



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

DECEMBER 3, 2014

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

CLOSED SESSION MEETING – 5:30 P.M.

REGULAR MEETING – 6:00 P.M.

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

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

CLOSED SESSION MEETING CALL TO ORDER

ROLL CALL BY CITY CLERK

CLOSED SESSION (1)

1. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Initiation of litigation pursuant to Govt. Code section 54956.9(d)(4)

RECONVENE AND ANNOUNCE ACTION (IF APPROPRIATE)

ADJOURN CLOSED SESSION MEETING

REGULAR MEETING CALL TO ORDER

ROLL CALL BY CITY CLERK

PLEDGE OF ALLEGIANCE

AGENDA CHANGES

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

COMMUNICATIONS FROM CITY STAFF

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

PRESENTATIONS (1)

None.

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.

CONSENT CALENDAR (2.1-2.6)-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.

Recommendation: Approve the Regular City Council Meeting Minutes of October 1, 2014 and November 5, 2014 and the Special Meeting Minutes of November 13, 2014.

2.2 RATIFICATION OF WARRANT REGISTER. (0300-25)

Recommendation: Ratify the following registers: Accounts Payable Numbers 85575 through 85714 with a subtotal amount of \$1,510,238.86 and Payroll Checks/Direct Deposits 46272 through 46316 for a subtotal amount of \$295,025.67 for a total amount of \$1,805,264.53.

2.3 SECOND READING AND ADOPTION OF ORDINANCE NO. 2014-1148 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA AMENDING TITLE 2 ADMINISTRATION AND PERSONNEL, SECTIONS 2.12.140 AND 2.18.010 OF THE IMPERIAL BEACH MUNICIPAL CODE RELATED TO COUNCIL PROCEDURES AND CITY COMMISSIONS. (0410-95)

Recommendation: That the City Council waives the reading in full and adopts Ordinance No. 2014-1148.

2.4 LOCAL APPOINTMENTS LIST. (0460-45)

Recommendation: That the City Council approves the Local Appointments List in compliance with California Government Code §54972 and designates the Imperial Beach Branch Library (the public library with the largest service population within jurisdiction) to receive a copy of the list in compliance with California Government §54973.

2.5 MCDONALDS (APPLICANT); TIME EXTENSION FOR ADMINISTRATIVE COASTAL PERMIT (ACP 130001), DESIGN REVIEW (DRC 130002), AND SITE PLAN REVIEW (SPR 130003) FOR A REMODEL AND ADDITION TO THE MCDONALD'S RESTAURANT AT 1135 PALM AVENUE (APN 626-301-18-00 & 626-301-31-00). RESOLUTION 2014-7528. (0600-20)

Recommendation: That the City Council adopt Resolution No. 2014-7528, approving a six month extension for Administrative Coastal Permit (ACP 130001), Design Review Case (DRC 130002), and Site Plan Review (SPR 130003), which makes the necessary findings and provides conditions of approval in compliance with local and state requirements.

2.6 RESOLUTION NO. 2014-7530 APPROVING THE FIRST AMENDMENT TO EMPLOYMENT AGREEMENT BETWEEN THE CITY AND CITY MANAGER, ANDY HALL. (0530-60)

Recommendation: Adopt resolution.

2.7 ADMINISTRATIVE COASTAL PERMIT (ACP 120004), DESIGN REVIEW (DRC 120005), SITE PLAN REVIEW (SPR 120006), AND FINAL MAP (TM 120007) FOR A NEW AFFORDABLE HOUSING COMPLEX CONSISTING OF SIX ATTACHED CONDOMINIUM UNITS AT 776 10TH STREET (APN 626-282-12-00). MF 1086. (0600-20)

Recommendation: That the City Council Approve the Final Map for recordation.

ORDINANCES – INTRODUCTION/FIRST READING (3)

None.

PUBLIC HEARINGS (4.1)

- 4.1 INTEGRAL COMMUNITIES (OWNER/APPLICANT); CONDITIONAL USE PERMIT (CUP 130073), DESIGN REVIEW CASE (DRC 130028), SITE PLAN REVIEW (SPR 130029), TENTATIVE MAP (TM 130030), AND MITIGATED NEGATIVE DECLARATION (EIA 130031 AND SCH #2014091072) FOR THE DEMOLITION OF AN EXISTING RECREATION VEHICLE PARK AND CONSTRUCTION OF 193 NEW RESIDENTIAL CONDOMINIUM UNITS AT 500 HIGHWAY 75 IN THE C/MU-1 (GENERAL COMMERCIAL & MIXED-USE), R-3000-D (TWO-FAMILY DETACHED RESIDENTIAL), AND UR (URBAN RESERVE) ZONES. MF 1100. (0600-20)**

Recommendation:

1. Declare the public hearing open;
2. Receive report and entertain public testimony;
3. Close the public hearing and consider the project; and
4. That the City Council adopt Resolution 2014-7529, approving Conditional Use Permit (CUP 130073), Design Review Case (DRC 130028), Site Plan Review (SPR 130029), Tentative Map (TM 130030), and Mitigated Negative Declaration (EIA 130031 and SCH #2014091072) and Mitigation Monitoring and Reporting Program which makes the necessary findings and provides conditions of approval in compliance with local and state requirements.

REPORTS (5.1-5.3)

- 5.1 ADOPTION OF RESOLUTION NO. 2014-7533 AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO APPLY FOR THE 2014 ASSISTANCE TO FIREFIGHTERS GRANT (AFG) REQUESTING FUNDING FOR REPLACEMENT OF THE SOURCE CAPTURE EXHAUST EXTRICATION SYSTEM AND THE STATION ALERTING SYSTEM. (0940-10)**

Recommendation: Adopt resolution.

- 5.2 FURLOUGH INFORMATION AND ADOPTION OF RESOLUTION NO. 2014-7531 AUTHORIZING THE CITY MANAGER TO PROVIDE RETENTION STIPENDS FOR NON-DEPARTMENT HEAD LEVEL EMPLOYEES. (0520-60)**

Recommendation: Staff is recommending that the City Council accept and file the information about the furlough schedule. Staff is further recommending that the City Council, by adopting Resolution No. 2014-7531, join the City Manager and Department Heads in providing an employee retention stipend of \$250 per full time employees and \$125 to part time employees.

- 5.3 RESOLUTION NO. 2014-7532 ACCEPTING THE ATP GRANT OF \$709,000 FOR ELM AVENUE (SEACOAST DRIVE TO 7TH STREET) TRAFFIC, PEDESTRIAN AND CYCLING SAFETY AND MOBILITY IMPROVEMENTS AND APPROPRIATING \$750,000 TRANSNET FUNDS TO THE RECONSTRUCTION OF ELM AVENUE (SEACOAST DRIVE TO 7TH STREET) PROJECT. (0390-86 & 0720-25)**

Recommendation: Adopt resolution.

I.B. REDEVELOPMENT AGENCY SUCCESSOR AGENCY REPORTS (6)

None.

ITEMS PULLED FROM THE CONSENT CALENDAR (IF ANY)

ADJOURN REGULAR MEETING

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.imperialbeachca.gov

/s/

Jacqueline M. Hald, MMC
City Clerk

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

OCTOBER 1, 2014

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

REGULAR MEETING – 6:00 P.M.

REGULAR MEETING CALL TO ORDER

MAYOR JANNEY called the City Council meeting to order at 6:00 p.m.

ROLL CALL BY CITY CLERK

Councilmembers present:	Bilbray, Spriggs, Bragg
Councilmembers absent:	None
Mayor Present:	Janney
Mayor Pro Tem Present:	Patton
Staff Present:	City Manager Hall, City Attorney Lyon, City Clerk Hald, Public Works Director Levien, Administrative Services Director Bradley

PLEDGE OF ALLEGIANCE

Imperial Beach Boy Scout Troop 866 led everyone in the Pledge of Allegiance.

AGENDA CHANGES

COUNCILMEMBER SPRIGGS requested a discussion on Consent Calendar Item Nos. 2.2, 2.3 and 2.4.

MOTION BY BRAGG, SECOND BY SPRIGGS, TO PULL ITEM NOS. 2.2, 2.3, AND 2.4 OFF THE CONSENT CALENDAR FOR DISCUSSION AT THE END OF THE AGENDA. MOTION CARRIED UNANIMOUSLY.

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

COUNCILMEMBER BRAGG reported on her attendance at the Chamber of Commerce meeting where Brian Barreto of California American Water was the speaker and provided helpful information to the community. She requested a similar presentation to the City and asked that the information be placed on the City's website. She also spoke about her attendance at the South County Economic Development Council's Elected Officials Reception and she announced that October is Breast Cancer Awareness Month.

COUNCILMEMBER SPRIGGS reported on some of the workshops he attended while at the League of California Cities Annual Conference in September. City Manager Hall also attended the conference.

MAYOR PRO TEM PATTON reported on his attendance at various events that took place in Imperial Beach over the weekend.

MAYOR JANNEY reported on his attendance at the South County Economic Development Council's Elected Officials Reception. He announced that the SANDAG Board will hold their meeting in San Ysidro next Friday to discuss the 3rd Border Crossing. He recognized Public Safety Director Clark and the Chamber of Commerce for their efforts on the Endless Summer Classic Car Show and he spoke about the surfing contest which is a classic Imperial Beach event.

COMMUNICATIONS FROM CITY STAFF

None.

PUBLIC COMMENT

ALEJANDRO GUTIERREZ expressed concern about drivers going over the speed limit on 14th Street and Holly Ave. He asked City Council to look into alleviating the problem.

MAYOR JANNEY referred the issue to City staff.

PRESENTATIONS (1.1)

1.1 FIRE PREVENTION WEEK – THEME: WORKING SMOKE ALARMS SAVE LIVES. (0250-65)

ENGINEER PARAMEDIC MOE spoke about Fire Prevention Week and she invited everyone to the Fire Station Open House on October 18, 2014.

CONSENT CALENDAR (2.1 & 2.5)

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

2.1 MINUTES.

Approved the Regular City Council Meeting Minutes of August 6, 2014.

2.5 RESOLUTION NO. 2014-7518 – AWARDING A PROFESSIONAL SERVICES CONTRACT FOR STATE ROUTE 75 LANDSCAPE MAINTENANCE PROGRAM. (0940-10)

1. Received report;
2. Adopted Resolution 2014-7518 awarding the State Route 75 Landscape Maintenance Program project to the proposer with the demonstrated competence and qualification for this service performed at a fair and reasonable price; and
3. Authorized the City Manager to approve a purchase order with Aztec Landscape, Inc. for the amount of the bid price.

ORDINANCES – INTRODUCTION/FIRST READING (3)

None.

PUBLIC HEARINGS (4)

None.

REPORTS (5.1-5.4)

5.1 APPOINTMENTS TO THE PARKS AND RECREATION COMMITTEE. (0120-80)

MAYOR JANNEY made the following appointments:

- Ken Blinsman and Marc Stephenson with terms expiring on December 31, 2015;
- Robin Klosinski, Tim O'Neal and Lori Joan Stucki with terms expiring on December 31, 2016; and
- Marcy Aguilar (1st Alternate), Peter Salisbury (2nd Alternate), and Molly Goforth (3rd Alternate) with terms expiring December 31, 2015.

He encouraged the alternates to attend the committee meetings and noted that the alternates would be voting members if the primary members are unable to attend meetings.

MAYOR PRO TEM PATTON thanked the applicants for applying for the committee.

MOTION BY PATTON, SECOND BY BILBRAY, TO APPROVE THE MAYOR'S APPOINTMENTS AS FOLLOWS:

- KEN BLINSMAN AND MARC STEPHENSON WITH TERMS EXPIRING ON DECEMBER 31, 2015;
- ROBIN KLOSINSKI, TIM O'NEAL AND LORI JOAN STUCKI WITH TERMS EXPIRING ON DECEMBER 31, 2016; AND
- MARCY AGUILAR (1ST ALTERNATE), PETER SALISBURY (2ND ALTERNATE), AND MOLLY GOFORTH (3RD ALTERNATE) WITH TERMS EXPIRING DECEMBER 31, 2015.

5.2 RESOLUTION 2014-7514 SUPPORTING THE SAN DIEGO PURE WATER PROGRAM AND SECONDARY EQUIVALENCY FOR POINT LOMA WASTEWATER TREATMENT PLANT. (0620-80)

CITY MANAGER HALL introduced the item.

SCOTT TULLOCH, with the Metro Technical Advisory Committee, gave a background report and the current status and goals of the on the Point Loma Wastewater Treatment Plant Modified National Pollutant Discharge Elimination System (NPDES) Permit. He noted that there are two problems: the treatment plant is the last major one in the U.S. not to convert to secondary or to a higher level of treatment and there is a lack of diversified water supply for the region. He spoke about a solution that can solve the first problem yet provide more water supply for the region. It can be accomplished by offloading the flow to the plant by 100 mgd per day by building potable reuse plants upstream. This would result with the Point Loma plant having the equivalent of secondary level of treatment without having to spend the money to upgrade it.

BRIAN PHILLIP BILBRAY encouraged City Council to stand up for the rate payers and the environment. He stressed that the EIR states that the preferred environmental option is to have no project. He questioned how we can justify allowing the Federal government to force citizens to participate in spending money to do something that the assessment says would be detrimental to the environment. He stated that if you are going to commit to the alternatives, what is the environmental impact opposed to fighting for maintaining the operation which has no net negative impact to the environment.

In response to Mr. Bilbray, SCOTT TULLOCH stated that Scripps took the position that the ocean environment where the outfall discharges is a nutrient deficient area. What is being proposed is to have the mass emissions be equivalent to secondary. They are not proposing the biological oxygen demand be equivalent to secondary because it's not an issue in the large ocean environment. Scripps has always supported the idea that having the plant less than secondary is not a risk to the ocean environment. There is concern that they will end up in court with dueling experts. They are proposing ratepayer money be spent on providing a new large regional source of water that is controlled locally.

COUNCILMEMBER SPRIGGS stated that Scott Tulluch has been a wonderful advisor to the Metro Wastewater JPA. He reported on the history of the item and the discussions that have taken place as it relates to Imperial Beach and the South Bay. He noted that it has taken over a year to get the City of San Diego to accept the notion that there should be minimal or zero diversion of wastewater to the South Bay.

