting (photos of Orange Ave. were submitted for the record). She urged City Council to increase revenue to the City by attracting nighttime tourists and hotel developers. (Additional time donated by Alma Skerston and Richard Schaumburg)

COUNCILMEMBER BRAGG questioned what the businesses could be doing to increase lighting. She stated that she will ask MTS to do something about lighting the bus stops and noted that lighting is still deficient with pedestrian scale lighting.

MAYOR PRO TEM SPRIGGS stated that the night simulations reflect the type of lighting that is desired.

6.7 ACTIONS TO PROMOTE ECONOMIC DEVELOPMENT. (0620-20)

CITY MANAGER BROWN gave a Power Point presentation on the item and focused on five main work areas:

1. Focus on specific sites: Specific sites in commercial areas that have reasonably good chances for new development or substantial redevelopment.
2. Public Private Partnerships: Work with small businesses, the Business Improvement District, Chamber of Commerce, Seacoasters, the Tijuana Estuary, Pier South (the new hotel), Camp Surf and others to see how they want to work together to improve economic conditions.
3. Marketing: Define and carry-out marketing plans.
4. Improve zoning and other factors: Make conditions more receptive for economic development.
5. Neighborhoods: Actions to enhance the quality of life in neighborhoods as the backbone to our predominantly residential community.

MAYOR JANNEY spoke in support for laying the ground work for economic development in the commercial corridor.

JACK FISHER spoke in support for a partnership with the US Open Sandcastle Committee, to look for economic development especially at the beach, hiring a marketing professional to promote the City, the need for more community involvement and to get information on events out to the public in a timely manner.

JULIA SIMMS said that the developers at the City Council Workshop stated that the number one way to increase revenues in the City is by hotel development along the beachfront. She supported a focus on the things that can be done to increase the beauty, atmosphere and ambiance along Seacoast Drive. (Additional speaking time donated by Alma Skerston and Richard Schaumburg)

RICHARD PILGRIM said that at the City Council Workshop, Brett Miller spoke about finding the common thing that the local community and the people who visit the community enjoy, using Little Italy as an example. He spoke of the need to get people to spend money in Imperial Beach and to create a vision for Seacoast Drive.

BOB MILLER expressed concern about nighttime safety and the need for pedestrian street lighting. He also spoke about the need for business improvement.

COUNCILMEMBER KING stated as the City moves forward there needs to be prioritization.

With RDA gone we are poised for a new way of doing business and there is a need for a critical mass of businesses to come in to I.B. in order to change things around. Pedestrian street lighting will not bring investment in to the community. It will only enhance what we already have.

MAYOR JANNEY stated that a goal is to contact the property owners who want to develop their land and to also have staff look at empty lots and commercial buildings.

COUNCILMEMBER BRAGG spoke in support for recreational tourism. She suggested reaching out to partners in this community such as the Chamber of Commerce to promote buying local programs, to review the process of development proposals, to allow for granny flats; do business with the Dept. of Corrections, encourage the SCEDC, South Bay Chambers of Commerce and Otay Mesa to be partners, create an inventory map and contact the property owners.

MAYOR PRO TEM SPRIGGS spoke in support for setting priorities, focusing on tourism, the visitor serving industry and ecotourism, to develop Seacoast Drive because it is the engine of economic growth, to have public relations for the City, to take a look at bringing back the Sandcastle event, to explore funding possibilities and tools for development; and to have a focused strategy and move forward.

MAYOR JANNEY reminded City Council of the City's Mission Statement and that it does not mention the visitor serving industry nor does it promote tourism. If City Council wants to pursue a different strategy, City Council needs to be prepared to respond to the whole community.

COUNCILMEMBER KING stated that the City has moved forward strategically. Projects identified by the Community have been implemented such as 9th and Palm, the new hotel and improvements on Seacoast Dr.

CITY MANAGER BROWN stated that he has suggested a host of actions. He noted that staff will meet with property owners or developers as opportunities come up. Staff already handles some of the suggestions that City Council brought up. There is a constant effort by staff that isn't always reported to City Council.

6.1 RESOLUTION APPROVING STREET IMPROVEMENTS PHASE 4/5 (CIP S11-105) PROJECT CHANGE ORDERS 4, 5, 6 AND 7 WITH SOUTHLAND PAVING, INC. AND ALLOCATING AN ADDITIONAL \$70,000 TO THE PROJECT BUDGET. (0720-25)

CITY MANAGER BROWN introduced the item.

PUBLIC WORKS DIRECTOR LEVIEN gave a Power Point presentation on the item. He recommended transferring funds from Street Improvements Phase 3B to Street Improvements Phase 4/5 as RDA money needs to be contracted. He stressed that if the funds aren't used, the State may take it away.

BOB MILLER spoke in support for keeping the \$70,000 in the Seacoast Project.

JULIA SIMMS spoke in support for using the surplus money for pedestrian scale street lighting on Seacoast Dr. (Additional speaking time donated by Alma Skerston and Richard Schaumburg)

RICHARD PILGRIM (submitted a speaker slip but did not speak).

MOTION BY JANNEY, SECOND BY KING, TO ADOPT RESOLUTION NO. 2012-7242 APPROVING STREET IMPROVEMENTS PHASE 4/5 (CIP S11-105) PROJECT CHANGE ORDERS 4, 5, 6 AND 7 WITH SOUTHLAND PAVING, INC. AND ALLOCATING AN ADDITIONAL \$70,000 TO THE PROJECT BUDGET.

MAYOR PRO TEM SPRIGGS spoke in support for using alternative funding sources for the change orders when Seacoast Dr. is the priority for this community's future.

VOTES WERE NOW CAST ON ORIGINAL MOTION BY JANNEY, SECOND BY KING, TO ADOPT RESOLUTION NO. 2012-7242 APPROVING STREET IMPROVEMENTS PHASE 4/5 (CIP S11-105) PROJECT CHANGE ORDERS 4, 5, 6 AND 7 WITH SOUTHLAND PAVING, INC. AND ALLOCATING AN ADDITIONAL \$70,000 TO THE PROJECT BUDGET. MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCILMEMBERS: KING, BRAGG, JANNEY
NOES: COUNCILMEMBERS: SPRIGGS
ABSENT: COUNCILMEMBERS: BILBRAY

ITEMS PULLED FROM THE CONSENT CALENDAR (IF ANY)

None.

ADJOURNMENT

Mayor Janney adjourned the meeting at 10:27 p.m.

James C. Janney, Mayor

Jacqueline M. Hald, MMC
City Clerk



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: GARY BROWN, CITY MANAGER
MEETING DATE: September 19, 2012
ORIGINATING DEPT.: Michael McGrane *MM*
SUBJECT: INTERIM FINANCE DIRECTOR/CITY TREASURER
RATIFICATION OF WARRANT REGISTER

BACKGROUND:
None

DISCUSSION:

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

Vendor	Check	Amount	Description
Southland Paving	81028	\$663,382.98	Street Improvement Phase 4/5
SANDPIPA	81069	\$144,296.00	Liability/Property Insurance FY2013
SD County Sheriff	81147	\$467,754.87	June 2012 Law Enforcement Services
SANDAG	81182	\$1,000,000.00	2012 Regional Beach Sand

ENVIRONMENTAL DETERMINATION:

Not a project as defined by CEQA.

The following registers are submitted for Council ratification.

<u>WARRANT #</u>	<u>DATE</u>	<u>AMOUNT</u>
<u>Accounts Payable</u>		
80991	08/08/12	\$ 64.00
80992-81035	08/09/12	769,343.89
81036-81077	08/17/12	127,546.45
81078-81111	08/23/12	143,269.35
81112-81162	08/31/12	630,747.75
81163-81186	09/06/12	1,028,119.12
	Sub-Total	\$ 2,699,090.56

PAYROLL CHECKS/DIRECT DEPOSIT:

44816-44841	P.P.E. 08/09/12	\$	154,543.14
44842-44864	P.P.E. 08/23/12	\$	156,800.85
		\$	<u>311,343.99</u>
	TOTAL	\$	<u>3,010,434.55</u>

FISCAL IMPACT:

Warrants are issued from budgeted funds.

DEPARTMENT RECOMMENDATION:

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

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.



Gary Brown, City Manager

Attachments:

1. Warrant Registers

PREPARED 09/10/2012, 12:22:33
 PROGRAM: GM350L
 CITY OF IMPERIAL BEACH

A/P CHECKS BY PERIOD AND YEAR
 FROM 08/08/2012 TO 09/06/2012

PAGE 1

BANK CODE 00

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #	CHECK AMOUNT		
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT
08/08/2012	80991	DEPARTMENT OF MOTOR VEHICLES	1156	64.00		
601-5060-436.28-13	07/24/2012	MARTINEZ, H- UPGRADE FEE	07-24-2012	64.00	01/2013	64.00
08/09/2012	80992	AECOM TECHNICAL SERVICES, INC.	2109	10,119.70		
402-5000-532.20-06	07/16/2012	05/26/12-06/30/12	37254801	10,119.70	120116 12/2012	10,119.70
08/09/2012	80993	OSCAR A ALVAREZ	2192	90.00		
101-3030-423.25-03	07/03/2012	REIMBURSE LG SUNGLASS	INV093314	90.00	01/2013	90.00
08/09/2012	80994	SOUTHCOAST HEATING & A/C	1554	600.00		
101-1910-419.21-04	07/16/2012	REPLACE BLOWER BELTS	284737	130.00	130099 01/2013	130.00
101-1910-419.21-04	07/31/2012	JUL 2012 MAINT	C49243	470.00	130099 01/2013	470.00
08/09/2012	80995	ARROWHEAD MOUNTAIN SPRING WATE	1340	136.42		
101-1010-411.30-02	07/24/2012	JUL 2012	02G0031149578	37.70	130073 01/2013	37.70
101-5020-432.30-02	07/24/2012	JUL 2012	02G0026726646	98.72	130202 01/2013	98.72
08/09/2012	80996	AZTEC TECHNOLOGY CORP.	2451	6,607.23		
101-3030-423.50-04	06/29/2012	STORAGE TRAILER	67538	6,607.23	121057 12/2012	6,607.23
08/09/2012	80997	BARRETT ENGINEERED PUMPS	356	4,645.42		
601-5060-436.28-01	07/16/2012	PS#11 CAP & CABLE	081498	1,088.38	130065 01/2013	1,088.38
601-5060-436.28-01	08/03/2012	PACO PUMP IMPELLER KIT	081771	3,557.04	130088 02/2013	3,557.04
08/09/2012	80998	CALIFORNIA ENV CONTROLS INC	642	8,043.96		
601-5060-436.28-01	07/10/2012	CENTRIFUGAL PUMP "T" SR	2703	7,983.20	121049 12/2012	7,983.20
601-5060-436.28-01	07/31/2012	SHIM SET ADJUSTMENT	2723	60.76	130058 01/2013	60.76
08/09/2012	80999	CDW GOVERNMENT INC	725	2,098.81		
503-1923-419.20-06	07/18/2012	EVAL IPAD	N194807	590.02	130120 01/2013	590.02
503-1923-419.28-13	07/31/2012	BACKUP SOFTWARE	N700426	1,508.79	130112 01/2013	1,508.79
08/09/2012	81000	COLIN MCKAY	2078	81.00		
101-1920-419.29-01	08/01/2012	TUITION/BOOKS REMBURSMNT	2012 MCKAY	81.00	120398 12/2012	81.00
08/09/2012	81001	COUNTY RECORDER	1818	2,969.00		
402-5000-532.20-06	08/06/2012	FISH & GAME/NOD FEES	MF 935	2,969.00	02/2013	2,969.00
08/09/2012	81002	COX COMMUNICATIONS	1073	610.93		
503-1923-419.21-04	07/27/2012	07/25-08/24 3110039780701	08-15-2012	600.00	130126 01/2013	600.00
503-1923-419.29-04	08/02/2012	08/01-08/31 3110015533201	08-22-2012	10.93	130126 02/2013	10.93
08/09/2012	81003	DKC ASSOCIATES, INC.	2187	360.00		
101-1110-412.20-06	07/26/2012	07/23-07/23/2012	254	360.00	130122 01/2013	360.00
08/09/2012	81004	HIRT TRUST, DISASTER PREP	118	16,418.00		
101-3060-426.21-04	08/18/2011	FY 11/12 MEMBERSHIP FEE	HIRT 2011-008	16,418.00	12/2012	16,418.00
08/09/2012	81005	HUDSON SAFE-T LITE RENTALS	2382	777.93		
101-5010-431.21-23	07/05/2012	POSTS/ANCHORS/ST MARKERS	00010966	777.93	130071 01/2013	777.93

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #	CHECK AMOUNT		
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT
08/09/2012	81006	INDUSTRIAL DESIGN RESEARCH INC	335			20,674.44
101-3030-423.50-04	07/24/2012	LIFEGUARD TOWER	072412-1	121045	12/2012	20,674.44
08/09/2012	81007	INTERSTATE BATTERY OF SAN DIEG	388			518.29
501-1921-419.28-16	07/23/2012	E-39 REPLCMNT BATTERIES	930002442	130012	01/2013	468.39
501-1921-419.28-16	07/31/2012	#697 BATTERY REPLACEMENT	930002543	130012	01/2013	49.90
08/09/2012	81008	JANI-KING OF CALIFORNIA, INC.	2042			5,289.89
101-1910-419.21-04	08/01/2012	AUG 2012	SD008120664	130119	02/2013	4,013.02
101-1910-419.21-04	07/24/2012	JUL 2012-PARTIAL BILLING	SD007120985	130119	01/2013	1,276.87
08/09/2012	81009	JASON LINDQUIST	2412			.00
101-3030-423.30-02	07/23/2012	LG PADDLEBOARD RACK	2949		01/2013	197.50
101-3030-423.30-02	08/28/2012	LG PADDLEBOARD RACK	2949		02/2013	197.50-
08/09/2012	81010	JESSOP & SON LANDSCAPING	479			3,052.83
101-6010-451.21-04	07/25/2012	JUL 2012	923360	130136	01/2013	3,052.83
08/09/2012	81011	JIM COATES	1594			1,050.62
502-1922-419.28-17	08/01/2012	SETTLEMENT AGREEMENT &	08-01-2012		01/2013	1,050.62
08/09/2012	81012	JUSTIN L. OLSON	2358			54.00
101-3030-423.28-04	03/27/2012	REIMBURSE EMT FEES	007581		12/2012	54.00
08/09/2012	81013	OFFICETEAM	1266			4,049.56
101-1110-412.21-01	07/23/2012	VEA,E W/E 07/20/2012	35959602	130127	01/2013	1,194.00
101-1020-411.21-01	07/23/2012	ARMENDARIZ,E W/E 07/20/12	35970566	130127	01/2013	679.56
101-1130-412.21-01	07/23/2012	ARMENDARIZ,E W/E 07/20/12	35970566	130127	01/2013	291.24
101-1110-412.21-01	07/30/2012	VEA,E W/E 07/27/2012	36015664	130127	01/2013	1,205.20
101-1020-411.21-01	07/30/2012	ARMENDARIZ,E W/E 07/27/12	36015665	130127	01/2013	242.70
101-1130-412.21-01	07/30/2012	ARMENDARIZ,E W/E 07/27/12	36015665	130127	01/2013	436.86
08/09/2012	81014	PARKHOUSE TIRE INC	1295			1,809.29
501-1921-419.28-16	07/18/2012	#117 TIRE (STOCK)	3010151267	130083	01/2013	708.40
501-1921-419.28-16	07/23/2012	REPLACEMENT TIRES	3010151529	130083	01/2013	1,100.89
08/09/2012	81015	PMI	23			1,267.18
601-5060-436.30-02	07/10/2012	SANI HANDS WIPES	0362541	130015	01/2013	88.37
101-6040-454.30-02	07/10/2012	PROTECTIVE GLOVES	0362357	130015	01/2013	635.82
101-6040-454.30-02	08/02/2012	PROTECTIVE GLOVES	0366308	130015	02/2013	542.99
08/09/2012	81016	PRINCIPAL FINANCIAL GROUP	2414			3,507.37
101-0000-209.01-14	07/19/2012	PR AP PE 7/12/2012	20120719		01/2013	546.41
101-0000-209.01-16	07/19/2012	PR AP PE 7/12/2012	20120719		01/2013	523.31
101-0000-209.01-21	07/19/2012	PR AP PE 7/12/2012	20120719		01/2013	677.97
101-0000-209.01-14	08/02/2012	PE 7/26/2012	20120802		02/2013	530.69
101-0000-209.01-16	08/02/2012	PE 7/26/2012	20120802		02/2013	503.28
101-0000-209.01-21	08/02/2012	PE 7/26/2012	20120802		02/2013	658.47
101-1210-413.11-04	07/31/2012	JUL 2012 -LTD, STD, LIFE,	08-01-2012		01/2013	20.04

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #	CHECK AMOUNT		
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT
101-0000-209.01-14	07/31/2012	JUL 2012 -LTD, STD, LIFE,	08-01-2012		01/2013	16.93
101-0000-209.01-21	07/31/2012	JUL 2012 -LTD, STD, LIFE,	08-01-2012		01/2013	21.02
101-1110-412.11-04	07/31/2012	JUL 2012 -LTD, STD, LIFE,	08-01-2012		01/2013	.74
101-1210-413.11-04	07/31/2012	JUL 2012 -LTD, STD, LIFE,	08-01-2012		01/2013	1.48
101-1130-412.11-04	07/31/2012	JUL 2012 -LTD, STD, LIFE,	08-01-2012		01/2013	1.11
101-3020-422.11-04	07/31/2012	JUL 2012 -LTD, STD, LIFE,	08-01-2012		01/2013	1.48
101-1020-411.11-04	07/31/2012	JUL 2012 -LTD, STD, LIFE,	08-01-2012		01/2013	.74
101-5020-432.11-04	07/31/2012	JUL 2012 -LTD, STD, LIFE,	08-01-2012		01/2013	1.48
503-1923-419.11-04	07/31/2012	JUL 2012 -LTD, STD, LIFE,	08-01-2012		01/2013	1.11
101-3030-423.11-04	07/31/2012	JUL 2012 -LTD, STD, LIFE,	08-01-2012		01/2013	1.11
08/09/2012	81017	PRINCIPAL FINANCIAL GROUP	2428			1,360.24
101-0000-209.01-13	07/19/2012	PR AP PE 7/12/2012	20120719		01/2013	726.12
101-0000-209.01-13	08/02/2012	PE 7/26/2012	20120802		02/2013	629.12
101-0000-209.01-13	06/17/2012	JUL 2012 - VOL LIFE INS	07-01-2012		01/2013	5.00
08/09/2012	81018	PRINCIPAL FINANCIAL GROUP	2414			46.25
101-1110-412.11-04	06/30/2012	FEB-JUN '12-LTD,STD,LIFE,	06-30-2012		12/2012	3.70
101-1210-413.11-04	06/30/2012	FEB-JUN '12-LTD,STD,LIFE,	06-30-2012		12/2012	7.40
101-1130-412.11-04	06/30/2012	FEB-JUN '12-LTD,STD,LIFE,	06-30-2012		12/2012	5.55
101-3020-422.11-04	06/30/2012	FEB-JUN '12-LTD,STD,LIFE,	06-30-2012		12/2012	7.40
101-1020-411.11-04	06/30/2012	FEB-JUN '12-LTD,STD,LIFE,	06-30-2012		12/2012	3.70
101-5020-432.11-04	06/30/2012	FEB-JUN '12-LTD,STD,LIFE,	06-30-2012		12/2012	7.40
503-1923-419.11-04	06/30/2012	FEB-JUN '12-LTD,STD,LIFE,	06-30-2012		12/2012	5.55
101-3030-423.11-04	06/30/2012	FEB-JUN '12-LTD,STD,LIFE,	06-30-2012		12/2012	5.55
08/09/2012	81019	PROTECTION ONE ALARM MONITORIN	69			286.97
601-5060-436.20-23	07/22/2012	AUG 2012	88969196	130087	01/2013	286.97
08/09/2012	81020	QWIK PRINTS	1622			20.00
101-1130-412.21-04	08/01/2012	JUL 2012	122141132	130077	02/2013	20.00
08/09/2012	81021	RANCHO AUTO & TRUCK PARTS	1685			92.06
501-1921-419.28-16	07/26/2012	DRILL PRESS BELTS	7693-127266	130019	01/2013	10.34
501-1921-419.28-16	07/26/2012	OIL/HYD FILTERS	7693-127268	130019	01/2013	81.72
08/09/2012	81022	ROBERT PATTON	192			70.04
101-3035-423.30-02	07/11/2012	REIMBURSE	0155		01/2013	35.25
101-3035-423.30-02	07/11/2012	REIMBURSE	120711123633		01/2013	34.79
08/09/2012	81023	SDCPA	1311			120.00
101-3020-422.30-02	08/01/2012	TRNING REFERENCE HANDBOOK	08-01-2012		02/2013	120.00
08/09/2012	81024	SKS INC.	412			3,831.45
501-1921-419.28-15	07/26/2012	984 G REG/100.1 G DIESEL	1249601-IN	130049	01/2013	3,831.45
08/09/2012	81025	SMART SOURCE OF CALIFORNIA, LL	2421			51.72
101-3060-426.30-01	07/18/2012	CITATION BOOKS ART CHG	1263015		01/2013	51.72
08/09/2012	81026	SOUTH COUNTY ECONOMIC	484			750.00
101-1110-412.28-04	07/09/2012	2012 ECONOMIC SUMMIT	114-12		01/2013	750.00

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #	CHECK AMOUNT		
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT
08/09/2012	81027	SOUTH WEST SIGNAL	488			235.00
101-5010-431.21-04	07/31/2012	JUL 2012	50837	130038	01/2013	160.00
101-5010-431.21-23	07/31/2012	07/10/12 SERVICE CALL	50841	130038	01/2013	75.00
08/09/2012	81028	SOUTHLAND PAVING, INC.	2417			663,382.98
402-5000-532.20-06	08/01/2012	JUN 2012-ST IMPRVMT P4/5	5	120732	12/2012	552,595.50
402-5000-532.20-06	06/30/2012	JUNE 2012 ST IMPRVMT 4/5	5	120732	12/2012	110,787.48
08/09/2012	81029	STANFORD SIGN & AWNING	1532			850.00
101-3030-423.30-02	06/11/2012	LIFEGUARD/DEMPSEY CENTER-	12112		12/2012	425.00
101-1910-419.21-04	06/11/2012	LIFEGUARD/DEMPSEY CENTER-	12112		12/2012	425.00
08/09/2012	81030	THOMAS SANTOS	2209			37.94
101-3020-422.25-03	07/23/2012	UNIFORM BOOTS	008724		01/2013	37.94
08/09/2012	81031	TRUGREEN 6735	1044			215.00
101-6040-454.21-04	06/28/2012	06/13/12 LAWN SERVICE	961096		12/2012	215.00
08/09/2012	81032	WAXIE SANITARY SUPPLY	802			1,477.30
101-6040-454.30-02	07/20/2012	JANITORIAL SUPPLIES	73400420	130016	01/2013	1,477.30
08/09/2012	81033	WEST COAST ARBORISTS	820			500.00
101-5010-431.21-04	04/20/2012	TREE MAINTENANCE SVC	79498	120949	10/2012	500.00
08/09/2012	81034	WHITE CAP CONSTRUCTION SUPPLY	1434			179.44
101-5010-431.30-02	07/16/2012	DOUBLE ROW CUP WHEEL	15067261-00	130018	01/2013	131.44
405-5030-433.28-01	06/19/2012	2173039-01 CREDIT TAKEN	9228626-01		12/2012	48.00
08/09/2012	81035	ZOLL MEDICAL CORPORATION	1976			808.13
101-0000-374.85-04	06/21/2012	3 PK LIFEBAND	1912775		12/2012	808.13
08/17/2012	81036	ACE UNIFORMS & ACCESSORIES INC	1571			359.84
101-3020-422.25-03	07/16/2012	SANTOS,T -UNIFORMS	128719		01/2013	359.84
08/17/2012	81037	AGRICULTURAL PEST CONTROL	123			95.00
101-6020-452.21-04	07/24/2012	JUL 2012	279801	130101	01/2013	95.00
08/17/2012	81038	AIRGAS WEST	129			63.70
501-1921-419.30-02	07/23/2012	FIRST AID SUPPLIES	9007301796	130006	01/2013	63.70
08/17/2012	81039	AVI SYSTEMS, INC.	2227			258.00
101-1920-419.21-04	07/19/2012	ON SITE REPAIR VIDEO/AUDI	36642000	130204	01/2013	258.00
08/17/2012	81040	AZTEC LANDSCAPING INC	310			1,540.00
101-5010-431.21-04	07/31/2012	JUL 2012	0023658-IN	130091	01/2013	1,540.00
08/17/2012	81041	BAY CITY ELECTRIC WORKS	369			813.67
101-1910-419.28-01	06/29/2012	GENERATOR MAINT	W100129	120555	12/2012	357.42
101-1910-419.21-04	06/30/2012	JUN 2012 GENERATOR MAINT	W99855	120555	12/2012	456.25

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #				CHECK AMOUNT
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT	
08/17/2012	81042	BDS ENGINEERING INC	372				1,815.00
402-5000-532.20-06	08/02/2012	JUL 2012 ST IMPRVMENTS 4/5	10-41P		02/2013		1,125.00
202-5016-531.20-06	08/02/2012	JUL 2012 ST IMPRVMENTS	11-19F	111151	02/2013		690.00
08/17/2012	81043	CALIFORNIA AMERICAN WATER	612				189.85
101-3030-423.27-02	08/09/2012	05-0155019-8 07/05-08/06	08-28-2012		01/2013		21.15
101-5010-431.27-02	08/09/2012	05-0155037-0 07/05-08/06	08-28-2012		01/2013		35.72
601-5060-436.27-02	08/09/2012	05-0392478-9 07/05-08/06	08-28-2012		01/2013		17.40
601-5060-436.27-02	08/09/2012	05-0505362-9 07/05-08/06	08-28-2012		01/2013		115.58
08/17/2012	81044	CARDIAC SCIENCE	671				1,003.11
101-3060-426.30-02	07/26/2012	AED BATTERIES	1516504		01/2013		1,003.11
08/17/2012	81045	CITY OF IMPERIAL BEACH	864				55.68
101-1210-413.28-04	06/05/2012	BUANGAN,E-MILEAGE	458		12/2012		55.68
08/17/2012	81046	CLEAN HARBORS	913				772.00
101-5040-434.21-04	08/03/2012	JULY 2012	6Y1237895	130029	02/2013		772.00
08/17/2012	81047	COUNTY OF SAN DIEGO	1055				2,363.50
101-3010-421.21-04	08/09/2012	JUL 2012 PARKING PENALTY	07/12		01/2013		2,363.50
08/17/2012	81048	CYNTHIA TITGEN	2340				1,640.00
101-1130-412.20-06	08/07/2012	07/08/12-08/03/12	08-07-2012	130075	02/2013		1,640.00
08/17/2012	81049	D.A.R. CONTRACTORS	1122				347.00
101-3050-425.20-06	08/01/2012	JUL 2012	0701229	130211	02/2013		347.00
08/17/2012	81050	DEPARTMENT OF CORRECTIONS AND	169				7,384.06
101-6020-452.21-04	06/26/2012	MAY 2012	1800152310		12/2012		5,967.77
101-6020-452.21-04	06/29/2012	JUN 2012	1800153678	120115	12/2012		1,416.29
08/17/2012	81051	DEPARTMENT OF JUSTICE	1154				49.00
101-1130-412.21-04	08/06/2012	JUL 2012	922403	130078	02/2013		49.00
08/17/2012	81052	FLO-SYSTEMS, INC.	946				5,304.02
601-5060-436.28-01	07/18/2012	2 IMPELLERS	F13386-12D237	130089	01/2013		5,304.02
08/17/2012	81053	GTC SYSTEMS INC	1910				1,560.00
503-1923-419.28-13	07/17/2012	GIS SETUP CONSULTING	33758	130113	01/2013		1,560.00
08/17/2012	81054	I B FIREFIGHTERS ASSOCIATION	214				300.00
101-0000-209.01-08	08/16/2012	PR AP PE 8/9/2012	20120816		02/2013		300.00
08/17/2012	81055	ICMA RETIREMENT TRUST 457	242				6,775.15
101-0000-209.01-10	08/16/2012	PR AP PE 8/9/2012	20120816		02/2013		6,775.15
08/17/2012	81056	JOHN DEERE LANDSCAPES	1986				327.35
101-6020-452.30-02	07/17/2012	NOZZLES/SPRAY HEADS/BUBBL	62046133	130031	01/2013		93.35

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #	CHECK AMOUNT
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO # PER/YEAR TRN AMOUNT
101-6020-452.30-02	07/18/2012	COUPLINGS/PVC	62070532	130031 01/2013 33.91
101-6020-452.30-02	08/03/2012	HANDYGREEN SPREADER	62242724	130031 02/2013 59.53
101-6020-452.30-02	08/03/2012	DRI-SPLICE	62245551	130031 02/2013 140.56
08/17/2012	81057	KEYSER MARSTON ASSOC INC	620	2,727.50
101-1230-413.20-06	07/12/2012	06/17/12-06/30/2012	0025295	12/2012 2,727.50
08/17/2012	81058	LA PRENSA SAN DIEGO	1714	510.00
245-1240-513.20-06	07/24/2012	PUBLIC NOTICE WORKSHOP	23822	130205 01/2013 510.00
08/17/2012	81059	LIGHTHOUSE, INC	787	28.02
501-1921-419.28-16	07/18/2012	TOGGLE SWITCH/BOOT	0265415	130043 01/2013 28.02
08/17/2012	81060	LLOYD PEST CONTROL	814	325.00
101-1910-419.21-04	07/12/2012	JUL 2012-CITY HALL	3469514	130097 01/2013 36.00
101-1910-419.21-04	07/12/2012	JUL 2012-FIRE DEPT	3469515	130097 01/2013 36.00
101-1910-419.21-04	07/12/2012	JUL 2012-SHERIFF'S DEPT	3469708	130097 01/2013 36.00
101-1910-419.21-04	07/13/2012	JUL 2012-MARINA VISTA CTR	3469796	130097 01/2013 53.00
101-1910-419.21-04	07/18/2012	JUL 2012-DEMPSEY CTR	3457289	130097 01/2013 60.00
101-1910-419.21-04	07/19/2012	JUL 2012-PUBLIC WORKS	3456992	130097 01/2013 53.00
101-1910-419.21-04	07/20/2012	JUL 2012 SPORTS PARK	3455065	130097 01/2013 51.00
08/17/2012	81061	MASON'S SAW & LAWNMOWER	923	317.38
101-6020-452.30-02	08/02/2012	ROTARY BLADES/FILLER CAP	290033	130030 02/2013 113.45
501-1921-419.28-16	08/08/2012	#697 STARTER	290666	130030 02/2013 203.93
08/17/2012	81062	PARTNERSHIP WITH INDUSTRY	1302	2,371.37
101-6040-454.21-04	07/19/2012	P/E 07/15/2012	GS04304	130108 01/2013 1,033.01
101-6040-454.21-04	08/03/2012	P/E 07/31/2012	GS04317	130108 02/2013 1,338.36
08/17/2012	81063	PERLITA SHOUSE	1296	43.51
101-1210-413.28-04	06/27/2012	MCGRANE,M-CSMFO MTG	138159	12/2012 15.00
101-1210-413.29-02	06/10/2012	Employee Appreciation	16276481228	12/2012 15.74
101-1210-413.29-02	06/05/2012	Employee Appreciation	120605123539	12/2012 12.77
08/17/2012	81064	REC SOLAR INC.	1968	11,967.00
248-1920-519.20-06	07/30/2012	G&G - 1361 EAST LANE	226725	130093 01/2013 11,967.00
08/17/2012	81065	RICOH USA, INC.	2392	1,930.89
101-1110-412.28-01	08/03/2012	AUG 2012	87438286	130133 02/2013 275.85
101-1210-413.28-01	08/03/2012	AUG 2012	87438286	130133 02/2013 275.84
101-1230-413.28-01	08/03/2012	AUG 2012	87438286	130133 02/2013 275.84
101-3020-422.28-01	08/03/2012	AUG 2012	87438286	130133 02/2013 275.84
101-3030-423.28-01	08/03/2012	AUG 2012	87438286	130133 02/2013 275.84
101-5020-432.28-01	08/03/2012	AUG 2012	87438286	130133 02/2013 275.84
101-6010-451.28-01	08/03/2012	AUG 2012	87438286	130133 02/2013 275.84
08/17/2012	81066	ROBERT BACKER & ASSOCIATES	1620	5,150.00
402-5000-532.20-06	08/01/2012	APPRISR-"BREAKWATER" SITE	08-01-2012	130213 02/2013 5,150.00
08/17/2012	81067	ROBERTSON'S	2454	520.06
101-5010-431.30-02	06/08/2012	3/4 " ROCK & CLASS II	983594	12/2012 157.87

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #				CHECK AMOUNT
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT	
101-5010-431.30-02	03/13/2012	3/4 " ROCK & CLASS II	983593		12/2012	117.24	
101-5010-431.30-02	06/11/2012	3/4 " ROCK & CLASS II	983595		12/2012	244.95	
08/17/2012	81068	SAN DIEGO COUNTY SHERIFF	882			6,627.59	
213-3037-421.20-06	07/18/2012	APR-JUN 2012 JAG GRANT	07-18-2012		12/2012	6,627.59	
08/17/2012	81069	SANDPIPA	321			52,082.00	
502-1922-419.28-02	07/02/2012	FY 12/13 LIABILITY INS	LI1213-6	130194	01/2013	123,814.00	
502-1922-419.28-02	07/02/2012	FY 12/13 PROPERTY INS	PROP1213-6	130194	01/2013	20,482.00	
502-0000-125.00-00	03/29/2012	DIVIDEND DECLARED 10/11	DIV1011-6		01/2013	92,214.00-	
08/17/2012	81070	SCAN C/O CITY OF TORRANCE	2386			80.00	
101-1020-411.28-12	07/01/2012	JULY 1, 2012-JUNE 30, 201	10.80.10333	F13010	01/2013	80.00	
08/17/2012	81071	SEIU LOCAL 221	1821			1,418.13	
101-0000-209.01-08	08/16/2012	PR AP PE 8/9/2012	20120816		02/2013	1,418.13	
08/17/2012	81072	SKS INC.	412			4,847.48	
501-1921-419.28-15	08/02/2012	1129.6 G REG/207.8 G DIES	1249737-IN	130049	02/2013	4,847.48	
08/17/2012	81073	SPARKLETTS	2341			36.23	
101-1210-413.30-01	07/28/2012	JUL 2012	10552239 072812	130206	01/2013	36.23	
08/17/2012	81074	SPRINT	2040			149.97	
101-3020-422.27-05	07/29/2012	06/26/2012-07/25/2012	594768811-056		01/2013	149.97	
08/17/2012	81075	TERRA BELLA NURSERY, INC.	1946			210.91	
101-6020-452.30-02	07/17/2012	HEMEROCALLIS HYBRID	76138	130034	01/2013	60.19	
101-5010-431.30-02	07/26/2012	MAGNOLIA GRANDIFLORA	76743	130034	01/2013	107.71	
101-6020-452.30-02	08/01/2012	HESPERALOE PARVIFLORA	77101	130034	02/2013	43.01	
08/17/2012	81076	UNION BANK PARS-#6746022400	2400			2,995.74	
101-0000-209.01-20	08/16/2012	PR AP PE 8/9/2012	20120816		02/2013	2,995.74	
08/17/2012	81077	VISTA PAINT CORPORATION	2388			191.74	
101-5010-431.21-23	07/27/2012	PAINT SPRAYER HOPPER	2012-251170-00	130069	01/2013	191.74	
08/23/2012	81078	ADVANCED PROCESSING & IMAGING	2139			8,000.00	
503-1923-419.20-26	07/31/2012	SEP 2012-AUG 2013 OPTIVIE	33670	130200	01/2013	8,000.00	
08/23/2012	81079	ALL AMERICAN SEWER TOOLS	1436			1,431.79	
601-5060-436.28-01	07/31/2012	STORM DRAIN BOAT NOZZLE	21303	130116	01/2013	1,431.79	
08/23/2012	81080	AMERICAN MESSAGING	1759			130.21	
101-3020-422.21-04	08/01/2012	AUG 2012	L1074045MH	130118	02/2013	130.21	
08/23/2012	81081	ARJIS	1737			18,048.00	
101-3010-421.21-04	07/25/2012	FY 12/13 ARJIS JPA FEES	AR166835	130111	01/2013	18,048.00	
<i>VOIDED CHECK 8/10/12</i>							
08/23/2012	81083	CALIFORNIA AMERICAN WATER	612			8,155.76	
601-5060-436.27-02	08/10/2012	05-0101092-0 07/06-08/07	08-29-2012		01/2013	20.20	

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #			CHECK AMOUNT
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT
101-5020-432.27-02	08/10/2012	05-0102217-2	07/06-08/07	08-29-2012	01/2013	137.75
101-6020-452.27-02	08/10/2012	05-0102503-5	07/06-08/07	08-29-2012	01/2013	323.24
101-6020-452.27-02	08/10/2012	05-0102504-3	07/06-08/07	08-29-2012	01/2013	5.48
101-5010-431.27-02	08/10/2012	05-0102729-6	07/06-08/07	08-29-2012	01/2013	300.44
101-6020-452.27-02	08/13/2012	05-0106225-1	07/09-08/08	09-04-2012	01/2013	60.67
101-6020-452.27-02	08/13/2012	05-0106249-1	07/09-08/08	09-04-2012	01/2013	9.21
101-6020-452.27-02	08/13/2012	05-0106336-6	07/09-08/08	09-04-2012	01/2013	9.21
101-6020-452.27-02	08/13/2012	05-0106337-4	07/09-08/08	09-04-2012	01/2013	9.21
101-6020-452.27-02	08/14/2012	05-0109756-2	07/10-08/09	09-04-2012	01/2013	316.53
215-6026-452.27-02	08/07/2012	05-0402959-6	07/03-08/02	08-27-2012	01/2013	27.01
101-5010-431.27-02	08/16/2012	05-0110529-0	07/11-08/13	09-04-2012	02/2013	12.95
101-6020-452.27-02	08/16/2012	05-0111454-0	07/11-08/13	09-04-2012	02/2013	9.27
101-1910-419.27-02	08/16/2012	05-0111478-9	07/11-08/13	09-04-2012	02/2013	55.86
101-6020-452.27-02	08/16/2012	05-0111479-7	07/11-08/13	09-04-2012	02/2013	2,423.45
101-5010-431.27-02	08/16/2012	05-0111480-5	07/11-08/13	09-04-2012	02/2013	195.51
101-5020-432.27-02	08/17/2012	05-0424056-5	07/12-08/14	09-05-2012	02/2013	43.90
101-6020-452.27-02	08/17/2012	05-0477133-8	07/12-08/14	09-05-2012	02/2013	303.79
101-6020-452.27-02	08/20/2012	05-0114612-0	07/17-08/15	09-10-2012	02/2013	24.36
101-5010-431.27-02	08/17/2012	05-0114717-7	07/12-08/14	09-05-2012	02/2013	20.32
101-5010-431.27-02	08/17/2012	05-0115202-9	07/12-08/14	09-05-2012	02/2013	5.62
101-6020-452.27-02	08/17/2012	05-0115205-2	07/12-08/14	09-05-2012	02/2013	2,144.48
101-1910-419.27-02	08/17/2012	05-0115206-0	07/12-08/14	09-05-2012	02/2013	486.04
101-1910-419.27-02	08/17/2012	05-0115208-6	07/12-08/14	09-05-2012	02/2013	92.80
101-1910-419.27-02	08/17/2012	05-0115210-2	07/12-08/14	09-05-2012	02/2013	21.40
101-3020-422.27-02	08/17/2012	05-0115211-0	07/12-08/14	09-05-2012	02/2013	89.13
101-5010-431.27-02	08/17/2012	05-0115214-4	07/12-08/14	09-05-2012	02/2013	9.29
601-5060-436.27-02	08/17/2012	05-0115249-0	07/12-08/14	09-05-2012	02/2013	9.29
101-5010-431.27-02	08/20/2012	05-0115949-5	07/17-08/15	09-10-2012	02/2013	5.70
101-5010-431.27-02	08/20/2012	05-0115950-3	07/17-08/15	09-10-2012	02/2013	13.05
101-5010-431.27-02	08/20/2012	05-0116368-7	07/17-08/15	09-10-2012	02/2013	9.37
101-6020-452.27-02	08/20/2012	05-0117419-7	07/17-08/15	09-10-2012	02/2013	5.70
101-6040-454.27-02	08/06/2012	05-0092998-9	07/02-08/01	08-27-2012	01/2013	292.94
101-3030-423.27-02	08/06/2012	05-0093917-8	07/02-08/01	08-27-2012	01/2013	115.12
101-5010-431.27-02	08/06/2012	05-0094000-2	07/02-08/01	08-27-2012	01/2013	13.44
101-5010-431.27-02	08/06/2012	05-0094041-6	07/02-08/01	08-27-2012	01/2013	17.12
101-5010-431.27-02	08/06/2012	05-0094076-2	07/02-08/01	08-27-2012	01/2013	13.44
101-5010-431.27-02	08/06/2012	05-0094163-8	07/02-08/01	08-27-2012	01/2013	17.12
101-5010-431.27-02	08/06/2012	05-0094234-7	07/02-08/01	08-27-2012	01/2013	13.44
101-5010-431.27-02	08/06/2012	05-0094268-5	07/02-08/01	08-27-2012	01/2013	35.49
101-5010-431.27-02	08/06/2012	05-0094293-3	07/02-08/01	08-27-2012	01/2013	20.79
101-5010-431.27-02	08/06/2012	05-0094304-8	07/02-08/01	08-27-2012	01/2013	164.31
101-5010-431.27-02	08/06/2012	05-0094973-0	07/02-08/01	08-27-2012	01/2013	252.32
08/23/2012	81084	CITY OF SAN DIEGO	896			62,405.49
601-5060-436.40-01	05/15/2012	PALM CITY TRUNK SEWER		1000053638	12/2012	59,562.20
601-5060-436.40-02	05/15/2012	PALM CITY TRUNK SEWER		1000053638	12/2012	2,843.29
08/23/2012	81085	COLE OFFICE PRODUCTS INC	1400			1,202.06
101-1920-419.30-01	08/03/2012	COPY PAPER		309798-0	130198 02/2013	1,202.06
08/23/2012	81086	CORODATA MEDIA STORAGE, INC.	2334			136.02
503-1923-419.20-06	07/31/2012	JUL 2012		DS1251982	130102 01/2013	136.02

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #				CHECK AMOUNT
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT	
08/23/2012	81087	COUNTY OF SAN DIEGO RCS	1065			3,650.50	
101-3010-421.21-25	08/01/2012	JUL 2012 PS RADIOS	13CTOFIBN01	130117	02/2013	2,325.50	
101-3020-422.21-25	08/01/2012	JUL 2012 PS RADIOS	13CTOFIBN01	130117	02/2013	53.00	
101-3030-423.20-06	08/01/2012	JUL 2012 PS RADIOS	13CTOFIBN01	130117	02/2013	1,272.00	
08/23/2012	81088	COX COMMUNICATIONS	1073			179.00	
601-5050-436.21-04	08/05/2012	08/04-09/03 3110091187001	08-25-2012	130126	02/2013	179.00	
08/23/2012	81089	DATAQUICK	1134			75.00	
101-1210-413.21-04	08/01/2012	JUL 2012	B1-2063160	130207	02/2013	15.08	
101-3020-422.21-04	08/01/2012	JUL 2012	B1-2063160	130207	02/2013	15.58	
101-3070-427.21-04	08/01/2012	JUL 2012	B1-2063160	130207	02/2013	44.34	
08/23/2012	81090	DKC ASSOCIATES, INC.	2187			180.00	
101-1110-412.20-06	08/09/2012	07/26/12-08/09/12	255	130122	02/2013	180.00	
08/23/2012	81091	EAGLE NEWSPAPER	1204			1,285.00	
245-1240-513.20-06	07/18/2012	PUBLIC NOTICE ADS	72251	130022	01/2013	392.00	
402-5000-532.20-06	07/18/2012	PUBLIC NOTICE ADS	72251	130022	01/2013	718.00	
101-1020-411.28-07	07/04/2012	LEGAL ADVERTISING	72022	130208	01/2013	120.00	
101-1020-411.28-07	07/11/2012	LEGAL ADVERTISING	72142	130208	01/2013	55.00	
08/23/2012	81092	FASTENAL	909			128.96	
101-5010-431.30-02	07/25/2012	METAL GRINDING DE-BURRING	CACHU28129	130010	01/2013	80.44	
101-6040-454.30-02	07/31/2012	ALUMINUM SHAFT COLLAR	CACHU28343	130010	01/2013	23.55	
101-6040-454.30-02	07/24/2012	LEIGHTEARMUF	CACHU28275	130010	01/2013	24.97	
08/23/2012	81093	FRANCISCO CUEVAS	2			36.00	
101-0000-324.73-01	08/14/2012	REFUND SOUND PERMIT	731		02/2013	36.00	
08/23/2012	81094	GRAINGER	1051			651.79	
601-5060-436.28-01	07/23/2012	PS #1A HOUR METERS	9883548902	130011	01/2013	114.11	
101-1910-419.30-02	07/24/2012	ELECTRONIC BALLAST	9884803355	130011	01/2013	156.67	
101-5010-431.30-02	07/26/2012	HEAT GUN	9886534107	130011	01/2013	152.63	
601-5060-436.30-02	07/30/2012	MEASURING WHEELS/PAIN STO	9889245990	130011	01/2013	152.36	
601-5060-436.30-02	08/08/2012	EYE WASH BOTTLES	9897211489	130011	02/2013	76.02	
08/23/2012	81095	HANSON AGGREGATES INC.	48			757.71	
101-5010-431.30-02	07/26/2012	6CY CONCRETE	518497	130040	01/2013	757.71	
08/23/2012	81096	HINDERLITER DELLAMAS & ASSOCIA	111			2,325.00	
101-1920-419.20-06	08/03/2012	JUL-SEP 2012 PROPERTY TAX	0018217-IN	130195	02/2013	2,025.00	
101-1210-413.20-06	07/24/2012	JUL-SEP 2012 SALES TAX	0019675-IN	130195	01/2013	300.00	
08/23/2012	81097	JETER SYSTEMS	483			83.75	
101-1210-413.30-01	07/30/2012	FILING FOLDERS FOR AR AND	2118408	F13006	01/2013	83.75	
08/23/2012	81098	MARK HOEFS	2			1,240.02	
101-0000-221.01-05	08/14/2012	REFUND BP(WITHDRAWN) #11-	940		02/2013	1,240.02	

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #				CHECK AMOUNT
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT	
08/23/2012	81099	OFFICE DEPOT, INC	1262				197.33
101-1210-413.30-01	07/25/2012	MISC OFFICE SUPPLIES	618213213001	130002	01/2013		108.48
101-1210-413.30-01	07/25/2012	CR WRONG FOLDERS	618425095001	130002	01/2013		5.54-
101-3020-422.30-01	07/24/2012	ENVELOPES	617561122001	130002	01/2013		94.39
08/23/2012	81100	PADRE DAM MWD	1284				.00
601-5060-436.21-04	07/01/2012	2012/2013 ANNUAL COST	156		02/2013		8,160.00
601-5060-436.21-04	08/29/2012	2012/2013 ANNUAL COST	156		02/2013		8,160.00-
08/23/2012	81101	PADRE JANITORIAL SUPPLIES	1430				642.05
101-6040-454.30-02	07/23/2012	JANITORIAL SUPPLIES	331740	130025	01/2013		228.09
101-1910-419.30-02	07/26/2012	JANITORIAL SUPPLIES	331974	130025	01/2013		230.22
101-1910-419.30-02	08/06/2012	DISINFECTANT/SOAP	332309	130025	02/2013		122.92
101-1910-419.30-02	07/13/2012	URETHANE FINISH/STRIPPER	331411	130025	01/2013		60.82
08/23/2012	81102	RITA RISLEY	2				25.00
101-0000-371.83-03	08/20/2012	REFUND AIR JUMP DEPOSIT	133		02/2013		25.00
08/23/2012	81103	AUDITOR AND CONTROLLER-COUNTY	279				5,358.00
101-1920-419.28-12	06/29/2012	FY 2012/2013 LAFCO COSTS	LC12-69	130193	01/2013		5,358.00
08/23/2012	81104	SKS INC.	412				9,693.65
501-1921-419.28-15	08/09/2012	1089 G REG/101.1 G DIESEL	1249890-IN	130049	02/2013		4,635.24
501-1921-419.28-15	08/16/2012	1100.2 G REG/211.2 G DIES	1250081-IN	130049	02/2013		5,058.41
08/23/2012	81105	TRANSWORLD SYSTEMS INC.	2160				131.25
101-1910-419.21-04	07/31/2012	JUL 2012 BL COLLECTIONS	549948		02/2013		131.25
08/23/2012	81106	UNDERGROUND SERVICE ALERT OF	731				37.50
601-5060-436.21-04	08/01/2012	JUL 2012	720120322	130003	02/2013		37.50
08/23/2012	81107	VERIZON WIRELESS	2317				1,547.11
101-5020-432.27-05	08/08/2012	07/09/2012-08/08/2012	1108709762		02/2013		632.76
101-3040-424.27-05	08/08/2012	07/09/2012-08/08/2012	1108709762		02/2013		56.64
101-3020-422.27-05	08/08/2012	07/09/2012-08/08/2012	1108709762		02/2013		161.20
101-3030-423.27-05	08/08/2012	07/09/2012-08/08/2012	1108709762		02/2013		294.82
101-3070-427.27-05	08/08/2012	07/09/2012-08/08/2012	1108709762		02/2013		87.32
101-1230-413.27-05	08/08/2012	07/09/2012-08/08/2012	1108709762		02/2013		103.81
503-1923-419.27-05	08/08/2012	07/09/2012-08/08/2012	1108709762		02/2013		200.87
503-1923-419.27-05	08/08/2012	07/09/2012-08/08/2012	1108709762		02/2013		9.69
08/23/2012	81108	VERONICA TAM AND ASSOCIATES LL	2398				1,326.00
245-1240-513.20-06	08/07/2012	JUL 2012-IB HE	1384	120466	02/2013		1,326.00
08/23/2012	81109	WAXIE SANITARY SUPPLY	802				756.00
101-6040-454.30-02	08/03/2012	JANITORIAL SUPPLIES	73426195	130016	02/2013		756.00
08/23/2012	81110	WELLS FARGO CORPORATE TRUST SE	2384				5,167.50
735-0000-221.03-01	07/24/2012	ASSESSMENT DIST 71 IMPROV	874878		01/2013		4,000.00

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #	CHECK AMOUNT		
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT
735-0000-221.03-01	07/24/2012	ASSESSMENT DIST 71 IMPROV	874878		01/2013	1,167.50
08/23/2012	81111	WHITE CAP CONSTRUCTION SUPPLY	1434			125.90
101-6020-452.30-02	07/31/2012	PROTECTIVE VEST/DRINK MIX	15067903-00	130018	01/2013	125.90
08/31/2012	81112	AFLAC	120			876.72
101-0000-209.01-13	08/16/2012	PR AP PE 8/9/2012	20120816		02/2013	438.36
101-0000-209.01-13	08/30/2012	PR AP PE 8/23/2012	930041		02/2013	438.36
08/31/2012	81113	ANTHONY SERRANO	2459			250.00
502-1922-419.28-17	08/29/2012	PAYMENT FOR LAPTOP CLAIM	08-29-2012		02/2013	250.00
08/31/2012	81114	AT&T TELECONFERENCE SERVICES	1827			373.09
101-1110-412.28-04	08/01/2012	JUL 2012 CONF CALLS	08-01-2012	130230	02/2013	373.09
08/31/2012	81115	AT&T DATACOMM, INC.	1854			2,513.50
503-1923-419.20-06	07/20/2012	WIRELESS IMPLEMENTATION	319-013642	130191	01/2013	680.00
503-1923-419.20-06	07/24/2012	WIRELESS INSTALLATION/CON	319-013692	130191	01/2013	1,752.75
503-1923-419.20-06	07/24/2012	WIRELESS INSTALLATION	319-013693	130191	01/2013	80.75
08/31/2012	81116	CITY OF CHULA VISTA	823			729.10
101-3050-425.20-06	08/22/2012	4TH OF JULY A/C SERVICES	08-22-2012		02/2013	583.28
101-3050-425.20-06	08/22/2012	JUL 2012 AFTER HOURS A/C	08-22-2012		02/2013	145.82
08/31/2012	81117	COLONIAL LIFE & ACCIDENT	941			266.88
101-0000-209.01-13	08/16/2012	PR AP PE 8/9/2012	20120816		02/2013	133.44
101-0000-209.01-13	08/30/2012	PR AP PE 8/23/2012	9498114-0802171		02/2013	133.44
08/31/2012	81118	COX COMMUNICATIONS	1073			740.74
101-6010-451.29-04	08/15/2012	08/13-09/12 3110015531401	09-03-2012	130126	02/2013	140.74
503-1923-419.21-04	08/26/2012	08/25-09/24 3110039780701	09-15-2012	130126	02/2013	600.00
08/31/2012	81119	CYNTHIA TITGEN	2340			1,600.00
101-1130-412.20-06	08/21/2012	08/04/12-08/17/2012	08-21-2012	130075	02/2013	1,600.00
08/31/2012	81120	DELTACARE USA	2420			688.41
101-0000-209.01-12	08/02/2012	PR AP PE 7/26/2012	20120802		02/2013	344.12
101-0000-209.01-12	08/01/2012	AUG 2012 - DENTAL HMO	7878979		02/2013	.17
101-0000-209.01-12	08/16/2012	PR AP PE 8/9/2012	20120816		02/2013	344.12
08/31/2012	81121	DOCUFLOW SOLUTIONS	367			97.50
503-1923-419.30-22	08/15/2012	CLEAN & REPAIR PRINTER	7099	130219	02/2013	97.50
08/31/2012	81122	ENVIRO MATRIX ANALYTICAL INC	1691			520.00
601-5050-436.21-04	07/24/2012	JUL 2012 DRY WEATHER PROG	2070852	130224	01/2013	520.00
08/31/2012	81123	GLADWELL GOVERNMENTAL SERVICES	1520			250.00
101-1020-411.20-06	08/19/2012	12/13-ANNUAL SUBSCRIPTION	2613	130283	02/2013	250.00
08/31/2012	81124	GOOGLE, INC.	2009			71.40
503-1923-419.20-06	08/05/2012	JUL/AUG 2012	2869339	130104	02/2013	71.40

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #				CHECK AMOUNT
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT	
08/31/2012	81125	HEWLETT PACKARD, INC	1067			13,318.57	
503-1923-419.50-04	08/04/2012	SAN STORAGE DEVICE	51609663	130131	02/2013	13,318.57	
08/31/2012	81126	I B FIREFIGHTERS ASSOCIATION	214			300.00	
101-0000-209.01-08	08/30/2012	PR AP PE 8/23/2012	20120830		02/2013	300.00	
08/31/2012	81127	ICMA RETIREMENT TRUST 457	242			6,757.33	
101-0000-209.01-10	08/30/2012	PR AP PE 8/23/2012	20120830		02/2013	6,757.33	
08/31/2012	81128	JAMES C COOPER	1896			267.00	
101-3020-422.20-06	08/09/2012	REIMBURSE EMT/PARAMEDIC	08-09-2012		02/2013	267.00	
08/31/2012	81129	JASON LINDQUIST	2412			197.50	
101-3030-423.30-02	08/28/2012	LG PADDLEBOARD RACK	2949		02/2013	197.50	
08/31/2012	81130	KANE, BALLMER & BERKMAN	1828			2,996.38	
405-1260-413.20-06	08/09/2012	JUL 2012-RDA ISSUES	18240	130221	02/2013	2,996.38	
08/31/2012	81131	KEYSER MARSTON ASSOC INC	620			6,648.75	
101-1230-413.20-06	08/06/2012	JUL 2012-9TH/PALM & WKSHP	0025377	130222	02/2013	6,648.75	
08/31/2012	81132	KOA CORPORATION	611			6,462.50	
210-1235-513.20-06	05/31/2012	MAY 2012-IB CROSSWALK/5TH	JB14145X6	120563	12/2012	6,462.50	
08/31/2012	81133	LANCE, SOLL & LUNGHARD LLP	716			15,000.00	
101-1210-413.20-06	07/31/2012	2012 CITY AUDIT INTERIM	4891	130212	01/2013	11,000.00	
405-1260-413.20-06	07/31/2012	2012 RDA CLOSEOUT/ANALYSI	4892	130212	01/2013	4,000.00	
08/31/2012	81134	MCDUGAL LOVE ECKIS &	962			46,725.69	
405-1260-413.20-01	07/31/2012	JULY 2012	82206		01/2013	158.95	
101-1220-413.20-01	07/31/2012	JULY 2012	82090		01/2013	3,795.71	
101-1220-413.21-04	07/31/2012	JULY 2012	82092		01/2013	5,932.24	
101-1220-413.20-01	07/31/2012	JULY 2012	82093		01/2013	22,067.80	
101-1220-413.20-01	07/31/2012	JULY 2012	82171		01/2013	5,018.79	
101-1220-413.20-01	07/31/2012	JULY 2012	82172		01/2013	58.50	
405-1260-413.20-01	07/31/2012	JULY 2012	82094		01/2013	809.22	
101-1220-413.20-01	07/31/2012	JULY 2012	82174		01/2013	469.63	
101-1220-413.20-01	07/31/2012	JULY 2012	82173		01/2013	187.85	
101-1220-413.20-02	07/31/2012	JUL 2012 MONTHLY RETAINER	82091	130218	01/2013	8,227.00	
08/31/2012	81135	METRO WASTEWATER JPA	1002			8,160.00	
601-5060-436.21-04	08/29/2012	2012/2013 ANNUAL COST	156		02/2013	8,160.00	
08/31/2012	81136	MOBILE HOME ACCEPTANCE CORPORA	1533			296.31	
101-5020-432.25-01	08/24/2012	09/07/12-10/06/12	167183	130124	02/2013	296.31	
08/31/2012	81137	OFFICE DEPOT, INC	1262			1,391.59	
101-1020-411.30-01	08/10/2012	MOUSE/BATTERIES	620278280001	130002	02/2013	14.09	
101-1110-412.30-01	08/10/2012	MOUSE/BATTERIES	620278280001	130002	02/2013	107.74	

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #	CHECK AMOUNT
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO # PER/YEAR TRN AMOUNT
101-1130-412.30-01	07/31/2012	FILE FOLDERS	618925834001	130002 01/2013 41.97
101-5020-432.30-02	08/02/2012	OFFICE SUPPLIES	619250996001	130002 02/2013 54.88
101-1210-413.28-11	08/14/2012	BL RETURN ENVELOPES	620133275001	130002 02/2013 133.93
101-1210-413.30-01	07/31/2012	FILE FOLDERS/BATTERIES	618933996001	130002 01/2013 75.99
101-3020-422.30-01	08/03/2012	BATTERIES/HIGHLIGHTERS	619408357001	130002 02/2013 45.97
502-1922-419.30-02	08/10/2012	DESK MOUNT LCD ARM/CM ADM	620278963001	130002 02/2013 138.99
101-1020-411.30-01	08/14/2012	SHREDDER	620278964001	130002 02/2013 95.42
101-1110-412.30-01	08/14/2012	SHREDDER	620278964001	130002 02/2013 95.42
101-1130-412.30-01	08/14/2012	SHREDDER	620278964001	130002 02/2013 95.42
101-5020-432.30-01	08/16/2012	CR RTND FILE FOLDERS	620704984001	130002 02/2013 53.70-
101-5020-432.30-01	08/16/2012	INK CARTRIDGES	621088012001	130002 02/2013 371.78
101-1110-412.30-01	08/17/2012	AMPAD GOLD FIBRE CLASSIC	620666698001	130002 02/2013 48.10
101-1010-411.29-04	08/17/2012	MISC OFFICE SUPPLIES	621231052001	130002 02/2013 12.51
101-1110-412.30-01	08/17/2012	MISC OFFICE SUPPLIES	621231052001	130002 02/2013 113.08
08/31/2012	81138	OFFICETEAM	1266	6,218.96
101-1110-412.21-01	08/06/2012	VEA,E W/E 08/03/2012	36061790	130127 02/2013 1,194.00
101-1020-411.21-01	08/07/2012	ARMENDARIZ,E W/E 08/03/12	36077959	130127 02/2013 364.05
101-1130-412.21-01	08/07/2012	ARMENDARIZ,E W/E 08/03/12	36077959	130127 02/2013 376.19
101-1110-412.21-01	08/13/2012	VEA,E W/E 08/10/12	36097885	130127 02/2013 1,194.00
101-1020-411.21-01	08/13/2012	ARMENDARIZ,E W/E 08/10/12	36097886	130127 02/2013 145.62
101-1130-412.21-01	08/13/2012	ARMENDARIZ,E W/E 08/10/12	36097886	130127 02/2013 631.02
101-1110-412.21-01	08/15/2012	VEA,E W/E 08/10/2012-OT	36131926	130127 02/2013 268.68
101-1110-412.21-01	08/20/2012	VEA,E W/E 08/17/2012	36153878	130127 02/2013 1,074.60
101-1020-411.21-01	08/20/2012	ARMENDARIZ,E W/E 08/17/12	36153879	130127 02/2013 776.64
101-1130-412.21-01	08/20/2012	ARMENDARIZ,E W/E 08/17/12	36153879	130127 02/2013 194.16
08/31/2012	81139	ONE SOURCE DISTRIBUTORS	1071	127.26
101-6040-454.30-02	08/03/2012	70/100 WATT HPS BULBS	S3832530.001	130014 02/2013 127.26
08/31/2012	81140	PADRE JANITORIAL SUPPLIES	1430	836.99
101-1910-419.30-02	08/08/2012	JANITORIAL SUPPLIES	332434	130025 02/2013 290.50
101-1910-419.30-02	08/15/2012	JANITORIAL SUPPLIES	332715	130025 02/2013 393.05
101-6040-454.30-02	08/21/2012	JANITORIAL SUPPLIES	332915	130025 02/2013 153.44
08/31/2012	81141	PREFERRED BENEFIT INS ADMIN IN	37	1,789.65
101-0000-209.01-12	08/02/2012	PR AP PE 7/26/2012	20120802	02/2013 894.69
101-0000-209.01-12	08/01/2012	AUG 2012 - DENTAL	EIA6027	02/2013 .27
101-0000-209.01-12	08/16/2012	PR AP PE 8/9/2012	20120816	02/2013 894.69
08/31/2012	81142	PRINCIPAL FINANCIAL GROUP	2414	3,352.42
101-0000-209.01-14	08/16/2012	PR AP PE 8/9/2012	20120816	02/2013 547.62
101-0000-209.01-16	08/16/2012	PR AP PE 8/9/2012	20120816	02/2013 507.92
101-0000-209.01-21	08/16/2012	PR AP PE 8/9/2012	20120816	02/2013 665.47
101-0000-209.01-14	08/30/2012	PR AP PE 8/23/2012	20120830	02/2013 536.66
101-0000-209.01-16	08/30/2012	PR AP PE 8/23/2012	20120830	02/2013 507.92
101-0000-209.01-21	08/30/2012	PR AP PE 8/23/2012	20120830	02/2013 638.15
101-0000-209.01-14	08/30/2012	AUG 2012 -LTD, STD, LIFE,	08-01-2012	02/2013 22.90-
101-0000-209.01-21	08/30/2012	AUG 2012 -LTD, STD, LIFE,	08-01-2012	02/2013 28.42-
08/31/2012	81143	PRINCIPAL FINANCIAL GROUP	2428	1,258.25
101-0000-209.01-13	08/16/2012	PR AP PE 8/9/2012	20120816	02/2013 629.12

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #				CHECK AMOUNT
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT	
101-0000-209.01-13	08/30/2012	PR AP PE 8/23/2012	20120830		02/2013	630.22	
101-0000-209.01-13	07/18/2012	AUG 2012 - VOL LIFE INS	08-01-2012		02/2013	1.09-	
08/31/2012	81144	PRUDENTIAL OVERALL SUPPLY	72			711.37	
101-5020-432.25-03	08/01/2012	08/01/12 PW UNIFORMS	30277166	130090	02/2013	135.51	
101-5020-432.25-03	08/08/2012	08/08/12 PW UNIFORMS	30279022	130090	02/2013	159.44	
101-5020-432.25-03	08/15/2012	08/15/12 PW UNIFORMS	30280547	130090	02/2013	136.61	
101-5020-432.25-03	08/22/2012	08/22/2012 PW UNIFORMS	30282060	130090	02/2013	146.20	
101-5020-432.25-03	08/29/2012	08/29/12 PW UNIFORMS	30283657	130090	02/2013	133.61	
08/31/2012	81145	QUALITY CODE PUBLISHING, LLC	1955			1,535.74	
101-1020-411.21-04	07/13/2012	IBMC SUPPLEMENT SVC	2012-240	130228	01/2013	1,535.74	
08/31/2012	81146	SAN DIEGO GAS & ELECTRIC	1399			15,899.32	
101-3020-422.27-01	08/07/2012	1008 786 9371 06/28-07/31	08-23-2012		01/2013	34.45	
101-1910-419.27-01	08/07/2012	1008 786 9371 06/28-07/30	08-23-2012		01/2013	137.33	
101-5010-431.27-01	08/07/2012	1008 860 4389 06/26-07/26	08-23-2012		01/2013	36.50	
101-3020-422.27-01	08/07/2012	1980 769 7764 06/28-07/30	08-23-2012		01/2013	2,779.49	
601-5060-436.27-01	08/07/2012	5263 521 9238 06/26-07/26	08-23-2012		01/2013	10.00	
101-6020-452.27-01	08/07/2012	5649 771 4749 06/29-07/31	08-23-2012		01/2013	10.11	
101-5010-431.27-01	08/07/2012	5649 771 4749 06/30-07/30	08-23-2012		01/2013	6,409.68	
101-5010-431.27-01	08/07/2012	8507 517 8464 06/30-07/30	08-23-2012		01/2013	111.05	
601-5060-436.27-01	08/07/2012	8507 517 8464 06/29-07/30	08-23-2012		01/2013	88.90	
101-6020-452.27-01	08/07/2012	8507 517 8464 06/31-07/30	08-23-2012		01/2013	929.78	
601-5060-436.27-01	08/07/2012	8541 770 1270 06/30-07/30	08-23-2012		01/2013	4,464.41	
101-5020-432.27-01	08/07/2012	9169 299 2261 06/26-07/26	08-23-2012		01/2013	887.62	
08/31/2012	81147	SAN DIEGO COUNTY SHERIFF	882			467,754.87	
101-3020-422.20-06	07/26/2012	JUNE 2012 LAW ENF SVCS	07-26-2012		12/2012	469,336.17	
101-0000-338.60-03	07/26/2012	JUNE 2012 TOW FEE CREDIT	07-26-2012		12/2012	1,581.30-	
08/31/2012	81148	SDGE	289			6,185.10	
101-5010-431.27-01	08/01/2012	0646 753 1938 06/28-07/30	08-16-2012		01/2013	10.11	
101-5010-431.27-01	07/30/2012	1912 409 2723 06/26-07/26	08-14-2012		01/2013	10.30	
101-6010-451.27-01	08/02/2012	2081 689 7619 06/29-07/31	08-17-2012		01/2013	345.37	
101-5010-431.27-01	08/01/2012	2741 969 9359 06/30-07/31	08-16-2012		01/2013	134.06	
215-6026-452.27-01	08/01/2012	2819 871 6315 06/30-07/31	08-16-2012		01/2013	1,819.64	
101-5010-431.27-01	08/01/2012	3062 843 3719 06/28-07/30	08-16-2012		01/2013	12.52	
101-5010-431.27-01	07/30/2012	5280 340 6641 06/26-07/26	08-14-2012		01/2013	67.98	
101-5010-431.27-01	07/30/2012	5576 188 0541 06/26-07/26	08-14-2012		01/2013	10.11	
601-5060-436.27-01	08/01/2012	8773 823 6424 06/28-07/30	08-16-2012		01/2013	1,158.82	
101-5010-431.27-01	08/02/2012	9476 001 6989 06/29-07/31	08-17-2012		01/2013	615.34	
101-6020-452.27-01	08/02/2012	0175 275 3776 06/29-07/31	08-17-2012		01/2013	216.16	
101-5010-431.27-01	08/02/2012	0824 329 2041 06/29-07/31	08-17-2012		01/2013	192.50	
101-6020-452.27-01	08/02/2012	2081 689 1273 06/29-07/31	08-17-2012		01/2013	269.80	
101-6010-451.27-01	08/02/2012	2081 692 3399 06/29-07/31	08-17-2012		01/2013	13.39	
101-6020-452.27-01	08/02/2012	2083 847 9032 06/29-07/31	08-17-2012		01/2013	43.40	
101-6010-451.27-01	08/02/2012	3206 700 9265 06/29-07/31	08-17-2012		01/2013	84.09	
101-5010-431.27-01	08/01/2012	3448 930 9646 06/28-07/30	08-16-2012		01/2013	10.11	
101-5010-431.27-01	08/01/2012	5153 272 6717 06/28-07/30	08-16-2012		01/2013	13.09	

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #	CHECK AMOUNT
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO # PER/YEAR TRN AMOUNT
101-6020-452.27-01	08/02/2012	5456 692 8951 06/29-07/31	08-17-2012	01/2013 40.26
101-6020-452.27-01	08/02/2012	6921 003 2109 06/29-07/31	08-17-2012	01/2013 361.12
101-5010-431.27-01	08/02/2012	7706 795 7872 06/29-07/31	08-17-2012	01/2013 11.96
101-6020-452.27-01	08/02/2012	9327 898 1346 06/29-07/31	08-17-2012	01/2013 310.29
101-6010-451.27-01	08/02/2012	9956 693 6272 06/29-07/31	08-17-2012	01/2013 221.31
101-5010-431.27-01	08/20/2012	1694 230 1484 OCT 2011 -	09-04-2012	02/2013 213.37
08/31/2012	81149	SEIU LOCAL 221	1821	1,453.90
101-0000-209.01-08	08/30/2012	PR AP PE 8/23/2012	20120830	02/2013 1,453.90
08/31/2012	81150	SHARP REES-STEALY MEDICAL CNTR	390	1,161.00
101-1130-412.21-04	08/11/2012	GUEVARA, S	251	130086 02/2013 118.00
101-1130-412.21-04	07/16/2012	EMPLOYMENT TESTNG/SCREEN	250	130086 01/2013 118.00
101-1910-419.28-13	07/16/2012	EMPLOYMENT TESTNG/SCREEN	250	130086 01/2013 95.00
101-3030-423.20-06	07/16/2012	EMPLOYMENT TESTNG/SCREEN	250	130086 01/2013 830.00
08/31/2012	81151	SOUTH COAST TILE CO	1	200.00
101-6040-454.21-04	08/27/2012	MASONRY-SEACOAST/ELM-	778	02/2013 200.00
08/31/2012	81152	STANDARD ELECTRONICS	504	273.45
101-1910-419.20-23	08/06/2012	JUL-SEP 2012	17213	130094 02/2013 90.00
101-1910-419.20-23	08/13/2012	08/09/12 LABOR-SAFETY CTR	17230	130094 02/2013 183.45
08/31/2012	81153	UNION BANK PARS-#6746022400	2400	3,037.98
101-0000-209.01-20	08/30/2012	PR AP PE 8/23/2012	20120830	02/2013 3,037.98
08/31/2012	81154	VALLEY POWER SYSTEMS, INC	760	6,300.65
501-1921-419.50-04	08/17/2012	E-239 MAINT/REPAIRS	C26537	130216 02/2013 6,300.65
08/31/2012	81155	VALLEY INDUSTRIAL SPECIALTIES,	767	112.18
101-6040-454.30-02	08/03/2012	OTLET RB	188620	130033 02/2013 37.60
101-6040-454.30-02	08/09/2012	DRAIN CLNR/UTILITY BRSHS	188795	130033 02/2013 74.58
08/31/2012	81156	VISION PLAN OF AMERICA	785	190.19
101-0000-209.01-18	08/02/2012	PE 7/26/2012	20120802	02/2013 99.59
101-1920-419.29-04	08/01/2012	SEP 2012 - VISION	08-01-2012	02/2013 8.99-
101-0000-209.01-18	08/16/2012	PR AP PE 8/9/2012	20120816	02/2013 99.59
08/31/2012	81157	VORTEX INDUSTRIES, INC.	786	2,770.98
101-1910-419.21-04	08/06/2012	ROLLING SLAT DOOR REPAIRS	11-686357-1	130096 02/2013 234.98
101-1910-419.21-04	08/20/2012	ROLL UP DOOR REPAIRS	11-686796-1	130096 02/2013 2,536.00
08/31/2012	81158	WAGE WORKS INC.	2210	113.00
101-1920-419.21-04	08/17/2012	AUG 2012	125AI0194243	130115 02/2013 113.00
08/31/2012	81159	WEST GROUP CTR	826	124.44
101-1020-411.28-14	08/01/2012	JUL 2012	825377967	130226 02/2013 124.44
08/31/2012	81160	WHITE CAP CONSTRUCTION SUPPLY	1434	58.77
101-5010-431.21-23	08/02/2012	RAPID SET GROUT	15067976-00	130018 02/2013 58.77

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #	INVOICE	PO #	PER/YEAR	CHECK AMOUNT
ACCOUNT #	TRN DATE	DESCRIPTION					TRN AMOUNT
08/31/2012	81161	ZEE MEDICAL, INC.	872				111.58
101-1920-419.30-01	06/06/2012	FIRST AID CABINET REFILL		0140066777		12/2012	76.11
101-1920-419.30-01	08/01/2012	FIRST AID CABINET REFILLE		0140377025	F13011	02/2013	35.47
08/31/2012	81162	ZUMAR INDUSTRIES INC.	875				28.24
601-5060-436.30-02	08/09/2012	PS #10 SIGN		0139776	130017	02/2013	28.24
09/06/2012	81163	ARROWHEAD MOUNTAIN SPRING WATE	1340				160.30
101-1010-411.30-02	08/22/2012	AUG 2012		02H0031149578	130073	02/2013	37.70
101-5020-432.30-02	08/22/2012	AUG 2012		02H0026726646	130202	02/2013	122.60
09/06/2012	81164	AT&T	2430				2,983.09
503-1923-419.27-04	08/20/2012	3372571583448		3635854		02/2013	356.85
503-1923-419.27-04	08/20/2012	3393431504727		3634246		02/2013	178.43
503-1923-419.27-04	08/20/2012	3393439371447		3636943		02/2013	178.43
503-1923-419.27-04	08/20/2012	3393442323406		3637252		02/2013	178.43
101-1210-413.27-04	08/17/2012	6194235034		3626655		02/2013	16.58
101-3020-422.27-04	08/17/2012	6194237246664		3625874		02/2013	.68
101-5020-432.27-04	08/15/2012	6194238311966		3622499		02/2013	5.45
101-3030-423.27-04	08/15/2012	6194238322966		3622500		02/2013	5.58
503-1923-419.27-04	08/11/2012	6194243481712		3604780		02/2013	15.80
101-1230-413.27-04	08/17/2012	6196281356950		3625877		02/2013	10.00-
101-1920-419.27-04	08/17/2012	6196282018442		3625883		02/2013	.10
601-5060-436.27-04	08/15/2012	C602221236777		3622491		02/2013	23.43
101-1920-419.27-04	08/15/2012	C602224829777		3623561		02/2013	103.27
101-1110-412.27-04	08/15/2012	C602224831777		3623563		02/2013	126.07
101-1020-411.27-04	08/15/2012	C602224832777		3623564		02/2013	63.19
101-1230-413.27-04	08/15/2012	C602224833777		3623565		02/2013	345.43
101-1130-412.27-04	08/15/2012	C602224834777		3623566		02/2013	65.13
101-1210-413.27-04	08/15/2012	C602224835777		3623567		02/2013	201.63
101-6030-453.27-04	08/15/2012	C602224836777		3623568		02/2013	77.42
101-6010-451.27-04	08/15/2012	C602224837777		3623569		02/2013	83.97
101-3020-422.27-04	08/15/2012	C602224838777		3623570		02/2013	300.16
101-3030-423.27-04	08/15/2012	C602224839777		3623571		02/2013	217.61
101-5020-432.27-04	08/15/2012	C602224840777		3623572		02/2013	297.79
601-5060-436.27-04	08/15/2012	C602224841777		3623573		02/2013	151.66
09/06/2012	81165	CALIFORNIA AMERICAN WATER	612				14.28
405-1260-413.27-02	08/21/2012	05-0546597-1 07/18-08/16		09-10-2012		02/2013	14.28
09/06/2012	81166	CVA SECURITY	797				60.00
101-1910-419.20-23	08/15/2012	AUG 2012 SPORTS PARK		22904	130100	02/2013	30.00
101-1910-419.20-23	09/01/2012	SEP 2012 EOC		23006	130100	03/2013	30.00
09/06/2012	81167	CPACINC.COM	2148				1,260.00
503-1923-419.28-12	08/15/2012	ANTI-VIRUS ANNUAL RENEWAL		SI-1265444	130215	02/2013	1,260.00
09/06/2012	81168	DEPARTMENT OF CORRECTIONS AND	169				5,640.93
101-6020-452.21-04	08/14/2012	JUL 2012		1800162098	130217	02/2013	5,640.93

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #	CHECK AMOUNT
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO # PER/YEAR TRN AMOUNT
09/06/2012	81169	FEDERAL EXPRESS CORP.	911	68.67
101-5020-432.28-09	08/24/2012	AUG 2012 OVERNIGHT SHIPPI	7-996-26161	130220 02/2013 68.67
09/06/2012	81170	FIRE ETC	924	376.03
101-3020-422.30-02	08/14/2012	FIRE FIGHTING HOSE/FOAM	38758	130229 02/2013 376.03
09/06/2012	81171	GRAINGER	1051	466.57
601-5060-436.28-01	08/23/2012	HOUR METER PS 5/7	9910134387	130011 02/2013 228.22
101-1910-419.30-02	08/14/2012	FLUORESCENT LAMPS	9902246272	130011 02/2013 81.85
101-6020-452.30-02	08/23/2012	PADLOCKS/BATTERIES	9909325228	130011 02/2013 156.50
09/06/2012	81172	HUDSON SAFE-T LITE RENTALS	2382	732.97
101-5010-431.21-23	08/13/2012	"WET PAINT" SIGNS	00011334	130071 02/2013 326.25
101-5010-431.21-23	08/14/2012	GLASS BEADS-TRAFFIC PAINT	00011335	130071 02/2013 358.87
101-5010-431.21-23	08/20/2012	STREET SIGN	00011453	130071 02/2013 47.85
09/06/2012	81173	JASON BELL	1432	600.00
101-1920-419.29-01	08/14/2012	2012 TUITION REIMB	BELL 2012	130285 02/2013 600.00
09/06/2012	81174	JESSOP & SON LANDSCAPING	479	3,052.83
101-6010-451.21-04	08/20/2012	AUG 2012	923361	130136 02/2013 3,052.83
09/06/2012	81175	JOHN DEERE LANDSCAPES	1986	468.48
101-6020-452.30-02	08/15/2012	SPRINKLER/NOZZLES	62361342	130031 02/2013 432.11
101-6020-452.30-02	08/15/2012	PAINT	62362737	130031 02/2013 36.37
09/06/2012	81176	MASON'S ALIGNMENT, BRAKES	921	158.37
501-1921-419.28-01	08/23/2012	REFRIGERANT/DYE/OIL-#5401	21339	130044 02/2013 158.37
09/06/2012	81177	NASLAND ENGINEERING	1656	1,255.00
405-1260-513.20-06	07/31/2012	JUL 2012	92180	090544 01/2013 1,255.00
09/06/2012	81178	NEXUS IS, INC.	2371	2,250.00
503-1923-419.20-06	08/29/2012	SCANSAFE MAINT	JC623619	130196 02/2013 2,250.00
09/06/2012	81179	PARKHOUSE TIRE INC	1295	617.12
501-1921-419.28-16	08/14/2012	#145 TIRES	3010152877	130083 02/2013 617.12
09/06/2012	81180	PARS	2425	400.00
101-1920-419.20-06	08/08/2012	JUN 2012	23611	130076 02/2013 80.00
101-3020-422.20-06	08/08/2012	JUN 2012	23611	130076 02/2013 80.00
101-3030-423.20-06	08/08/2012	JUN 2012	23611	130076 02/2013 80.00
101-6010-451.20-06	08/08/2012	JUN 2012	23611	130076 02/2013 80.00
101-6040-454.20-06	08/08/2012	JUN 2012	23611	130076 02/2013 80.00
09/06/2012	81181	RANCHO AUTO & TRUCK PARTS	1685	328.34
501-1921-419.28-16	08/01/2012	BELTS/SPRK PLGS	7693-127922	130019 02/2013 29.05
501-1921-419.28-16	08/16/2012	#113 FAN CLUTCHES	7693-129402	130019 02/2013 62.13
501-1921-419.28-16	08/16/2012	FUEL/OIL FILTERS STOCK	7693-129453	130019 02/2013 42.66

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #	CHECK AMOUNT
ACCOUNT #	TRN DATE	DESCRIPTION	INVOICE	PO # PER/YEAR TRN AMOUNT
501-1921-419.28-16	08/20/2012	#606 DRUMS/ROTOR/WAGNER	7693-129842	130019 02/2013 141.32
501-1921-419.28-16	08/20/2012	#606	7693-129864	130019 02/2013 6.14
501-1921-419.28-16	08/22/2012	OIL FILTERS/SPRK PLGS	7693-130123	130019 02/2013 47.04
09/06/2012	81182	SAN DIEGO ASSOCIATION OF GOVER	254	1,000,000.00
402-5000-532.20-06	04/12/2012	2012 REGIONAL BEACH SAND	AR166273	03/2013 1,000,000.00
09/06/2012	81183	SKS INC.	412	4,341.04
501-1921-419.28-15	08/23/2012	1132 G REG FUEL	1250211-IN	130049 02/2013 4,341.04
09/06/2012	81184	SPRINT	2040	149.97
101-3020-422.27-05	08/29/2012	07/26/2012-08/25/2012	594768811-057	02/2013 149.97
09/06/2012	81185	UNION BANK OF CALIFORNIA	735	875.00
101-1920-419.29-04	08/13/2012	MAY-JUL 2012 QUARTERLY FE	769347	130288 02/2013 875.00
09/06/2012	81186	WAXIE SANITARY SUPPLY	802	1,860.13
101-6040-454.30-02	08/20/2012	JANITORIAL SUPPLIES	73453872	130016 02/2013 823.06
101-6040-454.30-02	08/23/2012	JANITORIAL SUPPLIES	73460982	130016 02/2013 1,037.07
DATE RANGE TOTAL *				2,699,090.56 *



**STAFF REPORT
CITY OF IMPERIAL BEACH**

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

MEETING DATE: SEPTEMBER 19, 2012
ORIGINATING DEPT.: COMMUNITY DEVELOPMENT DEPARTMENT
GREG WADE, ASSISTANT CITY MANAGER/ COMMUNITY DEVELOPMENT DIRECTOR
JIM NAKAGAWA, AICP, CITY PLANNER

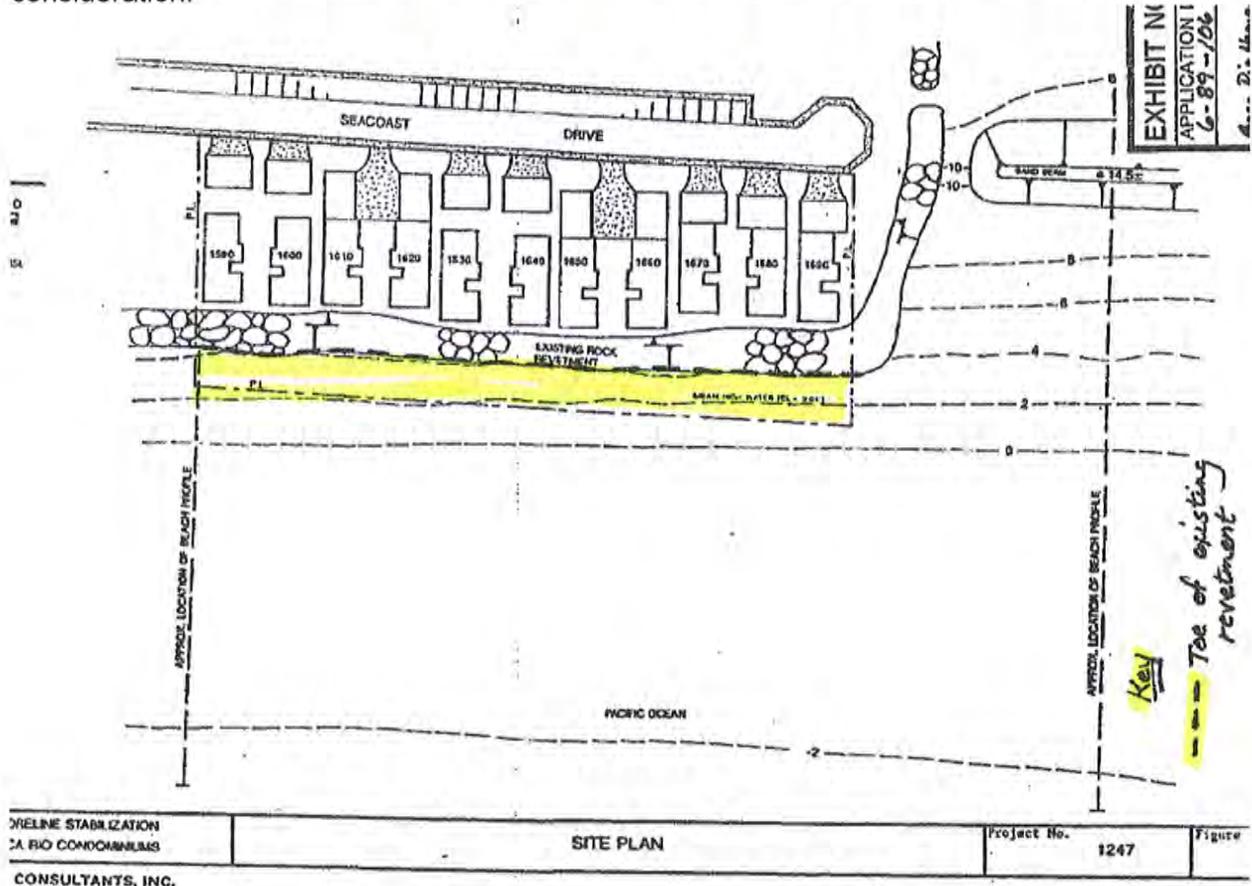
SUBJECT: CONSENT: ACCEPTANCE OF OFFER TO DEDICATE (OTD) LATERAL COASTAL ACCESS EASEMENT LOCATED AT 1590-1690 SEACOAST DRIVE IN THE R-1500 ZONE. OWNER: BOCA RIO BEACH CONDO ASSOCIATION. MF 1098

PROJECT DESCRIPTION/BACKGROUND:

On July 28, 1958, the Imperial Beach City Council approved the C. Mack Roberts Subdivision (west of Seacoast Drive from Encanto Avenue south to the alley on the southern boundary of Boca Rio Beach Condos) that dedicated First Street (now Seacoast Drive) and Ocean Boulevard to the public and on February 18, 1959, Map No. 4094 (C. Mack Roberts Subdivision) was recorded. Around 1964, the Boca Rio Beach project was built on the southern 11 lots of this subdivision. These units were converted to condominiums pursuant to Map No. 8237 recorded on January 8, 1976. On October 23, 1989, the Coastal Commission granted Coastal Development Permit No. 6-89-106 pursuant to an application by the Boca Rio Homeowners Association (represented by Walt Crampton) to place additional rocks on a previously-existing non-engineered revetment. Special Condition #7 of this permit required the irrevocable dedication of a lateral easement for public access and passive recreational use along the shoreline from the toe of the approved revetment to the mean high tide line.