In response to questions of City Council, SCOTT TULLOCH stated that the potable water may go directly to a water treatment plant so it is possible that no water would go to the reservoirs. The potable reuse facilities are envisioned at the North City Reclamation Plant and the South Bay Reclamation Plant. The estimated cost for the new facilities is \$300 million less. This water gets cheaper and cheaper and more cost competitive over time.

MAYOR JANNEY noted that the City of Imperial Beach will benefit due to the terms negotiated with the City of San Diego (items A, B, C, D, and E of Section 1 of the proposed resolution) and he thanked City Manager Hall, Councilmember Spriggs and Environmental Program Manager Helmer for their efforts on the matter. He spoke in support of the resolution.

SCOTT TULLOCH noted that legislation is necessary to protect us from future lawsuits.

COUNCILMEMBER SPRIGGS stated that this is about water security in the long term at a reasonable cost. He commended the City of San Diego for taking into consideration Imperial Beach's interests and concerns.

MAYOR JANNEY suggested that the City Manager send a letter to the City of San Diego, thanking them for their cooperation in this matter.

MOTION BY JANNEY, SECOND BY SPRIGGS, TO ADOPT RESOLUTION NO. 2014-7514 SUPPORTING THE SAN DIEGO PURE WATER PROGRAM AND SECONDARY EQUIVALENCY FOR POINT LOMA WASTEWATER TREATMENT PLANT AND TO SEND A LETTER TO THE CITY OF SAN DIEGO THANKING THEM FOR THEIR COOPERATION. MOTION CARRIED UNANIMOUSLY.

5.3 RESOLUTION NO. 2014-7519 AWARDED A CITY ENGINEER SERVICES CONTRACT TO NV5, INC. (0700-05)

CITY MANAGER HALL reported on the item.

MOTION BY PATTON, SECOND BY BILBRAY, TO ADOPT RESOLUTION 2014-7519 AWARDED A CITY ENGINEER SERVICES CONTRACT TO NV5, INC. MOTION CARRIED UNANIMOUSLY.

5.4 ASSIGN REDEVELOPMENT/SUCCESSOR AGENCY LOAN REPAYMENT AND EXCESS REDEVELOPMENT PROPERTY TAX TRUST FUND REVENUES TO THE STRATEGIC CAPITAL RESERVE. (0330-35 & 0418-50)

MAYOR PRO TEM PATTON left the Council Chambers at 7:13 p.m. and returned at 7:15 p.m.

ADMINISTRATIVE SERVICES DIRECTOR BRADLEY reported on the item. He stated that the auditors completed their FY 2014 fieldwork in September and he expects the final audited financial statements in two weeks. He noted that the auditors were pleased with the progress the City has made in their financial governance.

CITY MANAGER HALL stated that when the next two year budget is prepared, staff will present specific projects that are anticipated with the strategic capital and other fund balances.

COUNCILMEMBER SPRIGGS spoke in support for a fund that will be used for investing into the community, especially if it has a match with private money. He noted that public/private cooperation can generate maximum benefits for the community. He spoke in support of the item.

COUNCILMEMBER BRAGG spoke in support of the item.

MOTION BY BILBRAY, SECOND BY SPRIGGS, TO DIRECT STAFF TO ASSIGN \$1,585,588 OF ONE-TIME REVENUE TO THE FY2014 STRATEGIC CAPITAL RESERVE. MOTION CARRIED UNANIMOUSLY.

I.B. REDEVELOPMENT AGENCY SUCCESSOR AGENCY REPORTS (6)

None.

ITEMS PULLED FROM THE CONSENT CALENDAR (IF ANY)

2.2 RATIFICATION OF WARRANT REGISTER. (0300-25)

COUNCILMEMBER SPRIGGS questioned the expenditure of \$350,000 for the Hotel Project Street End.

ADMINISTRATIVE SERVICES DIRECTOR BRADLEY stated that this item is related to the Pier South Hotel project. He explained that the reimbursement payment, which was based on an agreement, is for completion of public improvements at the Date Ave. street end.

MOTION BY SPRIGGS, SECOND BY BILBRAY, TO RATIFY THE FOLLOWING REGISTERS: ACCOUNTS PAYABLE NUMBERS 85281 THROUGH 85380 WITH A SUBTOTAL AMOUNT OF \$546,440.95 AND PAYROLL CHECKS/DIRECT DEPOSITS 46165 THROUGH 46194 FOR A SUBTOTAL AMOUNT OF \$160,726.91 FOR A TOTAL AMOUNT OF \$707,167.86. MOTION CARRIED UNANIMOUSLY.

2.3 SECOND READING AND ADOPTION OF ORDINANCE NO. 2014-1147 OF THE CITY OF IMPERIAL BEACH, CALIFORNIA AMENDING SECTION 10.36.160 AND ADDING SECTION 10.36.161 OF THE IMPERIAL BEACH MUNICIPAL CODE RELATED TO PARKING REGULATIONS ON STREET-ENDS WEST OF SEACOAST DRIVE. (0920-95)

COUNCILMEMBER SPRIGGS stated that people who live in the areas of Pier Plaza and elsewhere have expressed concern about the extended hours. There is concern that there can be boisterous activity at the street ends while people are still in bed. He suggested signage that encourages keeping the noise level down in the early and late hours and to have staff consider other possible solutions that can be considered at another time.

MAYOR JANNEY referred the concerns to City Manager Hall.

MOTION BY BILBRAY, SECOND BY BRAGG, TO WAIVE THE READING IN FULL AND ADOPT ORDINANCE NO. 2014-1147. MOTION CARRIED UNANIMOUSLY.

2.4 RESOLUTION NO. 2014-7517 – CONFLICT OF INTEREST CODE UPDATE. (0420-30)

In response to Councilmember Spriggs, CITY ATTORNEY LYON gave background on the Conflict of Interests Code and requirements pursuant to State Law.

City Council expressed a desire to have staff review the filing requirements, if any, of committee members and board members and to have the item brought back for City Council's consideration at their next meeting.

ADJOURN REGULAR MEETING

MAYOR JANNEY adjourned the regular meeting at 7:44 p.m.

JAMES C. JANNEY
Mayor

Jacqueline M. Hald, MMC
City Clerk

CITY OF IMPERIAL BEACH
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NOVEMBER 5, 2014

Council Chambers
825 Imperial Beach Boulevard
Imperial Beach, CA 91932

REGULAR & CLOSED SESSION MEETING – 6:00 P.M.

REGULAR MEETING CALL TO ORDER

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

ROLL CALL BY CITY CLERK

Councilmembers present: Bilbray, Bragg
Councilmembers absent: Spriggs
Mayor Present: Janney
Mayor Pro Tem Present: Patton
Staff Present: City Manager Hall, City Attorney Lyon, City Clerk Hald,
Human Resources Manager Cortez, Assistant City
Manager Wade, Public Works Director Levien,
Environmental Program Manager Helmer

MAYOR JANNEY announced that Councilmember Spriggs was unable to make it to the meeting tonight due to a family situation.

PLEDGE OF ALLEGIANCE

BOY SCOUT TROOP 866 led everyone in the Pledge of Allegiance.

AGENDA CHANGES

COUNCILMEMBER BRAGG requested a discussion on Consent Calendar Item No. 2.5.

MOTION BY PATTON, SECOND BY BRAGG, TO TAKE ITEM NO. 2.5 OFF THE CONSENT CALENDAR FOR DISCUSSION AT THE END OF THE AGENDA. MOTION CARRIED BY THE FOLLOWING VOTE:

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

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

COUNCILMEMBER BRAGG reported that MTS will have police officers onboard the Trolley's Blue Line starting December 2, 2014, Tuesday through Friday, from 2:00 p.m. to 12:00 a.m. In response to Mayor Janney's question about when the new buses will be put in service along Route 933/934, she stated it will begin in 2015.

MAYOR PRO TEM PATTON announced the opening of the new Coronado Brewing Co. restaurant in Imperial Beach.

MAYOR JANNEY stated that the family who runs Coronado Brewing Co. is local to Imperial Beach.

COMMUNICATIONS FROM CITY STAFF

PUBLIC WORKS DIRECTOR LEVIEN introduced Kyle Henderson, the City's new custodian.

HUMAN RESOURCES MANAGER CORTEZ introduced Sunem Carballo, the City's new Deputy City Clerk.

CITY MANAGER HALL explained that some positions were left vacant as a result of the dissolution of Redevelopment Agencies and that the City is now able to fill some of those positions.

HUMAN RESOURCES MANAGER CORTEZ announced that the following are new employees with the City:

- Paulina Mamahua – Administrative Assistant
- Nadia Moreno – Office Specialist
- Ryan Barr – Firefighter - EMT

CITY PLANNER NAKAGAWA reported on his attendance at a University of Southern California community outreach workshop on a sea level rise computer model that is being developed by the U.S. Geological Survey. Councilmember Spriggs and Tidelands Advisory Committee Member Ellis also attended the workshop. He invited the public to a presentation on the Climate Understanding Resilience in the River Valley Project (CURRV) by Danielle Boudreau, November 15, 2014 at 10:00 a.m. at the Tijuana Estuary Visitors Center.

PUBLIC COMMENT

JUNE ENGEL, Imperial Beach Branch Library Manager, announced that 550 mail-in ballots were dropped off at the Imperial Beach Library, which was one of 15 ballot drop-off locations in San Diego County. She reported on the Dia de los Muertos (Day of the Dead) event, which is the library's signature program.

PRESENTATIONS (1)

None.

CONSENT CALENDAR (2.1-2.4 & 2.6)

MOTION BY BRAGG, SECOND BY BILBRAY, TO APPROVE CONSENT CALENDAR ITEM NOS. 2.1-2.4 AND 2.6. MOTION CARRIED BY THE FOLLOWING VOTE:

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

2.1 MINUTES.

Approved the Regular City Council Meeting Minutes of September 17, 2014.

2.2 RATIFICATION OF WARRANT REGISTER. (0300-25)

Ratified the following registers: Accounts Payable Numbers 85381 through 85574 with a subtotal amount of \$1,272,309.51 and Payroll Checks/Direct Deposits 46195 through 46271 for a subtotal amount of \$446,402.55 for a total amount of \$1,718,712.06.

2.3 RESOLUTION 2014-7520 FOR THE SALE OF CERTAIN SURPLUS CITY PROPERTY. (0380-45)

Adopted resolution.

2.4 RESOLUTION 2014-7522 AUTHORIZING THE APPROVAL OF THE 2014 SEWER SYSTEM MANAGEMENT PLAN AUDIT AS REQUIRED BY THE STATE WATER RESOURCES CONTROL BOARD (SWRCB) ORDER 2006-0003-DWQ. (0830-90)

Adopted resolution.

2.6 REVIEW PROPOSED PROJECT FOR THE FISCAL YEAR 2015/16 COMMUNITY BLOCK GRANT (CDBG) ADDITIONAL ESTIMATED FUNDING AND SCHEDULE A HEARING ON DECEMBER 10, 2014 FOR CONSIDERATION AND DIRECTION. (0650-34)

City Council reviewed this proposed CDBG Project for the purchase of replacement Self-Contained Breathing Apparatus, and a public hearing will be scheduled on December 10, 2014, to consider this recommended project and ratify the City Manager's signature on the Fiscal Year 2015/16 CDBG Application.

ORDINANCES – INTRODUCTION/FIRST READING (3.1)

3.1 ORDINANCE 2014-1148 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA AMENDING TITLE 2 ADMINISTRATION AND PERSONNEL, SECTIONS 2.12.140 AND 2.18.010 OF THE IMPERIAL BEACH MUNICIPAL CODE RELATED TO COUNCIL PROCEDURES AND CITY COMMISSIONS. (0410-95)

CITY MANAGER HALL reported Rosenberg's Rules of Order are more consistent with California municipal law as compared to Robert's Rules of Order. If there is an item that is not covered by the City's municipal code, then Rosenberg's Rules of Order will be used as a guide for decision making. He also reported that there is a clean-up item relating to reappointments to boards and commissions.

CITY CLERK HALD announced no speaker slips were submitted.

CITY ATTORNEY LYON stated that the municipal code has an extensive chapter on City Council procedures. She further stated that Robert's Rules of Order is a parliamentary rule book and is not user friendly for City Councils. Rosenberg's Rules of Order, which were drafted by a judge with extensive experience on boards and commissions, can be referred to by the City Council when needed.

CITY CLERK HALD read the title of Ordinance 2014 -1148 "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA AMENDING TITLE 2 ADMINISTRATION AND PERSONNEL, SECTIONS 2.12.140 AND 2.18.010 OF THE IMPERIAL BEACH MUNICIPAL CODE RELATED TO COUNCIL PROCEDURES AND CITY COMMISSIONS."

MOTION BY PATTON, SECOND BY BILBRAY, TO INTRODUCE ORDINANCE 2014-1148 BY TITLE ONLY, WAIVE FULL READING OF THE ORDINANCE WHICH AMENDS VARIOUS SECTIONS OF TITLE 2 OF THE IBMC AND SCHEDULE THE SECOND READING AND ADOPTION OF THE ORDINANCE ON DECEMBER 3, 2014. MOTION CARRIED BY THE FOLLOWING VOTE:

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

PUBLIC HEARINGS (4.1)

4.1 ADOPTION OF RESOLUTION NO. 2014-7527 AUTHORIZING REMOVAL OF LIENS AND THE PLACEMENT OF OUTSTANDING PENALTIES, FINES AND INTEREST FOR 822 GEORGIA STREET IN ABEYANCE AND ESTABLISHING AN AMORTIZATION SCHEDULE FOR THOSE COSTS. (0470-20)

MAYOR JANNEY declared the public hearing open.

CITY MANAGER HALL introduced the item.

ASSISTANT CITY MANAGER WADE reported on the code compliance history of the property and the financial hardship experienced by the owner. He requested City Council's consideration of placing the civil penalties and fines in an abeyance schedule and requiring a probationary period of seven years. This would allow the property owner to pay off his property taxes and develop the property. He also announced that a revised resolution was submitted as last minute agenda information.

MOTION BY BRAGG, SECOND BY JANNEY, TO ADOPT RESOLUTION NO. 2014-7527 AUTHORIZING REMOVAL OF LIENS AND THE PLACEMENT OF OUTSTANDING PENALTIES, FINES AND INTEREST FOR 822 GEORGIA STREET IN ABEYANCE AND ESTABLISHING AN AMORTIZATION SCHEDULE FOR THOSE COSTS.