This Offer to Dedicate (OTD) the lateral coastal access easement was recorded on September 26, 1991 (Doc # 1991-0497514 pages 1102-1144) but the OTD must be accepted by a public or nonprofit entity acceptable to the Executive Director of the Coastal Commission within 21 years from recordation or else it reverts back to private ownership. The acceptance of this OTD is in the form of the attached Resolution and Certificate of Acceptance for the City Council's consideration.



PROJECT EVALUATION/DISCUSSION:

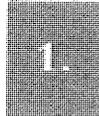
The City considered the acceptance of other offers of dedication (OTD) about 10 years ago (MF 574). On August 6, 2003, the City Council accepted the OTD by the Western Salt Company at 497 11th Street (Resolution 2003-5819) but an OTD at 1478-1480 South Seacoast Drive offered by the Sant Trust was rejected as it appeared that the easement area consisted of the owner's landscaped backyard and rip-rap rock which would not have been suitable as lateral coastal access.

The site plan from the Coastal Commission hearing for the Boca Rio CDP appears to indicate that the rock revetment is located on private property. However, pursuant to Coastal Act § 30211, the Coastal Commission exacted the dedication of the beach area seaward of the toe of the revetment as part of its responsibility to protect public prescriptive rights. While technically this OTD area was in private ownership for the past 21 years, the City's Tideland crew has been maintaining this area along with the beach area that was dedicated as Ocean Boulevard. Additionally, the City has had sand replenishment activities along this sandy beach area that not

only provided for public access and recreation but it served to enhance the property values of the beachfront properties.

ENVIRONMENTAL STATUS: The project has been determined to be statutorily exempt pursuant to CEQA Guidelines Section 15268 (Ministerial Projects).

COASTAL JURISDICTION: The project is located in the Original Permit Jurisdiction of the California Coastal Commission, as indicated on the Local Coastal Program Post Certification and Appeal Jurisdiction Map. However, since this coastal easement was required as a result of a coastal development permit issued by the State Coastal Commission, no additional coastal entitlements are necessary for this acceptance.



What do local citizens stand to gain by undertaking to open and manage new coastal accessways?

There are several reasons why land trusts and local public agencies should be interested in Offers to Dedicate access easements. By accepting an OTD they secure permanent access to the shore for themselves, their community, and all others. They gain the opportunity to create accessways that fit the needs of their community. They secure this access now, rather than waiting an unknown number of years for the government to act. They remain in charge of these new accessways; if changes or improvements are needed, or if problems occur, they have the power to respond. That decision-making power stays within the community. By enabling people to reach the coast more easily, land trusts can also build a good name for themselves in the community.

FISCAL ANALYSIS:

Acceptance of these easements would not appear to immediately impact current city services as the City has been maintaining this area for years.

DEPARTMENT RECOMMENDATION:

Adopt the attached Resolution No. 2012-7245 accepting the offer of dedication of the public lateral access easement in fulfillment of the requirements of Coastal Development Permit No. 6-89-106 for the Boca Rio Beach Condominium Homeowners Association.

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.



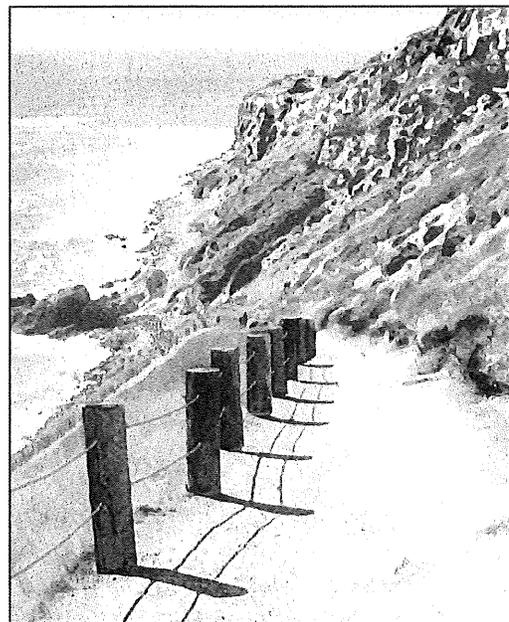
Gary Brown, City Manager

Attachments:

- 1. Resolution No. 2012-7245
- 2. Coastal Commission Certificate of Acceptance

Happy Trails To You

HOW TO ACCEPT AND MANAGE
OFFERS TO DEDICATE ACCESS EASEMENTS



CALIFORNIA COASTAL CONSERVANCY * CALIFORNIA COASTAL COMMISSION
A publication of the California Coastal Commission,
pursuant to National Oceanic and Atmospheric Administration
Award NA57020374, and the California Coastal Conservancy
1997



C: file MF 1098 Boca Rio OTD (CDP 6-89-106)

For the list of CCs please visit or contact the City Clerk Department

RECORDING REQUESTED BY:

City of Imperial Beach



WHEN RECORDED, MAIL TO:

City Clerk
City of Imperial Beach
825 Imperial Beach Boulevard
Imperial Beach, CA 91932

Attachment 1

No recordation fee pursuant to Government Code §27383

RESOLUTION NO. 2012-7245

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, ACCEPTING GRANT OF INTEREST IN REAL PROPERTY (LATERAL ACCESS EASEMENT) LOCATED AT 1590 – 1690 SEACOAST DRIVE, IMPERIAL BEACH (APN 635-010-24-00) IN THE R-1500 ZONE. OWNER: BOCA RIO BEACH CONDOMINIUM HOMEOWNERS ASSOCIATION. M.F. 1098

WHEREAS, on September 26, 1991, the Boca Rio Beach Condominium Homeowners Association, in fulfillment of the requirements of Coastal Development Permit No. 6-89-106 granted by the Coastal Commission on October 23, 1989, recorded an Amendment to its Declaration of Covenants, Conditions and Restrictions by Granting an Irrevocable Offer to Dedicate a Public Lateral Access Easement (hereinafter referred to as "Offer to Dedicate") as Instrument Number 1991-0497514, pages 1102-1144 of the Official Records of the County Recorder of San Diego County; and

WHEREAS, said Offer to Dedicate has not been accepted by any public agency to date; and

WHEREAS, said Offer to Dedicate will automatically terminate if they are not accepted within twenty-one (21) years from the date of recordation; and

WHEREAS, the City Council and City staff have reviewed said Offer to Dedicate and have determined that acceptance of the Offer to Dedicate by the City would be beneficial to the City and the public in general; and

WHEREAS, the City Council finds, pursuant to Government Code Section 65402, that the acceptance of the Offer to Dedicate would be consistent with the City of Imperial Beach General Plan/Local Coastal Plan as they would provide for lateral coastal access and would, therefore, be consistent with the 1976 California Coastal Act; and

WHEREAS, this project complies with the requirements of the California Environmental Quality (CEQA) as this acceptance has been determined to be statutorily exempt pursuant to CEQA Guidelines Section 15268 (Ministerial Projects); and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Imperial Beach that the City of Imperial Beach, a political subdivision of the State of California, hereby accepts the interest in real property conveyed by the Offer to Dedicate the lateral access easement extending seaward from the toe of the approved seawall to the mean high tide line as described in Instrument Number 1991-0497514.

BE IT FURTHER RESOLVED that this Resolution shall be filed for record at the San Diego County Recorder's Office.

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.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its regular meeting held on the 19th day of September, 2012, by the following roll call vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:
DISQUALIFIED: COUNCILMEMBERS: (DUE TO A POTENTIAL CONFLICT OF INTEREST)

JAMES C. JANNEY, MAYOR

ATTEST:

JACQUELINE M. HALD, MMC
CITY CLERK

APPROVED AS TO FORM:

JENNIFER M. LYON
CITY ATTORNEY

Attachment 2

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

California Coastal Commission
Legal Division
725 Front Street, Suite 300
Santa Cruz, CA 95060-4508

No recordation fee pursuant to Government Code §27383

STATE OF CALIFORNIA OFFICIAL BUSINESS

APN: 635-010-24-00
CDP 6-89-106, Boca Rio Homeowners Association

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Declaration of Covenants, Conditions and Restrictions Establishing a Plan for Condominium Ownership dated December 23, 1975, executed by Jon L. Jentz, and recorded on January 9, 1976, as Instrument Number 76-007848, Pages 1079-1106 of the official records of San Diego County, as amended by the Amendments to Declaration of Covenants, Conditions and Restrictions Establishing a Plan for Condominium Ownership dated September 26, 1991, executed by Boca Rio Condominium Homeowners Association, a California corporation, and recorded on September 26, 1991, as Instrument Number 1991-0497514, Pages 1102-1144 of the official records of San Diego County, both attached hereto as Exhibit 1 and incorporated herein as referenced, is hereby accepted by the City of Imperial Beach, a public agency (as "Grantee"), on the date of recording, pursuant to Resolution No. 2012-7245 adopted on September 19, 2012, and Grantee consents to recordation hereof by its duly authorized officer.

Dated: September 19, 2012

CITY OF IMPERIAL BEACH

By: _____
JAMES C. JANNEY, MAYOR

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

On _____, before me, _____, Notary Public, personally appeared **JAMES C. JANNEY**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

NOTARY PUBLIC

**ACKNOWLEDGMENT BY THE CALIFORNIA COASTAL COMMISSION
OF ACCEPTANCE OF
INTEREST IN REAL PROPERTY CONVEYED BY
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
ESTABLISHING A PLAN FOR CONDOMINIUM OWNERSHIP, AS AMENDED**

This is to certify that the City of Imperial Beach is a public agency of the State of California acceptable to the Executive Director of the California Coastal Commission to be Grantee under the Declaration of Covenants, Conditions and Restrictions Establishing a Plan for Condominium Ownership dated December 23, 1975, executed by Jon L. Jentz, and recorded on January 9, 1976, as Instrument Number 76-007848, Pages 1079-1106 of the official records of San Diego County, as amended by Amendments to Declaration of Covenants, Conditions and Restrictions Establishing a Plan for Condominium Ownership executed by Boca Rio Condominium Homeowners Association, a California corporation, dated September 26, 1991, and recorded on September 26, 1991 as Instrument No 1991-0497514, Pages 1102-1144, in the office of the County Recorder of San Diego County.

Dated: September 5, 2012

CALIFORNIA COASTAL COMMISSION

Karla Galvez
Karla Galvez, Staff Counsel

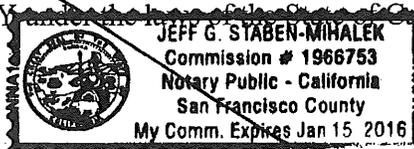
STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO - SEE NEXT PAGE for Notary Acknowledgment

On September 5, 2012, before me, JEFF G. STABEN-MIHALEK, Notary Public, personally appeared KARLA GALVEZ, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Jeff G. Staben-Mihalek
NOTARY-PUBLIC

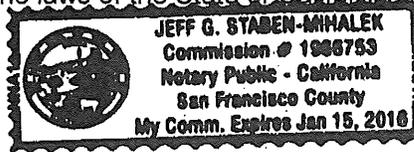


Jan 15 2016

State of California
County of San Francisco

On September 5, 2012 before me, Jeff G. Staben-Mihalek, a Notary Public, personally appeared Karla Galvez, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

Signature Jeff G. Staben-Mihalek

(Seal)

State of California
County of _____

On _____ before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)

1102

DOC # 1991-0497514
26-SEP-1991 03:01 PM

Recording Requested By:

James B. Mehalick, Esq.
MUNS, MEHALICK & LYNN
2241 Kettner Blvd., Ste. 300
San Diego, CA 92101-1738

When Recorded Mail To:

James B. Mehalick, Esq.
MUNS, MEHALICK & LYNN
2241 Kettner Blvd., Ste. 300
San Diego, CA 92101-1738

OFFICIAL RECORDS		
SAN DIEGO COUNTY RECORDER'S OFFICE		
ANNETTE EVANS, COUNTY RECORDER		
RF:	45.00	FEES: 131.
AF:	85.00	
MF:	1.00	

THIS DOCUMENT WAS ORIGINALLY RECORDED AS DOCUMENT NO. 1991-0433513 ON AUGUST 23, 1991, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY WITHOUT EXHIBITS. THIS DOCUMENT IS NOW BEING RE-RECORDED WITH EXHIBITS.

AMENDMENTS TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ESTABLISHING A PLAN FOR CONDOMINIUM OWNERSHIP

1. This Amendment is intended to amend that certain Declaration of Covenants, Conditions and Restrictions Establishing a Plan for Condominium Ownership recorded in the Office of the County Recorder on January 9, 1976, as Document No. 76-007848 in reference to a residential condominium Project located on that certain real property in the City of Imperial Beach, County of San Diego, State of California and described as:

Lot 1 of Boca Rio Beach Condominium, according to the map thereof No. 8237, filed in the Office of the County Recorder of San Diego County on January 8, 1976.

All of the definitions set forth in the said Declaration of Covenants, Conditions and Restrictions Establishing a Plan for Condominium Ownership are intended to apply to this Amendment as if fully set forth herein.

2. Paragraph 9.6 of said Declaration of Covenants, Conditions and Restrictions Establishing a Plan for Condominium Ownership provides that said Declaration may be amended upon approval of at least 3/4 of the Owners of the condominiums in the Project at a meeting of the voting Owners duly called for that purpose.

3. Paragraph 5.5 of said Declaration of Covenants, Conditions and Restrictions Establishing a Plan for Condominium Ownership provides that an amendment to the said Declaration adopted in accordance with paragraph 9.6 therein shall affect all lenders provided written notice of the proposed amendment is sent to all lenders then of record and written approval is obtained from the lenders holding the beneficial interest of at least 75% of the number of mortgages or trust deeds of record constituting valid first liens against the Project or any portion of it.

4. The undersigned, as President of the Boca Rio Condominium

EXHIBIT 1

OFFICIAL RECORDS, ANNETTE J. EVANS, SAN DIEGO RECORDER/COUNTY CLERK

Homeowners Association, hereby certifies that on May 18, 1991, a meeting of the voting Owners was duly called for the purpose of amending the said Declaration of Covenants, Conditions and Restrictions Establishing a Plan for Condominium Ownership in the manner set forth hereinafter and that said amendments were approved by at least 3/4 of the Owners of the Condominiums in the Project.

5. The undersigned, as President of the Boca Rio Condominium Homeowners Association, hereby certifies that written notice of the amendments set forth hereinafter were sent to all lenders of record and written approval was obtained from the lenders holding the beneficial interest of at least 75% of the number of mortgages or trust deeds of record constituting valid first liens against the Project or any portion of it.

6. Except as amended hereinafter, the said Declaration of Covenants, Conditions and Restrictions Establishing a Plan for Condominium Ownership shall remain in full force and effect.

AMENDMENT GRANTING IRREVOCABLE OFFER TO DEDICATE PUBLIC
LATERAL ACCESS EASEMENT

7. Grantors, as used in this Amendment Granting Irrevocable Offer to Dedicate Public Lateral Access Easement, are the Boca Rio Condominium Homeowners Association and all of the fee owners of record, as of the date of this Amendment, of each condominium unit located in the condominium project described in paragraph 1 hereinabove.

8. All of the Common Area is located within the coastal zone as defined in §30103 of the California Public Resources Code.

9. The California Coastal Act of 1976 (hereinafter referred to as the "Act") creates the California Coastal Commission (hereinafter referred to as the "Commission") and requires that any coastal development permit approved by the Commission must be consistent with the policies of the Act set forth in Chapter 3 of Division 20 of the Public Resources Code.

10. Pursuant to the Act, the Boca Rio Condominium Homeowners Association applied to the California Coastal Commission for a permit to undertake a development as defined in §30106 of the Public Resources Code on the Common Area within the coastal zone of San Diego County.

11. A Coastal Development Permit No. 6-89-106 was granted on October 23, 1989, by the Commission in accordance with the provision of the Staff Recommendation and Findings attached hereto as Exhibit "A" and incorporated herein by this reference, subject to terms and conditions including, but not limited to, the following condition:

Lateral Public Access. Prior to the issuance of the coastal development permit, the Executive Director shall certify in writing

that the following condition has been satisfied. The permittee shall execute and record a document, in a form and content approved in writing by the Executive Director of the Commission irrevocably offering to dedicate to a public agency or a private association approved by the Executive Director, an easement for public access and passive recreational use along the shoreline. The document shall provide that the offer of dedication shall not be used or constructed to allow anyone prior to acceptance of the offer, to interfere with any rights of public access acquired through use which may exist on the property. The remaining area between the interface of the bulkhead and the mean high tide line shall be available for passive recreation. It is understood by both parties that the mean high water line and interface of the sand and the revetment will be ambulatory from day to day. The easement shall be for the entire length and width of the property, extending seaward from the toe of the approved seawall to the mean high tide line. The permittee shall submit a survey by a professional engineer or surveyor legally describing the easement area. Such easement shall be recorded free of prior liens except for tax liens and free of prior encumbrances which the Executive Director determines may affect the interest being conveyed.

The offer shall run with the land in favor of the People of the State of California, binding successors and assigns of the applicants or landowners. The offer of dedication shall be irrevocable for a period of 21 years, such period running from the date of recording.

12. The Common Area is a parcel located between the first public road and the shoreline.

13. Under the policies of §30210 through §30212 of the Public Resources Code, public access to the shoreline and along the coast is to be maximized, and in all new development projects located between the first public road and the shoreline shall be provided.

14. The Commission found that but for the imposition of the above condition, the proposed development could not be found consistent with the public access policies of §30210 through §30212 of the Public Resources Code and that, therefore, in the absence of such a condition, a permit could not have been granted.

15. The Grantors have elected to comply with the condition and execute this offer so as to enable the Boca Rio Condominium

Homeowners Association to undertake the development authorized by the permit.

NOW THEREFORE, in consideration of the granting the permit to the Boca Rio Condominium Homeowners Association by the Commission, Grantors irrevocably offer to dedicate to the People of the State of California, a lateral access easement in gross and in perpetuity over the Common Area as follows:

16. DESCRIPTION. The easement offered hereby affects a portion of the Common Area, as defined in the Declaration of Covenants, Conditions and Restrictions Establishing a Plan for Condominium Ownership, which portion lies between the mean high tide line and the toe of the bulkhead.

17. PURPOSE. The easement is for the purpose of allowing public pedestrian lateral access and passive recreational use along the shoreline.

18. DECLARATION OF RESTRICTIONS. This offer of dedication shall not be used or construed to allow anyone, prior to acceptance of the offer, to interfere with any rights of public access acquired through use which may exist on the Common Area. After acceptance, Grantors shall not interfere with the public's use of the easement nor take any action inconsistent with such use, including, without limitation, constructing or improving the Common Area within the easement area in a manner inconsistent with the public's use or enjoyment thereof. Grantors shall retain all normal rights and incidents of ownership of the underlying fee interest in the in the Common Area not inconsistent with the easement. Grantors shall not be bound to undertake any supervision or maintenance to provide for the public purposes hereunder. Prior to opening of the accessway, the Grantee, in consultation with the Grantors, may record additional reasonable terms, conditions, and limitations on the use of the Common Area in order to assure that this offer for public access is effectuated.

19. DURATION, ACCEPTANCE AND TRANSFERABILITY. This irrevocable offer of dedication shall be binding upon the Grantors, their heirs, assigns, or successors in interest to the Common Area described above for a period of 21 years. This offer may be accepted by any agency of the State of California, a political subdivision, or a private association acceptable to the Executive Director of the Commission (hereinafter referred to as the "Grantee"). Such acceptance shall be effectuated by recordation by the Grantee of an acceptance of this offer in the form attached hereto as Exhibit "B." Upon such recordation of acceptance, this offer and terms, conditions, and restrictions shall have the effect of a grant of lateral access easement in gross and perpetuity that shall run with the land and be binding on the heirs, assigns, and successors of the Grantors. After acceptance, this easement may be transferred to and held by any entity which qualifies as a Grantee under the criteria hereinabove stated. Acceptance of the offer is subject to a covenant which runs with the land, providing that the Grantee may not abandon the easement until such time as

Grantee effectively transfers said easement to an entity which qualifies as a Grantee under the criteria hereinabove stated.

20. REMEDIES. Any act, conveyance, contract, or authorization by the Grantors, the Grantee of this easement or any offeree of this offer, whether written or oral which uses or would cause to be used or would permit use of the easement contrary to the terms of this offer will be deemed a breach hereof. The Grantors and Grantee of this easement and any offeree of this offer may pursue any and all available legal and/or equitable remedies to enforce the terms and conditions of the offer and easement and their respective interests in the property. In the event of a breach, any forbearance on the part of any such party to enforce the terms and provisions hereof shall not be deemed a waiver of enforcement rights regarding any subsequent breach.

21. TAXES AND ASSESSMENTS. Boca Rio Condominium Homeowners Association agrees to pay or cause to be paid all real property taxes and assessments levied or assessed against the Common Area. It is intended that this irrevocable offer and the use restrictions contained herein shall constitute enforceable restrictions within the meaning of a) Article XIII, §8, of the California Constitution; and b) §402.1 of the California Revenue and Taxation Code or successor statute. Furthermore, this offer, easement and restrictions shall be deemed to constitute a servitude upon and burden to the Common Area within the meaning of §3712(d) of the California Revenue and Taxation Code, or successor statute, which survives a sale of tax-deeded property.

22. SUCCESSORS AND ASSIGNS. The terms, covenants, conditions, exception, obligations, and reservations contained in this offer shall be binding upon and inure to the benefit of the successors and assigns of both the Grantors and the Grantee, whether voluntary or involuntary.

23. SEVERABILITY. If any provision of this offer is held to be invalid, or for any reason becomes unenforceable, no other provision shall be thereby affected or impaired.

AMENDMENTS ADOPTING DEED RESTRICTIONS REGARDING
ASSUMPTION OF RISK AND PARTICIPATION IN A
COMMUNITY-WIDE/REGIONAL SOLUTION

24. Covenants, as used in these Amendments Adopting Deed Restrictions Regarding Assumption of Risk and Participation in a Community-Wide/Regional Solution, are the Boca Rio Condominium Homeowners Association and all of the fee owners of record, as of the date of this Amendment, of each condominium unit located in the condominium project described in paragraph 1 hereinabove.

25. All of the Common Area is located within the coastal zone as defined in §30103 of the California Public Resources Code, hereinafter referred to as the "Public Resources Code."

26. Pursuant to the California Coastal Act of 1976, the Boca

Rio Condominium Homeowners Association applied to the California Coastal Commission ("Commission") for a Coastal Development Permit on the Common Area.

27. Coastal Development Permit No. 6-89-106, hereinafter referred to as the "Permit," was granted on October 23, 1989, by the Commission in accordance with the provision of the Staff Recommendation and Findings; said permit is attached hereto as Exhibit "A," and incorporated herein by this reference.

28. The Permit was subject to terms and conditions including, but not limited to, the following conditions:

Assumption of Risk. Prior to the issuance of the coastal development permit, the permittee(s) shall execute and record a deed restriction, in a form and content acceptable to the Executive Director, which shall provide: (a) that the permittee(s) understand that the site may be subject to extraordinary hazard from shoreline erosion, and flood hazard, and the permittee(s) assume the liability from such hazards; and (b) that the permittee(s) unconditionally waive any claim of liability on the part of the Commission and its advisors relative to the Commission's approval of the project from any damage due to natural hazards.

The document shall run with the land, binding all successors and assigns, and shall be recorded free of prior liens and encumbrances which the Executive Director determines may affect the interest being conveyed.

Participation in a Community-Wide/Regional Solution. Prior to the issuance of the coastal development permit, the permittee shall execute and record a deed restriction, in a form and content acceptable to the Executive Director, which shall provide that the permittee(s), or successor-in-interest, shall agree to participate in a community-wide solution to the shoreline erosion problem in Imperial Beach, which is essential to sound management of coastal resources. The permittee(s), or successor-in-interest, agree to participate in an assessment district or other regional solution to the shoreline erosion problem in Imperial Beach, including any feasible solution that includes among others, beach nourishment programs, redesign of shoreline protective devices, etc., should one or more of the solutions be selected for application to the Imperial Beach shoreline erosion problems.

29. The Commission found that but for the imposition of the above conditions the proposed development could not be found consistent with the provision of the California Coastal Act of 1976 and that a permit could therefore not have been granted.

30. The Covenantors have elected to comply with the conditions imposed by the Permit and execute this Deed Restriction so as to enable the Boca Rio Condominium Homeowners Association to undertake the development authorized by the Permit.

NOW, THEREFORE, in consideration of the granting of the Permit to the Boca Rio Condominium Homeowners Association by the Commission, Covenantors hereby irrevocably covenant with the Commission that there be and hereby is created the following restrictions on the use and enjoyment of the Common Area, to be attached to and be a part of the deed of that property.

31. COVENANT, CONDITION AND RESTRICTION. The Covenantors, for themselves and for their heirs, assigns, and successors-in-interest, covenant and agree that:

a) That the Covenantors understand that the site may be subject to extraordinary hazard from shoreline erosion, and flood hazard, and the Covenantors assume the liability from such hazards; and, further, that the Covenantors unconditionally waive any claim of liability on the part of the Commission and its advisors relative to the Commission's approval of the project from any damage due to natural hazards; and

b) Covenantors, or their successors-in-interest, agree to participate in a community-wide solution to the shoreline erosion problem in Imperial Beach, which is essential to sound management of coastal resources. The Covenantors, or their successors-in-interest, agree to participate in an assessment district or other regional solution to the shoreline erosion problem in Imperial Beach, including any feasible solution that includes among other things, beach nourishment programs, redesign of shoreline protective devices, etc., should one or more of the solutions be selected for application to the Imperial Beach shoreline erosion problems.

32. DURATION. Said Deed Restriction shall remain in full force and effect during the period that said Permit, or any modification or amendment thereof remains effective, and during the period that the development authorized by the Permit or any modification of said development, remains in existence in or upon any part of, and thereby confers benefit upon, the Common Area described herein, and shall bind the Covenantors and all their assigns or successors-in-interest.

33. TAXES AND ASSESSMENTS. It is intended that this Deed Restriction is irrevocable and shall constitute an enforceable restriction within the meaning of a) Article XIII, §8, of the California Constitution; and b) §402.1 of the California Revenue and Taxation Code or successor statute. Furthermore, this Deed

Restriction shall be deemed to constitute a servitude upon and burden to the Common Area within the meaning of §3712(d) of the California Revenue and Taxation Code, or successor statute, which survives a sale of tax-deeded property.

34. RIGHT OF ENTRY. The Commission or its respective agent may enter onto the Common Area at times reasonably acceptable to the Boca Rio Condominium Homeowners Association to ascertain whether the use restrictions set forth above are being observed.

35. REMEDIES. Any act, conveyance, contract, or authorization by the Covenantors, whether written or oral which uses or would cause to be used or would permit use of the Common Area contrary to the terms of this Deed Restriction will be deemed a violation and breach hereof. The Commission and the Covenantors may pursue any and all available legal and/or equitable remedies to enforce the terms and conditions of this Deed Restriction. In the event of a breach, any forbearance on the part of the either party to enforce the terms and provisions hereof shall not be deemed a waiver of enforcement rights regarding any subsequent breach.

36. SEVERABILITY. If any provision of these restrictions is held to be invalid, or for any reason becomes unenforceable, no other provision shall be thereby affected or impaired.

Dated: September 26, 1991

Signed: _____

Donell Stafford
 DONELL STAFFORD,
 President of the Boca Rio
 Condominium Homeowners
 Association, a California
 corporation Pursuant to
 California Civil Code
 §1355

OFFICIAL RECORDS, ANNETTE J. EVANS, SAN DIEGO RECORDER/COUNTY CLERK

STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN DIEGO)

On this 26th day of September, in the year 1991, before me, personally appeared DONELL STAFFORD personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as president or on behalf of the corporation therein named and acknowledged to me that the corporation executed it.



(Seal of Notary)

Adalia Figueroa
Signature of Notary Public

OFFICIAL RECORDS, ANNETTE J. EVANS, SAN DIEGO RECORDER/COUNTY CLERK

CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST DISTRICT
 1373 CAMINO DEL RIO SOUTH, SUITE 125
 SAN DIEGO, CA 92108 3520
 (619) 797 9740

Filed: 09/05/89
 49th Day: 10/22/89
 180th Day: 03/03/89
 Staff: MJM-SO/SB
 Staff Report: 09/29/89
 Hearing Date: 10/10-13/89



REGULAR CALENDAR
 STAFF REPORT AND PRELIMINARY RECOMMENDATION

Application No.: 6-89-106

Applicant: Boca Rio Homeowners Association Agent: Wait Crampton
 Debra Frischer

Description: Rehabilitation (repositioning) and augmentation of an existing 8,000 to 10,000 ton rock revetment approx. 550 ft. long and consisting of approx. 4 ton rocks, located on the beach below a 44 unit condominium complex. The project includes installation of additional 600 to 700 tons of rock and formalization of 4,000 - 6,000 tons of rock which has already been deposited in apparent violation of the Coastal Act..

Zoning: RHD
 Plan Designation: Residential High Density

Site: 1590-1690 Seacoast, Imperial Beach, San Diego County (APN 635-070-24
 Sub I.O. 01-44)

Substantive File Documents: Design Criteria for Shoreline Stabilization - Boca Rio Condominiums, by Group Delta Consultants, Inc. and Coastal Development Permits #6-88-243 (Balabanow), and #6-87-1 (Kohler).

SUMMARY OF STAFF RECOMMENDATION:

The proposed project is for the placement of additional rock on a non-engineered revetment. Staff is recommending approval of the project with conditions requiring documentation of the existing revetment toe and revisions to the project design such that no encroachment further seaward than the existing revetment shall be permitted; provision of public lateral access (offer of dedication); assumption of risk, State Lands Commission review, and participation in a community-wide solution to shoreline erosion; and addressing maintenance and future alterations to the approved shoreline structure.

STAFF RECOMMENDATION:

The staff recommends the Commission adopt the following resolution:

I. Approval with Conditions.

The Commission hereby grants a permit for the proposed development, subject to the conditions below, on the grounds that the development will be

EXHIBIT A

in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3 of the Coastal Act, and will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

II. Standard Conditions.

See attached page.

III. Special Conditions.

The permit is subject to the following conditions:

1. Shoreline Protective Device. Prior to the issuance of the coastal development permit, the permittee shall submit the following for Executive Director review and written approval:

a. Updated Geology and Design Criteria Report. The permittee shall submit an updated geology and design criteria for shoreline protection report which specifically addresses the design of any replacement shoreline protection, including an analysis of appropriate alternatives to the existing unengineered revetment.

The toe of any seawall or other replacement protective device addressed in the report shall not encroach any further seaward than the toe of the existing revetment, as determined pursuant to Special Condition #2. The geology report shall include an analysis of the degree of risk associated with the proposed design of any protective device deemed necessary, including projections based on the design wave and potential storm wave, as to the amount of over-topping which may occur and the expected damage to the existing residential structures (condominiums) located on the project site.

b. Revised Revetment Design. The permittee shall submit revised plans for the proposed protective device, drawn by a licensed coastal engineer. The seaward extent of the toe of the proposed shoreline protective device shall not extend farther than the existing toe of the revetment, as determined pursuant to Special Condition #2. Said plan shall incorporate the recommendations contained in the required updated Geology Report pursuant to 1.a. above and be accompanied by certification from the engineer that the proposed revetment is adequate in design to reasonably protect any future structures on the lot against flooding from high tides and storms. The shoreline protective device plans shall be reviewed and endorsed by the City of Imperial Beach.

2. Documentation of Existing Rock. Prior to the issuance of the coastal development permit, the applicant shall submit to the Executive Director for review and written approval, documentation of the seaward extent of the existing rock. The purpose of this information is to determine the

EXHIBIT A

appropriate alignment of the toe of the existing revetment beyond which no additional rock may be deposited pursuant to Condition #1 of this permit. Methodology for documenting the extent of existing rock shall be approved by the Executive Director prior to implementation, and shall include, but not be limited to, identification of current sand levels, projected winter beach sand levels (based on past surveys), the angle of incline of the current revetment, and the location of rocks which have migrated seaward of the established alignment and which shall be relocated inland of the seaward toe established herein. The toe alignment shall be staked, reviewed in the field by Commission staff, surveyed and tied into stable monuments to be shown of the revised project plan submitted pursuant to Condition #1 of this permit.

3. Shoreline Protection on Adjacent Properties. Any proposed encroachment onto properties located to the north or south for construction or rehabilitation of a shoreline protective device shall be reviewed by the Commission as an amendment to this coastal development permit or a separate permit. The proposal shall first be reviewed by the City of Imperial Beach and authorization from adjacent property owners shall be obtained and submitted with the amendment application.

4. Construction Access and Staging Areas/Project Timing. Prior to the issuance of the coastal development permit, the permittee(s) shall submit for Executive Director review and approval, plans showing the locations, both on- and off-site, which will be used as staging areas and storage areas for materials and equipment during the construction phase of this project. The staging and storage plans shall be subject to the review and written approval of the Executive Director. The applicant shall also submit a final construction schedule, which shall be incorporated into construction bid documents. The schedule shall include that no construction activity, entailed by the subject permit, shall occur between Memorial Day and Labor Day of any year. The plans shall also indicate that no beach sand or cobble is to be used as back fill material for any aspect of the construction project and that no portion of existing public parking lots or public on-street parking areas shall be used for the storage of construction equipment or materials.

5. Storm Design of Shoreline Protective Device. Prior to the issuance of the coastal development permit, the permittee shall submit for Executive Director review and approval, certification by a registered civil engineer that any proposed shoreline protective device is designed to withstand storms comparable to the winter storms of 1982-83.

6. Maintenance Activities/Future Alterations. The permittee, or successor-in-interest property owner(s), shall be responsible for the maintenance of the permitted shoreline protective device. Any debris, rock or materials which become dislodged after completion through weathering and impair public access shall be removed from the beach. Any change in the design of the revetment or future additions/reinforcement may require a coastal development permit. If after inspection, it is apparent that repair or maintenance is necessary, the permittee, or successor-in-interest property owners, shall contact the Commission office to determine whether permits are necessary.

EXHIBIT A

7. Lateral Public Access. Prior to the issuance of the coastal development permit, the Executive Director shall certify in writing that the following condition has been satisfied. The permittee shall execute and record a document, in a form and content approved in writing by the Executive Director of the Commission irrevocably offering to dedicate to a public agency or a private association approved by the Executive Director, an easement for public access and passive recreational use along the shoreline. The document shall provide that the offer of dedication shall not be used or constructed to allow anyone, prior to acceptance of the offer, to interfere with any rights of public access acquired through use which may exist on the property.

The remaining area between the interface of the bulkhead and the mean high tide line shall be available for passive recreation. It is understood by both parties that the mean high water line and interface of the sand and the revetment will be ambulatory from day to day. The easement shall be for the entire length and width of the property, extending seaward from the toe of the improved seawall to the mean high tide line. The permittee shall submit a survey by a professional engineer or surveyor legally describing the easement and such easement shall be recorded free of prior liens except for tax liens and free of prior encumbrances which the Executive Director determines may affect the interest being conveyed.

The offer shall run with the land in favor of the People of the State of California, binding successors and assigns of the applicants or landowners. The offer of dedication shall be irrevocable for a period of 21 years, such period running from the date of recording.

8. Assumption of Risk. Prior to the issuance of the coastal development permit, the permittee(s) shall execute and record a deed restriction, in a form and content acceptable to the Executive Director, which shall provide: (a) that the permittee(s) understand that the site may be subject to extraordinary hazard from shoreline erosion, and flood hazard, and the permittee(s) assume the liability from such hazards; and (b) that the permittee(s) unconditionally waive any claim of liability on the part of the Commission and its advisors relative to the Commission's approval of the project from any damage due to natural hazards.

The document shall run with the land, binding all successors and assigns, and shall be recorded free of prior liens and encumbrances which the Executive Director determines may affect the interest being conveyed.

9. State Lands Commission Review. Prior to the issuance of the coastal development permit to proceed with development, the permittee shall obtain a written determination from the State Lands Commission that:

- a. No State lands are involved in the development; or
- b. State lands are involved in the development, and all permits required by the State Lands Commission have been obtained; or,

EXHIBIT A

c. State lands may be involved in the development, but pending a final determination, an agreement has been made with the State Lands Commission for the project to proceed without prejudice to the determination.

10. Public Rights. The applicant shall, by accepting the terms and conditions of the permit, agree that issuance of the permit and completion of the authorized development shall not prejudice any subsequent assertion of public rights, e.g., prescriptive rights, public trust, etc.

11. Participation in a Community-Wide/Regional Solution. Prior to the issuance of the coastal development permit, the permittee shall execute and record a deed restriction, in a form and content acceptable to the Executive Director, which shall provide that the permittee(s), or successor-in-interest, shall agree to participate in a community-wide solution to the shoreline erosion problem in Imperial Beach, which is essential to sound management of coastal resources. The permittee(s), or successor-in-interest, agree to participate in an assessment district or other regional solution to the shoreline erosion problem in Imperial Beach, including any feasible solution that includes among others, beach nourishment programs, redesign of shoreline protective devices, etc. should one or more of the solutions be selected for application to the Imperial Beach shoreline erosion problems.

12. Future Revision for Compatibility with Community-Wide Solutions. The approved shoreline protective device shall be altered, improved or replaced in order to be compatible with a community-wide solution to the shoreline erosion problem at Imperial Beach. If a solution is implemented, but doesn't require a change to the approved shoreline protective device, the approved device shall structurally connect with the community-wide protective device in a manner which assures the structural integrity of the new device.

IV. FINDINGS AND DECLARATIONS. -

The Commission finds and declares as follows:

1. Project Description. The proposed project is for the rehabilitation, repositioning of an existing revetment and augmentation of 600 to 700 tons of rock within an 8,000 to 10,000 ton revetment in front of a 44-unit condominium complex. The condominium complex is located on the west side of Seacoast Drive, at the southern end of Imperial Beach. The site is bounded on the west by the Pacific Ocean, and on the south and east by the Tijuana Slough National Wildlife Refuge. To the north is additional residential development.

The revetment was initially placed in front of the condominiums around 1966-67 with approximately 4,000 tons of rock. Additional stone was placed every several years in order to build up the height of the revetment and replace stone that had settled in the beach sands. The following amount of rock was added to the revetment over the last ten years: 900 tons of rock in 1980; 1,700 tons of rock in 1983, and 400 tons of rock was placed in 1986. The original revetment was unengineered and rock has been subsequently added to increase the size of the revetment. This work was conducted without benefit of coastal development permits. Currently there is approximately 8,000 to

EXHIBIT A

10,000 tons of rock fronting the Boca Rio Condominium complex.

The existing revetment consists of rock weighing from 2 to 8 tons, with a crown elevation of about 15.5 feet and a length of approximately 550 feet and width of between 20 to 30 feet. The applicants propose to reposition existing rocks that have become unstable or have moved out into the sandy beach area.

The project engineer recommends a revetment that can withstand or accommodate a design wave height of 9.5 feet, dictating a required minimum armor stone size of 4 tons. In order to minimize wave overwash, a design crown elevation of 16 feet and a crown width of 12 feet is also suggested by the project engineer. The engineer recommends that the revetment be rehabilitated and its seaward inclination flattened to provide a 1.75 to 1 seaward slope. For the most part, the existing revetment has a seaward inclination ranging from 1.25 - 1.5 to 1 (horizontal to vertical). The width of the proposed augmented revetment would then be approximately 35 feet, as compared to the existing 20 to 30 foot width. With the design modifications, the revetment would become more of a uniform trapezoidal section. In addition, the engineer recommends placement of toe stone, thus providing more stability and enabling more scour to occur before adversely impacting the performance of the revetment.

The engineer also noted that direct wave splash will impact structures during a "design" storm, if a severe storm occurs during high tide. Also, the design recommendations utilize the existing revetment founded on the underlying shingle or cobble beach without the benefit of a properly designed multi-layer filter system. The report notes that although the shingle is relatively stable, some consolidation of the revetment should be expected in the future, especially if the additional toe stone is not placed with this project proposal.

Although the revetment was constructed over time without benefit of a coastal development permit, consideration of the proposed project by the Commission has been based solely on the Chapter 3 coastal resource policies of the Coastal Act and the certified LCP. Approval of this permit does not constitute a waiver of any legal action with regard to any violation of the Coastal Act that may have occurred; nor does it constitute an admission as to the legality of any development undertaken on the subject site without a coastal development permit.

2. Public Access. The proposed project is located between the first public road and the sea. Sections 30210-30214 of the Coastal Act state that maximum access and recreation opportunities be provided, consistent with, among other things, public safety, the protection of coastal resources, and the need to prevent overcrowding.

PRC Section 30211. Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

The proposed project is located on a beach which is used by local residents

EXHIBIT A

and visitors for a variety of recreational activities including surfing, strolling, running and sunbathing. The proposed seawall will intrude seaward into an area of historic and present public use and will adversely affect access in several different ways.

a. Direct Interference with Public Access Along the Beach. The proposed revetment augmentation will generally follow the outline of the existing revetment. The existing revetment now covers approximately 20 to 30 feet in width and 550 feet in length of beach (or approximately $25 \times 550 = 13,750$ sq. ft.), and with the augmentation, an additional 5 to 10 feet would be added to the revetment for a total width of approximately 35 feet, for the length of the revetment (550'). Approximately additional 4,125 sq. ft. ($7.5 \times 550 = 4,125$ sq. ft.) of beach would be covered, for a total of approximately 17,875 sq. ft. of beach covered ($13,750 + 4,125 = 17,875$).

The coverage of the beach by the proposed revetment will force the public to walk further seaward, making the area available for the public smaller and making recreational activities such as walking and jogging more difficult. Currently, wave run-up reaches the base of the revetment, and during higher high tides and/or storm conditions, waves break on and overtop the revetment thus inhibiting public lateral access. Public lateral access will only be available during medium to low tides.

With augmentation of the revetment, where the revetment will extend another 5 to 10 feet seaward, wave run-up will reach the base of the revetment that much sooner thus further decreasing the public's ability for shoreline lateral access. Beach encroachment by the revetment would displace recreational uses, thereby creating a burden on the public.

b. Indirect Affects of Shoreline Structures. In addition to the direct interference with public access, there are indirect effects from shoreline structures. The shoreline processes, sand supply and beach erosion rates are affected by shoreline structures and thus alter public access and recreation opportunities. (See Section 3 - Geologic Conditions and Hazards)

The precise impact of shoreline structures on the beach is a persistent subject of controversy within the discipline of coastal engineering. However, the Commission is lead to the conclusion that if a seawall works effectively, it results in the loss of the beach, at least seasonally. If the shoreline continues to retreat, however slowly, the seawall will be where the beach would have been (absent the seawall). (For additional Commission findings refer to Exhibit A - pages 5 & 6).

Because the project affects existing long established use of the beach, conditions #1, #2, #7, #8, #10, #11, and #12 are necessary to mitigate those effects and bring the project into conformance with the Coastal Act.

c. Relationship of Project to Tidal Boundary. It is generally accepted that the dividing line between public tidelines and private upland to tidal boundary in California is the mean high water datum (MHW). From an engineering point of view a water boundary determined by tidal definition is

EXHIBIT A

not a fixed mark on the ground, such as a roadway or a fence, rather it represents a condition at the water's edge during a particular instant of tidal cycle. The line where that datum intersects the shoreline will vary seasonally. Reference points such as Mean Sea Level and Mean High Water Datum, are calculated and reflect the average height of the tide levels over a period of time.

On August 24, 1989, the project applicant contacted the State Lands Commission regarding State Lands jurisdiction at the project site. A written response has not been received by staff, but through conversations with State Lands staff, the proposed revetment will be located landward of the established MHW and a State Lands permit is apparently not required. It still is appropriate however, to confirm in writing that State Lands are not involved and a State Lands permit is not required.

d. Mitigation of Impacts on Public Access.

Development along the shoreline which may burden public access in several respects has been approved by the Commission, but with conditions for mitigating any adverse impacts of the development on public access. The Commission's permit history reflects the experience that development can physically impede public access directly, through construction adjacent to the mean high tide line in areas of narrow beaches, or through the placement or construction of protective devices (seawalls, rip-rap, revetments). Since physical impediments adversely impact public access and create private benefit for property owners, the Commission has found in such cases that a public benefit must arise through mitigation conditions in order that development will be consistent with the access policies of the Coastal Act as stated in Sections 30210, 30211, and 30212 of the Coastal Act.

Though the proposed revetment and augmentation is conditioned to not further encroach onto the beach, the unauthorized deposition of rock which has already occurred, and is being formalized through this permit, has already resulted in reduced lateral beach access and will continue to have adverse impacts on the natural shoreline processes. The Commission finds that the probable negative impacts of this seawall must be weighed against the property owner's need to protect the structures located behind it. The Commission recognizes that the seawall will probably change the beach profile by steepening it and increasing beach erosion around it; this in turn will interfere with and decrease the amount of sandy beach available for public access. As stated elsewhere in these findings, Section 30235 allows for the use of shoreline protective structures where it is required to protect existing development and where it has been designed to mitigate adverse impacts upon local shoreline sand supply. Thus, only as conditioned to require the dedication of a public access easement can the Commission find the project consistent with Sections 30235, 30210 and 30212 of the Coastal Act. (See also attached Exhibit A for background finding involving seawall's effects on beaches and the impact on public access.)

3. Geologic Conditions and Hazards. Coastal Act Sections 30235 and 30253 provide:

EXHIBIT A

Section 30235. Revetments, breakwaters, groins, harbor channels, seawalls, cliff retaining walls, and other such construction that alters natural shoreline processes shall be permitted when required to serve coastal-dependent uses or to protect existing structures or public beaches in danger from erosion, and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply. Existing marine structures causing water stagnation contributing to pollution problems and fish kills should be phased out or upgraded where feasible.

Section 30253 (in part). New development shall:

- (1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.
- (2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

a. Shoreline Protective Devices. The proposed project includes the augmentation of a non-engineered rock revetment. Although the first layer of rock was placed at the site in 1966-67, over the last ten years the property owner(s) have added more rock without benefit of a coastal development permit. The applicants now seek to add more rock on the non-engineered revetment and to include the previous revetment work with this project proposal.

The project area has a history of recurring storm damage and flooding. Through out the area shoreline armoring or revetment work has been performed randomly and without benefit of coastal development permits. Some of the revetments in the area are located further seaward than others. In an effort to monitor additions to rock riprap revetments in this area which have been performed without benefit of a coastal development permit, attempts have been made on the part of Commission staff to document the alignment of the existing riprap and require property owners to potentially relocate the non-conforming and unauthorized revetments within an appropriate stringline.

Shoreline protection is an ongoing issue in the City of Imperial Beach. As early as the 1950's, property owners in this area were forced to install rock revetments to protect their property. Due to several factors, the alignment of shoreline protective devices in this area is irregular. The foremost factor is that the majority of the revetments are not engineered and additional rock has been periodically dumped on the revetments, also without benefit of proper engineering or a coastal development permit.

One of the primary purposes in the Commission's pursuing these after-the-fact permits is to make the property owners aware that Coastal Commission review and approval is a requirement for modifications of and additions to existing seawalls and revetments, as well as for construction of new shoreline

EXHIBIT A

protective devices. The existing revetment now consumes or encroaches up to 30 feet of beach area, as measured from the landward to seaward extent of the revetment. The proposed augmentation would encroach another 5 to 10 feet seaward, for a total encroachment on the beach of approximately 35 feet. Such encroachment into sandy beach area historically used by the public is inconsistent with the public access policies of the Coastal Act.

Special Condition #1 requires the applicant to submit revised plan for the revetment indicating no further seaward encroachment than the existing toe of the revetment which will be documented, staked and tied into stable monuments for future reference. Ideally, no shoreline protection should be allowed beyond on what used to be the sandy bank. However, existing development in Imperial Beach precludes the ability to provide shoreline protection along the sandy bank unless a vertical seawall is proposed.

The Commission must recognize, however, that had the property owners applied for a properly engineered revetment or vertical seawall in 1980, when the first documented augmentations occurred, the installation of the additional rock and rehabilitation proposed would likely not have been necessary. Also, the amount of encroachment associated with an engineered revetment built at that time would not be as great as what currently exists. The Commission cannot endorse further augmentation to a non-engineered structure which results in still greater encroachment on the sandy beach area available for public use.

Historically, the Commission has favored the use of vertical seawalls over the use of revetments due to the amount of sandy area lost to the actual presence of a revetment. In Silver Strand (Imperial Beach), riprap is the established method of protection associated with existing and pre-Coastal Act development. The Commission has sought to prevent any further seaward encroachment, particularly associated with non-engineered structures, while recognizing the constraints associated with existing development. Redesigning the seawall consistent with Special Condition No. 1 is consistent with past Commission action in this area and will still afford the applicant reasonable protection while preserving the remaining area of beach for public use.

b. Shoreline Retreat. The applicants submitted one document entitled "Design Criteria for Shoreline Stabilization - Boca Rio Condominiums, 1590 - 1690 Seacoast Drive, Imperial Beach, California" by Group Delta Consultants. The submitted report addresses the geologic hazards associated with the proposed project and project site.

The report states that the project area is characterized by a sandy beach backed by a low coastal beach berm, the crown of which at one time traversed under the westerly edge of the present condominiums. The study area is underlain by Pleistocene-aged terrace deposits of the Bay Point Formation. The report discusses the location of the deposits/formation because they define the northerly limits of the Tijuana River alluvial deposits and the westerly limits of the alluvial deposits of the Tijuana Slough. Within the site vicinity, the alluvial deposits which underlie the site typically consist of relatively coarse sands and gravels. An active seasonal sand beach exists

EXHIBIT A

as a relatively narrow band fronting the shoreline and overlying the alluvial river deposits throughout the site vicinity. The active sand beach is underlain at shallow depths by a cobble or "shingle" beach, which is often exposed following winter storms.

The report does not contain a bluff or sand erosion rate due to the existing revetment, but instead relies on the fact that it appears that the design of the existing revetment is insufficient to protect the condominium complex from critical winter storms and high wave conditions.

c. Effect of the Project on Sediment Transport. The project site is located within what has been identified as the Silver Strand Littoral Cell, which extends from the Tijuana Lagoon, northward along the Silver Strand to Zuniga shoals adjacent to the entrance channel to the San Diego Bay. The littoral cell has been described in Man's Impact on the California Coastal Zone, a report prepared by Scripps Institution of Oceanography under the direction of Dr. Douglas Inman for the Department of Navigation and Ocean Development, and states the following:

Sedimentation processes along the coastline of California can best be understood in terms of the littoral cell concept: A littoral cell is defined as a segment of coastline that encompasses a complete cycle of sediment supply, littoral transport, and ultimate loss of sediment from the coastal development (Inman and Frautschy, 1966). In most cases a littoral cell is supplied with sediment by the rivers and streams that empty into the ocean within its limits. Once deposited at the coast, the sandy material is sorted out by wave action and incorporated into the beach. At this point the sand becomes involved with the littoral transport along the coast. The longshore transport continues until it is intercepted by a submarine canyon or other form of sink where it is lost from the nearshore environment. ... Littoral cells are usually separate entities with their own inputs, transport rates, and losses to sinks with little interchange between cells, consequently, each cell can be characterized by its own sediment budget. The sediment budget is a determination of all the sediment inputs (credits) and losses (debits) relative to the longshore transport rates within the limits of the cell.

The subject site is located in the southern portion of the Silver Strand Littoral Cell. As noted previously, the Cell extends from Zuniga shoals area, adjacent to the entrance channel to the San Diego Bay south to the Tijuana Lagoon. The cell has two principal sinks for transported sand. One sink at the northern end consists of deposition offshore in the Zuniga shoals area, caused by strong tidal ebb currents that flow in the bay entrance channel. The other sink consists of an occasional longshore transport southward into the cell that is south of the Tijuana Estuary.

The principal source of sediment to the cell is the Tijuana River, formed by the confluence of Cottonwood Creek and Rio de las Palmas. The sediment from these sources normally is washed to the ocean during the rainy season, thus contributing to the beach sand supply.

EXHIBIT A

Prior to the presence of any dams in the Tijuana watershed, the sediment yield has been estimated to have been approximately 700,000 cu. yds. per year. Since construction of dams on the creeks and river, approximately 72 percent of the sediment producing drainage has been obstructed. Thus very little of the original amount of sediment is reaching the beaches, thereby creating disequilibrium in the system, and resulting in a net erosion along the coastline of the littoral cell.

The Army Corps of Engineers (COE) published a survey study in 1967 which reviewed shoreline retreat from 1889 to 1967. The results of the survey indicated that in excess of 300 feet of shoreline retreat occurred since 1889, but the offshore delta has remained relatively stable during the same period. In reviewing other COE data, trends in the shoreline position remained relatively stable until the severe storms in the early 1980's. During this period, much of the active beach was deposited offshore and by 1984, beach sands previously deposited on offshore bars had reestablished themselves on the active beach replacing much of the shoreline erosion of the early 80's.

The proposed project study noted that a COE report for the preliminary sediment budget for the Silver Strand concluded that "the area just north of Mile 2 [the project site vicinity] experienced the least change, possibly because it is armored with cobbles and is not susceptible to scour." This more erosion-resistant shingle beach enhances stability of the rock revetments located in the project area.

The project engineers note that there are several seawall alternatives for mitigating shoreline erosion. The engineers state, such as at the project site, that "for open coastlines where the shoreline is underlain by unconsolidated sediments such as extensive alluvial deposits fronting the mouth of a river, rock revetments are typically the most effective structural measure for protecting developments." Typically revetments are designed as a multi-layer system with large armor stone and a smaller core stone underlain by a filter fabric. The fabric provides stability for the overlying armor stone.

A concern of revetments is scouring at the base of the structure and the migration of the foundation material out through the larger core stone which could ultimately lead to failure of the revetment section. A layer of filter fabric decreases the likelihood of the failure. The existing revetment, because its foundation was built in the 1960's, does not have an underlying filter fabric. However, the engineer's report states that in areas of cobble beaches, the cobble is less susceptible to suspension upon wave impact than finer-grained beach sand, so is not as easily scoured from the base of a revetment. The engineer's report states that "there is approximately 4,500 tons of material exposed, with the remaining approximately 4,500 tons of material underlying the active beach. This suggests that the existing revetment likely extends down to at least elevation zero and is likely embedded several feet into the underlying shingle." The applicant's consultant feels it is unnecessary to require the placement of a filter fabric as the beach cobble or shingle provides sufficient support and is not as susceptible to scour as sand is.

EXHIBIT A

However, the engineer does recommend that to improve the long-term performance of the existing and augmented revetment, toe stone should be placed at an elevation of approximately -2 feet. This would provide considerably more stability, enabling more scour to occur before adversely impacting the performance of the revetment.

As a qualification, the project engineer concluded his report with the following: "It should be noted that the design recommendations contained herein utilize the existing revetment founded on the underlying shingle or cobble beach without benefit of a properly designed multi-layer filter system. Although the shingle is relatively stable and winnowing of the shingle is considerably less likely than an equivalent section supported on a sand beach, some consolidation of the revetment should be expected in the future, particularly after periods of severe storm activity, especially if the additional toe stone is not placed."

d. Wave Hazard. Many ocean front parcels such as the subject property, are susceptible to wave damage from storm waves and storm surge conditions. Past occurrences have resulted in public costs (through issuance of government low-interest loans) in the millions of dollars. Section 30001.5 of the coast Act states, in part, that the economic needs of the People of the State are a basic consideration.

The existing revetment has a seaward inclination ranging from 1.25 - 1.5 to 1 (horizontal to vertical) with virtually the entire revetment being somewhat steeper than 1.5 to 1. The engineer states that the revetment should be rehabilitated and its seaward inclination flattened somewhat to provide a 1.75 to 1 seaward slope. This will improve the stability of the revetment and will provide more space for wave run-up and dissipation of wave energy. Nevertheless, the engineer's report states that "run-up calculations indicate that severe storm waves with wave periods on the order of 15 seconds may create as much as 10 feet of run-up above the rock revetment. For a severe storm at high tide, it is anticipated that considerable water will overtop the revetment section. As a result, it is anticipated that direct wave splash will impact the structures during a 'design' storm."

The experience of the Commission in evaluating the consistency of proposed developments with the policies of the Coastal act regarding development in areas subject to problems associated with geologic instability, flood, wave, or erosion hazard, has been that development has continued to occur despite periodic episodes of heavy storm damage, landslides, or other such occurrences. As a means of allowing continued development in areas subject to these hazards while avoiding placing the economic burden on the People of the State for costs arising from damage to private development, the Commission has regularly required that the applicants agree to waive any claims of liability on the part of the Commission for allowing the development to proceed. This assumption of risk is intended to apply to both the construction approved by this permit and the existing development on the property. While the Commission has found the project consistent with the Coastal Act, it makes no claim as to the engineering reliability of the design other than that it

EXHIBIT A

appears to be a reasonable approach based on previous experience and applications in this area

Pursuant to Section 13166(a)(1) of the Commission's Administrative Regulations, an application may be filed to remove Special Condition No. 8 from this permit if new information is discovered which could not, with reasonable diligence, have been presented to the Commission and refutes one or more findings of the Commission regarding the existence of any hazardous condition affecting the property and which was the basis for the condition.

e. Conclusion. For the above outlined reasons, the proposed project has been conditioned (Condition #1) for the submittal of a revised project design which indicates that the revetment shall be rehabilitated such that the toe of the revetment does not extend further seaward than it currently exists. The primary reason for this condition is that the amount of encroachment proposed for the new revetment onto public sandy beach is excessive and unwarranted. In addition, the amount of encroachment proposed exceeds that of the existing revetment which already extends into the beach area, thus effectively limiting shoreline access during high tides.

Rock revetments encroach on public beach and, because of this, vertical seawalls have been the Commission preferred alternative; however, rock revetments have been the type of shoreline protection historically used in this area by property owners when required to protect existing development in danger from erosion. This type of protection was more appropriate in the past when the beach was wider. It is now incumbent on the Commission to regulate the repair, maintenance and expansion of existing revetments to assure minimal additional impact on public beach access in the future. In areas where no irrevocable pattern of shoreline protective works has been established; the Commission must strongly consider the impact of any proposed project on beach access and seek to minimize that impact. The underlying intent with Special Condition #1 is for the long-term realignment of revetments in this area and to locate or design a revetment of a minimum width necessary to provide protection to the existing development. Moreover, Conditions No. 11 and 12 require that the permittee(s) participate in any potential community/regional wide solution to the shoreline erosion that occurs along the South coast area.

In addition, Special Condition #4 calls for the submittal of plans indicating construction access, staging areas, and project timing to avoid public access conflicts with beach users and minimization of impacts to shoreline processes. Special Conditions #5 and #6 require certification from a certified engineer that the proposed shoreline protective device is designed to withstand storm damage and set parameters for maintenance and debris removal associated with the proposed shoreline protective device. Therefore, the Commission finds the proposed project, as conditioned, consistent with Section 30235 and 30253 of the Coastal Act.

4. Local Coastal Program. Section 30604(a) also requires that a coastal development permit shall be issued only if the Commission finds that the permitted development will not prejudice the ability of the local government to prepare a Local Coastal Program (LCP) in conformity with the provisions of Chapter 3 of the Coastal Act. Such a finding can be made for the subject

EXHIBIT A

application.

The project site is located within the City of Imperial Beach; the City has a certified LCP and is issuing their own coastal development permits. However, the Commission retains permit authority for this development because it is situated within the area of original jurisdiction.

Adequate vertical access exists nearby at the cul-de-sac to the south of the project site and via Encanto Avenue to the north. A lateral access dedication is required to ensure that public access will always be available in front of the revetment. Special Condition #5 makes adequate provision for lateral access consistent with the public access and recreation policies of the Coastal Act. The existing residential use of the property is consistent with the land use designation and zoning for the project site and the revetment protects the existing residential structure. Therefore, as conditioned, the proposed project is consistent with all the pertinent Chapter 3 policies of the Coastal Act and the specific access provisions of the certified Imperial Beach Local Coastal Program.

STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgement. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Compliance. All development must occur in strict compliance with the proposal as set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the development during construction, subject to 24-hour advance notice.
6. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
7. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

COMMISSION ACTION ON OCT. 12 1989

(9106R)

EXHIBIT A

- Approved as Recommended
- Disapproved as Recommended
- Approved with Changes

OFFICIAL RECORDS, ANNETTE J. EVANS, SAN DIEGO RECORDER/COUNTY CLERK

OFFICIAL RECORDS, ANNETTE J. EVANS, SAN DIEGO RECORDER/COUNTY CLERK

Exhibits one (1) through four (4) and A of Coastal Development Permit No. 6-89-106 are on file and can be viewed in the offices of the California Coastal Commission, San Diego District Office, at 1333 Camino del Rio South, Suite 125. San Diego, California 92108-3520.

Content of the Exhibits

- Exhibit 1 . . . Offshore Bathymetry
- Exhibit 2 . . . Property and Revetment Boundary
- Exhibit 3 . . . Site Plan
- Exhibit 4 . . . Stone Revetment Detail
- Exhibit A . . . Background Findings

EXHIBIT A

CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST DISTRICT
1333 CAMINO DEL RIO SOUTH, SUITE 125
SAN DIEGO, CA 92108-3520
(619) 297-9740

Filed: 8/13/90
49th Day: 10/1/90
180th Day: 2/9/91
Staff: SS-S0
Staff Report: 8/22/90
Hearing Date: 9/11-14/90



**AMENDMENT REQUEST
STAFF REPORT AND PRELIMINARY RECOMMENDATION**

RECEIVED
NOV 13 1990

Application No.: 6-89-106-A

THOMAS MEHALICK & LYNN

Applicant: Boca Rio Homeowners Association Agent: Walt Crampton

Original Description: Rehabilitation (repositioning) and augmentation of an existing 8,000 to 10,000 ton rock revetment approx. 550 ft. long and consisting of approx. 4 ton rocks, located on the beach below a 44 unit condominium complex. The project includes installation of additional 600 to 700 tons of rock and formalization of 4,000 - 6,000 tons of rock which has already been deposited in apparent violation of the Coastal Act.

Zoning: RHD
Plan Designation: Residential High Density

Proposed Modification of Special Condition #1b and 2 to allow encroachment beyond the existing revetment toe in three locations; modification of an existing revetment and installation of new rip rap on the adjacent property to the south; and, deletion of Special Condition #7 which requires recordation of an offer to dedicate lateral access.

Site: 1590-1690 Seacoast, Imperial Beach, San Diego County (APN 635-010-24 Sub I.D. 01-44)

Substantive File Documents: Certified City of Imperial Beach Local Coastal Program; Revetment Rehabilitation—Boca Rio Condominiums report by Group Delta Consultants dated 7/27/90; Map No. 4094 recorded 2/18/59, County of San Diego

STAFF NOTES:

Summary of Staff's Preliminary Recommendation:

Staff recommends approval of that portion of the amendment request which would modify Special Conditions #1b and 2 and would allow encroachment seaward of the existing revetment toe in three locations; approves the request for placement of additional rock on the property to the south with a condition which requires a redesign to minimize the amount of rock and seaward encroachment to the maximum extent possible, while providing necessary protection; and denies the request to delete the requirement to record an offer to dedicate lateral access on the beach area.

EXHIBIT A

CONDITIONS, FINDINGS, ETC.

SEE SUBSEQUENT PAGE

OFFICIAL RECORDS, ANNETTE J. EVANS, SAN DIEGO RECORDER/COUNTY CLERK

BACKGROUND/PROCEDURES:

The applicant is requesting an amendment to a previously approved coastal development permit which seeks to modify and delete adopted special conditions of approval. Pursuant to Administrative Regulations Section 13166(a)(1), the Executive Director may reject an application for amendment if the proposed amendment would lessen or avoid the intended effect of a partially approved or conditioned permit unless the applicant presents newly discovered material information, which he could not, with reasonable diligence, have discovered and produced before the permit was granted.

Regarding the request to allow encroachment beyond the extent of existing rock, the applicant has submitted new information which was generated through condition compliance work which warrants Commission review of the proposed amendment.

Regarding the request to delete Special Condition #7, the applicant has submitted a subdivision map which contains an access easement granted to the City of Imperial Beach, which the applicant was unaware of at the time of original Commission review. The map has been submitted by the applicant as new information which could affect the Commission's position on the lateral access dedication requirement.

The amendment application also contained a request to modify the Special Condition #11, addressing participation in a community-wide/regional solution to shoreline erosion. The request sought modification to the language to be less open-ended to protect homeowners from possible loss of property from liens and foreclosures. The Executive Director rejected that portion of the amendment request pursuant to Section 13166(a)(1) of the Administrative Regulations cited above.

PRELIMINARY STAFF RECOMMENDATION:

The staff recommends the Commission adopt the following resolution:

I. Approval with Conditions.

The Commission hereby grants a permit amendment for the proposed development, subject to the conditions below, on the grounds that the development, as amended, will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3 of the Coastal Act, and will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

II. Standard Conditions.

See attached page.

EXHIBIT A

III. Special Conditions.

The permit is subject to the following conditions:

1. Permitted Seaward Encroachment. Approval of the proposed amendment will allow changes to Condition #1a and b and #2 to permit encroachment by the revised design seaward of the toe of the existing revetment in the following locations, as shown on Figure 1 of the Group Delta report dated 7/27/90. Encroachment shall be permitted for a 137 ft. lateral distance seaward of 1600, 1610 and 1620 Seacoast Dr., a 92 ft. lateral distance seaward of 1640 and 1650 Seacoast Dr., and a 85 ft. lateral distance seaward of 1690 Seacoast Drive.

2. Revised Plans. Prior to the issuance of the amendment to the coastal development permit, the applicant shall submit revised plans for the portion of the proposed revetment located on the property adjacent to the south. Said plans shall include a revised design which at the southwest property corner encroaches no further seaward than the area necessary to accommodate a 30.5 foot revetment footprint (45 ft. measured from the building corner). The revetment shall diminish in size to the southeast property corner, where a 24.5 foot revetment footprint may be accommodated extending from the most southern extent of existing landscaping. Said plans shall be subject to review and written approval by the Executive Director, prior to the issuance of the amendment to the permit.

3. Prior Conditions of Approval. Special Condition #1 above of the subject amendment modifies language of Conditions #1 and 2 of the original approval of CDP #6-89-106 (10/12/90) only. Special Condition #2 above, applies to the subject amendment request for the placement of additional rip rap on the adjacent property. All other terms and conditions of the original approval remain unchanged in full force and effect.

IV. Findings and Declarations. The Commission finds and declares as follows:

1. Amendment Description. The subject amendment request is to modify Special Conditions #1 and 2 of the original Commission action to allow encroachment by the proposed revetment rehabilitation beyond the toe of the existing revetment in three locations. The original conditions of approval (attached as Exhibit #2) require an updated geology and design criteria report and revised revetment design. The additional analysis was seen by the Commission, along with documentation of the seaward extent of the existing revetment, as necessary to assure that the installation of additional rock and rehabilitation of the existing revetment would not extend any farther seaward than the toe of existing rock.

The applicant has sought to comply with the special conditions and is proposing a revised design which utilizes a reduction in the crown width (12 ft. to 9 ft.) and a steeper angle of incline (1.75:1 to 1.5:1), which will increase the stability of and not extend further seaward than the existing rock, except in three locations. The proposed deviations and seaward encroachment are the subject of this amendment request.

EXHIBIT A

Additionally, the applicant is requesting an amendment to place additional rock, up to 5,000 tons, to augment and rehabilitate the existing unengineered rock located on the property adjacent to the south. The proposal would encroach up to 61 ft., measured from existing landscaping, onto sandy beach area located south of the southernmost extent of residential development in Imperial Beach. The subject property to the south of the site is owned by the Dept. of Fish and Wildlife and is part of the Tijuana River National Estuarine Reserve.

A third component of the amendment requests deletion of the requirement to record an offer to dedicate a lateral access easement over the area located between the toe of the approved seawall to the mean high tide line, pursuant to Condition #7 of the original permit.

2. Public Access/Beach Encroachment. The public access and recreation policies of the Coastal Act are designed to maximize public access opportunities and protect sand beach areas historically used by the public for public use. Specifically:

PRC Section 03211. Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

The subject rehabilitation of the existing revetment was conditioned to minimize any additional encroachment on the sandy beach area located seaward of the revetment which has historically been used by the public. Approval of the subject amendment request would allow encroachment of up to 6.3 ft. seaward of the existing toe at an elevation of -2 ft. msl. The allowance for seaward encroachment in three locations concerns the Commission in most situations due to the inherent, direct displacement of public beach and the potential migration of revetment rock leading to further displacement of sandy beach. The proposed project is of unique concern due to the unengineered nature of the existing revetment.

However, the geological report dated March 12, 1990 finds that the existing "shingle" underneath the sandy beach has been effective in restricting seaward migration of the revetment, thus restricting the displacement of public beach. Due to the presence of three indentations, the applicant proposes to encroach beyond the existing seaward boundary of the unengineered revetment which will create a uniform alignment, assuring benefits of integrity that comes with a uniform design. Also, placement of new toe stones at a uniform depth assures that seaward migration should be further retarded.

The encroachment is proposed as a result of an analysis of the extent and condition of the existing rock and recognition that the beach shingle below the revetment acts as an effective filter and foundation, limiting seaward migration of the existing unengineered rock. Encroachment is proposed in three locations where indentations occur in the existing revetment. The revised design proposes a uniform alignment in keeping with the general

EXHIBIT A

alignment of rock located on either side. The applicant has reduced the footprint of the overall revetment design to conform to the alignment of existing rock to the maximum extent possible, while also increasing the stability of the revetment.

3. Placement of Riprap/Adjoining Property. The applicant proposes as part of the amendment to rehabilitate the part of the revetment which extends south of the property, encroaching onto the Tijuana Slough National Wildlife Refuge, which is owned and operated by the United States Department of the Interior, Fish and Wildlife Service. As stated in the previous paragraph, the Commission is concerned about the direct displacement and consumption of sandy beach which is otherwise available for public use. Also, concerns of shoreline retreat, disruption of normal shoreline processes and likely exacerbation of erosive forces have always been at issue with proposals such as this revetment project. A balance between public interest and the need to afford reasonable protection for existing upland development is required. Because the revetment moves inland at this point and the revetment will not be subject to direct wave action, the Commission finds that the rehabilitation of the revetment on the Tijuana Slough National Wildlife Refuge need not be as extensive as that proposed in the original application. Therefore, Special Condition #2 has been included to assure a revetment footprint that will not diminish public use or encourage undue erosive factors, while affording reasonable protection.

4. Lateral Access - Offer to Dedicate. The proposed amendment requests acceptance of recorded map 4094 which delineates an easement for Special Condition #7 of the original coastal development permit application. The applicant states that the existence of the easement was discovered after the original permit hearing. The applicant has produced a map of the original subdivision which indicates an easement for public access to the beach is dedicated to (and accepted by) the City of Imperial Beach over the area "20 feet east of the mean high tide line, such easement in no event to be east of a point 166 ft. west of the proposed center line of First Street." The applicant has not yet produced an exhibit indicating the location of the approved revetment in relation to the mean high tide line and potentially the easement location.

Regardless, however, of the location of the already dedicated easement, the mean high tide line is migratory by nature. It could be located either inland or seaward of the existing high tide line in the future which would affect the area covered by the access easement. The Commission's condition is designed to assure that the sandy beach area located seaward of the mean high tide line is available for public use at all times. This assurance is necessary to mitigate the direct affects of the proposed revetment on public access opportunities in this location. Furthermore, there should not be any conflicts or insurmountable problems created by retaining both easement offers.

Most importantly, here, in addition to its need as mitigation for the revetment's direct and indirect effects on public access, the application of the lateral access easement offer was also warranted to preserve and recognize potential prescriptive use by the public over the sandy beach area beyond the

EXHIBIT A

revetment. Nothing in the, as yet, unsubstantiated prior easement would address those potential public rights. Therefore, at this time, the Commission cannot concur with the deletion of the previously adopted Special Condition #7.

5. Local Coastal Program. Section 30604(a) also requires that a coastal development permit shall be issued only if the Commission find that the permitted development will not prejudice the ability of the local government to prepare a Local Coastal Program (LCP) in conformity with the provisions of Chapter 3 of the Coastal Act. Such a finding can be made for the subject application.

The project site is located within the City of Imperial Beach; the City has a certified LCP and is issuing their own coastal development permits. However, the Commission retains permit authority for this development because it is situated within the area of original jurisdiction.

The existing residential use of the property is consistent with the land use designation and zoning for the project site and the revetment protects the existing residential structure. Therefore, as conditioned, the proposed project is consistent with all the pertinent Chapter 3 policies of the Coastal Act and the specific access provisions of the certified Imperial Beach Local Coastal Program.

(5837A)

COMMISSION ACTION ON SEP. 14 1990

- Approved as Recommended
 Denied as Recommended
 Approved with Changes
 Denied
 Other

CONDITIONS, FINDINGS, ETC.
MODIFIED IN ADDENDUM

EXHIBIT A

CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST DISTRICT
1333 CAMINO DEL RIO SOUTH, SUITE 125
SAN DIEGO, CA 92108 3520
(619) 297-9740

Date October 23, 1989



Application No. 6-89-106

Page 1 of 6

NOTICE OF INTENT TO ISSUE PERMIT

FILE COPY

On October 12, 1989, the California Coastal Commission approved the application of Boca Rio Homeowners Association, subject to the attached standard and special conditions, for the development described below:

Description: Rehabilitation (repositioning) and augmentation of an existing 8,000 to 10,000 ton rock revetment approx. 550 ft. long and consisting of approx. 4 ton rocks, located on the beach below a 44 unit condominium complex. The project includes installation of additional 600 to 700 tons of rock and formalization of 4,000 - 6,000 tons of rock which has already been deposited in apparent violation of the Coastal Act..

Zoning: RHD
Plan Designation: Residential High Density

Site: 1590-1690 Seacoast, Imperial Beach, San Diego County (APN 635-010-24 Sub I.D. 01-44)

The permit will be held in the San Diego District Office of the Commission, pending fulfillment of Special Conditions 1,2,4,5,7,8,9,11. When these conditions have been satisfied, the permit will be issued.

CHARLES DAMM
DISTRICT DIRECTOR
BY

EXHIBIT A

EXHIBIT NO. <u>1</u>
APPLICATION NO. <u>6-89-106A</u>
<u>Notice of intent</u>
<u>1 11 89</u>

STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgement. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Compliance. All development must occur in strict compliance with the proposal as set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the development during construction, subject to 24-hour advance notice.
6. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
7. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

SPECIAL CONDITIONS:

The permit is subject to the following conditions:

1. Shoreline Protective Device. Prior to the issuance of the coastal development permit, the permittee shall submit the following for Executive Director review and written approval:
 - a. Updated Geology and Design Criteria Report. The permittee shall submit an updated geology and design criteria for shoreline protection report which specifically addresses the design of any replacement shoreline protection, including an analysis of appropriate alternatives to the existing unengineered revetment.

EXHIBIT A

SPECIAL CONDITIONS, continued:

The toe of any seawall or other replacement protective device addressed in the report shall not encroach any further seaward than the toe of the existing revetment, as determined pursuant to Special Condition #2. The geology report shall include an analysis of the degree of risk associated with the proposed design of any protective device deemed necessary, including projections based on the design wave and potential storm wave, as to the amount of over-topping which may occur and the expected damage to the existing residential structures (condominiums) located on the project site.

b. Revised Revetment Design. The permittee shall submit revised plans for the proposed protective device, drawn by a licensed coastal engineer. The seaward extent of the toe of the proposed shoreline protective device shall not extend farther than the existing toe of the revetment, as determined pursuant to Special Condition #2. Said plan shall incorporate the recommendations contained in the required updated Geology Report pursuant to 1.a. above and be accompanied by certification from the engineer that the proposed revetment is adequate in design to reasonably protect any future structures on the lot against flooding from high tides and storms. The shoreline protective device plans shall be reviewed and endorsed by the City of Imperial Beach.

2. Documentation of Existing Rock. Prior to the issuance of the coastal development permit, the applicant shall submit to the Executive Director for review and written approval, documentation of the seaward extent of the existing rock. The purpose of this information is to determine the appropriate alignment of the toe of the existing revetment beyond which no additional rock may be deposited pursuant to Condition #1 of this permit. Methodology for documenting the extent of existing rock shall be approved by the Executive Director prior to implementation, and shall include, but not be limited to, identification of current sand levels, projected winter beach sand levels (based on past surveys), the angle of incline of the current revetment, and the location of rocks which have migrated seaward of the established alignment and which shall be relocated inland of the seaward toe established herein. The toe alignment shall be staked, reviewed in the field by Commission staff, surveyed and tied into stable monuments to be shown of the revised project plan submitted pursuant to Condition #1 of this permit.

3. Shoreline Protection on Adjacent Properties. Any proposed encroachment onto properties located to the north or south for construction or rehabilitation of a shoreline protective device shall be reviewed by the Commission as an amendment to this coastal development permit or a separate permit. The proposal shall first be reviewed by the City of Imperial Beach and authorization from adjacent property owners shall be obtained and submitted with the amendment application.

EXHIBIT A

SPECIAL CONDITIONS, continued:

4. Construction Access and Staging Areas/Project Timing. Prior to the issuance of the coastal development permit, the permittee(s) shall submit for Executive Director review and approval, plans showing the locations, both on- and off-site, which will be used as staging areas and storage areas for materials and equipment during the construction phase of this project. The staging and storage plans shall be subject to the review and written approval of the Executive Director. The applicant shall also submit a final construction schedule, which shall be incorporated into construction bid documents. The schedule shall include that no construction activity, entailed by the subject permit, shall occur between Memorial Day and Labor Day of any year. The plans shall also indicate that no beach sand or cobble is to be used as back fill material for any aspect of the construction project and that no portion of existing public parking lots or public on-street parking areas shall be used for the storage of construction equipment or materials.

5. Storm Design of Shoreline Protective Device. Prior to the issuance of the coastal development permit, the permittee shall submit for Executive Director review and approval, certification by a registered civil engineer that any proposed shoreline protective device is designed to withstand storms comparable to the winter storms of 1982-83.

6. Maintenance Activities/Future Alterations. The permittee, or successor-in-interest property owner(s), shall be responsible for the maintenance of the permitted shoreline protective device. Any debris, rock or materials which become dislodged after completion through weathering and impair public access shall be removed from the beach. Any change in the design of the revetment or future additions/reinforcement may require a coastal development permit. If after inspection, it is apparent that repair or maintenance is necessary, the permittee, or successor-in-interest property owners, shall contact the Commission office to determine whether permits are necessary.

7. Lateral Public Access. Prior to the issuance of the coastal development permit, the Executive Director shall certify in writing that the following condition has been satisfied. The permittee shall execute and record a document, in a form and content approved in writing by the Executive Director of the Commission irrevocably offering to dedicate to a public agency or a private association approved by the Executive Director, an easement for public access and passive recreational use along the shoreline. The document shall provide that the offer of dedication shall not be used or constructed to allow anyone, prior to acceptance of the offer, to interfere with any rights of public access acquired through use which may exist on the property.

EXHIBIT A

SPECIAL CONDITIONS, continued:

The remaining area between the interface of the bulkhead and the mean high tide line shall be available for passive recreation. It is understood by both parties that the mean high water line and interface of the sand and the revetment will be ambulatory from day to day. The easement shall be for the entire length and width of the property, extending seaward from the toe of the approved seawall to the mean high tide line. The permittee shall submit a survey by a professional engineer or surveyor legally describing the easement area. Such easement shall be recorded free of prior liens except for tax liens and free of prior encumbrances which the Executive Director determines may affect the interest being conveyed.

The offer shall run with the land in favor of the People of the State of California, binding successors and assigns of the applicants or landowners. The offer of dedication shall be irrevocable for a period of 21 years, such period running from the date of recording.

8. Assumption of Risk. Prior to the issuance of the coastal development permit, the permittee(s) shall execute and record a deed restriction, in a form and content acceptable to the Executive Director, which shall provide: (a) that the permittee(s) understand that the site may be subject to extraordinary hazard from shoreline erosion, and flood hazard, and the permittee(s) assume the liability from such hazards; and (b) that the permittee(s) unconditionally waive any claim of liability on the part of the Commission and its advisors relative to the Commission's approval of the project from any damage due to natural hazards.

The document shall run with the land, binding all successors and assigns, and shall be recorded free of prior liens and encumbrances which the Executive Director determines may affect the interest being conveyed.

9. State Lands Commission Review. Prior to the issuance of the coastal development permit to proceed with development, the permittee shall obtain a written determination from the State Lands Commission that:

- a. No State lands are involved in the development; or
- b. State lands are involved in the development, and all permits required by the State Lands Commission have been obtained; or,
- c. State lands may be involved in the development, but pending a final determination, an agreement has been made with the State Lands Commission for the project to proceed without prejudice to the determination.

10. Public Rights. The applicant shall, by accepting the terms and conditions of the permit, agree that issuance of the permit and completion of the authorized development shall not prejudice any subsequent assertion of public rights, e.g., prescriptive rights, public trust, etc.

EXHIBIT A

SPECIAL CONDITIONS, continued:

11. Participation in a Community-Wide/Regional Solution. Prior to the issuance of the coastal development permit, the permittee shall execute and record a deed restriction, in a form and content acceptable to the Executive Director, which shall provide that the permittee(s), or successor-in-interest, shall agree to participate in a community-wide solution to the shoreline erosion problem in Imperial Beach, which is essential to sound management of coastal resources. The permittee(s), or successor-in-interest, agree to participate in an assessment district or other regional solution to the shoreline erosion problem in Imperial Beach, including any feasible solution that includes among others, beach nourishment programs, redesign of shoreline protective devices, etc. should one or more of the solutions be selected for application to the Imperial Beach shoreline erosion problems.

12. Future Revision for Compatibility with Community-Wide Solutions. The approved shoreline protective device shall be altered, improved or replaced in order to be compatible with a community-wide solution to the shoreline erosion problem at Imperial Beach. If a solution is implemented, but doesn't require a change to the approved shoreline protective device, the approved device shall structurally connect with the community-wide protective device in a manner which assures the structural integrity of the new device.

(1902N)

COMMISSION ACTION ON 5/27/89

- Approved as Recommended
- Denied as Recommended
- Approved with Changes
- Denied
- Other

EXHIBIT A

OFFICIAL RECORDS, ANNETTE J. EVANS, SAN DIEGO RECORDER/COUNTY CLERK

Boca Rio

1139

Home Owners Association

P.O. Box 1057, Chula Vista, California 92012

August 8, 1990

California Coastal Commission
San Diego District
1333 Camino Del Rio South, Suite 125
San Diego, California 92108

Dear Coastal Commission:

Special condition Number 11 as submitted in your "Notice of Intent to issue permit" dated October 23, 1989 is an item of major resistance from a majority of owners. The owners have completed or will complete all other conditions. When the rehabilitation of the revetment is completed it will be an Engineered Revetment Certified by a Coastal Engineer. Should an assessment be approved by property owners the owners will be obligated by law to contribute. However, the owners are opposed to an unlimited commitment possibly beyond their financial means which could result in an assessment lien. Should they be unable to pay this lien they could lose their property through foreclosure.

Since we were unaware of this inability to fulfill special condition 11 at the time of our hearing we request an alteration of this condition to allow the Boca Rio Homeowner's Association to obligate the Association's common area to cooperate and participate in a shoreline plan. This can be realistically accomplished whereas 44 Deed Restrictions to which a majority of owners are opposed cannot.

Thank you for your consideration and in advance for your assistance.

Sincerely,

Glen R. Brandenburg
Glen R. Brandenburg
Member Board of Directors

att: Sharon Lamb

*Copys
8/24/90*

EXHIBIT A

RECEIVED

AUG 27 1990
CALIFORNIA
COASTAL COMMISSION
SAN DIEGO COAST DISTRICT

*6-89-106A
applicant's statement*

OFFICIAL RECORDS, ANNETTE J. EVANS, SAN DIEGO RECORDER/COUNTY CLERK

State of California
MEMORANDUM

California Coastal Commission
San Diego District

TO: Commissioners DATE: 9/13/90
FROM: Staff FILE NO: 6-89-106A

SUBJECT: Modifications to Conditions and Findings of Staff
Report and Preliminary Recommendation dated 8/22/90

Staff recommends the following revisions be made to the above referenced staff report:

On Page 1, both references to Special Condition #1b in the amendment description and Staff Notes should be corrected to read Special Condition #1a and b.

On Page 3, the following language should be added before the last sentence of Special Condition #2 as follows:

(37.3 ft. measured from the building corner). The final design and alignment of the rip rap at the southeast property corner may be modified (to extend no farther to the south than the existing rock as shown on Exhibit 2), if determined appropriate by the Executive Director, in consultation with the U.S. Fish and Wildlife Service. The final design and alignment of the rock shall be determined in connection with Executive Director review of the final design for the visitor observation deck and associated rock on Fish and Wildlife property adjacent to the east.

On Page 5, the following language should be added after the first paragraph and at the end of Finding #3:

The applicant's proposed revetment design at a -2 ft. msl design depth, requires a 30.5 ft. footprint measured from the inland extent of the revetment. At the southwest corner of the property, the revetment is proposed as far inland as possible given the nature of existing improvements and consistent with the proposed rehabilitation on the applicant's property to the north. Moving east along the southern property line, the size of the necessary footprint diminishes to 24.5 ft. due to the location of the rock and projected wave forces which allow the design depth to be raised to +2 ft. msl. The issue is the appropriate location of the landward extent of the proposed revetment.

As conditioned, the Commission is requiring the proposed alignment be modified to accommodate the 24.5 ft. footprint, measured from the southern extent of existing landscape improvements. Currently, there exists an elevated (filled) area

EXHIBIT A

OFFICIAL RECORDS, ANNETTE J. EVANS, SAN DIEGO RECORDER/COUNTY CLERK

1141

Commissioners
9/12/90
Page 2

between existing improvements and the unengineered revetment. Additionally, unengineered rock has been deposited on Fish and Wildlife property at the southern terminus of Seacoast Drive adjacent to the east of the project site.

The U.S. Fish and Wildlife Service is currently designing a public visitor observation deck along the southern and eastern limits of the street-end to afford views of the adjacent Tia Juana River National Estuarine Reserve. The project is also being designed to relocate the existing rock to direct pedestrian access to the beach, allow maintenance vehicle access to the Reserve, and restrict pedestrian and vehicular access away from the adjacent environmentally sensitive habitat areas.

The Commission recognizes the alignment of the rock in this location must be situated to be most protective of the adjacent habitat, while directing access and affording protection to the homes and street-end from wave action. Thus, the attached condition would allow modification of the required alignment of rock, at the southeast property corner, to extend no farther to the south than existing rock, should it be determined by the Executive Director, in consultation with the Service, that a revised configuration is most protective of coastal resources and public access in this location. The appropriate design shall be determined in connection with Executive Director review of the final plans for the proposed observation deck.

On Page 5, Paragraph 3, Sentence 3 should be corrected to read as follows:

The Commission's condition is designed to assure that the sandy beach area located ~~at the north end of the~~ at the toe of the revetment is available for public use at all times.

(2068M)

EXHIBIT A

OFFICIAL RECORDS, ANNETTE J. EVANS, SAN DIEGO RECORDER/COUNTY CLERK

Exhibits one (2) through five (5) and A of Coastal Development Permit No. 6-89-105A are on file and can be viewed in the offices of the California Coastal Commission, San Diego District Office, at 1333 Camino del Rio South, Suite 125, San Diego, California 92108-3520.

Content of the Exhibits

- Exhibit 2 . . . Proposed Encroachment
- Exhibit 3 . . . Subdivision Map
- Exhibit 4 . . . Seaward Extent of Proposed Revetment
- Exhibit 5 . . . Revised Revetment Pursuant to
Special Condition 2

EXHIBIT A

1143

Recording Requested by and
When Recorded Mail to:
California Coastal Commission
631 Howard Street, Fourth Floor
San Francisco, California 94105

EXHIBIT D
PERMIT NO. _____
Acceptance Certificate
Page one (1) of two (2)

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Offer
to Dedicate dated _____, executed by _____
_____ and recorded on _____,
as Instrument Number _____ is hereby accepted by _____
_____, a public agency/private
association on _____, pursuant to authority conferred by
resolution of the _____ adopted on _____
_____, and the grantee consents to recordation thereof by its
duly authorized officer.

By: _____

Dated: _____

For: _____

STATE OF CALIFORNIA)
)ss
COUNTY OF _____)

On this _____ day of _____, in the year
19____, before me, _____, a Notary Public,
personally appeared _____, personally known to
me, or proved to me on the basis of satisfactory evidence, to be the person
who executed this instrument as _____ of
_____ and acknowledged to me that the
_____ executed it.

NOTARY PUBLIC IN AND FOR
SAID COUNTY AND STATE

EXHIBIT B PAGE 1 OF 2

OFFICIAL RECORDS, ANNETTE J. EVANS, SAN DIEGO RECORDER/COUNTY CLERK

ACKNOWLEDGEMENT BY THE CALIFORNIA COASTAL COMMISSION
OF ACCEPTANCE OF OFFER TO DEDICATE

This is to certify that _____
is a public agency/private association acceptable to the Executive Director
of the the California Coastal Commission to be Grantee under the Offer to
Dedicate executed by _____ on
_____, and recorded on _____, in the
office of the County Recorder of _____ County as
Instrument Number _____.

Dated: _____

California Coastal Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF _____)

On this _____ day of _____, in the year
19____, before me, _____, a Notary Public,
personally appeared _____, personally known to
me, or proved to me on the basis of satisfactory evidence, to be the person
who executed this instrument as _____ of
_____ and acknowledged to me that the
executed it.

NOTARY PUBLIC IN AND FOR
SAID COUNTY AND STATE

OFFICIAL RECORDS, ANNETTE J. EVANS, SAN DIEGO RECORDER/COUNTY CLERK

1976

1079

76-007848

Recorded at Request of and
When Recorded, Return to:

First American Title Insurance Company
411 Ivy Street
San Diego, California 92101
Re: Order No. 711327

FIRST AMERICAN TITLE INS. CO.

JAN 9 4 57 PM '76

SAN DIEGO COUNTY, CALIF.
RECORDERS ROOM
RECORDER

\$35⁰⁰/₂

DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS ESTABLISHING A
PLAN FOR CONDOMINIUM OWNERSHIP

This Declaration is made this 23 day of December,
1975, by JON L. JENTZ, hereinafter referred to as "Declarant".

W I T N E S S E T H :

WHEREAS, Declarant is the Owner of that certain real
property in the City of Imperial Beach, San Diego County, State
of California, described as:

Lot 1 of Boca Rio ^{Beach} Condominium, according
to the Map thereof No. 8237, filed in
the Office of the County Recorder of San
Diego County on JANUARY 8, 1976,

which is hereinafter referred to as the "Project", and

WHEREAS, Declarant has filed a plan with respect
to the Project in the office of the County Recorder of San
Diego County, in accordance with Section 1351 of the Civil
Code, which said plan is hereinafter referred to as the
"Condominium Plan", and

WHEREAS, Declarant is about to sell and convey
separate and tenant in common interests in the Project,
and before selling and conveying any of such interests,
desires to subject all of said Project to certain restric-
tions for the protection and benefit of Declarant and all
future owners of such interests in the Project,

HERVEY, MITCHELL, ASHWORTH & KEENEY
ATTORNEYS AT LAW
SAN DIEGO, CALIFORNIA

No 07848
28

NOW, THEREFORE, Declarant hereby makes the following declaration as to division, easements, rights, liens, charges, covenants, restrictions, limitations, conditions and uses to which the Project may be put, hereby specifying that such declaration shall constitute covenants to run with the land and shall be binding on Declarant, Declarant's successors and assigns, and all subsequent owners of all or any portion of the Project together with their grantees, lessees, successors, heirs, executors, administrators, devisees or assigns.

ARTICLE I
DEFINITIONS

Section 1.1 "Condominium", in the context of this Declaration, means an estate in real property consisting of an undivided interest in common in the real property constituting the Project, together with a separate interest in space in a residential building situated on such real property, and in other portions of the real property.

Section 1.2 "Unit" means the aggregate of the various elements which constitute the separate interest in space of each Owner of a Condominium. The elements of the respective Units are shown on the Condominium Plan.

Section 1.3 "Common Area" shall mean the Common Area as identified on the Condominium Plan and without limiting the generality of the foregoing includes, of any building schematically or otherwise shown on the plan, the following: bearing walls, columns, floors, ceilings, roofs, foundations, central heating, central refrigeration and central air conditioning equipment, reservoirs, chutes, conduits, wires, and other utility installations, wherever located, except the outlets thereof when located within a Unit.

Section 1.4 "Association" means the BOCA RIO

No. 07848
28

1976

1081

CONDOMINIUM HOMEOWNERS ASSOCIATION, a California non-profit corporation.

Section 1.5 "Owner" means the owner of record of fee simple title to any condominium, including contract sellers but excluding those holding such interest merely as security for the performance of an obligation.

ARTICLE II

INTEREST IN COMMON AREA

Section 2.1 The undivided interest in the Common Area hereby established and which shall be conveyed with an Owner's Unit is one-forty-fourth (1/44th).

The undivided interest established and to be transferred with each such Unit cannot be diminished, and Declarant and its successors and assigns covenant that the undivided interests in the Common Area and the fee title to the respective Units transferred therewith, shall not be separated or separately conveyed, and each such undivided interest shall be deemed to be transferred, or encumbered with its respective Unit even though the description and the instrument of transfer or encumbrance may refer only to the title to the Unit.

Section 2.2 The expense of maintenance and preservation of the Common Area (including the establishment of such reserves for replacement and repair as the Board of Directors deems appropriate) shall be borne equally by the Owners.

Section 2.3 The beneficial interest in personal property acquired by the Association shall be owned equally by the Owners. A transfer or conveyance (by operation of law or otherwise) of a condominium shall transfer to the transferee ownership of the transferor's beneficial interest in such personal property. The transfer of such personal property by the Association shall transfer title thereto free and clear of any claim on the part of any Owner. Except as

No. 07848
28

1976

1082

set forth in this section, the beneficial interest of any Owner in such personal property shall not be transferable.

Section 2.4 In accordance with subdivisions (3) and (9) of Regulation 2792.8 of the Real Estate Commissioner, control of the Common Area will be transferred by the Declarant to the Owners at an organizational meeting of the members of the Association, which meeting shall be held on the Project or as close thereto as practicable no later than six (6) months after consummation of the sale of the first condominium in the Project. At such meeting or as soon thereafter as practicable, Declarant shall surrender to the first elected Directors of the Association such books, records, contracts, and other documents of the Association as may then exist.

ARTICLE III

USE OF UNITS AND COMMON AREA

Section 3.1 Each Unit shall be improved, used and occupied for single-family dwelling purpose only, except that a sales office may be maintained by Declarant in any of the Units until sales of all condominiums have been consummated, or twenty four (24), months after issuance by the California Department of Real Estate of a Final Public Sub-division Report with respect to the Project, whichever occurs first.

Section 3.2 The parking spaces identified and shown on the Condominium Plan (and designated thereon by the letter "G") are for the storage only of automotive passenger vehicles. Each parking space constitutes an element of the Unit bearing the same number.

Storage spaces are designated on the Condominium Plan by the letter "S", followed by the number of the Unit of which the storage space is an element. No flammable substances or explosive materials shall be kept by any

No
07848

1976

1063

Owner (or his guests, tenants or invitees) in, on or about any parking or storage space.

Section 3.3 No part of any Unit shall be occupied or used for any purpose or in any manner which shall cause the Project to be uninsurable against loss by fire or the perils of the extended coverage endorsement to the California Standard Fire Policy Form, or cause any policy or policies representing such insurance to be cancelled or suspended or the company issuing the same to refuse renewal thereof.

Section 3.4 No more than two (2) domesticated household pets may be kept by an Owner in his Unit, provided that such pets shall not be allowed on the Common Area except in accordance with such rules and regulations as may be adopted by the Board of Directors of the Association. Caged birds, or fish in a household aquarium, may be kept and maintained in an Owner's Unit, provided the same shall not in the opinion of the Board of Directors create an unreasonable annoyance or nuisance to the Owners of the other Units.

Section 3.5 No Unit shall be used in any manner as to obstruct or interfere with the enjoyment of occupants of other Units or annoy them by unreasonable noises or otherwise, nor shall any nuisance, or immoral or illegal activity be committed or permitted to occur on or about any Unit.

Section 3.6 No sign of any nature, except as provided in Section 712 of the Civil Code, shall be displayed to the public view on or from any condominium without the prior written approval of the Board of Directors as to size, shape, color and content; however, Declarant may place reasonable signs upon the project in connection with the sale, transfer or rental of the condominiums owned by it or in which it has a security interest.

Section 3.7 Each Owner shall have the right to

1976

1084

place furniture and potted plants upon any patio constituting part of his Unit, subject to the approval of the Board of Directors of the Association. However, no Owner shall have the right to paint or stain any exterior surface of his Unit without the written consent of the Board of Directors of the Association.

Section 3.8 No television antenna or antennae or unsightly objects, poles or wires shall be permitted on the roof of any building. If any Unit has outlets connected to a cable television system, it shall be the obligation of the Association to maintain, repair and replace all portions of said cable television system located within the Common Area.

Section 3.9 Nothing shall be done in any Unit or in, on, or to the Common Area which will impair the structural integrity of the buildings, or which would structurally change the buildings. Nothing shall be altered or constructed in or removed from the Common Area, except upon the written consent of the Board of Directors of the Association. All equipment and garbage cans shall be kept concealed from view of neighboring Units, streets and Common Area. All rubbish, trash or garbage shall be regularly removed from each Unit and shall not be allowed to accumulate thereon or on the adjacent Common Area. No exterior clothes lines shall be erected or maintained and there shall be no outside drying or laundering of clothes on balconies, or any part of the Common Area.

Section 3.10 No power equipment, hobby shops, or carpenter shops shall be maintained on the Project except with the prior written approval of the Board of Directors of the Association. No automobile overhaul or maintenance work, other than emergency work, shall be permitted in the garages or elsewhere on the Project.

Section 3.11 The Common Area shall be used only

No
07848

1085

for the following purposes:

[1] Affording vehicular passage to the garages and pedestrian movement within the Project, including access to the Units.

[2] Recreational use by the Owners and occupants of Units and their guests, subject to rules established by the Board of Directors of the Association.

[3] Beautification of the Common Area and providing privacy to the residents thereof through landscaping and such other means as the Board of Directors of the Association shall deem appropriate.

[4] No part of the Common Area shall be obstructed so as to interfere with its use for the purposes hereinabove permitted, nor shall any part of the Common Area be used for storage purposes (except for storage of maintenance equipment used exclusively to maintain the Common Area), or in any manner which shall increase the rate at which insurance against loss by fire or the perils of the extended coverage endorsement to the California Standard Fire Policy Form, or bodily injury or property damage liability insurance, covering the Common Area and improvements situated thereon may be obtained or cause said premises to be uninsurable against such risks, or any policy or policies representing such insurance to be cancelled or suspended or the company issuing the same to refuse renewal thereof.

Section 3.12 It shall be the responsibility of

No 07848
28

1976

1086

the Association to maintain the rock slope of the sea wall appurtenant to the Project, in order to protect improvements on the Project from adverse wind and tide conditions. From time to time, but in no event not less than every three (3) years, the Association shall cause said sea wall to be inspected by a structural engineer, and shall take such corrective or preventative measures as may be recommended by said engineer to assure continued protection of the Project from adverse winds and tides.

Section 3.13 No Owner shall make any alteration or improvement to the Common Area, or remove any planting, structure, furnishing or other object therefrom except with the written consent of the Board of Directors of the Association.

Section 3.14 Each Owner shall be legally liable to the Association for all damages to the Common Area or to any improvement thereof or thereto, including but not limited to the building and landscaping, caused by such Owner, or any occupant of such Owner's Unit.

ARTICLE IV

THE ASSOCIATION

Section 4.1 Each Owner and/or Owners of a Condominium shall be a regular member of the Association, which said membership shall be appurtenant to such Condominium and the transfer of title to such Condominium shall automatically transfer the membership appurtenant to such Unit to the transferee or transferees. Each such Owner and/or Owners are obligated to promptly, fully and faithfully comply with and conform to the Articles of Incorporation and the By-Laws of the Association, and the rules and regulations from time to time prescribed thereunder by the Board of Directors of the Association or its officers, and to promptly pay in full

No
07848
ef

all assessments levied by the Association on its members, whether such assessments are levied prior to or subsequent to the date of acquisition of title, except that the purchaser of any such Condominium at a trustee's sale on foreclosure shall not be liable for any dues, fees or assessments levied prior to such sale or acquisition of title, regardless of whether said dues, fees or assessments then constitute a lien against such condominium.

Section 4.2 Except as otherwise provided herein, the Association acting through its Board of Directors and officers shall have the sole and exclusive right and duty to manage, operate, control, repair, replace or restore all of the Common Area or any portion thereof, together with the improvements, trees, shrubbery, plants and grass thereon, all as more fully set forth in the By-Laws of said Association and this Declaration.

Section 4.3 The Board of Directors of the Association shall have the right to adopt reasonable rules, not inconsistent with the covenants contained in this Declaration, and to amend the same from time to time, relating to the use of the Common Area by Owners and by their tenants or guests, and the conduct of such persons with respect to automobile parking, outside storage of boats, trailers, bicycles and other objects, disposal of waste materials, drying of laundry, control of pets, and other activities which, if not so regulated, might detract from the appearance of the Project or offend or cause inconvenience or danger to persons residing or visiting therein. Such rules may provide that the Owner of a Unit whose occupant leaves property on the Common Area in violation of the rules, after notice and hearing, may be assessed to cover the expense incurred by the Association in removing such property and storing or

No. 07848
28

disposing thereof.

Section 4.4 The Board of Directors of the Association or any person authorized by the Board shall have the right to enter any portion or part of a Unit to the extent such entry is necessary to carry out the repainting or repair of the exterior surfaces of the buildings, or to perform any work required in the repair, maintenance or upkeep of the Common Area, or for any other purpose reasonably related to the performance by the Board of its responsibilities under the terms of this Declaration. Such right of entry shall be exercised in such manner as to interfere with the possession and enjoyment of the occupant of such Unit as little as is reasonably possible, and shall be preceded by reasonable notice wherever the circumstances permit. In the case of an emergency, the right of entry shall be immediate.

ARTICLE V

RESPONSIBILITY OF OWNERS

Section 5.1 Each Owner of a Condominium shall be responsible for the maintenance and repair of his Unit, and for keeping his Unit in a neat and tidy condition. The obligation of maintenance and repair extends to the glass doors and windows enclosing any part of the Unit, and to the maintenance and repair of all plumbing, electrical heating systems and appliances located within the Unit. Each Owner shall have the right, at his sole cost and expense, to maintain, repair, paint, paper, panel, plaster, tile, and finish the interior surfaces of the ceilings, floors, window frames, door frames, trim, and perimeter walls and partitions located within his Unit. Each Owner shall have the right to substitute new finished surfaces in place of those existing on said ceiling, floors and walls. In the event an Owner fails to maintain the interior of his Unit and the plumbing, electrical and

No. 07818
87818

1976

1089

heating systems thereof, or make repairs thereto in such manner as shall be deemed necessary in the judgment of the Board of Directors of the Association to preserve the attractive appearance thereof and to protect the value thereof, the Board shall give written notice to such Owner, stating with particularity the work of maintenance or repair which the Board finds to be required, and requesting that the same be carried out within a reasonable time from the giving of such notice. If an Owner disputes his liability to carry out such maintenance or repairs, he may request a hearing by the Board of Directors in accordance with Section 5.2 of this Article. The determination of the Board at such hearing shall be final. If the Owner is determined by the Board to be liable for such maintenance or repair and fails to carry out the same within the time prescribed by the Board at the hearing, the Board, shall cause the work to be done and shall assess the cost thereof to the Owner.

Section 5.2 If any condominium Owner or other occupant of the condominium owned by him shall fail to observe any of the provisions of this Declaration, or any of the rules or regulations adopted by the Board of Directors, the Board of Directors shall give written notice of such fact to the condominium owner in accordance with Section 9.2 of Article IX. Any such notice so given shall contain a specification of the alleged violation of this Declaration or of such rule or regulation, as the case may be, and such notice shall also specify a date not less than 10 nor more than 20 days after the date of the notice for a hearing before the Board of Directors to review the alleged violation as set forth in the notice. At such hearing, the Board of Directors shall accept such evidence and take such testimony as may be reasonable under the circumstances, reach a decision with respect

No 07848
8/18/76

1 9 76

1090

thereto, and if the Board concludes that the alleged violation did in fact occur, the Board may take any disciplinary action permitted by this Declaration or the By-Laws of the Association.

Breach of any of the covenants contained in this Declaration and the continuation of any such breach may be enjoined, abated or remedied by appropriate legal proceedings by any Owner of the Association. It is hereby agreed that damages at law for such breach are inadequate. No judicial proceedings shall be commenced by the Association against an Owner for any non-monetary breach of this Declaration unless and until there has been a hearing with respect to such breach in accordance with this Section 5.2.

Section 5.3 The remedies herein provided for breach of the covenants contained in this Declaration shall be deemed cumulative, and none of such remedies shall be deemed exclusive.

Section 5.4 The failure of the Association or any Owner to enforce any of the covenants contained in this Declaration shall not constitute a waiver of the right to enforce the same thereafter, nor shall such failure result in or impose any liability on the Owners or the Association.

Section 5.5 Any condominium Owner may encumber his condominium by deed of trust or mortgage. The beneficiary of the deed of trust or the mortgagee of a mortgage is referred to in this paragraph as a "lender". A breach of any of the provisions of this Declaration shall not affect or impair the lien or charge of any bona fide deed of trust or mortgage made in good faith and for value encumbering any of the condominiums. A lender who acquires title by foreclosure or deed in lieu of foreclosure shall not be obligated to cure any breach of this Declaration which is noncurable or

No
07848

of a type which is not practical or feasible to cure. It is intended that any loan to facilitate the resale of any condominium after foreclosure or deed in lieu of foreclosure is a loan made in good faith and for value and entitled to all of the rights and protections afforded to other lenders. All liens created pursuant to this Declaration, including but not limited to any regular or special assessments for the payment of money, shall be subordinate to the lien created by any such bona fide deed of trust or mortgage given to any lender. It is specifically understood, however, that a lender is liable for all such assessments during the actual period of time the lender holds title to a condominium. This liability for assessments on the part of the lender is on a prorata basis with the prorata period commencing on the date the lender acquires title and ending upon resale or other transfer by the lender, whereupon the liability will attach to the transferee. No amendment to this Declaration shall affect any lender to the extent it defeats the lender's then priority position with respect to its lien or which would convert the lender's loan to an illegal status under such governmental regulations then applicable to the lender involved, unless the approval in writing of any such lender is obtained. Any other amendment to this Declaration adopted in accordance with Section 9.6 of Article IX shall affect all lenders provided written notice of the proposed amendment is sent to all lenders then of record and the written approval is obtained from the lenders holding the beneficial interest of at least seventy-five per cent (75%) of the number of mortgages or trust deeds of record constituting valid first liens against the project or any portion of it. Because of its financial interest in the project, a lender may appear at meetings of the voting owners and of the Board of Directors to present

No
07848
28

objections if violations of this Declaration have not been enforced. A lender is authorized to furnish information to the Board of Directors concerning the status of any loan encumbering a condominium. All applicable fire and extended coverage insurance policies shall contain loss payable clauses naming the lenders who encumber condominiums by deed of trust or mortgage, as their interests may appear.

ARTICLE VI

ASSESSMENTS

Section 6.1 At least thirty (30) days prior to January 1 of each year, the Board of Directors of the Association shall estimate the total charges to be assessed against the Project and to be expended by the Association during the succeeding year, which shall constitute the maintenance fund (including a reasonable provision for contingencies and adequate reserves for replacements, less any expected surplus from the prior year's fund). The estimated amount required for the maintenance fund shall constitute the aggregate regular assessment, which shall be assessed to and paid by the Owners equally.

Section 6.2 Any increase in or decrease from the amount of the initial aggregate regular assessment shall be assessed to and paid by the Owners equally. The aggregate regular assessment shall not be increased more than ten percent (10%) over the preceding year's aggregate regular assessment without the approval of at least two-thirds (2/3) of the Owners present at a regular or special meeting of members, held in accordance with the By-Laws of the Association. If a regular assessment is determined by the Board to be inadequate for any reason, including nonpayment of any Owner's assessment or unforeseen expenditure, the Board may at any time levy a special assessment with the approval of a

No 07848
28

majority of the Owners. Any special assessment made by the Board shall be assessed to the Owners equally.

Notwithstanding anything in this Declaration to the contrary, no alterations, additions, or improvements, in connection with the Project shall be made at a cost of more than One Thousand Dollars (\$1,000.00) without the approval of at least two-thirds (2/3) of the voting owners (excluding Declarant who shall not be entitled to a vote on such matter irrespective of the number of condominium units owned by Declarant at the time of the vote) present at a special meeting.

Section 6.3 Each Owner shall be obligated to pay to the Association his regular assessment in twelve (12) equal installments on or before the fifteenth day of each calendar month, and to pay special assessments within thirty (30) days after their levy or at such other times as the Board of Directors of the Association shall designate. The Association shall be deemed merely the agent of the Owners with respect to the collection, receipt, deposit and handling of all regular and special assessments, and shall acquire no proprietary interest in said assessments except to the extent necessary to discharge the obligation of the Owners with respect to maintenance, repair and management of the Common Area.

All assessments shall be paid at such place as the Board of Directors of the Association shall designate. The regular assessment shall commence upon the close of escrow for the sale of the first condominium in the Project; regular assessments chargeable to or payable for each unsold condominium shall be charged to and paid by, and be the debt of Declarant or its successor in ownership of each unsold condominium and shall commence upon the conveyance of the first condominium

84820 07818
28
NIP

1976

1094

in the Project. All regular and special assessments levied upon any condominium shall constitute a debt of the Owner of such condominium at the time of the assessment and shall be paid promptly. Interest at the rate of ten percent (10%) per annum shall accrue on all delinquent assessments.

Section 6.4 The amount of any delinquent regular or special assessment, plus interest thereon and any expenses reasonably incurred in collecting and/or enforcing such assessment, including reasonable attorney's fees, shall be and become a lien upon the Condominium so assessed, which shall attach to the Condominium as of the time the Association causes to be recorded in the Office of the County Recorder of San Diego County, California, a Notice of Assessment Lien, which shall state:

- i. the amount of the delinquent assessment and such related charges as may be authorized by this Declaration;
- ii. the name of the Owner of record or reputed Owner of the Condominium;
- iii. a description of the Condominium against which the lien has been assessed.

The Notice shall be signed by two officers of the Association. The assessment lien shall also be deemed to secure all of the foregoing items which shall become due and/or incurred relative to the Condominium after the recordation of the Notice of Assessment Lien until the completion of the enforcement of the lien or the payment of the full amount secured by the lien, or other satisfaction to be made in connection therewith. No proceeding or action shall be instituted to foreclose the lien until notice of intention to proceed to foreclose the lien has been mailed by the Association to the Owner of the Condominium affected by the

No 07818
8/18/76

1976

1095

lien at the last known address of such Owner, at least thirty (30) days prior to the commencement of any such action or proceeding. The assessment lien may be enforced by judicial foreclosure; provided, however, that said method of enforcement shall not be exclusive but shall be in addition to any other rights or remedies which the Owners or the Association may have. The Association shall also have the right to bid at any foreclosure sale and to hold, lease, mortgage and convey such Condominium upon its purchase. Upon payment of the full amount secured by an assessment lien, including all authorized charges in accordance with the foregoing, or upon any other satisfaction duly made in connection therewith, the Association shall cause to be recorded a notice setting forth the fact of such payment and/or satisfaction and of the release of the assessment lien. Any assessment lien as to any Condominium shall at all times be subject and subordinate to any mortgage or deed of trust on the Condominium which is created in good faith and for value and which is recorded prior to the date of recordation of the assessment lien. In the event any assessment lien is destroyed by reason of the foreclosure of any prior mortgage or deed of trust on a Condominium, the interest in the Condominium of the purchaser at the foreclosure sale may be subjected to a lien to secure assessments levied on the Condominium in the same manner as provided above in this Article.

Section 6.5 All regular and special assessments collected by the Association shall be segregated and deposited into two (2) or more bank accounts in accordance with this Section 6.5. One account shall be maintained by the Association for the purpose of paying all ordinary and customary expenses of maintenance and management of the Project.

The Association shall maintain a separate bank account in which shall be deposited that part of an Owner's

No. 07848
28

1976

1096

regular or special assessment which is attributable or allocable to any reserve fund which has been established for the replacement, refurbishing or emergency repair of or to any part of the Project. Said account shall be identified as "Trust Account For Replacement", or bear a similar designation, and shall be used only as a depository for funds allocated and segregated for the purposes set forth above.

The Association may maintain such additional accounts as the Board may determine to be necessary or advisable, subject to the limitations set forth in this Section 6.5 as to the deposit and holding of funds allocated for replacement, refurbishing or emergency repairs.

Section 6.6 The Association shall comply with the requirements of the Consumer Credit Protection Act (Public Law 90-321, 82 Stat. 164 et seq.), also known as the "Federal Truth-In-Lending Act" to the extent the same may be applicable.

Section 6.7 The Association shall, upon demand for a reasonable charge not to exceed fifteen dollars (\$15.00) furnish to the record owner of a Condominium or to any person who qualifies as an "Entitled Person" under Section 2943 of the Civil Code a certificate signed by an officer of the Association setting forth the amount of any unpaid assessment attributable to such Condominium and all related charges authorized by this Declaration. Such certificate shall be furnished to the party requesting it within ten (10) days of the date the request is received by the Association.

Provided written request therefor is given to the Association, the holder of the First Deed of Trust on any condominium in the Project shall be entitled to receive, without charge from the Association, written notice of any default by an Owner in the performance of any obligation of such Owner under this Declaration or the By-Laws of the Association; such

No 07848

1 9 76

1097

notice shall be given concurrently with the giving of notice of default to such Owner, and in any event not less than thirty (30) days prior to initiating foreclosure of any assessment lien affecting such Owner's Unit.

ARTICLE VII

PARTITION

Section 7.1 Each Owner of a Condominium in the Project is hereby prohibited from partitioning the Common Area except upon a showing (1) that three years after damage or destruction to the Project which renders a material part thereof unfit for its use prior thereto, the Project has not been rebuilt or repaired substantially to its state prior to its damage or destruction, or (2) that three-fourths or more of the Project has been destroyed or substantially damaged, and that Owners holding in aggregate more than a fifty percent interest in the Common Area are opposed to repair or restoration of the Project, or (3) that the Project has been in existence in excess of fifty years, that it is obsolete and that Owners holding in aggregate more than a fifty percent interest in the Common Area are opposed to repair or restoration of the Project; provided, however, that if any Condominium shall be owned by two or more co-tenants as tenants in common or as joint tenants, nothing herein shall be deemed to prevent a judicial partition as between such co-tenants.

In the event of partition of the Project the proceeds thereof shall be divided among the Owners equally.

ARTICLE VIII

INSURANCE

Section 8.1 The Association shall procure and maintain in the name of the Association, the Owners and their mortgagees, as their interests may appear, insurance of the

No. 07848
28

1098

following types:

A. Insurance on the buildings as originally constructed, but excluding equipment, fixtures, furniture, furnishings and other personal property supplied or installed by an owner within his Unit. Insurance shall be in an amount as near as practicable to the full replacement cost of the buildings (excluding foundations), without deduction for depreciation, and shall insure against loss caused by all risks of direct physical loss, subject to the customary and acceptable exclusions, conditions, limitations and/or deductible. By optional perils endorsement the Board may insure against loss caused by breakage of glass, falling objects, water damage, collapse, vandalism, malicious mischief, or loss due to such other peril as the Board may consider it reasonable or prudent to insure against.

The insurance maintained under this paragraph

A shall:

[i] provide that the liability of the insurer thereunder shall not be affected by, and that the insurer shall not claim any right of set-off, counter-claim, apportionment, proration, or contribution by reason of any other insurance obtained by or for the Owner of any Unit;

[ii] contain no provision relieving the insurer from liability for loss occurring while the hazard to the buildings is increased, whether or not within the knowledge or control of the Board, or because of any breach of warranty or condition or any other act or neglect by the Board or any owner or any other person under either of them;

[iii] contain a waiver by the insurer of its right of subrogation against the Owner of any Unit;

[iv] provide that such policy may not be canceled (whether or not requested by the Board) except by the insurer giving at least thirty days' prior written notice thereof to the Board, owners, and every other person in interest who shall have requested such notice of the insurer;

[v] contain a standard lender's loss payable endorsement;

[vi] cover the full cost of repair or replacement without deduction for depreciation.

No. 07848
28

B. During any period when any repair or reconstruction of the buildings is taking place and the insurance carried under paragraph A would not be applicable, the Board shall maintain course of construction insurance on the buildings, in completed value form against all risks of direct physical loss, in an amount not less than the full amount of the cost of such repair or restoration, as estimated by the Board;

C. Comprehensive general liability insurance covering all owners with respect to the Project, with minimum limits of not less than \$300,000.00 for injury to one person and \$500,000.00 for injury to more than one person in any one accident or occurrence, and \$50,000.00 for property damage. Upon receipt thereof the Board shall promptly deposit with the Owners current certificates of such insurance, without prejudice to the right of any owner to maintain additional liability insurance with respect to his Unit.

The liability insurance maintained by the Association shall cover and indemnify the Association, each officer of the Association, the managing agent or the manager, if any, and each Owner of a Unit against liability for all tort claims arising out of the Project (including the Units as well as the Common Area) and cover cross liability claims of each insured against each other insured.

D. A policy of Workmen's Compensation Insurance to the extent necessary to comply with applicable laws;

E. A comprehensive crime coverage endorsement insuring the Association against loss of money or other property which it may sustain due to any fraudulent or dishonest act or acts committed by any employee of the Association, acting alone or in collusion with others;

F. Directors and officers liability insurance insuring the Association against loss because of any civil claim made

1976

1100

against the officers or directors of the Association and caused by any negligent act, error, omission or breach of duty by any of such directors or officers;

Section 8.2 The insurance maintained pursuant to Section 8.1 (A) shall name the Association as trustee for all Owners and listed mortgagees according to the loss or damage to their respective Units, and payable in case of loss to such bank or trust company authorized to do business in California as the Board shall designate for the custody and disposition of all proceeds of such insurance. In case of such loss or damage, all insurance proceeds shall be used as soon as reasonably possible by the Association for rebuilding, repair, or otherwise restoring the buildings in a good and workmanlike manner according to the original plans, or according to such modified plans as shall have been approved by the Board and the holders of all first deeds of trust on the respective Units. The physical boundaries of Units as constructed, or of any unit reconstructed substantially in accordance with the original plans, shall be conclusively presumed to be the boundaries, rather than any metes and bounds description expressed in any deed or plan, regardless of settling or lateral movement of the buildings and regardless of any minor variations between boundaries shown in any deed or plan and those of the buildings.

Any deficiency shall be assessed to all of the Owners in accordance with their respective shares of common area expense. In the event the insurance proceeds available for replacement, repair or rebuilding exceeds the cost thereof, the excess shall be deemed personalty.

Section 8.3 The Association shall maintain such other insurance and endorsements to any of the insurance described in Section 8.1 (including endorsements which may diminish by deductible clauses or otherwise, as well as

No
07848

1976

1101

increase, the liability of the insurers) as the Board may from time to time determine to be reasonable and proper.

The Board shall review at least every two (2) years the insurance carried by it.

Section 8.4 Copies of all insurance policies maintained by the Association shall be retained by the Association and shall be open for inspection by Owners at any reasonable time.

ARTICLE IX

MISCELLANEOUS

Section 9.1 Should any of the covenants contained in this Declaration be void or be or become unenforceable in law or in equity, the remaining portions of this Declaration shall, nevertheless, be and remain in full force and effect.

Section 9.2 Any notice permitted or required to be delivered as provided in this Declaration may be delivered either personally or by mail. If delivery is made by mail, such notice shall be deemed to have been delivered to a person twenty-four (24) hours after a copy of it was deposited in the United States mail, postage prepaid, certified or registered, addressed to such person at the address given by him to the Association for the purpose of such service of notice, or at the address of the condominium owned or represented by such person, if no other address had been given to the Association. Such address may be changed from time to time by written notice delivered to the Association in accordance with the foregoing.

Section 9.3 All questions of interpretation or construction of any of the terms or conditions herein shall be resolved by the Board of Directors of the Association and its decision shall be final, binding and conclusive on all of the parties affected.

Section 9.4 In the event an attorney is engaged

by the Association for the enforcement or defense of any of the provisions of this Declaration, then the prevailing party in any resulting litigation shall be entitled to recover from the other party a reasonable sum as attorney's fees.

Section 9.5 Every person who now or hereafter owns or acquires any right, title or interest in or to any portion of the Project is and shall be conclusively deemed to have consented and agreed to every covenant, condition and restriction and other provisions of this Declaration.

Section 9.6 This Declaration may be amended by an instrument in writing, signed and acknowledged by the owners of at least three-fourths (3/4) of the condominiums in the Project after approval of the amendment at a meeting of the voting Owners duly called for such purpose, whereupon the amendment shall become effective upon its recordation in the Office of the County Recorder of San Diego County, California; but no such amendment shall affect the rights of the holder of any mortgage or deed of trust recorded prior to the recordation of the amendment, unless approved in accordance with Section 5.5 of Article V hereof.

Section 9.7 This Declaration, every provision hereof, and every covenant, condition and restriction contained herein shall continue in full force and effect for a period of fifty (50) years from the date hereof, unless the Owners of three-fourths (3/4ths) of the condominiums have executed and recorded at any time within six (6) months prior to said date, in the manner required for a conveyance of real property, a writing in which they agree that this Declaration shall continue for a further specified period and providing therein a similar provision for the further extension of this Declaration.

Section 9.8 All restrictions, conditions, covenants and agreements contained herein are made for the direct mutual



No 07848 28

1976

1103

and reciprocal benefit of each and every Condominium in the Project; shall create mutual, equitable servitudes upon each condominium in favor of every other condominium; shall create reciprocal rights and obligations between the respective Owners of all condominiums and privity of contract and estate between all grantees of said condominiums, their heirs, successors and assigns; and shall, as to the Owner of each condominium, his heirs, successors and assigns, operate as covenants running with the land, for the benefit of all other condominiums.

Section 9.9 This Declaration is also made for the benefit of the City of Imperial Beach, which has the right (but not the obligation) to enforce all of the terms and provisions of this Declaration in the same manner, and to the same extent, as the Owner of any Unit.

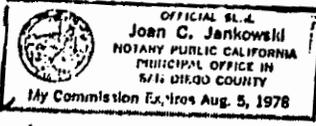
No amendment of this Declaration which would have the effect of modifying or amending the rights of the City of Imperial Beach under this Section 9.9 shall be effective unless the consent of the City to the amendment has first been obtained.

IN WITNESS WHEREOF, the undersigned Declarant has executed this Declaration as of the date first above writer.

Jon L. Jentz
JON L. JENTZ

STATE OF CALIFORNIA }
 COUNTY OF San Diego } 1104
 On Dec. 23, 1978, before me, the undersigned, a Notary Public in and for said State, personally appeared Jon L. Jentz

 known to me to be the person, _____ whose name _____ subscribed to the within instrument and acknowledged to me that he executed the same.
 WITNESS my hand and official seal.
 Signature Joan C. Jankowski
 Name (Typed or Printed) _____



No. 07848

1976

1103

and reciprocal benefit of each and every Condominium in the Project; shall create mutual, equitable servitudes upon each condominium in favor of every other condominium; shall create reciprocal rights and obligations between the respective Owners of all condominiums and privity of contract and estate between all grantees of said condominiums, their heirs, successors and assigns; and shall, as to the Owner of each condominium, his heirs, successors and assigns, operate as covenants running with the land, for the benefit of all other condominiums.

Section 9.9 This Declaration is also made for the benefit of the City of Imperial Beach, which has the right (but not the obligation) to enforce all of the terms and provisions of this Declaration in the same manner, and to the same extent, as the Owner of any Unit.

No amendment of this Declaration which would have the effect of modifying or amending the rights of the City of Imperial Beach under this Section 9.9 shall be effective unless the consent of the City to the amendment has first been obtained.

IN WITNESS WHEREOF, the undersigned Declarant has executed this Declaration as of the date first above written.

Jon L. Jentz

JON L. JENTZ

No. 07848
28

1976

1105

Imperial Beach Realty, beneficiary under that certain Deed of Trust recorded on July 7, 1975, in the County of San Diego, as File No. 75-172820, hereby agrees that the lien and charge of said Deed of Trust is and shall be subject and subordinate to the within Declaration of Covenants, Conditions and Restrictions.

Imperial Beach Realty, a California corporation

By: *Robert Lee Dickerson*
By: *Ernel T. Warren, Jr.*

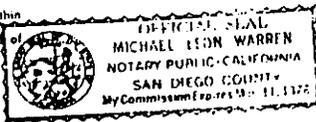
STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

On DECEMBER 18, 1975, before me, the undersigned, a Notary Public in and for said State, personally appeared ROBERT LEE DICKERSON, known to me to be the President, and ERNEST T. WARREN, JR., known to me to be the Secretary of the corporation that executed it, within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Signature: *Michael Leon Warren*
MICHAEL LEON WARREN
Name (Typed or Printed)



(This area for official notarial seal)

No. 07848 *28*

1976

1106

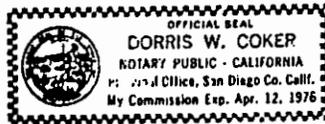
Home Federal Savings and Loan Association of San Diego, beneficiary under those certain of trusts of trust filed for record on July 7, 1975 as File Nos: 75-172818, 75-172826, 75-172847, 75-172823, 75-172832, 75-172844, 75-172811, 75-172835, 75-172841, 75-172838, 75-172828, hereby agrees that the lien and charge of said deed of trust is and shall be subject and subordinate to the within Declaration of Covenants, Conditions and Restrictions.

Dated: December 19, 1975

Home Federal Savings and Loan Association of San Diego

By: Kenneth C. Bovard
By: William H. Taggart

STATE OF CALIFORNIA }
COUNTY OF San Diego } ss.
On December 19, 1975, before me, the undersigned, a Notary Public in and for said State, personally appeared William H. Taggart known to me to be the Vice President, and Kenneth C. Bovard known to me to be the Asst. V.P. of the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.



WITNESS my hand and official seal.
Signature Dorris W. Coker
Dorris W. Coker
Name (Typed or Printed)

(This area for official notarial seal)

No. 07848

Form 3002—(Corporation) First American Title Company



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: GARY BROWN, CITY MANAGER

MEETING DATE: SEPTEMBER 19, 2012

ORIGINATING DEPT.: PUBLIC SAFETY *JB*

SUBJECT: ADOPTION OF RESOLUTION 2012-7246 AUTHORIZING THE CITY MANAGER TO SIGN AMENDMENTS TO THE AGREEMENTS BETWEEN THE CITY OF IMPERIAL BEACH AND THE SAN DIEGO UNIFIED PORT DISTRICT FOR PUBLIC SAFETY AND TIDELANDS MAINTENANCE SERVICES

BACKGROUND:

As of July 1, 2012, the City of Imperial Beach and the San Diego Unified Port District completed the final year of three year agreements for the provision of Public Safety and Tidelands maintenance services in designated Port areas within the City of Imperial Beach. These include Sheriff, Fire, Emergency Medical, Lifeguard and Animal Control services in the area of Public Safety, and maintenance, landscaping, streets and facilities services related to Tidelands maintenance.

DISCUSSION:

On May 16, 2012, City Council adopted Resolution 2012-7200, extending the Public Safety and Tidelands Maintenance Agreements with the Port of San Diego through September 30, 2012. Negotiations between the Port District and the Cities continue, but will not be complete prior to the September 30, 2012 as anticipated in the current extension. The Port District is therefore requesting an additional two-month extension of the contracts, ending November 30, 2012. The agreement is essentially:

- To engage an extension as allowed in Section 2 of the existing agreement for two additional months
- To include language that makes the new agreements once executed, to apply retroactively to the extension period
- To continue in full force all other terms, covenants and conditions of the original agreements for the duration of the extension.

FISCAL IMPACT:

There is no fiscal impact as a result of this action.

DEPARTMENT RECOMMENDATION:

Adopt Resolution No. 2012-7246 authorizing the City Manager to sign the extensions as presented by the San Diego Unified Port District.

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.



Gary Brown, City Manager

Attachments:

1. Resolution No. 2012-7246
2. Resolution No. 2012-7200
3. Amendment No. 3 to Agreement Between San Diego Port District and City of Imperial Beach for Police, Fire, Emergency Medical, Lifeguard, and Animal Control Services
4. Amendment No. 3 to Agreement Between San Diego Port District and City of Imperial Beach for Tidelands Maintenance Services

RESOLUTION NO. 2012-7246

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO SIGN AMENDMENTS TO THE AGREEMENTS BETWEEN THE CITY OF IMPERIAL BEACH AND THE SAN DIEGO UNIFIED PORT DISTRICT FOR PUBLIC SAFETY AND TIDELANDS MAINTENANCE SERVICES.

WHEREAS, the City of Imperial Beach and the San Diego Unified Port District have completed the previous three year contract, and have since entered into an extension to it which ends as of September 30, 2012; and

WHEREAS, the parties continue with negotiations for a new contract and will not be completed prior to the end of the current extension; and

WHEREAS, both parties are interested in executing additional extensions of the prior agreements in order to allow time for the Port District to complete negotiations with the affected Cities.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Imperial Beach that the City Manager is authorized to sign Amendment No. 3 to the Agreement Between the San Diego Port District and the City of Imperial Beach for Police, Fire, Emergency Medical, Lifeguard and Animal Control Services, and to sign Amendment No. 3 to the Agreement Between the San Diego Port District and the City of Imperial Beach for Tidelands Maintenance Services, each amendment extending the last fully executed agreements through November 30, 2012.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 19th day of September, 2012, by the following vote:

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

JAMES C. JANNEY, MAYOR

ATTEST:

JACQUELINE M. HALD, MMC
CITY CLERK

RESOLUTION NO. 2012-7200

A RESOLUTION OF THE CITY COUNCIL OF IMPERIAL BEACH, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO SIGN AMENDMENTS TO THE AGREEMENTS BETWEEN THE CITY OF IMPERIAL BEACH AND THE SAN DIEGO UNIFIED PORT DISTRICT FOR PUBLIC SAFETY AND TIDELANDS MAINTENANCE SERVICES

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

WHEREAS, the City of Imperial Beach and the San Diego Unified Port District are in the final year of three year agreements for the provision of Public Safety and Tidelands Maintenance Services; and

WHEREAS, the parties are currently in negotiations for a new contract for said services; and

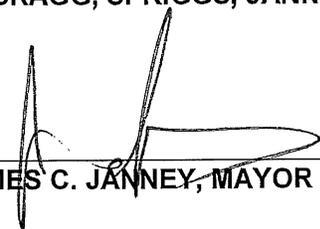
WHEREAS, the negotiations are ongoing and will not be completed prior to the end of the existing contract; and

WHEREAS, both parties are interested in extending the current agreement to allow time to complete the negotiations of the new contract, and;

NOW, THEREFORE, BE IT RESOLVED that the City Council authorizes the City Manager to sign the Amendment 2 to the Agreement Between the San Diego Port District and the City of Imperial Beach for Police, Fire, Emergency Medical, Lifeguard and Animal Control Services, and to sign Amendment 2 to the Agreement Between the San Diego Port District and the City of Imperial Beach for Tidelands Maintenance Services, each extending the existing agreements through September 20, 2012.

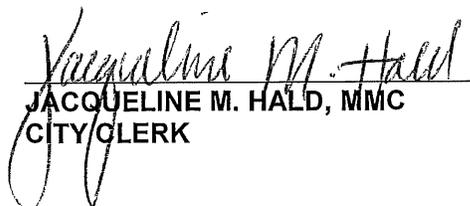
PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 16th of May 2012, by the following roll call vote:

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



JAMES C. JANNEY, MAYOR

ATTEST:



JACQUELINE M. HALD, MMC
CITY CLERK

**AMENDMENT NO. 3 TO AGREEMENT BETWEEN
SAN DIEGO UNIFIED PORT DISTRICT
and
CITY OF IMPERIAL BEACH
for
POLICE, FIRE, EMERGENCY MEDICAL, LIFEGUARD AND
ANIMAL CONTROL SERVICES
AGREEMENT NO. 01-2009**

The parties to this Amendment No. 3 to Agreement are the SAN DIEGO UNIFIED PORT DISTRICT, a public corporation (District) and the CITY OF IMPERIAL BEACH, a municipal corporation (City).

Recitals:

District and City are parties to an Agreement for Police, Fire, Emergency Medical, Lifeguard and Animal Control Services. The Agreement is on file in the office of the District Clerk as Document No. 55351, dated July 9, 2009, as amended by Amendment No.1, Document No. 56834, dated September 13, 2010; Amendment No. 2 Document No. 59127, dated July 2, 2012.

The Parties Agree:

1. As allowed in Section 2, Term of Agreement, this Agreement is extended for an additional two months. Therefore, the Agreement shall cover services rendered from July 1, 2009 to November 30, 2012.
2. As provided in Section 2, Term of Agreement, upon completion of negotiations, Board of Port Commissioners approval, and execution of the documents, the new Agreement will take effect and the extension of the existing agreement will end on the date of the new agreement. The Agreement amount for this extended period will be adjusted based on the final negotiated price for the new Agreement.

* *END OF PAGE* *

3. All other terms, covenants, and conditions in the original Agreement shall remain in full force and effect and shall be applicable to this Amendment.

CITY OF IMPERIAL BEACH

SAN DIEGO UNIFIED PORT DISTRICT

Gary Brown
City Manager

Karen Porteous
Executive Vice President

CITY ATTORNEY

PORT ATTORNEY

**AMENDMENT NO. 3 TO AGREEMENT BETWEEN
SAN DIEGO UNIFIED PORT DISTRICT
and
CITY OF IMPERIAL BEACH
for
TIDELANDS MAINTENANCE SERVICES
AGREEMENT NO. 33-2009**

The parties to this Amendment No. 3 to Agreement are the SAN DIEGO UNIFIED PORT DISTRICT, a public corporation (District) and the CITY OF IMPERIAL BEACH (City).

Recitals:

District and City are parties to an agreement for Tidelands Maintenance Services. The agreement is on file in the office of the District Clerk as Document No. 55592, dated September 30, 2009, as amended by Amendment No. 1, Document No. 56855, dated September 20, 2010, and Amendment No. 2, Document No. 59126, dated July 2, 2012. It is now proposed to extend the term of the agreement.

The Parties Agree:

1. As allowed in Section 2, Term of Agreement, this Agreement is extended for an additional two months. Therefore, the Agreement shall cover services rendered from October 1, 2009 to November 30, 2012.

2. As provided in Section 2, Term of Agreement, upon completion of negotiations, Board of Port Commissioners approval, and execution of the documents, the new Agreement will take effect and the extension of the existing agreement will end on the date of the new agreement. The Agreement amount for this extended period will be adjusted based on the final negotiated price for the new Agreement.

3. All other terms, covenants, and conditions in the original Agreement shall remain in full force and effect and shall be applicable to this Amendment.

SAN DIEGO UNIFIED PORT DISTRICT

CITY OF IMPERIAL BEACH

Karen Porteous
Executive Vice President

Gary Brown
City Manager

PORT ATTORNEY

CITY ATTORNEY



STAFF REPORT
CITY OF IMPERIAL BEACH

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: GARY BROWN, CITY MANAGER
MEETING DATE: SEPTEMBER 19, 2012
ORIGINATING DEPT.: PUBLIC WORKS *Hal*
SUBJECT: CONTINUATION OF PUBLIC HEARING; OPPOSING AN INCREASED STATE ROUTE 75 SPEED LIMIT FROM 40 MILES PER HOUR TO 45 MILES PER HOUR EAST OF DELAWARE STREET TO THE WESTERN CITY LIMITS IN BOTH DIRECTIONS

BACKGROUND: This Public Hearing is the continued Public Hearing from the August 15, 2012 City Council meeting. Attachment 2 is the staff report and attachments presented at the August 15, 2012 City Council meeting. At the August 15, 2012 City Council meeting, Council received the subject report, heard public comment and discussed the California Transportation Department (CALTRANS) study recommending the speed limit on State Route 75 be increased to 45 miles per hour as the posted speed limit from east of Delaware Street to the western City limit in both directions. Following City Council's discussion with the CALTRANS representatives, Mr. Charles Gray and Mr. Joe Hull, Council continued the public hearing to the September 19, 2012 regularly scheduled meeting and directed staff to work with CALTRANS representatives on finding alternatives or mitigations to the study's recommended increase in the S.R. 75 speed limit. This staff report and resolution is drafted to report back on the staff and CALTRANS representative considerations.

DISCUSSION: The August 15, 2012 staff report and resolution recommended opposing the increased speed limit on S.R. 75 within the City of Imperial Beach. Since the August 15, 2012 Council meeting, CALTRANS representative has indicated that they would be willing to repeat the speed survey in Imperial Beach. However if they were to repeat the survey the City must submit day(s) and time period(s) that the City "feels best represents typical free flow conditions during off-peak hours between peak traffic periods on weekdays. Caltrans will review and determine if a new vehicle speed survey can be conducted at one of the proposed times." The City's proposed date and time must be consistent with the MUTCD (California Manual on Uniform Traffic Control Devices) Section 2B.13 and State Code CVC Section 627.

The repeat of a S.R. 75 Speed Survey carries with it some risk, such as:

- Survey results MAY show an 85th percentile speed greater than 45 mph, thus further increasing the posted speed; and
- If challenged in court, the judge MAY find the repeat survey invalid or not enforceable.
- Increasing the speed limit to the 85th percentile does not necessarily increase the vehicle traffic speed. See Attachment 3.

Staff believes a more defensible response is to work with CALTRANS on finding measures that

will encourage traffic calming, make the highway pedestrian and bicycle friendly and make the S.R. 75 more consistent with the goals of CALTRANS Main Streets Manuel. Highway 75 does bisect the City and it is the City's objective to minimize the perceived division of the neighborhood to the north of S.R. 75 from those neighborhoods south of S.R. 75.

As an initial consideration for this notion of traffic calming and pedestrian/bicycle safety, staff has proposed the following to CALTRANS representatives:

- Place speed limit signs at the far side of each of the signalized intersections in both directions
- Stencil the speed limit on the highway adjacent to each of the posted speed signs
- Place signage in the medians prohibiting pedestrian crossings; directing pedestrians to use the nearest signalized intersection
- Agree to work with the City at signalized intersections to design and construct better and safer pedestrian cross walks
- Agree to work with the City for bicycle detectors at the intersections of 7th Street, 9th Street and 13th Street to trigger the signal light and facilitate bicycle crossings proceeding to and coming from the Bayshore Bikeway.
- Others as CALTRANS or Council may suggest.

Other considerations City Council may wish to have CALTRANS investigate:

- Narrowing the traffic lanes to 11-feet wide;
- Striping a bike lane, Class 2, along each side of S.R. 75 from 13th Street to 7th Street or Rainbow Drive; (a Class 2 bike lane is already striped in the City of San Diego between Satellite Blvd. to 13th Street);
- Others as CALTRANS or Council may suggest.

Attachment 4 is a letter opposing the proposed increase in the posted speed limit as proposed by the CALTRANS study.

ENVIRONMENTAL DETERMINATION:

Not a project as defined by CEQA.

FISCAL IMPACT:

Costs of implementing the study results is not known but would largely fall upon CALTRANS budget.

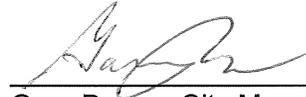
Cost to implement traffic calming or pedestrian/bicycle safety initiatives has not been estimated. Further it is not clear at this juncture what costs would be incurred through CALTRANS and which would be at the City's expense. If City costs were to be incurred, costs not included in the adopted O&M budget or consistent with the I.B.M.C. would be brought back to City Council for consideration.

DEPARTMENT RECOMMENDATION:

1. Continue the Public Hearing.
2. Receive this report.
3. Receive public comment.
4. Close the public hearing.
5. Adopt Resolution 2012-7250 accepting the speed survey study results and encouraging CALTRANS to work with the City to implement traffic calming measures and pedestrian and bicycle safety measures on S.R. 75 within the City of Imperial Beach.

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.



Gary Brown, City Manager

Attachments:

1. Resolution No. 2012-7250
2. August 15, 2012 Public Hearing: Opposing An Increased State Route 75 Speed Limit From 40 Miles Per Hour To 45 Miles Per Hour East of Delaware Street to the Western City Limits in Both Directions with attachments.
3. CALTRANS Fact Sheet - Publication Number: FHWA-RD-97-002 - Date: 1997
4. Letter to Assemblyman Ben Hueso from Patricia W. McCoy and Michael A. McCoy, DVM dated August 22, 2012.

RESOLUTION NO. 2012-7250

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, NOT OPPOSING AN INCREASED STATE ROUTE 75 SPEED LIMIT FROM 40 MILES PER HOUR TO 45 MILES PER HOUR EAST OF DELAWARE STREET TO THE WESTERN CITY LIMITS IN BOTH DIRECTIONS

WHEREAS, in October 2011, the City became aware that most recent State Route 75 (S.R. 75) speed survey study had expired; and

WHEREAS, the expired speed survey meant that traffic enforcement on S.R. 75 would not be held up in court; and

WHEREAS, CALTRANS initiated the speed survey in early Calendar Year 2012; and

WHEREAS, on June 1, 2012, CALTRANS, Traffic Operations, reported that the speed survey for S.R. 75 was complete and that the data supported changing the speed limit on S.R. 75 east of Delaware Street to the west City limits (boundary with Coronado) from the current speed of 40 MPH to 45 mph in both directions; and

WHEREAS, the increase in posted traffic speed on S.R. 75 was viewed with some concern; and

WHEREAS, there are adverse risks associated with opposing the implementation of the speed survey; and

WHEREAS, staff believes a more defensible response is to work with CALTRANS on finding measures that will encourage traffic calming, make the highway pedestrian and bicycle friendly and make the S.R. 75 more consistent with the goals of CALTRANS Main Streets Manual; and

WHEREAS, Highway 75 does bisect the City and it is the City's objective to minimize the perceived division of the neighborhood to the north of S.R. 75 from those neighborhoods south of S.R. 75; and

WHEREAS, as an initial consideration for this notion of traffic calming and pedestrian/bicycle safety, staff has proposed the following to CALTRANS representatives:

- Place speed limit signs at the far side of each of the signalized intersections in both directions
- Stencil the speed limit on the highway adjacent to each of the posted speed signs
- Place signage in the medians prohibiting pedestrian crossings; directing pedestrians to use the nearest signalized intersection
- Agree to work with the City at signalized intersections to design and construct better and safer pedestrian cross walks
- Agree to work with the City for bicycle detectors at the intersections of 7th Street, 9th Street and 13th Street to trigger the signal light and facilitate bicycle crossings proceeding to and coming from the Bayshore Bikeway.
- Others as CALTRANS or Council may suggest.

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

1. The above recitals are true and correct.

2. This legislative body does not oppose the increase in posted speed on S.R. 75 east of Delaware street to west City Limits (boundary with Coronado).

3. This legislative body requests CALTRANS consider implementing the mitigation measures noted in the public hearing as consistent with the City's objective to encourage traffic calming, make the highway pedestrian and bicycle friendly and make S.R. 75 more consistent with the goals of the CALTRANS Main Street Manual.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 19th day of September 2012, by the following vote:

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

JAMES C. JANNEY, MAYOR

ATTEST:

JACQUELINE M. HALD, MMC
CITY CLERK



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: GARY BROWN, CITY MANAGER

MEETING DATE: AUGUST 15, 2012

ORIGINATING DEPT.: PUBLIC WORKS

SUBJECT: PUBLIC HEARING; OPPOSING AN INCREASED STATE ROUTE 75 SPEED LIMIT FROM 40 MILES PER HOUR TO 45 MILES PER HOUR EAST OF DELAWARE STREET TO THE WESTERN CITY LIMITS IN BOTH DIRECTIONS

BACKGROUND:

In October 2011, the City became aware that most recent State Route 75 (S.R. 75) speed survey study had expired. The expired speed survey meant that traffic enforcement on S.R. 75 would not be held up in court. The City asked California Department of Transportation, District 11 (CALTRANS) to perform a new speed survey on S.R. 75 as soon as possible. CALTRANS initiated the speed survey in early Calendar Year 2012. On June 1, 2012, CALTRANS, Traffic Operations, reported that the speed survey for S.R. 75 was complete and that the data supported changing the speed limit on S.R. 75 east of Delaware Street to the west City limits (boundary with Coronado) from the current speed of 40 mph to 45 mph in both directions. The remainder of S.R. 75 will stay at 40 mph. On June 4, 2012 staff received a copy of the study (see attachment 2) forwarded with the following text from CALTRANS:

... [This] E&TS [Engineering & Traffic Survey] has not taken effect as the Order is unsigned.

I have been in contact with Deputy Rob Siegfried (XXX) XXX-XXXX (direct office number) from the San Diego County Sheriff's Department who is aware of the survey. This week, Caltrans will be mailing a hard copy to Captain Roy Heringer requesting for San Diego County Sheriff's Department concurrence regarding the speed limit proposals.

It is also my understanding you will be providing the E&TS to the City Manager and will be discussing whether or not to hold an optional public hearing regarding the proposed speed limit increase from 40 mph to 45 mph from just east of Delaware Street to north of Rainbow Drive.

This staff report is prepared for the purpose of holding a public hearing. Mr. Charles Gray and Mr. Joe Hull from CALTRANS will be present for this public hearing and available to comment on or respond to questions from Council Members. A public hearing notice was advertised starting July 5, 2012.

DISCUSSION:

The increase in posted traffic speed on S.R. 75 was viewed with some concern by City staff and staff believed that City Council may have similar concerns. Thus staff requested that CALTRANS consider participating in a public hearing when those concerns could be presented in a public meeting. Some of the comments and concerns from staff are listed below:

- The collision data set from the I.B. Sheriff's Division files show substantially different collision data than CALTRANS used from SWITTERS in their report. For instance the collisions for west Palm contain 22 crashes over a 29 month period, although some months had no crashes. Using all this information, despite the inebriated bicyclist and possibly some other crashes, we obtain a substantially higher rate of crashes per million vehicle miles (about 2.95) than CALTRANS is reporting in the speed survey (1.46). We do observe that the dates included by CALTRANS from the SWITTERS reports don't match the Sheriff's Dept. dates given the time it takes to process this in Sacramento.
- The increase in posted speed is not consistent with making Palm Avenue pedestrian friendly and it may not be consistent with the Palm Ave. master plan done several years ago.
- At the western end and around the curve there is a lot going on with the curve, intersections, signals, lane drops, merging traffic, etc., and it would not seem helpful to raise the speed through this area from 40 to 45 mph.
- It would seem that one speed limit is appropriate all the way from I-5 to the place where traffic has cleared Imperial Beach on the west/north.
- The City of Imperial Beach Palm Avenue Corridor Master Plan Study proposes to make Palm Avenue more of a Main Street in keeping with CALTRANS's "Main Streets: Flexibility in Design & Operations" manual (January 2005). "Main Streets" manual begins by stating:
 - "Caltrans recognizes the potential benefits of measures such as reducing the number of lanes through a downtown, reducing lane widths, installing traffic calming devices, **lowering speed limits**, providing angled parking, wider sidewalks, roundabouts, raised medians and providing other street side amenities that provide a feeling that a town's main street is where you want to be."
- Additionally, CALTRANS commented on the City's PEIR for the Commercial Zoning Review and General Plan Amendment (see attachment 3). The first comment in CALTRANS's comment letter states the following:
 - "The proposed revisions to the existing land use designations and zoning regulations should be consistent with the City's Palm Avenue Commercial Corridor Master Plan, for which Caltrans provided comments pertaining to the coordination between the City's Plans and Caltrans standards and requirements as owner and operator of S.R. 75 (Palm Avenue)."
- Increasing the speed limit on any section of Palm Avenue would be contrary to the stated objectives of the Palm Avenue Master Plan and CALTRANS's Main Streets manual both of which emphasize pedestrian safety, traffic calming and **speed reduction** along Palm Avenue/S.R. 75.
- Increasing speed at the intersection at 7th Street, a major bicycle crossing between the Bayshore Bikeway and the Seacoast Drive at the beachfront, heightens the risk of vehicle/bicycle incidents. This bike lane is included in the adopted Bicycle Transportation Plan (BTP).
- There is a 124 unit mobile home park with residents entering and exiting at the north side of S.R. 75 at Rainbow Drive, many of which are senior citizens. This high concentration of vehicles with older citizens increases the risk of accidents.

As Council considers the issue of changing the posted speed along the western section of S.R. 75 within the City limits of the City of Imperial Beach, the following information is pertinent:

- State law gives CALTRANS the right to determine speed limits on S.R. 75, and gives requirements for how CALTRANS sets those limits. When it recommended increasing the speed on S.R. 75 between Delaware and Rainbow, CALTRANS simply followed standard rules, except, as the City Engineer noted, that CALTRANS probably did not have to split up the roadway for purposes of the survey. But CALTRANS has a little bit of discretion, and based on the survey and comments from the City it could keep the speed limit on S.R. 75 at 40 mph.
- Assuming CALTRANS sticks with this survey and does not change its current division of S.R. 75 into two segments; CALTRANS's discretion to reduce the speed to 40 mph is limited in two ways. First, downward departures from the speed survey should only happen in unusual circumstances. Second, obvious features of the road (curves, grade, and surface conditions, for example) won't justify a downward departure. The City will need to rely on factors that aren't necessarily apparent to the average person driving the stretch of road.
- With this in mind, the City should be looking to gather information about factors that aren't so obvious to the average motorist to support a downward departure. Some ideas include looking at whether there are an unusually high number of bars/drunken patrons/DUI arrests there, whether there are unusually high ticketing rates for speeding (one of the City Engineer's good ideas), whether facilities on that stretch of road serve elderly or disabled persons who might pose an unusual traffic/collision risk, or other similar information.
- If the City conducts a public hearing (including publication in the newspaper 10 days before the hearing), CALTRANS MUST consider the City's input, but does not need to follow it.

ENVIRONMENTAL DETERMINATION:

Not a project as defined by CEQA.

FISCAL IMPACT:

The increased posted speed could increase the number of accidents thereby increasing the cost for public safety. Without historical data to capture these costs, it is impossible to put a dollar figure this additional effort.

DEPARTMENT RECOMMENDATION:

1. Open the Public Hearing.
2. Receive comment from the public.
3. Close the Public Hearing.
4. Discuss the implications of the proposed increase in the posted speed west of 9th Street.
5. Adopt Resolution No. 2012-7229 opposing the increase in posted speed on S.R. 75 east of Delaware Street to western City limits based on the following:
 - a. The high number of traffic accidents as found in the Sheriff Department data.
 - b. The conflict with the bicycle crossing at 7th Street.
 - c. The conflict with the mobile home park entrance at Rainbow Drive.
 - d. The conflict with the stated "Complete Streets" objective adopted by CALTRANS.
 - e. Increasing the speed limit on any section of Palm Avenue would be contrary to the stated objectives of the Palm Avenue Master Plan and CALTRANS's Main Streets Manual both of which emphasize pedestrian safety, traffic calming and speed reduction along Palm Avenue/S.R. 75

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.



Gary Brown, City Manager

Attachments:

1. Resolution No. 2012-7229.
2. CALTRANS Engineering and Traffic Survey (E&TS) dated May 30, 2012.
3. Department of Transportation, District Eleven letter dated June 5, 2012.

RESOLUTION NO. 2012-7229**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, OPPOSING AN INCREASED STATE ROUTE 75 SPEED LIMIT FROM 40 MILES PER HOUR TO 45 MILES PER HOUR EAST OF DELAWARE STREET TO THE WESTERN CITY LIMITS IN BOTH DIRECTIONS**

WHEREAS, in October 2011, the City became aware that most recent State Route 75 (S.R. 75) speed survey study had expired; and

WHEREAS, the expired speed survey meant that traffic enforcement on S.R. 75 would not be held up in court; and

WHEREAS, CALTRANS initiated the speed survey in early Calendar Year 2012; and

WHEREAS, on June 1, 2012, CALTRANS, Traffic Operations, reported that the speed survey for S.R. 75 was complete and that the data supported changing the speed limit on S.R. 75 east of Delaware Street to the west City limits (boundary with Coronado) from the current speed of 40 MPH to 45 mph in both directions; and

WHEREAS, the increase in posted traffic speed on S.R. 75 was viewed with some concern; and

WHEREAS, staff recommends City Council oppose the increase in posted speed west of 9th Street based on the following:

- a. The high number of traffic accidents as found in the Sheriff Department data.
- b. The conflict with the bicycle crossing at 7th Street.
- c. The conflict with the mobile home park entrance at Rainbow Drive.
- d. The conflict with the stated "Complete Streets" objective adopted by CALTRANS.
- e. Increasing the speed limit on any section of Palm Avenue would be contrary to the stated objectives of the Palm Avenue Master Plan and Caltrans' Main Streets manual both of which emphasize pedestrian safety, traffic calming and speed reduction along Palm Avenue/S.R. 75.