MAYOR JANNEY announced that the goal is to improve the property, not financial gain.

WILLIAM ADAMS, representing the property owner, stated that it is the intention of the property owner to develop the property. However, the owner must first pay off the tax liens.

MAYOR JANNEY closed the public hearing.

VOTES WERE NOW CAST ON ORIGINAL MOTION BY BRAGG, SECOND BY JANNEY, TO ADOPT RESOLUTION NO. 2014-7527 AUTHORIZING REMOVAL OF LIENS AND THE PLACEMENT OF OUTSTANDING PENALTIES, FINES AND INTEREST FOR 822 GEORGIA STREET IN ABEYANCE AND ESTABLISHING AN AMORTIZATION SCHEDULE FOR THOSE COSTS. MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCILMEMBERS: BILBRAY, BRAGG, PATTON, JANNEY

NOES: COUNCILMEMBERS: NONE

ABSENT: COUNCILMEMBERS: SPRIGGS

REPORTS (5.1-5.5)

5.1 ADOPTION OF RESOLUTION NO. 2014-7521 APPROVING THE IMPERIAL BEACH BUSINESS IMPROVEMENT DISTRICT (BID) ANNUAL REPORT FOR FISCAL YEAR 2013-2014 AND SETTING A PUBLIC HEARING TO CONSIDER LEVYING THE BID ASSESSMENT FOR FISCAL YEAR 2014-2015. (0465-20)

CITY MANAGER HALL introduced the item.

In response to Mayor Pro Tem Patton, CHRISTINE LAPAUSKY, BID Chairperson, stated that the Taste of I.B. event will be larger than in the past. There will be a 5K event in the morning, Taste of I.B. in the afternoon and a concert event in the evening.

CITY MANAGER HALL stated that the concert event is the Symphony by the Sea event, sponsored by the Port of San Diego.

In response to Councilmember Bragg's questions about the Taste of I.B. event, JOANNE BARROWS, President of the Chamber of Commerce, stated that in 2012 they sold \$1,726.00 in tickets and last year they sold \$2,500.00 in tickets. She also stated that forty businesses participated in the event last year.

COUNCILMEMBER BRAGG stated that the BID is designed to benefit all the businesses in Imperial Beach and asked that the event be opened up to businesses along 13th Street.

JOANNE BARROWS AND CHRISTINE LAPAUSKY responded to questions about the 2013-14 budget.

COUNCILMEMBER BRAGG asked that moving forward they include explanations for expenditures and she encouraged them to partner with the San Diego Tourism Authority.

MOTION BY BILBRAY, SECOND BY PATTON, TO ADOPT RESOLUTION NO. 2014-7521 APPROVING THE IMPERIAL BEACH BUSINESS IMPROVEMENT DISTRICT (BID) ANNUAL REPORT FOR FISCAL YEAR 2013-2014 AND SETTING A PUBLIC HEARING TO CONSIDER LEVYING THE BID ASSESSMENT FOR FISCAL YEAR 2014-2015. MOTION CARRIED BY THE FOLLOWING VOTE:

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

5.2 RESOLUTION NO. 2014-7524 APPROVING AN ADDENDUM TO THE CITY ENGINEER CONSULTING AGREEMENT TO INCLUDE PROVIDING STAFFING SERVICES. (0700-05)

CITY MANAGER HALL reported on the item.

MAYOR JANNEY spoke in support of the item. He stated that he understood that staffing is a problem and that with this agreement, projects can be completed expeditiously.

MOTION BY JANNEY, SECOND BY PATTON, TO ADOPT RESOLUTION NO. 2014-7524 APPROVING AN ADDENDUM TO THE CITY ENGINEER CONSULTING AGREEMENT TO INCLUDE PROVIDING STAFFING SERVICES. MOTION CARRIED BY THE FOLLOWING VOTE:

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

5.3 DESIGN OF 700 AND 800 BLOCKS, DELAWARE STREET SIDEWALK CONSTRUCTION. (0720-50)

CITY MANAGER HALL introduced the item.

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

CITY CLERK HALD announced no speaker slips were submitted.

COUNCILMEMBER BRAGG suggested that staff hold the the public meetings in the neighborhood. She spoke about the importance of doing community outreach and getting input from the residents.

MAYOR JANNEY spoke in support for exploring vacation of public rights-of-way where the road would never be widened or where the right-of-way would never be used and to relinquish the ownership to the adjacent property owners.

PUBLIC WORKS DIRECTOR LEVIEN stated that he can explore this matter further and added that it is hard to know what will be done in 20 years.

MAYOR JANNEY requested a future discussion on parkways and to develop guidelines that will assist property owners on what type of landscaping (not only turf) is possible in the parkways.

PUBLIC WORKS DIRECTOR LEVIEN stated that the municipal code does not require turf and that plants above a certain height limit have to be approved by the City. He noted that staff is following direction to make the City more walkable.

In response to COUNCILMEMBER BRAGG'S concern about the removal of trees, CITY MANAGER HALL stated that City staff can work with property owners on installing tree grates and irrigation to allow for the planting of trees in the parkways.

COUNCILMEMBER BRAGG suggested that installation of street lights be made part of the project.

MAYOR JANNEY stated that the City Council should have the opportunity to decide if the installation of street lights is to be part of this project or not.

CONCURRENCE OF CITY COUNCIL TO APPROVE THE DESIGN CONCEPT FOR THE 700 AND 800 BLOCKS OF DELAWARE STREET; TO DIRECT STAFF TO MEET WITH AFFECTED RESIDENTS TO FINALIZE THE SCOPE OF WORK; AND TO DIRECT STAFF TO RETURN TO A FUTURE REGULAR CITY COUNCIL MEETING WITH THE 90% COMPLETED DRAWINGS AND THE ENGINEER'S ESTIMATE FOR THE CONSTRUCTION COSTS.

5.4 RESOLUTION NO. 2014-7525 AWARDED A PUBLIC WORKS CONTRACT; TO WIT: ANNUAL SLURRY SEAL CIP S14-106. (0720-25)

PUBLIC WORKS DIRECTOR LEVIEN reported on the item and noted that this project is a cost effective way to extend the life of streets between overlays.

MOTION BY BILBRAY, SECOND BY BRAGG, TO ADOPT RESOLUTION NO. 2014-7525 AWARDED A PUBLIC WORKS CONTRACT; TO WIT: ANNUAL SLURRY SEAL CIP S14-106. MOTION CARRIED BY THE FOLLOWING VOTE:

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

5.5 RESOLUTION 2014-7523 AFFIRMING THE PUBLIC WORKS DIRECTOR SIGNATURE AND SUBMISSION OF THE FISCAL YEAR 2013-14 JURISDICTIONAL RUNOFF MANAGEMENT PROGRAM (JRMP) ANNUAL REPORT TO THE SAN DIEGO REGIONAL WATER QUALITY CONTROL BOARD. (0770-65)

CITY MANAGER HALL introduced the item.

ENVIRONMENTAL PROGRAM MANAGER HELMER gave a PowerPoint presentation on the item. He responded to questions regarding the business inspection program and noted that businesses have come to expect storm water inspections every year and they know what they are required to do. He also stated that with the new storm water permit, there will be flexibility to do less inspections because there is little turnover in businesses. Rather than conduct inspections every year, staff can do them every five years and respond to code cases reported to the City. This would save staff time and effort.

MOTION BY PATTON, SECOND BY BILBRAY, TO ADOPT RESOLUTION NO. 2014-7523 AFFIRMING THE PUBLIC WORKS DIRECTOR SIGNATURE AND SUBMISSION OF THE FISCAL YEAR 2013-14 JURISDICTIONAL RUNOFF MANAGEMENT PROGRAM (JRMP) ANNUAL REPORT TO THE SAN DIEGO REGIONAL WATER QUALITY CONTROL BOARD. MOTION CARRIED BY THE FOLLOWING VOTE:

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

I.B. REDEVELOPMENT AGENCY SUCCESSOR AGENCY REPORTS (6)

None.

ITEMS PULLED FROM THE CONSENT CALENDAR (IF ANY)

2.5 RESOLUTION NO. 2014-7526 – CONFLICT OF INTEREST CODE UPDATE. (0420-30)

COUNCILMEMBER BRAGG stated that staff determined that the Parks and Recreation Committee members do not need to file Conflict of Interest forms.

CITY MANAGER HALL reported on the item.

MOTION BY PATTON, SECOND BY BILBRAY TO ADOPT RESOLUTION NO. 2014-7526 – CONFLICT OF INTEREST CODE UPDATE. MOTION CARRIED BY THE FOLLOWING VOTE:

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

ADJOURN REGULAR MEETING

MAYOR JANNEY adjourned the Regular meeting at 7:30 p.m.

CLOSED SESSION MEETING CALL TO ORDER

MAYOR JANNEY called the Closed Session meeting to order at 7:30 p.m.

ROLL CALL BY CITY CLERK

Councilmembers present:	Bilbray, Bragg
Councilmembers absent:	Spriggs
Mayor Present:	Janney
Mayor Pro Tem Present:	Patton
Staff Present:	City Manager Hall, City Attorney Lyon, City Clerk Hald

CLOSED SESSION (1)

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

1. PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Pursuant to Government Code Section 54957

Title: City Manager

MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCILMEMBERS: BILBRAY, BRAGG, PATTON, JANNEY

NOES: COUNCILMEMBERS: NONE

ABSENT: COUNCILMEMBERS: SPRIGGS

ADJOURN SESSION

MAYOR JANNEY adjourned the meeting to Closed Session at 7:31 p.m. and he reconvened the meeting to Open Session at 7:57 p.m. Reporting out of Closed Session, he announced City Council decided that a Special meeting will be held on November 13, 2014 to allow Councilmember Spriggs to participate in the Closed Session item.

MAYOR JANNEY adjourned the Closed Session meeting at 7:58 p.m.

James C. Janney
Mayor

Jacqueline M. Hald, MMC
City Clerk

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

November 13, 2014

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

CLOSED SESSION & SPECIAL MEETING – 5:00 P.M.

CLOSED SESSION CALL TO ORDER

MAYOR JANNEY called the Closed Session meeting to order at 5:01 p.m.

ROLL CALL BY CITY CLERK

Councilmembers present:	Billbray, Spriggs, Bragg
Councilmembers absent:	None
Mayor Present:	Janney
Mayor Pro Tem Absent:	Patton (arrived at 5:06 p.m.)
Staff Present:	City Manager Hall, City Clerk Hald

PUBLIC COMMENT

CITY CLERK HALD announced no speaker slips were submitted.

CONSENT CALENDAR (1.1)

MAYOR JANNEY stated that this item is before City Council again because some procedures were omitted from the resolution when it was previously considered by City Council.

MOTION BY BRAGG, SECOND BY BILBRAY, TO APPROVE CONSENT CALENDAR ITEM NO. 1.1. MOTION CARRIED BY THE FOLLOWING VOTE:

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

1.1 ADOPTION OF REVISED RESOLUTION OF INTENT NO. 2014-7521 APPROVING THE IMPERIAL BEACH BUSINESS IMPROVEMENT DISTRICT (BID) ANNUAL REPORT FOR FISCAL YEAR 2013-2014 AND SETTING A PUBLIC HEARING TO CONSIDER LEVYING THE BID ASSESSMENT FOR FISCAL YEAR 2014-2015. (0465-20)

City Council adopted the Revised Resolution No. 2014-7521 setting a public hearing for December 10, 2014 to consider levying the Fiscal Year 2014-2015 assessment for the BID.

CLOSED SESSION

CITY MANAGER HALL announced that according to the employment contract that the City reached with the City Manager, an annual evaluation is to be performed. He also stated that any changes to the contract must be ratified at a public meeting.

MOTION BY BILBRAY, SECOND BY SPRIGGS, TO ADJOURN TO CLOSED SESSION AS LISTED ON THE AGENDA:

1. PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Pursuant to Government Code Section 54957

Title: City Manager

MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: COUNCILMEMBERS: BRAGG, SPRIGGS, BILBRAY, JANNEY

NOES: COUNCILMEMBERS: NONE

ABSENT: COUNCILMEMBERS: PATTON

ADJOURN CLOSED SESSION

MAYOR JANNEY adjourned the meeting to Closed Session at 5:05 p.m. and he reconvened the meeting to Open Session at 7:01 p.m. Reporting out of Closed Session, MAYOR JANNEY announced City Council gave direction and took no reportable action.

ADJOURN SPECIAL MEETING

MAYOR JANNEY adjourned the special meeting at 7:02 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: ANDY HALL, CITY MANAGER *AW FOR*
MEETING DATE: DECEMBER 3, 2014
ORIGINATING DEPT.: ADMINISTRATIVE SERVICES *ASB*
SUBJECT: RATIFICATION OF WARRANT REGISTER

EXECUTIVE SUMMARY:

Approval of the warrant register in the amount of \$ 1,510,238.86 and the payroll checks in the amount of \$295,025.67.

BACKGROUND:

None

ANALYSIS:

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

Vendor:	Check:	Amount:	Description:
San Diego County Sheriff	85702	\$ 513,855.06	Sep 2014 Law Enf Services
City of San Diego	85688	\$ 615,531.00	Oct-Dec 2014 metro sewer

The following registers are submitted for Council ratification:

<u>WARRANT #</u>	<u>DATE</u>	<u>AMOUNT</u>
<u>Accounts Payable</u>		
85575-85611	10/30/2014	\$ 83,866.37
85612	11/04/2014	\$ 113.75
85613-85667	11/07/2014	\$ 173,354.50
85668-85679	11/13/2014	\$ 33,016.56
85680-85714	11/20/2014	\$ 1,219,887.68
Sub-Total		\$ 1,510,238.86

<u>Payroll Checks/Direct Deposit</u>		
46272-46293	P.P.E. 10/30/14	\$ 145,083.61
46294-46316	P.P.E. 11/13/14	\$ 149,942.06
Sub-Total		\$ 295,025.67

TOTAL **\$ 1,805,264.53**

ENVIRONMENTAL DETERMINATION:

Not a project as defined by CEQA.