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

1. The above recitals are true and correct.
2. This legislative body opposes the increase in posted speed on S.R. 75 east of Delaware street to west City Limits (boundary with Coronado).
3. Requests CALTRANS consider the mitigating issues noted in the public hearing as consistent with retaining the posted speed of S.R. 75 east of Delaware Street to west City Limits.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 15th day of August 2012, by the following vote:

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

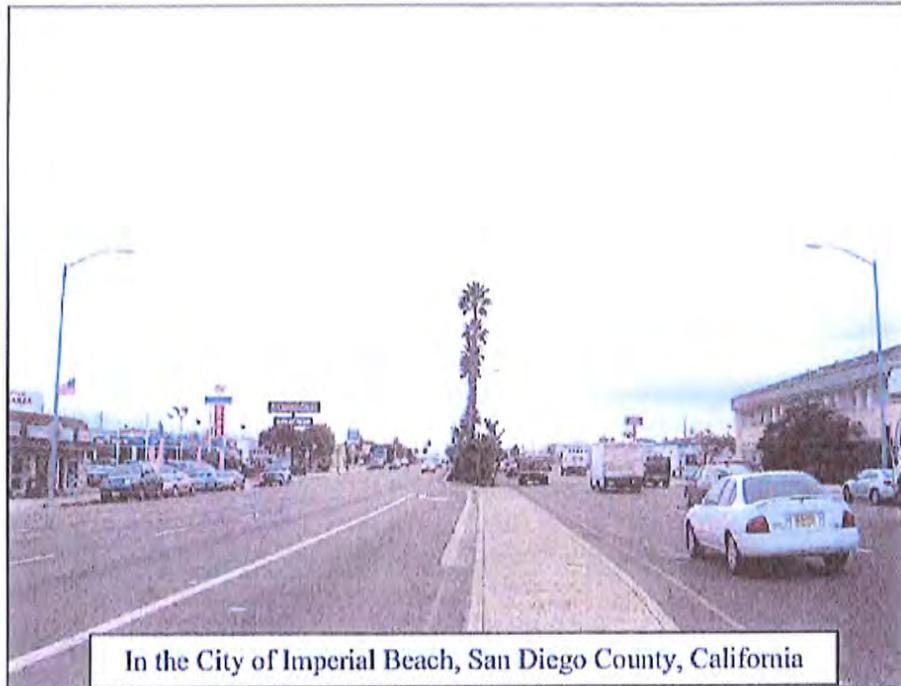
JAMES C. JANNEY, MAYOR

ATTEST:

JACQUELINE M. HALD, MMC
CITY CLERK



ENGINEERING AND TRAFFIC SURVEY

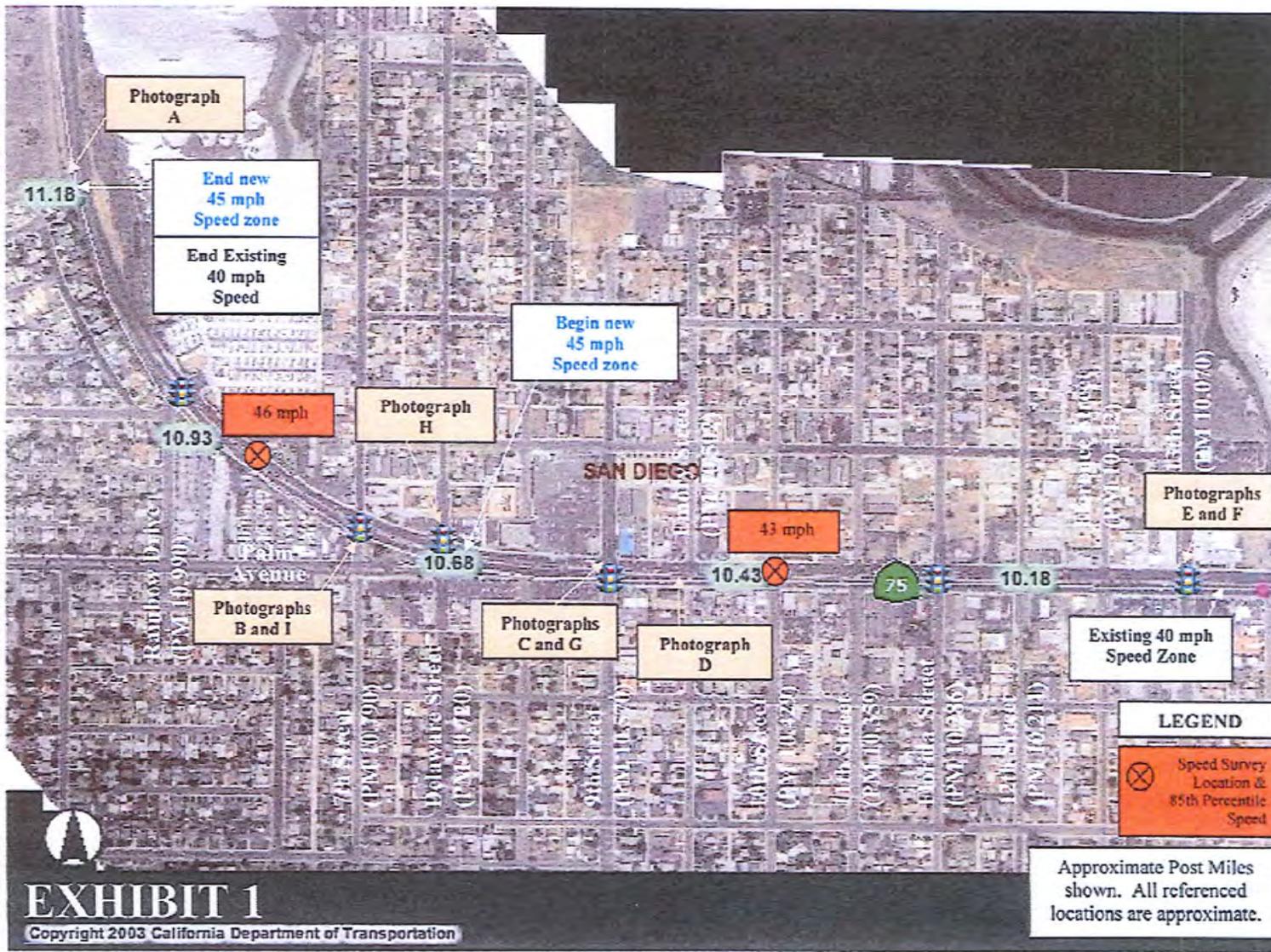


CALIFORNIA DEPARTMENT OF TRANSPORTATION
DISTRICT 11 - SAN DIEGO AND IMPERIAL COUNTIES

**TRAFFIC OPERATIONS
PLANNING AND ENGINEERING
SUPPORT BRANCH**
4050 TAYLOR STREET, MS 230
SAN DIEGO, CA. 92110-2737

ROUTE: SD-75
POSTMILE: 9.96 – 11.19
PROJECT ID: 0000001139
DATE: May 30, 2012

State Route 75 E&TS Route Map City of Imperial Beach





SR-75 at PM 11.19 (looking southbound)
Photograph A



SR-75 and 7th Street (looking southbound)
Photograph B



SR-75 and 9th Street (looking southbound)
Photograph C



SR-75 at Emory Street PM 10.50 (looking southbound)
Photograph D



SR-75 and 13th Street (looking southbound)
Photograph E



SR-75 and 13th Street (looking northbound)
Photograph F



SR-75 and 9th Street (looking northbound)
Photograph G



SR-75 at Delaware Street (looking southwest)
Photograph H



SR-75 and 7th Street (looking northbound)
Photograph I



C) SPEED DATA

STATE OF CALIFORNIA
 BUSINESS, TRANSPORTATION AND HOUSING AGENCY
 DEPARTMENT OF TRANSPORTATION
 CALTRANS DISTRICT 11
 TRAFFIC OPERATIONS PLANNING & ENGINEERING
 SUPPORT BRANCH

LOCATION: Between 10th Street and Emory Street

P.M.: 10:45

DIRECTION(S): SB and NB

ROUTE: SR-75

DATE: 11/10/2011

TIME: 1132 to 1230

POSTED SPEED LIMITS: 40

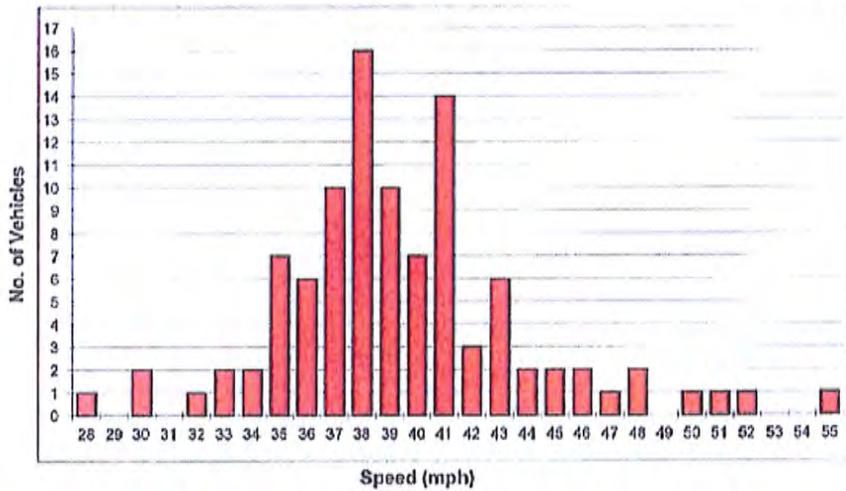
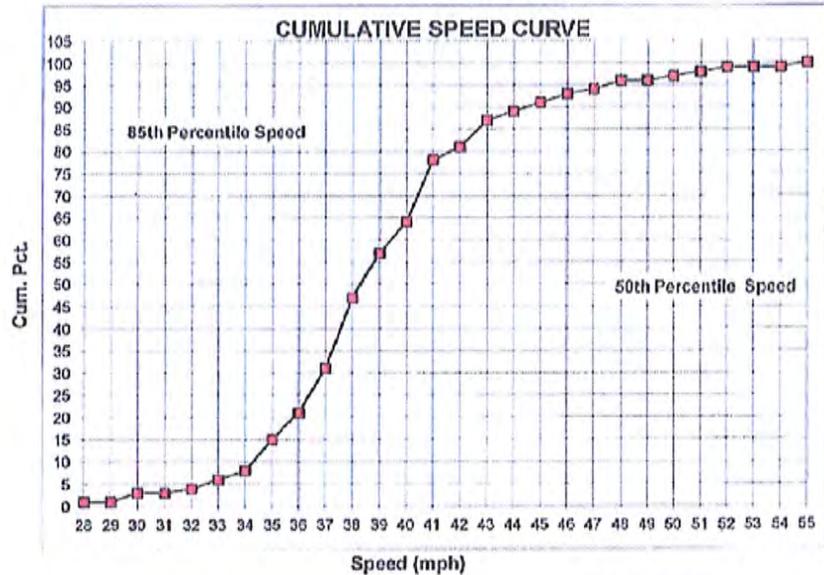
OBSERVER: JA Jacinto and T Tadeo

WEATHER: Overcast, 74 degrees

50th Percentile Speed	39.0
85th Percentile Speed	43.0
Number of Vehicles Observed	100
Average Speed	39
Range of Speeds	28 to 55

10 MPH Pace Speed	34 to 43
Percent in Pace Speed	81
Percent over Pace Speed	13
Percent under Pace Speed	6

Speed (MPH)	No. (cars)	Pct. (%)	Cum. Pct. (%)
25	0	0	0
26	0	0	0
27	0	0	0
28	1	1	1
29	0	0	1
30	2	2	3
31	0	0	3
32	1	1	4
33	2	2	6
34	2	2	8
35	7	7	15
36	6	6	21
37	10	10	31
38	16	16	47
39	10	10	57
40	7	7	64
41	14	14	78
42	3	3	81
43	6	6	87
44	2	2	89
45	2	2	91
46	2	2	93
47	1	1	94
48	2	2	96
49	0	0	96
50	1	1	97
51	1	1	98
52	1	1	99
53	0	0	99
54	0	0	99
55	1	1	100
56	0	0	100
57	0	0	100
58	0	0	100
59	0	0	100
60	0	0	100
61	0	0	100
62	0	0	100
63	0	0	100
64	0	0	100
65	0	0	100
66	0	0	100
67	0	0	100
68	0	0	100
69	0	0	100
70	0	0	100



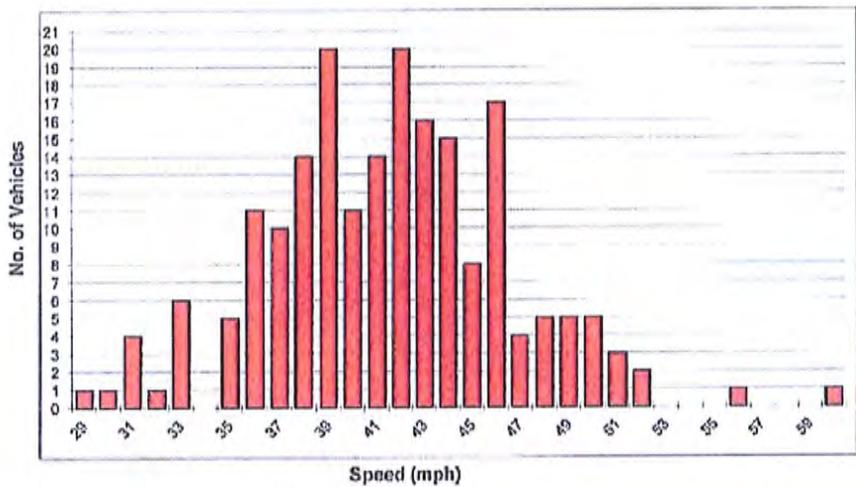
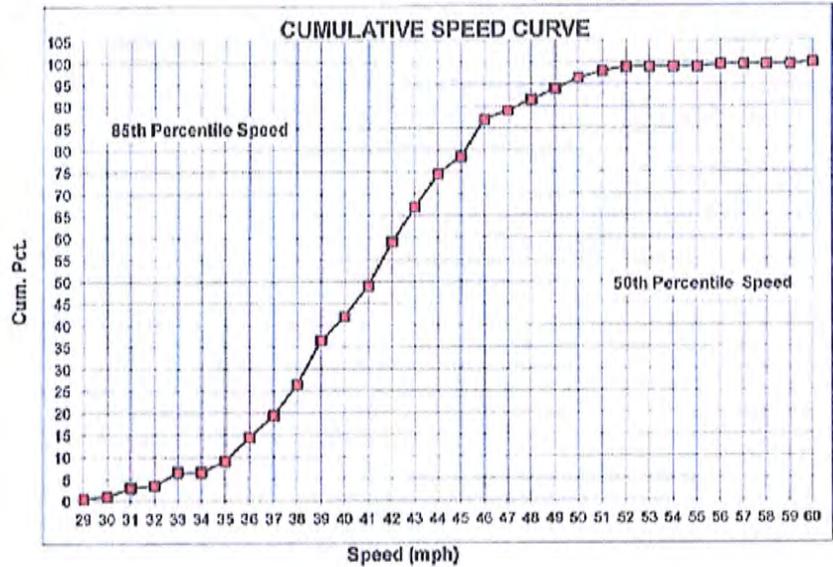
VEHICLE SPEED SURVEY SHEET

STATE OF CALIFORNIA
 BUSINESS, TRANSPORTATION AND HOUSING AGENCY
 DEPARTMENT OF TRANSPORTATION
 CALTRANS DISTRICT 11
 TRAFFIC OPERATIONS PLANNING & ENGINEERING
 SUPPORT BRANCH

LOCATION: Between Rainbow Drive and 7th Street
 P.M.: 10.89
 DIRECTION(S): SB & NB
 DATE: 1/19/2012
 POSTED SPEED LIMITS: 40
 WEATHER: Sunny and Clear
 ROUTE: SR-75
 TIME: 1022 to 1300
 OBSERVER: T Tadeo and C Nunez

50th Percentile Speed	42.0	10 MPH Pace Speed	37 to 46
85th Percentile Speed	46.0	Percent in Pace Speed	73
Number of Vehicles Observed	200	Percent over Pace Speed	13
Average Speed	42	Percent under Pace Speed	15
Range of Speeds	29 to 60		

Speed (MPH)	No. (cars)	Pct. (%)	Cum. Pct. (%)
25	0	0	0
26	0	0	0
27	0	0	0
28	0	0	0
29	1	1	1
30	1	1	1
31	4	2	3
32	1	1	4
33	6	3	7
34	0	0	7
35	5	3	9
36	11	6	15
37	10	5	20
38	14	7	27
39	20	10	37
40	11	6	42
41	14	7	49
42	20	10	59
43	16	8	67
44	15	8	75
45	8	4	79
46	17	9	87
47	4	2	89
48	5	3	92
49	5	3	94
50	5	3	97
51	3	2	98
52	2	1	99
53	0	0	99
54	0	0	99
55	0	0	99
56	1	1	100
57	0	0	100
58	0	0	100
59	0	0	100
60	1	1	100
61	0	0	100
62	0	0	100
63	0	0	100
64	0	0	100
65	0	0	100
66	0	0	100
67	0	0	100
68	0	0	100
69	0	0	100
70	0	0	100



VEHICLE SPEED SURVEY SHEET

DEPARTMENT OF TRANSPORTATION

DISTRICT 11
4050 TAYLOR STREET, MS 240
SAN DIEGO, CA 92110-2714
PHONE (619) 688-6960
FAX (619) 688-4299
TTY 711
www.dot.ca.gov

RECEIVED

JUN 06 2012



*Flex your power!
Be energy efficient!*

June 5, 2012

11-SD-5
PEIRGeneral Plan Amendment/Local Coastal
Program Amendment

Mr. Jim Nakagawa
City Planner
City of Imperial Beach
825 Imperial Beach Boulevard
Imperial Beach, CA 91932

Dear Mr. Nakagawa:

The California Department of Transportation (Caltrans) appreciates the opportunity to comment on the Program Environmental Impact Report (PEIR) for the Imperial Beach General Plan and Local Coastal Plan and Commercial Zoning Amendment, dated April 2012. The City of Imperial Beach proposes to revise existing land use designations and zoning regulations for properties designated C1 General Commercial in the Palm Avenue/State Route 75 (SR-75) study area. Caltrans would like to submit the following comments:

General Comments:

The proposed revisions to the existing land use designations and zoning regulations should be consistent with the City's Palm Avenue Commercial Corridor Master Plan, for which Caltrans provided comments pertaining to the coordination between the City's Plans and Caltrans standards and requirements as owner and operator of SR-75 (Palm Avenue).

Caltrans also encourages the City of Imperial Beach to consider as part of the City's land use and transportation plans the feasibility of pursuing the relinquishment of SR-75 between Rainbow Drive to east of the City's boundary by Caltrans to the City, which would formally need to be requested by the City.

Caltrans does not agree with the following statement in the PEIR: "No funding to construct the improvements by San Diego or Caltrans has been identified and, therefore, this PEIR finds these improvements are within the responsibility and jurisdiction of another public agency." The proportional percentage of growth inducing vehicular trips being generated within the jurisdiction of the City of Imperial Beach contributing the cumulative impacts to traffic should be documented and a mechanism should be established by the City of Imperial Beach to contribute towards future facility improvements outside of its respective jurisdiction, including Caltrans facilities.

Mr. Jim Nakagawa
June 5, 2012
Page 2

Traffic Comments:

- Section 4.1 Cumulative Projects, the Sudberry Development Project should be included in this list, as this project proposes to reconfigure Delaware and SR-75 intersection and other major improvements to adjacent intersections.
- The segment classification of Palm Avenue at Delaware (4 lane collector), does not adequately address the lane reduction on eastbound Palm Avenue west of Delaware. Therefore, the traffic analysis for Palm Avenue gives this segment a Level of Service (LOS) B on Table 3.9-1. Caltrans does not believe this is an appropriate LOS for this segment and the nearby intersection.
- Table 3.9-4, the existing ADT Volumes for the following locations are low, more than 20% below Caltrans latest volumes (2010). Please see the numbers provided below.

<u>Location</u>	<u>Table Volume</u>	<u>Caltrans Volume</u>
SR-75 7 th to Delaware	15,157	20,000
SR-75 I-5 SB to NB ramps	22,866	30,500

- For Traffic Impact Analysis, all state-owned signalized intersection affected by this project shall be analyzed using the ILV procedure per Highway Design Manual (HDM), Topic 406, Page 400-430. ILV sheets should include the date that the calculations were performed or reference the revision date of the specific plan. Please submit ILV calculations for the intersections with SR-75 (Rainbow Dr., Seventh St., Delaware St., Ninth St., and Thirteenth St.) and the intersection of Coronado Ave. and I-5 SB and NB Ramps.

Caltrans appreciates the coordination with City staff on this plan. If you have any questions, please contact Anthony Aguirre, of the Development Review Branch, at (619) 688-3161.

Sincerely,



JACOB ARMSTRONG, Chief
Development Review Branch

LAST MINUTE AGENDA INFORMATION

8/15/12 Special Meeting

(Agenda Related Writings/Documents provided to a majority of the City Council after distribution of the Agenda Packet for the August 15, 2012 Regular meeting.)

ITEM NO. **DESCRIPTION**

5.1	<p>RESOLUTION NO. 2012-7229 OPPOSING AN INCREASED STATE ROUTE 75 SPEED LIMIT FROM 40 MILES PER HOUR TO 45 MILES PER HOUR EAST OF DELAWARE STREET TO THE WESTERN CITY LIMITS IN BOTH DIRECTIONS. (0740-10 & 0750-60)</p> <p>a. E-mail message and Fact Sheet on Effects of Raising and Lowering Speed Limits on Selected Roadway Sections from Charles Gray, Branch Chief, Operations Planning & Engineering Support for the CA Dept. of Transportation</p>
------------	---

From: Charles Gray
Sent: Monday, August 13, 2012 4:11 PM
To: Hank Levien
Cc: Jacque Hald; Joe Hull
Subject: RE: SR-75 E&TS with Unsigned Order, Imperial Beach

2012 AUG 13 PM 5: 51

CITY MANAGER &
CITY CLERK OFFICES

Good afternoon Mr. Levien,

Joe Hull and I will attend the public hearing scheduled for August 15, 2012. We would like to provide additional information related to the proposed change so it can be distributed to the appropriate City staff before the public hearing takes place.

The California Department of Transportation (Department) prepares Engineering and Traffic Surveys in accordance with the California Vehicle Code (CVC) and California Manual on Uniform Traffic Control Devices (MUTCD). CVC Section 627 and CA MUTCD Section 2B.13 require the speed limit to be established at the rounded 85th percentile speed also known as the Prevailing Speed or Critical Speed*.

In accordance with California MUTCD Section 2B.13, the engineering study shall include an analysis of the current speed distribution of free-flowing vehicles. Speed measurements should be taken during off-peak hours between peak traffic periods on weekdays.

*California MUTCD Section 2B.13 requires the speed limit to be posted at the nearest 5 mile per hour (mph) increment of 85th percentile speed except as shown in the two options below:

- a) The posted speed limit may be reduced by 5 mph from the nearest 5 mph increment of 85th percentile speed.**
- b) For cases in which the nearest 5 mph increment of the 85 percentile speed would require rounding up, then the speed limit may be rounded down to the nearest 5 mph increment below the 85th percentile speed, if no further reduction is used.

With regard to the vehicle speed survey taken between 7th Street and Rainbow Drive, the Department calculated an 85th percentile speed of 46 mph.

**The California MUTCD includes provisions that allow an optional 5 mph reduction below the rounded 85th percentile speed, however, the 5 mph reduction must be in compliance with CVC Sections 627 and 22358.5.

CVC Section 627 allows consideration of the following:

- a) Collision History - The Department reviewed the most recent 3-year collision data available from January 1, 2008 through December 31, 2010, and determined speed was not a primary collision factor in a majority of the collisions.
- b) Highway, traffic and roadside conditions not readily apparent to the driver - Based on the most recent 3-year collision data available and review of the highway segment, no unapparent conditions exist.
- c) Residential Density - The Department determined the highway segment of interest does not meet CVC residential density requirements.
- d) Pedestrian and bicyclist safety - based on the most recent 3-year collision data available, the Department determined speed was not a primary collision factor with regard to the single collision involving a pedestrian. There were no collisions involving a bicyclist for the time period of study.

CVC Section 22358.5 reads as follows:

a.1

Date: 8/15/12 Item No. 5.1
Last Minute Agenda Information

"It is the intent of the Legislature that physical conditions such as width, curvature, grade and surface conditions, or any other condition readily apparent to a driver, in the absence of other factors, would not require special downward speed zoning, as the basic rule of Section 22350 is sufficient regulation as to such conditions."

The Department also considers driver compliance rates when determining speed limits. Section 2B.13 of the California MUTCD includes the following language:

"Speed limits cannot be set arbitrarily low, as this would create violators of the majority of drivers and would not command the respect of the public." "A majority of drivers comply with the basic speed law. Speed limits set at or near the 85th percentile speed provide law enforcement officer with a limit to cite drivers who will not conform to what the majority considers reasonable and prudent."

With regard to the proposed 45 mph speed limit, approximately 79 percent of the motorists would be in compliance. If the speed limit were maintained at 40 mph, only 42 percent of motorists would be in compliance.

Based on the Department's analysis, a 5 mph reduction below the rounded 85th percentile speed of 45 mph would not be in compliance with the CVC or California MUTCD. A speed limit of less than 45 mph may be declared as a speed trap by the traffic court judge(s) and result in significant speed limit enforcement challenges.

On the concern of speed creep, FHWA prepared a report on posted speed limits and found that raising and lowering the speed limit had marginal effects on actual vehicle speeds. For your convenience, I have attached a FHWA fact sheet regarding the effects on raising and lowering the speed limit:

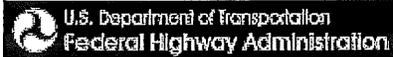
If possible, can you send me the latest Staff Report before the August 15th City Council meeting?

On similar topic, the Department is also proposing to raise the SR-75 speed limit from 40 mph to 45 mph between Interstate 5 and the San Diego City/Imperial Beach City limit. The San Diego Police Department has already concurred with the Department's recommendation.

Caltrans also replaced the 40 mile per hour speed limit sign on northbound SR-75 located just east of Saturn Boulevard. Thank you.

Sincerely,

Charles Gray, P.E.
Branch Chief, Operations Planning & Engineering Support
District 11-Traffic Operations
California Department of Transportation



[FHWA Home](#) | [Feedback](#)

[Research Home](#)

FACT SHEET

This fact sheet is an archived publication and may contain dated technical, contact, and link information

[Federal Highway Administration](#) > [Publications](#) > [Research Publications](#) > [Safety](#) > [Human Factors](#) > [Effects of Raising and Lowering Speed Limits on Selected Roadway Sections](#)

Publication Number: FHWA-RD-97-002
Date: 1997

Effects of Raising and Lowering Speed Limits on Selected Roadway Sections

Introduction

All too often, speed limits are considered as a cure-all for a community's traffic ills. Citizens frequently demand speed zoning changes in an effort to develop a quick solution to a complicated traffic problem. There is a need, therefore, to determine the effects of changing speed limits on traffic operations and safety for surface (non-freeway) rural and urban roadways.

Data Collection

Speed and accident data were collected in 22 States at 100 sites before and after speed limits were altered. The speed limits were lowered at 59 sites and raised at 41 sites. The sites included 63 rural sites, 22 small urban sites, and 15 urban sites. The section lengths varied from 0.3 mi to 12.6 mi (0.5 km to 20.3 km, with an average of 1.7 mi [2.7 km]). Speed and accident data were collected at 83 similar comparison sites (where the speed limits were not altered) to control for time trends and other factors.

The researcher was notified about sites where speed limits were to be changed by State traffic engineers. Traffic data were collected before and after the speed limits were changed for 24-h periods using automated roadside units connected to inductive loop mats to record speeds, headways, and types of vehicle. Data were collected for more than 1.6 million vehicles.

Accident data included more than 6,000 reported accidents. For most sections, accident data were collected for a 3-yr period before and a 2-yr period after the speed limits were changed. Data were coded for accident type, severity, and light and surface conditions.

Data Analysis

The free-flow speeds (vehicles with headways of 4 s or greater) were used for the speed analyses. mean speed, standard deviation of the speed distribution, percentile speeds, and percentage of vehicles exceeding the posted speed limits by 5, 10, 15, and 20 mi/h (8, 16, 24, and 32 km/h) were computed for all sites.

Comparisons were made for groups of sites where the speed limits were lowered by 5, 10, 15, and

a.3

15 mi/h (8, 16, and 24 km/h).

A variety of statistical tests were applied to the accident data. The analyses included a check for comparability, paired comparison ratios, cross-product ratios or odd ratios, an empirical Bayes method, and the weighted average logit method. Because the sample sizes were small when divided up by the increments to limits that were raised or lowered, the main analyses combined all the sites where the speed limits were raised, and all the sites where the speed limits were lowered.

Results

Neither raising nor lowering the speed limit had much effect on vehicle speeds. The mean speeds and the 85th percentile speeds did not change more than 1 or 2 mi/h (1.6 or 3.2 km/h), even for speed limit changes based on the amount the posted speed limit was altered.

The percent compliance with the posted speed limits improved when the speed limits were raised. When the speed limits were lowered, the compliance decreased.

Lowering the speed limit below the 85th percentile or raising the limit to the 85th percentile speed also had little effect on drivers' speeds.

The changes in accidents at the study sites are shown in figure 2. These changes were not statistically significant at the 95th percentile confidence level.

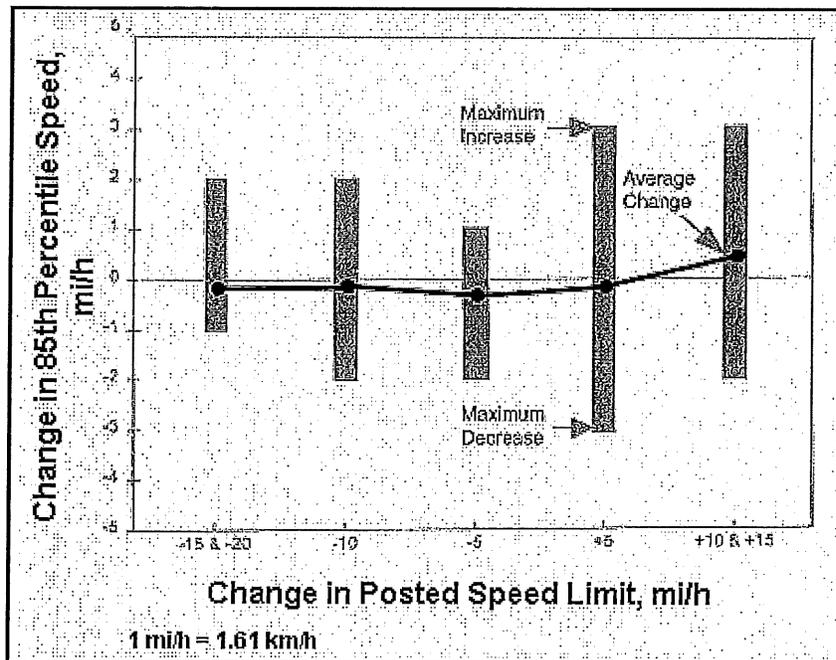


Figure 1. Maximum and average changes in 85th percentile speed at the sites where speed limits were altered.

a.4

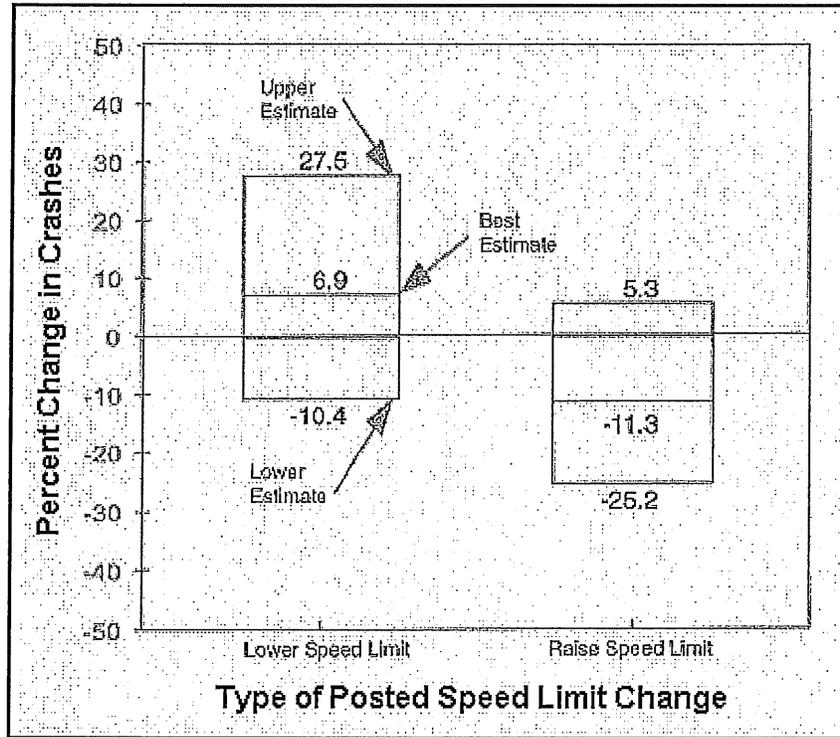


Figure 2. Summary of crash effects at sites where posted limits were altered.

FHWA-RD-97-002

Page Owner: Office of Research, Development, and Technology, Office of Safety, RDT
 Scheduled Update: Archive - No Update
 Technical Issues: TFHRC.WebMaster@dot.gov

Topics: research, safety, human factors, speed management
 Keywords: research, safety, human factors, speed limits
 TRT Terms: speeding

Updated: 04/12/2012

[Research Home](#) | [FHWA Home](#) | [Feedback](#)



United States Department of Transportation - Federal Highway Administration

a.s



[FHWA Home](#) | [Feedback](#)

[Research Home](#)

FACT SHEET

This fact sheet is an archived publication and may contain dated technical, contact, and link information

[Federal Highway Administration](#) > [Publications](#) > [Research Publications](#) > [Safety](#) > [Human Factors](#) > Effects of Raising and Lowering Speed Limits on Selected Roadway Sections

Publication Number: FHWA-RD-97-002

Date: 1997

Effects of Raising and Lowering Speed Limits on Selected Roadway Sections

Introduction

All too often, speed limits are considered as a cure-all for a community's traffic ills. Citizens frequently demand speed zoning changes in an effort to develop a quick solution to a complicated traffic problem. There is a need, therefore, to determine the effects of changing speed limits on traffic operations and safety for surface (non-freeway) rural and urban roadways.

Data Collection

Speed and accident data were collected in 22 States at 100 sites before and after speed limits were altered. The speed limits were lowered at 59 sites and raised at 41 sites. The sites included 63 rural sites, 22 small urban sites, and 15 urban sites. The section lengths varied from 0.3 mi to 12.6 mi (0.5 km to 20.3 km, with an average of 1.7 mi [2.7 km]). Speed and accident data were collected at 83 similar comparison sites (where the speed limits were not altered) to control for time trends and other factors.

The researcher was notified about sites where speed limits were to be changed by State traffic engineers. Traffic data were collected before and after the speed limits were changed for 24-h periods using automated roadside units connected to inductive loop mats to record speeds, headways, and types of vehicle. Data were collected for more than 1.6 million vehicles.

Accident data included more than 6,000 reported accidents. For most sections, accident data were collected for a 3-yr period before and a 2-yr period after the speed limits were changed. Data were coded for accident type, severity, and light and surface conditions.

Data Analysis

The free-flow speeds (vehicles with headways of 4 s or greater) were used for the speed analyses. mean speed, standard deviation of the speed distribution, percentile speeds, and percentage of vehicles exceeding the posted speed limits by 5, 10, 15, and 20 mi/h (8, 16, 24, and 32 km/h) were computed for all sites.

Comparisons were made for groups of sites where the speed limits were lowered by 5, 10, 15, and

15 mi/h (8, 16, and 24 km/h).

A variety of statistical tests were applied to the accident data. The analyses included a check for comparability, paired comparison ratios, cross-product ratios or odd ratios, an empirical Bayes method, and the weighted average logit method. Because the sample sizes were small when divided up by the increments to limits that were raised or lowered, the main analyses combined all the sites where the speed limits were raised, and all the sites where the speed limits were lowered.

Results

Neither raising nor lowering the speed limit had much effect on vehicle speeds. The mean speeds and the 85th percentile speeds did not change more than 1 or 2 mi/h (1.6 or 3.2 km/h), even for speed limit changes based on the amount the posted speed limit was altered.

The percent compliance with the posted speed limits improved when the speed limits were raised. When the speed limits were lowered, the compliance decreased.

Lowering the speed limit below the 85th percentile or raising the limit to the 85th percentile speed also had little effect on drivers' speeds.

The changes in accidents at the study sites are shown in figure 2. These changes were not statistically significant at the 95th percentile confidence level.

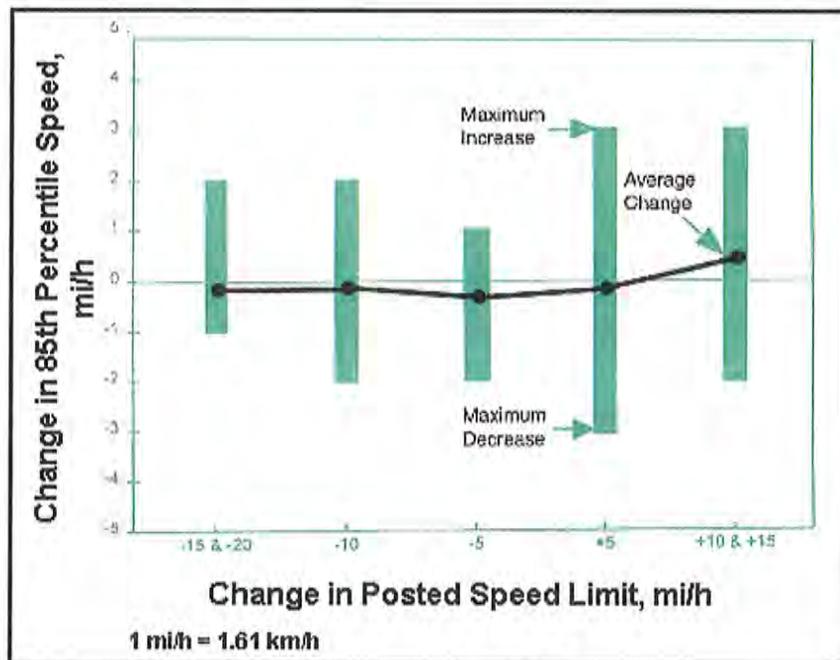


Figure 1. Maximum and average changes in 85th percentile speed at the sites where speed limits were altered.

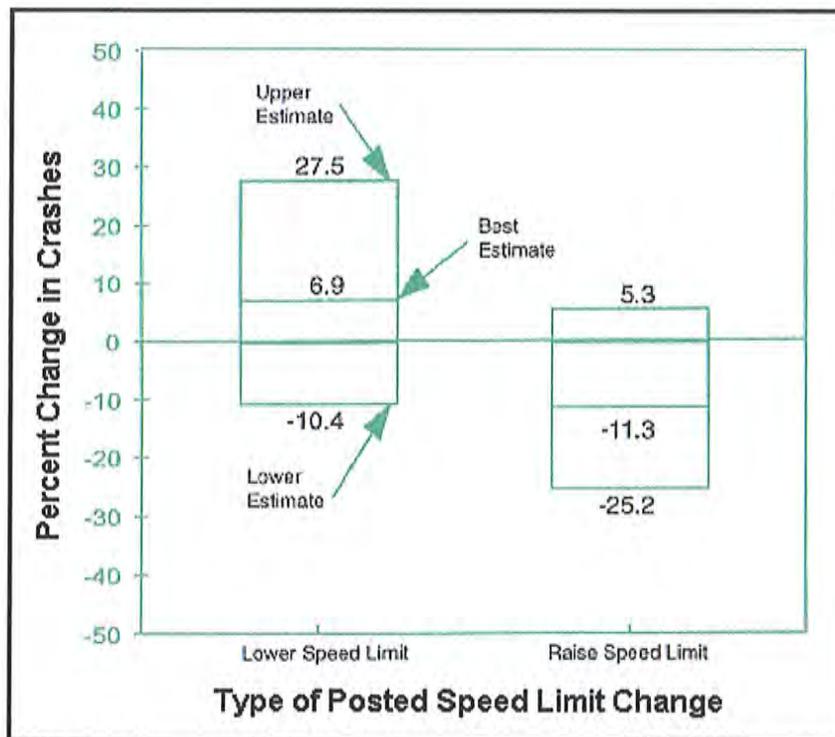


Figure 2. Summary of crash effects at sites where posted limits were altered.

FHWA-RD-97-002

Page Owner: Office of Research, Development, and Technology, Office of Safety, RDT
 Scheduled Update: Archive - No Update
 Technical Issues: TFHRC.WebMaster@dot.gov

Topics: research, safety, human factors, speed management
 Keywords: research, safety, human factors, speed limits
 TRT Terms: speeding

Updated: 04/12/2012

[Research Home](#) | [FHWA Home](#) | [Feedback](#)



United States Department of Transportation - Federal Highway Administration

August 22, 2012

Assemblyman Ben Hueso
303 H Street, Suite 200
Chula Vista, CA 91910

100 N. G Street, Suite 200
Chula Vista, CA 91910

Dear Assemblyman Hueso,

This letter is written with reference to the proposed speed limit change on State Route (SR) 75 (Palm Avenue) in Imperial Beach, CA.

As members of the community for over 40 years we have always been concerned about the speed on Palm Avenue from several points of view.

The speed presents a serious safety issue. It divides Imperial Beach separating the north and south sides of the city. This puts school children at risk along with many others including the elderly. Crossing six lanes of traffic moving at high speed is not in the best interests of the community at large.

It creates an impact on the business district which is bisected and discourages people from easy access to the post office, stores, banking and other activities. It is not a business or community friendly corridor.

It raises a quality of life issue. People's demeanor changes when they get behind the wheel of a car giving them an unearned sense of entitlement. This creates a lack of respect for pedestrians including children, residents and animals. High speed exacerbates this situation.

The city received a Community Based Transportation Planning Grant administered by CALTRANS to address the concerns mentioned above and completed a plan in 2009. The plan is designed to create a "Main Street," pedestrian friendly environment along the full length of State Route 75 within Imperial Beach. CALTRANS' recent recommendation to increase the speed limit at the western end of SR 75 is inconsistent and harmful to the pedestrian friendly goals established in the 2009 study.

Our community has a right to safe crossing and consideration from those passing through. We do not see Highway 75 as a convenience route for getting to work etc. but as a privilege and an opportunity to drive through our village with due consideration for others. The commuter has a responsibility to our residents and we expect that this commitment will be honored by those using the route. Speed, self interest and lack of consideration are all part of a bigger issue that exists in our society today and is at the root of many social ills. We feel that by slowing the speed and making this corridor more community friendly will improve life for everyone including impatient drivers.

There is no way to cross safely between 9th and Florida, and 9th and 7th. This is a long stretch for the disabled, elderly and mothers with children. We are not here for the convenience of the commuter but for the wellbeing of our community. Many of our residents do not have cars and must cross Highway 75 several times a day. Even able bodied people cannot cross safely with current speed limits in place. We would like speed limits lowered to accommodate these citizens rather than increasing the daily dangers they face.

We would like you to:

- 1) Do whatever is necessary to stop CALTRANS from increasing the speed limit on the western portion of SR 75.
- 2) In the longer term, revamp our laws to make pedestrians and community concerns preeminent rather than allowing extant driving speeds to dictate speed limits no matter what the impact.

Thank you for your consideration on this issue.

Sincerely,

Patricia W. McCoy

Michael A. McCoy, DVM

Cc:

City of Imperial Beach City Council Members

Gary Brown Imperial Beach City Manager



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: GARY BROWN, CITY MANAGER
MEETING DATE: SEPTEMBER 19, 2012
ORIGINATING DEPT.: PUBLIC WORKS *HAL*
SUBJECT: APPROVAL OF THE FISCAL YEAR 2011-12 ANNUAL REPORT FOR THE JURISDICTIONAL URBAN RUNOFF MANAGEMENT PLAN (JURMP)

BACKGROUND: The Jurisdictional Urban Runoff Management Plan (JURMP) lays out the City's policies regarding urban runoff management and is the primary guidance document for use by City employees to meet the requirements of the Municipal Stormwater Permit. On March 24, 2008, the City Council adopted Resolution No. 2008-6602, updating the City's JURMP to meet the new mandates of the San Diego Municipal Storm Water Permit, Board Order R9-2007-0001. The JURMP is the total account how the City plans to protect and improve the water quality of the Otay and Tijuana Rivers, San Diego Bay, Tijuana Estuary, and Pacific Ocean. The current Municipal Stormwater Permit also mandates participation in other regional programs including watershed urban runoff management plans (WURMPs) and a regional urban runoff management plan (RURMP). These other planning documents are separate from the City's JURMP but serve the same purpose to protect and enhance the water quality of the region.

The City is required to prepare and submit to the SDRWQCB an annual report that summarizes program activities and accomplishments during the previous fiscal year. The annual JURMP report is due by September 30th of each year. The annual report is intended to document how jurisdictions meet compliance with Permit mandates, evaluate program effectiveness, and propose changes to the JURMP, including future program planning. The Fiscal Year 2011-12 JURMP Annual Report is provided on file with the City Clerk and available on the City's website for review.

DISCUSSION:

Significant efforts are made across all City departments to meet the regulatory requirements of the Municipal Stormwater Permit. The following is a summary and overview of each section in the FY2011-12 JURMP Annual Report:

Development Planning Component Section 2.0

The Development Planning Component involves incorporating storm water and urban runoff management into the development review process. This includes reviewing priority and non-priority development projects for necessary best management practices (BMPs) to manage storm water runoff prior to the issuance of grading or construction permits. Major accomplishments during this fiscal year included the following:

- Provided storm water conditions on 19 discretionary projects, 2 CIP projects and 4 SUSMP projects through the Public Works Department. The Community Development Department

also performed an additional 123 plan checks for smaller discretionary projects that required a Storm Water Management Plan.

- Verified operation and maintenance of all high priority post construction treatment control BMPs that resulted in the capture of 120 pounds of material that was prevented from entering the storm drain system.
- Provided storm water education to developers and contractors through face-to-face interactions with City staff in meetings, during counter hours held at the Community Development Department, through updates on the City's web page, and through informative brochures provided during the application process.

Construction Component Section 3.0

The Municipal Storm Water Permit requires the City to oversee compliance with construction-phase BMPs at all construction projects in the City. All construction projects are required to have a City approved Storm Water Management Plan prior to the start of the project. Projects over 1 acre in size are also required to obtain coverage under the State General Construction Permit and be in compliance with the City's SUSMP. Major accomplishments during FY2011-12 included the following:

- Inspected a total of 71 active construction projects including 13 Capital Improvement Projects (CIP) and 2 high priority SUSMP project during the reporting period.
- Conducted 746 inspections to verify the proper installation and maintenance of construction phase BMPs.
- Issued 7 enforcement actions for storm water at construction sites which resulted in 3 notices of violation (NOV), 1 stop work notices, and 3 verbal warnings.
- Discussed urban runoff management requirements with all applicants during the plan check process and verified BMP requirements during follow-up inspections.

Municipal Component Section 4.0

City employees continued to implement best management practices (BMPs) to prevent the discharge of water and pollutants from municipal facilities and activities. Other notable accomplishments during FY2011-12 include:

- The Sewer Division inspects and cleans each storm drain catch basin annually and aims to jet 100% of the storm drain lines before the start of the raining season October 1st.
- Removed 144 tons of material through frequent street sweeping of 127.9 curb miles of road.
- Continued operation of the City's vortech storm water interceptor on Imperial Beach Blvd that captures sediment, floating hydrocarbons, and debris from all levels of flow.
- Maintained 13 municipal storm drain filters that prevented 346 pounds of material from getting into the storm drain system.
- Continued operation of the Date Avenue and Palm Avenue urban runoff diversion systems, which diverts nuisance runoff to the sanitary sewer during low-flow conditions.
- Performed daily cleanup of trash, litter, and debris along the beach and tidelands area on Seacoast Drive.

Industrial and Commercial Component Section 5.0

The City is tasked with educating businesses about urban runoff management and overseeing their compliance with applicable Municipal Storm Water Permit requirements. Significant progress continues to be made on increasing knowledge on urban runoff management among local businesses. The following are the major accomplishments achieved during this reporting period:

- Conducted 71 inspections and 40 follow up inspections at high priority businesses, which include automotive repair shops, restaurants, bars, gas stations, car washes, grocery stores, and mobile home parks.
- Conducted 44 enforcement actions at businesses and issued 13 notices of violation as part of the enforcement and case resolution process.

Residential Component Section 6.0

The Residential Component involves 1) educating Imperial Beach residents about urban runoff management, 2) overseeing residential compliance with BMP requirements and discharge prohibitions, and 3) facilitating proper disposal and recycling of household hazardous waste and used motor oil. Major accomplishments during this reporting period included the following:

- Identified and mitigated 137 residential violations. The most commonly observed violations involved construction debris, automotive fluids, wash water, detergents or chemicals, chlorinated swimming pool water, and green waste.
- Distributed educational brochures to residents throughout the year. Brochures target the following high priority activities: 1) pollution prevention around the home, 2) disposal of pet waste, 3) car washing, 4) proper disposal of motor oil, and 5) lawn and garden care.
- Participated in the Regional Education and Residential Sources workgroup as co-chair of the group and chair of the Underserved Target Audience sub-workgroup.
- Properly disposed 23,912 pounds of household hazardous waste, universal and e-waste, and used oil and other fluids were properly disposed of at the South Bay Household Hazardous Waste facility in Chula Vista.
- The City held its annual Home Front Clean Up, which had 714 participants and resulted in the proper disposal of 148.95 tons of trash, construction, metal, and green waste.

Illicit Discharge Detection and Elimination Component Section 7.0

The City endeavors to prevent discharges from the Municipal Separate Storm Sewer System (MS4) from causing or contributing to a violation of water quality standards. The Illicit Discharge Detection and Elimination Component involves 1) water quality monitoring during the dry weather season (May through September) to detect illicit discharges to the storm drain system, and 2) year-round response to illicit discharges of urban runoff. This section of the report is due by December 15th per San Diego RWQCB Addendum No. 2 to Order No. R9-2007-0001 and therefore will be reported at that time.

Education Component Section 8.0

The City endeavors to implement a diverse education program that promulgates the storm water management requirements of the Municipal Permit. Education activities target the following groups: 1) municipal departments and personnel, 2) construction site owners and developers, 3) commercial and industrial business owners and operators (no industrial businesses in the City), 4) residents, general public, and school children, and 5) underserved community. The continual saturation of education for each target audience is gradually leading to a greater awareness about storm water pollution and the implementation of pollution prevention BMPs.

Public Participation Component Section 9.0

Public involvement is an important component of implementing an effective JURMP program. Each year the JURMP annual reports are presented to City council through a public hearing process for the purpose of encouraging public participation in the program.

Fiscal Analysis Component Section 10.0

The approximate cost for implementing the components of the FY 2011-12 JURMP is \$773,075.

Program Effectiveness Assessment Component Section 11.0

Effectiveness assessments are incorporated into the storm water program when ever feasible to gauge whether the processes and procedures put into place are working toward protecting the quality of receiving waters.

Special Investigation Component Section 12.0

The City participated in two special investigations related to the Tijuana River Bacteria Source Identification Study and the Los Laureles Trash Tracking Study.

Non Emergency Fire Fighting Component Section 13.0

The Public Safety Department implements pollution prevention practices to the maximum extent practical during training activities and when responding to emergencies.

JURMP Revisions Section 14.0

No significant revisions were made to the JURMP during this reporting period.

JURMP Conclusions and Recommendations Section 15.0

The City's urban runoff management program outlined in this Annual Report successfully meets all regulatory requirements and in some cases exceeds the minimum Permit requirements.

ENVIRONMENTAL DETERMINATION:

Not a project as defined by CEQA.

FISCAL IMPACT:

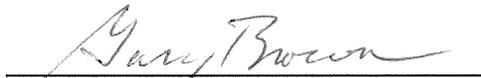
The general fund continued to be the source of the greatest share of program costs although the City has obtained some grant money for special studies. Total man-hours expended to develop this JURMP Annual report is approximately 200 hours. As shown in the annual report, Section 10.0, the total program cost for FY 2011-12 is approximately \$773,075.

DEPARTMENT RECOMMENDATION:

1. Open the Public Hearing
2. Receive the Report
3. Receive Public Testimony
4. Close the Public Hearing
5. Direct Annual Report changes as appropriate
6. Adopt Resolution 2012-7251, JURMP Annual Report including corrections, additions or deletions as directed.

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.



Gary Brown, City Manager

Attachments:

1. Resolution No. 2012-7251
2. City of Imperial Beach FY2011-12 JURMP Annual Report (on file with City Clerk)

RESOLUTION NO. 2012-7251

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, AUTHORIZING THE PUBLIC WORKS DIRECTOR TO SIGN AND FORWARD THE CITY'S JURISDICTIONAL URBAN RUNOFF MANAGEMENT PROGRAM (JURMP) ANNUAL REPORT FOR FISCAL YEAR 2011-12 TO THE REGIONAL WATER QUALITY CONTROL BOARD, SAN DIEGO REGION

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

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

WHEREAS, the City of Imperial Beach has developed a JURMP Annual Report for Fiscal Year 2011-12 that meets or exceeds the requirements of the Regional Water Quality Control Board, San Diego Region, Order R9-2007-0001.

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

1. The above recitals are true and correct.
2. Authorize approval of the City of Imperial Beach FY2011-12 JURMP Annual Report – on file with City Clerk.
3. Authorize the Public Works Director to sign the City's JURMP Annual Report for submittal to the County of San Diego for consolidation with the other Copermittees' Annual Reports and final forwarding to the San Diego Regional Water Quality Control Board.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 19th day of September 2012, by the following vote:

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

JAMES C. JANNEY, MAYOR

ATTEST:

JACQUELINE M. HALD, CMC
CITY CLERK

City of Imperial Beach

2011-2012 JURMP ANNUAL REPORT



Chris Helmer

City of Imperial Beach

9/30/2012

Table of Contents

Executive Summary	1
1.0 Introduction	6
1.1 Introduction	6
2.0 DEVELOPMENT PLANNING COMPONENT	7
2.1 Introduction	7
2.2 Outcome Level 1a: Administration of Management Program Activities	7
2.3 Outcome Level 1b: Implementation of Management Program Activities	7
2.4 Outcome Level 2: Knowledge and Awareness of Program Implementation by Staff and Developers	8
2.5 Outcome Level 3: Behaviors and Best Management Practice (BMP) Implementation by Staff and Developers	8
2.6 Outcome Level 4: Source Load Reductions	8
Table 2.1 – Overview of Development Planning Inventory by Development Type and Priority Classification	9
Table 2.2 - Development Planning Component Targeted Outcomes and Results	10
Table 2.3 Treatment Control BMP Inventory and Maintenance Tracking	16
Table 2.4 Development Review and SUSMP Project Inventory FY 2011-12	18
3.0 CONSTRUCTION COMPONENT	28
3.1 Introduction	28
3.2 Outcome Level 1a: Administration of Management Program Activities	28
3.3 Outcome Level 1b: Implementation of Management Program Activities	28
3.4 Outcome Level 2: Knowledge and Awareness of Program Implementation by Staff and Contractors	29
3.5 Outcome Level 3: Behaviors and Best Management Practice (BMP) Implementation by Staff and Contractors	29
3.6 Outcome Level 4: Source Load Reductions	29
Table 3.1 – Overview of Construction Inventory by Priority Classification	30
Table 3.2 - Construction Component Targeted Outcomes and Results	31
Table 3.3 FY 2011-12 Active Construction Inventory and Inspection Frequency	38
4.0 MUNICIPAL COMPONENT	41
4.1 Introduction	41

4.2	Outcome Level 1a: Administration of Management Program Activities	41
4.3	Outcome Level 1b: Implementation of Management Program Activities	41
4.4	Outcome Level 2: Knowledge and Awareness of Program Implementation by Staff	42
4.5	Outcome Level 3: Behaviors and Best Management Practice (BMP) Implementation by Staff	42
4.6	Outcome Level 4: Source Load Reductions	42
	Table 4.1 – Overview of Municipal Inventory by Facility Type and Priority Classification	44
	Table 4.2 - Municipal Component Targeted Outcomes and Results	46
	Figure 4.1-Street Sweeping Totals	53
	Table 4.3 Municipal Storm Drain Filter Inventory and Maintenance Records	54
	Table 4.4 Municipal Facility and Activity Inventory and Inspection Record	59
5.0	INDUSTRIAL AND COMMERCIAL COMPONENT	61
5.1	Introduction	61
5.2	Outcome Level 1a: Administration of Management Program Activities	61
5.3	Outcome Level 1b: Implementation of Management Program Activities	61
5.4	Outcome Level 2: Knowledge and Awareness of Program Implementation by Businesses	62
5.5	Outcome Level 3: Behaviors and Best Management Practice (BMP) Implementation by Businesses	62
5.6	Outcome Level 4: Source Load Reductions	62
	Table 5.1 – Overview of Industrial and Commercial Component by Facility Type and Priority Classification	63
	Table 5.2 - Industrial and Commercial Component Targeted Outcomes and Results	64
	Table 5.3 Commercial Business Inspections FY 2011-12	70
	Table 5.4 and Figure 5.1 Interactive Effectiveness Assessments of Commercial Businesses	77
6.0	RESIDENTIAL COMPONENT	79
6.1	Introduction	79
6.2	Outcome Level 1a: Administration of Management Program Activities	79
6.3	Outcome Level 1b: Implementation of Management Program Activities	79
6.4	Outcome Level 2: Knowledge and Awareness of Program Implementation by Residents	79
6.5	Outcome Level 3: Behaviors and Best Management Practice (BMP) Implementation by Residents	80
6.6	Outcome Level 4: Source Load Reductions	80
	Table 6.1 – Overview of Residential Component	81
	Table 6.2 - Residential Component Targeted Outcomes and Results	82
7.0	ILLICIT DISCHARGE DETECTION AND ELIMINATION COMPONENT	87

7.1	Introduction	87
8.0	EDUCATION COMPONENT	88
8.1	Introduction	88
8.2	Outcome Level 1a: Administration of Management Program Activities	88
8.3	Outcome Level 1b: Implementation of Management Program Activities	88
8.4	Outcome Level 2: Knowledge and Awareness of Program Implementation by Target Community	88
8.5	Outcome Level 3: Behaviors and Best Management Practice (BMP) Implementation by Target Community	89
8.6	Outcome Level 4: Source Load Reductions	89
	Table 8.1 – Overview of Education	90
	Table 8.2 - Education Component Targeted Outcomes and Results	91
	Table 8.3 Education Activity Inventory by Targeted Community	97
9.0	Public Participation	101
9.1	Introduction	101
9.2	Public Participation Efforts	101
10.0	Fiscal Analysis Component	102
10.1	Introduction	102
10.2	General Budget Information	102
10.3	Fiscal Analysis Methods	102
10.4	Fiscal Analysis Results	102
10.4.1	Expenditures	102
	Table 10.1 Expenditures on JURMP for FY 2011-12	103
	Table 10.2 Grant Funded City Projects FY 2011-12	103
10.4.2	Funding Source	103
11.0	Program Effectiveness Assessment	104
11.1	Introduction	104
11.2	Outcome Level 1a: Administration of Management Program Activities	104
11.3	Outcome Level 1b: Implementation of Management Program Activities	104
11.4	Outcome Level 2: Knowledge and Awareness of Program Implementation	104
11.5	Outcome Level 3: Behaviors and Best Management Practice (BMP)	104

11.6	Outcome Level 4 – Source Load Reductions _____	105
12.0	Special Investigations _____	106
12.1	Introduction _____	106
12.2	Tijuana River Bacteria Source Identification Study _____	106
12.3	Los Laureles Trash Tracking Study _____	107
13.0	Non-Emergency Fire Fighting _____	109
13.1	Introduction _____	109
14.0	JURMP Revisions _____	110
14.1	Introduction _____	110
14.2	JURMP Updates _____	110
15.0	Conclusions and Recommendations _____	111
15.1	Introduction _____	111
APPENDIX 1	_____	112
	Commercial Business Inventory FY 2011 – 12 _____	112

Executive Summary

This Annual Report summarizes the activities implemented by the City of Imperial Beach (City) in fulfillment of the Jurisdictional Urban Runoff Management Program (JURMP) requirements of Order R9-2007-0001 – the San Diego Municipal Storm Water Permit. With limited exception, the report covers activities conducted between July 1, 2011 and June 30, 2012 (FY2011-12).

The purpose of the JURMP Annual Report is threefold: 1) to document the City's compliance with Municipal Storm Water Permit requirements, 2) to assess the effectiveness of program implementation, and 3) to serve as a program planning tool for directing future activities. The report reflects the organization of the Municipal Storm Water Permit, and is divided into several components corresponding to major sources of pollutants or areas of activity. The following presents the highlights and major accomplishments for each JURMP component during this fiscal year.

Development Planning Component Section 2.0

The Development Planning Component involves incorporating storm water and urban runoff management into the development review process. This includes reviewing priority and non-priority development projects for necessary best management practices (BMPs) to manage storm water runoff prior to the issuance of grading or construction permits. Major accomplishments during this fiscal year included the following:

- Provided storm water conditions on 19 discretionary projects, 2 CIP projects and 4 SUSMP projects through the Public Works Department. Discretionary projects greater than \$50,000 in improvements require additional public improvements for storm water such as source control best management practices (BMPs) and low impact development (LID). The Community Development Department also performed an additional 123 plan checks for smaller discretionary projects that required a Storm Water Management Plan. In total 144 projects were reviewed during the plan check process for storm water compliance. This compares to 20 projects for FY2010-11, 24 projects for FY 2009-10, 24 projects during FY2008-09, 48 projects during FY 2007-08, and 51 projects during FY 2006-07.
- Verified operation and maintenance of all high priority post construction treatment control BMPs and received compliance at 19 out of 22 permanent post construction BMPs. Post construction BMPs captured 120 pounds of debris that were prevented from entering the storm drain system.
- Provided storm water education to developers and contractors through face-to-face interactions with City staff in meetings, during counter hours held at the Community Development Department, through updates on the City's web page, and through informative brochures provided during the application process.

Construction Component Section 3.0

The Municipal Storm Water Permit requires the City to oversee compliance with construction-phase BMPs at all construction projects in the City. All construction projects are required to have a City approved Storm Water Management Plan prior to the start of the project. Projects over 1 acre in size are also required to obtain coverage under the State General Construction Permit and be in compliance with the City's SUSMP. Major accomplishments during FY2010-11 included the following:

- Inspected a total of 71 active construction projects including 13 Capital Improvement Projects (CIP) and 2 high priority SUSMP project during the reporting period.
- Conducted 746 inspections to verify the proper installation and maintenance of construction phase BMPs.
- Issued 7 enforcement actions for storm water at construction sites which resulted in 3 notices of violation (NOV), 1 stop work notices, and 3 verbal warnings.
- Discussed urban runoff management requirements with all applicants during the plan check process and verified BMP requirements during follow-up inspections.

Municipal Component Section 4.0

City employees continued to implement best management practices (BMPs) to prevent the discharge of water and pollutants from municipal facilities and activities. Examples of BMPs implemented during the reporting period include:

- Vehicle washing in wash bays that drain to the sanitary sewer.
- Preventive maintenance of City vehicles to prevent fluid leakage.
- Use of high-power vacuum to capture runoff from graffiti abatement, sidewalk grinding, and spill cleanup.
- Strict limitations on the use of fertilizers and pesticides in parks and landscape areas.
- Monitoring of sprinkler systems to prevent over-topping onto roadways.
- Alarming of all sewage pump stations, thereby reducing the likelihood of a sewage spill to the storm drain system.
- Purchase and use of spill barriers, gravel bags, and absorbent rags for spill containment and cleanup.
- Annual storm water training for the Public Works Department on the use of BMPs in daily operations.

- Annual department training on storm water.

Other notable accomplishments during FY2011-12 include:

- Inspected and cleaned 31% of catch basins and open grates.
- Removed an additional 143.69 tons of material through frequent street sweeping of 127.9 curb miles of road. This compares to 174 tons last reporting period and 177 tons in FY 2009-10.
- Removed 220 lbs of material from of the Vortech storm water interceptor on Imperial Beach Blvd. The vortex separator removes sediment, floating hydrocarbons, and debris from all levels of flow.
- Quarterly maintenance of 13 municipal storm drain filter inserts that prevented 346 pounds of material from getting into the storm drain system. This compares to 398 pounds from the previous reporting period.
- Continued operation of the Date Avenue urban runoff diversion system, which diverts nuisance runoff to the sanitary sewer during low-flow conditions.
- Continued operation of the Palm Avenue urban runoff diversion system at Seacoast Avenue and diverted 1,042,416 gallons of urban runoff and first flush rain water into the sanitary sewer.
- Performed daily cleanup of trash, litter, and debris along the beach and tidelands area on Seacoast Drive.

Industrial and Commercial Component Section 5.0

The City is tasked with educating businesses about urban runoff management and overseeing their compliance with applicable Municipal Storm Water Permit requirements. Significant progress continues to be made on increasing knowledge on urban runoff management among local businesses. The following are the major accomplishments achieved during this reporting period:

- Conducted 71 inspections and 40 follow up inspections (111 total) at high priority businesses, which include automotive repair shops, restaurants, bars, gas stations, car washes, grocery stores, and mobile home parks. Following each inspection the City mails the business owner a copy of the inspection form, an inspection report, and educational material for BMPs.
- Conducted 44 enforcement actions at businesses and issued 13 notices of violation as part of the enforcement and case resolution process. The City also conducted 40 follow up inspections as part of the annual storm water inspection program

Residential Component Section 6.0

The Residential Component involves 1) educating Imperial Beach residents about urban runoff management, 2) overseeing residential compliance with BMP requirements and discharge prohibitions, and 3) facilitating proper disposal and recycling of household hazardous waste and used motor oil.

Major accomplishments during this reporting period included the following:

- Identified and mitigated 137 residential violations compared to 127 from last reporting period. The most commonly observed violations involved construction debris, automotive fluids, wash water, detergents or chemicals, chlorinated swimming pool water, and green waste.
- Distributed educational brochures to residents throughout the year. Brochures target the following high priority activities: 1) pollution prevention around the home, 2) disposal of pet waste, 3) car washing, 4) proper disposal of motor oil, and 5) lawn and garden care.
- Participated in the Regional Education and Residential Sources workgroup as co-chair of the group and chair of the Underserved Target Audience sub-workgroup.
- Properly disposed 23,912 pounds of household hazardous waste, universal and e-waste, and used oil and other fluids were properly disposed of at the South Bay Household Hazardous Waste facility in Chula Vista. This compares to 16,697 from last reporting period and 10,377 from FY 2009-10.
- The City held its annual Home Front Clean Up, which had 714 participants and resulted in the proper disposal of 148.95 tons of trash, construction, metal, and green waste.

Illicit Discharge Detection and Elimination Component Section 7.0

The City endeavors to prevent discharges from the Municipal Separate Storm Sewer System (MS4) from causing or contributing to a violation of water quality standards. The Illicit Discharge Detection and Elimination Component involves 1) water quality monitoring during the dry weather season (May through September) to detect illicit discharges to the storm drain system, and 2) year-round response to illicit discharges of urban runoff. This section of the report is due by December 15th per San Diego RWQCB Addendum No. 2 to Order No. R9-2007-0001 and therefore will be reported at that time.

Education Component Section 8.0

The City endeavors to implement a diverse education program that promulgates the storm water management requirements of the Municipal Permit. Education activities target the following groups: 1) municipal departments and personnel, 2) construction site owners and developers, 3) commercial and industrial business owners and operators (no industrial businesses in the City), 4) residents, general public, and school children, and 5) underserved community. The City facilitates changes in behavior and implementation of BMPs by providing continuous education for each target audience using a variety of educational tools and media. The continual saturation of education for each target audience is gradually

leading to a greater awareness about storm water pollution and the implementation of pollution prevention BMPs.

Public Participation Component Section 9.0

Public involvement is an important component of implementing an effective JURMP program. Each year the JURMP annual reports are presented to City council through a public hearing process. The FY 2011-12 JURMP annual report was presented at the September 19th council meeting.

Fiscal Analysis Component Section 10.0

The approximate cost for implementing the components of the FY 2011-12 JURMP was \$773,075.

Program Effectiveness Assessment Component Section 11.0

The Environmental Program Division is responsible for the effectiveness assessment of JURMP activities and implementation of BMPs for each major component of the storm water program. Effectiveness assessments are incorporated into the storm water program when ever feasible to gauge whether the processes and procedures put into place are working toward protecting the quality of receiving waters. Each section of this Annual Report incorporates a discussion on program effectiveness when applicable.

Special Investigation Component Section 12.0

This section provides additional details on special investigations during the reporting period that go above and beyond the JURMP requirements. The report contains information on the Tijuana River Bacteria Source Identification Study and the Los Laureles Trash Tracking Study.

Non Emergency Fire Fighting Component Section 13.0

Pollution prevention activities related to non emergency fire fighting are reported in this section.

JURMP Revisions Section 14.0

Revisions made to any of the components of the JURMP are reported in this section.

JURMP Conclusions and Recommendations Section 15.0

The City's urban runoff management program outlined in this Annual Report successfully meets these regulatory requirements and in some cases exceeds the minimum Permit requirements.

1.0 Introduction

1.1 Introduction

The City of Imperial Beach is required to submit its Jurisdictional Urban Runoff Management Program (JURMP) Annual Report each year by September 30th in compliance with the San Diego Regional Board Order Number R9-2007-0001 (Municipal Permit). The Annual Report contains a comprehensive description of all activities conducted by the City to meet all requirements of section D of the Municipal Permit. The annual reporting process is used to evaluate the overall effectiveness and efficiency of program elements. The reporting period for the Annual Report is the previous fiscal year July 1st to June 30th.

The following chapters in this Annual Report discuss the measures taken by the City to meet the regulatory requirements of the Municipal Permit and demonstrates that the City has achieved substantial compliance towards reducing sources of pollutants and urban runoff to the maximum extent practicable (MEP). All components of the JURMP are represented in this report with the exception of Section 7.0, Illicit Discharge Detection and Elimination Component. The San Diego Regional Water Quality Control Board adopted Addendum No. 2 to Order No. R9-2007-0001 (Municipal Permit), which extended the annual reporting deadline associated with this component from September 30th to December 15th. This change was necessary because the program involves water quality monitoring during the dry season, defined as May 1st through September 30th, which does not allow for proper time in which to report and convey information on the dry season as a whole.

The structure of this Annual Report evaluates each JURMP component in the context of program planning, management, and implementation. Each section of this Annual Report provides a narrative and when appropriate, tabular tables that summarize program implementation, assessment, and effectiveness using the structural hierarchy of outcome levels established in the *2003 Framework for Assessing the Effectiveness of Jurisdictional Urban Runoff Management Programs*.

2.0 DEVELOPMENT PLANNING COMPONENT

2.1 Introduction

The City endeavors to reduce pollutants and infiltrate runoff from development and redevelopment projects to the maximum extent practicable (MEP). This component is primarily applicable to the Community Development Department, the Capital Improvements Projects Division, the Environmental Program Division, and the contracted engineering firm, BDS Engineering. This section of the Annual Report discusses program management, implementation, and changes made during FY 2011-12 to the JURMP Development Planning Component.

2.2 Outcome Level 1a: Administration of Management Program Activities

The City's implementation and assessment strategy for the Development Planning component is described in the *2008 JURMP Section 4.0*. All discretionary development projects and priority SUSMP projects received the appropriate plan check for storm water, existing treatment control BMPs were verified and inventories maintained, and each development project was tracked using the City's database system HTE.

2.3 Outcome Level 1b: Implementation of Management Program Activities

The City requires all development and redevelopment projects to implement measures to reduce pollutants and runoff to the MEP. Minimum BMPs and LID requirements for standard development projects were established in the *2008 JURMP Section 4.0*. Priority development projects received additional LIDs and flow control requirements when the City updated its municipal ordinance through resolution 2010-1094 and 2010-1112 to include the San Diego County Copermittees' Standard Urban Stormwater Mitigation (SUSMP) and Hydromodification Plan (HMP) regional standards.

During the reporting period all development projects were required to meet the appropriate storm water conditions during the development review process. Discretionary projects valued over \$50,000 get channeled through Public Works for enhanced public improvement conditions related to storm water. Priority development projects also get special consideration under the SUSMP. Each development or redevelopment project, regardless of its prioritization, is formally inspected for applicable BMPs throughout the duration of the project. Continued maintenance of post construction treatment control BMPs are also verified annually.

The following tables and figures presented in this section provide additional information on the implementation and assessment of the Development Planning program element:

- Table 2.1 provides an overview of the development and planning projects as it was implemented during FY 2011-12.
- Table 2.2 presents and describes targeted FY 2011-12 outcomes and results
- Table 2.3 provides the updated treatment control BMP inventory.
- Table 2.4 provides an inventory of FY 2011-12 Development Review and SUSMP projects.

2.4 Outcome Level 2: Knowledge and Awareness of Program Implementation by Staff and Developers

Education is provided to the public through face-to-face interaction with City staff at the Community Development office counter hours, during predevelopment meetings, through site inspections, and through several local ordinances and brochures that outline the requirements for addressing urban runoff and water quality. The efforts by the City to educate the public on development planning are discussed in the *2008 JURMP Section 4.0*. The education effort for City staff is discussed in the *2008 JURMP Section 10.0*.

2.5 Outcome Level 3: Behaviors and Best Management Practice (BMP) Implementation by Staff and Developers

City staff works with developers to ensure that all development projects and redevelopment project reduce pollutants and runoff to the MEP. The *2008 JURMP Section 4.0* defines minimum BMP and LID requirements applicable to development and redevelopment in the City. The City's adopted SUSMP and HMP also require specific storm water controls for priority development projects.

During the reporting period the City continued to facilitate changes in behavior for development and redevelopment projects by reviewing and requiring conditions on projects to ensure program compliance. All BMPs are verified for proper implementation, operation, and maintenance throughout the duration of construction. City ordinances include appropriate sanctions to achieve compliance including non-monetary penalties, fines, bonding requirements, and/or permit or occupancy denials for non-compliance. Post construction maintenance and operation of treatment control BMPs are also verified and inspected annual by the Environmental Division.

2.6 Outcome Level 4: Source Load Reductions

Source load reductions from development and redevelopment projects are achieved through the implementation of BMPs and LID strategies. The City requires specific project conditions for treatment control BMPs, LIDs, and site design BMPs to reduce pollutants and runoff to the MEP. Source load reductions may not be directly measured in every case but can be implied by the proper implementation and maintenance of storm water BMPs.

Table 2.1 – Overview of Development Planning Inventory by Development Type and Priority Classification

Category/Project Type	Number	Description
A. Discretionary Development		
Discretionary projects reviewed for public enhancements for storm water	142	All development projects are required to undergo the City's urban runoff approval process and meet applicable requirements. Administrative procedures for development project review is discussed in <i>2008 JURMP Section 4.0</i> .
Capital Improvement Projects (CIP)	2	All CIP projects are required to complete a Storm Water Management Plan. Projects include street repairs, ADA ramps, sewer maintenance, and park improvements.
B. Priority Development (SUSMP)		
New Church MF 1003; American Legion MF 1072; Shopping Center MF 1062; and Retail Commercial MF 1034	4	The City had 4 SUSMP projects under review during the reporting period. The City requires all priority development projects to meet the LID and treatment control BMPs under the storm water permit. For example the new church MF 1003 installed retention and linear bio swales along the perimeter of the property to treat storm water.
C. Totals		
Discretionary Projects	142	These totals include development and redevelopment projects > \$50,000 that were channeled through Public Works for review and smaller discretionary projects (less than \$50,000) that reviewed by Community Development. All projects require a storm water management plan at a minimum. Complete list of development and SUSMP projects that received an environmental review for storm water during the reporting period is provided in Table 2.4.
Priority Development (SUSMP) Projects	4	
JURMP Sections	Description of FY 2011-12 Changes	
4.0 and Appendix C	No changes made during the reporting period.	

Table 2.2 - Development Planning Component Targeted Outcomes and Results

Development Planning FY 2011-12 Results			
Targeted Outcome	Implementation Result	Assessment Result	Explanation
LEVEL 1a OUTCOMES (ADMINISTRATION MANAGEMENT PROGRAM ACTIVITIES)			
a) Modifications to JURMP			
Update applicable JURMP sections per Permit requirements	No significant updates needed	Complete	No significant updates during reporting period
b) Updates to Program Documentation (Policies, Plans, Procedures, and Forms)			
Update Storm Water program for consistency with program updates	No significant updates	Complete	No significant updates during reporting period
c) Year-End Program Review			
Complete annual year-end program review	Reviewed program for effectiveness and efficiency	Complete	The City continues to improve the implementation of the JURMP by conducting an annual review of each component and incorporating any modifications into the next reporting period. Interdepartmental storm water coordination continues to improve as City staff become familiar with SUSMP, HMP, construction general permit, and source control BMPs.
d) Inventory of Development and Redevelopment Projects			
Update development and redevelopment inventory	Updates made to the inventory throughout the reporting period	Complete	The City maintains a database of active development projects and development review status on the City's database software HTE. Annual inventories are also maintained in excel with the Environmental Division.
e) Inventory of Treatment Control BMPs and Maintenance			

Development Planning FY 2011-12 Results			
Targeted Outcome	Implementation Result	Assessment Result	Explanation
Update inventory for treatment control BMPs	Updates made to inventory and maintenance verified at all but one	Complete	The Environmental Division maintains an inventory of treatment control BMPs and ensures annual maintenance compliance through notification through annual letters, inspections, and contact with property owners.
LEVEL 1b OUTCOMES (IMPLIMENTATION OF MANAGEMENT PROGRAM ACTIVITIES)			
a) Jurisdictional Requirements for Project Approval			
Require development projects to implement applicable project requirements, BMPs, and track information	Plan check for storm water is required for all development projects (discretionary, CIP, and priority projects)	Complete	All development and redevelopment projects are required to implement measures to reduce pollutants and runoff to the MEP. The City's project review process further requires that any new construction or modification with a valuation more than \$50,000 be subject to public improvements. Projects that meet the \$50,000 criterion are routed from the Community Development Department to the Public Works Department for a review in regard to storm water quality public improvements. SUSMP projects are also required to implement additional storm water management controls and BMPs. SUSMP projects are reviewed by Community Development, Public Works, and contract Engineer BDS for compliance with all storm water regulations. All project applications are tracked through the permit approval process and recorded in HTE, excel databases, and Master File system.
b) Confirmation of SUSMP and HMP BMPs			

Development Planning FY 2011-12 Results			
Targeted Outcome	Implementation Result	Assessment Result	Explanation
Verify that all applicable SUSMP and HMP BMPs are applied to priority projects and that the BMPs are inspected prior to occupancy	All SUSMP eligible projects were held to full SUSMP requirements and verified through inspections during construction and prior to occupancy. No projects required HMP interim criterion.	Complete	Four SUSMP high priority project (MF 1003, 1072, 1062, and 1034) received a final plan check and was approved for a building permit during the reporting period. Storm water BMPs for priority projects receives review from Public Works, Community Development, and City contract Engineer for SUSMP compliance. BMPs are then verified during construction through field inspections. The final sign off on the project is not complete until the City receives a signed maintenance agreement for continuous maintenance of the BMPs from the property owner.
c) Example of a Priority Development Project and SUSMP BMPs			
List one example of a priority development project that was conditioned to meet SUSMP requirements	New Church Development (MF 1003)	Complete	Construction of a new church at 853 Emory St commenced this reporting period. The SUSMP component of the project received multiple reviews and comments from Community Development, Public Works, and contracted engineering firm BDS prior to the issuance of construction permits. The project is required to implement LIDs and source control BMPs and provide a post construction BMP maintenance agreement. The project site treats storm water runoff through a system of bio swales and retention areas. Weekly inspections will ensure that the site is built according to approved plans.
d) Priority Development Projects implementing BMPs with low removal efficiency rankings			
Listing and feasibility analysis of SUSMP projects using BMPs with low removal efficiency rankings	No projects implemented BMPs with low removal efficiency rankings	Complete	Development projects are required to implement BMPs that target priority pollutants. The selection of BMPs is verified during the plan check process. The City only allows less efficient BMPs after a feasibility analysis proves there is no better alternative.
e) HMP and SUSMP Collaboration			

Development Planning FY 2011-12 Results			
Targeted Outcome	Implementation Result	Assessment Result	Explanation
Description of HMP and SUSMP development and collaboration	Collaborated through the Land Development Workgroup	On going	The City participates in the Copermittees' Land Development Workgroup on technical discussions related to the regional implementation of the SUSMP and HMP. Collaboration was made on the implementation of the HMP monitoring requirements.
f) Municipal Staff Training			
Ensure that municipal staff are knowledgeable on storm water BMPs, SUSMP, and HMP requirements	Staff educated through meetings, workshops, and training	Complete	Community Development and Public Works Departments meet weekly to review critical issues including storm water project development requirements. In addition the Planning Division, Building Division, Code Compliance Division, Redevelopment Division, and Environmental Division all received training outside the City on multiple storm water issues. Training topics include SUSMP, HMP, TMDLs, General Construction Permit, and code enforcement. Daily interaction with City staff ensures that storm water pollution prevention remains a high priority throughout the City.
g) Developer Education			
Provide education for developers	Counters hours held and meetings conducted during project review and throughout project	Complete	The Community Development Department held counter hours, face-to-face meetings, project review meetings, and performed inspections throughout the reporting period. Educational material is also available online, at City Hall, Public Works, and provided during building application process.
h) Special Investigations			
Implementation of special investigations	No special jurisdictional investigations performed	As needed	Special investigations are not routinely conducted as part of the implementation strategy for jurisdictional development planning. Special investigations are generally performed under the context of the Regional Program in order to achieve maximum benefit.
LEVEL 2 OUTCOMES (KNOWLEDGE AND AWARENESS OF PROGRAM IMPLEMENTATION BY STAFF AND DEVELOPERS)			

Development Planning FY 2011-12 Results			
Targeted Outcome	Implementation Result	Assessment Result	Explanation
Increase staff and developer knowledge regarding applicable program content	Provided opportunities for education	See Education Component Section 8.0.	See Education Component Section 8.0.
LEVEL 3 OUTCOMES (BEHAVIORS AND BMP IMPLEMENTATION BY STAFF AND DEVELOPERS)			
a) Procedural and Administrative Behaviors			
Review projects and prescribe necessary conditions and BMPs for approval	142 discretionary projects, 2 CIPs, and 4 SUSMP project reviewed for conditions of approval	Complete	The City reviews all proposed projects and ensures that all necessary conditions and BMPs are met for CIP, discretionary projects, and priority projects. The City inspects and verifies that all BMPs and project conditions are implemented during construction. Successful completion of development projects will improve storm water quality through the implementation of site BMPs, which also contributes to the incremental change in community behavior towards reducing storm water pollution.
b) BMP Implementation, Operation and Maintenance			
Inspect projects for BMP compliance and verify BMP implementation	142 discretionary projects, 2 CIPs, and 4 SUSMP Project reviewed and received project conditions All active projects inspected for BMPs	Complete	The Building Division, Code Enforcement, Environmental Division, and Public Works Inspector conduct inspections at active development projects for compliance of minimum BMPs. The Public Works Inspector conducts inspections at all CIP projects daily. The Building Inspector conducts inspections of all Discretionary permit projects and ensures the implementation of BMPs for SUSMP projects. Code Enforcement and Environmental Division also respond to reports of storm water violations from development projects. Construction inspections of Discretionary Projects are covered in the next Section of this Annual Report.

Development Planning FY 2011-12 Results			
Targeted Outcome	Implementation Result	Assessment Result	Explanation
Verify operation and maintenance of treatment control BMPs	100% of all high priority BMPs verified and 19 out of 22 all BMPs verified.	Complete	The City annually verifies operation and maintenance of treatment control BMPs to ensure compliance with program. Verification is made through written contact with property owner or manager and often followed up with an inspection. At a minimum all high priority treatment control BMPs are inspected for operation and maintenance annually but the City usually tries to verify operation at all sites. The three BMPs not confirmed during this reporting period were from a non-responsive property owner at one site.
LEVEL 4 OUTCOMES (SOURCE LOAD REDUCTIONS FROM NEW DEVELOPMENT AND REDEVELOPMENT PROJECTS)			
a) Treatment Control BMPs			
Maintenance of treatment control BMPs	120 pounds of material removed from treatment control BMPs	Complete	The City verifies maintenance of treatment control BMPs and when possible tracks the amount of material collected during maintenance activities.
b) Low Impact Development (LID) and Site Design BMPs			
Implement LIDs, site design BMPs, and treatment control BMPs	High priority projects are required to implement BMPs	Complete	During the project review the City requires LIDs, treatment control BMPs, and site design BMPs for high priority projects. No high priority projects completed construction during the reporting period and therefore no additional BMPs were added to the treatment control BMP inventory.

Table 2.3 Treatment Control BMP Inventory and Maintenance Tracking

No.	Type	ID	Location	Hydrologic Area	Date Installed	Responsible Party	Priority	Date Verified	Comments	Est. Lbs. Removed
1	KriStar, Catch Basin with insert	1101-PA-1	1101 PALM AVE	910.20	9/1/2008	NORTH ISLAND C.U.	Low	10/5/2011	Cleaned	Weight not recorded
2	KriStar, Catch Basin with insert	1101-PA-2	1101 PALM AVE	910.20	9/1/2008	NORTH ISLAND C.U.	Low	10/5/2011	Cleaned	Weight not recorded
3	KriStar FGP-0002	1101-PA-3	1101 PALM AVE	910.20	9/1/2008	NORTH ISLAND C.U.	Low	10/5/2011	Cleaned	Weight not recorded
4	Drop Inlet Catch Basin Insert w/ boom (Ocean Protection Technology)	1126-13-1	1126 13TH ST	910.11	5/1/2005	13th Street Market	Low	12/12/2011	Cleaned	0.375
5	Drop Inlet Catch Basin Insert w/ boom (Ocean Protection Technology)	1126-13-2	1126 13TH ST	910.11	5/1/2005	13th Street Market	Low	12/12/2011	Cleaned	0.375
6	Drop Inlet Catch Basin Insert w/ boom (Ocean Protection Technology)	1126-13-3	1126 13TH ST	910.11	5/1/2005	13th Street Market	Low	12/12/2011	Cleaned	0.375
7	Drop Inlet Catch Basin Insert w/ boom (Ocean Protection Technology)	1126-13-4	1126 13TH ST	910.11	5/1/2005	13th Street Market	Low	12/12/2011	Cleaned	0.375
8	Drain Guard, sediment and hydrocarbon filters	1372-13-1	1372 13TH ST	911.11	10/1/2008	CASA DE ORO APTS	High	2/9/2012	Expected replacement on 06/12	4
9	Sump Pump and Screen Mesh	1450-IR-1	1450 IRIS AVE	911.11	6/27/2005	IMPERIAL CREST APTS LLC	High	12/8/2011	Cleaned	3.5
10	Sump Pump and Screen Mesh	1450-IR-1	1450 IRIS AVE	911.11	6/27/2005	IMPERIAL CREST APTS LLC	High	5/2/2012		21
11	Drain Guard in back	481-PA-1	481 PALM AVE	910.20	11/1/2008	IB PALM PROPERTIES LLC	Low	5/17/2012	No cleaning or maintenance conducted.	
12	sediment trap	481-PA-2	481 PALM AVE	910.20	11/1/2008	IB PALM PROPERTIES LLC	Low	5/17/2012	No cleaning or maintenance conducted.	

*City of Imperial Beach
Jurisdictional Urban Runoff Management Program
Annual Report FY2011-12*

No.	Type	ID	Location	Hydrologic Area	Date Installed	Responsible Party	Priority	Date Verified	Comments	Est. Lbs. Removed
13	hydrocarbon filter in front parking area	481-PA-3	481 PALM AVE	910.20	11/1/2008	IB PALM PROPERTIES LLC	Low	5/17/2012	No cleaning or Maintenance Conducted	
14	KriStar, Flo Gard Plus Catch Basin Insert w/ boom	836-PA-1	836 PALM AVE	910.20	5/1/2002	Imperial Beach Promenade LCC	High	10/3/2011	Cleaned	20
15	KriStar, Flo Gard Plus Catch Basin Insert w/ boom	836-PA-2	836 PALM AVE	910.20	5/1/2002	Imperial Beach Promenade LCC	High	10/3/2011	Cleaned	30
16	KriStar, Flo Gard Plus Catch Basin Insert w/ boom	836-PA-3	836 PALM AVE	910.20	5/1/2002	Imperial Beach Promenade LCC	High	10/3/2011	Cleaned	15
17	KriStar, Flo Gard Plus Catch Basin Insert w/ boom	836-PA-4	836 PALM AVE	910.20	5/1/2002	Imperial Beach Promenade LCC	High	10/3/2011	Cleaned	15
18	KriStar, Flo Gard Plus Catch Basin Insert w/ boom.	836-PA-5	888 PALM AVE	910.20	5/1/2002	Imperial Beach Promenade LCC	Low	10/3/2011	Cleaned	10
19	KriStar, Flo Gard Plus Catch Basin Insert w/ boom	836-PA-6	888 PALM AVE	910.20	5/1/2002	Imperial Beach Promenade LCC	Low	12/3/2011	Not serviced	
20	KriStar, Flo Gard Plus Catch Basin Insert	861-11-1	861 11TH ST	910.20	6/1/2007	Property Owners	Low	--	Non-responsive	
21	KriStar, Flo Gard Plus Catch Basin Insert	861-11-2	861 11TH ST	910.20	6/1/2007	Property Owners	Low	--	Non-responsive	
22	KriStar, Flo Gard Plus Catch Basin Insert	861-11-3	861 11TH ST	910.20	6/1/2007	Property Owners	Low	--	Non-responsive	

Table 2.4 Development Review and SUSMP Project Inventory FY 2011-12

Date	ID	File No.	SUSMP	Project Status	Address 1	Project Description	Divert Hot Water/Roof Runoff to Landscape or Pervious	Relocate Features to Drain Runoff Into Landscaped Area	Permanent Post-Construction BMPs or LIDs	Storm Drain Improvements (Treatment Device)	Minimize/Maintain Existing Amount of Impervious Area	Remove Under Sidewalk Drain	Install Grease Trap / Interceptor	Post-construction BMP Maintenance Assurance	Loamy soil to minimize runoff	Water Pollution Control Plan/SWPPP	Construction BMPs
7/18/2012	PW 1	MF 1003	Yes	Plan Check	853 Emory St	Demolition and construction of Church	X	X	X		X			X	X	X	X
7/20/2012	PW 2	MF 1072	Yes	Plan Check	Plan Check 1252, 1268, and 655 Florence	American Legion redevelopment	X	X	X		X			X	X	X	X
12/5/2011	PW 3	MF 1062	Yes	Plan Check	9th and Palm Breakwater	Redevelopment Shopping Center	X	X	X	X	X	X	X	X	X	X	X
12/12/2011	PW 4	MF 1034	Yes	Plan Check	535 Florence	New retail and commercial area	X	X	X		X			X	X	X	X
7/18/2011	PW 5	MF 1068	No	Plan Check	600 Palm Ave	Roof antennas					X					X	X
8/8/2011	PW 6	MF 1073	No	Plan Check	380 Date Ave	Remodel SFR	X	X			X			X	X	X	X
8/8/2011	PW 7	11-416	No	Plan Check	720 13th St	Interior commercial remodel		X	X					X		X	X
8/8/2011	PW 8	MF 1066	No	Plan Check	260 Palm Ave	Commercial remodel	X	X			X	X		X	X	X	X
8/8/2011	PW 9	11-396	No	Plan Check	1221 East Lane	2-Story SFR	X	X			X			X	X	X	X
8/8/2011	PW 10	MF 999	No	Plan Check	808 13th St	Church use in existing building	X	X							X	X	X
12/12/2011	PW 11	MF 1080	No	Plan Check	1174-80 Florida	4 new detached dwellings	X	X	X		X			X	X	X	X
1/4/2011	PW 12	MF 1082	No	Plan Check	730 Basswood	Redevelopment of 2 dwelling units	X	X	X		X			X	X	X	X
2/1/2012	PW 13	MF 1077	No	Plan Check	1105 Donax	2 new dwelling units	X	X			X			X	X	X	X
2/1/2012	PW 14	12-099	No	Plan Check	754 Oneonta Ave	Remodel SFR	X	X			X			X	X	X	X
2/1/2012	PW 15	12-156	No	Plan Check	364 Calla	SFR addition	X	X			X			X	X	X	X

City of Imperial Beach
Jurisdictional Urban Runoff Management Program
Annual Report FY2011-12

Date	ID	File No.	SUSMP	Project Status	Address 1	Project Description	Divert Hot Water/Roof Runoff to Landscape or Pervious	Relocate Features to Drain Runoff Into Landscaped Area	Permanent Post-Construction BMPs or LIDs	Storm Drain Improvements (Treatment Device)	Minimize/Maintain Existing Amount of Impervious Area	Remove Under Sidewalk Drain	Install Grease Trap / Interceptor	Post-construction BMP Maintenance Assurance	Loamy soil to minimize runoff	Water Pollution Control Plan/SWPPP	Construction BMPs
6/5/2012	PW 16	MF 1094	No	Plan Check	1225 East Lane	New SFR	X	X			X			X	X	X	X
6/18/2012	PW 17	12-161	No	Plan Check	434 Calla	Remodel SFR	X	X			X			X	X	X	X
6/19/2012	PW 18	12-205	No	Plan Check	486 Carnation	Remodel SFR	X	X			X			X	X	X	X
6/19/2012	PW 19	12-180	No	Plan Check	358 Elder	SFR addition	X	X			X			X	X	X	X
12/22/2011	CIP1	S04-108	No	Plan Check	Street 3B incl Ph 3A	Street Repair										X	X
11/14/2011	CIP2	S12-103	No	Plan Check	13th and Ebony	Ped Access Ramp			X							X	X
7/5/2011	CD 1	11-397	No	Plan Check	1143 IMPERIAL BEACH BLVD	demolition of garage improvements										X	
7/18/2011	CD 3	11-417	No	Plan Check	1230 SEACOAST DR	Stucco repair and vents										X	
7/21/2011	CD 4	11-427	No	Plan Check	532 DONAX AVE	Replace conduit and add fireplace										X	
7/22/2011	CD 5	11-431	No	Plan Check	1176 GEORGIA ST	replace toilet										X	
7/22/2011	CD 6	11-430	No	Plan Check	212 CALLA AVE	Drywall, framing and plumbing										X	
7/22/2011	CD 7	11-432	No	Plan Check	373 ELM AVE	Room addition										X	
7/25/2011	CD 8	11-435	No	Plan Check	578 FLORENCE ST	bathroom addition										X	
7/26/2011	CD 9	11-438	No	Plan Check	829 EMORY ST	accessibility upgrades										X	
7/27/2011	CD 10	11-440	No	Plan Check	1401 9TH ST	stucco repair										X	
7/28/2011	CD 11	11-441	No	Plan Check	1182 HOLLY AVE	guardrail and decking replacement										X	

City of Imperial Beach
Jurisdictional Urban Runoff Management Program
Annual Report FY2011-12

Date	ID	File No.	SUSMP	Project Status	Address 1	Project Description	Divert Hot Water/Roof Runoff to Landscape or Pervious	Relocate Features to Drain Runoff Into Landscaped Area	Permanent Post-Construction BMPs or LIDs	Storm Drain Improvements (Treatment Device)	Minimize/Maintain Existing Amount of Impervious Area	Remove Under Sidewalk Drain	Install Grease Trap / Interceptor	Post-construction BMP Maintenance Assurance	Loamy soil to minimize runoff	Water Pollution Control Plan/SWPPP	Construction BMPs
8/1/2011	CD 12	11-445	No	Plan Check	882 CYPRESS AVE	Remove bathroom in garage										X	
8/4/2011	CD 13	11-454	No	Plan Check	1248 GRANGER ST	Bathroom remodel										X	
8/5/2011	CD 14	11-458	No	Plan Check	965 HOLLY AVE	windows and roof										X	
8/9/2011	CD 15	11-464	No	Plan Check	1274 FLORENCE ST	gas leak repair										X	
8/9/2011	CD 16	11-465	No	Plan Check	935 FLORENCE ST	new roof and windows.										X	
8/10/2011	CD 17	11-468	No	Plan Check	748 HICKORY CT	new patio cover										X	
8/10/2011	CD 18	11-467	No	Plan Check	704 SEACOAST DR A	Remove hood and repair wall										X	
8/15/2011	CD 19	11-471	No	Plan Check	1029 HEMLOCK AVE	enclose carport to make garage										X	
8/16/2011	CD 20	11-474	No	Plan Check	898 5TH ST	FAU, water heater, and insulation										X	
8/16/2011	CD 21	11-472	No	Plan Check	1156 EAST LN	Demo patio and rebuild										X	
8/17/2011	CD 22	11-481	No	Plan Check	246 DONAX AVE	reroof and new exterior siding										X	
8/18/2011	CD 23	11-482	No	Plan Check	559 DAHLIA AVE	new home office addition 360 sq. ft.										X	
8/22/2011	CD 24	11-485	No	Plan Check	1370 CONNECTICUT ST	new drywall and bathroom repairs.										X	
8/23/2011	CD 25	11-488	No	Plan Check	1312 CALIFORNIA ST	add patio cover										X	
8/29/2011	CD 26	11-494	No	Plan Check	474 CHERRY AVE	new deck and stairs.										X	
9/1/2011	CD 27	11-498	No	Plan Check	24 PALM AVE	new overhang with lights										X	

*City of Imperial Beach
Jurisdictional Urban Runoff Management Program
Annual Report FY2011-12*

Date	ID	File No.	SUSMP	Project Status	Address 1	Project Description	Divert Hot Water/Roof Runoff to Landscape or Pervious	Relocate Features to Drain Runoff Into Landscaped Area	Permanent Post-Construction BMPs or LIDs	Storm Drain Improvements (Treatment Device)	Minimize/Maintain Existing Amount of Impervious Area	Remove Under Sidewalk Drain	Install Grease Trap / Interceptor	Post-construction BMP Maintenance Assurance	Loamy soil to minimize runoff	Water Pollution Control Plan/SWPPP	Construction BMPs
9/2/2011	CD 28	11-502	No	Plan Check	196 CALLA AVE	Convert portion of garage to bathroom										X	
9/7/2011	CD 29	11-505	No	Plan Check	1018 EMORY ST	Convert to back to garage										X	
9/8/2011	CD 30	11-508	No	Plan Check	1319 FERN AVE	repair garage roof and restore carport.										X	
9/12/2011	CD 31	11-511	No	Plan Check	532 7TH ST	gas line repair										X	
9/14/2011	CD 32	11-513	No	Plan Check	1690 SEACOAST DR A	Replace framing and deck system										X	
9/14/2011	CD 33	11-515	No	Plan Check	1047 SEACOAST DR	Replace windows in all units										X	
9/14/2011	CD 34	11-514	No	Plan Check	1126 GRANGER ST	new deck and stairs										X	
9/15/2011	CD 35	11-516	No	Plan Check	1292 15TH ST	replace 2nd story siding										X	
9/19/2011	CD 36	11-522	No	Plan Check	1026 HEMLOCK AVE	electrical and drywall										X	
9/20/2011	CD 37	11-525	No	Plan Check	1327 HEMLOCK AVE	repair roof sheeting and reroof house										X	
9/30/2011	CD 38	11-539	No	Plan Check	725 GROVE AVE	gas leak repair										X	
10/4/2011	CD 39	11-543	No	Plan Check	1003 13TH ST	add new patio										X	
10/5/2011	CD 40	11-545	No	Plan Check	10 EBONY AVE	Exterior gas line repair										X	
10/5/2011	CD 41	11-544	No	Plan Check	551 BONITO AVE	new room addition										X	
10/11/2011	CD 42	11-552	No	Plan Check	729 CYPRESS AVE	gas leak repair										X	
10/13/2011	CD 43	11-558	No	Plan Check	1266 IMPERIAL BEACH BLVD	patio addition										X	

*City of Imperial Beach
Jurisdictional Urban Runoff Management Program
Annual Report FY2011-12*

Date	ID	File No.	SUSMP	Project Status	Address 1	Project Description	Divert Hot Water/Roof Runoff to Landscape or Pervious	Relocate Features to Drain Runoff Into Landscaped Area	Permanent Post-Construction BMPs or LIDs	Storm Drain Improvements (Treatment Device)	Minimize/Maintain Existing Amount of Impervious Area	Remove Under Sidewalk Drain	Install Grease Trap / Interceptor	Post-construction BMP Maintenance Assurance	Loamy soil to minimize runoff	Water Pollution Control Plan/SWPPP	Construction BMPs
10/17/2011	CD 44	11-565	No	Plan Check	220 DAISY AVE	main sewer repair at rear of property										X	
10/17/2011	CD 45	11-567	No	Plan Check	662 DAHLIA AVE	new sewer clean outs at rear of house										X	
10/28/2011	CD 46	11-589	No	Plan Check	172 CITRUS AVE	addition of habitable space and porch										X	
10/31/2011	CD 47	11-593	No	Plan Check	284 ELDER AVE	replace roof rafters and reroof										X	
10/31/2011	CD 48	11-592	No	Plan Check	351 IMPERIAL BEACH BLVD	Termite repairs										X	
11/2/2011	CD 49	11-600	No	Plan Check	167 CITRUS AVE	Reroute gas line										X	
11/2/2011	CD 50	11-599	No	Plan Check	576 11TH ST	gas leak repair										X	
11/2/2011	CD 51	11-598	No	Plan Check	748 HICKORY CT	patio enclosure and windows										X	
11/2/2011	CD 52	11-601	No	Plan Check	856 12TH ST	Gas leak repair										X	
11/3/2011	CD 53	11-602	No	Plan Check	1303 IMPERIAL BEACH BLVD	new hazardous waste containment pad										X	
11/7/2011	CD 54	11-603	No	Plan Check	963 GEORGIA ST	reroof: shingles										X	
11/10/2011	CD 55	11-609	No	Plan Check	1254 ESSEX ST	Convert Illegal Dining area back to a garage.										X	
11/14/2011	CD 56	11-612	No	Plan Check	1220 ELM AVE	Remove two doorways and add one										X	
11/14/2011	CD 57	11-614	No	Plan Check	370 ELM AVE	convert garage to garage and water heater										X	
11/14/2011	CD 58	11-611	No	Plan Check	846 HICKORY CT	construct new block wall										X	

City of Imperial Beach
Jurisdictional Urban Runoff Management Program
Annual Report FY2011-12

Date	ID	File No.	SUSMP	Project Status	Address 1	Project Description	Divert Hot Water/Roof Runoff to Landscape or Pervious	Relocate Features to Drain Runoff into Landscaped Area	Permanent Post-Construction BMPs or LIDs	Storm Drain Improvements (Treatment Device)	Minimize/Maintain Existing Amount of Impervious Area	Remove Under Sidewalk Drain	Install Grease Trap / Interceptor	Post-construction BMP Maintenance Assurance	Loamy soil to minimize runoff	Water Pollution Control Plan/SWPPP	Construction BMPs
11/15/2011	CD 59	11-617	No	Plan Check	603 DELAWARE ST	gas leak repair										X	
11/16/2011	CD 60	11-622	No	Plan Check	1257 EAST LN	balcony post, vent w/h, final expired permit										X	
11/16/2011	CD 61	11-618	No	Plan Check	866 IMPERIAL BEACH BLVD	gas leak repair										X	
11/23/2011	CD 62	11-628	No	Plan Check	309 DAHLIA AVE	New covered patio 10 X 18 at rear of structure										X	
11/28/2011	CD 63	11-633	No	Plan Check	501 CALLA AVE	Remodel and enclose unpermitted patio										X	
12/1/2011	CD 64	11-640	No	Plan Check	1690 SEACOAST DR C	add new windows, and laundry room.										X	
12/5/2011	CD 65	11-648	No	Plan Check	1219 GRANGER ST	Replace underground gas line										X	
12/5/2011	CD 66	11-650	No	Plan Check	817 DELAWARE ST	gas leak repair										X	
12/13/2011	CD 67	11-660	No	Plan Check	532 THORN ST	create new opening and add header										X	
12/19/2011	CD 68	11-666	No	Plan Check	1174 FLORIDA ST	construct new SFD										X	
12/19/2011	CD 69	11-667	No	Plan Check	1176 FLORIDA ST	construct new SFD										X	
12/19/2011	CD 70	11-668	No	Plan Check	1178 FLORIDA ST	construct new SFD										X	
12/19/2011	CD 71	11-669	No	Plan Check	1180 FLORIDA ST	construct new SFD										X	
1/10/2012	CD 72	12-13	No	Plan Check	1451 5TH ST	new concrete pad and elect for spa										X	
1/11/2012	CD 73	12-15	No	Plan Check	908 DELAWARE ST	reroute gas line over roof.										X	

*City of Imperial Beach
Jurisdictional Urban Runoff Management Program
Annual Report FY2011-12*

Date	ID	File No.	SUSMP	Project Status	Address 1	Project Description	Divert Hot Water/Roof Runoff to Landscape or Pervious	Relocate Features to Drain Runoff Into Landscaped Area	Permanent Post-Construction BMPs or LIDs	Storm Drain Improvements (Treatment Device)	Minimize/Maintain Existing Amount of Impervious Area	Remove Under Sidewalk Drain	Install Grease Trap / Interceptor	Post-construction BMP Maintenance Assurance	Loamy soil to minimize runoff	Water Pollution Control Plan/SWPPP	Construction BMPs
1/12/2012	CD 74	12-18	No	Plan Check	1345 11TH ST	gas line repair										X	
1/17/2012	CD 75	12-23	No	Plan Check	1011 CALLA AVE	gas leak repair										X	
1/17/2012	CD 76	12-22	No	Plan Check	520 7TH ST	repair gas leak										X	
1/18/2012	CD 77	12-24	No	Plan Check	218 DAISY AVE	Reroute water lines to kitchen										X	
1/23/2012	CD 78	12-31	No	Plan Check	352 BONITO AVE	Install kitchen skylight										X	
1/24/2012	CD 79	12-34	No	Plan Check	251 EBONY AVE	repipe of water system for three units										X	
1/30/2012	CD 80	12-40	No	Plan Check	1386 HEMLOCK AVE	Legalize carport and reframe roof/wall										X	
2/3/2012	CD 81	12-53	No	Plan Check	721 12TH ST	new trash enclosure and new electric gate										X	
2/3/2012	CD 82	12-52	No	Plan Check	345 DELAWARE ST	Removing temp walls/restore garage										X	
2/7/2012	CD 83	12-57	No	Plan Check	391 ELM AVE	remove unpermitted wall at front of carport										X	
2/8/2012	CD 84	12-60	No	Plan Check	1020 9TH ST	repair garage wing wall										X	
2/8/2012	CD 85	12-58	No	Plan Check	1110 IVY LN	Repair stairs stringer, guardrail and handrail										X	
2/9/2012	CD 86	12-62	No	Plan Check	1157 13TH ST	replace windows and wall board										X	
2/14/2012	CD 87	12-64	No	Plan Check	730 ONEONTA AVE	Enclose Carport to garage front / side										X	
2/14/2012	CD 88	12-65	No	Plan Check	873 CAROLINA ST	Install sewer clean out										X	

City of Imperial Beach
Jurisdictional Urban Runoff Management Program
Annual Report FY2011-12

Date	ID	File No.	SUSMP	Project Status	Address 1	Project Description	Divert Hot Water/Roof Runoff to Landscape or Pervious	Relocate Features to Drain Runoff into Landscaped Area	Permanent Post-Construction BMPs or LIDs	Storm Drain Improvements (Treatment Device)	Minimize/Maintain Existing Amount of Impervious Area	Remove Under Sidewalk Drain	Install Grease Trap / Interceptor	Post-construction BMP Maintenance Assurance	Loamy soil to minimize runoff	Water Pollution Control Plan/SWPPP	Construction BMPs
2/17/2012	CD 89	12-72	No	Plan Check	529 9TH ST	remove 3 unpermitted patio covers										X	
2/22/2012	CD 90	12-74	No	Plan Check	748 4TH ST	Enlarge existing kitchen										X	
2/23/2012	CD 91	12-76	No	Plan Check	557 FLORENCE ST	Add cleanout to sewer lateral										X	
2/27/2012	CD 92	12-79	No	Plan Check	392 BONITO AVE	reroof and sewer line										X	
3/12/2012	CD 93	12-99	No	Plan Check	754 ONEONTA AVE	Addition: Master suite / bath over 2car garage										X	
3/19/2012	CD 94	12-108	No	Plan Check	1091 DELAWARE ST	Replace gas line										X	
3/21/2012	CD 95	12-110	No	Plan Check	1164 13TH ST	Gas meter release and board up windows.										X	
3/22/2012	CD 96	12-112	No	Plan Check	345 DELAWARE ST	install stairway										X	
3/26/2012	CD 97	12-114	No	Plan Check	1215 CONNECTICUT ST	Repair gas line										X	
3/26/2012	CD 98	12-115	No	Plan Check	854 11TH ST	gas leak repair										X	
4/3/2012	CD 99	12-134	No	Plan Check	939 13TH ST	windows, gas line, rebuild wall, header/post.										X	
4/4/2012	CD 100	12-137	No	Plan Check	1266 IMPERIAL BEACH BLVD	Replace overhead light poles										X	
4/5/2012	CD 101	12-139	No	Plan Check	1120 11TH ST	new lattice patio cover										X	
4/5/2012	CD 102	12-138	No	Plan Check	526 9TH ST	addition on north of house										X	

*City of Imperial Beach
Jurisdictional Urban Runoff Management Program
Annual Report FY2011-12*

Date	ID	File No.	SUSMP	Project Status	Address 1	Project Description	Divert Hot Water/Roof Runoff to Landscape or Pervious	Relocate Features to Drain Runoff into Landscaped Area	Permanent Post-Construction BMPs or LIDs	Storm Drain Improvements (Treatment Device)	Minimize/Maintain Existing Amount of Impervious Area	Remove Under Sidewalk Drain	Install Grease Trap / Interceptor	Post-construction BMP Maintenance Assurance	Loamy soil to minimize runoff	Water Pollution Control Plan/SWPPP	Construction BMPs
4/12/2012	CD 103	12-148	No	Plan Check	1180 HOLLY AVE	replace windows, restucco, and termite repairs										X	
4/23/2012	CD 104	12-167	No	Plan Check	823 CORVINA ST	remodel bath, kitchen and elect service										X	
4/23/2012	CD 105	12-165	No	Plan Check	1112 12TH ST	Repair corner of house from vehicle damage										X	
5/1/2012	CD 106	12-176	No	Plan Check	620 13TH ST A	Repair studs, stucco and drywall.										X	
5/3/2012	CD 107	12-181	No	Plan Check	749 GROVE AVE	remove existing window										X	
5/7/2012	CD 108	12-184	No	Plan Check	1026 10TH ST	sewer line, reroof, and new water heater										X	
5/7/2012	CD 109	12-185	No	Plan Check	1175 11TH ST	Install new sewer line										X	
5/10/2012	CD 110	12-193	No	Plan Check	1266 PALM AVE	demo existing motel										X	
5/10/2012	CD 111	12-195	No	Plan Check	655 FLORENCE ST	demo existing mixed use building										X	
5/10/2012	CD 112	12-192	No	Plan Check	1252 PALM AVE	demo of existing structure										X	
5/15/2012	CD 113	12-204	No	Plan Check	375 DELAWARE ST	final permit #03-166 for garage conversion.										X	
5/21/2012	CD 114	12-212	No	Plan Check	1361 EAST LN	gas line and tankless W/H										X	
5/23/2012	CD 115	12-217	No	Plan Check	1174 SEACOAST DR	Demo 490 sq. ft. building										X	
5/23/2012	CD 116	12-218	No	Plan Check	751 ELM AVE	Remodel bathroom										X	

City of Imperial Beach
Jurisdictional Urban Runoff Management Program
Annual Report FY2011-12

Date	ID	File No.	SUSMP	Project Status	Address 1	Project Description	Divert Hot Water/Roof Runoff to Landscape or Pervious	Relocate Features to Drain Runoff Into Landscaped Area	Permanent Post-Construction BMPs or LIDs	Storm Drain Improvements (Treatment Device)	Minimize/Maintain Existing Amount of Impervious Area	Remove Under Sidewalk Drain	Install Grease Trap / Interceptor	Post-construction BMP Maintenance Assurance	Loamy soil to minimize runoff	Water Pollution Control Plan/SWPPP	Construction BMPs
5/29/2012	CD 117	12-231	No	Plan Check	725 SEACOAST DR	install new window at corner										X	
5/31/2012	CD 118	12-237	No	Plan Check	1187 DONAX AVE	new roofing for mansard										X	
6/4/2012	CD 119	12-242	No	Plan Check	1368 14TH ST	restucco whole house										X	
6/4/2012	CD 120	12-239	No	Plan Check	823 CORVINA ST	Lattice patio cover										X	
6/4/2012	CD 121	12-240	No	Plan Check	1319 FERN AVE	restucco and replace door and window.										X	
6/4/2012	CD 122	12-243	No	Plan Check	1326 SEACOAST DR	stucco repair										X	
6/5/2012	CD 123	12-244	No	Plan Check	1116 ELM AVE (N)	repair joist and new bathroom fixtures										X	

3.0 CONSTRUCTION COMPONENT

3.1 Introduction

The City endeavors to reduce pollutants and runoff from construction sites to the MEP. This component is primarily applicable to the Community Development Department, the Capital Improvements Projects Division, the Environmental Division, and requirements that apply to the Building and Planning Division activities related to construction and construction permits, and compliance actions proposed by the City. This section of the Annual Report discusses program management, implementation, and changes made during FY 2011-12 to the JURMP Construction Component.

3.2 Outcome Level 1a: Administration of Management Program Activities

The City's implementation and assessment strategy for the Construction component is described in the *2008 JURMP Section 5.0*. The City maintains an ongoing database of active construction projects and tracks inspections through the City's database software HTE. During the reporting period the only notable change in the administration of active construction projects was the implementation of the new Construction General Permit, which required education of staff and new procedures for the management of capital improvement projects.

3.3 Outcome Level 1b: Implementation of Management Program Activities

The City requires all construction projects to implement site control BMPs that reduce pollutants and runoff to the MEP. The designated minimum BMPs for construction projects are listed in the *2008 JURMP Section 5.0* and are required as project conditions prior to the approval and issuance of local construction and grading permits. All construction projects are formally inspected throughout the duration of the project to ensure adequate implementation and maintenance of BMPs. During the rainy season all priority projects were inspected at least biweekly, medium priority sites were inspected at least monthly, and low priority projects were inspected as needed. During the dry season, all construction sites were inspected as needed.

The following tables and figures presented in this section provide additional information on the implementation and assessment of the Construction program element:

- Table 3.1 provides an overview of the Construction element as it was implemented during FY 2011-12.
- Table 3.2 presents and describes targeted FY 2011-12 outcomes and results
- Table 3.3 FY 2011-12 active construction inventory and inspection frequency

3.4 Outcome Level 2: Knowledge and Awareness of Program Implementation by Staff and Contractors

Education is provided to contractors through face-to-face interaction with City staff in meetings, through inspections, and through several local ordinances, storm water forms, and brochures that outline the requirements for addressing urban runoff, BMP implementation, and water quality. Additional training was provided to staff during this reporting period on the implementation of the new Construction General Permit. The education effort for City staff is discussed in the *2008 JURMP Section 10.0*.

3.5 Outcome Level 3: Behaviors and Best Management Practice (BMP) Implementation by Staff and Contractors

The City facilitates changes in behavior and implementation of BMPs at construction sites by working with developers and private residents to ensure that all projects meet the requirements of the Regional Permit. Prior to the issuance of construction and grading permits the City requires applicants to submit design plans that reduce pollutants and runoff to the MEP, develop a Project Storm Water Management Plan, and obtain coverage if necessary under the General Construction Permit. The City also inspects projects and enforces storm water ordinances at all construction sites. Project applicants are made aware of the storm water requirements multiple times in the development planning process and then follows up with inspection and enforcement of storm water BMPs during the construction phase. The *2008 JURMP Section 5.0* provides more information on the procedural and administrative mechanisms in the City that promote behavioral changes. The *2008 JURMP Appendix D* defines minimum BMP requirements applicable to construction in the City.

3.6 Outcome Level 4: Source Load Reductions

The primary goal of BMP implementation is to reduce the loading of pollutants and runoff to storm water discharges. During the reporting period the City successfully implemented all program requirements for implementing and inspecting BMPs to control runoff sources related to construction activities. Source load reductions were achieved at construction sites by implementing erosion and sediment control, requiring minimum BMPs, and enforcing general site management requirements. The City required 71 active construction projects, 2 SUSMP project, and 9 Capital Improvement Projects to reduce pollutants and runoff to the MEP. Compliance with required minimum BMPs were then verified through 746 site inspections. Source load reductions may not be directly measured but can be implied by the proper implementation and maintenance of storm water BMPs on construction sites.

Table 3.1 – Overview of Construction Inventory by Priority Classification

Category	Number	Description
A. Type of Active Construction		
Discretionary Projects	71	Most projects in the City are low priority discretionary projects. The City only had two active SUSMP projects that included the new Sea Coast Inn along the beach front and new church building over an acre. Capital improvement projects that were active during the year are also reported in this section.
Capital Improvement Projects (CIP)	13	
SUSMP Development Projects	2	
B. Priority Classification		
High Priority Projects	1	High priority projects are projects that are over 1 acre in size and tributary to 303(d). Medium priority projects include CIP projects during the wet season and discretionary projects over one acre in size. Most development projects in the City are categorized as low priority.
Medium Priority Projects	9	
Low Priority Projects	61	
C. Totals		
Construction Projects	71	The City had two active SUSMP projects in construction during the reporting period. All other active construction projects were discretionary in nature or capital improvements.
Priority Development (SUSMP) Projects	2	
JURMP Sections	Description of FY 2011-12 Changes	
5.0 and Appendix D	No substantive changes were made to the Construction component of the JURMP during the reporting period. Internal management and administrative changes were made in order to adapt to the new regulations in the General Construction Permit.	

Table 3.2 - Construction Component Targeted Outcomes and Results

Construction FY 2011-12 Results			
Targeted Outcome	Implementation Result	Assessment Result	Explanation
LEVEL 1a OUTCOMES (ADMINISTRATION MANAGEMENT PROGRAM ACTIVITIES)			
f) Modifications to JURMP			
Update applicable JURMP sections per new Permit requirements	No updates made during FY 2011-12	Complete	No updates made to the JURMP this reporting period. Internal procedural updates were made to the management of capital improvement projects with the implementation of the new General Construction Permit.
g) Updates to Program Documentation (Policies, Plans, Procedures, and Forms)			
Update program documentation for consistency with program updates	No updates made during FY 2011-12	Complete	No programmatic changes during the reporting period.
h) Year-End Program Review			
Complete annual year-end program review	Review program for effectiveness and efficiency	Complete	The City continues to improve the implementation of the JURMP by conducting an annual review of each component and incorporating any modifications into the next reporting period. The use of the Environmental Division's new field computer allowed for improvements in efficiency while performing inspections and ICID response.
i) Inventory of Construction Projects and Inspections			
Update inventory for construction projects and track inspections	Updates made to the inventory throughout the reporting period and inspections tracked	Complete	An inventory of construction projects and inspections is maintained on the City's database software HTE. Construction site inspection records are also maintained on HTE. The Environmental Division also maintains an inventory of construction projects that require conditions from Public Works. An inventory of Capital Improvement Projects (CIP) is also maintained by the Environmental Division.
LEVEL 1b OUTCOMES (IMPLIMENTATION OF MANAGEMENT PROGRAM ACTIVITIES)			
i) Jurisdictional Requirements for Project Approval			

Construction FY 2011-12 Results			
Targeted Outcome	Implementation Result	Assessment Result	Explanation
Require construction projects to implement BMPs	Completion of Storm Water Management Plans or SWPPPs required as conditions for all projects	Complete	All development and redevelopment projects are required to implement measures to reduce pollutants and runoff to the MEP. Development projects that received storm water review as part of the plan check process were presented in the previous section. Designated minimum BMPs for construction projects are listed in the <i>2008 JURMP Section 5.0</i> . Construction BMPs are verified through the Project Review process and during site inspections while construction is underway.
j) Confirmation of Urban Runoff Approval Process			
Require construction projects to have adequate project review for storm water and pollution control	All construction projects received the necessary project review before being issued City permits	Complete	Information on the City's project review and approval process is provided in the previous section of this annual report, in the <i>2008 JURMP Section 4.0</i> , and information on construction activities is provided in the <i>2008 JURMP Section 5.0</i> . Information on construction projects and inspections is tracked in the City's HTE database and by excel spread sheets. The summary of active construction projects and inspections during the reporting period is provided in Table 3.3.
k) Confirmation of Designated BMPs			
Verify that designated BMPs were implemented, or required to be implemented	Construction projects undergo project review before being issued City permits. Construction projects are inspected for BMP compliance.	Complete	Designated minimum BMPs are required as project conditions during the urban runoff approval process. Projects then receive inspections during the construction phase to verify the proper implementation of BMPs. Projects are inspected for adequate storm water construction BMPs and project design, and source control BMPs.
l) Confirmation of Maximum Disturbed Area			

Construction FY 2011-12 Results			
Targeted Outcome	Implementation Result	Assessment Result	Explanation
Verify that maximum disturbed area for grading was applied to applicable construction sites	Apply conditions for maximum disturbed area during project review and verify through inspections	Complete	Project applicants are made aware of storm water requirements during the grading and construction permit application process. The grading permit specifies conditions to control the erosion of sediment off the property. Most projects in the City are under an acre in size and consist of redevelopment of existing structures.
m) Municipal Staff Training			
Ensure that municipal staff are knowledgeable on storm water BMPs related to construction activities, SUSMP, and HMP	Staff educated through meetings, workshops, and training s	Complete	Community Development and Public Works Departments meet weekly to review critical issues including storm water project development requirements. Monthly meetings are also held to discuss code enforcement related issues. Planning Division, Building Division, Code Compliance Division, Redevelopment Division, and Environmental Division all received regional training outside the City on multiple storm water issues. Daily interaction with City staff ensures that storm water pollution prevention remains a high priory.
n) Construction Contractor Education			
Provide education for contractors	Counter hours held, face-to-face meetings, education materials, contract documents, and inspections	Complete	The Community Development Department held counter hours, face-to-face meetings, project review meetings, and performed inspections throughout the reporting period. Public Works Department oversaw storm water compliance for the Capital Improvement Projects and provided education to contractors during meetings and inspections. Brochures and City website also provide additional information on proper BMP implementation.
o) Confirmation of Construction Inspections			

Construction FY 2011-12 Results			
Targeted Outcome	Implementation Result	Assessment Result	Explanation
Inspect construction activities	The Building Inspector, Public Works Inspector, and Environmental Division conducted inspections for BMP compliance	Complete	All construction projects get formally inspected throughout the duration of the project. During the rainy season, all high priority sites are inspected at least biweekly, medium priority sites are inspected at least monthly, and low priority sites are inspected as needed. During the dry season, all construction sites are inspected as needed. The Public Works Department inspects all active CIP projects sites daily. The Community Development Department Building Inspector inspects discretionary projects that are not CIPs. The Environmental Division follows up on complaints and violations at construction sites.
p) Special Investigations			
Implementation of special investigations	No special jurisdictional investigations performed	As needed	Special investigations are not routinely conducted as part of the implementation strategy for the JURMP. Special investigations are generally performed under the context of the Regional Program in order to achieve maximum benefit.
LEVEL 2 OUTCOMES (KNOWLEDGE AND AWARENESS OF PROGRAM IMPLEMENTATION BY STAFF AND DEVELOPERS)			
Maintain high level of staff knowledge regarding storm water program	Conducted annual municipal training, held weekly department meetings, and attended outside training events.	See Education Component Section 8.0.	See Education Component Section 8.0.
Increase contractor knowledge regarding storm water program	Community Development and Public Works Departments provide education information to contractors	See Education Component Section 8.0.	See Education Component Section 8.0.
LEVEL 3 OUTCOMES (BEHAVIORS AND BMP IMPLEMENTATION BY STAFF AND CONTRACTORS)			

Construction FY 2011-12 Results			
Targeted Outcome	Implementation Result	Assessment Result	Explanation
c) Procedural and Administrative Behaviors			
Confirm active construction projects required conditions to protect water quality	All constructions projects (71) were reviewed for conditions of approval.	Complete	The City reviews and conditions all proposed projects to ensure all necessary conditions and BMPs are met before any construction permits are issued. Projects over \$50,000 also get routed through Public Works for additional storm water BMP review. After a City permit is issued the project is in active construction phase and receives the necessary frequency of inspections for BMP compliance. Inspection frequency is based on high, medium, or low priority ranking. Storm water compliance is a component of every site inspection for both Community Development and Public Works.
d) BMP Implementation			
Inspect projects and verify BMPs	The Building Division conducted 170 BMP site inspections. The Public Works Inspector provided daily oversight at all CIP construction sites and performed 576 BMP inspections.	Complete	The City inspects and verifies BMPs at all projects to ensure compliance with storm water program. The Building Inspector, Public Works Inspector, Code Enforcement Officer, and Environmental Division share the responsibility of inspecting development projects and verifying BMP compliance.
Verify construction sites with advance treatment	No construction sites required advance treatment	Complete	No construction sites during the reporting period required the implementation of advanced treatment for sediment control. The City requires all construction sites to implement BMPs to contain sediment on the property during all stages of development. Advance treatment is required for high threat to water quality projects.
e) Inspections for Wet and Dry Weather			

Construction FY 2011-12 Results			
Targeted Outcome	Implementation Result	Assessment Result	Explanation
Identify active construction and inspection frequencies for wet and dry season	The City conducted 746 BMP site inspections and exceeded the required minimum inspection frequency	Complete	During the rainy season, all high priority sites are inspected at least biweekly, medium priority sites are inspected at least monthly, and low priority sites are inspected as needed. During the dry season, all construction sites are inspected as needed. Most development projects are redevelopment and are less than one acre in size. The City generally inspects construction sites more frequently than the minimum requirement. See Table 3.3 for inspection frequency per project.
f) Inspection Results			
Provide general inspection results	Conducted the necessary minimum BMP inspections at construction sites	Complete	Most contractors are aware of the storm water BMP requirements and properly implement BMPs. Problems arise during the wet season when heavy rain or wind results in the blowout of poorly implemented BMPs. The highest numbers of storm water violations are reported by observant City staffs who observe inadequate BMPs or illegal discharges.
g) Violations and Enforcement Actions			
Number of violations and enforcement actions to achieve compliance.	The City responded to 7 construction related storm water violations	Complete	Typical violations include improper washing of equipment, power washing, stock piles of sediment, and trash. Each enforcement case is different but generally involves a verbal or written warning, a notice of violation for a repeat offender or blatant illegal discharger, and a follow up investigation. The City issued 3 verbal warnings, 1 stop works, and 3 NOV. One example of enforcement was the redesign of the final site stabilization plan for the 9 th and Palm demolition project after the existing BMPs failed during a storm even.
LEVEL 4 OUTCOMES (SOURCE LOAD REDUCTIONS FROM NEW DEVELOPMENT AND REDEVELOPMENT PROJECTS)			
c) Erosion and Sediment Control			
Require erosion and sediment control when soil is disturbed	71 projects required installation of erosion and sediment control BMPs	Complete	The City requires installation of erosion and sediment control BMPs for all construction sites with a grading or building permit. Load reductions from construction sites can be implied through the proper implementation of BMPs.
d) Designated Minimum BMPs			

Construction FY 2011-12 Results			
Targeted Outcome	Implementation Result	Assessment Result	Explanation
Require minimum BMPs for construction sites	71 projects required to implement BMPs.	Complete	The City requires all construction sites to reduce discharges of pollutants to the MEP, and to prevent discharges from causing or contributing to a violation of water quality standards. Source load reductions from construction sites can be implied through the proper implementation of BMPs.
e) Addition Controls for CWA 303(d) Waters			
Additional BMPs for projects discharging directly to 303(d) waters	No projects required to implement additional controls for CWA Section 303(d) waters	Complete	The City requires additional controls to be implemented for Clean Water Act (CWA) Section 303(d) waters. Load reductions are not tracked but can be implied.

Table 3.3 FY 2011-12 Active Construction Inventory and Inspection Frequency

Project	Address	Total Insp.	Dry Weather Insp.	Wet Weather Insp.	Weeks Active During Wet Season	Priority	General Results	Enforcement Action Type	Resolved
4-79	1227 CONNECTICUT ST	1	1	0	0	Low	Approved		
6-246	1022 ELM AVE	8	5	3	8	Low	Insufficient BMPs	NOV	Yes
7-394	754 HICKORY CT	4	2	2	30	Low	Approved		
8-186	1461 5TH ST	6	1	5	30	Low	Approved		
8-377	755 GROVE AVE	4	2	1	30	Low	Approved		
9-270	800 SEACOAST DR	52	14	38	30	High	Approved		
9-477	1266 IMPERIAL BEACH BLVD	4	0	4	30	Low	Insufficient BMPs	Stop Work/Citation	Yes
9-478	1409 9TH ST	2	0	2	4	Low	Approved		
10-78	1410 10TH ST	1	1	0	30	Low	Approved		
10-82	527 BONITO AVE	2	0	2	30	Low	Approved		
10-149	523 SPRUCE ST	6	0	6	30	Low	Approved		
10-328	1001 CALLA AVE	1	1	0	0	Low	Discharge	NOV	Yes
10-336	944 FLORENCE ST	2	2	0	0	Low	Approved		
10-378	710 SEACOAST DR F	1	0	1	14	Low	Approved		
10-499	1497 13TH ST	1	0	1	17	Low	Approved		
10-521	1079 SEACOAST DR	1	1	0	30	Low	Approved		
10-529	357 ELKWOOD AVE	2	0	2	30	Low	Approved		
10-608	508 11TH ST	6	0	6	30	Low	Insufficient BMPs	Inspection Correction	Yes
10-647	975 HEMLOCK AVE	1	0	1	8	Low	Approved		
10-651	1120 13TH ST	9	0	9	30	Low	Approved		
10-652	1150 13TH ST	3	0	3	30	Low	Approved		
10-658	951 13TH ST	1	0	1	7	Low	Approved		
10-688	951 13TH ST	1	0	1	7	Low	Approved		
10-701	152 DAHLIA AVE	2	1	1	30	Low	Approved		
11-13	539 CALLA AVE	1	0	1	30	Low	Approved		
11-18	622 OCEAN LN	2	1	1	30	Low	Approved		
11-64	717 SEACOAST DR	2	0	2	30	Low	Insufficient BMPs	Inspection Correction	Yes

*City of Imperial Beach
Jurisdictional Urban Runoff Management Program
Annual Report FY2011-12*

Project	Address	Total Insp.	Dry Weather Insp.	Wet Weather Insp.	Weeks Active During Wet Season	Priority	General Results	Enforcement Action Type	Resolved
11-140	823 CORVINA ST	2	0	2	30	Low	Approved		
11-185	351 ELDER AVE	6	2	4	30	Low	Approved		
11-236	508 11TH ST	1	0	1	21	Low	Approved		
11-247	204 PALM AVE	1	1	0	3	Low	Approved		
11-274	910 ARRIBA AVENIDA	1	1	0	0	Low	Approved		
11-312	1417 GROVE AVE	1	1	0	0	Low	Approved		
11-362	211 CITRUS AVE	1	1	0	2	Low	Approved		
11-382	753 12TH ST	1	1	0	0	Low	Approved		
11-384	853 EMORY ST	3	0	3	30	Med	Approved		
11-387	1111 CALIFORNIA ST	1	1	0	24	Low	Approved		
11-395	1247 ESSEX ST	3	0	3	30	Low	Approved		
11-396	1221 EAST LN	2	0	2	24	Low	Approved		
11-432	373 ELM AVE	1	0	1	30	Low	Insufficient BMPs	Inspection Correction	Yes
11-438	829 EMORY ST	2	0	2	2	Low	Approved		
11-439	903 HOLLY AVE	1	1	0	0	Low	Approved		
11-465	935 FLORENCE ST	1	0	1	10	Low	Approved		
11-482	559 DAHLIA AVE	1	1	0	11	Low	Approved		
11-514	1126 GRANGER ST	1	0	1	7	Low	Approved		
11-568	1245 FLORIDA ST	1	0	1	27	Low	Approved		
11-590	391 ELM AVE	1	0	1	1	Low	Approved		
11-595	1252 PALM AVE	1	0	1	25	Low	Approved		
11-602	1303 IMPERIAL BEACH BLVD	1	0	1	0	Low	Approved		
11-603	963 GEORGIA ST	3	0	3	25	Low	Approved		
11-633	501 CALLA AVE	1	0	1	15	Low	Approved		
12-53	721 12TH ST	1	0	1	7	Low	Approved		
12-64	730 ONEONTA AVE	1	0	1	7	Low	Approved		
12-76	557 FLORENCE ST	1	0	1	4	Low	Insufficient BMPs	NOV	Yes
12-192	1252 PALM AVE	1	0	1	0	Low	Approved		
12-204	375 DELAWARE ST	1	0	1	0	Low	Approved		

*City of Imperial Beach
Jurisdictional Urban Runoff Management Program
Annual Report FY2011-12*

Project	Address	Total Insp.	Dry Weather Insp.	Wet Weather Insp.	Weeks Active During Wet Season	Priority	General Results	Enforcement Action Type	Resolved
12-240	1319 FERN AVE	1	0	1	0	Low	Approved		
S10-101	RTIP FY 09-10 (Streets)	18	18	0	0	Low	Approved		
W05-401	Wet Well & Manhole Repairs	20	20	0	0	Low	Approved		
W06-101	Wet well Replacement	30	30	0	0	Low	Approved		
W10-201	Sewer Main Line No.1 Rep	40	35	5	2	Med	Approved		
S11-102	Crosswalk Louden Lane	35	31	4	2	Med	Approved		
P03-50B	Tot lot Veterans Park	18	14	4	2	Low	Approved		
W10-101	Sewer Main NO.1 Replace	54	50	4	2	Med	Approved		
S09-102	Crosswalk Civic Center	75	48	27	10	Med	Approved		
P07-10A	Skate Park Fence	62	0	62	19	Med	Approved		
R05-20A	9th & Palm Demo	121	5	116	28	Med	Approved		
S04-108	Streets 3B	45	18	27	8	Med	Approved		
S11-105	Streets 4/5	48	18	30	9	Med	Approved		
S12-103	CDBG Ped Ramps	10	10	0	0	Low	Approved		
Totals:		746	339	406					

4.0 MUNICIPAL COMPONENT

4.1 Introduction

The City endeavors to reduce or eliminate pollutants and runoff from municipal discharges to the MEP. This component is primarily applicable to the Department of Public Works and its efforts to prevent municipal discharges from causing or contributing to a violation of water quality standards. This section of the Annual Report discusses program management, implementation, and changes made during FY 2011-12 to the JURMP Municipal Component.

4.2 Outcome Level 1a: Administration of Management Program Activities

The City's implementation and assessment strategy for the municipal component is described in the 2008 JURMP Section 6.0. During the reporting period the City continued implementation of its municipal training program which provides education opportunities for storm water to all staff throughout the year. The City also continued to implement and maintain BMPs for municipal facilities and activities during the reporting period.

4.3 Outcome Level 1b: Implementation of Management Program Activities

The City makes storm water pollution prevention and response a high priority for all Public Works employees. Each Public Works vehicle contains a binder of municipal storm water BMPs and contains a map of the entire MS4 system. The Environmental Division conducts annual training for all Public Works employees and daily interactions with staff ensures that storm water pollution prevention remains a high priority throughout the City. The Public Works Department provides the eyes and ears on the street and therefore the first line of defense for pollution prevention, response, and cleanup. The *2008 JURMP Section 6.0* provides a complete description of the management programs for the municipal component.

Routine maintenance, cleaning, and implementation of BMPs for municipal facilities and activities keep accumulated debris and other potential pollutants from entering the MS4. At a minimum the City conducts annual formal inspections of high priority municipal facilities and activities. The City also maintains a number of storm drain inlet filters that are cleaned and maintained quarterly by Downstream Services, Inc. Cleaning records are maintained on file and logged in a database on the Environmental Division server. The City continues to implement its street sweeping program, MS4 cleaning program, and participates in the Regional Copermittee's program planning activities with the Industrial, Commercial, and Municipal Workgroup.

The following tables and figures presented in this section provide additional information on the implementation and assessment of the Municipal program element:

- Table 4.1 Provides an overview of the Municipal inventory by facility type and priority classification
- Table 4.2 presents and describes targeted FY 2011-12 outcomes and results
- Figure 4.1 Street sweeping removal totals

- Table 4.3 Municipal storm drain filter inventory and maintenance records
- Table 4.4 Municipal facility and activity inventory and inspection records

4.4 Outcome Level 2: Knowledge and Awareness of Program Implementation by Staff

The City conducts annual training for all municipal employees. Training for the Municipal Component is specifically targeted at the Public Works Department because City Streets, Maintenance Workers, and Sewer crews are typically the first line of defense for storm water pollution. The training program focuses on the use of Best Management Practices in daily operations, and is designed to create an overall sensitivity to pollution prevention concerns. Open discussions are encouraged to further the importance and enhance the program. This education effort for City staff is discussed in the *JURMP Section 10.0*.

4.5 Outcome Level 3: Behaviors and Best Management Practice (BMP) Implementation by Staff

The *JURMP Appendix E* defines minimum BMP requirements applicable to streets, roads, highways, municipal areas, municipal activities, and parking facilities in the City. Major targeted outcomes for the JURMP municipal component included streets and parking lot sweeping, MS4 cleaning, sewer system preventative maintenance, municipal storm drain BMP maintenance, integrated pest management at parks, and implementation of BMPs at municipal facilities. All BMPs are inspected and enforced for compliance.

4.6 Outcome Level 4: Source Load Reductions

The City continues to make impressive source load reductions from municipal facilities and activities. The City maintained approximately 125 miles of curbed streets and uncurbed roads located throughout the City. Approximately 143.69 tons of debris was collected through street sweeping operations. The City also collected 170 loads of large bulky items illegally dumped in City alleys through its franchise waste hauler EDCO.

The Sewer Division maintains the City's storm drain lines and catch basins. During this reporting period the Sewer Division inspected 31% of the catch basins and open grates and cleaned any inlets with large obstructions or had exceeded 33% of design capacity. The MS4 includes five miles of underground piping, 92 catch basins, 143 open grates, and 7 open drainage facilities. Storm drain cleaning occurs between the months of May through September. This report contains the amount of storm drains inspected and cleaned between May 2012 and the writing of the report. Starting with the FY 13 report, the entire cleaning period will be reported including this years reported numbers.

Lastly, over 30 acres of park facilities, athletic fields, beach accesses, landscapes at various facilities, and five community parks located throughout the City were maintained in a manner that best prevents storm water pollution. The City has a dedicated Tidelands crew that picks up trash and debris and conducts landscaping duties 7 days a week on the beach and one block inland of the beach. In addition,

the City contrast with Donovan Prison for a weekly crew to pick up trash and conducts landscape duties at City parks and unmaintained areas. The City tracks source loads whenever possible.

Table 4.1 – Overview of Municipal Inventory by Facility Type and Priority Classification

Category	Miles	Number	Description of Changes
A. Type of Facility			
Paved Roads	127.9	---	
Municipal Parking Facilities	---	4	
Underground storm drain piping	5	---	
Catch basins	---	92	
Open Grates	---	143	
Open Drainage Facilities	---	7	
Storm Drain Diverters	---	2	
Vortex Storm Drain CDS	---	1	
Municipal Storm Drain Filters	---	13	
B. Priority Classification			
<u>Streets, Roads, and Highways</u>	(127.9	Miles)	The City also contains 13.3 miles of paved alleys and 2.5 miles of unimproved alleys that are not on the municipal inventory. The alleys are not owned by the City and are maintained by the property owners. The City conducts monthly street sweeping on the paved alleys and provides pick up of large bulky items illegally dumped in the alleys.
High (Commercial areas)	19.2	---	
Medium (Beachfront residential areas)	9.6	---	
Low (Other residential areas and paved alleys)	99.1	---	
<u>Municipal Parking Facilities</u>			
High (Commercial)	---	4	

Category	Miles	Number	Description of Changes
Medium (N/A)	---	---	
Low (N/A)	---	---	
<u>Sanitary Sewer System</u>			
Pump stations	---	12	
Underground piping	39.5	---	
JURMP Sections	Description of FY 2011-12 Changes		
6.0 and Appendix E	BMP requirements of the JURMP applicable to streets, roads, highways, and municipal parking facilities were modified in accordance with the requirements of the updated Permit in March 2008. No significant updates made during the reporting period.		

Table 4.2 - Municipal Component Targeted Outcomes and Results

Municipal FY 2011-12 Results			
Targeted Outcome	Implementation Result	Assessment Result	Explanation
LEVEL 1a OUTCOMES (ADMINISTRATION MANAGEMENT PROGRAM ACTIVITIES)			
j) Modifications to JURMP			
Update applicable JURMP sections per Permit requirements	No updates necessary	Complete	The City continued to implement its Municipal Component of the JURMP and did not make any significant updates during the reporting period.
k) Updates to Program Documentation (Policies, Plans, Procedures, and Forms)			
Update program documentation for consistency with program updates	No significant updates	Complete	No significant updates during the reporting period.
l) Year-End Program Review			
Complete annual year-end program review	End of year program review on MS4 annual maintenance	Complete	The end of the year program review focused on looking to the future and the implementation of adaptive management strategies as proposed in the 2012 draft MS4. No programmatic changes to the Municipal Component are proposed to the current JURMP program until the new permit is released.
m) Updates to Training Program			
Update training materials for municipal staff	No significant updates	Complete	The City makes annual updates to the municipal training content and materials so that each education activity provides appropriate information for the target audience.
n) Updates to Municipal Inventor or Prioritization			

Municipal FY 2011-12 Results			
Targeted Outcome	Implementation Result	Assessment Result	Explanation
Update municipal inventory	No significant updates.	Complete	The City continues to maintain the municipal facilities and activities inventory that was developed in collaboration with the Commercial, Industrial, and Municipal Workgroup.
LEVEL 1b OUTCOMES (IMPLIMENTATION OF MANAGEMENT PROGRAM ACTIVITIES)			
q) Jurisdictional Requirements for Municipal Facilities and Activities			
Require municipal areas and activities to implement minimum BMPs	Implemented BMPs and verified through inspections and reinforced through annual training	Complete	Specific minimum BMP requirements for municipal facilities and activities, including pollution prevention methods, are described in the <i>2008 JURMP Appendix E</i> . Municipal BMPs are reviewed with staff regularly and updated as necessary. In addition, each City vehicle contains a binder of Best Management Practices for Municipal Facilities and Activities that get reviewed each year during annual training.
r) Confirmation of Designated Minimum BMPs			
Verify the implementation of minimum BMPs for municipal areas and activities	Implemented BMPs and verified through inspections and reinforced through annual training	Complete	Specific minimum BMP requirements for municipal facilities and activities, including pollution prevention methods, are described in the <i>2008 JURMP Appendix E</i> . Municipal BMPs are reviewed regularly and updated as necessary.
s) Confirmation of Municipal Inspections			
Verify that municipal inspections achieve BMP compliance	Municipal areas and activities get formally inspected each reporting cycle	Complete	Municipal inspections are used as means to verify the implementation of BMPs at municipal facilities and activities. Inspections also serve to educate staff, reinforce storm water concepts, and improve communication across City Divisions. Table 4.4 provides the annual Municipal Facility and Activity Inventory and Inspection Records results.
t) Municipal Staff Training			

Municipal FY 2011-12 Results			
Targeted Outcome	Implementation Result	Assessment Result	Explanation
Provide training opportunities for municipal staff	Conducted annual municipal training, weekly department meetings, outside training events, and provided education materials.	Complete	Community Development and Public Works Departments meet weekly to review critical issues including storm water project development requirements. Monthly meetings are also held to discuss code enforcement related issues. Municipal inspections also serve as one-on-one training for Division supervisors. Annual training is provided to Public Works staff and was conducted on 10/26/11. Regional workshops Construction General Permit. Daily interaction with City staff and abundant education material on storm water ensures that storm water pollution prevention remains a high priority throughout the City.
u) Confirmation of Pesticide, Herbicide, and Fertilizer Management			
Verify designated BMPs for pesticides, herbicides, and fertilizer	IPM and BMPs implemented	Complete	The City limits the application of pesticides and herbicides applied to park and landscaping facilities in accordance with Integrated Pest Management Program policy.
v) Confirmation of Maintain for Municipal BMPs			
Verify maintenance of municipal storm water BMPs	Maintained operation and maintenance of existing storm water BMPs	Complete	The City maintains a number of storm water BMPs along the storm water conveyance system including two urban low flow and first flush storm drain diverters, 13 storm drain filters, 1 CDS unit, and multiple vegetated ditches, and infiltration areas.
w) Special Investigations			
Implementation of special investigations	No special jurisdictional investigations performed	As needed	Special investigations are not routinely conducted as part of the implementation strategy for the JURMP. Special investigations are generally performed under the context of the Regional Program in order to achieve maximum benefit.
LEVEL 2 OUTCOMES (KNOWLEDGE AND AWARENESS OF PROGRAM IMPLEMENTATION BY STAFF)			

Municipal FY 2011-12 Results			
Targeted Outcome	Implementation Result	Assessment Result	Explanation
Maintain high level of staff knowledge regarding storm water program	Conducted annual municipal training, weekly department meetings, outside training events, and provided education materials.	See Education Component Section 8.0.	See Education Component Section 8.0.
LEVEL 3 OUTCOMES (BEHAVIORS AND BMP IMPLEMENTATION BY STAFF)			
h) BMP Implementation for Streets, Roads, Highway, and Parking Facilities			
Sweep all High trash areas at least twice per month	28.7 curb-miles swept at least twice per month and 4 municipal parking facilities swept weekly	Complete	<p>Commercial areas (19.2 miles of curbed roads and 4 parking lots) are swept weekly. Beachfront residential areas (9.5 miles of curbed roads) are swept bi-weekly (high trash and debris).</p> <p>All other areas (99.1 curb miles) are considered moderate priority and are swept on a monthly basis.</p> <p>The City has a dedicated Tidelands Maintenance Division, funded by the Port of San Diego, that keep the beach and one block inland from the beach free of trash, sand, and other debris. The City also maintains a contract with Donovan Correctional Facility to provide supervised labor for various needs including landscaping and trash pickup. The Streets and Parks Divisions play a crucial role in keeping the City free of trash. EDCO also conducts alley sweeps for large bulky items upon request from the City (170 loads for FY 2011-12). Finally, the City provides a Home Front Cleanup event for residents to dispose of accumulated waste.</p>
Sweep all Moderate trash areas at least monthly	99.1 curb-miles swept at least monthly	Complete	
Sweep improved streets, roads, and highways	127.9 curb-miles swept (2,392 total miles) swept)	Complete	
Collect trash and debris from non-sweeping activities	Collected trash and debris from parks, alleys, and tideland area	Complete	
i) BMP Implementation for Municipal Separate Storm Sewer System (MS4)			

Municipal FY 2011-12 Results			
Targeted Outcome	Implementation Result	Assessment Result	Explanation
Clean accumulations of trash and debris greater than 33% of design capacity	92 catch basins and 143 open grates inspected (100%)	Complete	Storm drain cleaning generally occurs between the months of May and September. It is important to note that the City inspects all of its catch basins and cleans them if necessary on an annual basis.
Inspect and clean MS4 line	31% of the MS4 inspected and 9124.85 feet of storm drain cleaned	Complete	The City cleans and inspects 100% of the catch basins and endeavors to clean 100% of the 5 miles of storm drain lines annually. The Sewer Division uses the vector truck to jet and clean accumulated debris out of the MS4. Cleaning for the 2012 season will be finished in September.
Prioritization of MS4 system maintenance	Part of annual assessment of program	Complete	Following two years of inspections, any MS4 facility that requires inspection and cleaning less than annually may be inspected as needed, but not less than every other year. The Environmental Division reviews past MS4 cleaning records to identify areas of high trash and debris accumulation. Sections of the MS4 that are identified as low trash and debris accumulation areas may be cleaned and inspected less than annually.
Prevent and eliminate infiltration from the sanitary sewer to the MS4	Implementation of the 2008 Sewer System Maintenance Plan	Complete	The City developed a Sewer System Management Plan (SSMP) in 2008 and has a proactive operation and maintenance program to prevent sewer system overflows. The Environmental Division helps in this endeavor by coordinating the response to any SSO, performing biennial SSMP audits, and implementing the FOG control program.
Conduct routine maintenance on sanitary sewer system	36 miles of sanitary sewer system maintained	Complete	Most sanitary sewer pipelines are cleaned at least annually, and known problem areas are cleaned more frequently. Twelve alarmed sewage pump stations are monitored daily.

Municipal FY 2011-12 Results			
Targeted Outcome	Implementation Result	Assessment Result	Explanation
Respond to all sewer spills and log in appropriate data bases	7 sewer spills reported with 6 being from private laterals	Completed	In the event of a sewer spill, City staff follows procedures laid out in its Sanitary Sewer Overflow Response Plan. The City experienced 7 sewer spills during FY 2011-12 and 6 of those were from private laterals.
j) BMP Implementation for Municipal Facilities and Activities			
Implement BMPs and maintain municipal treatment control BMPs	Maintained 13 storm drain or catch basin filters, 2 storm drain diverters, 1 CDS unit, vegetated swales, and infiltration areas	Complete	The City enforces compliance of minimum BMPs at all municipal facilities and maintenance activities. In addition, the City maintains 13 storm drain filters that are maintained quarterly by contract. The City also operates 2 storm drain diverters, one CDS unit, and a number of vegetated swales and infiltration areas.
k) Municipal Facilities and Activities Inspection Results			
Provide general inspection results for municipal areas and activities	Inspected 100% of municipal facilities and provided training on BMPs for municipal activities	Complete	General inspection results include the following: quarterly maintenance of municipal storm drain filters, proper implementation of minimum BMPs by staff, internal review and training on BMPs for municipal areas and activities.
l) Violations and Enforcement Actions			
Number of violations and enforcement actions to achieve compliance.	No enforcement actions necessary to achieve compliance	Complete	Minor violations were noted during municipal inspects and corrected without enforcement actions. For example old BMPs for material storage were replaced at the Public Works Yard. Municipal storm water violations are extremely rare as a result of continued education.
LEVEL 4 OUTCOMES (SOURCE LOAD REDUCTIONS FROM MUNICIAPL FACILITIES AND ACTIVITIES)			
f) Street Sweeping			

Municipal FY 2011-12 Results			
Targeted Outcome	Implementation Result	Assessment Result	Explanation
Track debris collected from street sweeping activities	Trash: 14.369 tons Debris: 114.952 tons Organics: 14.369 tons	Complete	The City collected a total of 143.69 tons of material from street sweeping activities. The City sweeps 19.2 miles of commercial area and 4 municipal parking lots weekly (high priority), 9.6 miles of beach front biweekly (medium priority), and 99.1 miles of residential area monthly (low priority).
g) Cleanup Activities			
Track EDCO alley sweeps and Home Front Clean Up totals	EDCO Alley Sweeps: 170 large bulky items Home Front Clean Up: 148.95 tons	Complete	EDCO conducts alley sweeps for large bulky items upon request from the City. The City made 170 requests this year which was down from 293 from the previous year. In addition, the City provides a Home Front Cleanup event for residents to dispose of accumulated waste. The City also conducts a number of other cleanup activities to collect trash and debris from municipal areas using the Street, Tidelands, and Donovan Prison crews; however, this waste is not tracked at this time.
h) MS4 Cleaning			
Track debris collected through MS4 cleaning		Complete	There are approximately 93 catch basins, 143 open grates, and approximately 5 miles of storm drain pipe that is maintained and cleaned annually. The Sewer Division inspected and cleaned 31% of the catch basins, open grates, and open channels. MS4 cleaning starts in May and continues through September. Totals for the entire 2012 cleaning will be given in next year's report.
i) Municipal Storm Drain Filters			
Track debris collected from 13 municipal storm drain filters	Trash: 43 lbs. Sediment: 168.5 lbs. Organic: 125 lbs.	Complete	Downstream Services maintains 13 municipal storm drain filters quarterly. During the reporting period 346 pounds of debris was captured through municipal storm drain filters.
j) Storm Water Diverters			
Monitor storm water diversion from Palm Ave Diverter	Palm Ave Diverter: 1,042,416 gallons diverted into the sanitary sewer	Complete	The City operates two storm drain diverters (Palm Ave and Date Ave). Only the diverted flow from Palm Ave is monitored and tracked.

Figure 4.1-Street Sweeping Totals

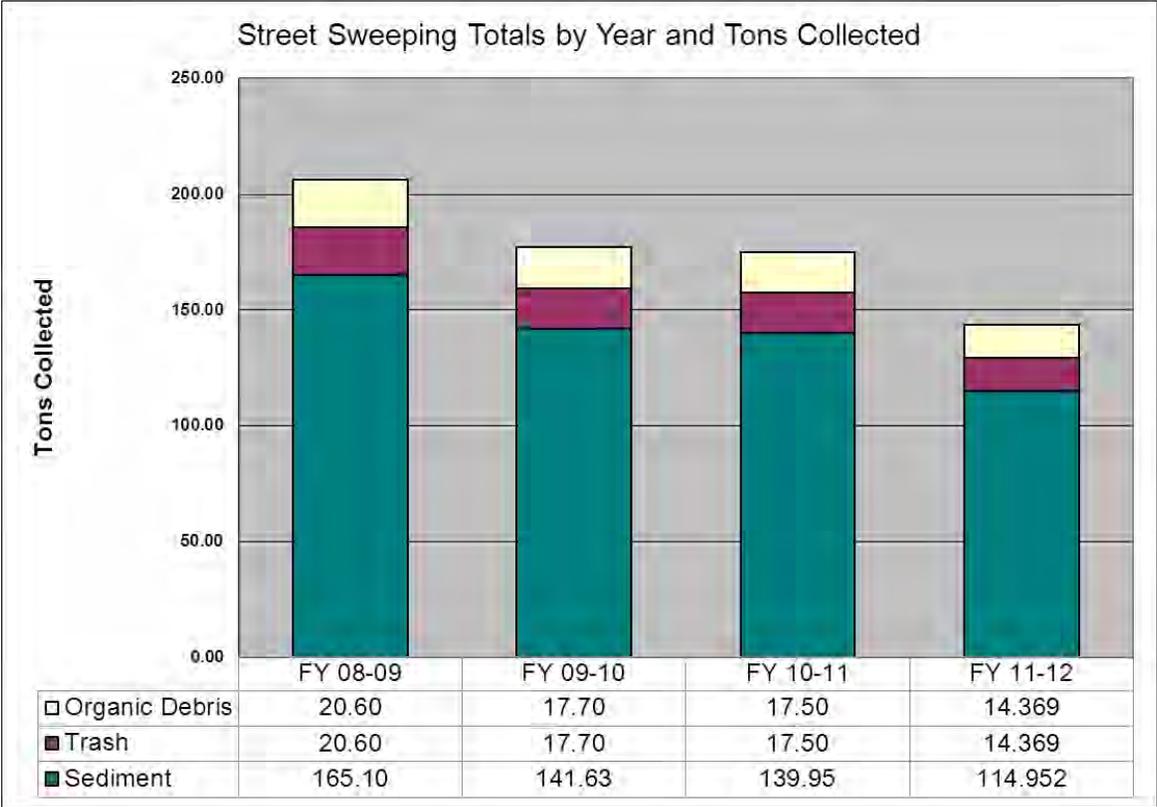


Figure 4.1- The street sweeping totals above are presented by fiscal year. Street sweeping is contracted through Clean Streets and EDCO. The City maintains approximately 127.9 miles of curbed streets and uncurbed roads located throughout the City. Sweeping activities collected 143.69 tons of materials during the reporting period.