FISCAL IMPACT:

Warrants are issued from budgeted funds and there is no additional impact on reserves.

RECOMMENDATION:

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

Attachments:

1. Warrant Register

Attachment 1

PREPARED 11/20/2014, 9:36:29 A/P CHECKS BY PERIOD AND YEAR PAGE 1
 PROGRAM: GM350L FROM 10/28/2014 TO 11/20/2014 BANK CODE 00
 CITY OF IMPERIAL BEACH

CHECK DATE	CHECK NUMBER	VENDOR NAME	TRN DATE	VENDOR #	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT	CHECK AMOUNT
10/30/2014	85575	ADAM WRAIGHT		2357	PER DIEM TRAINING PYMT	10-22-2014		05/2015	290.00	290.00
101-3030-423-28-04		10/22/2014			CSLSA MTG REGISTRATION	10-10-2014		04/2015	190.00	190.00
101-3030-423-28-04		10/10/2014							100.00	100.00
10/30/2014	85576	ARAM YASHU		2577	PER DIEM TRAINING PYMT	10-22-2014		05/2015	190.00	190.00
101-3030-423-28-04		10/22/2014								
10/30/2014	85577	AT&T		2430	3372571583448	5863244		04/2015	2,723.99	2,723.99
503-1923-419-27-04		10/20/2014			3393431504727	5861666		04/2015	179.55	179.55
503-1923-419-27-04		10/20/2014			3393439371447	5864317		04/2015	179.55	179.55
503-1923-419-27-04		10/20/2014			3393442323406	5864624		04/2015	17.57	17.57
101-1210-413-27-04		10/17/2014			6194237246664	5853758		04/2015	7.03	7.03
101-5020-432-27-04		10/15/2014			6194238311966	5849215		04/2015	3.35	3.35
101-3030-423-27-04		10/15/2014			6194238322966	5849216		04/2015	17.05	17.05
503-1923-419-27-04		10/11/2014			6194243481712	5823799		04/2015	10.25	10.25
101-1230-413-27-04		10/17/2014			6196281356950	5852997		04/2015	10.25	10.25
101-1920-419-27-04		10/17/2014			6196282018442	5853003		04/2015	18.96	18.96
601-5060-436-27-04		10/15/2014			C602221236777	5849207		04/2015	105.98	105.98
101-1920-419-27-04		10/15/2014			C602224829777	5850266		04/2015	135.24	135.24
101-1110-412-27-04		10/15/2014			C602224834777	5850268		04/2015	62.11	62.11
101-1020-411-27-04		10/15/2014			C602224835777	5850269		04/2015	45.27	45.27
101-1230-413-27-04		10/15/2014			C602224837777	5850270		04/2015	201.68	201.68
101-1130-412-27-04		10/15/2014			C602224837777	5850271		04/2015	83.03	83.03
101-1210-413-27-04		10/15/2014			C602224837777	5850272		04/2015	294.41	294.41
101-6030-453-27-04		10/15/2014			C602224836777	5850273		04/2015	213.74	213.74
101-6010-451-27-04		10/15/2014			C602224837777	5850274		04/2015	302.06	302.06
101-3020-422-27-04		10/15/2014			C602224837777	5850275		04/2015		
101-3030-423-27-04		10/15/2014			C602224839777	5852076		04/2015		
101-5020-432-27-04		10/15/2014			C602224840777	5850277		04/2015		
10/30/2014	85578	ATKINS NORTH AMERICA, INC.		2455	AUG 2014 REGIONAL TRANSPR	1202898	150115	03/2015	47,171.63	47,171.63
202-5016-531-20-06		09/22/2014			AUG 2014 SLURRY SEAL	1203411	150103	03/2015	35,668.75	35,668.75
201-5015-531-20-06		09/28/2014			JUL 2014 PLAN CHECK FEES	1201102		01/2015	1,645.43	1,645.43
101-0000-221-01-02		08/26/2014			JUL 2014 PLAN CHECK FEES	1201102		01/2015	250.43	250.43
101-0000-221-01-02		08/26/2014			JUL 2014 PLAN CHECK FEES	1201102		01/2015	295.43	295.43
101-0000-221-01-02		08/26/2014			JUL 2014 PLAN CHECK FEES	1201102		01/2015	670.43	670.43
101-0000-221-01-02		08/26/2014			JUL 2014 PLAN CHECK FEES	1201102		01/2015	140.43	140.43
101-0000-221-01-02		08/26/2014			JUL 2014 PLAN CHECK FEES	1201102		01/2015	140.47	140.47
101-0000-221-01-02		08/26/2014			JUL 2014 PLAN CHECK FEES	1201102		01/2015	225.43	225.43
101-0000-221-01-02		08/26/2014			JUL 2014 PLAN CHECK FEES	1201102		01/2015	225.43	225.43
101-0000-221-01-02		09/22/2014			AUG 2014 PLAN CHECK SVCS	1202886		02/2015	423.99	423.99
101-0000-221-01-02		09/22/2014			AUG 2014 PLAN CHECK SVCS	1202886		02/2015	198.98	198.98
101-0000-221-01-02		09/22/2014			AUG 2014 PLAN CHECK SVCS	1202886		02/2015	348.98	348.98
101-0000-221-01-02		09/22/2014			AUG 2014 PLAN CHECK SVCS	1202886		02/2015	1,083.98	1,083.98
101-0000-221-01-02		09/22/2014			AUG 2014 PLAN CHECK SVCS	1202886		02/2015		

PREPARED 11/20/2014, 9:36:29 A/P CHECKS BY PERIOD AND YEAR
 PROGRAM: GM350L FROM 10/28/2014 TO 11/20/2014
 CITY OF IMPERIAL BEACH BANK CODE 00

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT	CHECK AMOUNT
10/30/2014	85579	BARRETT ENGINEERED PUMPS	356	IMPELLERS LARGE BORE	091907	150339	04/2015	1,179.79	1,179.79
10/30/2014	601-5060-436.28-01	10/06/2014						1,179.79	
10/30/2014	85580	BOUND TREE MEDICAL, LLC	485	GRIP GLOVES	81566951	150181	04/2015	1,299.95	1,299.95
10/30/2014	101-6040-454.30-02	10/08/2014						1,299.95	
10/30/2014	85581	CALIFORNIA AMERICAN WATER	612	1015-210019746893 SEP 14	11-11-2014		03/2015	22.96	22.96
10/30/2014	101-6020-452.27-02	10/20/2014						22.96	
10/30/2014	303-1250-413.29-04	10/22/2014		1015-210021114451 OCT 14	11-13-2014		04/2015	16.40	16.40
10/30/2014	101-0000-221.01-03	10/28/2014		REFUND MV RENTAL DEPOSIT	1281		04/2015	500.00	500.00
10/30/2014	101-0000-221.01-02	10/24/2014		BOND REFUND 600 PALM AVE	MF 804		04/2015	2,108.15	2,108.15
10/30/2014	85584	CMRTA	2530	WIESMANN, K CMRTA 12/04/14	12-04-2014		06/2015	30.00	30.00
10/30/2014	101-1210-413.28-04	12/04/2014						30.00	
10/30/2014	85585	COUNTY OF SAN DIEGO	1055	SEP 2014 PARKING PENALTY	09/14		03/2015	2,518.30	2,518.30
10/30/2014	101-3010-421.21-04	09/30/2014						2,518.30	
10/30/2014	85586	DOWNSTREAM SERVICES, INC.	1593	SEP 2014 QUARTERLY MAINT	72972	150399	03/2015	595.00	595.00
10/30/2014	101-5050-435.21-04	09/30/2014						595.00	
10/30/2014	85587	EL TAPATIO INC	1407	07/18/14 MAYOR'S BREAKFAS	9938	150397	01/2015	841.86	841.86
10/30/2014	101-1010-411.28-04	06/20/2014						841.86	
10/30/2014	85588	ERIKA N. CORTEZ	1491	2014 HC REMIBURSEMENT	2014 HC	150350	04/2015	420.00	420.00
10/30/2014	101-1130-412.11-08	10/10/2014						420.00	
10/30/2014	85589	FASTENAL	909	BOLTS	CACHU38533	150006	04/2015	197.96	197.96
10/30/2014	101-5010-431.21-23	10/09/2014						197.96	
10/30/2014	201-5000-532.20-06	10/09/2014		GALV HEX LAG	CACHU38527	150006	04/2015	189.27	189.27
10/30/2014	601-5060-436.28-01	09/30/2014		MUELLER GATE VALVES	0489627	150046	03/2015	1,998.00	1,998.00
10/30/2014	85591	FOCUS ON INTERVENTION	1490	CARBALLO, S ERGO EVAL	51825	150396	04/2015	715.08	715.08
10/30/2014	502-1922-419.29-04	10/01/2014						715.08	
10/30/2014	502-1922-419.29-04	10/01/2014		MORENO, N ERGO EVAL	51824	150396	04/2015	357.54	357.54
10/30/2014	85592	IIMC	275	ANNUAL DUES FOR CITY CLER	2015	F15076	03/2015	290.00	290.00
10/30/2014	101-1020-411.28-12	09/22/2014						290.00	
10/30/2014	85593	IMPERIAL BEACH TROPHIES	319	ENGRAVING FOR PROMOTIONAL	5952	F15077	04/2015	18.90	18.90
10/30/2014	101-1010-411.29-04	10/06/2014						18.90	

PROGRAM: GM350L
 CITY OF IMPERIAL BEACH
 FROM 10/28/2014 TO 11/20/2014
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CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT	CHECK AMOUNT
10/30/2014	85594	JACQUELINE SUE STENZEL	2491	OCT 2014	16	150228	04/2015	120.00	120.00
10/30/2014	453.20-06	JOHN DEERE LANDSCAPES	1986	NOZZLES/SPRAY HEAD	70024063	150025	04/2015	304.09	304.09
10/30/2014	454.30-02	DIAPHRAGM ASSY		DIAPHRAGM ASSY	69890036	150025	04/2015	112.27	112.27
10/30/2014	452.30-02	REPAIR COUPLING		REPAIR COUPLING	69980234	150025	04/2015	124.48	124.48
10/30/2014	452.10-02	KIWANIS CLUB OF IMPERIAL BEACH	639	CALENDAR AD	2015	150359	04/2015	67.34	67.34
10/30/2014	412.20-06	MANAGED HEALTH NETWORK	2432	NOV 2014	3200062633	150174	05/2015	325.00	325.00
10/30/2014	85597	MARGARITA LOPEZ	1	RELEASE OF CLAIM-994 8TH	10-20-2014		04/2015	397.60	397.60
10/30/2014	419.28-17	NASLAND ENGINEERING	1656	ATTEND PUBLIC MEETING	95120	F15072	03/2015	320.18	320.18
10/30/2014	432.20-06	OFFICE DEPOT, INC	1262	PENS/SANITIZER/FOLDERS	732651682001	150000	03/2015	2,880.00	2,880.00
10/30/2014	85600	TIMECARDS/NOTE PAPER		TIMECARDS/NOTE PAPER	732651682001	150000	03/2015	86.10	86.10
10/30/2014	413.30-01	BINDERS/STAMP/MISC		BINDERS/STAMP/MISC	733834728001	150000	04/2015	13.18	13.18
10/30/2014	427.30-02	DIVIDERS		DIVIDERS	735381168001	150000	04/2015	77.38	77.38
10/30/2014	432.30-01	CALENDAR/WIRELESS PRSNTR		CALENDAR/WIRELESS PRSNTR	735381168001	150000	04/2015	45.80	45.80
10/30/2014	412.30-01	USB DIRVE		USB DIRVE	734580139001	150000	04/2015	29.24	29.24
10/30/2014	423.30-02	2015 PLANNER REFILLS		2015 PLANNER REFILLS	734580332001	150000	04/2015	77.46	77.46
10/30/2014	423.30-02	2015 CALENDARS		2015 CALENDARS	735029824001	150000	04/2015	65.28	65.28
10/30/2014	432.30-01	STAPLER/PENS		STAPLER/PENS	735029824001	150000	04/2015	25.96	25.96
10/30/2014	432.30-01	PARTNERSHIP WITH INDUSTRY	1302	P/E 09/30/2014	GS05678	150119	03/2015	107.47	107.47
10/30/2014	85601	P/E 09/30/2014		P/E 09/30/2014	GS05678	150119	03/2015	16.78	16.78
10/30/2014	454.21-04	P/E 09/30/2014		P/E 09/30/2014	GS05678	150119	03/2015	2,189.33	2,189.33
10/30/2014	454.21-04	P/E 10/15/2014		P/E 10/15/2014	GS05702	150119	04/2015	344.87	344.87
10/30/2014	454.21-04	P/E 10/15/2014		P/E 10/15/2014	GS05702	150119	04/2015	459.82	459.82
10/30/2014	454.21-04	P/E 10/15/2014		P/E 10/15/2014	GS05702	150119	04/2015	311.93	311.93
10/30/2014	454.21-04	P/E 10/15/2014		P/E 10/15/2014	GS05702	150119	04/2015	415.91	415.91
10/30/2014	85602	PRINCIPAL FINANCIAL GROUP	2428	PAYROLL AP PPE 10/02/14	20141009		04/2015	1,216.05	1,216.05
10/30/2014	209.01-13	PAYROLL AP PPE 10/16/14		PAYROLL AP PPE 10/16/14	20141023		04/2015	608.03	608.03
10/30/2014	209.01-13	PAYROLL AP PPE 10/16/14		PAYROLL AP PPE 10/16/14	20141023		04/2015	608.02	608.02
10/30/2014	85603	PRINCIPAL FINANCIAL GROUP	2525	PAYROLL AP PPE 10/02/14	20141009		04/2015	1,796.67	1,796.67
10/30/2014	209.01-12	PAYROLL AP PPE 10/16/14		PAYROLL AP PPE 10/16/14	20141023		04/2015	835.19	835.19
10/30/2014	209.01-12	NOV 2014 DENTAL INS PREMI		NOV 2014 DENTAL INS PREMI	NOV 2014		05/2015	42.10	42.10