Table 4.3 Municipal Storm Drain Filter Inventory and Maintenance Records

ID	Filter Type	Address	Location	Watershed	Date of Installation	Date of Service	Service Conducted				Weight of Debris	Materials Collected (lbs.)				Volume Used
							Inspected	Cleaned	Filter Replaced	Repaired	Removed (lbs.)	Sediment	Trash	Organics	Other	% of Total
SDF1	Grate Inlet Skimmer Box 18" X 18" Bio-sorb oil absorbing polymers for hydrocarbon removal	495 Tenth St.	Public Works Yard (Rear of Yard)	910.20	10/13/2003	9/22/2011	x	x			2.000	1.000		1.000		2%
						12/21/2011	x	x			10.000	7.000	1.000	2.000		10%
						3/23/2012					0.000	0.000	0.000	0.000		0%
						6/14/2012	x	x			5.000	2.000	1.000	2.000		5%
SDF2	Grate Inlet Skimmer Box - Round 24" X 24" Bio-sorb oil absorbing polymers for hydrocarbon removal	495 Tenth St.	Public Works Yard (Front Parking Lot)	910.20	10/13/2003	9/22/2011	x	x			3.000	1.500		1.500		3%
						12/21/2011	x	x			6.000	3.000	1.000	2.000		6%
						3/23/2012	x	x			4.000	3.000		1.000		4%
						6/14/2012	x	x	x		4.000	2.000		2.000		4%
SDF3	Grate Inlet Skimmer Box 24" X 36" Bio-sorb oil absorbing polymers for hydrocarbon removal	Seacoast Dr. / Palm Ave.	City Parking Lot	910.10	1/13/2003	9/22/2011	x	x			8.000	5.000	0.000	3.000		8%
						12/21/2011	x	x			8.000	5.000	1.000	2.000		8%
						3/23/2012	x	x			9.000	5.000	1.000	3.000		9%
						6/14/2012	x	x	x		6.000	2.000	1.000	3.000		6%

City of Imperial Beach
Jurisdictional Urban Runoff Management Program
Annual Report FY2011-12

ID	Filter Type	Address	Location	Watershed	Date of Installation	Date of Service	Service Conducted				Weight of Debris	Materials Collected (lbs.)				Volume Used
							Inspected	Cleaned	Filter Replaced	Repaired	Removed (lbs.)	Sediment	Trash	Organics	Other	% of Total
SDF4	Grate Inlet Skimmer Box 24" X 36" Bio-sorb oil absorbing polymers for hydrocarbon removal	825 Imperial Beach Blvd.	City Hall	911.11	10/13/2003	9/22/2011	x	x			5.000	2.000	0.000	3.000		5%
						12/21/2011	x	x	x		11.000	5.000	1.000	5.000		11%
						3/23/2012	x	x	x		9.000	5.000	1.000	3.000		9%
						6/14/2012	x	x	x		9.000	3.000	1.000	5.000		9%
SDF5	Grate Inlet Skimmer Box 12" X 12" Bio-sorb oil absorbing polymers for hydrocarbon removal	865 Imperial Beach Blvd.	Fire Station	911.11	10/13/2003	9/22/2011	x	x	x		3.000	1.000	0.000	1.000	1.000	3%
						12/21/2011	x	x	x		6.000	2.500	0.000	1.000	2.500	6%
						3/23/2012	x	x	x		4.000	1.500	0.000	1.000	1.500	4%
						6/14/2012	x	x	x		4.000	1.500	0.000	1.000	1.500	4%
SDF6	Grate Inlet Skimmer Box 24" X 30" Bio-sorb oil absorbing polymers for hydrocarbon removal	1075 8th St.	Marina Vista Center	911.11	1/13/2003	9/22/2011	x	x			8.000	3.000	0.000	5.000		8%
						12/21/2011	x	x	x		11.000	7.000	1.000	3.000		11%
						3/23/2012	x	x			11.000	5.000	2.000	4.000		11%
						6/14/2012	x	x	x		9.000	5.000	1.000	3.000		9%

*City of Imperial Beach
Jurisdictional Urban Runoff Management Program
Annual Report FY2011-12*

ID	Filter Type	Address	Location	Watershed	Date of Installation	Date of Service	Service Conducted				Weight of Debris	Materials Collected (lbs.)				Volume Used
							Inspected	Cleaned	Filter Replaced	Repaired	Removed (lbs.)	Sediment	Trash	Organics	Other	% of Total
SDF7	Pipe Skimmer 24" X 24" Bio-sorb oil absorbing polymers for hydrocarbon removal	1459 Hemlock	Behind Apartment City Easement	911.11	1/12/2005	9/22/2011	x	x			1.000	0.500	0.000	0.500		1%
						12/21/2011	x	x			1.000	0.333	0.333	0.333		1%
						3/23/2012	x	x			1.000	0.333	0.333	0.333		0%
						6/14/2012	x	x			1.000	0.333	0.333	0.333		0%
SDF8	KriStar, Flo Guard Plus Catch Basin Insert 18" X 36" Hydrocarbon absorption boom	839 10 St.	City Alley Alley east of 10th St. between Elm & Donax	910.20	11/3/2005	9/22/2011	x	x			6.000	3.000	0.000	3.000		3%
						12/21/2011	x	x			6.000	3.000	1.000	2.000		6%
						3/23/2012	x	x			5.000	2.000	1.000	2.000		5%
						6/14/2012	x	x			4.000	2.000	1.000	1.000		4%
SDF9	2 Grate Inlet Skimmer Boxes 24" X 36" Hydrocarbon absorption boom	Alley abutting 8th St 100 yd. south of Palm	City Alley	910.20	2/22/2007	9/22/2011	x	x			10.000	5.000	0.000	5.000		10%
						12/21/2011	x	x			9.000	5.000	1.000	3.000		9%
						3/23/2012	x	x			12.000	5.000	2.000	5.000		12%

*City of Imperial Beach
Jurisdictional Urban Runoff Management Program
Annual Report FY2011-12*

ID	Filter Type	Address	Location	Watershed	Date of Installation	Date of Service	Service Conducted				Weight of Debris	Materials Collected (lbs.)				Volume Used
							Inspected	Cleaned	Filter Replaced	Repaired	Removed (lbs.)	Sediment	Trash	Organics	Other	% of Total
						6/14/2012	x	x			10.000	3.000	1.000	6.000		10%

SDF10	Grate Inlet Skimmer Box 32" X 40" Hydrocarbon absorption boom	Alley b/w 8th St. & Delaware St. just south of Palm Commercial Ctr.	City Alley	910.20	2/5/2007	9/22/2011	x	x			9.000	3.000	0.000	6.000		9%
						12/21/2011	x	x			7.000	5.000	1.000	1.000		7%
						3/12/2012	x	x			10.000	5.000	2.000	3.000		10%
						6/14/2012	x	x	x		8.000	3.000	1.000	4.000		8%
SDF11	Grate-Inlet Box 24" X 36" Hydrocarbon absorption boom	Curb inlet at SW Corner 9th St. / Palm Ave.	Curb Inlet	910.20	2/22/2007	9/22/2011	x	x			13.000	5.000	5.000	3.000		13%
						12/21/2011	x	x			11.000	5.000	3.000	3.000		11%
						3/23/2012	x	x			7.000	3.000	2.000	2.000		7%
						6/14/2012	x	x			10.000	2.000	5.000	3.000		0%
SDF12	KriStar, Flo Guard Plus Catch Basin Insert	740-798 Florida Street alley behind apartment complex	City Alley	910.20	5/17/2007	9/22/2011					0.000					0%
						12/21/2011	x	x			4.000	4.000				4%
						3/23/2012					0.000					0%
						6/14/2012					0.000					0%

City of Imperial Beach
 Jurisdictional Urban Runoff Management Program
 Annual Report FY2011-12

ID	Filter Type	Address	Location	Watershed	Date of Installation	Date of Service	Service Conducted				Weight of Debris	Materials Collected (lbs.)				Volume Used
							Inspected	Cleaned	Filter Replaced	Repaired	Removed (lbs.)	Sediment	Trash	Organics	Other	% of Total

SDF13	Round Hydro Flow Guard Plus and hydrocarbon booms 24" Diameter Grate and 22" Diameter Inlet	4th Street at Sports Park	South end of parking lot at Sports Park	911.11	6/29/2009	9/22/2011	x	x			8.000	5.000	0.000	3.000		8%
						12/21/2011	x	x			12.000	8.000	1.000	3.000		12%
						3/23/2012	x	x			15.000	10.000	1.000	4.000		14%
						6/14/2012	x	x	x		11.000	3.000	1.000	4.000	3.000	11%

Totals 346 168.5 43 125 9.5

Table 4.4 Municipal Facility and Activity Inventory and Inspection Record

Facility Name	Address	Hydrologic Area	SIC	NAICS	Principal Services	Bacteria	Gross Pollutants	Metals	Nutrients	Oil & Grease	Organics	Pesticides	Sediment	Trash	Tributary to 303(d) Listed	Threat to water quality	APN	Latitude	Longitude	Inspection Date	CORRECTIVE ACTIONS REQUIRED	CORRECTIVE ACTIONS
Alleys	Citywide			926120	Road		x	x	x	x	x		x	x	N/A	High				4/5/2012	NO	
City Hall	825 Imperial Beach Bl	911.11		921190	Administration	x			x			x	x	x	YES	High	6321112700	32.576135	-117.115677	4/5/2012	NO	
Fire Station	865 Imperial Beach Bl	911.11		922160	Fire Station	x	x	x	x	x	x	x	x	x	YES	High	6321112700	32.576135	-117.115677	4/5/2012	NO	
Marina Vista Center	1075 8th Street	911.11	8322	624120	Administration	x			x			x	x	x	YES	High	6264007100	32.577109	-117.116187	4/5/2012	NO	
Public Works Yard	495 10th Street	910.20		921190	Public Works Yard			x		x	x			x	NO	High	6260600500	32.589236	-117.111108	4/5/2012	YES	Please remember to close all waste containers after depositing waste.
Dempsey Holder Safety Center	950 Ocean Ln	911.11		922120	Sheriff's Station	x	x	x	x	x	x	x	x	x	YES	High	6253401800	32.578694	-117.132217	3/29/2012	NO	
Sports Park & Recreation Center	425 Imperial Beach Bl	911.11	7999	713990	Park	x			x			x	x	x	YES	High	6324003500	32.576314	-117.123641	4/5/2012	NO	
Pocket Park	266 Palm Ave.	910.10	7999	713990	Park	x			x			x	x	x	NO	Low		32.58422	-117.127879	4/5/2012	NO	
Reama Park	210 Elkwood Ave.	911.11	7999	713990	Park	x			x			x	x	x	YES	High	6254012600	32.578683	-117.129327	4/5/2012	NO	
Teeple Park	1121 Calla Ave.	910.20	7999	713990	Park	x			x			x	x	x	NO	High	6261702400	32.585276	-117.109699	4/5/2012	NO	
Veteran's Park	1065 8th Street	911.11	7999	713990	Park	x			x			x	x	x	YES	High	6264007100	32.577109	-117.116187	4/5/2012	NO	
Pump Station #10 (Above ground)	814 Cypress Ave.	910.20	4952	221300	Sewer System	x	x		x	x	x	x	x		NO	High	6260905500	32.587228	-117.115014	3/22/2012	NO	
Pump Station #1A (Underground)	862 Seacoast Dr.	910.10	4952	221300	Sewer System	x	x		x	x	x	x	x		NO	High		32.580551	-117.131772	12/15/2011	NO	

Facility Name	Address	Hydrologic Area	SIC	NAICS	Principal Services	Bacteria	Gross Pollutants	Metals	Nutrients	Oil & Grease	Organics	Pesticides	Sediment	Trash	Tributary to 303(d) Listed	Threat to water quality	APN	Latitude	Longitude	Inspection Date	CORRECTIVE ACTIONS REQUIRED	CORRECTIVE ACTIONS
Pump Station #1B (Underground)	1098 Seacoast Dr.	911.11	4952	221300	Sewer System	x	x		x	x	x	x	x		YES	High		32.576639	-117.131879	3/29/2012	NO	
Pump Station #2 (Above ground)	1306 Seacoast Dr.	911.11	4952	221300	Sewer System	x	x		x	x	x	x	x		YES	High		32.57303	-117.131766	7/28/2011	NO	
Pump Station #6 (Underground)	498 Rainbow St.	910.10	4952	221300	Sewer System	x	x		x	x	x	x	x		NO	High		32.586156	-117.12068	11/17/2011	NO	
Pump Station #7 (Underground)	504 Oneonta Ave.	911.11	4952	221300	Sewer System	x	x		x	x	x	x	x		YES	High		32.570987	-117.122064	10/27/2011	NO	
Pump Station #8 (Underground)	895 Imperial Beach Bl	911.11	4952	221300	Sewer System	x	x		x	x	x	x	x		YES	High		32.576374	-117.114931	1/26/2012	NO	
Pump Station #9 (Underground)	1025 9th St.	911.11	4952	221300	Sewer System	x	x		x	x	x	x	x		YES	High		32.578243	-117.114069	9/22/2011	NO	
Streets	Citywide			926120	Road		x	x	x	x	x		x	x	N/A	High				12/1/2011	NO	
Dunes Park	750 Seacoast Dr.	910.10	7999	713990	Park	x			x			x	x	x	NO	High	6251821100	32.582283	-117.132179	3/29/2012	NO	
Elkwood Parking Lot	102 Elkwood Ave.	911.11	7521	812930	Parking Lot	x	x	x	x	x	x		x	x	YES	High	6253532200	32.578392	-117.131412	3/29/2012	NO	
Imperial Beach Pier	10 Evergreen Ave.	911.11	7999	713990	Park										YES	High		32.579578	-117.137124	3/29/2012	NO	
Pier Plaza	10 Evergreen Ave.	911.11	7999	713990	Park	x	x		x			x	x	x	YES	High	6253402000	32.579209	-117.13213	3/29/2012	NO	
Seacoast & Palm Parking Lot	105 Palm Ave.	910.10	7521	812930	Parking Lot	x	x	x	x	x	x		x	x	NO	High	6251910100	32.58378	-117.131418	3/29/2012	NO	

5.0 INDUSTRIAL AND COMMERCIAL COMPONENT

5.1 Introduction

The City endeavors to prevent or eliminate the discharge of pollutants and runoff from industrial and commercial sources. This component is primarily applicable to the Environmental Program Division of the Department of Public Works and its efforts to oversee compliance with urban runoff regulations at businesses within the City and reduce the discharge of pollutants to the MS4 to the maximum extent practicable (MEP). The City is tasked with educating businesses about urban runoff management and overseeing their compliance with applicable Municipal Storm Water Permit requirements.

5.2 Outcome Level 1a: Administration of Management Program Activities

The City's implementation and assessment strategy for the Industrial and Commercial Component is described in the *2008 JURMP Section 7.0*. During the reporting period the City made routine updates to the Commercial and Industrial business inventory which conforms to the Copermittee's standard inventory template. The inventory is maintained on the Environmental Division server and identifies all industrial and commercial facilities that could contribute pollutant loads to the MS4. The City currently does not have any industrial facilities on that inventory. Records are also maintained on each specific business for inspections, corrective actions, and illegal discharges. During the reporting period the City continued to incorporate fats, oils, and grease (FOG) management into the commercial business inspection program for restaurants.

5.3 Outcome Level 1b: Implementation of Management Program Activities

The Environmental Division provides notification and verification of minimum BMPs for commercial businesses, in addition to performing inspections at all high priority commercial businesses in the City. The City also inspects non-high priority business and mobile businesses during the year as necessary. Inspections are conducted and documented as outlined in the *2008 JURMP Section 7.0*.

In addition to City staff reporting illegal discharges, the Environmental Division also responds to calls to the storm water hotline and from online complaints. However, the vast majority of storm water violation reports are made from City staff. The low number of commercial businesses and centralized commercial zoning allows City staff to be the predominant eyes on the street for identifying storm water violations.

The following tables and figures presented in this section provide additional information on the implementation and assessment of the Commercial Industrial program element:

- Table 5.1 Provides an overview of the Industrial and Commercial inventory by facility type and priority classification
- Table 5.2 presents and describes targeted FY 2011-12 outcomes and results
- Table 5.3 Commercial Business Inspections FY 2011-12
- Table 5.4 and Figure 5.1 Interactive Effectiveness Assessment of Commercial Businesses

- Appendix 1 Complete Commercial Business Inventory FY 2011-12

5.4 Outcome Level 2: Knowledge and Awareness of Program Implementation by Businesses

Commercial businesses receive education on storm water BMPs through a number of different methods including direct mail, face-to-face interaction with City staff during inspections, through dissemination of education material, and through follow up inspections to ensure compliance. The City also provides education to businesses during ICID investigations.

The Environmental Division also incorporates an interactive effectiveness assessment of commercial businesses during the annual storm water inspection at randomly selected businesses to gauge level of knowledge and awareness. The goal of the assessment is to get beyond BMP verification and assess the level of BMP effectiveness at commercial businesses in the City. General results showed a moderate level of knowledge among the businesses. The results are outlined in Table 5.4 and Figure 5.1.

5.5 Outcome Level 3: Behaviors and Best Management Practice (BMP) Implementation by Businesses

The City facilitates changes in behavior and implementation of BMPs at commercial businesses by providing continuous education efforts through face-to-face interactions, routine inspections, dissemination of brochures, mailing of post inspection letters, and responding to illegal storm water discharges. City staff conducts all commercial inspections and have a good working relationship with business owners. The *2008 JURMP Appendix F* defines minimum BMP requirements applicable to industrial and commercial projects in the City. The *2008 JURMP Section 7.0* provides more information on the procedural and administrative mechanisms in the City that promote behavioral changes for commercial, industrial, and mobile businesses.

5.6 Outcome Level 4: Source Load Reductions

The two step approach of education on storm water pollution and enforcement of BMPs have unquestionably resulted in the source load reductions from commercial businesses. Although the City does not currently track source load reductions from commercial sites, the increased level of knowledge on storm water BMPs and cooperation among the local business community have successfully prevented the illegal discharge of pollutants from commercial businesses. Source load reductions can be implied from commercial businesses through the proper implementation of BMPs.

Table 5.1 – Overview of Industrial and Commercial Component by Facility Type and Priority Classification

Category	Number	Description
A. Type of Facility		
Industrial	0	Industrial zoning is limited to a small area in the City. Currently, no industrial businesses that require an industrial general permit reside in the community. The term “commercial” is therefore used for the activities within the City. As such, there is no need in this jurisdiction to identify non-filers under the General Industrial Permit.
Commercial	342	
B. Priority Classification Totals		
High	71	Imperial Beach Municipal Code 8.30.090 defines commercial businesses as either high or non-high (low) priority. High priority businesses include all food service and auto service related businesses.
Low	271	
Mobile	51	Mobile business database is tracked and maintained in house.
C. Inspection Totals		
Commercial Business Inspections	111	The Environmental Division conducts all commercial inspections. All high priority businesses receive inspections annually for storm water compliance. Commercial businesses that have a significant storm water violation receive a follow up investigation.
Follow Up Inspections	40	
Mobile	0	Mobile businesses do not currently receive annual inspections. The Environmental Division inspects mobile businesses while responding to illegal discharge or public service requests.
D. Enforcement Actions		
Notice of Violations (NOVs)	14	Businesses with multiple BMP violations generally receive a NOV and 2 follow up investigations.
Minor Violations (Follow Up)	1	Minor violations generally receive a follow up investigation and written warning.
JURMP Sections	Description of FY 2011-12 Changes	
7.0 and Appendix F	BMP requirements of the JURMP applicable to industrial and commercial facilities were modified with the requirements of the updated Permit in March 2008. No significant changes were made during the reporting period.	

Table 5.2 - Industrial and Commercial Component Targeted Outcomes and Results

Industrial and Commercial FY 2011-12 Results			
Targeted Outcome	Implementation Result	Assessment Result	Explanation
LEVEL 1a OUTCOMES (ADMINISTRATION MANAGEMENT PROGRAM ACTIVITIES)			
o) Modifications to JURMP			
Update applicable JURMP sections per Permit requirements	No updates were made during reporting period	Complete	The City continued to implement its Commercial Component of the JURMP and did not make any significant updates during the reporting period.
p) Updates to Program Documentation (Policies, Plans, Procedures, and Forms)			
Update program documentation for consistency with program updates	No updates were made during reporting period	Complete	No significant updates made to this program component.
q) Year-End Program Review			
Complete annual year-end program review	Review program for effectiveness and efficiency	Complete	The use of the new field computer from last reporting period resulted in improved efficiencies and quicker response for inspections and enforcements. It also allowed for in the field printing of case specific BMP information.
r) Updates to Training Program			
Update training materials for businesses	No updates to education materials and staff	Complete	The City makes updates to commercial inspection training content as necessary. Education activities include brochures, handouts, informative letters, and inspections.
s) Updates to Commercial Inventor or Prioritization			
Update commercial inventory and prioritization	Annual updates made to the commercial inventory	Complete	Regular updates were made to the commercial and industrial business inventory, which follows the regional copermitee standard template. Currently all food or automotive related businesses get categorized as high priority and receive annual inspections. The regional online mobile business database was also maintained online.
LEVEL 1b OUTCOMES (IMPLIMENTATION OF MANAGEMENT PROGRAM ACTIVITIES)			

Industrial and Commercial FY 2011-12 Results			
Targeted Outcome	Implementation Result	Assessment Result	Explanation
x) Jurisdictional Requirements for Commercial Businesses			
Require commercial and industrial businesses to implement BMPs and verify through inspections	Notified businesses through mail, conducted inspections, responded to ICIDs, and provided education materials	Complete	The City requires all commercial and industrial sites/sources to implement designated minimum BMPs and other measures to prevent the discharge of pollutants to the MEP. The City's Urban Runoff Management and Discharge Control Ordinance (Chapters: 8.30.070, 8.30.090, and 8.30.100) mandate the implementation of designated BMPs and control measures. The commercial inspection program and ICID program are the mechanisms used to educate businesses on BMPs. All high priority businesses receive annual inspections for storm water.
y) Confirmation of Designated Minimum BMPs			
Verify the implementation of minimum BMPs for commercial businesses	Conducted commercial inspections and follow up inspections to verify BMPs	Complete	The City verifies the implementation of minimum BMPs at commercial businesses through the implementation of the commercial inspection program. The environmental division conducts annual inspections of all high priority businesses, which include all food and automotive facilities in the City.
z) Confirmation of Commercial Inspections			
Verify that commercial inspections achieve BMP compliance	Inspected all high priority commercial businesses	Complete	The Environmental Division conducts inspections at all high priority businesses, as needed inspections at lower priority businesses, and follow up inspections after ICIDs. The City achieved higher inspection frequency than the minimum established in the Permit.
aa) Justification for Commercial Inspection Prioritization			
Provide rationale for the businesses that were inspected	IBMC 8.30.090 defines commercial businesses as either high or non-high (low) priority	Complete	High priority businesses include at a minimum all food service and auto service related businesses in the City. Businesses that have a treatment control BMPs also receive inspections as well as businesses that cause an ICID.
bb) Efforts Made to Notify Businesses of BMPs			

Industrial and Commercial FY 2011-12 Results			
Targeted Outcome	Implementation Result	Assessment Result	Explanation
Describe efforts made to notify businesses of BMPs	Notification made through education material, inspections, follow up inspection, and follow up letters	Complete	High priority businesses receive storm water inspections and follow up inspections in the case of a violation. A post inspection letter is also mailed to the business outlining the results of the visit. Education material is provided at the time of inspection and in some cases mailed with the post inspection letter. New businesses also receive BMP information through the business license application process.
cc) Third Party Inspections			
Describe third party inspection results	None	---	The City conducts all commercial inspections through the Environmental Division
dd) General Industrial Permit Non-Filers			
Describe steps taken to identify industrial non-filers	None	Complete	The City did not have any industrial businesses during the reporting period.
ee) Mobile Businesses			
Describe efforts made to address mobile businesses	Inspected mobile businesses as necessary	Complete	The City contacted each mobile business during the previous reporting period through mail with a letter and brochure that outlines the minimum BMP requirements. The Environmental Division informally inspects mobile businesses while responding to illegal discharge reports and public service requests.
ff) Special Investigations			
Not targeted	Interactive assessment	Complete	The Environmental Division incorporates an interactive effectiveness assessment of commercial businesses and rates businesses on a scale of 1 out of 5. The results of the assessment are presented in Table 5.4 and Figure 5.1.
LEVEL 2 OUTCOMES (KNOWLEDGE AND AWARENESS OF PROGRAM IMPLEMENTATION BY COMMERCIAL BUSINESSES)			

Industrial and Commercial FY 2011-12 Results			
Targeted Outcome	Implementation Result	Assessment Result	Explanation
Assess storm water program implementation knowledge from commercial businesses	Conducted interactive assessment of commercial businesses during annual inspections	Assessment results provided in Table 5.4 and figure 5.1	The goal of the assessment is to get beyond BMP verification and assess the level of BMP knowledge among a random selection of commercial businesses in the City.
LEVEL 3 OUTCOMES (BEHAVIORS AND BMP IMPLEMENTATION BY COMMERCIAL BUSINESSES)			
a) Commercial Business BMP Implementation			
Inspect businesses for compliance	71 sites inspected and 40 follow up inspections	Complete	The City inspections 100% of high priority commercial businesses, non-high priority businesses, and mobile businesses as needed. Inspections consist of observing business operations, reviewing minimum BMPs, and enforcing pollution prevention practices.
Notify mobile and fixed commercial businesses of BMP requirements	71 fixed commercial and 0 Mobile Businesses contacted through mail	Complete	The City notifies business owners and operators, both fixed and mobile, of BMP requirements through a combination of methods including site inspections, follow-up inspection reports, direct mailings, inclusion of BMP information with business license and special event vendor packets, online resources such as the Project Clean Water website, and City's website. During the previous reporting period all mobile businesses were notified of BMPs through the mail.
b) Violations and Enforcement Actions			
Number of violations and enforcement actions to achieve compliance.	Follow up inspections required at 31 businesses. City also issued 14 NOVs	Complete	The City enforces compliance at all businesses, including mobile sources, using an escalating series of enforcement actions. Verbal or written warnings are used when violation in question is minor. Notices of Violations (NOVs) may be issued for any observed violation. And escalating administrative penalties, fines, and civil penalties may be enforced for non-compliance
LEVEL 4 OUTCOMES (SOURCE LOAD REDUCTIONS FROM MUNICIPAL FACILITIES AND ACTIVITIES)			
k) BMP Implementation			

Industrial and Commercial FY 2011-12 Results			
Targeted Outcome	Implementation Result	Assessment Result	Explanation
Load reductions from proper BMP implementation	Most businesses implemented correct BMPs	Complete	Source load reductions are not easily tracked from commercial businesses but can be implied through proper implementation of BMPs.

Table 5.3 Commercial Business Inspections FY 2011-12

ID	FACILITY NAME	STREET NUMBER	SUITE NUMBER	STREET NAME	Establishment Class	Inspection Date	Follow Up Action
47	7-ELEVEN 24344	1311		PALM AVE	H	12/12/2011	Follow Up
69	7-ELEVEN 24344	1311		PALM AVE	H	1/3/2012	Cleared
79	7-ELEVEN STORE #23982A-2131	1303		IMPERIAL BEACH BLVD	H	1/6/2012	NOV
88	7-ELEVEN STORE #23982A-2131	1303		IMPERIAL BEACH BLVD	H	1/17/2012	Cleared
41	7-ELEVEN STORE #23982A-2131	1303		IMPERIAL BEACH BLVD	H	12/7/2011	Follow Up
86	ALBETO'S TACO SHOP	1183		13TH ST	HF	1/11/2012	Cleared
44	ALBETO'S TACO SHOP	1183		13TH ST	HF	12/7/2011	Follow Up
70	ALBETO'S TACO SHOP	1183		13TH ST	HF	1/3/2012	NOV
27	ALL AMERICAN CAR WASH IB	1158		PALM AVE	H	11/17/2011	Cleared
6	ALL AMERICAN CAR WASH IB	1158		PALM AVE	H	11/1/2011	Follow Up
4	AMERICAN LEGION POST NO 820	1268		PALM AVE	HF	11/1/2011	Cleared
73	AROMA THAI RESTAURANT	757		SEACOAST DR	HF	1/4/2012	Follow Up
91	AROMA THAI RESTAURANT	757		SEACOAST DR	HF	1/18/2012	Cleared
31	BEACH CLUB GRILLE	710	F	SEACOAST DR	HF	11/29/2011	Cleared
68	BEACH SIDE STATION	681		HIGHWAY 75	H	1/3/2012	Cleared
62	BEACH SIDE STATION	681		HIGHWAY 75	H	12/20/2011	Follow Up
45	BERNARDO SHORES	500		HIGHWAY 75	H	12/8/2011	Follow Up

*City of Imperial Beach
Jurisdictional Urban Runoff Management Program
Annual Report FY2011-12*

ID	FACILITY NAME	STREET NUMBER	SUITE NUMBER	STREET NAME	Establishment Class	Inspection Date	Follow Up Action
98	BIG KAHUNA'S PIZZA N STUFFS	600	#117	PALM AVE	HF	1/24/2012	Cleared
81	BOWMAN'S MARKET	1008		PALM AVE		1/6/2012	NOV
95	BOWMAN'S MARKET	1008		PALM AVE		1/19/2012	Cleared
52	BOWMAN'S MARKET	1008		PALM AVE		12/14/2011	Follow Up
13	C.H. DONUTS	1070	A	13TH ST	HF	11/9/2011	Cleared
54	CAFE DI ROMA	633		9TH ST	HF	12/15/2011	Cleared
32	CARL'S JR. #585	700		13TH ST	HF	12/1/2011	NOV
16	CARL'S JR. #585	700		13TH ST	HF	11/10/2011	Follow Up
57	CARL'S JR. #585	700		13TH ST	HF	12/15/2011	Cleared
106	COW-A-BUNGA CA GLACIER FNAM	10	#E	EVERGREEN AVE	HF	1/26/2012	Cleared
8	CROSSROAD PETROLEUM INC.	1185		PALM AVE	H	11/2/2011	Follow Up
25	CROSSROAD PETROLEUM INC.	1185		PALM AVE	H	11/17/2011	Cleared
56	DEPENDABLE CARBURETOR EXCHANGE	660		EMORY ST	H	12/15/2011	Cleared
60	DON PANCHO'S MEXICAN FOOD	690		HIGHWAY 75	HF	12/19/2011	Cleared
18	ECONO LUBE N' TUBE	772		13TH ST	H	11/10/2011	Cleared
33	EL CILANTRO CAFE	764		13TH ST	HF	12/1/2011	Cleared
17	EL CILANTRO CAFE	764		13TH ST	HF	11/10/2011	Follow Up

*City of Imperial Beach
Jurisdictional Urban Runoff Management Program
Annual Report FY2011-12*

ID	FACILITY NAME	STREET NUMBER	SUITE NUMBER	STREET NAME	Establishment Class	Inspection Date	Follow Up Action
78	EL TAPATIO CATERING	667		SILVER STRAND BLVD	HF	1/5/2012	Cleared
77	EL TAPATIO RESTAURANT INC	260		PALM AVE	HF	1/5/2012	Follow Up
51	ESTHER'S MEXICAN FOOD	1004		PALM AVE	HF	12/14/2011	Follow Up
84	ESTHER'S MEXICAN FOOD	1004		PALM AVE	HF	1/6/2012	NOV
97	ESTHER'S MEXICAN FOOD	1004		PALM AVE	HF	1/19/2012	Cleared
120	FLEET RESERVE CLUB 289	659		SILVER STRAND BLVD	HF	3/5/2012	Cleared
23	G & M OIL #177	907		PALM AVE	H	11/16/2011	Cleared
20	GENE'S AUTOMOTIVE	1085		PALM AVE	H	11/16/2011	Cleared
14	GIANT PIZZA KING #4	1070	B	13TH ST	HF	11/9/2011	Cleared
110	GIANT PIZZA KING #5	600	#100	PALM AVE	HF	2/8/2012	NOV
114	GIANT PIZZA KING #5	600	#100	PALM AVE	HF	2/17/2012	Cleared
99	GIANT PIZZA KING #5	600	#100	PALM AVE	HF	1/24/2012	Follow Up
12	GUISEPPE'S PIZZA	1293		IMPERIAL BEACH BLVD	HF	11/9/2011	Cleared
75	IB FORUM	1079		SEACOAST DR	HF	1/4/2012	Follow Up
93	IB FORUM	1079		SEACOAST DR	HF	1/18/2012	Cleared
43	IMPERIAL BEACH ULTRAMAR	1300		IMPERIAL BEACH BLVD	H	12/7/2011	Cleared
50	IMPERIAL DONUTS +	1002		PALM AVE	HF	12/14/2011	Follow Up
85	IMPERIAL DONUTS +	1002		PALM AVE	HF	1/6/2012	NOV
96	IMPERIAL DONUTS +	1002		PALM AVE	HF	1/19/2012	Cleared
94	JERSEY BOYS DINER	875		SEACOAST DR	HF	1/18/2012	Cleared

*City of Imperial Beach
Jurisdictional Urban Runoff Management Program
Annual Report FY2011-12*

ID	FACILITY NAME	STREET NUMBER	SUITE NUMBER	STREET NAME	Establishment Class	Inspection Date	Follow Up Action
74	JERSEY BOYS DINER	875		SEACOAST DR	HF	1/4/2012	Follow Up
72	KATY'S CAFE	704	A	SEACOAST DR	HF	1/4/2012	Follow Up
92	KATY'S CAFE	704	A	SEACOAST DR	HF	1/18/2012	Cleared
11	K-C'S CHINESE FOOD	1299		IMPERIAL BEACH BLVD	HF	11/9/2011	Cleared
65	KFC IMPERIAL BEACH	1056		13TH ST	HF	12/21/2011	Cleared
49	K-PASTA	775		13TH ST	HF	12/14/2011	Cleared
55	L & M TIRE CO./ EXPRESS TIRE	950		PALM AVE	H	12/15/2011	Cleared
66	LA POSTA MARKET #2	1266		IMPERIAL BEACH BLVD	H	12/21/2011	Cleared
9	MARCO'S & RED HAWK	1205		PALM AVE	HF	11/2/2011	Follow Up
90	MARISA'S MEXICAN SEAFOOD GRILL	285		PALM AVE	HF	1/17/2012	Cleared
40	MARISA'S MEXICAN SEAFOOD GRILL	285		PALM AVE	HF	12/6/2011	Follow Up
76	MARISA'S MEXICAN SEAFOOD GRILL	285		PALM AVE	HF	1/5/2012	NOV
30	MASON'S ALIGNMENT- BRAKE-MUFFLE	975		PALM AVE	H	11/29/2011	Cleared
24	MCDONALDS/SCAROB INC.	1135		PALM AVE	HF	11/17/2011	NOV
7	MCDONALDS/SCAROB INC.	1135		PALM AVE	HF	11/2/2011	Follow Up
102	MEIJO SUSHI, INC.	600	#300	PALM AVE	HF	1/24/2012	Follow Up

*City of Imperial Beach
Jurisdictional Urban Runoff Management Program
Annual Report FY2011-12*

ID	FACILITY NAME	STREET NUMBER	SUITE NUMBER	STREET NAME	Establishment Class	Inspection Date	Follow Up Action
108	MEIJO SUSHI, INC.	600	#300	PALM AVE	HF	2/8/2012	Cleared
39	MICKIES BAR AND GRILL	220		PALM AVE	HF	12/6/2011	Cleared
58	NFAROOQI ENT. LLC/JACK IN BOX	890		PALM AVE	HF	12/19/2011	Cleared
123	OLIVE OIL CAFE	600	#109	PALM AVE	HF	4/3/2012	Cleared
116	OLIVE OIL CAFE	600	#109	PALM AVE	HF	2/29/2012	NOV
113	OLIVE OIL CAFE	600	#109	PALM AVE	HF	2/17/2012	NOV
101	OLIVE OIL CAFE	600	#109	PALM AVE	HF	1/24/2012	Follow Up
42	PIZZA INDUSTRY/DOMINO'S PIZZA	1307		IMPERIAL BEACH BLVD	HF	12/7/2011	Follow Up
89	PIZZA INDUSTRY/DOMINO'S PIZZA	1307		IMPERIAL BEACH BLVD	HF	1/17/2012	Cleared
80	PIZZA INDUSTRY/DOMINO'S PIZZA	1307		IMPERIAL BEACH BLVD	HF	1/6/2012	NOV
26	PRECISION FOREIGN	1240		PALM AVE	H	11/17/2011	Cleared
5	PRECISION FOREIGN	1240		PALM AVE	H	11/1/2011	Follow Up
105	PRETZLES AND MUCH MORE	10	#D	EVERGREEN AVE	HF	1/26/2012	Cleared
115	RODRIGO'S MEXICAN FOOD	600	#106	PALM AVE	HF	2/17/2012	Cleared
109	RODRIGO'S MEXICAN FOOD	600	#106	PALM AVE	HF	2/8/2012	Follow Up
100	RODRIGO'S MEXICAN FOOD	600	#106	PALM AVE	HF	1/24/2012	Follow Up

*City of Imperial Beach
Jurisdictional Urban Runoff Management Program
Annual Report FY2011-12*

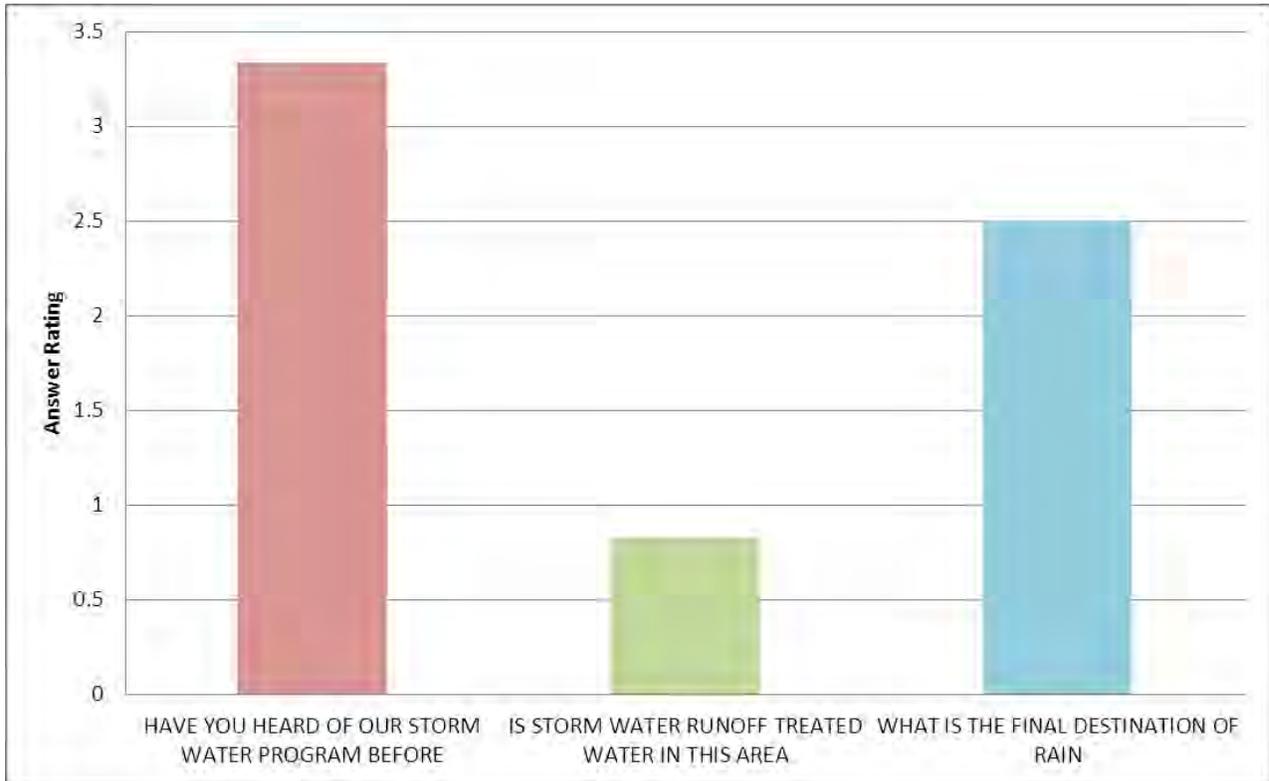
ID	FACILITY NAME	STREET NUMBER	SUITE NUMBER	STREET NAME	Establishment Class	Inspection Date	Follow Up Action
35	ROLANDO'S TACO SHOP IB	805		SEACOAST DR	HF	12/1/2011	Cleared
46	SANTANA MEXICAN FOOD	1337		PALM AVE	HF	12/12/2011	Follow Up
37	SEACOAST PIZZA	807		SEACOAST DR	HF	12/1/2011	Cleared
121	SIESTA RV PARK, INC.	409		PALM AVE	H	3/5/2012	Cleared
122	SOMBRERO MEXICAN FOOD	189		PALM AVE	HF	3/20/2012	NOV
111	SOMBRERO MEXICAN FOOD	189		PALM AVE	HF	2/17/2012	Follow Up
124	SOMBRERO MEXICAN FOOD	189		PALM AVE	HF	3/22/2012	Cleared
29	SOPHISTICATED AUTO	987		PALM AVE	H	11/29/2011	Cleared
61	STARDUST DONUT SHOP	698		HIGHWAY 75	HF	12/19/2011	Follow Up
10	SUBSMART DELI-FRESH	1231		PALM AVE	HF	11/2/2011	Cleared
103	SUBWAY 20578	876		SEACOAST DR	HF	1/26/2012	Cleared
63	THAT'S A WRAP	1146	102	13TH ST	HF	12/21/2011	Cleared
104	THE BRIDGE	874		SEACOAST DR	HF	1/26/2012	Cleared
22	THE SCOREBOARD	951		PALM AVE	H	11/16/2011	Cleared
107	THE TIN FISH RESTAURANT	910		SEACOAST DR	HF	1/26/2012	Cleared
36	THE WAVE CAFE	809		SEACOAST DR	HF	12/1/2011	Cleared
64	THE WRIGHT WAY	1051	D	13TH ST	HF	12/21/2011	Cleared
48	TITO AUTO SERVICE	1335		PALM AVE	H	12/12/2011	Cleared

*City of Imperial Beach
Jurisdictional Urban Runoff Management Program
Annual Report FY2011-12*

ID	FACILITY NAME	STREET NUMBER	SUITE NUMBER	STREET NAME	Establishment Class	Inspection Date	Follow Up Action
71	WALLY'S MARKETPLACE, INC	836		PALM AVE	H	1/4/2012	NOV
59	WALLY'S MARKETPLACE, INC	836		PALM AVE	H	12/19/2011	Follow Up
87	WALLY'S MARKETPLACE, INC	836		PALM AVE	H	1/11/2012	Cleared
38	WEST COAST KITCHEN	208		PALM AVE	HF	12/6/2011	Cleared
67	WIENERSCHNITZEL #358	1253		PALM AVE	HF	12/22/2011	Cleared
15	WIENERSCHNITZEL #358	1253		PALM AVE	HF	11/10/2011	Follow Up
112	WOODYS AUTO CARE	200		PALM AVE	H	2/17/2012	Cleared

Table 5.4 and Figure 5.1 Interactive Effectiveness Assessments of Commercial Businesses

FACILITY NAME	HAVE YOU HEARD OF OUR STORM WATER PROGRAM BEFORE	IS STORM WATER RUNOFF TREATED WATER IN THIS AREA	WHAT IS THE FINAL DESTINATION OF RAIN
AMERICAN LEGION POST NO 820	5	5	5
BERNARDO SHORES	5	0	5
CARL'S JR. #585	0	0	3
GENE'S AUTOMOTIVE	5	0	5
GUISEPPE'S PIZZA	0	0	0
KATY'S CAFE	5	0	3
K-PASTA	5	0	3
MCDONALDS/SCAROB INC.	0	5	0
NFAROOQI ENT. LLC/JACK IN BOX	0	0	0
SOPHISTICATED AUTO	5	0	0
SUBWAY 20578	5	0	3
WEST COAST KITCHEN	5	0	3
	3.333333333	0.833333333	2.5



6.0 RESIDENTIAL COMPONENT

6.1 Introduction

The City endeavors to prevent or eliminate the discharge of pollutants and runoff from residential sources. This component is primarily applicable to the Environmental Program Division of the Department of Public Works and the City's Code Enforcement Division. Efforts are made to educate the public and oversee compliance with local urban runoff regulations to reduce the release of pollutants to the MEP.

6.2 Outcome Level 1a: Administration of Management Program Activities

The City's implementation and assessment strategy for the Residential Component is described in the 2008 JURMP Section 8.0. During the reporting period no updates were made to the high priority residential area inventory. All other program planning and administration elements remain unchanged from the 2008 JURMP Section 8.0.

6.3 Outcome Level 1b: Implementation of Management Program Activities

The City enforces its storm water ordinances for all residential areas and activities to maintain compliance with the Municipal Storm Water Permit. Public outreach and education as outlined in the 2008 JURMP Section 10.0 encourages residents to comply with the minimum set of BMPs listed in Imperial Beach Municipal Code 8.30.080. The City encourages the use of pollution prevention methods for all residents and provides convenient and cheap house hold hazardous waste disposal. The City also participated as Co-Chair in the Education and Residential Sources Workgroup and Chair of the Underserved Target Audience sub-workgroup.

The following tables and figures presented in this section provide additional information on the implementation and assessment of the Municipal program element:

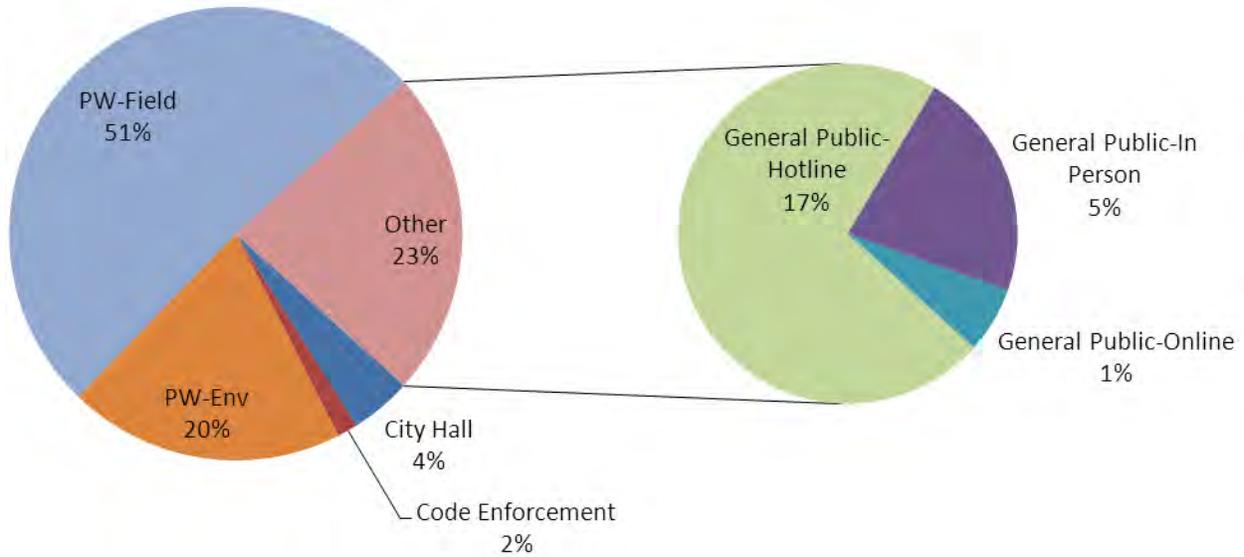
- Table 6.1 Provides an overview of the residential component as it was implemented
- Table 6.2 presents and describes targeted FY 2011-12 outcomes and results
- Figure 6.1 Show the referral source for ICIDs investigations

6.4 Outcome Level 2: Knowledge and Awareness of Program Implementation by Residents

Knowledge and awareness of the storm water program by residents is best assessed through the City's response to illegal connections and illicit discharge (ICID) investigations. Figure 6.1 below shows that twenty-three percent of the City's ICID cases come from the public. This is statistically the same as the previous year. This shows that the City is effective in making different stakeholders aware of the importance of reporting storm water violations and more importantly aware of how their own actions effect water quality. Continued commitment to preventing storm water pollution is also seen from City staff. Fifty-seven percent of all cases came from non-environmental City staff. City staff is encouraged to

report violations directly to the Environmental Division. This is an eleven percent increase from the previous year, showing storm water awareness by City staff is increasing.

Figure 6.1 Referral Source for ICID Investigations



6.5 Outcome Level 3: Behaviors and Best Management Practice (BMP) Implementation by Residents

The City facilitates changes in behavior and implementation of BMPs for high threat to water quality activities and residential areas by providing education through face-to-face interactions, disseminating education materials through various media, and responding to illegal discharges. The *2008 JURMP Appendix G* defines minimum BMP requirements applicable to residential areas and activities in the City.

6.6 Outcome Level 4: Source Load Reductions

The City continues to quantify load reductions whenever feasible for disposal of household hazardous waste, used oil, and special clean up events. Pest waste collected by the Ocean Blue foundation is also estimated. The City does not normally track individual source load reductions to receiving waters from residential areas or activities but load reductions can be implied by proper implementation of BMPs.

Table 6.1 – Overview of Residential Component

Category	Pounds	Number	Description
A. Residential Threat to Water Quality Prioritization			
High	---	6	All residential areas in the City are considered high priority.
Medium	---	---	
Low	---	---	
B. House Hold Hazardous, Electronic, and Universal Waste Disposal			
Flammable and Poison	5728	---	<p>Imperial Beach residents have a variety of options for the collection and disposal of house hold hazardous waste. Most residents utilize the South Bay HHW Collection center at the City of Chula Vista. Residents can also drop off used oil at the Auto Zone located at 1344 Palm Ave. and at Express Tire 950 Palm Avenue. The City coordinates used oil disposal that is part of CalRecycle Used Oil Block Grant with the City of Chula Vista. The amount of waste dropped off by Imperial Beach residents is provided in the table to the left.</p> <p>EDCO offers drop off of E-Waste. The City offers curbside pickup of HHW, used oil, and a number of regional collection events for electronic and universal waste. The disposal totals for these additional activities are not provided in this report.</p>
Acid, Base, Oxidizer, and PCBs	321	---	
Reclaimable (Antifreeze, Car batteries, Latex Paint, Used Oil and filters)	6081	---	
Asbestos	3		
E-Waste, Aerosols, Other Universal Waste	10082		
Other HHW	1697		
Total Waste Disposed	23912		
JURMP Sections	Description of FY 2011-12 Changes		
8.0 and Appendix G	BMP requirements of the JURMP applicable to residential areas and activities were modified in accordance with the requirements of the updated Permit in March 2008.		

Table 6.2 - Residential Component Targeted Outcomes and Results

Residential FY 2011-12 Results			
Targeted Outcome	Implementation Result	Assessment Result	Explanation
LEVEL 1a OUTCOMES (ADMINISTRATION MANAGEMENT PROGRAM ACTIVITIES)			
t) Modifications to JURMP			
Update applicable JURMP sections per Permit requirements	No updates made during reporting period	Complete	Applicable updates were included in <i>JURMP Section 6.0</i> . No significant updates are expected to be necessary during this permit cycle.
u) Updates to Program Documentation (Policies, Plans, Procedures, and Forms)			
Update program documentation for consistency with program updates	No updates made	Complete	No updates made this reporting period.
v) Year-End Program Review			
Complete annual year-end program review	Review program for effectiveness and efficiency	Complete	The City continues to improve the implementation of the JURMP by conducting an annual review of each component and incorporating any modifications into the next reporting period.
LEVEL 1b OUTCOMES (IMPLIMENTATION OF MANAGEMENT PROGRAM ACTIVITIES)			
gg) Jurisdictional Requirements for Residential Areas			
Identify high threat to water quality areas	Update not needed	Complete	All residential areas in the City are considered high threat to water quality areas. The <i>2008 JURMP Section 8.0</i> provides a list of high threat to water quality activities.
hh) Confirmation of Designated Minimum BMPs			
Require residents to implement BMPs	The City provides education and responds to ICIDs in residential areas	Complete	The City requires all residential areas to implement designated minimum BMPs and other measures to prevent the discharge of pollutants to the MEP. The City enforces its <i>Urban Runoff Management and Discharge Control Ordinance IBMC 8.30</i> and provides education and outreach to local residents.

Residential FY 2011-12 Results			
Targeted Outcome	Implementation Result	Assessment Result	Explanation
ii) Facilitate Proper Disposal of Household Hazardous Waste and Used Oil			
Facilitate proper management and disposal of used oil and HHW	Provided a variety of disposal options for used oil, toxic materials, and other hazardous waste	Complete	The City provides a variety of options for the proper management and disposal of used oil and HHW. Residents are generally directed to drop off hazardous materials at the South Bay HHW center at 1800 Maxwell Rd. The City also provides home pickups of HHW for disabled residents. EDCO also provides pickup of used oil. The City also hosts regional collection events for HHW, used oil, electronic waste, and universal waste.
jj) Enforcement of Residential Areas and Activities			
Enforce minimum BMPs in residential areas	Responded to storm water violations reported by staff and public	Complete	The Environmental Division responds to storm water violations that are reported by City staff or general public in residential areas and provides enforcement through the use of verbal warnings with distribution of BMP literature, Notices of Violation, Notices of Abatement, and additional penalties or fines and civil and/or criminal court actions
kk) Evaluate Methods of Oversight for Residential Areas and Activities			
Evaluate methods of oversight and enforcement for residential areas and activities	Operate storm water hotline and utilizes monthly sewer and street inspections to identify violations	Complete	Operated a Storm Water Hotline (619-424-4095) during the reporting period. The City received 23 reports on the Storm Water Hotline (619-424-4095), 7 in-person reports, and 2 online reports for storm water violations in residential areas. The Environmental Division responded to another 105 residential violations reported by City staff.
II) Regional Residential Education Program			
Participate in Regional Residential Education Program	Participated in the Education and Residential Sources Workgroup and chair position of the Underserved Target Audience	Complete	During this reporting period the County took the lead on the Education and Residential Sources Workgroup. Significant progress continues to be made in the areas of media and public relations, materials development, outreach to underserved target audiences, partnership development, regional website development, regional brand, regional events, and program assessment through a county-wide telephone survey.
mm) Special Investigations			

Residential FY 2011-12 Results			
Targeted Outcome	Implementation Result	Assessment Result	Explanation
Implementation of special investigations	No special jurisdictional investigations performed	As needed	Special investigations for the Residential component is generally performed through the Regional Copermittee group to maximize the benefit.
LEVEL 2 OUTCOMES (KNOWLEDGE AND AWARENESS OF PROGRAM IMPLEMENTATION BY RESIDENETS)			
Establish a baseline for knowledge of BMPs by residents	No additional assessments were targeted at residents outside of education activities	Assessment results provided in Section 8.0 for residential and general public outreach	Knowledge and awareness of storm water issues by residents is assessed through the education program. The City uses brochures, special events, presentations, and ICID investigations as tools to educate local residents on storm water.
LEVEL 3 OUTCOMES (BEHAVIORS AND BMP IMPLEMENTATION BY RESIDENTS)			
c) BMP Implementation			
Facilitate pet waste program with the Ocean Blue Foundation	10 pet waste bag dispensers are maintained by the Ocean Blue Foundation	Complete	The pet waste bag dispenser program has been maintained and operated by the Ocean Blue Foundation NGO for the last 10 years but starting next reporting period the Public Works Department will be taking over responsibility for the program.
Cleanup activities in residential areas	Implemented cleanup activities as part of the Municipal Component	Complete	Under the Municipal Component of the JURMP the City conducts street sweeping, alley sweeps, and cleanup activities in residential neighborhoods. Under the Education Component the City participates in community cleanup events.
d) Violations and Enforcement Actions			

Residential FY 2011-12 Results				
Targeted Outcome	Implementation Result	Assessment Result	Explanation	
Number of violations and enforcement actions to achieve compliance	Responded to a total of 137 ICID cases	Complete	The City operates a Storm Water Hotline (619-424-4095). The City received 23 reports on the Storm Water Hotline (619-424-4095), 7 in-person reports, and 2 online report for storm water violations in residential areas. The Environmental Division responded to another 105 residential violations reported by City staff. In total the Environmental Division responded to 137 ICID cases.	
LEVEL 4 OUTCOMES (SOURCE LOAD REDUCTIONS FROM RESIDENTIAL AREAS AND ACTIVITIES)				
I) BMP Implementation				
Household hazardous waste (HHW) collection	16,697 pounds of HHW collected	Year	Pounds	The City's HHW disposal program is available to all residents, and the City partners with other jurisdictions in the South Bay to offer convenient, low-cost HHW disposal options.
		2008	6,000	
		2009	10,367	
		2010	10,377	
		2011	16,697	
		2012	23,912	
Used oil collection	6,081 pounds of Reclaimable (Antifreeze, Car batteries, Latex Paint, Used Oil and filters) collected	Year	Pounds	The City is required to facilitate the proper management and disposal of used oil, toxic materials, and other HHW through educational and public information activities, and establishment of collection sites operated by the City or a private entity.
		2008	2,110	
		2009	2,173	
		2010	3,763	
		2011	4,329	
		2012	6,081	
Universal and electronic waste collection	10,082 pounds of electronic and universal waste collected	Year	Pounds	The City facilitates the proper management and disposal of universal and electronic wastes through both EDCO and the South Bay Regional HHW Program.
		2009	2,433	
		2010	3,025	
		2011	4,371	
		2012	10,082	

Residential FY 2011-12 Results					
Targeted Outcome	Implementation Result	Assessment Result			Explanation
Pet waste collection	10 pet waste bag dispensers; 72,800 bags replaced, and an estimate of 18,200 lbs. of pet waste collected	Complete			The pet waste bag dispenser program is maintained and operated by the Ocean Blue Foundation, a local not for profit group. The City works with the Ocean Blue Foundation to ensure that the pet waste bag dispensers are maintained and the program has adequate funding. If the average pet waste weighs 4 ounces then an estimate of 18,200 lbs. of waste was collected. The City Council supports the foundation through an annual community grant.
Special event recycling and waste management	Home Front Cleanup event had 714 participants and collected 148.95 tons of materials	Year	No.	Tons	The City holds an annual Home Front Cleanup event. The Home Front Clean Up had 714 participants and disposed a total of 148.95 tons of materials. That includes 93.58 tons of diverted materials (green waste, metal, concrete, and e-waste) that was recycled.
		2009	732	154.3	
		2010	822	175.6	
		2011	753	178.8	
		2012	714	148.9	

7.0 ILLICIT DISCHARGE DETECTION AND ELIMINATION COMPONENT

7.1 Introduction

The City endeavors to prevent municipal discharges from the Municipal Separate Storm Sewer System (MS4) from causing or contributing to a violation of water quality standards. This component is primarily applicable to the Environmental Program Division of the Department of Public Works and its efforts to reduce municipal discharges of pollutants to the MS4 to the maximum extent practicable (MEP).

All components of the JURMP are represented in this report with the exception of this component. The San Diego Regional Water Quality Control Board adopted Addendum No. 2 to Order No. R9-2007-0001 (Municipal Permit), extending the annual reporting deadline associated with this component from September 30th to December 15th. This change was necessary because the program involves water quality monitoring during the dry season, defined as May 1st through September 30th, which does not allow for proper time in which to report and convey information on the dry season as a whole.

The City's implementation and assessment strategy for the illicit discharge detection and elimination component is described in the *JURMP Section 9.0*.

8.0 EDUCATION COMPONENT

8.1 Introduction

The City endeavors to implement a diverse education program in the community to reduce the impacts of urbanization on water quality. Education activities are targeted at the following groups: 1) municipal departments and personnel, 2) construction site owners and developers, 3) commercial and industrial business owners and operators, 4) residents, general public, and school children, and 5) underserved community. This component is applicable to all City departments, in particular the Environmental Program Division of the Department of Public Works, which spearheads the City's education efforts and is responsible for the annual training for municipal employees on the components and goals of the JURMP. Note that each section of this JURMP Annual Report already includes a description of education activities for each element. The City recognizes the long term importance education plays in facilitating the necessary behavioral changes to successfully reduce and eliminate pollutants from urban runoff.

8.2 Outcome Level 1a: Administration of Management Program Activities

The City's implementation and assessment strategy for the Education Component is described in the *2008 JURMP Section 10.0*. During the reporting period the City made no significant updates to the education program. The City continues to focus education efforts at the five targeted community groups. The City tailors each individual education activity to best suit the message and content for the target community; however, the overall message is consistent with the *2008 JURMP Section 10.0*. Minor changes to the program include changes to materials such as handouts, surveys, and educational guidance documents, which are continuously updated throughout the year. The City also continues to seek for ways to expand and improve the effectiveness of the education program.

8.3 Outcome Level 1b: Implementation of Management Program Activities

The Environmental Division oversees the implementation and assessment of the Education Component for the five targeted communities. The following tables and figures presented in this section provide additional information on the implementation and assessment of the Education program element:

- Table 8.1 Provides an overview of the Education program
- Table 8.2 presents and describes targeted FY 2011-12 outcomes and results
- Table 8.3 provides the education activity inventory by target community for FY 2011-12

8.4 Outcome Level 2: Knowledge and Awareness of Program Implementation by Target Community

The City implements an education program for each target community using all media as appropriate to (1) measurably increase the knowledge of the target communities regarding MS4s, impacts of urban runoff on receiving waters, and potential BMP solutions for the target audience; and (2) to measurably change the behavior of target communities and thereby reduce pollutant releases to MS4s and the

environment. During the reporting period the Environmental Division implemented a variety of techniques to capture changes in knowledge and awareness among the targeted communities. These techniques include the use of surveys, pre and post test, interactive assessments and evaluations during inspections, and regional assessment programs through the Education and Residential Sources (ERS) Workgroup.

8.5 Outcome Level 3: Behaviors and Best Management Practice (BMP) Implementation by Target Community

The City facilitates changes in behavior and implementation of BMPs by providing continuous education for each target audience using a variety of educational tools and media. The continual saturation of education for each target audience is gradually leading to a greater awareness about storm water pollution and the implementation of pollution prevention BMPs. Gauging the level of effectiveness of the education program from one year to the next is a challenging task because of the gradual nature of behavior change, but the City strives to measure this level of effectiveness and behavior change for each target audience whenever possible. Table 8.3 provides a description of how outcome level 3 is assessed for each targeted community.

8.6 Outcome Level 4: Source Load Reductions

Education is a key component of getting to source load reductions through the implementation of BMPs. Source load reductions are not easily tracked from education activities but can be implied through the proper implementation of BMPs.

Table 8.1 – Overview of Education

Category	Number	Description
A. Educational Efforts		
Municipal Departments and Personnel Events	7	Employees are trained annually on the use of BMPs in their daily operations. Face-to-face meetings are held on a regular basis with employees to discuss the JURMP and its application in their operations.
Construction Site Owners, Contractors and Developer Training Events	4	Construction Site Owners, Contractors and Developers are trained through face-to-face meetings with the Community Development Department and the Publics Works Department during the permitting process, in inspections, and in investigations of illegal discharges. Commercial Site Owners and Operators are trained through scheduled inspections by the Public Works Department Environmental Division, and through investigations of illegal discharges. All residents receive educational information in the City's newsletter, a newsletter sent out by the City's waste franchisee, website updates, materials provided at City Hall and the Public Works Department, through community presentations, etc. The City also participated with other Co-Permittees in regional outreach events that target the underserved community.
Public Participation	7	
Commercial Site Owners and Operators Training Events	3	
Residential Community and General Public Outreach Events	12	
Underserved Community	3	
School Children Outreach Events	2	
JURMP Sections		
10.0 and Appendix I		BMP requirements of the JURMP applicable to educational areas and activities were modified in accordance with the requirements of the updated Permit in March 2008.

Table 8.2 - Education Component Targeted Outcomes and Results

Education FY 2011-12 Results			
Targeted Outcome	Implementation Result	Assessment Result	Explanation
LEVEL 1a OUTCOMES (ADMINISTRATION MANAGEMENT PROGRAM ACTIVITIES)			
w) Modifications to JURMP			
Update applicable JURMP sections per Permit requirements	No major updates during the reporting period	Complete	So significant programmatic changes were made to the Education Component during the reporting year. The City is no longer the co-chair of the Education and Residential Sources workgroup because the County is taking the lead to better facilitate consultant contracts for the workgroup.
x) Updates to Program Documentation (Policies, Plans, Procedures, and Forms)			
Update program documentation for consistency with program updates	No updates made during the reporting period	Complete	The City implements surveys when feasible at education events to establish a baseline level of knowledge. Minor program updates were made throughout the year to program content to more effectively present education materials.
y) Updates to Training Program			
Update training materials for consistency with <i>2008 JURMP Section 10.0</i>	New content added as necessary to training program	Complete	The City makes annual updates to training content and materials so that each education activity provides appropriate information for the target audience. For example a new topic for this year included the requirements in the new Construction General permit. The Environmental Division coordinates training program for all targeted audiences.
z) Year-End Program Review			
Complete annual year-end program review	Review program for effectiveness and efficiency	Complete	The City continues to improve the implementation of the JURMP by conducting an annual review of each component and incorporating any modifications into the next reporting period.
LEVEL 1b OUTCOMES (IMPLEMENTATION OF MANAGEMENT PROGRAM ACTIVITIES)			
nn) Jurisdictional Requirements for Education Component			

Education FY 2011-12 Results			
Targeted Outcome	Implementation Result	Assessment Result	Explanation
Provide education to construction site owners, contractors, and developers	Educated and reinforced minimum BMP requirements for projects	Complete	Construction Site Owners, Contractors and Developers are trained through face-to-face meetings with the Community Development and the Publics Works Departments during the permitting process and pre construction meetings. Community Development holds counter hours for project applicant. Education is reinforced through inspections and in investigations of illegal discharges. The City also provides construction BMP info through brochures and on the City's website.
Provide education for municipal staff	Provided annual training and additional education opportunities to municipal staff	Complete	The Environmental Division provided 7 municipal training activities including the annual storm water training for Public Works on 10/26/11. Each division also received refresher training by the Env Specialist during the year. All new employees receive one-on-one training for storm water at the beginning of employment. City staffs are encouraged to attend training activities for storm water program outside the City for example HMP, SUSMP, and GCP. Face-to-face meetings are held on a regular basis with employees to discuss the JURMP and its application in their operations. Annual municipal inspections involve face time with each Division supervisor. Every City vehicle also contains a binder of Municipal Facility and Activity BMPs and MS4 map that get review during annual training.
Provide education to industrial and commercial owners and operators	Provided education to commercial businesses and owners	Complete	Commercial businesses receive education on storm water BMPs through a number of different methods inspections, face-to-face interaction with City staff during commercial inspections, through dissemination of education material, and through a follow up inspection letter that summarizes the results of the commercial inspection. The City also provides education to businesses during ICID investigations and educational materials to street vendors for special events. New businesses receive storm water BMP indoctrination when applying for a business permit.
Provide education to underserved community	Provided education to underserved community	Complete	Education materials are provided in both English and Spanish. The environmental division incorporates the underserved community in most education activities, which is particularly important to IB due to the large Spanish speaking community. The City also chairs the Underserved Target Audience Sub-Workgroup of the ERS workgroup.

Education FY 2011-12 Results			
Targeted Outcome	Implementation Result	Assessment Result	Explanation
Provide education to residential community, general public, and school children	Provided education to residential community, general public, and school children	Complete	The Environmental Division provided 14 education activities targeted to residential community, general public, and school children. Some of the activities included presentation to schools, after school activities at IB Sports Park, media education, Recycling All-Star award, and ILACSD school presentations. The Tijuana Estuary, State Park, FWS, YMCA Camp Surf, Surfrider, and Wildcoast also conduct environmental education and community outreach within Imperial Beach that is not currently tracked by the City but represents a significant effort to promote clean water in the region.
Provide opportunity for public participation	Provided opportunities for public education	Complete	Public participation is encouraged in the development and implementation of the JURMP. The annual JURMP Report is presented at City Council during an open public hearing process. The Environmental Division also facilitates and participates in public cleanup activities that serve as mechanism for public participation in watershed activities and provides proclamations from the Mayor to encourage such efforts.
oo) Special Investigations			
Not targeted	Mayor Proclamation for April as Environmental Awareness Month and Oct as TJ River Action Month and Recycle All Star Award	Complete	Imperial Beach proclaimed the month of April as "Environmental Awareness Month". Environmental Division scheduled a number of education activities for the month with the afterschool youth at IB Sports Park and selected a weekly recipient for the Recycling All-Star award for the month. These activities were in addition to the normal Earth Day celebrations in the region. The month of October was also proclaimed as Tijuana River Action Month. The City and EDCO also encourage recycling through the Recycle All Star program that awards \$100 to a select resident each month that demonstrates good recycling practices (which also includes clean curb and gutters in front of home).
LEVEL 2 OUTCOMES (KNOWLEDGE AND AWARENESS OF PROGRAM IMPLEMENTATION)			
a) Construction Site Owners and Developers			

Education FY 2011-12 Results			
Targeted Outcome	Implementation Result	Assessment Result	Explanation
Assess knowledge and awareness for construction site owners and operators	Assessed knowledge whenever possible	Complete	Most construction activity in the City is from small discretionary projects and CIPs. Knowledge and awareness is achieved through proper submittal of storm water documents and proper implementation of BMPs. All projects are required to submit the necessary storm water documents and implement BMPs. Deficient projects receive proper education from staff. General outcomes reveal a high level of knowledge from larger contractors and a lesser understanding of BMPs from smaller general contractors.
b) Municipal Departments and Personnel			
Assess knowledge and awareness for municipal staff	Assessed knowledge through surveys and regular meetings	Public Works survey average score of 9.58/10 correct answers	Surveys are administered during annual storm water training events. The surveys are generally challenging in nature because personnel staff are expected to have a high level of understanding of storm water program. Surveys are administered at the beginning of the training session and used as a tool to highlight specific topics during the training session.
c) Industrial and Commercial Site Owners and Operators			
Assess knowledge and awareness for commercial businesses	Assessed through interactive assessment process	Assessment results provided in Table 5.4 and figure 5.1 in the Commercial Section	The Environmental Division incorporates an interactive effectiveness assessment of commercial businesses and rates businesses on a scale of 1 out of 5. The results of the assessment are presented in Table 5.4 and Figure 5.1 in Section 5 for Industrial and Commercial Component.
d) Underserved Community			
Assess knowledge and awareness for underserved community	Assessed through Regional Copermittee group	Complete	The Education and Residential Sources Workgroup provides targeted assessment of the underserved community through event surveys and a countywide phone survey. The ERS workgroup have completed two countywide phone surveys that provide a pre and post assessment during the past 5 year permit cycle.
e) Residential Community, General Public, and School Children			

Education FY 2011-12 Results			
Targeted Outcome	Implementation Result	Assessment Result	Explanation
Assess knowledge and awareness for residential community, general public, and school children	Assessed through surveys during presentations and at events	Complete	The City worked with ILACSD to conduct targeted education and assessment for high school children. Results of pre and post test indicate a change in knowledge of high school students of 35% points between pre and post test. After the presentation students also indicated a higher likelihood of taking action to keep their watershed clean.
LEVEL 3 OUTCOMES (BEHAVIORS AND BMP IMPLEMENTATION FROM EDUCATION ACTIVITIES)			
a) Construction Site Owners and Developers			
Number of construction projects that were not in compliance with BMPs	7 of 71 construction projects were out of compliance with BMPs	90% of active construction projects in compliance with site BMPs	Most construction projects (90%) implemented the necessary BMPs as prescribed in conditions to contain potential contaminants on site. Non-compliant projects received additional education and a follow up investigation to ensure the proper BMPs were implemented and maintained.
b) Municipal Departments and Personnel			
Number of ICIDs identified and reported by municipal staff	Municipal Staff identified 105 out of 137 ICID during the reporting period	Total ICID: 137 Public Works: 97 City Hall Staff: 8	One component of the annual municipal training is the proper identification of ICIDs. During FY 2011-12 City Staff identified 77% of the reported ICIDs with non-storm water staff identifying 57% of the incidents, which again reinforces the high results from municipal staff training. General public reporting through online complaint form or hotline calls made up only 23% of the overall cases.
c) Industrial and Commercial Site Owners and Operators			
Number of commercial businesses not in compliance with minimum BMPs	31 out of 71 commercial businesses were out of minimum BMP compliance	56% of high priority businesses in complete compliance with minimum BMPs (up from 48% last year)	The City inspects 100% of high priority commercial businesses annually for proper implementation of BMPs. During the reporting period the city inspected 71 commercial businesses with the result of 14 businesses receiving an NOV for non-compliance with minimum BMPs and 31 additional businesses having minor violations that required a follow up inspection. In total 31/71 businesses required some type of enforcement action and reinsertion for minimum BMPs. A total of 111 inspections were performed.
d) Underserved Community			

Education FY 2011-12 Results			
Targeted Outcome	Implementation Result	Assessment Result	Explanation
Not targeted	Included in existing targeted audiences and regional program	Regional program conducted the second countywide phone survey reported in RURMP	The underserved community is not specifically targeted but rather included in all existing education programs. The city does work with Wildcoast to target Spanish speaking and underserved residents as well as underserved youth through after school programs at the IB Sports Park. Behaviors and BMP implementation are more effectively addressed through the Regional Copermittee group where 2 Countywide phone surveys have been conducted.
e) Residential Community, General Public, and School Children			
Number of education activities that target behavior change	14 education activities during the reporting period	Complete	Assessing changes in behavior and BMP implementation across the whole community is best addressed through regional programs. Imperial Beach focuses on targeting education through a variety of media and interactive programs that target the most people possible. Anecdotal observations from City staff reveal a continuous improvement in BMP implementation across all targeted audiences as the persistent storm water education message gradually changes public behavior.
LEVEL 4 OUTCOMES (SOURCE LOAD REDUCTIONS FROM EDUCATION ACTIVITIES)			
m) BMP Implementation			
Source load reduction	Provided education to targeted audiences	Total number of education activities:38	Source load reductions are not easily tracked from education activities but can be implied through proper implementation of BMPs. Source load reductions from cleanup activities are tracked and reported separately.

Table 8.3 Education Activity Inventory by Targeted Community

Education Activity	Date	Activity or Event Description	Topics	Participants	Effectiveness Assessment
Municipal Departments and Personnel					
Public Works Annual JURMP Training	10/26/2011	Annual Storm Water JURMP training for Public Works	Annual training on PW facility and activities BMPs, LIDs, and Tijuana River update	26	Survey and post assessment (Avg.: 9.58/10)
FYI to City Staff and Council	Weekly	Provided multiple updates on various storm water topics and current events through a weekly email newsletter sent to City staff and Council	Storm Water Program	City Staff and Council	
Code Enforcement Meeting	Monthly	Monthly meeting with Code Enforcement, Fire Inspector, Building Inspector, Community Development, and Environmental Division	Code enforcement issues many of which pertain to storm water	Env, Code, Fire, and Building Divisions	
Community Development Meeting	Weekly	Weekly staff meeting with managers from community development related to interdepartmental issues including storm water	new buildings, BMPs, storm water program	6	
Emergency Responses Plan Training	8/10/2011	Review City's emergency response plan	Emergency shut off for fuel, equipment operations, spill response	23	
Complete Streets Workshop	6/22/2012	All day workshop on complete streets	Green streets, complete streets, and regional planning	2	
Construction General Permit	multiple	QSP and QSD General Construction Permit training (JS Storm water, URS, and RBF)	QSP/QSD certification	4	Passed test exam QSP
Construction Site Owners and Developers					
Copy of storm water/grading/erosion control requirements attached to Imperial Beach issued permits and construction BMP brochure.	On going	Community Development Department disseminates BMP and storm water information with permits	BMP, pollution prevention, City storm water requirements	---	

*City of Imperial Beach
Jurisdictional Urban Runoff Management Program
Annual Report FY2011-12*

Education Activity	Date	Activity or Event Description	Topics	Participants	Effectiveness Assessment
Community Development counter hours	On going	Counter hour for education relating to construction and development in the City	BMPs, pollution prevention, City storm water regulations	---	
Streets 3B Pre Construction Meeting	12/14/2011	Review project and BMP requirements with contractors and subs	BMPs and project schedule	14	
Streets 4/5 Pre Construction Meeting	1/5/2012	Review project and BMP requirements with contractors and subs	BMPs and project schedule	14	
Commercial Owners and Operators					
Commercial Inspection	On going	Commercial business inspections	Pollution prevention, BMPs, storm water regulations		
Follow up inspection report and letter	On going	Each commercial inspection is followed up with summary report and BMP brochures by mail	Commercial BMPs, recycling and pollution prevention		
Sand Castle vender packed and inspections	7/21-24/2011	Education to Vendors and inspections during the event	Storm water pollution prevention, ICIDs	35	
Residents and General Public					
EDCO Shredding Event	7/9/2011	EDCO collected paper to shred at Mar Vista HS	Proper waste management	54	1.06 tons of paper recycled
Water Quality Workshop (When is it safe to swim?)	10/12/2011	Community workshop on beach water quality	County DEH, SCCOOS, Regional Board, Lifeguards, Coastkeeper presentations	40	
Day Without a Bag	12/15/2011	Surfrider handout reusable bags at Wally's IGA	Trash	250	
Day Without a Bag	12/15/2011	City staff handout bags at City Hall and Library	Trash	50	
City Council presentations on Tijuana River	7/6/2011 8/17/2011 2/15/2012 4/4/2012 4/18/2012 6/6/2012	Multiple updates at City Council Meetings on topics related to the environmental issues in the Tijuana River.	Over view of regulatory agencies in US and Mexico; wastewater treatment in Mexico; SCCOOS; TJ River Bacteria Study; IBWC	Public City Council Meeting	

*City of Imperial Beach
Jurisdictional Urban Runoff Management Program
Annual Report FY2011-12*

Education Activity	Date	Activity or Event Description	Topics	Participants	Effectiveness Assessment
FY 2010-11 JURMP AR Public Hearing	9/7/2011	Public hearing at City Council meeting	Overview of the FY 2010-11 JURMP AR components	Public City Council Meeting	
City Semi-Annual E-news letter	Summer/Winter	Included articles on storm water, Recycling, HHW, and street sweeping	Pollution prevention; storm water BMPs; Recycling HHW; Special Events; Street sweeping	Citywide	
EDCO Environmental Times Mailer	Quarterly	Published a variety of environmental articles in the Summer , Fall, Winter, and Spring EDCO news letters sent to all residents	Pollution prevention, special events, HHW, recycling, and storm water regulations	Citywide	
Citywide Garage Sale	4/28/2012	Annual citywide garage sale to promote reuse of items	Recycle and reuse	90	90 participants received training material from Env Division
Home Front Cleanup	5/5/2012	Citywide annual home front cleanup event	trash, recycling, HHW	714	Trash: 35.8 tons; Green waste: 20.7 tons; metal: 16.4 tons; con-demo: 72.2 tons; e-waste 7.4 tons
Christmas Tree Recycling	12/27/11 - 1/17/12	City provides 3 locations for xmas tree recycling with info	trash, recycling, and BMPS	Citywide	
Eagle and Times and UT newspaper	Multiple	Articles from City PR on variety of topics advising the community on storm water related issues	Go green in IB for Environmental Awareness Month; Tijuana River Action Month	Citywide newspaper	
Underserved Community					
Underserved Target Audience Sub-workgroup	On going	Co-chair of Education Residential Sources Workgroup, Chair of Underserved Target Audience sub-workgroup	Representation of the under community in all aspects of the regional education program	Region wide	
Spanish Calendars	2012	Developed 2011 storm water Spanish calendars and distributed 2000 through Wildcoast as part of regional Education program	Multiple storm water themes	2000	

*City of Imperial Beach
Jurisdictional Urban Runoff Management Program
Annual Report FY2011-12*

Education Activity	Date	Activity or Event Description	Topics	Participants	Effectiveness Assessment
Storm Drain Stenciling	4/21/2012 4/28/2012	Wildcoast storm drain stenciling in Imperial Beach for Env Awareness Month	Pollution prevention	20	
School Children					
ILACSD Mar Vista High School Presentations	3/23/2012	Mar Vista HS 9th, 10th, and 11th grade presentations	Storm water, watersheds, Tijuana River estuary, San Diego Bay	95	Pre and Post Tests (35% improvement)
IB Sports Park for April as environmental awareness month	4/25/2012 4/26/2012	After school activities with education staff from the Tijuana Estuary at IB Sports Park	watershed, storm water, environmental	30	
Public Participation					
Mayor Proclamation Tijuana River Action Month	10/5/2011	Public presentation at City council meeting and designation of Sep-October as TJ River Action Month	Volunteer appreciation and recognition of agency efforts in TJ River	Public City Council Meeting	
Mayor Proclamation Environmental Awareness Month	3/21/2012	Public presentation at City Council meeting and designation of April as Environmental Awareness Month in IB	Multiple environmental education activities for the month of April	Public City Council Meeting	
Coastal Cleanup Day	9/17/2011	Multiple location in TJ watershed on both sides of the border	Trash cleanup event with Wildcoast, Surfrider, and ILACSD	200+	
Fiesta del Rio	9/11/2011	All day event at Pier Plaza hosted by the TJ Estuary education staff.	Multiple topics that include storm water education	1000+	
Tijuana River Cleanup	10/15/2011	Cleanup at Dairy Mart Road	Cleanup coordinated by Wildcoast and Surfrider	45	
Creek to Bay Cleanup	4/28/2012	Annual Coastkeeper Creek to Bay cleanup	Cleanup of multiple location in the region including IB	Region wide	
Sand Castle Event	7/21-24/2011	Annual Sandcastle event with church group providing volunteers for trash and recycling service and enforcement of BMPs for street vendors	Trash, Recycling, and storm water BMPS	Large Event	

9.0 Public Participation

9.1 Introduction

The City is required to incorporate a mechanism for Public Participation in the updating, development, and implementation of the JURMP. Public involvement in the JURMP leads to a greater understanding of public perception and attitudes towards the problem of storm water pollution and helps the City implement a more effective storm water program. The Environmental Division regularly interacts with residents, commercial businesses, municipal staff, and developers while conducting inspections, education activities, BMP enforcement, and other JURMP implementation components. The City also makes additional efforts to include public participation in the implementation and development of the JURMP by providing opportunities throughout the year to provide comments and feedback.

9.2 Public Participation Efforts

The City holds a public hearing and solicits public comments prior to the adoption and submittal of the JURMP and its Annual Reports. The public was notified on this Annual Report in the Imperial Beach *Eagle & Times* newspaper and through public hearing notices that were posted at City Hall and the Imperial Beach Public Library. A draft of this JURMP Annual Report was made available for public viewing at the Imperial Beach City Hall, posted on the City's website, and presented at a public hearing to City Council on September 19, 2012.

Other public participation mechanisms the City uses include the operation of a storm water hotline and online reporting tool to report violations, coordination of cleanup activities such as the pet waste bag program and trash clean ups with local organizations, involvement with local environmental groups to spread awareness of urban runoff pollution, the City's storm water education program, participation with civic organizations, Mayor proclamations for Tijuana River Action Month and Environmental Awareness Month, and City special events.

10.0 Fiscal Analysis Component

10.1 Introduction

The Environmental Program Division of the Department of Public Works is responsible for the fiscal analysis of the storm water program. Implementation costs for the JURMP are approximately \$773,075. Revenue source used by the City to fund the requirements of the Municipal Permit is the City general fund. The City also administered two grant projects in the approximate amount of \$577,247 for the Tijuana River Bacteria Source Identification Study and the Los Laureles Trash Tracking Study

10.2 General Budget Information

The costs of implementing the JURMP are spread across the whole City. Each Department and associated Division has an established role in implementing the components of the JURMP. However, the primary responsibility of implementing the storm water program is split between the Department of Public Works and Community Development Department.

10.3 Fiscal Analysis Methods

The Standardized Fiscal Analysis Methods and Format (Fiscal Analysis Methods) were collaboratively developed and adopted by the Copermittees in January 2009 in accordance with sections G, J.1.a(3)(k), and J.1.c(1)(d) of NPDES Order No. R9-2007-0001. This section of the JURMP report follows the standardized Regional Fiscal Analysis Methods adopted by all Copermittees.

10.4 Fiscal Analysis Results

10.4.1 Expenditures

The expenditures for FY 2011-12 are provided in the tables below. The standardized fiscal analysis method does not exactly correspond to the line item budget maintained by the City. The values presented in Table 10.1 are therefore an extrapolation of the expenditures made that correspond best to the itemized categories. Table 10.2 also provides the expenditures related to City grant funded projects which included the Prop 50 Clean Beaches Initiative grant for the Tijuana River Bacteria Source Identification Study and the Cleanup and Abatement funding for the Los Laureles Trash Tacking Study.

The implementation of all JURMP Components involves every City Department and Division and the actual implementation costs for the program may exceed the amount posted below. The costs being reported only cover the expenditures tracked by the City of Imperial Beach Environmental Division budget.

Table 10.1 Expenditures on JURMP for FY 2011-12

Administration	\$142,906
Development Planning	\$80,295
Construction	\$11,150
Municipal	\$287,020
Industrial Commercial	\$6,920
Residential	\$16,695
IDDE	\$34,440
Education	\$16,447
Public Participation	\$9,420
Special Investigations	\$0
Non-Emergency Firefighting	\$99,656
Regional Costs	\$68,124
Total	\$773,075

Table 10.2 Grant Funded City Projects FY 2011-12

Tijuana River Bacteria Study	\$ 562,247
Los Laureles Trash Tacking	\$15,000

10.4.2 Funding Source

Revenue source used by the City to fund the requirements of the Municipal Stormwater Permit is exclusively from the City's general fund.

11.0 Program Effectiveness Assessment

11.1 Introduction

The Environmental Program Division is responsible for the effectiveness assessment of JURMP activities and implementation of BMPs for each major component of the storm water program. Effectiveness assessments are incorporated into the storm water program whenever feasible to help inform the adaptive management process.

The structure of this Annual Report evaluates the level of effectiveness for each JURMP component in the context of program planning, management, and implementation. The City uses the structural hierarchy of levels that were established in the *2003 Framework for Assessing the Effectiveness of Jurisdictional Urban Runoff Management Programs*. Each section of this Annual Report incorporates program effectiveness on Outcome Level 1 through Outcome Level 4. In general, Outcome Levels 1, 2, and 3 are best addressed on a Jurisdictional scale. Outcome Level 4 measurements of load reductions are provided whenever possible, but for the most part, assessment of changes to water quality (Levels 4, 5, and 6) are best addressed at the watershed or regional scale.

11.2 Outcome Level 1a: Administration of Management Program Activities

The administration of management program activities addresses modifications to the *2008 JURMP*, updates to program documentation or procedures, end of the year program review, and updates to inventories for next fiscal year.

The City's implementation and assessment strategy for the program effectiveness is described in the *JURMP Section 13.0*.

11.3 Outcome Level 1b: Implementation of Management Program Activities

The implementation of management program activities addresses BMP confirmation requirements, proper documentation, training, inspections, public awareness and response, and special investigations for each component of the *2008 JURMP*. The tables in each section of the Annual Report present and describe targeted outcomes and results based on program implementation for the reporting period.

11.4 Outcome Level 2: Knowledge and Awareness of Program Implementation

Knowledge and awareness are targeted and assessed as necessary within each element of this Annual Report independently.

11.5 Outcome Level 3: Behaviors and Best Management Practice (BMP)

Behaviors and BMP implementation are assessed within the tables located in each section of this Annual Report.

11.6 Outcome Level 4 – Source Load Reductions

Source load reductions are targeted and assessed as necessary within each element of this Annual Report independently.

12.0 Special Investigations

12.1 Introduction

This section describes special investigations that were conducted above and beyond Permit requirements, but with the ultimate goal of better understanding and controlling urban runoff and storm water pollution. Special investigations relevant to each JURMP component are assessed in the tables of each section of this Annual Report. The discussion presented in this section provides additional details on the special investigation for the Tijuana River Bacterial Source Identification Study and Los Laureles Trash Tracking Study.

12.2 Tijuana River Bacteria Source Identification Study

In April 2008, the City of Imperial Beach (City) was awarded a Clean Beach Initiative (CBI) grant by the State Water Resources Control Board (SWRCB) (Grant Program Agreement No. 07-584-550-0) to assess the potential sources of indicator bacteria on the United States (U.S.) side of the Tijuana River Watershed that may be impacting the Tijuana River Estuary and adjacent beaches. The resultant project was named the *Tijuana River Bacterial Source Identification Study*. The contract timeline for the work identified for the study was as follows:

- The SWRCB Contract for the City of Imperial Beach was awarded in February 28, 2008.
- The Contract was closed by the SWRCB due to the State-wide funding crisis on December 17, 2008.
- The Project was reopened on May 6, 2010.
- The Project end date is October 1, 2012.

The overall goal of the study was to identify sources of indicator bacteria in the Tijuana River Watershed within the U.S. side of the U.S./Mexico border that have the potential to impact the Tijuana River Estuary and adjacent beaches. Within this larger framework, the study had several specific objectives:

1. Identify anthropogenic sources of bacteria,
2. Identify non-anthropogenic sources of bacteria,
3. Assess annual bacteria loads into the Tijuana River,
4. Identify point and non-point sources (NPSs) of bacterial pollutants, and
5. Develop best management practices (BMPs) to reduce bacterial loads originating in from the U.S. side of the border.

To address these objectives, the project had several elements:

- Multiple Sanitary and Dry Weather Surveys,
- Wet Weather Assessments of multiple storm events,
- A Series of Special Studies (Groundwater, Goat Canyon Sediment, and Seacoast Dr. sewer line)
- BMP Concept Designs and Prioritization for urban areas in the US.

There were numerous findings from this multi-year, multi-faceted study. The final report will be submitted to the State Water Board in October and available on the City's website. The major conclusions drawn from the results of the monitoring and special studies are summarized below.

- The pollution sources and their impact on the Tijuana River Estuary vary dramatically by season. During dry weather, the estuary is relatively un-impacted from the watershed, and the estuary is a healthy, vibrant and vital ecosystem. During storm events, flows from Mexico transform the estuary into a severely impacted, polluted and hazardous water body with extremely elevated bacterial concentrations and elevated potential health risk to the environment and the public.
- Extensive dry weather and sanitary surveys revealed several locations in the watershed where indicator bacterial concentrations were high, or there was evidence of human fecal contamination, but the contamination was determined to be ephemeral and not related to a consistent source (such as leaking infrastructure).
- Dry weather surveys also revealed that there is very little hydrologic connection between watershed surface waters and the estuary (with the exception of some small drainages).
- Semi-natural BMPs such as soft-bottom sediments and ponds at the base of the major sub-drainages prevent the large majority of dry weather flows from entering the estuary.
- During wet weather, approximately 99% of the indicator bacterial loads entering the Tijuana River Estuary and Pacific Ocean originate from un-diverted flows from the Tijuana River main stream and tributary channels from Mexico.
- Proactive steps to reline the sewage system along Seacoast Drive by the City of Imperial Beach appear to have eliminated a suspected source of human fecal contamination from entering the northern arm of the estuary.
- Groundwater associated with the main stream of the Tijuana River at the U.S. Mexico Border may have elevated bacterial and nutrient levels compared to relatively clean sites closest to the estuary, suggesting the groundwater may not be a likely source of bacterial contamination to the estuary. However, the presence of enterovirus at sites closest to the estuary suggest that further studies may be needed to better understand surface groundwater interactions and the potential risk to estuary surface waters from groundwater resources.
- Sediments within the Goat Canyon Sediment Basins appear to act as a reservoir for indicator bacteria that has the potential to impact receiving waters for several days if the sediment were used for beach replenishment. Further studies are needed to clarify potential impacts indicated by this initial, small-scale study.
- Based on the findings of these studies, BMPs were designed and prioritized on their ability to reduce bacterial loads and will serve as a tool for managers to reduce potential impacts to the Tijuana River Estuary.

12.3 Los Laureles Trash Tracking Study

In June 2011 the City was awarded \$15,000 in funds from the State Water Board Cleanup and Abatement Account for the Los Laureles Trash Tracking Study. The purpose of the study was to scientifically document the trans-border flow of trash into the Tijuana River Valley from illegal stockpiles originating in Mexico. The results of this study provide an important step towards developing bi-national policy to address cross border sources of trash that ends up in the Tijuana River Valley. The project was a joint effort by UCSD, City of Imperial Beach, and Tijuana River National Estuarine Research Reserve.

The goals and objectives of this project are as follows:

1. To Produce a Scientific Record of unmanaged Open Dump Sites in Los Laureles Canyon
 - a. Objective – Geo-locate and map all significant open dump sites using GPS and ArcGIS software
 - b. Objective – Record spatial attributes, land-use, and soil conditions of dump sites (in an effort to qualify conditions that stimulate waste flows)
 - c. Objective – Create database of sites attributes and geography including descriptive attributes of waste found at dump sites

2. Track the Flow of Trash from Los Laureles Canyon to TRNERR during Coastal Storms
 - a. Objective – Deploy 2,000 Trash-Tracker Probes housing RFID tags at significant dump sites in canyon (approx. 100 sites)
 - b. Objective – Map the course of trash-flows using ArcGIS software
 - c. Objective – Geo-locate Trash-Tracker Probes on the U.S. side of the border (post-storms) using RFID technology and map resting places

3. Share Scientific Record with Stakeholders: Community Members/Policy Makers/Government Officials
 - a. Objective – Provide database of baseline data
 - b. Objective – Provide map of canyon dump site locations
 - c. Objective – Provide map of trash-flow (initial site, progress, resting place)
 - d. Objective – Provide stakeholders with final analysis of case study

Work started on the project in the fall of 2011 prior to the first winter storms with the placement of trash probes in Mexico at identified illegal dumpsites. The trash probes that made it across the border were then collected in the spring of 2012 on the US side of the border from the Goat Canyon sediment basin. The results of the study demonstrated the hypothesized link between illegal trash dumpsites in Mexico and the trash that makes it across the border into the Tijuana Estuary every winter. The results of the study were presented to officials in Mexico and United States and lead to increased efforts in 2012 by Mexican authorities to clean up trash from illegal dumpsites and create constructive dialogue between both countries to better manage the trans-border flow of trash.

13.0 Non-Emergency Fire Fighting

13.1 Introduction

The City requires pollution prevention measures and BMPs to reduce or eliminate non-emergency firefighting flows. The Environmental Division assists the Fire Department in implementing control measures to prevent or control pollutants from both emergency and non-emergency firefighting activities. The 2008 JURMP Section 2.2 identifies the BMPs that are implemented as part of firefighting activities.

Non-emergency firefighting activities, such as training activities that simulate emergency responses, are performed in a manner that eliminates discharges to the storm water system whenever practicable, and minimizes discharges to the storm water conveyance system when elimination of discharges is practicably unavoidable. The following best management practices are implemented as part of these activities:

- Water flows are directed to landscaped areas whenever possible
- When flowing water to an area where landscaping does not prevent runoff, the area selected shall be surveyed by the Officer in charge prior to training activities to ensure that debris will not enter into the storm water system as a result of the drill
- Areas that have debris, which could potentially enter the storm water system as a result of the drill activities, will not be used for training until debris has been removed. Referrals to the Department responsible for the debris removal will be made as needed
- Live fire training activities will be pre-planned to allow integration of barriers to off-site runoff, which could contribute to storm water discharges
- Discharges from maintenance of equipment and restoration of hoses, vehicles, tools, ladders and other emergency response equipment are directed to the sewage, and dry methods are used whenever practical
- Staff is trained on good housekeeping practices to be used during standard facility maintenance procedures
- The firefighting personnel and inspectors receive annual pollution prevention training from Environmental Specialist
- Vehicle washing or equipment cleaning is conducted over a wash bay that drains to the sewer
- The fire inspector participates in monthly code enforcement meetings

14.0 JURMP Revisions

14.1 Introduction

The Environmental Program Division of the Department of Public Works is responsible to maximize program effectiveness by identifying and describing any JURMP modifications that are made during the reporting period, or that are proposed or planned for the next reporting period. Under the reporting format of this Annual Report, any modification or proposed changes made to the *2008 JURMP* are identified in the Program Planning and Administration subsection within each preceding Section of this report.

14.2 JURMP Updates

During the reporting period the City did not make any significant changes to the JURMP storm water program. No significant updates are anticipated until the Regional Board adopts a new region wide MS4 permit. The release of the next draft permit is anticipated for the fall of 2012. The City is currently working with Regional Board staff and the San Diego County Copermittees, Riverside, and Orange County on the next update to the MS4 permit. It is anticipated that the next permit will allow for a more adaptive and watershed approach based permit. Until the next permit is released, the City will continue to implement the current JURMP program.

15.0 Conclusions and Recommendations

15.1 Introduction

The City continues to made progress in further developing and refining its urban runoff and management program. The City believes that the management programs and activities implemented by municipal staff demonstrate a high level of compliance with the regulatory mandates of the Municipal Storm Water Permit, and underscore the City's commitment to reducing and eliminating pollutants related to urban runoff. The City's urban runoff management program outlined in this Annual Report successfully meets these regulatory requirements and in some cases exceeds the minimum Permit requirements.

The JURMP and all the Annual Reports are a living document that evolve over time and build upon the success and sometimes failure of management program activities. The City endeavors to implement the most effective storm water program possible, building upon the existing program, and given the resources that are available to the City. Looking forward to FY 2012-13 and beyond, the City is committed to continuing with many of the programs and management activities implemented in this report. The City is also looking ahead to the next reissued storm water permit for 2013 that will include adaptive management and a watershed approach to program implementation as guiding principles. The City is committed to working with the Copermittees, Regional Board, and local stakeholders on the next permit to implement a sustainable storm water management program that balances environmental, economic, and social needs.

APPENDIX 1

Commercial Business Inventory FY 2011 - 12

FACILITY NAME	STREET NUMBER	SUITE NUMBER	STREET NAME	City	State	ZIP CODE	Hydrologic Area	SIC CODE	NAICS Code	PRINCIPLE PRODUCTS SERVICES	Bacteria	Gross Pollutants	Metals	Nutrients	Oil & Grease	Organics	Pesticides	Sediment	Trash	Tributary to 303(d) Listed	303(d) Pollutants Generated	APN	latitude	longitude
13TH ST MARKET	1126	N	13TH ST	IMPERIAL BEACH	CA	91932	911.11	6162	522390	CKCASH									X	Yes	Yes	6330221900	32.575943	-117.105862
7 ELEVEN 18322/RNJ ENTERPRISES	657		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	5999	453998	RETL	X				X	X			X	No	No	6252541100	32.58376	-117.118931
7-ELEVEN 13563	197		PALM AVE	IMPERIAL BEACH	CA	91932	910.1	5999	453998	RETL	X				X	X			X	No	No	6251912500	32.583807	-117.129828
7-ELEVEN 24344	1311		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	5999	453998	RETL	X	X	X		X	X			X	No	No	6270111800	32.58364	-117.105344
7-ELEVEN STORE #23982A-2131	1303		IMPERIAL BEACH BLVD	IMPERIAL BEACH	CA	91932	911.11	5999	453998	RETL	X	X	X		X	X			X	Yes	Yes	6330310100	32.576412	-117.105527
AB BRITE CLEANERS & LAUNDRY	674		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE									X	No	No	6251401700	32.58408	-117.118594
AFTER SCHOOL UNLIMITED	497	#09	11TH ST	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE										No	No	6260600600	32.587617	-117.110422
ALBETO'S TACO SHOP	1183		13TH ST	IMPERIAL BEACH	CA	91932	911.11	5812	722110	EATING	X	X		X	X	X			X	Yes	Yes	6330313000	32.575108	-117.105547

FACILITY NAME	STREET NUMBER	SUITE NUMBER	STREET NAME	City	State	ZIP CODE	Hydrologic Area	SIC CODE	NAICS Code	PRINCIPLE PRODUCTS SERVICES	Bacteria	Gross Pollutants	Metals	Nutrients	Oil & Grease	Organics	Pesticides	Sediment	Trash	Tributary to 303(d) Listed	303(d) Pollutants Generated	APN	latitude	longitude	
ALL AMERICAN CAR WASH IB	1158		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE		X	X			X				X	No	No	6262300500	32.58413	-117.109042
ALL PHASE DEVELOPMENT	1187		13TH ST	IMPERIAL BEACH	CA	91932	911.11	1799	238990	GENCONT											Yes	No	6330311500	32.575049	-117.105547
ALL PRO HOME IMPROVEMENTS	1258	B	IMPERIAL BEACH BLVD	IMPERIAL BEACH	CA	91932	911.11	7299	561990	SERVICE											Yes	No	6265420900		
ALLSTATE INSURANCE	1228		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	7389	561499	PROF											No	No	6262411900	32.58412	-117.10735
AMANDA'S HAIRSTYLING	637		9TH ST	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE											No	No	6262121400	32.584887	-117.114135
AMERICAN LEGION POST NO 820	1268		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	5812	722110	EATING	X	X		X	X	X				X	No	No	6262420900	32.58412	-117.106402
AMERICAN OMBUDSMAN ENTERPRISES	150		PALM AVE	IMPERIAL BEACH	CA	91932	910.1	7389	561499	PROF											No	No	6250140700	32.58408	-117.130638
AMOR FLOWERS & TUX	181		PALM AVE	IMPERIAL BEACH	CA	91932	910.1	5999	453998	RETL											No	No	6251911700	32.583808	-117.130104

FACILITY NAME	STREET NUMBER	SUITE NUMBER	STREET NAME	City	State	ZIP CODE	Hydrologic Area	SIC CODE	NAICS Code	PRINCIPLE PRODUCTS SERVICES	Bacteria	Gross Pollutants	Metals	Nutrients	Oil & Grease	Organics	Pesticides	Sediment	Trash	Tributary to 303(d) Listed	303(d) Pollutants Generated	APN	latitude	longitude
ANCHOR MOTORS	740		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	5012	421110	AUTO					X					No	No	6262021900	32.5841	-117.117599
ANN PHAM	750	A-1	13TH ST	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE										No	No	6263121400	32.583011	-117.105839
AROMA THAI RESTAURANT	757		SEACOAST DR	IMPERIAL BEACH	CA	91932	910.1	5812	722110	EATING	X	X		X	X	X			X	No	No	6251920400	32.58251	-117.131642
ARTCO PICTURE FRAMES	716	A	BASSWOOD AVE	IMPERIAL BEACH	CA	91932	910.2	5046	421440	WHOL										No	No	6260212300	32.590411	-117.117504
ARTWHEEL	133		ELDER AVE	IMPERIAL BEACH	CA	91932	911.11	7299	561990	SERVICE										Yes	No	6253530400	32.578692	-117.13094
ASHLEY DE FRATES	704		SEACOAST DR	IMPERIAL BEACH	CA	91932	910.1	7299	561990	SERVICE										No	No	6251811305	32.583555	-117.131854
ASHUR LIQUOR	750		13TH ST	IMPERIAL BEACH	CA	91932	910.2	5999	453998	RETL									X	No	No	6263121400	32.583011	-117.105839
AT&T	1497		13TH ST	IMPERIAL BEACH	CA	91932	911.11	7299	561990	SERVICE										Yes	No	6332234700	32.569207	-117.10548
AT&T MOBILITY	600		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE										No	No	6251401900	32.584072	-117.120629
AT&T MOBILITY	825		IMPERIAL BEACH BLVD	IMPERIAL BEACH	CA	91932	911.11	7299	561990	SERVICE										Yes	No	7602421200	32.576429	-117.116015
AUNT ELLEN'S WATER	600	#101	PALM AVE	IMPERIAL BEACH	CA	91932	910.2	5999	453998	RETL										No	No	6251401400	32.584072	-117.120629

FACILITY NAME	STREET NUMBER	SUITE NUMBER	STREET NAME	City	State	ZIP CODE	Hydrologic Area	SIC CODE	NAICS Code	PRINCIPLE PRODUCTS SERVICES	Bacteria	Gross Pollutants	Metals	Nutrients	Oil & Grease	Organics	Pesticides	Sediment	Trash	Tributary to 303(d) Listed	303(d) Pollutants Generated	APN	latitude	longitude
BEACH CLUB GRILLE	710	F	SEACOAST DR	IMPERIAL BEACH	CA	91932	910.1	5812	722110	EATING	X	X		X	X	X			X	No	No	6251821051	32.583076	-117.1318
BEACH SIDE STATION	681		HIGHWAY 75	IMPERIAL BEACH	CA	91932	910.2	5541	447190	GAS	X	X	X		X	X			X	No	No	6262501200	32.584501	-117.118603
BEAN THERE BREWED THAT	600	#112	PALM AVE	IMPERIAL BEACH	CA	91932	910.2	5812	722110	EATING	X	X		X	X	X			X	No	No	6251401400	32.584072	-117.120629
BERNARDO SHORES	500		HIGHWAY 75	IMPERIAL BEACH	CA	91932	910.2	7033	721211	RVMOBIL		X			X				X	No	No	6251402000	32.586034	-117.120221
BIBBEY'S GIFT SHOP	903		SEACOAST DR	IMPERIAL BEACH	CA	91932	910.1	5999	453998	RETL									X	No	No	6253510100	32.580109	-117.131601
BIBBEY'S SHELLS AND ROCKS	903		SEACOAST DR	IMPERIAL BEACH	CA	91932	910.1	5999	453998	RETL									X	No	No	6253510100	32.580109	-117.131601
BIG KAHUNA'S PIZZA N STUFFS	600	#117	PALM AVE	IMPERIAL BEACH	CA	91932	910.2	5812	722110	EATING	X	X		X	X	X				No	No	6251401900	32.584072	-117.120629
BILBRAY TAX SERVICE	970	#07	SEACOAST DR	IMPERIAL BEACH	CA	91932	911.11	7389	561499	PROF										Yes	No	6253400700	32.578645	-117.131891
BILLIE JEAN'S HAIRSTYLING	1144		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE										No	No	6261700500	32.58413	-117.109567

FACILITY NAME	STREET NUMBER	SUITE NUMBER	STREET NAME	City	State	ZIP CODE	Hydrologic Area	SIC CODE	NAICS Code	PRINCIPLE PRODUCTS SERVICES	Bacteria	Gross Pollutants	Metals	Nutrients	Oil & Grease	Organics	Pesticides	Sediment	Trash	Tributary to 303(d) Listed	303(d) Pollutants Generated	APN	latitude	longitude
BOCA RIO PRINT	497	#10	11TH ST	IMPERIAL BEACH	CA	91932	910.2	5999	453998	RETL										No	No	6260600600	32.587617	-117.110422
BOWMAN'S MARKET	1008		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	5999	453998	RETL									X	No	No	6262221100	32.584072	-117.111372
BOYS & GIRLS CLUB OF IB	847		ENCINA AVE	IMPERIAL BEACH	CA	91932	910.2	7999	713990	BINGO										No	No	6264001200	32.580074	-117.115705
BOYS & GIRLS CLUB OF IB	847		ENCINA AVE	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE										No	No	6264001200	32.580074	-117.115705
BRIDGET FAIRFIELD	704		SEACOAST DR	IMPERIAL BEACH	CA	91932	910.1	7299	561990	SERVICE										No	No	6251811305	32.583555	-117.131854
BRYANTS AUTO REGISTRATION SVS	1235		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE										No	No	6263111400	32.58364	-117.107297
BULLPEN TAVERN	706		HIGHWAY 75	IMPERIAL BEACH	CA	91932	910.2	5812	722110	EATING	X	X		X	X	X			X	No	No	6262011100	32.584607	-117.117769
BY THE SEA RESIDENTIAL CARE	829		EMORY ST	IMPERIAL BEACH	CA	91932	910.2	8361	623990	DAYCARE										No	No	6263220400	32.581758	-117.112893
C.H. DONUTS	1070	A	13TH ST	IMPERIAL BEACH	CA	91932	911.11	5812	722110	EATING	X	X		X	X	X			X	Yes	Yes	6265421100	32.577073	-117.105853
CA ALUMINUM&VINYL WINDOWS INC	754		10TH ST	IMPERIAL BEACH	CA	91932	910.2	5999	453998	RETL										No	No	6262821500	32.58299	-117.111994

FACILITY NAME	STREET NUMBER	SUITE NUMBER	STREET NAME	City	State	ZIP CODE	Hydrologic Area	SIC CODE	NAICS Code	PRINCIPLE PRODUCTS SERVICES	Bacteria	Gross Pollutants	Metals	Nutrients	Oil & Grease	Organics	Pesticides	Sediment	Trash	Tributary to 303(d) Listed	303(d) Pollutants Generated	APN	latitude	longitude
CA STATE PARKS/TJ RIVER ESTUAR	301		CASPIAN WAY	IMPERIAL BEACH	CA	91932		7299	561990	SERVICE										No	No	6324003200		
CAFE DI ROMA	633		9TH ST	IMPERIAL BEACH	CA	91932	910.2	5812	722110	EATING	X	X		X	X	X			X	No	No	6262121400	32.584935	-117.114134
CALIFORNIA-AMERICAN WATER COMP	1019		CHERRY AVE	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE										No	No	6261021000	32.588539	-117.111495
CAMP, CATHY	704		SEACOAST DR	IMPERIAL BEACH	CA	91932	910.1	7299	561990	SERVICE										No	No	6251811305	32.583555	-117.131854
CARL'S JR. #585	700		13TH ST	IMPERIAL BEACH	CA	91932	910.2	5812	722110	EATING	X	X		X	X	X			X	No	No	6263121300	32.583631	-117.105846
CARMEN'S BEAUTY SALON	1177		13TH ST	IMPERIAL BEACH	CA	91932	911.11	7299	561990	SERVICE										Yes	No	6330313000		
CHARLENE HEGARTY	710	E	SEACOAST DR	IMPERIAL BEACH	CA	91932	910.1	7299	561990	SERVICE										No	No	6251821050	32.583076	-117.1318
CHOCO'S HAIRCUTTING	1256		IMPERIAL BEACH BLVD	IMPERIAL BEACH	CA	91932	911.11	7299	561990	SERVICE										Yes	No	6265420900	32.576671	-117.106592
CHURCH OF CHRIST OF IB	640		10TH ST	IMPERIAL BEACH	CA	91932	910.2	8699	813410	NONPROF										No	No	6262212800	32.584827	-117.111994
CIRCLE H LIQUOR	600	#113	PALM AVE	IMPERIAL BEACH	CA	91932	910.2	5999	453998	RETL									X	No	No	6251401400	32.584072	-117.120629

FACILITY NAME	STREET NUMBER	SUITE NUMBER	STREET NAME	City	State	ZIP CODE	Hydrologic Area	SIC CODE	NAICS Code	PRINCIPLE PRODUCTS SERVICES	Bacteria	Gross Pollutants	Metals	Nutrients	Oil & Grease	Organics	Pesticides	Sediment	Trash	Tributary to 303(d) Listed	303(d) Pollutants Generated	APN	latitude	longitude
CITY NAILS	750	A-1	13TH ST	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE										No	No	6263121400	32.583011	-117.105839
COLWELL REALTY	134		PALM AVE	IMPERIAL BEACH	CA	91932	910.1	7389	561499	PROF										No	No	6250140500	32.584081	-117.130909
COMPREHENSIVE TRAINING SYSTEMS	497	#04	11TH ST	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE										No	No	6260600600	32.587617	-117.110422
COMPUTERVILLE	740		10TH ST	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE										No	No	6262822500	32.58316	-117.111993
CORONADO BAY URGENT CARE	600	#108	PALM AVE	IMPERIAL BEACH	CA	91932	910.2	8049	621399	HEALTH										No	No	6251401900	32.584072	-117.120629
COW-A-BUNGA CA GLACIER FNAM	10	#E	EVERGREEN AVE	IMPERIAL BEACH	CA	91932	910.1	5812	722110	EATING	X	X		X	X	X			X	No	No	7602420903	32.579651	-117.132455
COX BAIT & TACKLE	996		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	5999	453998	RETL										No	No	6262211100	32.584093	-117.112008
CRAZY LADY'S	600	#105	PALM AVE	IMPERIAL BEACH	CA	91932	910.2	5999	453998	RETL										No	No	6251401900	32.584072	-117.120629
CRISS CROSS SALON	1115		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE										No	No	6263012300	32.58365	-117.110177
CROSSROAD PETROLEUM INC.	1185		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	5541	447190	GAS	X	X			X	X			X	No	No	6263021600	32.583675	-117.10857

FACILITY NAME	STREET NUMBER	SUITE NUMBER	STREET NAME	City	State	ZIP CODE	Hydrologic Area	SIC CODE	NAICS Code	PRINCIPLE PRODUCTS SERVICES	Bacteria	Gross Pollutants	Metals	Nutrients	Oil & Grease	Organics	Pesticides	Sediment	Trash	Tributary to 303(d) Listed	303(d) Pollutants Generated	APN	latitude	longitude
CROW SANTIAGO JR	1155		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE										No	No	6263022000	32.58365	-117.109153
CRYSTAL COVE COCKTAILS	995		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	7299	711120	DANCE										No	No	6262822200	32.583793	-117.111898
CVS/PHARMACY #9120	800		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	5999	453998	RETL										No	No	6262110600	32.584154	-117.115976
CYNTHIA SEPULVEDA	637		9TH ST	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE										No	No	6262121400	32.584887	-117.114135
D & L LOCKSMITH	1148		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE										No	No	6261700500	32.584078	-117.109484
D'AMES FITNESS	704		SEACOAST DR	IMPERIAL BEACH	CA	91932	910.1	7299	561990	SERVICE										No	No	6251811305	32.583555	-117.131854
DARMA DESIGNS	600	#225	PALM AVE	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE										No	No	6251401900	32.584072	-117.120629
DEPENDABLE CARBURETOR EXCHANGE	660		EMORY ST	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE		X	X		X	X			X	No	No	6262122400	32.584593	-117.113213
DESPHY'S CLEANERS	600	#104	PALM AVE	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE										No	No	6251401900	32.584072	-117.120629
DIEP LE	750	A-1	13TH ST	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE										No	No	6263121400	32.583011	-117.105839

FACILITY NAME	STREET NUMBER	SUITE NUMBER	STREET NAME	City	State	ZIP CODE	Hydrologic Area	SIC CODE	NAICS Code	PRINCIPLE PRODUCTS SERVICES	Bacteria	Gross Pollutants	Metals	Nutrients	Oil & Grease	Organics	Pesticides	Sediment	Trash	Tributary to 303(d) Listed	303(d) Pollutants Generated	APN	latitude	longitude
DIVINE RENEWAL	668		10TH ST	IMPERIAL BEACH	CA	91932	910.2	5999	453998	RETL										No	No	6262211000	32.584491	-117.111992
DOLLAR STORE	894	A	PALM AVE	IMPERIAL BEACH	CA	91932	910.2	5999	453998	RETL										No	No	6262110700	32.584139	-117.114504
DON PANCHO'S MEXICAN FOOD	690		HIGHWAY 75	IMPERIAL BEACH	CA	91932	910.2	5812	722110	EATING	X	X		X	X	X			X	No	No	6260705800	32.584833	-117.118321
DREW LINDEN MEIER	1155		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE										No	No	6263022000	32.58365	-117.109153
E.N.S. COIN LAUNDRY	1167		13TH ST	IMPERIAL BEACH	CA	91932	911.11	7299	561990	SERVICE										Yes	No	6330313000	32.575346	-117.105546
ECONO LUBE N' TUBE	772		13TH ST	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE		X	X		X	X			X	No	No	6263121100	32.582738	-117.105835
ED'S SHOE REPAIR	635		9TH ST	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE										No	No	6262121400	32.584911	-117.114135
EL CILANTRO CAFE	764		13TH ST	IMPERIAL BEACH	CA	91932	910.2	5812	722110	EATING	X	X		X	X	X			X	No	No	6263121100	32.582838	-117.105836
EL TAPATIO CATERING	667		SILVER STRAND BLVD	IMPERIAL BEACH	CA	91932	910.1	5812	722110	EATING	X	X		X	X	X			X	No	No	6250241200	32.584428	-117.12804
EL TAPATIO RESTAURANT INC	260		PALM AVE	IMPERIAL BEACH	CA	91932	910.1	5812	722110	EATING	X	X		X	X	X			X	No	No	6250250100	32.584068	-117.128037

FACILITY NAME	STREET NUMBER	SUITE NUMBER	STREET NAME	City	State	ZIP CODE	Hydrologic Area	SIC CODE	NAICS Code	PRINCIPLE PRODUCTS SERVICES	Bacteria	Gross Pollutants	Metals	Nutrients	Oil & Grease	Organics	Pesticides	Sediment	Trash	Tributary to 303(d) Listed	303(d) Pollutants Generated	APN	latitude	longitude
ELM ADULT DAY HEALTH CARE CTR	1220		ELM AVE	IMPERIAL BEACH	CA	91932	910.2	8361	623990	DAYCARE										No	No	6263412000	32.580809	-117.1076
EPIFANIA A HENRY	600	#102	PALM AVE	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE										No	No	6251401400	32.584072	-117.120629
EPISCOPAL COMMUNITY SERVICES	1340		IMPERIAL BEACH BLVD	IMPERIAL BEACH	CA	91932	911.11	8049	621399	HEALTH										Yes	No	6272201400	32.576657	-117.104813
EPISCOPAL COMMUNITY SERVICES	485		IMPERIAL BEACH BLVD	IMPERIAL BEACH	CA	91932	911.11	8361	623990	DAYCARE										Yes	No	6320841100	32.576485	-117.122693
ESTHER'S MEXICAN FOOD	1004		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	5812	722110	EATING	X	X		X	X	X			X	No	No	6262221100	32.584048	-117.111402
EVERGREEN II	1258		IMPERIAL BEACH BLVD	IMPERIAL BEACH	CA	91932	911.11	7389	561499	PROF										Yes	No	6265420900	32.57669	-117.106558
EVERYDAY FURNITURE	986		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	5999	453998	RETL										No	No	6262211200	32.584108	-117.112203
EVERYDAY FURNITURE	1003		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	5999	453998	RETL										No	No	6262910100	32.583741	-117.111743
EXPRESS APPLIANCE DELIVERY	497	#08	11TH ST	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE										No	No	6260600600		

FACILITY NAME	STREET NUMBER	SUITE NUMBER	STREET NAME	City	State	ZIP CODE	Hydrologic Area	SIC CODE	NAICS Code	PRINCIPLE PRODUCTS SERVICES	Bacteria	Gross Pollutants	Metals	Nutrients	Oil & Grease	Organics	Pesticides	Sediment	Trash	Tributary to 303(d) Listed	303(d) Pollutants Generated	APN	latitude	longitude
FAMILY BARBER SHOP	934		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE										No	No	6262123200	32.584118	-117.113479
FAMILY HAIRCUTTERS	770		13TH ST	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE										No	No	6263121100	32.582763	-117.105835
FARMERS INSURANCE	932		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	7389	561499	PROF										No	No	6262123200	32.584118	-117.11352
FIRST ASSEMBLY OF GOD	588		9TH ST	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE										No	No	6261412200	32.585916	-117.114414
FIRST NATIONS SECURITY/ THE BR	874		SEACOAST DR	IMPERIAL BEACH	CA	91932	910.1	7299	561990	SERVICE										No	No	6253302200	32.58063	-117.131864
FITNESS WORLD	750	A-6	13TH ST	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE										No	No	6263121400	32.583011	-117.105839
FLEET RESERVE CLUB 289	659		SILVER STRAND BLVD	IMPERIAL BEACH	CA	91932	910.1	5812	722110	EATING	X	X		X	X	X			X	No	No	6250241000	32.584744	-117.128104
FLESH SKIN GRAPHICS	1155		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	7299	812199	TATOO										No	No	6263022000	32.58365	-117.109153
FRIENDS OF SD WILDLIFE REFUGES	301		CASPIAN WAY	IMPERIAL BEACH	CA	91932		7299	561990	SERVICE										No	No	6324003200		

FACILITY NAME	STREET NUMBER	SUITE NUMBER	STREET NAME	City	State	ZIP CODE	Hydrologic Area	SIC CODE	NAICS Code	PRINCIPLE PRODUCTS SERVICES	Bacteria	Gross Pollutants	Metals	Nutrients	Oil & Grease	Organics	Pesticides	Sediment	Trash	Tributary to 303(d) Listed	303(d) Pollutants Generated	APN	latitude	longitude
FRIENDS OF THE IB BRANCH LIBRA	810		IMPERIAL BEACH BLVD	IMPERIAL BEACH	CA	91932	911.11	8699	813410	NONPROF										Yes	No	6264005400	32.576701	-117.116254
G & M OIL #177	907		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	5541	447190	GAS	X	X	X		X	X			X	No	No	6262810100	32.583717	-117.114056
G.E. BROWN SERVICE	497	#07	11TH ST	IMPERIAL BEACH	CA	91932	910.2	1799	235990	SUBCONT										No	No	6260600600	32.587617	-117.110422
GENE'S AUTOMOTIVE	1085		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE		X	X		X	X			X	No	No	6262911400	32.583743	-117.111075
GENE'S TOWING SERVICE	753		10TH ST	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE		X	X		X	X			X	No	No	6262910500	32.583013	-117.111675
GENE'S U'HAUL	1085		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE		X	X		X	X			X	No	No	6262911400	32.583743	-117.111075
GERALDINE VEDRENE	704		SEACOAST DR	IMPERIAL BEACH	CA	91932	910.1	7299	561990	SERVICE										No	No	6251811305	32.583555	-117.131854
GIANT PIZZA KING #4	1070	B	13TH ST	IMPERIAL BEACH	CA	91932	911.11	5812	722110	EATING	X	X		X	X	X			X	Yes	Yes	6265421100	32.577073	-117.105853
GIANT PIZZA KING #5	600	#100	PALM AVE	IMPERIAL BEACH	CA	91932	910.2	5812	722110	EATING	X	X		X	X	X			X	No	No	6251401400	32.584072	-117.120629
GJAG CORP DBA PACIFIC POINT	657		10TH ST	IMPERIAL BEACH	CA	91932	910.2	7389	561499	PROF										No	No	6262221200	32.584637	-117.111674

FACILITY NAME	STREET NUMBER	SUITE NUMBER	STREET NAME	City	State	ZIP CODE	Hydrologic Area	SIC CODE	NAICS Code	PRINCIPLE PRODUCTS SERVICES	Bacteria	Gross Pollutants	Metals	Nutrients	Oil & Grease	Organics	Pesticides	Sediment	Trash	Tributary to 303(d) Listed	303(d) Pollutants Generated	APN	latitude	longitude
GL ACCOUNTING SERVICES INC	662		10TH ST	IMPERIAL BEACH	CA	91932	910.2	7389	561499	PROF										No	No	6262211000	32.584563	-117.111993
GLORIA BARRIOS	770		13TH ST	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE										No	No	6263121100	32.582763	-117.105835
GOLDEN FINANCIAL	600	#223	PALM AVE	IMPERIAL BEACH	CA	91932	910.2	7389	561499	PROF										No	No	6251401900	32.584072	-117.120629
GOODWILL INDUSTRIES OF SD	880		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	5999	453998	RETL									X	No	No	6262110700	32.584153	-117.114678
GRAND PLAZA STUDIO DENTISTRY	1340	#201	IMPERIAL BEACH BLVD	IMPERIAL BEACH	CA	91932	911.11	8049	621399	HEALTH										Yes	No	6272201400		
GREG MIXON	280		PALM AVE	IMPERIAL BEACH	CA	91932	910.1	7389	561499	PROF										No	No	6250241300	32.584071	-117.127768
GUISEPPE'S PIZZA	1293		IMPERIAL BEACH BLVD	IMPERIAL BEACH	CA	91932	911.11	5812	722110	EATING	X	X		X	X	X			X	Yes	Yes	6330222300	32.576394	-117.105869
H & R BLOCK/ HRB TAX GROUP ING	1313		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	7389	561499	PROF										No	No	6270111800	32.583665	-117.10531
HEALTHYKICKS INC	1025		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE										No	No	6262911500	32.58365	-117.111602

FACILITY NAME	STREET NUMBER	SUITE NUMBER	STREET NAME	City	State	ZIP CODE	Hydrologic Area	SIC CODE	NAICS Code	PRINCIPLE PRODUCTS SERVICES	Bacteria	Gross Pollutants	Metals	Nutrients	Oil & Grease	Organics	Pesticides	Sediment	Trash	Tributary to 303(d) Listed	303(d) Pollutants Generated	APN	latitude	longitude
HELFON HANONO, OPTOMETRIST	894	B	PALM AVE	IMPERIAL BEACH	CA	91932	910.2	8049	621399	HEALTH										No	No	6262110700	32.584139	-117.114504
HOMESTART	1290		EBONY AVE	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE										No	No	6265000900	32.577627	-117.105983
HS CARS COMPANY INC	1333		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	5012	421110	AUTO					X					No	No	6270111900	32.583656	-117.104908
HUTCHINS REALTY	1138		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	7389	561499	PROF										No	No	6261700600	32.58413	-117.109691
I B GROOMIN	600	#114	PALM AVE	IMPERIAL BEACH	CA	91932	910.2	5999	453998	RETL										No	No	6251401400	32.584072	-117.120629
I B LIQUOR	801		SEACOAST DR	IMPERIAL BEACH	CA	91932	910.1	5999	453998	RETL									X	No	No	6252720100	32.581626	-117.131662
I.B. UNITED METHODIST CHURCH	455		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	8699	813410	NONPROF										No	No	6252302300	32.58377	-117.123135
IB BEAUTIFUL INC	600	#222	PALM AVE	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE										No	No	6251401900	32.584072	-117.120629
IB BY THE SEA GIFTS	862		SEACOAST DR	IMPERIAL BEACH	CA	91932	910.1	5999	453998	RETL									X	No	No	6253302100	32.580768	-117.131864
IB COIN LAUNDRY #5	760		13TH ST	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE									X	No	No	6263121100	32.582887	-117.105837
IB DIVERS	641		9TH ST	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE										No	No	6262121400	32.584839	-117.114136
IB FITNESS	600	#121	PALM AVE	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE										No	No	6251401900	32.584072	-117.120629

FACILITY NAME	STREET NUMBER	SUITE NUMBER	STREET NAME	City	State	ZIP CODE	Hydrologic Area	SIC CODE	NAICS Code	PRINCIPLE PRODUCTS SERVICES	Bacteria	Gross Pollutants	Metals	Nutrients	Oil & Grease	Organics	Pesticides	Sediment	Trash	Tributary to 303(d) Listed	303(d) Pollutants Generated	APN	latitude	longitude
IB FORUM	1079		SEACOAST DR	IMPERIAL BEACH	CA	91932	911.11	5812	722110	EATING	X	X		X	X	X			X	Yes	Yes	6253922300	32.576938	-117.131594
IB GIFTS & BEACH GEAR/US INVES	710	A	SEACOAST DR	IMPERIAL BEACH	CA	91932	910.1	5999	453998	RETL										No	No	6251821046	32.583076	-117.1318
IB MORTGAGE & REALTY	1258		IMPERIAL BEACH BLVD	IMPERIAL BEACH	CA	91932	911.11	7389	561499	PROF										Yes	No	6265420900	32.57669	-117.106558
IB NUTRITION STORE	888		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	5999	453998	RETL										No	No	6262110700	32.584145	-117.114578
IB PET	600	#127	PALM AVE	IMPERIAL BEACH	CA	91932	910.2	5999	453998	RETL										No	No	6251401400	32.584072	-117.120629
IB PRINTING	706		SEACOAST DR	IMPERIAL BEACH	CA	91932	910.1	5999	453998	RETL										No	No	6251811307	32.583429	-117.131854
IB SUPER WASH N DRY	1220		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	5999	453998	RETL										No	No	6262412700	32.58412	-117.107485
IDEAL CHOICE INSURANCE AGENCY	1233		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	7389	561499	PROF										No	No	6263111400	32.58364	-117.107336
IMPERIAL BEACH CHAMBER OF COMM	702		SEACOAST DR	IMPERIAL BEACH	CA	91932	910.1	7299	561990	SERVICE										No	No	6251811303	32.583681	-117.131854

FACILITY NAME	STREET NUMBER	SUITE NUMBER	STREET NAME	City	State	ZIP CODE	Hydrologic Area	SIC CODE	NAICS Code	PRINCIPLE PRODUCTS SERVICES	Bacteria	Gross Pollutants	Metals	Nutrients	Oil & Grease	Organics	Pesticides	Sediment	Trash	Tributary to 303(d) Listed	303(d) Pollutants Generated	APN	latitude	longitude
IMPERIAL BEACH HEALTH CENTER	949		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	8049	621399	HEALTH										No	No	6262811700	32.583725	-117.113201
IMPERIAL BEACH MANAGEMENT CO	120		ELDER AVE	IMPERIAL BEACH	CA	91932	911.11	7389	561499	PROF										Yes	No	6253522600	32.578962	-117.131147
IMPERIAL BEACH PET HOSPITAL	538		12TH ST	IMPERIAL BEACH	CA	91932	910.2	7389	561499	PROF										No	No	6261810800	32.587145	-117.108206
IMPERIAL BEACH PRESCHOOL NORTH	608		10TH ST	IMPERIAL BEACH	CA	91932	910.2	8361	623990	DAYCARE										No	No	6262212700	32.585211	-117.111997
IMPERIAL BEACH PRESCHOOL SOUTH	1179		IMPERIAL BEACH BLVD	IMPERIAL BEACH	CA	91932	911.11	8361	623990	DAYCARE										Yes	No	6330122400	32.57638	-117.108431
IMPERIAL BEACH SENIOR CITIZENS	1075		8TH ST	IMPERIAL BEACH	CA	91932	911.11	7299	561990	SERVICE										Yes	No	6264005300	32.57721	-117.116392
IMPERIAL BEACH STUDIO DENTISTR	1340	#202	IMPERIAL BEACH BLVD	IMPERIAL BEACH	CA	91932	911.11	8049	621399	HEALTH										Yes	No	6272201400	32.576657	-117.104813

FACILITY NAME	STREET NUMBER	SUITE NUMBER	STREET NAME	City	State	ZIP CODE	Hydrologic Area	SIC CODE	NAICS Code	PRINCIPLE PRODUCTS SERVICES	Bacteria	Gross Pollutants	Metals	Nutrients	Oil & Grease	Organics	Pesticides	Sediment	Trash	Tributary to 303(d) Listed	303(d) Pollutants Generated	APN	latitude	longitude	
IMPERIAL BEACH ULTRAMAR	1300		IMPERIAL BEACH BLVD	IMPERIAL BEACH	CA	91932	911.11	6162	522390	CKCASH										X	Yes	Yes	6272201100	32.57662	-117.105562
IMPERIAL BEACH WOMAN'S CLUB	1075		8TH ST	IMPERIAL BEACH	CA	91932	911.11	8699	813410	NONPROF											Yes	No	6264005300	32.57721	-117.116392
IMPERIAL DONUTS +	1002		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	5812	722110	EATING	X	X		X	X	X				X	No	No	6262221100	32.584049	-117.111598
IMPERIAL NAILS	600	#107	PALM AVE	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE											No	No	6251401900		
IMPERIAL TRAILER PARK	674		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	7033	721211	RVMOBIL											No	No	6251401700	32.58408	-117.118594
J & T NAILS	635	2-Jan	9TH ST	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE											No	No	6262121400	32.584911	-117.114135
JACKMAN INDUSTRIES INC	708		BASSWOOD AVE	IMPERIAL BEACH	CA	91932	910.2	1799	238990	GENCONT											No	No	6260211400	32.590412	-117.11766
JAMES ROWLES STUDIO	497	#06	11TH ST	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE											No	No	6260600600	32.587617	-117.110422
JEFFREY D. POINDEXTER LAW OFFI	936		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	7389	561499	PROF											No	No	6262123200	32.584118	-117.113439
JERSEY BOYS DINER	875		SEACOAST DR	IMPERIAL BEACH	CA	91932	910.1	5812	722110	EATING	X	X		X	X	X				X	No	No	6252730100	32.58063	-117.131594

FACILITY NAME	STREET NUMBER	SUITE NUMBER	STREET NAME	City	State	ZIP CODE	Hydrologic Area	SIC CODE	NAICS Code	PRINCIPLE PRODUCTS SERVICES	Bacteria	Gross Pollutants	Metals	Nutrients	Oil & Grease	Organics	Pesticides	Sediment	Trash	Tributary to 303(d) Listed	303(d) Pollutants Generated	APN	latitude	longitude
JESSOP & SON LANDSCAPE	425		IMPERIAL BEACH BLVD	IMPERIAL BEACH	CA	91932	911.11	7299	561990	SERVICE										Yes	No	6324002100	32.57645	-117.124119
JP MORGAN CHASE BANK, N.A.	1100		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	7323	561450	CRED										No	No	6261621700	32.583991	-117.110573
KATY'S CAFE	704	A	SEACOAST DR	IMPERIAL BEACH	CA	91932	910.1	5812	722110	EATING	X	X		X	X	X			X	No	No	6251811306	32.583555	-117.131854
K-C'S CHINESE FOOD	1299		IMPERIAL BEACH BLVD	IMPERIAL BEACH	CA	91932	911.11	5812	722110	EATING	X	X		X	X	X			X	Yes	Yes	6330222300	32.576476	-117.105767
KEYSTONE ESCROW INC	129		PALM AVE	IMPERIAL BEACH	CA	91932	910.1	7389	561499	PROF										No	No	6251912601	32.583812	-117.131003
KFC IMPERIAL BEACH	1056		13TH ST	IMPERIAL BEACH	CA	91932	911.11	5812	722110	EATING	X	X		X	X	X			X	Yes	Yes	6265421000	32.577288	-117.105851
K-PASTA	775		13TH ST	IMPERIAL BEACH	CA	91932	910.2	5812	722110	EATING	X	X		X	X	X			X	No	No	6270112100	32.582716	-117.105515
L & M TIRE CO./ EXPRESS TIRE	950		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE		X			X	X			X	No	No	6262212000	32.584074	-117.112906
LA POSTA MARKET #2	1266		IMPERIAL BEACH BLVD	IMPERIAL BEACH	CA	91932	911.11	5999	453998	RETL	X	X			X	X			X	Yes	Yes	6265420900	32.57669	-117.10642

FACILITY NAME	STREET NUMBER	SUITE NUMBER	STREET NAME	City	State	ZIP CODE	Hydrologic Area	SIC CODE	NAICS Code	PRINCIPLE PRODUCTS SERVICES	Bacteria	Gross Pollutants	Metals	Nutrients	Oil & Grease	Organics	Pesticides	Sediment	Trash	Tributary to 303(d) Listed	303(d) Pollutants Generated	APN	latitude	longitude
LA TAPATIA	1295		IMPERIAL BEACH BLVD	IMPERIAL BEACH	CA	91932	911.11	5999	453998	RETL										Yes	No	6330222300	32.576421	-117.105835
LA'SHONDA MALDONADO	1155		13TH ST	IMPERIAL BEACH	CA	91932	911.11	7299	561990	SERVICE										Yes	No	6330311900	32.575525	-117.105545
LATTER RAIN MISSIONS & TRAININ	750	A-2	13TH ST	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE										No	No	6263121400	32.583011	-117.105839
LAURA BECKER TATTOO	1155		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE										No	No	6263022000	32.58365	-117.109153
LEADINGHAM REALTY	1062		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	7389	561499	PROF										No	No	6262222500	32.58413	-117.110966
LENS WIRELESS	639	D	7TH ST	IMPERIAL BEACH	CA	91932	910.2	5999	453998	RETL										No	No	6262011200		
LEON DISCOUNT TOBACCO FOOD MAR	185		PALM AVE	IMPERIAL BEACH	CA	91932	910.1	5999	453998	RETL										No	No	6251911700	32.583808	-117.130035
LINDA WHEELOCK WILLIS	204		PALM AVE	IMPERIAL BEACH	CA	91932	910.1	7299	561990	SERVICE										No	No	6250230300	32.584064	-117.129371
LITTLE BONANZA	940		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	5812	722110	EATING	X	X		X	X	X			X	No	No	6262123500	32.584117	-117.113357

FACILITY NAME	STREET NUMBER	SUITE NUMBER	STREET NAME	City	State	ZIP CODE	Hydrologic Area	SIC CODE	NAICS Code	PRINCIPLE PRODUCTS SERVICES	Bacteria	Gross Pollutants	Metals	Nutrients	Oil & Grease	Organics	Pesticides	Sediment	Trash	Tributary to 303(d) Listed	303(d) Pollutants Generated	APN	latitude	longitude
LOIS FUSCO	204		PALM AVE	IMPERIAL BEACH	CA	91932	910.1	7299	561990	SERVICE										No	No	6250230300	32.584064	-117.129371
LORRAINE WEIMER	704		SEACOAST DR	IMPERIAL BEACH	CA	91932	910.1	7299	561990	SERVICE										No	No	6251811305	32.583555	-117.131854
LUIS A CONTRERAS, DDS	1340	#101	IMPERIAL BEACH BLVD	IMPERIAL BEACH	CA	91932	911.11	8049	621399	HEALTH										Yes	No	6272201400	32.576657	-117.104813
LUNA'S BEAUTY DESIGNERS	204		PALM AVE	IMPERIAL BEACH	CA	91932	910.1	7299	561990	SERVICE										No	No	6250230300	32.584064	-117.129371
LUPE MORENO SKIN CARE	235		PALM AVE	IMPERIAL BEACH	CA	91932	910.1	7299	561990	SERVICE										No	No	6252010500	32.583798	-117.128753
LUXURIOUS NAILS & SPA	710		HIGHWAY 75	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE										No	No	6262011100	32.584596	-117.117714
MAI BUTON SEWING	1175		13TH ST	IMPERIAL BEACH	CA	91932	911.11	7299	561990	SERVICE										Yes	No	6330313000	32.575227	-117.105546
MAR VISTA BAPTIST CHURCH	888		5TH ST	IMPERIAL BEACH	CA	91932	910.2	8699	813410	NONPROF										No	No	6253111500	32.580544	-117.122547
MARCO'S & RED HAWK	1205		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	5812	722110	EATING	X	X		X	X	X			X	No	No	6263110100	32.583672	-117.107867
MARIA E. SALAS RETCHLESS	235		PALM AVE	IMPERIAL BEACH	CA	91932	910.1	7299	561990	SERVICE										No	No	6252010500	32.583798	-117.128753

FACILITY NAME	STREET NUMBER	SUITE NUMBER	STREET NAME	City	State	ZIP CODE	Hydrologic Area	SIC CODE	NAICS Code	PRINCIPLE PRODUCTS SERVICES	Bacteria	Gross Pollutants	Metals	Nutrients	Oil & Grease	Organics	Pesticides	Sediment	Trash	Tributary to 303(d) Listed	303(d) Pollutants Generated	APN	latitude	longitude
MARIA ESTHER VALDEZ MEZA	702	A	SEACOAST DR	IMPERIAL BEACH	CA	91932	910.1	7299	561990	SERVICE										No	No	6251811304	32.583681	-117.131854
MARISA'S MEXICAN SEAFOOD GRILL	285		PALM AVE	IMPERIAL BEACH	CA	91932	910.1	5812	722110	EATING	X	X		X	X	X			X	No	No	6252011100	32.583802	-117.127733
MARJO'S HAIR DESIGN	742		10TH ST	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE										No	No	6262822500	32.583136	-117.111993
MARRERO'S CAR WASH	1257		IMPERIAL BEACH BLVD	IMPERIAL BEACH	CA	91932	911.11	7299	561990	SERVICE										Yes	No	6330222700	32.576389	-117.106592
MARY ANN V. SANVICTORES, DDS	600	#116	PALM AVE	IMPERIAL BEACH	CA	91932	910.2	8049	621399	HEALTH										No	No	6251401900	32.584072	-117.120629
MASON'S ALIGNMENT-BRAKE-MUFFLE	975		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE		X	X			X			X	No	No	6262820300	32.58368	-117.112424
MCDONALDS/SCAR OB INC.	1135		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	5812	722110	EATING	X	X		X	X	X			X	No	No	6263011800	32.58365	-117.109781
MEIJO SUSHI, INC.	600	#300	PALM AVE	IMPERIAL BEACH	CA	91932	910.2	5812	722110	EATING	X	X		X	X	X			X	No	No	6251401900	32.584072	-117.120629
MERCADO SHORES	639		7TH ST	IMPERIAL BEACH	CA	91932	910.2	5999	453998	RETL									X	No	No	6262011200	32.585107	-117.117833

FACILITY NAME	STREET NUMBER	SUITE NUMBER	STREET NAME	City	State	ZIP CODE	Hydrologic Area	SIC CODE	NAICS Code	PRINCIPLE PRODUCTS SERVICES	Bacteria	Gross Pollutants	Metals	Nutrients	Oil & Grease	Organics	Pesticides	Sediment	Trash	Tributary to 303(d) Listed	303(d) Pollutants Generated	APN	latitude	longitude	
MICHAEL ROGERS DDS	1340	#203	IMPERIAL BEACH BLVD	IMPERIAL BEACH	CA	91932	911.11	8049	621399	HEALTH											Yes	No	6272201400	32.576657	-117.104813
MICHELLE RUBANO	1155		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE											No	No	6263022000	32.58365	-117.109153
MICKIE'S BAR & GRILL	220		PALM AVE	IMPERIAL BEACH	CA	91932	910.1	5812	722110	EATING											No	No	6250230500		
MICKIES BAR AND GRILL	220		PALM AVE	IMPERIAL BEACH	CA	91932	910.1	5812	722110	EATING	X	X		X	X	X			X		No	No	6250230500	32.58407	-117.128987
MID ATLANTIC PROFESSIONALS, IN	600	#224	PALM AVE	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE											No	No	6251401900	32.584072	-117.120629
MID ATLANTIC PROFESSIONALS, IN	600	#110	PALM AVE	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE											No	No	6251401900	32.584072	-117.120629
MIKE'S CAR WASH	1117		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE											No	No	6263012300	32.58365	-117.110138
MIKE'S UPHOLSTERY	1152		13TH ST	IMPERIAL BEACH	CA	91932	911.11	7299	561990	SERVICE											Yes	No	6330221600	32.575556	-117.105864
MISTY DAWN'S SALON	710	E	SEACOAST DR	IMPERIAL BEACH	CA	91932	910.1	7299	561990	SERVICE											No	No	6251821050	32.583076	-117.1318
MOBILITIE, LLC	750		13TH ST	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE											No	No	6263121400	32.583011	-117.105839

FACILITY NAME	STREET NUMBER	SUITE NUMBER	STREET NAME	City	State	ZIP CODE	Hydrologic Area	SIC CODE	NAICS Code	PRINCIPLE PRODUCTS SERVICES	Bacteria	Gross Pollutants	Metals	Nutrients	Oil & Grease	Organics	Pesticides	Sediment	Trash	Tributary to 303(d) Listed	303(d) Pollutants Generated	APN	latitude	longitude
MONEYTREE INC.	1070	C	13TH ST	IMPERIAL BEACH	CA	91932	911.11	6162	522390	CKCASH									X	Yes	Yes	6265421100	32.577073	-117.105853
MYA'S FLOWER DESIGN	245		PALM AVE	IMPERIAL BEACH	CA	91932	910.1	5999	453998	RETL										No	No	6252010600	32.583841	-117.128554
NAIL TECH	938		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE										No	No	6262123200	32.584117	-117.113398
NAKAWATASE & CO, CPA	923		SEACOAST DR	IMPERIAL BEACH	CA	91932	911.11	7389	561499	PROF										Yes	No	6253522700	32.57943	-117.131641
NATURAL SELECTION SURFBOARDS	536	C	13TH ST	IMPERIAL BEACH	CA	91932	910.2	3569	333999	MANUF										No	No	6261920400		
NESTOR WATCH REPAIR CENTER	635		9TH ST	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE										No	No	6262121400	32.584911	-117.114135
NEW BEGINNINGS FAMILY CHIOPRA	1340	#100	IMPERIAL BEACH BLVD	IMPERIAL BEACH	CA	91932	911.11	8049	621399	HEALTH										Yes	No	6272201400	32.576657	-117.104813
NFAROOQI ENT. LLC/JACK IN BOX	890		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	5812	722110	EATING	X	X		X	X	X			X	No	No	6262110800	32.584143	-117.114553
NICK PHAM	750	A-1	13TH ST	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE										No	No	6263121400	32.583011	-117.105839

FACILITY NAME	STREET NUMBER	SUITE NUMBER	STREET NAME	City	State	ZIP CODE	Hydrologic Area	SIC CODE	NAICS Code	PRINCIPLE PRODUCTS SERVICES	Bacteria	Gross Pollutants	Metals	Nutrients	Oil & Grease	Organics	Pesticides	Sediment	Trash	Tributary to 303(d) Listed	303(d) Pollutants Generated	APN	latitude	longitude
NOHEMI'S STUDIO	1260		IMPERIAL BEACH BLVD	IMPERIAL BEACH	CA	91932	911.11	7299	561990	SERVICE										Yes	No	6265420900	32.57669	-117.106523
NORTH ISLAND C.U.	1101		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	7323	561450	CRED										No	No	6263013300	32.583695	-117.110455
NOVAK SURFBOARD DESIGNS	536	C	13TH ST	IMPERIAL BEACH	CA	91932	910.2	3569	333999	MANUF										No	No	6261920400		
OCHOA ELECTRIC	731		EMORY ST	IMPERIAL BEACH	CA	91932	910.2	1799	235990	SUBCONT										No	No	6262820600	32.583288	-117.112914
OLIVE OIL CAFE	600	#109	PALM AVE	IMPERIAL BEACH	CA	91932	910.2	5812	722110	EATING	X	X		X	X	X			X	No	No	6251401900	32.584072	-117.120629
OLLIE ANGEL SKATE SHOP	235		PALM AVE	IMPERIAL BEACH	CA	91932	910.1	5999	453998	RETL										No	No	6252010500	32.583798	-117.128753
ORCA MARITIME INC	497	#12	11TH ST	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE										No	No	6260600600	32.587617	-117.110422
OTAY MESA REALTY	970	#01	SEACOAST DR	IMPERIAL BEACH	CA	91932	911.11	7389	561499	PROF										Yes	No	6253400700	32.578645	-117.131891
PACIFIC BELL	1288		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE										No	No	6262421000	32.58412	-117.106008
PACIFIC LEGACY PROPERTIES	702		SEACOAST DR	IMPERIAL BEACH	CA	91932	910.1	7389	561499	PROF										No	No	6251811303	32.583681	-117.131854

FACILITY NAME	STREET NUMBER	SUITE NUMBER	STREET NAME	City	State	ZIP CODE	Hydrologic Area	SIC CODE	NAICS Code	PRINCIPLE PRODUCTS SERVICES	Bacteria	Gross Pollutants	Metals	Nutrients	Oil & Grease	Organics	Pesticides	Sediment	Trash	Tributary to 303(d) Listed	303(d) Pollutants Generated	APN	latitude	longitude
PACIFIC REALTY	672		10TH ST	IMPERIAL BEACH	CA	91932	910.2	7389	561499	PROF										No	No	6262211100	32.584443	-117.111992
PACIFIC REALTY SALES & MGT INC	280		PALM AVE	IMPERIAL BEACH	CA	91932	910.1	7389	561499	PROF										No	No	6250241300	32.584071	-117.127768
PALM AVENUE BOOKS DBA ROMANTIX	1177		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	5999	453998	RETL										No	No	6263020200	32.58365	-117.108721
PALM AVENUE LIQUOR & MARKET	1200		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	5999	453998	RETL										No	No	6262412700	32.584013	-117.108023
PALM COIN LAUNDRY	187		PALM AVE	IMPERIAL BEACH	CA	91932	910.1	7299	561990	SERVICE										No	No	6251912500	32.583807	-117.130001
PALM GLASS INC	754		10TH ST	IMPERIAL BEACH	CA	91932	910.2	1799	235990	SUBCONT										No	No	6262821500	32.58299	-117.111994
PAN AM TAE KWON DO	730		HIGHWAY 75	IMPERIAL BEACH	CA	91932	910.2	7389	561499	PROF										No	No	6262010600	32.584507	-117.117457
PARMELA SAWHNEY, M.D., INC.	705		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	8049	621399	HEALTH										No	No	6262500200	32.58377	-117.117773
PARTY MART	1070	F	13TH ST	IMPERIAL BEACH	CA	91932	911.11	5999	453998	RETL									X	Yes	Yes	6265421100	32.577073	-117.105853
PAUL MCNALLY REALTY	280		PALM AVE	IMPERIAL BEACH	CA	91932	910.1	7389	561499	PROF										No	No	6250241300	32.584071	-117.127768

FACILITY NAME	STREET NUMBER	SUITE NUMBER	STREET NAME	City	State	ZIP CODE	Hydrologic Area	SIC CODE	NAICS Code	PRINCIPLE PRODUCTS SERVICES	Bacteria	Gross Pollutants	Metals	Nutrients	Oil & Grease	Organics	Pesticides	Sediment	Trash	Tributary to 303(d) Listed	303(d) Pollutants Generated	APN	latitude	longitude
PENTECOSTAL CHURCH OF GOD	1402		HEMLOCK AVE	IMPERIAL BEACH	CA	91932	911.11	8699	813410	NONPROF										Yes	No	6332311500	32.570446	-117.103273
PHIL AM BARBERSHOP	1305		IMPERIAL BEACH BLVD	IMPERIAL BEACH	CA	91932	911.11	7299	561990	SERVICE										Yes	No	6330310100	32.576394	-117.10549
PHIL VILLALOBOS BARBER SHOP	1051		13TH ST	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE										No	No	6272200200	32.577378	-117.105584
PHIL VILLALOBOS FAMILY BARBER	1070	E	13TH ST	IMPERIAL BEACH	CA	91932	911.11	7299	561990	SERVICE										Yes	No	6265421100		
PIZZA INDUSTRY/DOMIN O'S PIZZA	1307		IMPERIAL BEACH BLVD	IMPERIAL BEACH	CA	91932	911.11	5812	722110	EATING	X	X		X	X	X			X	Yes	Yes	6330310100	32.576393	-117.105453
POUR'S LIQUOR	1141		13TH ST	IMPERIAL BEACH	CA	91932	911.11	5999	453998	RETL									X	Yes	Yes	6330312000	32.575733	-117.105544
PRECISION FOREIGN	1240		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE		X	X		X	X			X	No	No	6262412800	32.58417	-117.10717
PRETZLES AND MUCH MORE	10	#D	EVERGREE N AVE	IMPERIAL BEACH	CA	91932	910.1	5812	722110	EATING	X	X		X	X	X			X	No	No	7602420902	32.579651	-117.132455

FACILITY NAME	STREET NUMBER	SUITE NUMBER	STREET NAME	City	State	ZIP CODE	Hydrologic Area	SIC CODE	NAICS Code	PRINCIPLE PRODUCTS SERVICES	Bacteria	Gross Pollutants	Metals	Nutrients	Oil & Grease	Organics	Pesticides	Sediment	Trash	Tributary to 303(d) Listed	303(d) Pollutants Generated	APN	latitude	longitude
PRO HAIRCUT BY LISA	600	#102	PALM AVE	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE										No	No	6251401400	32.584072	-117.120629
R J CAR WASH	730		10TH ST	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE										No	No	6262822600	32.583282	-117.111992
R&C SCHAUMBURG/CO LDWELL BANKER	862		SEACOAST DR	IMPERIAL BEACH	CA	91932	910.1	7389	561499	PROF										No	No	6253302100	32.580768	-117.131864
REGENERATIONVILLE	740		10TH ST	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE										No	No	6262822500	32.58316	-117.111993
RODRIGO'S MEXICAN FOOD	600	#106	PALM AVE	IMPERIAL BEACH	CA	91932	910.2	5812	722110	EATING	X	X		X	X	X			X	No	No	6251401400	32.584072	-117.120629
ROLANDO'S TACO SHOP IB	805		SEACOAST DR	IMPERIAL BEACH	CA	91932	910.1	5812	722110	EATING	X	X		X	X	X			X	No	No	6252720100	32.58158	-117.131625
ROYAL CLEANER'S	1181		13TH ST	IMPERIAL BEACH	CA	91932	911.11	7299	561990	SERVICE										Yes	No	6330313000	32.575138	-117.105547
SAGE TRADITIONS ACUPUNCTURE	667		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	8049	621399	HEALTH										No	No	6262500900	32.58376	-117.118744
SALTWATER MAGIC	226		PALM AVE	IMPERIAL BEACH	CA	91932	910.1	5999	453998	RETL										No	No	6250230600	32.584068	-117.128843
SAN DIEGO PET FOOD DELIVERY	600	#127	PALM AVE	IMPERIAL BEACH	CA	91932	910.2	5999	453998	RETL										No	No	6251401400	32.584072	-117.120629

FACILITY NAME	STREET NUMBER	SUITE NUMBER	STREET NAME	City	State	ZIP CODE	Hydrologic Area	SIC CODE	NAICS Code	PRINCIPLE PRODUCTS SERVICES	Bacteria	Gross Pollutants	Metals	Nutrients	Oil & Grease	Organics	Pesticides	Sediment	Trash	Tributary to 303(d) Listed	303(d) Pollutants Generated	APN	latitude	longitude
SAN YSIDRO HEALTH CENTER WIC P	886		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE										No	No	6262110700	32.584147	-117.114603
SANDCASTLE REALTY	672		10TH ST	IMPERIAL BEACH	CA	91932	910.2	7389	561499	PROF										No	No	6262211100	32.584443	-117.111992
SANTANA MEXICAN FOOD	1337		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	5812	722110	EATING	X	X		X	X	X				No	No	6270120900	32.583657	-117.104829
SAVE A LOT #916	805		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	5999	453998	RETL										No	No	6262500600	32.583782	-117.115348
SEA BREEZE COMMUNITY CHURCH	1220		ELM AVE	IMPERIAL BEACH	CA	91932	910.2	8699	813410	NONPROF										No	No	6263412000	32.580809	-117.1076
SEACOAST PET CLINIC	600	#103	PALM AVE	IMPERIAL BEACH	CA	91932	910.2	7389	561499	PROF										No	No	6251401900	32.584072	-117.120629
SEACOAST PIZZA	807		SEACOAST DR	IMPERIAL BEACH	CA	91932	910.1	5812	722110	EATING	X	X		X	X	X			X	No	No	6252720100	32.581557	-117.131607
SEACOAST VITAMINS & HERBS	600	#109	PALM AVE	IMPERIAL BEACH	CA	91932	910.2	5999	453998	RETL										No	No	6251401900	32.584072	-117.120629
SEASIDE BARBER & BEAUTY SHOP	702	A	SEACOAST DR	IMPERIAL BEACH	CA	91932	910.1	7299	561990	SERVICE										No	No	6251811304	32.583681	-117.131854
SIESTA RV PARK, INC.	409		PALM AVE	IMPERIAL BEACH	CA	91932	910.1	7033	721211	RVMOBIL					X				X	No	No	6252302400	32.583846	-117.124483

FACILITY NAME	STREET NUMBER	SUITE NUMBER	STREET NAME	City	State	ZIP CODE	Hydrologic Area	SIC CODE	NAICS Code	PRINCIPLE PRODUCTS SERVICES	Bacteria	Gross Pollutants	Metals	Nutrients	Oil & Grease	Organics	Pesticides	Sediment	Trash	Tributary to 303(d) Listed	303(d) Pollutants Generated	APN	latitude	longitude
SILVER STRAND FAMILY MEDICINE	707		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	8049	621399	HEALTH										No	No	6262500200	32.583768	-117.117727
SILVER STRAND SPINE & SPORT	667		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	8049	621399	HEALTH										No	No	6262500900	32.58376	-117.118744
SJ TRANSPORT INC	535		FLORENCE ST	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE										No	No	6261920300	32.587203	-117.106757
SKINNART	1221		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	7299	812199	TATOO										No	No	6263111400	32.583666	-117.107576
SMILES OF IMPERIAL BEACH	743		EMORY ST	IMPERIAL BEACH	CA	91932	910.2	8049	621399	HEALTH										No	No	6262820700	32.583141	-117.112914
SOFT WHISPERS	137	D	EVERGREE N AVE	IMPERIAL BEACH	CA	91932	911.11	5999	453998	RETL										Yes	No	6253520500	32.579401	-117.130871
SOLARA MEDICAL SUPPLIES, INC	639	C	7TH ST	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE										No	No	6262011200	32.585107	-117.117833
SOLARA MEDICAL/IB PHARMACY	720		HIGHWAY 75	IMPERIAL BEACH	CA	91932	910.2	8049	621399	HEALTH										No	No	6262010600	32.584552	-117.117585
SOMBRERO MEXICAN FOOD	189		PALM AVE	IMPERIAL BEACH	CA	91932	910.1	5812	722110	EATING	X	X		X	X	X			X	No	No	6251912500	32.583807	-117.129966

FACILITY NAME	STREET NUMBER	SUITE NUMBER	STREET NAME	City	State	ZIP CODE	Hydrologic Area	SIC CODE	NAICS Code	PRINCIPLE PRODUCTS SERVICES	Bacteria	Gross Pollutants	Metals	Nutrients	Oil & Grease	Organics	Pesticides	Sediment	Trash	Tributary to 303(d) Listed	303(d) Pollutants Generated	APN	latitude	longitude	
SOPHISTICATED AUTO	987		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE					X					X	No	No	6262822100	32.583678	-117.112177
SOUND OF BEACH	10	#C	EVERGREEN AVE	IMPERIAL BEACH	CA	91932	910.1	5999	453998	RETL											No	No	7602420901	32.579651	-117.132455
SOUTH COAST TILE CO.	1258	D	IMPERIAL BEACH BLVD	IMPERIAL BEACH	CA	91932	911.11	1799	235990	SUBCONT											Yes	No	6265420900	32.57669	-117.106558
SOUTHBAY TAX SERVICE	1064		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	7389	561499	PROF											No	No	6262222500	32.58413	-117.110951
SOUTHWEST WETLANDS INTERPRETIV	708		SEACOAST DR	IMPERIAL BEACH	CA	91932	910.1	8699	813410	NONPROF											No	No	6251811308	32.583302	-117.131833
SPIRIT REAL ESTATE	700		SEACOAST DR	IMPERIAL BEACH	CA	91932	910.1	7389	561499	PROF											No	No	6251811301	32.583808	-117.131833
ST. JAMES LUTHERAN CHURCH	866		IMPERIAL BEACH BLVD	IMPERIAL BEACH	CA	91932	911.11	8699	813410	NONPROF											Yes	No	6264006900	32.576689	-117.115026
ST. JAMES LUTHERAN PRESCHOOL	866		IMPERIAL BEACH BLVD	IMPERIAL BEACH	CA	91932	911.11	8361	623990	DAYCARE											Yes	No	6264006900	32.576689	-117.115026

FACILITY NAME	STREET NUMBER	SUITE NUMBER	STREET NAME	City	State	ZIP CODE	Hydrologic Area	SIC CODE	NAICS Code	PRINCIPLE PRODUCTS SERVICES	Bacteria	Gross Pollutants	Metals	Nutrients	Oil & Grease	Organics	Pesticides	Sediment	Trash	Tributary to 303(d) Listed	303(d) Pollutants Generated	APN	latitude	longitude
STAINEDGLASSWIN DOWS.COM	600	#115	PALM AVE	IMPERIAL BEACH	CA	91932	910.2	5999	453998	RETL										No	No	6251401400	32.584072	-117.120629
STAINEDGLASSWIN DOWS.COM	600	#112	PALM AVE	IMPERIAL BEACH	CA	91932	910.2	5999	453998	RETL										No	No	6251401400	32.584072	-117.120629
STARDUST DONUT SHOP	698		HIGHWAY 75	IMPERIAL BEACH	CA	91932	910.2	5812	722110	EATING	X	X		X	X	X			X	No	No	6260705900	32.584795	-117.118228
STATE FARM INSURANCE	1144	101	13TH ST	IMPERIAL BEACH	CA	91932	911.11	7389	561499	PROF										Yes	No	6330221800	32.575675	-117.105863
STATE FARM INSURANCE	1239		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	7389	561499	PROF										No	No	6263111500	32.58364	-117.10722
STEVEN Y. LUO, DDS APC	629		9TH ST	IMPERIAL BEACH	CA	91932	910.2	8049	621399	HEALTH										No	No	6262121400	32.584982	-117.114133
STL TECH DETALING, INC.	600	#224	PALM AVE	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE										No	No	6251401900	32.584072	-117.120629
STRONG TOWER COMMUNITY CHURCH	1439		IMPERIAL BEACH BLVD	IMPERIAL BEACH	CA	91932	911.11	7299	561990	SERVICE										Yes	No	6330412800	32.576427	-117.102576

FACILITY NAME	STREET NUMBER	SUITE NUMBER	STREET NAME	City	State	ZIP CODE	Hydrologic Area	SIC CODE	NAICS Code	PRINCIPLE PRODUCTS SERVICES	Bacteria	Gross Pollutants	Metals	Nutrients	Oil & Grease	Organics	Pesticides	Sediment	Trash	Tributary to 303(d) Listed	303(d) Pollutants Generated	APN	latitude	longitude
STYLISH MOMENTS SALON AND SUPP	1155		13TH ST	IMPERIAL BEACH	CA	91932	911.11	7299	561990	SERVICE										Yes	No	6330311900	32.575525	-117.105545
SUBSMART DELI-FRESH	1231		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	5812	722110	EATING	X	X		X	X	X			X	No	No	6263111400	32.58364	-117.107374
SUBWAY 20578	876		SEACOAST DR	IMPERIAL BEACH	CA	91932	910.1	5812	722110	EATING	X	X		X	X	X			X	No	No	6253302200	32.580607	-117.131864
SUN & SEA MANOR	740		7TH ST	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE										No	No	6262501000	32.583219	-117.118156
SUSAN KIDDER	1155		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE										No	No	6263022000	32.58365	-117.109153
SUZANNE ADAMS HAIR DESIGN	710	E	SEACOAST DR	IMPERIAL BEACH	CA	91932	910.1	7299	561990	SERVICE										No	No	6251821050	32.583076	-117.1318
TAKING CARE OF BUSINESS	1146	101	13TH ST	IMPERIAL BEACH	CA	91932	911.11	6162	522390	CKCASH										Yes	No	6330221700	32.575645	-117.105863
TERRA NOVA REALTY	600	#225	PALM AVE	IMPERIAL BEACH	CA	91932	910.2	7389	561499	PROF										No	No	6251401900	32.584072	-117.120629
THAT'S A WRAP	1146	102	13TH ST	IMPERIAL BEACH	CA	91932	911.11	5812	722110	EATING	X	X		X	X	X			X	Yes	Yes	6330221700	32.575645	-117.105863
THE B.D. BARR COMPANY	1144	102	13TH ST	IMPERIAL BEACH	CA	91932	911.11	7299	561990	SERVICE										Yes	No	6330221800	32.575675	-117.105863

FACILITY NAME	STREET NUMBER	SUITE NUMBER	STREET NAME	City	State	ZIP CODE	Hydrologic Area	SIC CODE	NAICS Code	PRINCIPLE PRODUCTS SERVICES	Bacteria	Gross Pollutants	Metals	Nutrients	Oil & Grease	Organics	Pesticides	Sediment	Trash	Tributary to 303(d) Listed	303(d) Pollutants Generated	APN	latitude	longitude
THE BOSN'S LOCKER	238		PALM AVE	IMPERIAL BEACH	CA	91932	910.1	5999	453998	RETL									X	No	No	6250230700	32.584024	-117.128556
THE BRIDGE	874		SEACOAST DR	IMPERIAL BEACH	CA	91932	910.1	5812	722110	EATING	X	X		X	X	X			X	No	No	6253302200	32.58063	-117.131864
THE CHECK CASHING PLACE, INC.	894	C	PALM AVE	IMPERIAL BEACH	CA	91932	910.2	6162	522390	CKCASH									X	No	No	6262110700	32.584139	-117.114504
THE CONCEPTS & DESIGN	600	#225	PALM AVE	IMPERIAL BEACH	CA	91932	910.2	1799	238990	GENCONT										No	No	6251401900	32.584072	-117.120629
THE FINE AUTO STORE	942		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	5012	421110	AUTO					X					No	No	6262123500	32.584117	-117.113317
THE MAIL ROOM	757		EMORY ST	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE										No	No	6262820800	32.582969	-117.112914
THE SCOREBOARD	951		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	7299	711120	DANCE									X	No	No	6262820100	32.583729	-117.112917
THE SURF HUT	710	D	SEACOAST DR	IMPERIAL BEACH	CA	91932	910.1	5999	453998	RETL										No	No	6251821049	32.583076	-117.1318
THE TIN FISH RESTAURANT	910		SEACOAST DR	IMPERIAL BEACH	CA	91932	910.1	5812	722110	EATING	X	X		X	X	X			X	No	No	7600820500	32.580008	-117.131864
THE VIP CLEANERS	1070	D	13TH ST	IMPERIAL BEACH	CA	91932	911.11	7299	561990	SERVICE										Yes	No	6265421100	32.577073	-117.105853
THE WAVE CAFE	809		SEACOAST DR	IMPERIAL BEACH	CA	91932	910.1	5812	722110	EATING	X	X		X	X	X			X	No	No	6252720100	32.581534	-117.131594

FACILITY NAME	STREET NUMBER	SUITE NUMBER	STREET NAME	City	State	ZIP CODE	Hydrologic Area	SIC CODE	NAICS Code	PRINCIPLE PRODUCTS SERVICES	Bacteria	Gross Pollutants	Metals	Nutrients	Oil & Grease	Organics	Pesticides	Sediment	Trash	Tributary to 303(d) Listed	303(d) Pollutants Generated	APN	latitude	longitude
THE WRIGHT WAY	1051	D	13TH ST	IMPERIAL BEACH	CA	91932	910.2	5812	722110	EATING	X	X		X	X	X			X	No	No	6272200200	32.577378	-117.105584
THOMAS GIBSON/DC EXC CORP	425		IMPERIAL BEACH BLVD	IMPERIAL BEACH	CA	91932	911.11	7299	561990	SERVICE										Yes	No	6324002100	32.57645	-117.124119
THOMAS LINDLEY PARKING LOT	915		OCEAN LN	IMPERIAL BEACH	CA	91932	910.1	7299	561990	SERVICE										No	No	6253301100	32.58006	-117.132435
TIM TOWNSLEY SURFBOARDS	206		PALM AVE	IMPERIAL BEACH	CA	91932	910.1	5999	453998	RETL										No	No	6250230300	32.584073	-117.129323
TITO AUTO SERVICE	1335		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	5012	421110	AUTO					X				X	No	No	6270111900	32.583657	-117.104868
TJ INFINITY	1220		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	7215	812310	COIN										No	No	6262412700	32.58412	-117.107485
T-MOBILE	750		13TH ST	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE										No	No	6263121400	32.583011	-117.105839
T-MOBILE	1473	A	GROVE AVE	IMPERIAL BEACH	CA	91932	911.11	7299	561990	SERVICE										Yes	No	6331713201	32.572689	-117.102051
TNT SURFBOARDS	536	C	13TH ST	IMPERIAL BEACH	CA	91932	910.2	3569	333999	MANUF		X	X						X	No	No	6261920400		

FACILITY NAME	STREET NUMBER	SUITE NUMBER	STREET NAME	City	State	ZIP CODE	Hydrologic Area	SIC CODE	NAICS Code	PRINCIPLE PRODUCTS SERVICES	Bacteria	Gross Pollutants	Metals	Nutrients	Oil & Grease	Organics	Pesticides	Sediment	Trash	Tributary to 303(d) Listed	303(d) Pollutants Generated	APN	latitude	longitude
TO MARKET TO MARKET	921		SEACOAST DR	IMPERIAL BEACH	CA	91932	911.11	5999	453998	RETL										Yes	No	6253522700	32.579456	-117.131662
TOMMY'S TOBACCO	1297		IMPERIAL BEACH BLVD	IMPERIAL BEACH	CA	91932	911.11	5999	453998	RETL										Yes	No	6330222300	32.576448	-117.105801
TONY'S HOTEL & APT LIQUIDATORS	536	B	13TH ST	IMPERIAL BEACH	CA	91932	910.2	5999	453998	RETL									X	No	No	6261920400	32.586426	-117.105794
TOOLING AROUND INC	1461		5TH ST	IMPERIAL BEACH	CA	91932	911.11	1799	238990	GENCONT										Yes	No	6322520700	32.570009	-117.122444
TRACY MICHELLE GUTIERREZ	1223		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE										No	No	6263111400	32.58364	-117.107528
TUYET THI HA	750	A-1	13TH ST	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE										No	No	6263121400	32.583011	-117.105839
U.S. SANDCASTLE COMMITTEE, INC	970	#07	SEACOAST DR	IMPERIAL BEACH	CA	91932	911.11	7299	561990	SERVICE										Yes	No	6253400700	32.578645	-117.131891
UNION BANK OF CALIFORNIA	900		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	7323	561450	CRED										No	No	6262123600	32.584088	-117.114171

FACILITY NAME	STREET NUMBER	SUITE NUMBER	STREET NAME	City	State	ZIP CODE	Hydrologic Area	SIC CODE	NAICS Code	PRINCIPLE PRODUCTS SERVICES	Bacteria	Gross Pollutants	Metals	Nutrients	Oil & Grease	Organics	Pesticides	Sediment	Trash	Tributary to 303(d) Listed	303(d) Pollutants Generated	APN	latitude	longitude
UNITED PENTECOSTAL CHURCH	631		12TH ST	IMPERIAL BEACH	CA	91932	910.2	8699	813410	NONPROF										No	No	6262414100	32.58494	-117.107942
VFW SILVER STRAND #5477	123		PALM AVE	IMPERIAL BEACH	CA	91932	910.1	5812	722110	EATING	X	X		X	X	X				No	No	6251912400		
VICKY HAIR & ACCESORIES	1223		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE										No	No	6263111400	32.58364	-117.107528
VICTOR HERNANDEZ	1223		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE										No	No	6263111400	32.58364	-117.107528
VIDEO 4 YOU	1051		13TH ST	IMPERIAL BEACH	CA	91932	910.2	7299	561990	SERVICE										No	No	6272200200	32.577378	-117.105584
WALLY'S MARKETPLACE, INC	836		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	5999	453998	RETL	X		X		X	X			X	No	No	6262110700	32.58419	-117.11523
WATERMILL EXPRESS	1261		IMPERIAL BEACH BLVD	IMPERIAL BEACH	CA	91932	911.11	5812	722110	EATING	X	X		X	X	X				Yes	Yes	6330222700	32.57637	-117.106523
WEST COAST KITCHEN	208		PALM AVE	IMPERIAL BEACH	CA	91932	910.1	5812	722110	EATING	X	X		X	X	X			X	No	No	6250230300	32.584072	-117.129275
WIENERSCHNITZEL #358	1253		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	5812	722110	EATING	X	X		X	X	X			X	No	No	6263120100	32.583658	-117.106711

FACILITY NAME	STREET NUMBER	SUITE NUMBER	STREET NAME	City	State	ZIP CODE	Hydrologic Area	SIC CODE	NAICS Code	PRINCIPLE PRODUCTS SERVICES	Bacteria	Gross Pollutants	Metals	Nutrients	Oil & Grease	Organics	Pesticides	Sediment	Trash	Tributary to 303(d) Listed	303(d) Pollutants Generated	APN	latitude	longitude
WILDCOAST	925		SEACOAST DR	IMPERIAL BEACH	CA	91932	911.11	8699	813410	NONPROF										Yes	No	6253522700	32.579404	-117.131621
WOODYS AUTO CARE	200		PALM AVE	IMPERIAL BEACH	CA	91932	910.1	7299	561990	SERVICE		X	X		X	X			X	No	No	6250230200	32.584076	-117.129791
YAROSLAV KUSHNIR, M.D., INC.	184		PALM AVE	IMPERIAL BEACH	CA	91932	910.1	8049	621399	HEALTH										No	No	6250141000	32.584077	-117.130062
YE OLDE PLANK INN	24		PALM AVE	IMPERIAL BEACH	CA	91932	910.1	7299	711120	DANCE									X	No	No	6250111800	32.583973	-117.132151
YOUR T-SHIRT STORE	1181		PALM AVE	IMPERIAL BEACH	CA	91932	910.2	5999	453998	RETL										No	No	6263020200	32.58365	-117.108642



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL AND CHAIR AND MEMBERS OF THE HOUSING AUTHORITY

FROM: GARY BROWN, CITY MANAGER

MEETING DATE: SEPTEMBER 19, 2012

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

SUBJECT: PUBLIC HEARING: DISE (OWNER/APPLICANT); VARIANCE (VAR 120020) TO CONSTRUCT A FENCE MEASURING 8 FEET 7 INCHES IN HEIGHT WITHIN THE REAR YARD OF A LOT WITH AN EXISTING SINGLE-FAMILY RESIDENCE LOCATED AT 963 IRIS AVENUE (APN 632-390-04-00) IN THE R-1-6000 (SINGLE-FAMILY RESIDENTIAL) ZONE. MF 1099.