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10/30/2014	85604	RANCHO AUTO & TRUCK PARTS							560.04	
10/30/2014	85605	REGIONAL TRAINING CENTER							750.00	
10/30/2014	85606	RICHARD MCLAUGHLIN							645.20	
10/30/2014	85607	SAN DIEGO COUNTY ASSESSOR							125.00	
10/30/2014	85608	SEAN PUTNAM							190.00	
10/30/2014	85609	SPARKLETTTS							36.00	
10/30/2014	85610	SPRINT CORPORATION							7,541.89	
10/30/2014	85611	WAXIE SANITARY SUPPLY							727.94	
10/30/2014	85612	AMERICAN LEGION POST 820							113.75	
10/30/2014	85613	ANTHONY RAMOS							116.00	
10/30/2014	85614	EDWARD GILBERT							116.00	
10/30/2014	85615	GIOVANNI FIOL							23.00	

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11/06/2014	85616	MICHAEL BARTON	2	OVERPYMT PT #62762	PT #62762		04/2015	103.00
10/29/2014	-121.00-00	10/29/2014						103.00
11/06/2014	85617	MONICA MARTINEZ	2	OVERPYMT PT #63886	PT #63886		04/2015	116.00
10/29/2014	-121.00-00	10/29/2014						116.00
11/06/2014	85618	NYDIA CONTRERAS	2	OVERPYMT PT #63950	PT #63950		04/2015	63.00
10/29/2014	-121.00-00	10/29/2014						63.00
11/06/2014	85619	ROBERT VOSS	2	OVERPYMT PT #62791	PT #62791		04/2015	53.00
10/29/2014	-121.00-00	10/29/2014						53.00
11/06/2014	85620	ROCHELLE WALRAVEN	2	OVERPYMT PT #64086	PT #64086		04/2015	76.00
10/29/2014	-121.00-00	10/29/2014						76.00
11/06/2014	85621	SOUTHWEST LSG/SLS	2	OVERPYMT PT #62713	PT #62713		04/2015	66.00
10/29/2014	-121.00-00	10/29/2014						66.00
11/06/2014	85622	SUSAN BOOKOUT	2	OVERPYMT #63948	PT #63948		04/2015	116.00
10/29/2014	-121.00-00	10/29/2014						116.00
11/06/2014	85623	WILLIAM MAISONET	2	OVERPYMT PT #64009	PT #64009		04/2015	76.00
10/29/2014	-121.00-00	10/29/2014						76.00
11/07/2014	85624	ABY MFG GROUP, INC.	1218	IBFD BADGES	0102984-IN	F15079	04/2015	107.42
10/13/2014	-422.30-01	10/13/2014						107.42
11/07/2014	85625	ACACIA LANDSCAPE, CO.	1942	SEP 2014	5067	150173	04/2015	7,350.00
10/01/2014	-452.21-04	10/01/2014						3,675.00
10/31/2014	-452.21-04	10/31/2014						3,675.00
11/07/2014	85626	ARROWHEAD MOUNTAIN SPRING	1340	WATE	04J0026726646	150183	04/2015	178.51
10/22/2014	-432.30-02	10/22/2014						140.72
10/22/2014	-411.30-02	10/22/2014						37.79
11/07/2014	85627	BDS ENGINEERING INC	372	OCT 2014 DELAWARE ST IMPR	08-41D	150278	04/2015	2,600.00
10/27/2014	-532.20-06	10/27/2014						2,600.00
11/07/2014	85628	BOB HOFFMAN VIDEO PRODUCTION	457	CONSULTING PLAYBACK ISSUE	SQ869220	130879	04/2015	127.50
10/15/2014	-419.21-04	10/15/2014						127.50
11/07/2014	85629	CALIFORNIA ENV CONTROLS INC	642	ROTATING ASSEMBLY	3125	150356	04/2015	3,014.79
10/24/2014	-436.28-01	10/24/2014						3,014.79
11/07/2014	85630	CVA SECURITY	797	NOV 2014 -2089	30808	150076	05/2015	185.00
10/19/2014	-419.20-23	11/01/2014						30.00
10/19/2014	-419.20-23	11/01/2014						30.00
10/19/2014	-419.20-23	11/01/2014						30.00
10/19/2014	-419.20-23	11/01/2014						30.00

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101-3070	427.30-02	STAMPS	10/21/2014		735631652001	150000	04/2015	32.92
101-5020	432.30-01	HP PRINthead & CLEANER	10/21/2014		736064986001	150000	04/2015	228.60
101-5020	432.30-01	MICROFIBER CLOTH	10/21/2014		736065082001	150000	04/2015	5.40
11/07/2014	85651	OTAY WATER DISTRICT	06/05/2014	2626				5,250.00
101-1110	412.20-06	ORTHO PHOTOGRAPHY CO-OP	06/05/2014		CITY OF IB 1	150400	01/2015	525.00
101-1210	413.20-06	ORTHO PHOTOGRAPHY CO-OP	06/05/2014		CITY OF IB 1	150400	01/2015	525.00
101-1230	412.20-06	ORTHO PHOTOGRAPHY CO-OP	06/05/2014		CITY OF IB 1	150400	01/2015	525.00
101-3020	423.20-06	ORTHO PHOTOGRAPHY CO-OP	06/05/2014		CITY OF IB 1	150400	01/2015	525.00
101-5020	432.20-06	ORTHO PHOTOGRAPHY CO-OP	06/05/2014		CITY OF IB 1	150400	01/2015	525.00
101-1110	412.20-06	ORTHO PHOTOGRAPHY CO-OP	07/01/2014		CITY OF IB 2	150400	01/2015	525.00
101-1210	413.20-06	ORTHO PHOTOGRAPHY CO-OP	07/01/2014		CITY OF IB 2	150400	01/2015	525.00
101-1230	413.20-06	ORTHO PHOTOGRAPHY CO-OP	07/01/2014		CITY OF IB 2	150400	01/2015	525.00
101-3020	422.20-06	ORTHO PHOTOGRAPHY CO-OP	07/01/2014		CITY OF IB 2	150400	01/2015	525.00
101-5020	432.20-06	ORTHO PHOTOGRAPHY CO-OP	07/01/2014		CITY OF IB 2	150400	01/2015	525.00
11/07/2014	85652	PRAXAIR DISTRIBUTION INC	10/09/2014	1652				537.92
501-1921	419.28-15	PROPANE	10/24/2014		50694394	150001	04/2015	48.91
501-1921	419.30-22	TORCH SET REPLACEMENT	10/24/2014		50869244	150001	04/2015	292.24
501-1921	419.30-02	PROPANE	10/28/2014		50885872	150001	04/2015	196.77
11/07/2014	85653	PROTECTION ONE ALARM MONITORING	10/20/2014	69				293.50
601-5060	436.20-23	NOV 2014	10/20/2014		100398510	150090	05/2015	293.50
11/07/2014	85654	RICHARD SPEARE	11/03/2014	4				3,114.95
101-0000	221.01-02	BOND REFUND 647 10TH ST	11/03/2014		MF 645		05/2015	3,114.95
11/07/2014	85655	ROBERTSON'S	11/06/2014	2454				1,469.46
101-5010	431.30-02	CITY HALL CURB PROJECT	11/06/2014		423595		03/2015	391.11
101-5010	431.30-02	5 CUBIC YARDS CONCRETE	11/06/2014		407087		02/2015	614.45
101-5010	431.30-02	CONCRETE	10/26/2014		443667		04/2015	463.90
11/07/2014	85656	SDGE	10/31/2014	289				7,389.28
101-6020	452.27-01	0175 275	10/31/2014		11-15-2014		04/2015	453.76
101-5010	431.27-01	0824 329	10/31/2014		11-15-2014		04/2015	286.30
101-6020	452.27-01	2081 689	10/31/2014		11-15-2014		04/2015	498.75
101-6010	451.27-01	2081 692	10/31/2014		11-15-2014		04/2015	12.53
101-6020	452.27-01	2083 847	10/30/2014		11-15-2014		04/2015	98.68
101-5010	431.27-01	2741 969	11/03/2014		11-18-2014		04/2015	167.93
215-6026	452.27-01	2819 871	11/03/2014		11-18-2014		04/2015	2,060.95
101-6010	451.27-01	3206 700	10/31/2014		11-15-2014		04/2015	78.06
101-6020	452.27-01	5456 692	10/31/2014		11-15-2014		04/2015	34.21
101-6020	452.27-01	6921 003	10/31/2014		11-15-2014		04/2015	450.50
101-5010	431.27-01	7706 795	10/31/2014		11-15-2014		04/2015	10.96
101-6020	452.27-01	9327 898	10/31/2014		11-15-2014		04/2015	536.38
101-6010	451.27-01	9956 693	10/31/2014		11-15-2014		04/2015	185.89
101-5010	431.27-01	0646 753	10/30/2014		11-14-2014		04/2015	7.79
101-5010	431.27-01	1694 230	10/30/2014		11-14-2014		04/2015	14.92
101-5010	431.27-01	1912 409	10/28/2014		11-12-2014		04/2015	8.05
101-6010	451.27-01	2081 689	10/31/2014		11-15-2014		04/2015	640.91

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10/30/2014	101-5010-431.27-01	SEIU LOCAL 221	10/30/2014	3062 843 3719 09/29-10/28	11-14-2014		04/2015	11.23	
10/30/2014	101-5010-431.27-01	SEIU LOCAL 221	10/30/2014	3448 930 9646 09/29-10/28	11-14-2014		04/2015	7.53	
10/30/2014	101-5010-431.27-01	SEIU LOCAL 221	10/30/2014	5153 272 6717 09/29-10/28	11-14-2014		04/2015	12.00	
10/28/2014	101-5010-431.27-01	SEIU LOCAL 221	10/28/2014	5280 340 6641 09/25-10/24	11-12-2014		04/2015	79.66	
10/28/2014	101-5010-431.27-01	SEIU LOCAL 221	10/28/2014	5576 188 0541 09/25-10/24	11-12-2014		04/2015	7.53	
10/29/2014	601-5060-436.27-01	SEIU LOCAL 221	10/29/2014	8773 823 6424 09/28-10/27	11-13-2014		04/2015	1,143.82	
10/30/2014	101-5010-431.27-01	SEIU LOCAL 221	10/30/2014	9476 001 6989 09/29-10/28	11-14-2014		04/2015	1,580.94	
11/07/2014	85657	SEIU LOCAL 221	11/06/2014	PAYROLL AP PPE 10/30/14	20141106		05/2015	1,406.10	
101-0000-209.01-08								1,406.10	
11/07/2014	85658	SIGN IT	10/08/2014	CUT BLACK VINYL DECALS FO	21725	F15080	04/2015	70.44	
101-3020-422.30-02								70.44	
11/07/2014	85659	SKS INC.	10/23/2014	1,100 GAL REG FUEL			04/2015	7,413.50	
501-1921-419.28-15								3,324.81	
501-1921-419.28-15								4,088.69	
11/07/2014	85660	THOMAS SANTOS	10/17/2014	REIMBURSE TRAILER REPAIR	860568		04/2015	96.58	
101-3020-422.30-01								10.26	
101-3020-422.30-01								86.32	
11/07/2014	85661	TRAFFIC SAFETY MATERIALS, LLC.	10/09/2014	STEEL RIVETS	4246		04/2015	615.60	
101-5010-431.21-23								410.40	
101-5010-431.21-23								205.20	
11/07/2014	85662	UNDERGROUND SERVICE ALERT	11/01/2014	OCT 2014	1020140327		05/2015	75.00	
601-5060-436.21-04								75.00	
11/07/2014	85663	US BANK	11/06/2014	PAYROLL AP PPE 10/30/14	20141106		05/2015	1,340.44	
101-0000-209.01-20								1,340.44	
11/07/2014	85664	VALLEY INDUSTRIAL SPECIALTIES, INC.	10/09/2014	BUBBLER CARTRIDGE	208819		04/2015	52.29	
101-6020-452.30-02								52.29	
11/07/2014	85665	VORTEX INDUSTRIES, INC.	10/17/2014	ROLLING DOOR REPAIRS	11-872479-1		04/2015	314.52	
101-1910-419.21-04								314.52	
11/07/2014	85666	WEST GROUP CTR	10/01/2014	SEP 2014	830407168		03/2015	131.58	
101-1020-411.28-14								131.58	
11/07/2014	85667	WHITE CAP CONSTRUCTION SUPPLY	10/23/2014	ROUNDABOUT MATERIALS	10002550191		04/2015	3,293.48	
201-5000-532.20-06								2,353.55	
101-6040-454.30-02								51.81	
101-5010-431.30-22								638.06	
101-6040-454.30-02								353.68	
11/13/2014	85668	ATKINS NORTH AMERICA, INC.	10/30/2014	SEP 2014 SLURRY SEAL PROG	1800259		03/2015	6,325.00	
201-5015-531.20-06								390.00	
202-5016-531.20-06								5,935.00	