PROJECT DESCRIPTION/BACKGROUND:

This is an application (Master File 1099) for a Variance (VAR 120020) to construct a fence measuring 8 feet 7 inches in height within the rear yard of a lot with an existing single-family residence located at 963 Iris Avenue (APN 632-390-04-00). The property is designated R-1-6000 (Single-Family Residential) on the Zoning Map.

PROJECT EVALUATION/DISCUSSION:

On August 3, 2012 City staff received a complaint that a fence approximately 9 feet in height was illegally being constructed in the rear yard of 963 Iris Avenue (Site). In general, Imperial Beach Municipal Code (IBMC) Section 19.46.020 allows fences with a height limit of 4 feet in the front yard, and 6 feet for all other yards of a lot. Staff visited the Site and discovered that the construction of the fence was completed. Staff then informed the applicant of the complaint and fence height limits, and the applicant stated that the fence was constructed due to the grade differential of the neighboring properties, particularly that of the Naval Outlying Landing Field (NOLF) which provides a road and parking lot south of the Site. According to the applicant, the grade of NOLF is approximately 4 feet 8 inches above the grade of the Site, which allows lights from NOLF to shine into the Site when vehicles park or exit the parking lot. The applicant also stated that building lights and noise from NOLF impacted the Site. The applicant requested that staff look into any potential deviations for such a situation. Staff determined that administrative adjustments for height could not be provided due to IBMC Section 19.84.150, Administrative Adjustments, which states that the "Community Development Department shall be authorized to

grant an adjustment of up to ten percent of any development standard listed in this code, excluding density, parking and height requirements.” Therefore, staff could not approve a fence that exceeds the 6 foot height limit for the rear yard since staff cannot provide an adjustment to height requirements. In addition, the proposed fence height exceeds the 6 foot height limit by greater than ten percent. Staff informed the applicant that the fence would have to be lowered to 6 feet in height and the applicant could use landscaping to screen the property. Staff further advised the applicant that they could apply for a variance due to the unique circumstances of the property’s location and surroundings.



The applicant submitted the variance application on August 27, 2012. The Site abuts five properties. The property to the north has the same grade as the Site and provides a wood fence 6 feet in height. The property to the east provides a wood fence measuring approximately 6 feet in height when measuring from the Site, but the grade is approximately 9 to 11 inches above the Site’s grade. The two properties to the west are 2 feet 7 inches above the grade of the Site, and provide a 5 foot wood fence on top of a 2 foot 7 inch retaining wall, providing a fence measuring 7 feet 7 inches in height when measuring from the Site. NOLF is located to the south, and the road and parking lot is 4 feet 8 inches above the grade of the Site. The applicant is requesting a variance to provide a fence measuring 8 feet 7 inches in height for a distance of 38 lineal feet along the southern property line to mitigate impacts created by activities at NOLF. The proposed fence would provide 6 foot wood boards on top of a 2’-7” block wall, similar to the properties to the west, and would not be visible from Iris Avenue.

According to the applicant, NOLF currently provides a chain link fence measuring 9 feet 7 inches in height and recently cut down landscaping that screened the property from NOLF. The Site was then impacted by vehicle and security lights, and noise from vehicles and NOLF personnel. The grade differential allowed vehicle lights to shine into the Site on a regular basis when vehicles park or exit the NOLF parking lot. The applicant is requesting a fence that

measures 8 feet 7 inches in height to mitigate these impacts and to provide privacy and security.

The applicant provided pictures of other properties in the vicinity that are adjacent to NOLF, showing that many of these properties already provide fences that exceed the 6 foot height limit. Staff has not reviewed the permit history for these fences, but it would appear the applicant's proposed fence would not negatively impact properties in the neighborhood since many already provide fences of a similar height.

General Plan/ Zoning Consistency

The proposed development is subject to the R-1-6000 (Single-Family Residential) zoning requirements. The purpose of the R-1-6000 Zone is to stabilize and protect the residential characteristics of the area and promote and encourage a suitable environment for family life. This zone is intended to provide communities composed of single-family detached homes, accessory uses, and related community services. Typical of this zone are single-family residences with fences in the front and rear yards to provide privacy and security. The fence height requirements for all properties throughout the City are located in IBMC Chapter 19.46 (Fences), which restrict fences in the front yard to 4 feet in height, and fences on any other yard of the lot to 6 feet in height. Additional requirements are provided for corner lots, though they do not apply to this project because the Site is not located on a corner. The R-1-6000 Zone provides a front yard setback of 20 feet; therefore any fence located within the first 20 feet of the Site has a height limit of 4 feet, and a fence on any other portion of the Site is limited to 6 feet in height. Height is measured from existing grade at all points of the site to a warped plane an equal height above all points on the site (IBMC Section 19.04.400). Per IBMC Section 19.84.150, City staff cannot provide any adjustments to the



height limit. Therefore, approval of a variance would be required in order to accommodate the proposed fence measuring 8 foot 7 inches in height.

IBMC Section 19.84.010, Variances – Purpose of Provisions, states that “the variance procedure is established to provide for reasonable use of a property having unique characteristics by virtue of its size, shape, topography, location or surroundings. The purpose of the variance is to bring a particular property up to parity with other property in the same zone and vicinity, insofar as reasonable use is concerned, it is not to grant any special privilege or concession not enjoyed by other properties in the same zone and vicinity.” IBMC Section 19.04.355 defines a fence as a freestanding structure used for confinement, privacy, protection, screening, or partition purposes.

The applicant claims that the proposed fence with a height of 8 feet 7 inches would provide confinement, privacy, protection, screening, and partition purposes on a property with unique characteristics due to the grade difference on adjacent properties, and the orientation of the NOLF parking lot and roads which provides negative impacts such as noise, lights, and lack of privacy. Most properties in the vicinity are only adjacent to other residential properties, and though some properties adjacent to NOLF do not provide additional fences beyond the NOLF chain link fencing, the applicant has provided pictures of various properties on Iris Avenue that provide solid fences that exceed the 6 foot height limit. In addition, the fence would not be visible from Iris Avenue.

Staff believes the Site does have unique characteristics due to its surroundings, grade differential, and vicinity to NOLF. In addition, staff believes the proposed fence would not be considered a special privilege because the proposed fence would only locate along the south property line adjacent to NOLF. Most lots in the R-1-6000 Zone are only adjacent to residential uses at similar grade levels, whereas the subject site for the proposed variance is below the grade level of a more intense use (NOLF). Also, other properties adjacent to NOLF provide fences that exceed the height limit. It is staff's belief that the proposed variance for an 8 foot 7 inch fence along the southern property line would not adversely affect the General Plan and Local Coastal Program because the variance would provide for reasonable use of a property having unique characteristics. Allowing for the construction of the fence is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same zone.

Variance Granting Criteria. The above circumstances provide the facts to support the following findings pursuant to IBMC Section 19.84.050:

- A. There are exceptional or extraordinary circumstances of conditions or hardships peculiar to the property including size, shape, topography, location or surroundings that do not apply generally to the properties in the same vicinity or zone. Hardships may include practical difficulties in development the property for the needs of the owner or tenant consistent with the regulations of the zone.**

The property has a unique characteristic due to its surroundings and vicinity to NOLF, which provides a parking lot and road approximately 4 feet 8 inches above the subject site's grade, which negatively impacts the property due to building and vehicle lights, noise, and lack of privacy. Most lots in the R-1-6000 Zone are only adjacent to residential uses at similar grade levels, and some properties adjacent to NOLF already provide fences that exceed the height limit.

- B. The variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same zoning district and the same general vicinity, and that a variance, if granted, would not constitute a special privilege of the recipient not enjoyed by his neighbors.**

The variance would not constitute a special privilege granted to the property owner because of the unique circumstances of the situation, which is only likely to occur on properties adjacent to NOLF with a substantial grade differential. Most lots in the R-1-6000 Zone are only adjacent to residential uses at similar grade levels, whereas the subject site for the proposed variance is below the grade level of a more intense use (NOLF). Also, other properties adjacent to NOLF provide fences that exceed the height limit. The variance is necessary so that the proposed fence could provide confinement, privacy, protection, screening, and partition.

- C. The granting of such variance will not be substantially detrimental to adjacent property and will not materially impair the purpose of this title or the public interest.**

The granting of the variance would not be substantially detrimental to adjacent property and would not materially impair the purpose of the fence height requirements, because the fence would not be visible from Iris Avenue, and the fence would be used for confinement, privacy, protection, screening, or partition purposes. Most lots in the R-1-6000 Zone are only adjacent to residential uses at similar grade levels, whereas the subject site for the proposed variance is below the grade level of a more intense use (NOLF). Also, other properties adjacent to NOLF provide fences that exceed the height limit.

- D. The granting of such variance will not adversely affect the general plan or the local coastal program.**

The granting of the variance would not adversely affect the general plan or local coastal program, because the existing development on the property would be consistent with the land use standards of the general plan and local coastal program for the R-1-6000 Zone. The R-1-6000 Zone allows for fences that are used for confinement, privacy, protection, screening, or partition purposes, which would be met with this project. The increase in fence height would not adversely affect the General Plan and Local Coastal Program because the variance would provide a reasonable use of a property having unique characteristics, and is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same zone.

Surrounding Land Use and Zoning

	Surrounding Zoning	Surrounding Land Use
North	R-1-6000	Residential
South	PF	NOLF
East	R-1-6000	Residential
West	R-1-6000	Residential

ENVIRONMENTAL IMPACT:

The project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303(e) as a Class 3 project (New Construction or Conversion of Small Structures).

COASTAL JURISDICTION:

The project is not located in the Coastal Zone as defined by the California Coastal Act of 1976.

FISCAL ANALYSIS:

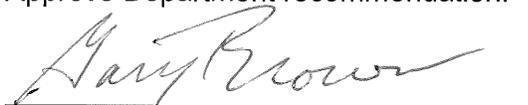
The applicant has deposited \$1,800.00 in Project Account Number (120020) to fund the processing of this application.

DEPARTMENT RECOMMENDATION:

1. Consider public testimony at the advertised public hearing.
2. Consider adoption of Resolution No. 2012-7248, approving Variance (VAR 120020) 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 2012-7248
 2. Aerial
 3. Plans
 4. Applicant Statement of Justification
 5. Photos
- c: File MF 1099
Paul and Denise Dise, 963 Iris Avenue, Imperial Beach, CA 91932

Return to Agenda

RESOLUTION NO. 2012-7248

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, APPROVING A VARIANCE (VAR 120020) TO CONSTRUCT A FENCE MEASURING 8 FEET 7 INCHES IN HEIGHT WITHIN THE REAR YARD OF A LOT WITH AN EXISTING SINGLE-FAMILY RESIDENCE LOCATED AT 963 IRIS AVENUE (APN 632-390-04-00) IN THE R-1-6000 (SINGLE-FAMILY RESIDENTIAL) ZONE. MF 1099.

OWNER/APPLICANT: PAUL AND DENISE DISE

WHEREAS, on September 19, 2012, the City Council of the City of Imperial Beach held a duly advertised and noticed public hearing to consider the merits of approving or denying an application for a Variance (VAR 120020) to construct a fence measuring 8 feet 7 inches in height within the rear yard of a lot with an existing single-family residence located at 963 Iris Avenue (APN 632-390-04-00), in the R-1-6000 (Single-Family Residential) Zone on a site legally described as follows:

Parcel: APN 632-390-04-00

Lot 4 of Pearson, in the City of Imperial Beach, County of San Diego, State of California, according to Map thereof No. 5745, filed in the Office of the County Recorder of San Diego County, June 15, 1966; and

WHEREAS, the City Council finds that the requested variance from the fence height limit standards satisfies the granting criteria for variances in the Zoning Ordinance; and

WHEREAS, the City Council finds that the project is be categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303(e) as a Class 3 project (New Construction or Conversion of Small Structures); and

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

VARIANCE

- 1. There are exceptional or extraordinary circumstances of conditions or hardships peculiar to the property including size, shape, topography, location or surroundings, that do not apply generally to the property in the same vicinity or zone. Hardships may include practical difficulties in development of the property for the needs of the owner or tenant consistent with the regulations of the zone; but in this context, personal, family or financial difficulties, loss of prospective profits, and/or neighboring violations are not hardships justifying a variance.**

The property has a unique characteristic due to its surroundings and vicinity to NOLF, which provides a parking lot and road approximately 4 feet 8 inches above the subject site's grade, which negatively impacts the property due to building and vehicle lights, noise, and lack of privacy. Most lots in the R-1-6000 Zone are only adjacent to residential uses at similar grade levels, and some properties adjacent to NOLF already provide fences that exceed the height limit.

2. **The variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same zoning district and the same general vicinity, and that a variance, if granted, would not constitute a special privilege of the recipient not enjoyed by his neighbors.**

The variance will not constitute a special privilege granted to the property owner because of the unique circumstances of the situation, which is only likely to occur on properties adjacent to NOLF with a substantial grade differential. Most lots in the R-1-6000 Zone are only adjacent to residential uses at similar grade levels, whereas the subject site for the proposed variance is below the grade level of a more intense use (NOLF). Also, other properties adjacent to NOLF provide fences that exceed the height limit. The variance is necessary so that the proposed fence could provide confinement, privacy, protection, screening, and partition.

3. **The granting of such variance will not be substantially detrimental to adjacent property and will not materially impair the purpose of this title or the public interest.**

The granting of the variance will not be substantially detrimental to adjacent property and would not materially impair the purpose of the fence height requirements, because the fence would not be visible from Iris Avenue, and the fence would be used for confinement, privacy, protection, screening, or partition purposes. Most lots in the R-1-6000 Zone are only adjacent to residential uses at similar grade levels, whereas the subject site for the proposed variance is below the grade level of a more intense use (NOLF). Also, other properties adjacent to NOLF provide fences that exceed the height limit.

4. **The granting of such variance will not adversely affect the general plan or local coastal program.**

The granting of the variance would not adversely affect the general plan or local coastal program, because the existing development on the property would be consistent with the land use standards of the general plan and local coastal program for the R-1-6000 Zone. The R-1-6000 Zone allows for fences that are used for confinement, privacy, protection, screening, or partition purposes, which would be met with this project. The increase in fence height would not adversely affect the General Plan and Local Coastal Program because the variance would provide a reasonable use of a property having unique characteristics, and is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same zone.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Imperial Beach that the above-listed findings and recitals are true and correct and are incorporated by reference; and

BE IT FURTHER RESOLVED by the City Council of the City of Imperial Beach that a Variance (VAR 120020) to construct a fence measuring 8 feet 7 inches in height within the rear yard of a lot with an existing single-family residence located at 963 Iris Avenue (APN 632-390-04-00), in the R-1-6000 (Single-Family Residential) Zone, is hereby approved subject to the following:

CONDITIONS OF APPROVAL:

A. PLANNING:

1. The project shall be developed in substantial compliance with the plans submitted to the Community Development Department for MF 1099 (VAR 120020) dated **August 27, 2012 for the Site and Section Plans, and September 11, 2012 for the Elevation Plan**, or as later amended and approved, and the conditions contained herein.
2. Owner must obtain a building permit for the fence through the City of Imperial Beach Building Department.
3. Approval of this request shall not waive compliance with any portion of the Building Code and Municipal Code in effect at the time a building permit is issued.
4. All negative balances in the project account (120020) shall be paid before issuance of building permits and final inspection.
5. 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.
6. **Approval** of the Variance (VAR 120020) is valid for one year from the date of final action by the City Council and shall **expire on September 19, 2013**, except where construction or use of the property in reliance on such variance approval has commenced prior to its expiration. If construction and use of the property in reliance on a variance approval has not commenced within the one-year period, such period may be extended by the Planning Commission or City Council for a period not exceeding six months for each application, up to a maximum of two years from the date of original approval.

B. BUILDING:

7. This project is subject to all Model Codes, State Codes and City Ordinances adopted by the City of Imperial Beach. All comments and corrections made during the Building Permit Plan Review process apply.

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.

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

1. That the foregoing recitals are true and correct.
2. That the City Council grants a Variance (VAR 120020) to construct a fence measuring 8 feet 7 inches in height within the rear yard of a lot with an existing single-family residence located at 963 Iris Avenue (APN 632-390-04-00), in the R-1-6000 (Single-Family Residential) Zone, subject to the conditions set forth in this Resolution.

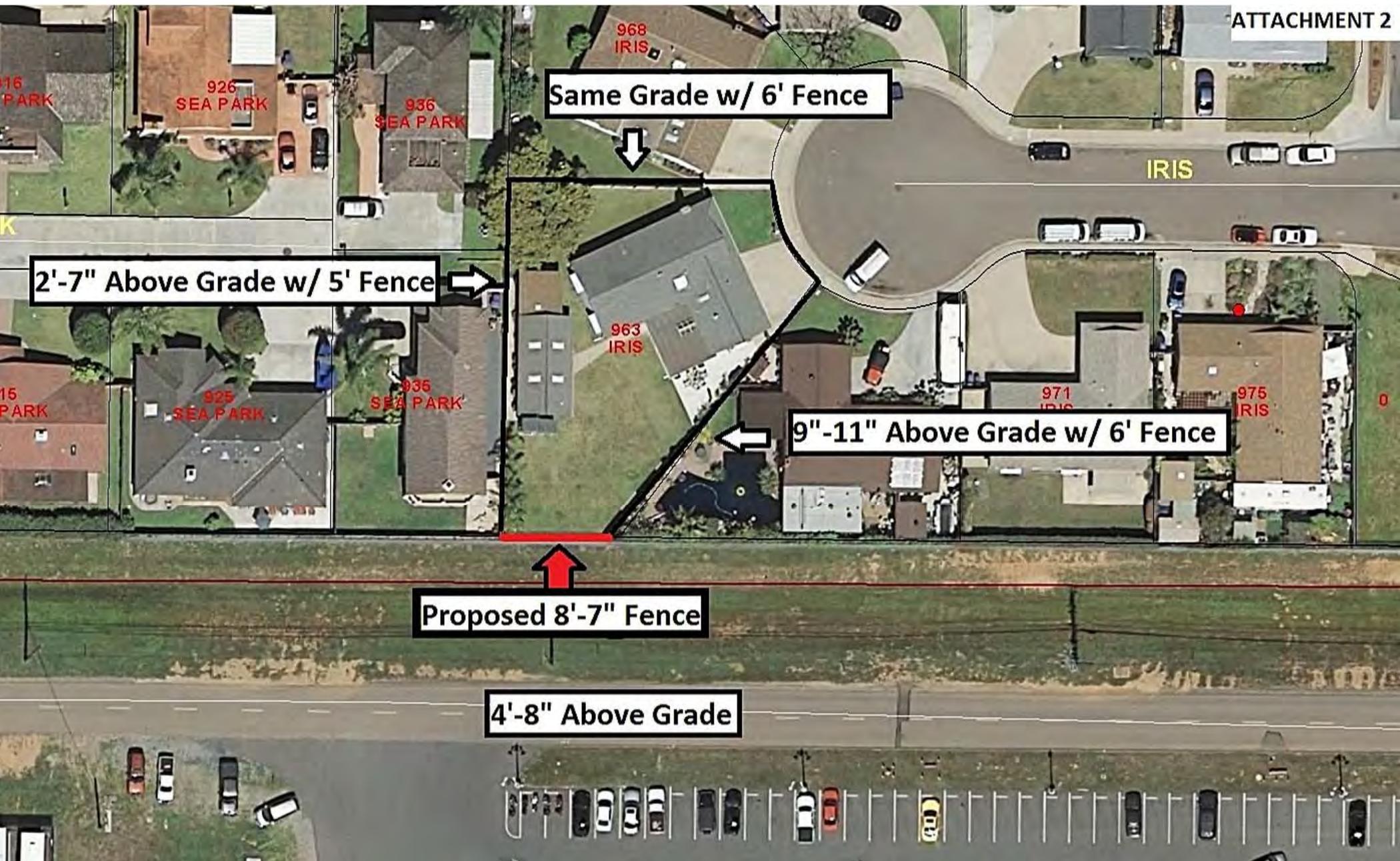
PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 19th day of September 2012, by the following vote:

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

JAMES C. JANNEY, MAYOR

ATTEST:

JACQUELINE M. HALD, MMC
CITY CLERK



Same Grade w/ 6' Fence

2'-7" Above Grade w/ 5' Fence

9"-11" Above Grade w/ 6' Fence

Proposed 8'-7" Fence

4'-8" Above Grade

968 IRIS

926 SEA PARK

936 SEA PARK

963 IRIS

925 SEA PARK

935 SEA PARK

971 IRIS

975 IRIS

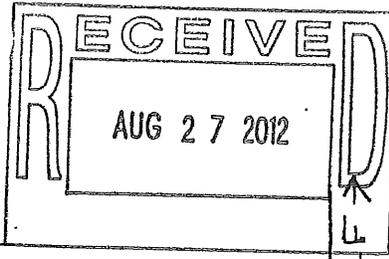
IRIS

916 PARK

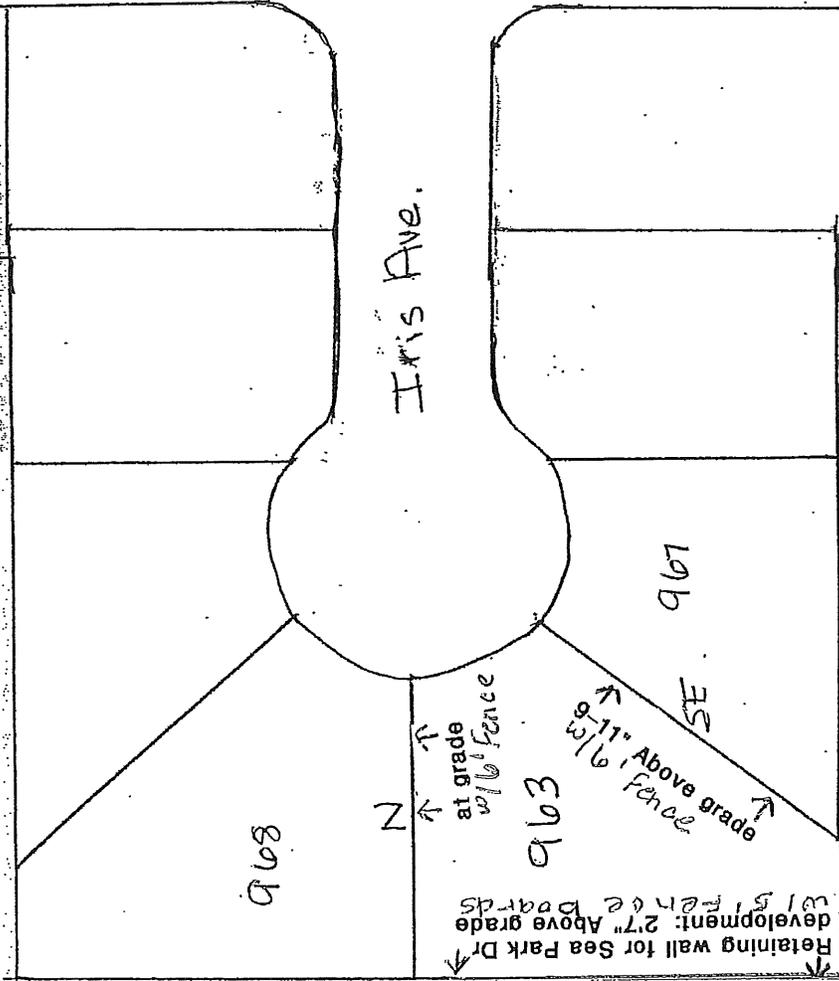
915 PARK



10th Street



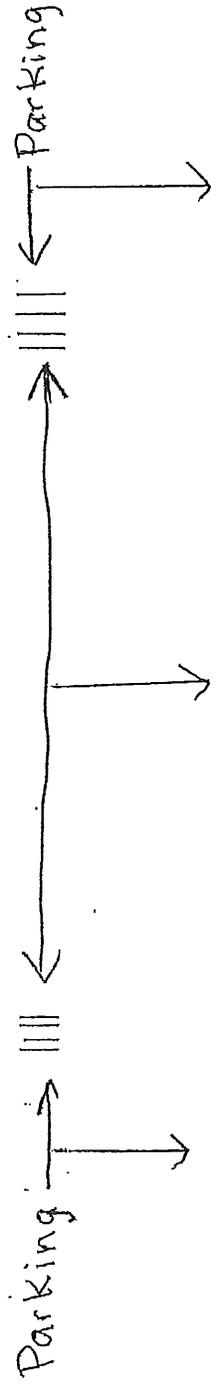
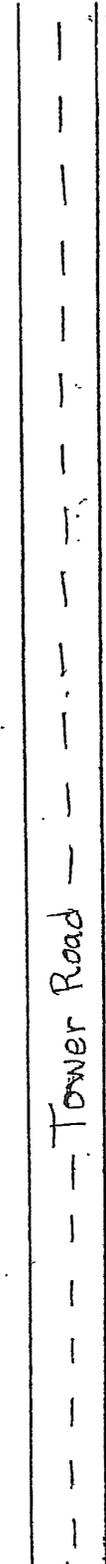
NOLF



←NOLF

Chain link & barbed wire fence 9'7"

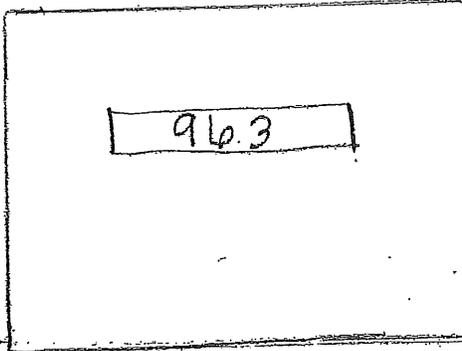
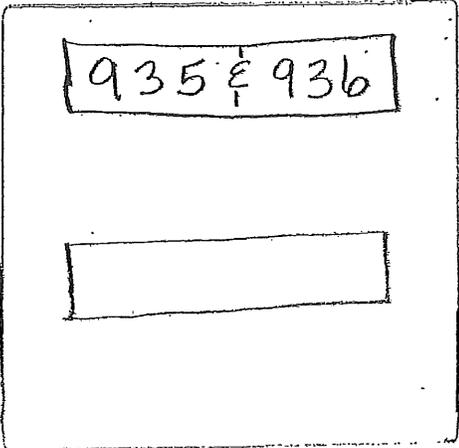
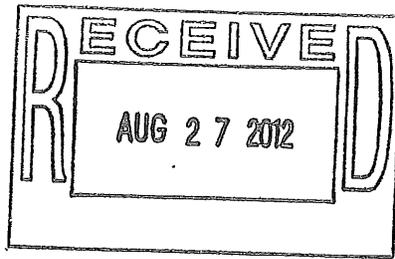
NOLF Tower Rd: 4'8" Above grade



MESGI Ho Hanger Bldg #184

Side view of Above grade in surrounding properties

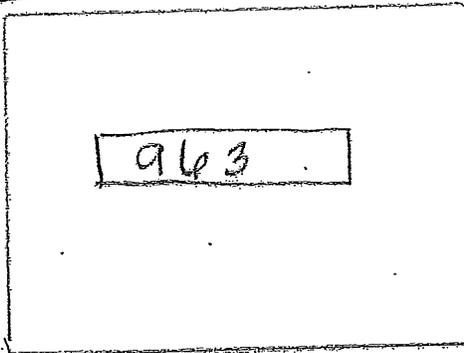
SW & NW



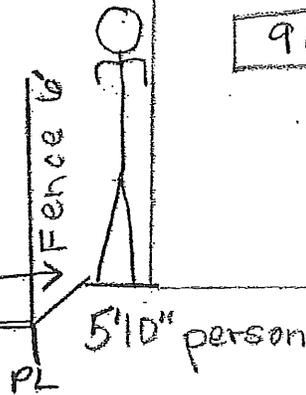
grade

2'7" Above grade -
Block Retaining wall
Retaining wall & fence
PL belong to development

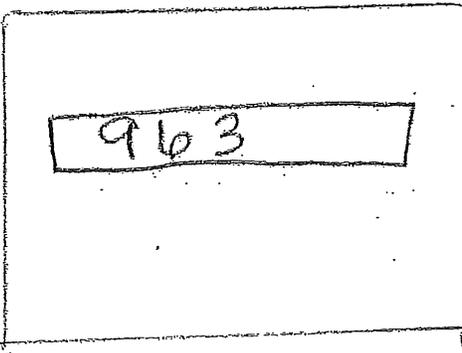
SE



9-11" Above grade

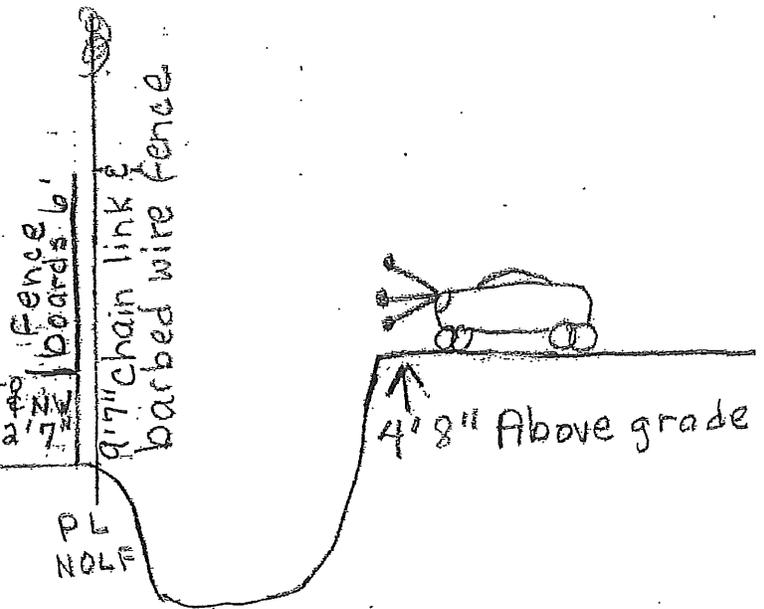


S

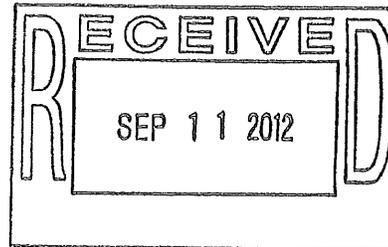


Block wall to
match SW & NW
properties: 2'7"

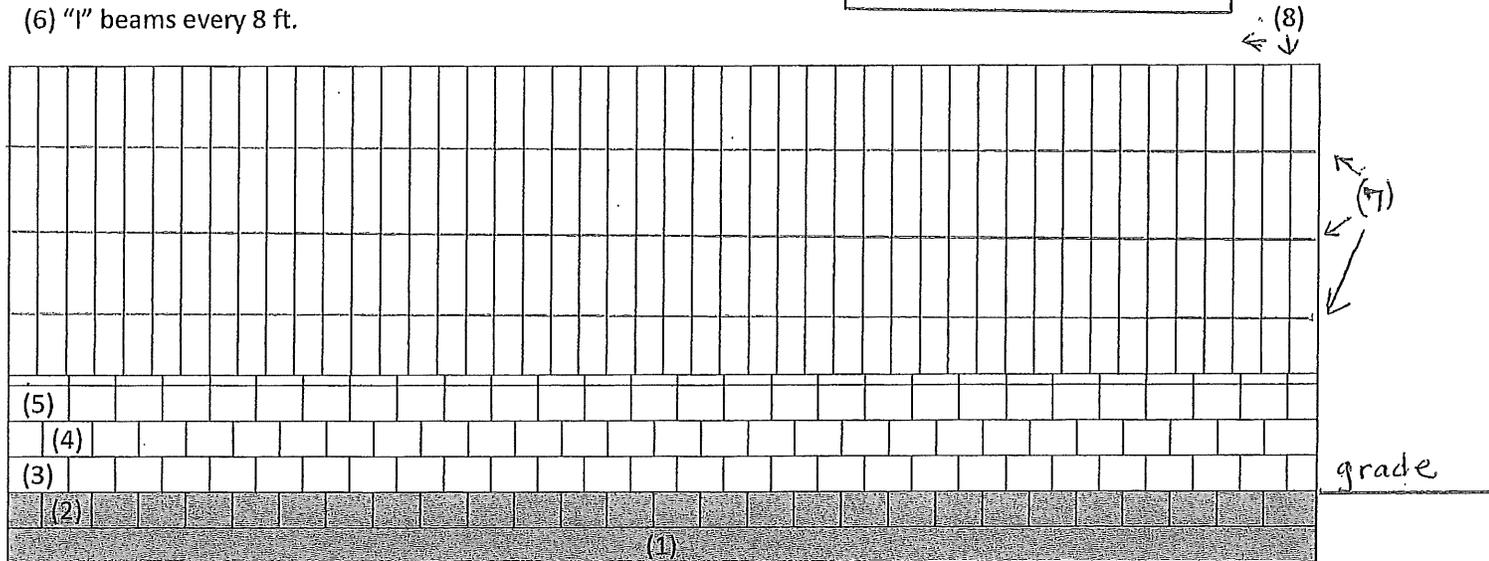
grade



Boundary/Address: Naval Base (NOLF) and 963 Iris Avenue, IB



(6) "I" beams every 8 ft.



Total Length: 36'8"

Exposed Block Wall Height 2' 7", Board Height 6', Total Height: 8' 7"

Block Wall Detail (Note: Freestanding block wall chosen to match retaining block walls on surrounding properties.)

1. Concrete Footing (underground) 14" wide x 3' deep x 36'8" long, with horizontal rebar connected to vertical J hook rebar.
2. First course of concrete block (¾ underground), 8" deep x 8" high x 16" long, with horizontal rebar and vertical J hook rebar connected to horizontal rebar in footing. Vertical grout joints left open for drainage.
3. Second course of block offset from first course with vertical J hook rebar connected to horizontal rebar in footing.
4. Third course of block offset same as first layer connected to vertical J hook rebar.
5. Fourth course of block offset same as second layer, with horizontal rebar and vertical J hook rebar connected to horizontal rebar in footing. Fourth course capped with 2" cap to prevent water intrusion to the inside of block wall.
6. Galvanized steel "I" beams sunk in block wall every 8'. Entire block wall and "I" beams filled in with concrete for strength and longevity.

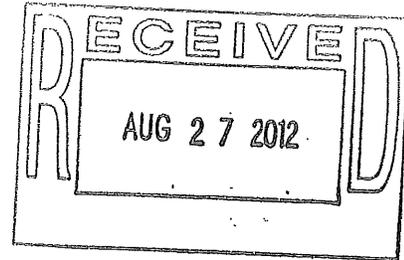
Fence Detail

7. Three 2" x 4" pressure treated wood cross beams mounted onto steel "I" beams for added strength and durability.
8. 6'x 8" dog eared cedar boards mounted onto the three cross beams as well as onto the "I" beams for added strength. Dog eared cedar boards chosen to match wood on other fences surrounding properties.

August 23, 2012

TO: City of Imperial Beach
Community Development Department
825 Imperial Beach Boulevard
Imperial Beach, CA 91932

FROM: Paul A. Dise and Denise L. Dise
963 Iris Avenue
Imperial Beach, CA 91932-3438



STATEMENT OF JUSTIFICATION FOR REQUESTED VARIANCE

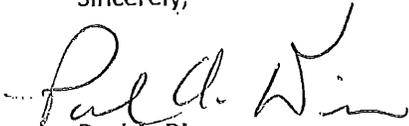
We are requesting a fence height variance to address the following items.

- a. There are five properties abutting our property. Four of the five properties are above grade to our property.
 - Two of the properties, southwest and northwest, are in the Sea Park Drive development and both have above grade block retaining walls of 2'7" in height, with wooden fence boards of 5', for a total fence height from our property of 7'7". The block retaining wall was built to hold fill at the time the land was developed to allow drainage from the majority of the development to flow toward Ninth Street.
 - The property to the southeast has an above grade of 9-11" with a 6' wood fence and horizontal wood pieces below parts of the fence to help retain the soil. This situation causes water to drain from this property into ours. The above grade level allows anyone over 5'10' to see into our property from over the fence.
 - The final above grade property borders on the south and is part of the Naval Outlying Landing Field (NOLF). It is this abutting property for which we are requesting a height exception. The property is 4'8" above the grade of our property. Currently, the fence is a chain link fence with barbed wire and is 9' 7" tall. Additionally, this property is home to a large naval group that is headquartered in a multi-level aircraft hangar and there is a large parking lot to facilitate the personnel as well as parking. There is a road that runs parallel to our property line. During the day, there is a lot of noise and coming and going and other activity, both of vehicles and personnel. We are rearing our elementary school age grandson and do not feel comfortable with him playing out in our yard alone due to the lack of privacy. At night, there are security lights and headlights from cars which shine into our windows, inhibiting sleep.
- b. We feel the requested height variance is necessary for our privacy and security and to block lights and reduce sound from the NOLF property. Additionally, without the variance, anyone driving a vehicle on the road on NOLF, would be able to see onto our property and our windows. If granted, this variance would not constitute a special privilege, especially in light of the hardships unique to our surrounding property conditions.
- c. Granting the requested variance will not be detrimental to adjacent properties.

- d. Granting of the variance will not adversely affect the General Plan or the Local Coastal Program.

Thank you for your consideration in this matter.

Sincerely,


Paul A. Dise


Denise L. Dise



963 IRIS AVENUE



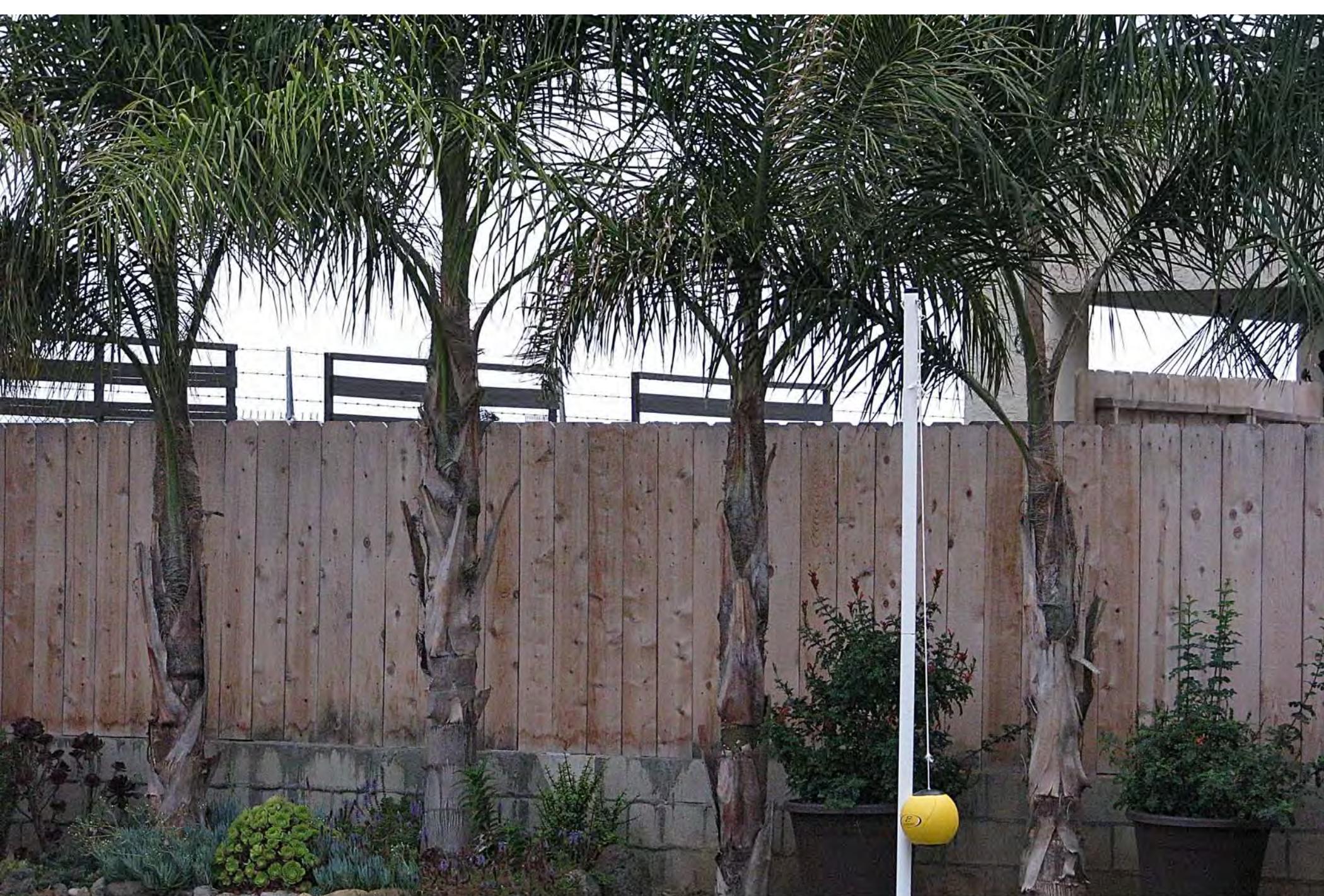
963 IRIS AVENUE - LOOKING NORTH AT EXISTING 6' FENCE (NO CHANGE PROPOSED)



963 IRIS AVENUE - FENCE ON EAST PROPERTY LINE (NO CHANGE PROPOSED)



963 IRIS AVENUE - LOOKING EAST AT EXISTING FENCE (NO CHANGE PROPOSED)



963 IRIS AVENUE - LOOKING WEST AT NEIGHBOR FENCE; FENCE IS 7'-7" (2'-7" BLOCK, 5' BOARD) FROM 963 IRIS AVENUE

(NO CHANGE PROPOSED)



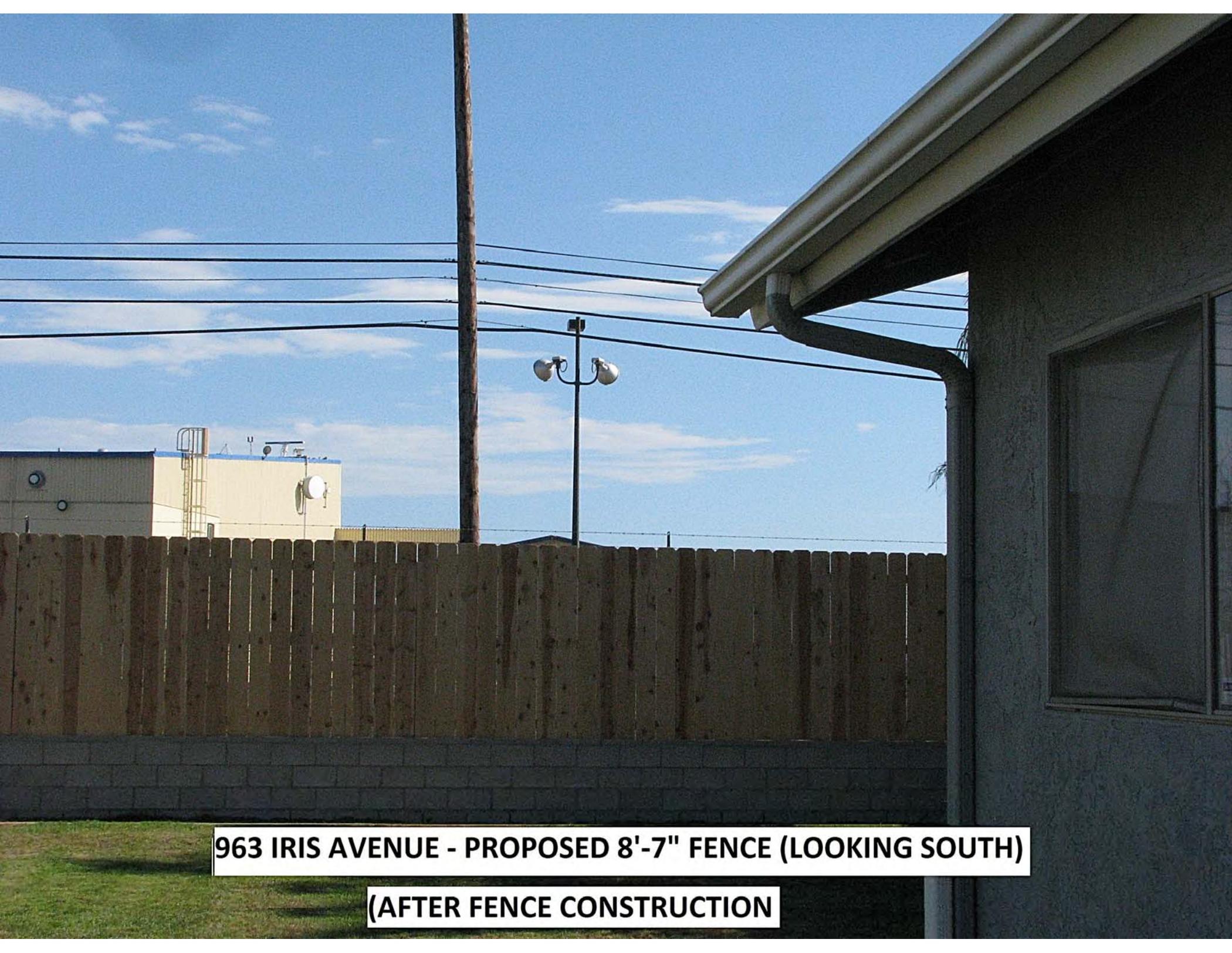
963 IRIS AVENUE - LOOKING SOUTH TO NOLF (4'-8" GRADE DIFFERENCE)

(BEFORE FENCE CONSTRUCTION)



963 IRIS AVENUE - LOOKING SOUTH TO NOLF (PROPOSED LOCATION OF 8'-7" FENCE)

(DURING FENCE CONSTRUCTION)



963 IRIS AVENUE - PROPOSED 8'-7" FENCE (LOOKING SOUTH)

(AFTER FENCE CONSTRUCTION)

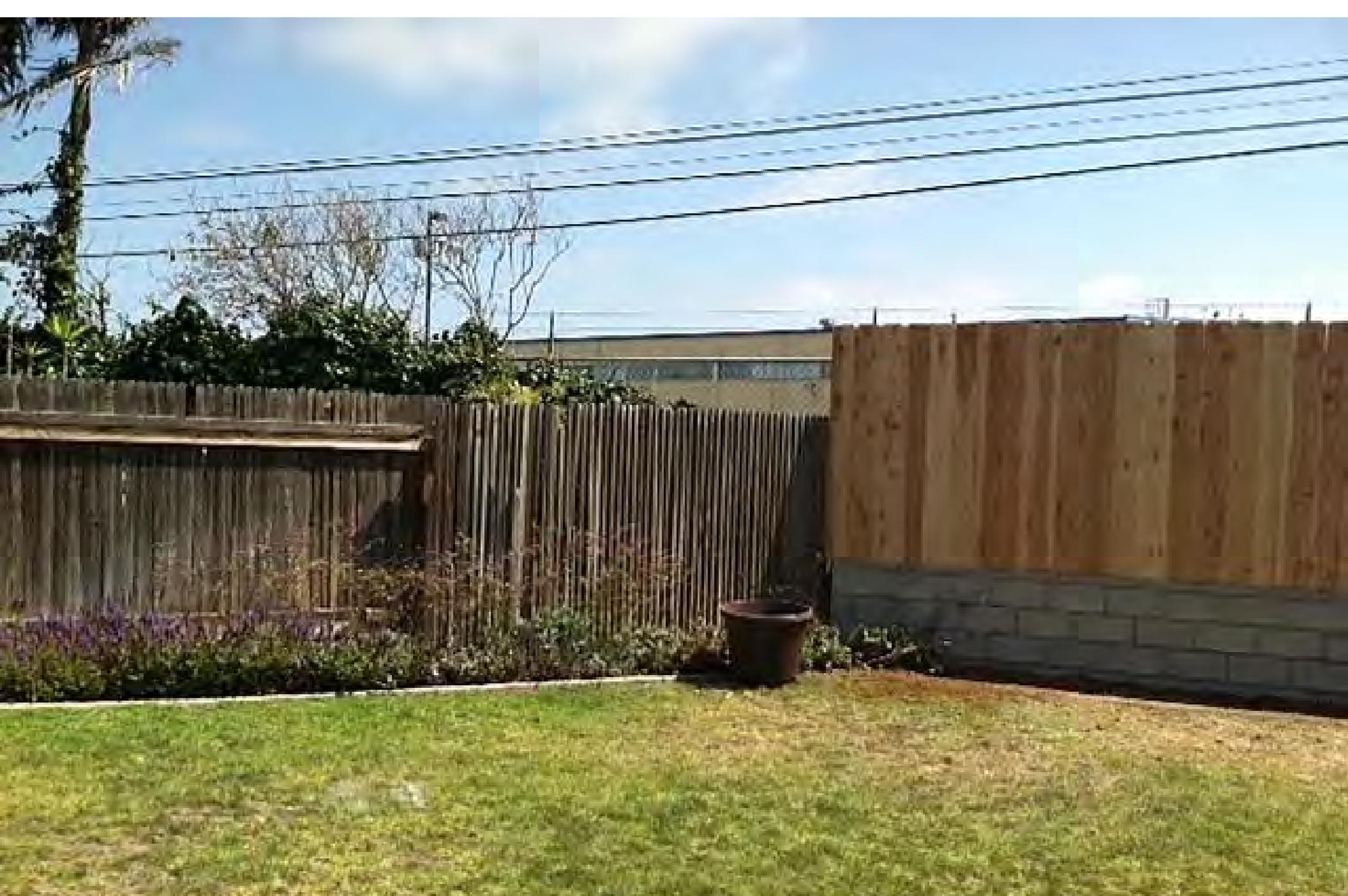


963 IRIS AVENUE - PROPOSED 8'-7" FENCE (LOOKING SOUTH)

(AFTER FENCE CONSTRUCTION)



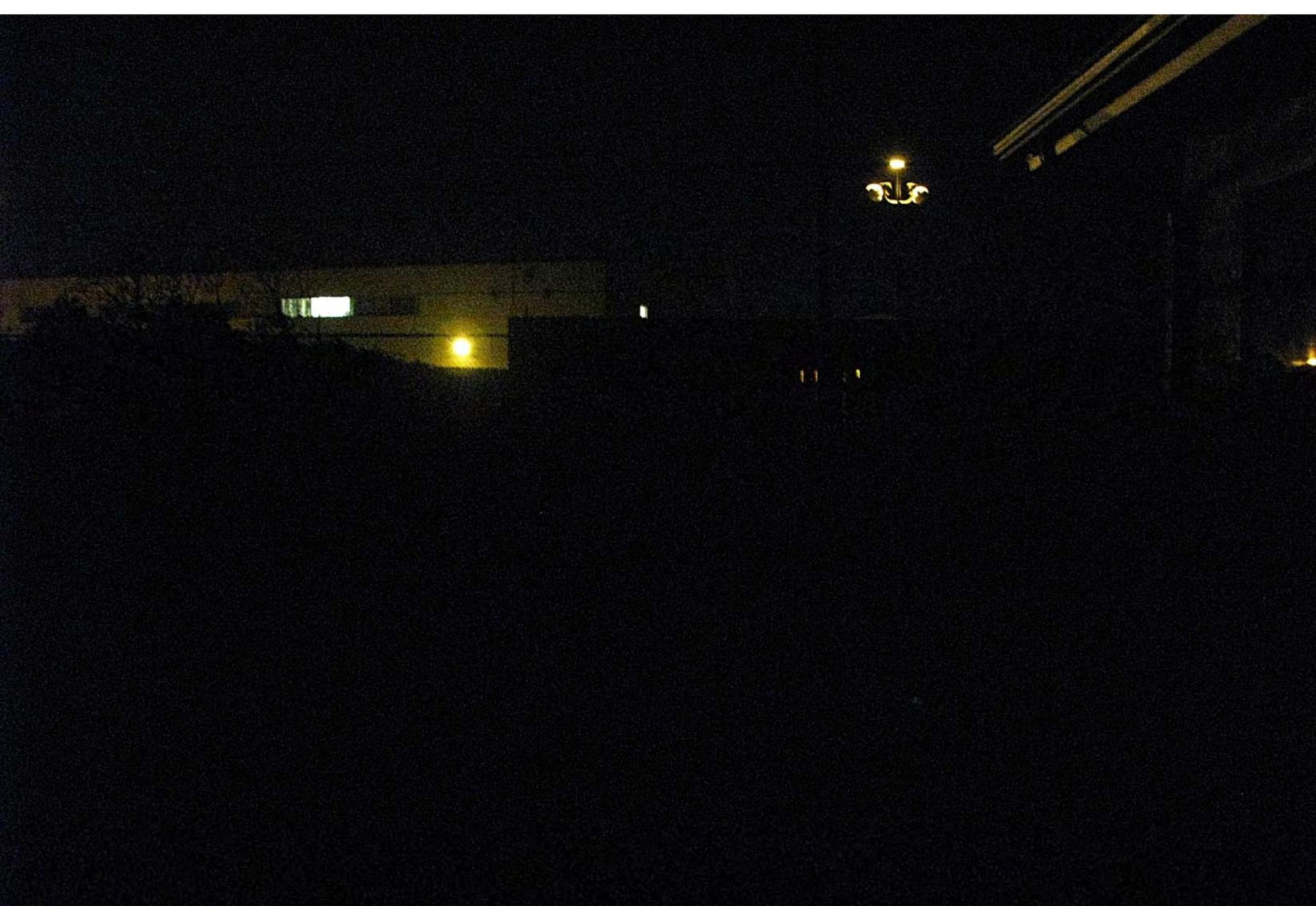
963 IRIS AVENUE - PROPOSED 8'-7" FENCE AND EXISTING 7'-7" FENCE ON WEST PROPERTY LINE



963 IRIS AVENUE - PROPOSED 8'-7" FENCE AND EXISTING FENCE ON EAST PROPERTY LINE



VIEWING PROPOSED 8'-7" FENCE FROM NOLF



963 IRIS AVENUE - NOLF LIGHTS BEING MITIGATED BY PROPOSED 8'-7" FENCE

CAR LIGHTS FROM NOLF INTO PROPOSED 8'-7" FENCE AT 963 IRIS AVENUE





FENCE ADJACENT TO NOLF (1)



FENCE ADJACENT TO NOLF (2)



FENCE ADJACENT TO NOLF (3)



FENCE ADJACENT TO NOLF (4)



FENCE ADJACENT TO NOLF (5)



FENCE ADJACENT TO NOLF (6)



FENCE ADJACENT TO NOLF (7)



FENCE ADJACENT TO NOLF (8)



FENCE ADJACENT TO NOLF (9)



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: GARY BROWN, CITY MANAGER
MEETING DATE: SEPTEMBER 19, 2012
ORIGINATING DEPT.: PUBLIC WORKS *HB*
SUBJECT: PROPOSED BSA EAGLE PROJECT PRESENTATION

BACKGROUND: The east side of the Veterans Park soccer field is without an installed irrigation system. As a result the turf is not watered on a regular basis. The grass area completely dies out during the summer months – non rainy season months. Next to the green artificial soccer field turf, this does not present a high quality appearance to the Park. It has been a goal of City staff to install an irrigation system in this area, but the time and resources have not been available to accomplish this task.

Boy Scouts of America has an award program by which boys who complete certain advancement requirements, perform a significant community service project and meet identified character standards are awarded the rank of Eagle. It is the opinion of the City staff that the project identified above – installation of an irrigation system for the turf area on the east side of Veterans Park soccer field - qualifies as a “significant community service project.”

DISCUSSION: BSA Troop 53, Eagle Scout Candidate Michael Lindgren has indicated an interest in performing the installation of an irrigation system in the area east of Veterans Park soccer field. Staff is willing to work with Mr. Lindgren in designing and constructing the project. Mr. Lindgren would design the improvements, plan, organize and supervise the construction of the project, should City Council approve his project

ENVIRONMENTAL DETERMINATION:

This project was evaluated for CEQA requirements and is determined to be Categorically Exempt per section 15301 - Existing Facilities – Class 1.c.

FISCAL IMPACT:

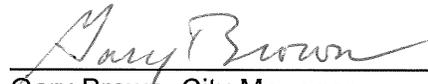
The cost of the project would come from the Park Maintenance Division Operating and Maintenance (O&M) budget. The total project costs are estimated at approximately \$1,000.

DEPARTMENT RECOMMENDATION:

1. Receive this report.
2. Receive a presentation from Mr. Lindgren regarding the proposed improvements.
3. Comment and direct staff and Mr. Lindgren regarding the design of the proposed project
4. Authorize the City Manager to sign the Eagle Project plan for Mr. Lindgren to continue the project development and construction as approved by City Council and City staff.

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.



Gary Brown, City Manager



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: GARY BROWN, CITY MANAGER

MEETING DATE: SEPTEMBER 19, 2012

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

SUBJECT: PROPOSED PROJECT PROPOSALS FOR THE FISCAL YEAR
2013-2014 COMMUNITY DEVELOPMENT BLOCK GRANT
(CDBG) PROGRAM

BACKGROUND:

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

Applications for Fiscal Year ("FY") 2013-2014 CDBG Program funding are currently being accepted by County HCD and are due by October 19, 2012. The final approval by the Board of Supervisors for submitted projects is expected to take place in March of 2013. The HUD funding levels in FY 2012-2013 are still uncertain; therefore, it is assumed the City will receive the same level of funding as 2012-2013. The current FY 2012-2013 funding for Imperial Beach is \$99,363. Adjustments to this the amount to be received during the next fiscal year will be made when HUD issues the entitlement figures.

The purpose of this meeting is for the City Council to provide comment and directions on the list of projects for consideration for the FY 2013-2014 CDBG Program.

DISCUSSION

CDBG-funded activities are intended to primarily benefit low-income and moderate-income residents of Imperial Beach. The CDGB program activities are expected to improve communities and/or neighborhoods by creating suitable living environments. One of the expected outcomes of CDGB activities is to increase and improve the accessibility of public infrastructure and buildings. Staff has evaluated different projects for benefits to low-income and moderate-income residents of the community, the viability and timeliness of the proposed projects, and impacts to the livability of the community.

The following are proposed projects:

1. Purchase of a New Fire Engine – This "project" would allocate the CDBG funds towards the purchase of a new fire engine. This is an eligible cost, however, this would be a one-

time contribution of roughly 1/7 the cost of the new engine. Staff is still investigating the possibility of allocating future CDBG funds towards the entire purchase and/or having the City advance the funds and enter a reimbursement agreement for future payback of the entire cost.

<u>Apparatus</u>	<u>CDBG Funds</u>	<u>City Cost</u>	<u>Total Cost</u>
Fire Engine	\$99,000	\$600,000	\$700,000

2. Roundabout at Palm Avenue and 3rd Street – as part of the Eco Bike Route project, this project would install at roundabout at the intersection of Palm Avenue and 3rd Street consistent with SANDAG bicycle planning goals to keep traffic moving and eliminating all-way stops. The project may also solve issues of parking lot cut-through traffic near the intersection and would be designed to allow truck and bus movements. Restriping would be required to reduce lanes to 1 lane in each direction prior to the roundabout.

<u>Tasks</u>	<u>Estimated Costs</u>
Construction	128,000
Project Management	<u>6,500</u>
TOTAL	\$99,000

3. ADA Curb Ramp Improvements with Possible Pop-Outs at Imperial Beach Boulevard and Connecticut Street – This project would install ADA-compliant curb ramps at this intersection and may include partial removal of median and the construction of pop-outs, similar to the Imperial Beach Boulevard and 9th Street intersection.

<u>Tasks</u>	<u>Estimated Costs</u>
Construction	128,000
Project Management	<u>6,500</u>
TOTAL	\$99,000

4. Roundabout at Imperial Beach Boulevard and Connecticut Street – This project would install a roundabout at the intersection of Imperial Beach Boulevard and Connecticut Street and would be consistent with SANDAG bicycle planning goals to keep traffic moving and eliminate all-way stops. Truck and bus route traffic would be accommodated through the intersection which would be designed for appropriate turning movements. Restriping of the roadway would be required to reduce lanes to one lane in each direction prior to the roundabout. Additional restriping could reduce lanes on Imperial Beach Boulevard between Connecticut Street and the Civic Center and would allow for a bike lane between Seacoast Drive and Civic Center as proposed in the Bicycle Transportation Plan. Reduction of lanes could improve pedestrian and vehicle safety at the Civic Center crosswalk.

<u>Tasks</u>	<u>Estimated Costs</u>
Construction	128,000
Project Management	<u>6,500</u>
TOTAL	\$99,000

If the City elects to design and install roundabouts, the City Traffic Engineer is strongly recommending that all traffic entering the roundabout directions be from single vehicle lanes.

- For the Palm Avenue and 3rd Street roundabout, this would mean that west-bound Palm Avenue be narrowed to two lanes (one in each direction) somewhere east of 3rd Street. This roadway design/configuration would be implemented with construction of the Eco Route Bikeway project.
- For the Imperial Beach Boulevard and Connecticut Street roundabout, this would mean that Imperial Beach Boulevard should be reduced to two lanes (one in each direction) east of Connecticut Street to the Civic Center.

City staff is recommending that the City Council support the contribution to the purchase of a new fire engine. If the City Council prefers to request funding for one of the other project, staff would recommend support of the pedestrian safety improvements at Connecticut Street and Imperial Beach Boulevard, with either improved ADA-compliant ramps and/or construction of a roundabout at this intersection.

The above proposals meet the requirements of benefitting low-income and moderate income residents of the community and would provide positive impacts to the livability of the community.

FISCAL IMPACT:

While the actual amount of CDBG funds will not be determined until the County receives all CDBG funding requests and receives HUD notification of available funds, the estimated FY 2013-2014 CDBG allocation is approximately \$99,363.

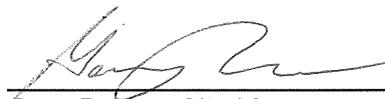
DEPARTMENT RECOMMENDATION:

That the City Council reviews the list of proposed FY 2013-2014 CDBG projects and provides input and direction on selecting a project. Staff further recommends that City Council:

1. Support application for FY 2013-2014 CDBG funding for the contribution to the purchase of a new fire engine.
2. Should the City Council elect instead to applying for funding for a capital project, staff recommends supporting application for FY 2013-2014 CDBG funding for the pedestrian safety improvements at Connecticut Street and Imperial Beach Boulevard, with either improved ADA-compliant ramps or construction of a roundabout at this intersection.
3. Schedule a public hearing on October 3, 2012, to consider these recommended projects.

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.



Gary Brown, City Manager

Item No. 6.3

No Item



STAFF REPORT
CITY OF IMPERIAL BEACH

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: GARY BROWN, CITY MANAGER

MEETING DATE: SEPTEMBER 19, 2012

ORIGINATING DEPT.: PUBLIC WORKS *HAB*

SUBJECT: RESOLUTION 2012-7249 AFFIRMING THE CITY MANAGERS INCREASE IN CHANGE ORDER NO. 1 (PUMP STATION 1B ODOR CONTROL) TO THE STREET IMPROVEMENTS RDA PHASE 3B CAPITAL IMPROVEMENT PROJECT (CIP S04-108) AND THE TRANSFER OF AN ADDITIONAL \$20,000 FROM SEWER ENTERPRISE RESERVE FUND TO THE CIP S04-108 PROJECT.

BACKGROUND: On May 16, 2012, City Council adopted Resolution No. 2012-7190 approving Change Order No. 1 to the Street Improvement RDA Phase 3B CIP project (S04-108) for the installation of an activated carbon filter system in Pump Station 1B (located at the intersection of Seacoast Drive and Imperial Beach Blvd.) and the transfer of \$90,000 from the Sewer Enterprise Reserve Fund to the Street Improvements RDA Phase 3B CIP project (S04-108) for the design and construction of this odor control system. The projected cost for this project was:

- Project design \$12,046
- Construction \$71,575
- Total project cost \$83,621.

As PAL General Engineering, Inc. finalized their cost for the installation of the system as designed, it was clear that the installation cost would exceed the approved budget as shown above. City staff negotiated with PAL General Engineering, Inc. and agreed that a fair cost for the construction of the project was \$94,667.80 which exceeded the authorized budget by \$23,092.80 (\$94,667.80 minus \$71,575.00). In order to not delay the project schedule and possibly incur delay costs, City Manager approved change order no. 1 with PAL General Engineering, Inc. for a total cost of \$94,667.80.

DISCUSSION: This staff report and resolution is prepared for City Council to affirm the action taken by the City Manager approving Change Order No. 1 for a total cost of \$94,667.80. Through this action, the authorized budget from the Sewer Enterprise Reserve Fund to Street Improvements RDA Phase 3B of \$90,000 is insufficient to cover the costs of the change order. Staff recommends that an additional \$20,000 be transferred from the Sewer Enterprise Reserve Fund to the Street Improvements RDA Phase 3B CIP Project (S04-108).

ENVIRONMENTAL DETERMINATION:

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

FISCAL IMPACT:

Resolution 2012-7190 reported the fiscal impact as shown below:

Project design cost	\$12,046.00
Project construction cost	\$71,575.00
TOTAL PROJECT COST	<u>\$83,621.00</u>

Sewer Enterprise Fund Reserve transfer to this project is \$90,000

Affirmation of the action taken by the City Manager will have the following fiscal impact:

Project design cost	\$ 12,046.00
Project construction cost	\$ 94,667.80
TOTAL PROJECT COST	<u>\$106,713.80</u>

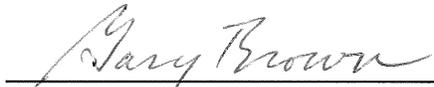
Sewer Enterprise Fund Reserve transfer to CIP S04-108 project is \$110,000 (\$90,000 plus \$20,000)

DEPARTMENT RECOMMENDATION:

1. Receive this report.
2. Affirm the City Manager's approved Change Order No. 1 for the installation of Pump Station No. 1 Odor Control Station for a total cost of \$94,667.80.
3. Transfer a total of \$110,000 from the Sewer Enterprise Reserve Fund to Street Improvements RDA Phase 3B CIP project (S04-108).
4. Adopt the attached resolution

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.



Gary Brown, City Manager

Attachments:

1. Resolution No. 2012-7249

RESOLUTION NO. 2012-7249

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, AFFIRMING THE CITY MANAGERS INCREASE IN CHANGE ORDER NO. 1 (PUMP STATION 1B ODOR CONTROL) TO THE STREET IMPROVEMENTS RDA PHASE 3B CAPITAL IMPROVEMENT PROJECT (CIP S04-108) AND THE TRANSFER OF AN ADDITIONAL \$20,000 FROM SEWER ENTERPRISE RESERVE FUND TO THE CIP S04-108 PROJECT.

WHEREAS, on May 16, 2012, City Council adopted Resolution No. 2012-7190 approving Change Order No. 1 to the Street Improvement RDA Phase 3B CIP project (S04-108) for the installation of an activated carbon filter system in Pump Station 1B (located at the intersection of Seacoast Drive and Imperial Beach Blvd.) and the transfer of \$90,000 from the Sewer Enterprise Reserve Fund to the Street Improvements RDA Phase 3B CIP project (S04-108) for the design and construction of this odor control system; and

WHEREAS, The projected cost for this project was:

- Project design \$12,046
- Construction \$71,575
- Total project cost \$83,621; and

WHEREAS, as PAL General Engineering, Inc. finalized their cost for the installation of the system as designed, it was clear that the installation cost would exceed the approved budget as shown above; and

WHEREAS, City staff negotiated with PAL General Engineering, Inc. and agreed that a fair cost for the construction of the project was \$94,667.80 which exceeded the authorized budget by \$23,092.80 (\$94,667.80 minus \$71,575.00); and

WHEREAS, in order to not delay the project schedule and possibly incur delay costs, City Manager approved change order no. 1 with PAL General Engineering, Inc. for a total cost of \$94,667.80; and

WHEREAS, through this action, the authorized budget from the Sewer Enterprise Reserve Fund to Street Improvements RDA Phase 3B of \$90,000 is insufficient to cover the costs of the change order; and

WHEREAS, staff recommends that an additional \$20,000 be transferred from the Sewer Enterprise Reserve Fund to the Street Improvements RDA Phase 3B CIP Project (S04-108) for a total Sewer Enterprise Reserve Fund transfer of \$110,000.

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

1. The above recitals are true and correct.
2. This legislative body affirms the City Managers approval of Change Order No. 1 with PAL General Engineering, Inc. for a total change order cost of \$94,667.80.
3. This legislative body authorizes the City Manager to transfer an additional \$20,000 from Sewer Enterprise Reserve Fund to CIP S04-108 for a total transfer of \$110,000 to the Street Improvements RDA Phase 3B CIP project.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 19th day of September 2012, by the following vote:

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

JAMES C. JANNEY, MAYOR

ATTEST:

JACQUELINE M. HALD, MMC
CITY CLERK



STAFF REPORT
CITY OF IMPERIAL BEACH

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: GARY BROWN, CITY MANAGER
MEETING DATE: SEPTEMBER 19, 2012
ORIGINATING DEPT.: PUBLIC WORKS *HAL*
SUBJECT: VETERANS PARK DEDICATION PLAQUE

BACKGROUND: Veterans Park Information signage concept approved in calendar year 2006, as part of the Veterans Park Master Plan renovation, was for the installation of a kiosk at the south end of the Park in the paved surface just inside the concrete walkway north of the trellis. The kiosk installation was deferred due to the high cost of design and construction. Attachment 1 was the signage concept approved in 2006. During the May 4, 2007 Grand Opening celebration for the renovated park, a brass plaque commemorating this opening was presented by Mayor Jim Janney. This brass plaque was intended for attachment to the future kiosk installation.

DISCUSSION: Staff believes that the installation of a new kiosk at this location will happen in the far distant future if at all. Meanwhile the brass dedication plaque remains not displayed as part of the Park features. In order to have this dedication plaque available for viewing to the public, staff proposes to install a decorative concrete pedestal with the plaque imbedded therein as shown in Attachment 2.

In order to try to blend in the plaque pedestal with the character of the park, staff recommends the pedestal be designed and constructed to imitate the pillars of the rotunda. See Attachment 3.

This staff report is prepared to seek City Council's direction on the disposition of the dedication plaque and to seek approval for a design for the display of the plaque should it be Councils direction to display the plaque in Veterans Park at this time. The design and construction and display of the plaque as proposed is within City staff's capability and we are prepared to do it upon approval from City Council.

ENVIRONMENTAL DETERMINATION:

Not a project as defined by CEQA.

FISCAL IMPACT:

Material costs for the construction of the proposed pedestal to mount the dedication brass plaque is estimated to be less than \$1,000. This materials cost could be paid through the approved Fiscal Year 2012-2013 Park Maintenance Division O&M budget.

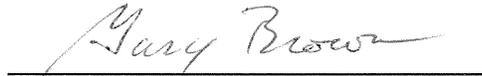
DEPARTMENT RECOMMENDATION:

1. Receive this report.

2. Consider the proposed installation of the Veterans Park Renovation Dedication Plaque Pedestal design and location.
3. Give City staff direction on how to proceed with the display of the plaque.

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.

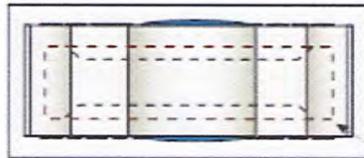


Gary Brown, City Manager

Attachments:

1. Veterans Park Signage Plan from 2006.
2. Suggested pedestal location within Veterans Park.
3. Suggested pedestal design.

PLAN VIEW



Welded aluminum Kiosk with finish to match entry monuments

City of Imperial Beach
VETERANS PARK

Proposed Information Kiosk
Style Concept 3

scale: approx. 1/2" = 1'-0"

Porcelain coated metal
1-dimensional
city logo graphic

Vinyl dimensional lettering



Welded and painted
aluminum kiosk body
with recesses on either
side for graphic panels

Full Color
Interpretive
Panel - one on
each side of
Kiosk

Welded aluminum base with
finish to match entry
monuments



If needed, the dedication plaque
can be relocated from existing
entry monument

ELEVATION VIEW













**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: CITY MANAGER

MEETING DATE: SEPTEMBER 19, 2012

ORIGINATING DEPT: CITY MANAGER

**SUBJECT: REQUEST BY MEMBER OF THE CITY COUNCIL TO
PLACE AN ITEM ON A CITY COUNCIL AGENDA**

BACKGROUND:

On January 18, 2012, City Council approved City Council Policy No. 116, which established guidelines for how a member of the City Council may place an item on a City Council agenda. City Council Policy 116 states:

"For any item to be placed on the agenda by any member of the City Council

- a. Submit a written request to the City Manager stating the matter to be discussed.*
- b. City Manager places the item on the City Council agenda to see if a majority of the City Council wishes to discuss the matter at a future meeting.*
- c. If a majority of the City Council wishes to discuss the matter at a future meeting, the City Manager will place it on a future agenda after staff work, if any, is completed."*

DISCUSSION:

On August 27, 2012, Councilmember Bilbray submitted a written request to the City Manager to have the City Council discuss a drainage issue at the property located at 9th Street and Palm Ave. (see attachment 1).

CITY MANAGER'S RECOMMENDATION:

It is recommended that the City Council:

1. Consider Councilmember Bilbray's request to discuss a drainage issue at the property located at 9th Street and Palm Ave. and
2. Decide if the City Manager should place the item on a future meeting agenda after staff work, if any, is completed.



Gary Brown, City Manager

Attachments:

1. E-mail correspondence from Councilmember Bilbray requesting a Council agenda item
2. City Council Policy 116 – Request by Member of the City Council to Place an Item on a City Council Agenda

ATTACHMENT 1

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

From: Pat Bilbray [mailto:pbilbray@gmail.com]

Sent: Monday, August 27, 2012 8:17 PM

To: Gary Brown

Subject: 9th and palm

Mr brown,

I would like to request that the drainage issue that has been raised from some of the residents behind the shopping be put on the agenda for a near future meeting. I think some of the concerns are valid and need to be adressed.

Thank you,

Brian pay

Sent from my iPhone

CITY OF IMPERIAL BEACH COUNCIL POLICY		
SUBJECT: REQUEST BY MEMBER OF THE CITY COUNCIL TO PLACE AN ITEM ON A CITY COUNCIL AGENDA	POLICY NUMBER: 116	PAGE 1 OF1
ADOPTED BY: Resolution No. 2012-7142	DATED: January 18, 2012	

PURPOSE

To provide guidelines on placing items on the City Council agenda by members of the City Council.

POLICY

1. Any member of the City Council may request that an item be placed on a future City Council agenda for discussion and possible action.
2. For any item to be placed on the agenda by any member of the City Council
 - a. Submit a written request to the City Manager stating the matter to be discussed.
 - b. City Manager places the item on the City Council agenda to see if a majority of the City Council wishes to discuss the matter at a future meeting.
 - c. If a majority of the City Council wishes to discuss the matter at a future meeting, the City Manager will place it on a future agenda after staff work, if any, is completed.