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11/13/2014	85669	BIO-D PRODUCTS	433	BIO - D RUST REMOVER	16728	F15074	04/2015	4,941.00	
10/21/2014	454.30-02	10/21/2014		BIO GRAFFITI 55 GAL	16737	150347	05/2015	216.00	
11/04/2014	431.30-02	11/04/2014		BIO GRAFFITI 55 GAL	16737	150347	05/2015	3,725.00	
10/21/2014	85670	CALIFORNIA AMERICAN WATER	612	1015-210019600799 OCT 14	11-26-2014		04/2015	1,172.00	
11/04/2014	431.27-02	11/04/2014		1015-210019359015 OCT 14	11-26-2014		04/2015	295.00	
11/04/2014	431.27-02	11/04/2014		1015-210019360534 OCT 14	11-26-2014		04/2015	21.98	
11/04/2014	431.27-02	11/04/2014		1015-210019278093 OCT 14	11-26-2014		04/2015	66.55	
11/04/2014	431.27-02	11/04/2014		1015-210019482014 OCT 14	11-26-2014		04/2015	44.27	
11/04/2014	431.27-02	11/04/2014		1015-210019276868 OCT 14	11-26-2014		04/2015	197.35	
11/04/2014	423.27-02	11/04/2014		1015-210019027905 OCT 14	11-26-2014		04/2015	105.25	
11/04/2014	454.27-02	11/04/2014		1015-210019278895 OCT 14	11-26-2014		04/2015	375.66	
11/04/2014	431.27-02	11/04/2014		1015-210019279782 OCT 14	11-26-2014		04/2015	21.98	
11/04/2014	431.27-02	11/04/2014		1015-210019481684 OCT 14	11-26-2014		04/2015	21.98	
11/13/2014	85671	GRAINGER	1051	HAMMER DRILL BIT	9566860699	150007	04/2015	91.43	
10/19/2014	419.30-02	10/13/2014		GRINDING WHEEL/CYLINDER	9579089366	150007	04/2015	34.52	
10/27/2014	419.30-02	10/27/2014						56.91	
11/13/2014	85672	LANCE, SOLL & LUNGHARD LLP	716	2014 STATE CONTROLLER REP	12367	F15082	04/2015	2,500.00	
10/12/2014	413.20-06	10/30/2014						2,500.00	
11/13/2014	85673	LIGHTHOUSE, INC	787	DOME LAMP/BACK UP LAMP	0088372	150036	04/2015	1,191.09	
501-1921-419.28-16		10/21/2014		LED LIGHTBAR -PARK TRK	0091205	150036	04/2015	1,121.04	
501-1921-419.50-04		10/29/2014						93.01	
11/13/2014	85674	PADRE JANITORIAL SUPPLIES	1430	JANITORIAL SUPPLIES	363325	150020	04/2015	93.01	
10/19/2014	419.30-02	10/21/2014						93.01	
11/13/2014	85675	PRUDENTIAL OVERALL SUPPLY	72	10/15/14 PW UNIFORMS	30451663	150077	04/2015	394.68	
10/15/2014	432.25-03	10/15/2014		10/22/14 PW UNIFORMS	30453189	150077	04/2015	138.04	
10/22/2014	432.25-03	10/22/2014		11/05/14 PW UNIFORMS	30456271	150077	05/2015	128.32	
10/22/2014	432.25-03	11/05/2014						128.32	
11/13/2014	85676	RAPID SCALE, INC	2591	OCT 2014 CLOUDMAIL HOST	3522	150191	04/2015	910.35	
503-1923-419.21-04		10/31/2014						910.35	
11/13/2014	85677	SD SPORTS MED & FAMILY HEALTH	370	BARR,R-PRE-EMPLOYMENT PHY	IB10152014_BARR	150401	04/2015	630.00	
10/13/2014	422.20-06	10/17/2014						630.00	
11/13/2014	85678	TERRA BELLA NURSERY, INC.	1946	PLANT MATERIAL	130558	150028	04/2015	593.00	
10/20/2014	452.30-02	10/20/2014		PLANTS	130643	150028	04/2015	238.31	
10/21/2014	452.30-02	10/21/2014		PHORMIUM TENAX BRONZE	131288	150028	04/2015	121.80	
10/29/2014	454.30-02	10/29/2014		PHORMIUM TENAX BRONZE	131398	150028	04/2015	103.51	
10/31/2014	454.30-02	10/31/2014						129.38	
11/13/2014	85679	TRAN CONSULTING ENGINEERS	2033	PS10 REHABILITATION	7328	140362	04/2015	14,175.00	
10/29/2014	536.20-06	10/29/2014						12,705.00	

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11/20/2014	85691	EDWARD SPRIGGS	2354		REIMBURSE LUNCH-LEAGUE CO	735006		03/2015	201.85	
101-1010-411.28-04		09/03/2014			REIMBURSE LUNCH-LEAGUE CO	0691		03/2015	17.25	
101-1010-411.28-04		09/04/2014			REIMBURSE LUNCH-LEAGUE CO	0736		03/2015	4.00	
101-1010-411.28-04		09/04/2014			REIMBURSE BFAST-LEAGUE CO	1881		03/2015	6.00	
101-1010-411.28-04		09/05/2014			REIMBURSE LUNCH-LEAGUE CO	771693		03/2015	8.00	
101-1010-411.28-04		09/05/2014			REIMBURSE MILEAGE TO	09-05-2014		03/2015	17.19	
101-1010-411.28-04		09/05/2014							149.41	
11/20/2014	85692	FAILSAFE TESTING	2184		TESTING GROUND LADDERS/RE	7475	F15090	04/2015	541.05	
502-1922-419.21-04		10/23/2014							541.05	
11/20/2014	85693	FASTENAL	909		NUTS & LOCKWASHERS	CACHU38826	150006	04/2015	38.12	
601-5060-436.28-01		10/30/2014							38.12	
11/20/2014	85694	FIRE ETC	924		FD UNIFORM HOOD	67684	150218	04/2015	685.43	
101-3020-422.30-02		10/21/2014			FD UNIFORM	67885	150218	04/2015	66.96	
101-3020-422.30-02		10/27/2014			FIRE TOOLS	67925	150218	04/2015	1,368.74	
101-3020-422.30-02		10/28/2014			CR-CHOCKS	CM 09-11-2014	150218	03/2015	449.73	
101-3020-422.30-02		09/11/2014							1,200.00	
11/20/2014	85695	G & G BACKFLOW AND PLUMBING	1486		BACKFLOW REPAIR	7531	F15089	04/2015	163.32	
101-6020-452.21-04		10/27/2014							163.32	
11/20/2014	85696	IPMA/ SAN DIEGO CHAPTER	402		PUBLIC SECTOR LAW UPDATE	11052014	F15086	05/2015	25.00	
101-1130-412.28-04		11/05/2014							25.00	
11/20/2014	85697	LA POSTA MARKET INC	2630		1266 IB BLVD FACADE IMPRV	10-22-2014		04/2015	20,000.00	
402-5000-532.20-06		11/12/2014							20,000.00	
11/20/2014	85698	NILDA PALAFOX	2		REFUND MV RENTAL DEPOSIT	2596		05/2015	500.00	
101-0000-221.01-03		11/08/2014							500.00	
11/20/2014	85699	PITNEY BOWES	1369		POSTAGE MACHINE REFILL	11-06-2014	150335	05/2015	2,519.99	
101-1920-419.28-09		11/06/2014							2,519.99	
11/20/2014	85700	PRISCILLA SUNEM CARBALLO	2632		MILEAGE FOR BREA, CA CONF	11-17-2014		04/2015	169.12	
101-1020-411.28-06		10/17/2014							169.12	
11/20/2014	85701	RICOH USA, INC.	2392		NOV 2014	93535691	150109	05/2015	1,935.40	
101-1210-413.20-17		11/04/2014			NOV 2014	93535691	150109	05/2015	1,382.42	
101-3020-422.20-17		11/04/2014			NOV 2014	93535691	150109	05/2015	276.49	
101-3030-423.20-17		11/04/2014							276.49	
11/20/2014	85702	SAN DIEGO COUNTY SHERIFF	882		SEP 2014 LAW ENF SERVICES	10-24-2014		03/2015	513,885.06	
101-3010-421.20-06		10/24/2014			SEP 2014 TOW FEE CREDIT	10-24-2014		03/2015	515,940.75	
101-0000-338.60-03		10/24/2014							2,055.69	
11/20/2014	85703	SANDRA GUEVARA	2631		REIMBURSE ASSESSOR FEES	330150820141106		05/2015	36.00	
101-1230-413.28-11		11/06/2014							36.00	

CHECK DATE	CHECK NUMBER	VENDOR NAME	VENDOR #	DESCRIPTION	INVOICE	PO #	PER/YEAR	TRN AMOUNT	CHECK AMOUNT
11/20/2014	85704	SHARP REES-STEALY MEDICAL	CNTR 390						423.00
101-1130-412.21-04		10/11/2014	SEP 2014 PRE-EMPLOYMENT	277	150271	03/2015		291.00	
101-3030-423.21-04		10/11/2014	SEP 2014 PRE-EMPLOYMENT	277	150271	03/2015		132.00	
11/20/2014	85705	SKS INC.	412						3,222.84
501-1921-419.28-15		11/06/2014	1145.1 GAL REG FUEL	1266106-IN	150041	05/2015		3,222.84	
11/20/2014	85706	SOUTHWEST SIGNAL SERVICE	488						160.00
101-5010-431.21-04		10/31/2014	OCT 2014 SIGNAL MAINT	51713	150032	04/2015		160.00	
11/20/2014	85707	SPARKLETTS	2341						81.04
101-3020-422.30-02		11/12/2014	OCT 2014	12529930 102414	150213	04/2015		81.04	
11/20/2014	85708	SPRINT	2040						149.97
101-3020-422.27-05		10/29/2014	09/26/14-10/25/14	594768811-083	150194	04/2015		149.97	
11/20/2014	85709	STANDARD ELECTRONICS	504						8,548.00
504-1924-419.21-04		10/21/2014	REPLACEMENT FIRE ALARM PA	20905	150336	04/2015		7,750.00	
504-1924-419.21-04		10/27/2014	SNAC PANEL REPLACEMENT	20931	150336	04/2015		798.00	
11/20/2014	85710	SUNGUARD PUBLIC SECTOR INC.	1370						120.00
101-1210-413.28-04		10/31/2014	10/29/14 WEB CONF PAYROLL	90294	F15058	04/2015		120.00	
11/20/2014	85711	TERRA BELLA NURSERY, INC.	1946						183.43
101-6020-452.30-02		10/10/2014	CREDIT EMPTY CONTAINERS	129901	150028	04/2015		10.58-	
101-6020-452.30-02		10/29/2014	PLANTS	131200	150028	04/2015		194.01	
11/20/2014	85712	T-MAN TRAFFIC SUPPLY	2469						457.64
101-5010-431.30-02		11/04/2014	PAVEMENT MARKING MATERIAL	2314	150066	05/2015		457.64	
11/20/2014	85713	URS CORPORATION	2550						24,229.81
101-5050-540.20-06		10/16/2014	PE 10/10/2014 WQIP-TJ RIV	6042061	150277	04/2015		24,229.81	
11/20/2014	85714	WHITE CAP CONSTRUCTION SUPPLY	1434						970.38
101-6040-454.30-02		10/25/2014	SAFETY VESTS/GLASSES/GLOV	50001934899	150013	04/2015		970.38	

DATE RANGE TOTAL * 1,510,238.86 *



STAFF REPORT
CITY OF IMPERIAL BEACH

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: ANDY HALL, CITY MANAGER *BW FOR*
MEETING DATE: DECEMBER 3, 2014
ORIGINATING DEPT.: CITY ADMINISTRATION
SUBJECT: SECOND READING AND ADOPTION OF ORDINANCE NO. 2014-1148 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA AMENDING TITLE 2 ADMINISTRATION AND PERSONNEL, SECTIONS 2.12.140 AND 2.18.010 OF THE IMPERIAL BEACH MUNICIPAL CODE RELATED TO COUNCIL PROCEDURES AND CITY COMMISSIONS

EXECUTIVE SUMMARY:

This Ordinance makes some administrative/clean-up changes to further clarify various sections of Title 2 of the Imperial Beach Municipal Code.

DISCUSSION:

Section 2.12.140 of the Imperial Beach Municipal Code (IBMC) is being amended to allow Rosenberg's Rules of Order to be used as a guide in the event a Council procedural issue is not covered in the City's own Council procedures. IBMC Section 2.18.010 is being amended to clarify when appointments to City commissions will be made.

The introduction and first reading of Ordinance No. 2014-1148 took place at the regular City Council meeting of November 5, 2014. The Ordinance will become effective thirty (30) days following adoption.

ENVIRONMENTAL DETERMINATION:

Not a project as defined by CEQA.

FISCAL IMPACT:

No impact.

DEPARTMENT RECOMMENDATION:

That the City Council waives the reading in full and adopts Ordinance No. 2014-1148.

Attachments:

1. Ordinance No. 2014-1148

ORDINANCE NO. 2014-1148

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA AMENDING TITLE 2 ADMINISTRATION AND PERSONNEL, SECTIONS 2.12.140 AND 2.18.010 OF THE IMPERIAL BEACH MUNICIPAL CODE RELATED TO COUNCIL PROCEDURES AND CITY COMMISSIONS

WHEREAS, the City of Imperial Beach has the authority to set Council procedures and procedures for appointment to City commissions; and

WHEREAS, minor clarifying changes need to be made to these various sections in Title 2 of the Municipal Code;

NOW, THEREFORE, IT IS ORDAINED BY THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH AS FOLLOWS:

Section 1: Section 2.12.140(A) of the Imperial Beach Municipal Code is hereby amended to read as follows

“2.12.140. Rules of order.

A. Except as otherwise provided in this chapter, proceedings of the City Council are governed by common sense and good taste. If a dispute concerning procedural matters is not specifically covered in this chapter, the majority vote of the quorum prevails, and Rosenberg's Rules of Order may be used as a guide when there is such a dispute. Any procedural decision of the Mayor may be overruled by a majority vote of the quorum.”

Section 2: Section 2.18.010(A)(2)(a) of the Imperial Beach Municipal Code is hereby amended to read as follows:

“2.18.010. Appointments to commissions, boards and committees—Process.

A. Pursuant to this code and Government Code Sections 40605, 54974 and 65100—65101, the following procedures shall be employed in filling vacancies on commissions, boards and committees in the city:

1. The city clerk shall advise the city council of the names of those persons whose term of office on a city commission, board or committee will be expiring thirty days prior to such expiration.

2. The city clerk shall promptly advise the city council of any unscheduled vacancy whether due to resignation, death, termination or other causes.

a. Whenever an unscheduled vacancy occurs in any commission, board or committee for which the city council has the appointing power, whether due to resignation, death, termination or other causes, a special vacancy notice shall be posted in the office of the city clerk, and in other places as directed by the city council not earlier than twenty days before or not later than twenty days after the vacancy occurs. Final appointment to the board, commission or committee shall not be made by the city council for at least ten working days

after the closing of the vacancy/deadline for submittal of applications which is at least ten working days after the posting of the vacancy. ~~posting of the notice in the city clerk's office."~~

Section 3: Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, is for any reason held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases of this Ordinance, or its application to any other person or circumstance. The City Council declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any one or more other sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof be declared invalid or unenforceable.

Section 4: The City Clerk is directed to prepare and have published a summary of this ordinance no less than five days prior to the consideration of its adoption and again within fifteen (15) days following adoption indicating votes cast.

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

INTRODUCED AND FIRST READ at a regular meeting of the City Council of the City of Imperial Beach, California, on the 5th day of November 2014;

THEREAFTER ADOPTED at a regular meeting of the City Council of the City of Imperial Beach, California, on the 3rd day of December 2014, by the following vote:

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

Jim Janney, Mayor

ATTEST:

Jacqueline Hald, City Clerk

APPROVED AS TO FORM:

Jennifer M. Lyon, City Attorney



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: ANDY HALL, CITY MANAGER *AW FOR*
MEETING DATE: DECEMBER 3, 2014
ORIGINATING DEPT.: CITY CLERK
SUBJECT: LOCAL APPOINTMENTS LIST

EXECUTIVE SUMMARY:

On or before December 31 of each year, the legislative body shall approve the Local Appointments List in compliance with California Government Code §54972 and designate the Imperial Beach Branch Library (the public library with the largest service population within jurisdiction) to receive a copy of the list in compliance with California Government §54973

BACKGROUND:

California Government Code §54972 requires that on or before December 31 of each year, the legislative body shall prepare a Local Appointments List of all boards, commissions and committees with appointive terms that will expire during the next calendar year.

ANALYSIS:

The following terms on the Parks and Recreation Committee (PRC) will expire in 2015:

NAME	TITLE	DATE APPOINTED	TERM EXPIRATIONS
Ken Blinsman	PRC Member	10/1/14	12/31/15
Marc Stephenson	PRC Member	10/1/14	12/31/15
Marcy Aguilar	PRC 1 st Alternate Member	10/1/14	12/31/15
Peter Salisbury	PRC 2 nd Alternate Member	10/1/14	12/31/15
Molly Goforth	PRC 3 rd Alternate Member	10/1/14	12/31/15

No terms on the Design Review Board and Tidelands Advisory Committee will expire in 2015 since the terms on these committees expire on even-numbered years.

Any unscheduled vacancies would be posted as they occur.

ENVIRONMENTAL DETERMINATION:

Not a project as defined by CEQA.

FISCAL IMPACT:

None.

RECOMMENDATION:

That the City Council approves the Local Appointments List in compliance with California Government Code §54972 and designate the Imperial Beach Branch Library (the public library with the largest service population within jurisdiction) to receive a copy of the list in compliance with California Government §54973.

Attachments:

1. Local Appointments List



City of Imperial Beach, California

OFFICE OF THE CITY CLERK

825 Imperial Beach Blvd., Imperial Beach, CA 91932 Tel: (619) 423-8301 Fax: (619) 628-1395

LOCAL APPOINTMENTS LIST

PARKS AND RECREATION COMMITTEE

Qualifications:

Notwithstanding Imperial Beach Municipal Code section 2.18.040, all members of the Parks and Recreation Committee shall be residents of the city unless the City Council determines by a four-fifths (4/5) vote that a non-resident shall be appointed due to special expertise that is not available among resident candidates. No more than one non-resident shall serve on the Committee at one time. (IBMC 2.32.020)

Purpose:

The Parks and Recreation Committee shall meet on a quarterly basis and will act in a purely advisory capacity to the City Council. The stated and primary function of the Committee is to expand and enhance the recreational opportunities for the residents of Imperial Beach. In order to accomplish the identified task, the Chair of the Committee will provide, on at least a quarterly basis or as directed by the City Council, suggestions and recommendations to the City Council in relation to the following:

1. A review of the sports and recreational programs in Imperial Beach in an effort to encourage increased participation levels, high quality volunteers, relevant and effective programming, efficient use of municipal resources and other issues related to the sports and recreational programs.
2. A review of the condition and maintenance of municipal sports and recreational facilities and recommendations for capital improvements, new or additional facilities, and proper maintenance of existing facilities.
3. The efforts to seek funding through federal, state and local grants, sports and recreation foundations, community contributions, charitable donations, and endowment funding opportunities.
4. Opportunities to expand the parks and recreation opportunities in Imperial Beach and surrounding areas. The efforts to seek partnerships and collaboration with organizations that provide amenities that Imperial Beach cannot efficiently or realistically provide to its residents.
5. The efforts to take a holistic approach to parks and recreation that encourage activities for all ages and income levels, physical abilities, and interests.
6. Strategies to expand beyond typical sports activities to include non-traditional sports, non-sporting activities and all forms of recreation and relaxation.

The efforts to seek and provide a positive alternative for the use of spare time. Efforts to recognize that an effective parks and recreation program is a necessity for a healthy community, not simply a luxury.

NAME	TITLE	DATE APPOINTED	TERM EXPIRATIONS
Ken Blinsman	PRC Member	10/1/14	12/31/15
Marc Stephenson	PRC Member	10/1/14	12/31/15
Marcy Aguilar	PRC 1 st Alternate Member	10/1/14	12/31/15
Peter Salisbury	PRC 2 nd Alternate Member	10/1/14	12/31/15
Molly Goforth	PRC 3 rd Alternate Member	10/1/14	12/31/15



City of Imperial Beach, California

OFFICE OF THE CITY CLERK

825 Imperial Beach Blvd., Imperial Beach, CA 91932 Tel: (619) 423-8301 Fax: (619) 628-1395

LOCAL APPOINTMENTS LIST (Continued)

DESIGN REVIEW BOARD COMMITTEE

Qualifications:

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

Purpose:

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

THERE ARE NO SCHEDULED VACANCIES FOR CALENDAR YEAR 2015

TIDELANDS ADVISORY COMMITTEE

Qualifications:

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

Purpose:

It shall be the duty of the committee to review all matters involving coastal and tidelands issues referred to the committee by resolution of the city council or by the city manager or designee. The city council may delegate particular issues or a general work plan for review and make recommendations within the time limits set out in the referring resolution by the city council (IBMC 2.24.050).

THERE ARE NO SCHEDULED VACANCIES FOR CALENDAR YEAR 2015



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: ANDY HALL, CITY MANAGER

MEETING DATE: DECEMBER 3, 2014

ORIGINATING DEPT.: COMMUNITY DEVELOPMENT DEPARTMENT
GREG WADE, ASSISTANT CITY MANAGER/COMMUNITY DEVELOPMENT DIRECTOR
JIM NAKAGAWA, AICP, CITY PLANNER
TYLER FOLTZ, SENIOR PLANNER

SUBJECT: CONSENT ITEM: MCDONALDS (APPLICANT); TIME EXTENSION FOR ADMINISTRATIVE COASTAL PERMIT (ACP 130001), DESIGN REVIEW (DRC 130002), AND SITE PLAN REVIEW (SPR 130003) FOR A REMODEL AND ADDITION TO THE MCDONALD'S RESTAURANT AT 1135 PALM AVENUE (APN 626-301-18-00 & 626-301-31-00). RESOLUTION 2014-7528

EXECUTIVE SUMMARY:

Staff is requesting that the City Council review and approve a six month extension for discretionary permits that would allow McDonald's restaurant to remodel and expand an existing building at 1135 Palm Avenue in the C/MU-1 (General Commercial & Mixed-Use) Zone. The project approvals were initially set to expire on December 18, 2014, and a six month extension would extend the approvals to June 18, 2015.

BACKGROUND:

This is a time extension request for a previously-approved application (MF 1107) for an Administrative Coastal Permit (ACP 130001), Design Review Case (DRC 130002), and Site Plan Review (SPR 130003) to remodel and expand an existing McDonald's restaurant located at 1135 Palm



North - Front Elevation

Avenue (APNs 626-301-18-00 and 626-301-31-00) in the C/MU-1 (General Commercial & Mixed-Use) Zone. The project was approved by the City Council on December 18, 2013. The applicant is requesting an extension to complete the construction permit and bidding processes.

ANALYSIS:

Imperial Beach Municipal Code Section 19.81.210, Expiration and Extension, states that the project approvals shall expire within one year of such approval except where substantial construction or use of the property in reliance on such approvals has commenced prior to its expiration. However, the City Council may provide an extension for a period not exceeding six months for each extension request, up to a maximum of two years from the date of original approval.

The applicant is requesting an extension to complete the construction permit and bidding processes and it is anticipated that construction would commence in January 2015. The project approvals were initially set to expire on December 18, 2014, and a six month extension would extend the approvals to June 18, 2015.

ENVIRONMENTAL DETERMINATION:

This project was considered categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 as a Class 1 project (Existing Facilities).

COASTAL JURISDICTION:

The project is located in the Non-Appealable area of the California Coastal Commission, as indicated on the Local Coastal Program Post Certification and Appeal Jurisdiction Map, and, as such, is not appealable to the California Coastal Commission under Section 30603(a) of the California Public Resources Code.

FISCAL IMPACT:

The applicant has deposited approximately \$6,000.00 in Project Account Number 130001 to fund the processing of this application.

RECOMMENDATION:

1. That the City Council adopt Resolution No. 2014-7528, approving a six month extension for Administrative Coastal Permit (ACP 130001), Design Review Case (DRC 130002), and Site Plan Review (SPR 130003), which makes the necessary findings and provides conditions of approval in compliance with local and state requirements.

Attachments:

1. Resolution No. 2014-7528
2. Applicant extension request

RESOLUTION NO. 2014-7528

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, APPROVING A TIME EXTENSION FOR ADMINISTRATIVE COASTAL PERMIT (ACP 130001), DESIGN REVIEW CASE (DRC 130002), AND SITE PLAN REVIEW (SPR 130003) TO REMODEL AND ADD ONTO AN EXISTING MCDONALD'S RESTAURANT AND OTHER SITE MODIFICATIONS AT 1135 PALM AVENUE (APN 626-301-18-00 & 626-301-31-00) IN THE C/MU-1 (GENERAL COMMERCIAL & MIXED-USE) ZONE (PROJECT WAS IN C-1, GENERAL COMMERCIAL, ZONE AT TIME OF ORIGINAL APPROVAL). MF 1107.

WHEREAS, on December 18, 2013, the City Council of the City of Imperial Beach held a duly advertised and approved an application (Resolution 2013-7438) for an Administrative Coastal Permit (ACP 130001), Design Review Case (DRC 130002), and Site Plan Review (SPR 130003) to remodel and add onto an existing McDonald's restaurant located at 1135 Palm Avenue (APNs 626-301-18-00 and 626-301-31-00). The property was designated C-1 (General Commercial) on the Zoning Map on a site legally described as follows:

APN 626-301-18-00:

Lots 33 through 39 inclusive in Block 32 of South San Diego Company's addition to South San Diego, in the City of Imperial Beach, in the County of San Diego, State of California, according to Map thereof No. 497, filed in the Office of the County Recorder of said County, October 4, 1887, together with that portion of the easterly half of that certain alley adjoining said Lots on the west as shown on said map and as vacated by Resolution No. 1633 of the City Council of the City of Imperial Beach, a certified copy of which was recorded September 24, 1970 as Document No. 173509, lying northerly of the westerly prolongation of the southerly line of said Lot 33 and southerly of the westerly prolongation of the southerly line of the northerly 10.00 feet of said Lot 29, also together with the westerly 10' of that portion of 1st Street now known as Florida Street as shown on said Map and as vacated by said resolution, that would pass by operations of law with the conveyance of said Lots 33 through 39. Except the northerly 10.00 feet of said Lot 39. Also except that portion of Florida Street lying northerly of the easterly prolongation of the southerly line of the northerly 10.00 feet of said Lot 39.

APN 626-301-31-00:

Lots 30 through 32 inclusive in Block 32 of South San Diego Company's addition to South San Diego, in the City of Imperial Beach, County of San Diego, State of California, according to Map thereof No. 497, filed in the Office of the County Recorder of San Diego County, October 4, 1887; together with that portion of the easterly one-half of the alley adjoining said Lots 30 through 32 inclusive on the west as vacated and that portion of the westerly one-half of Florida Street adjoining said Lots 30 through 32 inclusive on the east as vacated; and

WHEREAS, on November 21, 2013, the Design Review Board recommended approval of the project design with a vote of 3-1; and

WHEREAS, the City Council found that the project was consistent with the C-1 (General Commercial) Zone of the Zoning Ordinance, to provide areas for businesses to meet the local demand for commercial goods and services; and

WHEREAS, pursuant to the requirements of the California Environmental Quality Act (CEQA), it was determined that the project is categorically exempt from the requirements of the CEQA as a Class 1 project pursuant to CEQA Guidelines Section 15301 (Existing Facilities); and

WHEREAS, the City Council considered the information contained in the staff report on this case and public testimony received on this case; and

WHEREAS, the City Council finds that there is sufficient cause to grant a time extension for this project; and

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

ADMINISTRATIVE COASTAL PERMIT:

- 1. The proposed development conforms to the certified local coastal plan including coastal land use policies.**

The General Plan/Local Coastal Plan designates the site as General Commercial (C-1 Zone), providing for commercial restaurant establishments. The project site is located in a non-appealable coastal zone and complies with the land use designation of the General Plan/Local Coastal Plan.

- 2. The proposed development meets the minimum criteria set forth in the City of Imperial Beach Zoning Ordinance, the City's Minimum Landscape Planting and Irrigation Standards, and the City's Design Guidelines, as applicable.**

The project complies with the setback requirements, landscaping requirements and building height limitation specified in the Zoning Ordinance.

- 3. This project complies with the California Environmental Quality Act.**

This project is categorically exempted from the requirements of the California Environmental Quality Act (CEQA) pursuant to Article 19 Section 15301 (Existing Facilities). The City has prepared a Categorical Exemption per the CEQA requirements for this project and the Notice of Exemption will be filed with the County Clerk in compliance with CEQA.

- 4. Public Notice requirements, pursuant to Zoning Ordinance Section 19.87.100, of the Coastal Development Project have been satisfied.**

The project description and the date of the City Council public hearing were sent to property owners within 300 feet and occupants within 100 feet of the subject site on December 5, 2013, and a public hearing notice was published in the South County Eagle & Times newspaper on December 5, 2013.

DESIGN REVIEW/SITE PLAN REVIEW:

- 5. The proposed use does not have any detrimental effect upon the general health, safety and convenience of persons residing or working in the neighborhood, or is not detrimental or injurious to the value of the property and improvements in the neighborhood.**

The proposed remodel and addition to an existing commercial restaurant use in the C-1 (General Commercial) Zone will not be detrimental to the health, safety or convenience of persons residing or working in the neighborhood, or detrimental or injurious to the property and improvements in the neighborhood because it is consistent with the development standards and zoning designation of the site. The development would not

be injurious to the value of the property and improvements in the neighborhood because the proposed building represents an improvement of the existing conditions of the lot.

6. The proposed use does not adversely affect the General Plan or the Local Coastal Plan.

The General Plan/Local Coastal Plan designates the site as General Commercial (C-1 Zone), providing for the development of commercial restaurant establishments. The project site is located in a non-appealable coastal zone and complies with the land use designation of the General Plan/Local Coastal Plan.

7. The proposed use is compatible with other existing and proposed uses in the neighborhood.

The site is bordered by commercially zoned properties and is compatible with the surrounding uses in the neighborhood and the residential property to the south will be screened by a six foot fence. The subject site is in the C-1 (General Commercial) Zone, which provides uses similar in character and scale.

8. The location, site layout and design of the proposed use orients the proposed structures to streets, driveways, sunlight, wind and other adjacent structures and uses in a harmonious manner.

The use will provide an expansion to an existing building, which does not negatively impact adjacent structures or uses.

9. The combination and relationship of one proposed use to another on the site is properly integrated.

The use is properly integrated. The design style and the choice of building materials properly integrate the building with surrounding uses.

10. Access to and parking for the proposed use does not create any undue traffic problem.

Vehicular ingress and egress for the project site will occur via two existing curb cuts on Palm Avenue and one existing curb cut on Florida Street. The ingress and egress for the project should not create undue traffic problems.

11. All other applicable provisions of the Zoning Code are complied with.

The project is consistent with the General Plan and the Zoning development standards for the site.

12. Any other considerations as the Community Development Department deem necessary to preserve the health, safety and convenience of the City in general.

Standard and applicable conditions of approval have been included with the Resolution to further ensure that the health, safety, welfare, and convenience of the City in general is preserved.

13. Public Notice requirements, pursuant to Zoning Ordinance Section 19.87.100, have been satisfied.

The project description and the date of the City Council public hearing were sent to property owners within 300 feet and occupants within 100 feet of the subject site on December 5, 2013, and a public hearing notice was published in the South County Eagle & Times newspaper on December 5, 2013.

ADMINISTRATIVE SIGN PERMIT:**14. The proposed project is consistent with the Design Element of the General Plan.**

The proposed signs relate to the design and color of the building and are consistent with the Design Element and General Plan.

15. The proposed project is consistent with Chapter 19.52 of the City of Imperial Beach Municipal Code, entitled "Signs".

The purpose of the sign regulations is to encourage the effective use of signs as a means of communication in the City and to maintain and enhance the aesthetic environment and the City's ability to attract sources of economic development and growth. One square foot of signage is allowed for every lineal foot of wall face. The proposed signs are consistent with Chapter 19.52 of the City of Imperial beach Municipal Code.

16. The proposed project will not have a detrimental effect upon the general health, welfare, safety or convenience of persons residing or working in the neighborhood, and will not be detrimental or injurious to the value of property and improvements in the neighborhood.

The proposed signs will not adversely impact adjacent businesses because the signage does not exceed the allowance limits provided for commercial uses.

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 time extension for Administrative Coastal Permit (ACP 130001), Design Review Case (DRC 130002), and Site Plan Review (SPR 130003) to remodel and add onto an existing McDonald's restaurant located at 1135 Palm Avenue (APNs 626-301-18-00 and 626-301-31-00) in the C/MU-1 (General Commercial & Mixed-Use) Zone (project was in C-1, General Commercial, Zone at time of original approval), are hereby approved subject to the following:

CONDITIONS OF APPROVAL:**A. PLANNING:**

1. The site shall be developed in substantial compliance with the plans dated December 4, 2013, on file at the Community Development Department, or as otherwise amended and approved, and the conditions contained herein.
2. Owner(s) shall sign a Reciprocal Easement Agreement that will provide for pedestrian and vehicular access to all common and parking areas. This legal agreement shall be recorded with the County Recorder and is subject to prior approval by the City.
3. Approval of the Administrative Coastal Permit (ACP 130001), Design Review Case (DRC 130002), and Site Plan Review (SPR 130003) is valid for ~~one-year~~ six months from the date of final action for the time extension approval by the City Council to expire ~~December 18, 2014~~ June 18, 2015, unless vested with substantial construction pursuant to an approved building permit.
4. All building permits required for the project must be obtained from the Imperial Beach Building Department.

5. Signage shall comply with Section 19.52.080 of the Imperial Beach Municipal Code (IBMC), and shall provide channel lettering as depicted on the approved plans.
6. All new landscaped areas should be drought tolerant and all landscaped areas shall be permanently irrigated and maintained in a healthy condition, free from weeds, trash, and debris.
7. Parking lot shall be permanently maintained in a clean manner, free from weeds, trash, and debris.
8. The applicant or applicant's representative shall read, understand, and accept the conditions listed herein and shall, within 30 days, return a signed statement to the Community Development Department accepting said conditions.
9. The applicant shall pay off any deficits in his project account (130001) prior to building permit issuance and prior to final inspection.

B. BUILDING:

10. This project is subject to all Model Codes, State Codes and City Ordinances adopted by the City of Imperial Beach.

C. PUBLIC WORKS:

11. Ensure that the hot water tank P.T. discharge pipe is piped to discharge to the sanitary sewer system or the landscape area. A design that has the water discharge directly into the storm drain conveyance system (onto an impervious surface that flows to the street) is in violation of the Municipal Storm Water Permit - Order R9-2013-0001.
12. The sewer lateral (existing and new) locations must be drawn on the plans and submitted to the City for review and approval.
13. No building roof or landscape water drains may be piped to the street or onto impervious surfaces that lead to the street. A design that has these water discharges directly into the storm drain conveyance system (onto an impervious surface that flows to the street) is in violation of the Municipal Storm Water Permit - Order R9-2013-0001.
14. Building foundation elevation shall be reviewed and approved by the City prior to building permit issuance.
15. Final landscape plan drawings should identify the species of plants proposed at each site.
16. Reconstruct all driveways within the project to comply with Regional Standard Drawings, SAN DIEGO REGION G-14A. Note that those driveways along Palm Avenue must be approved by a CALTRANS encroachment permit.
17. Reconstruct pedestrian ramp at the intersection of Palm Avenue / Florida Street to be ADA compliant in accordance with Regional Standard Drawings, San Diego Region D-27, Type A. This work will require a CALTRANS encroachment permit.
18. If it is necessary to cut into the alley pavement as part of this project, all concrete cuts in the alley must be replaced with #4 rebar dowels positioned every 1 foot on center. Concrete specification must be 560-C-3250. Concrete cuts must also comply with item 7 below and cuts parallel to the alley drainage must be at least 1-foot from the alley drain line.
19. For alley, sidewalk or curb & gutter replacement ensure compliance with San Diego Regional Standard Drawing G-11 in that, the "Area to be removed [must be] 5' or from

- joint to joint in panel, whichever is less.” The distance between joints or score marks must be a minimum of 5-feet. Where the distance from “Area to be removed”, to existing joint, edge or score mark is less than the minimum shown, “Area to be removed” shall be extended to that joint, edge or score mark.
20. For any work to be performed in the street or alley, submit a traffic control plan for approval by Public Works Director a minimum of 5 working days in advance of street work. Traffic control plan is to be per Regional Standard Drawings or CALTRANS Traffic Control Manual.
 21. All street work construction requires a Class A contractor to perform the work. Street repairs must achieve 95% sub soil compaction. Asphalt repair must be a minimum of four (4) inches thick asphalt placed in the street trench. Asphalt shall be AR4000 ½ mix (hot).
 22. For any project that proposes work within the public right-of-way (i.e., driveway removal/construction, sidewalk removal/construction, street or alley demolition/reconstruction, landscaping and irrigation, fences, walls within the public right-of-way, etc.), a Temporary Encroachment Permit (TEP) shall be applied for and approved either prior to or concurrent with issuance of the building permit required for the project. Application for a Temporary Encroachment Permit shall be made on forms available at the Community Development Department Counter
 23. All street work construction requires a Class A contractor to perform the work. All pavement transitions shall be free of tripping hazards.
 24. Construct trash or refuse enclosure and a recycling enclosure to comply with IBMC 19.74.090. Trash and recycling enclosures it to be enclosed by a six-foot high masonry wall and gate. The minimum size refuse enclosure shall be 6’ by 9’ and the minimum recycling enclosure shall be 4’ by 8’.
 25. Any disposal/transportation of solid waste / construction waste in roll off containers must be contracted through the City’s waste management provider unless the hauling capability exists integral to the prime contractor performing the work.
 26. Existing parcel impervious surfaces shall not increase beyond the impervious services provided on the approved plans as a post-conversion condition in order to maximize the water runoff infiltration area on the parcel in compliance with Municipal Storm Water Permit – Order R9-2013-0001. New landscape areas, including grass and mulch areas, must be improved to consist of at least 12-inches of loamy soil in order to maximize the water absorption during wet weather condition and minimize irrigation runoff.
 27. Install survey monuments on northeast, southeast and northwest property lines in or adjacent to the sidewalk. Record same with county office of records.
 28. In accordance with I.B.M.C. 12.32.120, applicant must place and maintain warning lights and barriers at each end of the work, and at no more than 50 feet apart along the side thereof from sunset of each day until sunrise of the following day, until the work is entirely completed. Barriers shall be placed and maintained not less than three feet high.
 29. Require applicant to provide verification of post construction Best Management Practice (BMP) maintenance provisions through a legal agreement, covenant, CEQA mitigation requirement, and / or Conditional Use Permit. Agreement is provided through the Community Development Department.

30. Property owner must complete a Storm Water Management Plan provided through Community Development and institute "Best Management Practices" to prevent contamination of storm drains, ground water and receiving waters during both construction and post construction. The property owner or applicant BMP practices shall include but are not limited to:
- Contain all construction water used in conjunction with the construction. Contained construction water is to be properly disposed in accordance with Federal, State, and City statutes, regulations and ordinances.
 - All recyclable construction waste must be properly recycled and not disposed in the landfill.
 - Water used on site must be prevented from entering the storm drain conveyance system (i.e. streets, gutters, alley, storm drain ditches, and storm drain pipes).
 - All wastewater resulting from cleaning construction tools and equipment must be contained on site and properly disposed in accordance with Federal, State, and City statutes, regulations, and ordinances.
 - Erosion control - All sediment on the construction site must be contained on the construction site and not permitted to enter the storm drain conveyance system. Applicant is to cover disturbed and exposed soil areas of the project with plastic-like material (or equivalent product) to prevent sediment removal into the storm drain system.
31. Applicant must underground all utilities in accordance with I.B.M.C. 13.08.060.

D. PUBLIC SAFETY

32. Project shall be in compliance with the California Fire Code in effect at time of permit issuance and the most current National Fire Protection Association Standards.

Appeal Process under the California Code of Civil Procedure (CCP): The time within which judicial review of a City Council decision must be sought is governed by Section 1094.6 of the CCP. A right to appeal a City Council decision is governed by CCP Section 1094.5 and Chapter 1.18 of the Imperial Beach Municipal Code.

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

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 3rd day of December 2014, by the following vote:

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

JAMES C. JANNEY, MAYOR

ATTEST:

JACQUELINE M. HALD, MMC
CITY CLERK

Tyler Foltz

From: Kate Curtin <kcurtin@bickelgrp.com>
Sent: Monday, November 03, 2014 8:16 AM
To: Tyler Foltz
Subject: RE: 1135 Palm Avenue McDonalds

Follow Up Flag: Follow up
Flag Status: Flagged

Tyler,

This e-mail is to request an extension for our current application. We will be bidding the project soon and will require additional time to pull permits.

Thanks,

Kate Cizek Curtin | Job Captain
bg | Bickel Group Architecture
Bickel Underwood Corporation
3600 Birch Street, Suite 120 | Newport Beach, CA 92660
P: 949.757.0411 x30 | F: 949.757.0511 | kcurtin@bickelgrp.com



AGENDA ITEM NO. 2.6

STAFF REPORT
CITY OF IMPERIAL BEACH

TO: CITY COUNCIL
FROM: MAYOR *AH*
MEETING DATE: DECEMBER 3, 2014
SUBJECT: RESOLUTION NO. 2014-7530 APPROVING THE FIRST AMENDMENT TO EMPLOYMENT AGREEMENT BETWEEN THE CITY AND CITY MANAGER, ANDY HALL

EXECUTIVE SUMMARY:

Resolution No. 2014-7530 authorizes an amendment to the employment agreement between City Manager Andy Hall and the City to allow for changes to base salary and deferred compensation based upon a recent performance evaluation.

BACKGROUND/DISCUSSION:

Andy Hall has served since August 19, 2014 as the City Manager in an exemplary manner. His recent performance evaluation done on November 5, 2014 and November 13, 2014 concluded that he serves the City well with fiscal prudence and leadership on many projects.

He has requested two things which would amend his employment agreement:

1. Allow his base salary to be increased by 2.85% effective August 19, 2014.
2. Allow his deferred compensation to be increased by \$2850.00 per year effective August 19, 2014.

ENVIRONMENTAL DETERMINATION:

Not a project as defined by CEQA.

FISCAL IMPACT:

The increase in compensation is included in the existing FY2015 Budget approved by the City Council.

RECOMMENDATION:

Adopt Resolution No. 2014-7530 approving the First Amendment to Employment Agreement with the City Manager.

Attachments:

1. Resolution No. 2014-7530
2. First Amendment to Employment Agreement

RESOLUTION NO. 2014-7530

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, APPROVING THE FIRST AMENDMENT TO EMPLOYMENT AGREEMENT WITH ANDY HALL, CITY MANAGER.

WHEREAS, the Imperial Beach City Council is authorized to employ the services of a City Manager pursuant to general laws of the State of California and Chapter 2.04 of the Imperial Beach Municipal Code; and

WHEREAS, the City abides by the Council/Manager form of government and the City Council desires to set forth certain conditions of employment for the City Manager; and

WHEREAS, an employment agreement is desirable to memorialize all terms and conditions of employment, including salary and other employment benefits; and

WHEREAS, it is appropriate to review Mr. Hall's performance and amend his employment agreement.

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

That the City Council hereby adopts Resolution No. 2014-7530 approving the First Amendment to Employment Agreement with Gary Andrew Hall, City Manager pursuant to all terms and conditions set forth in the First Amendment to Employment Agreement.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 3rd day of December 2014, by the following vote:

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

JAMES C. JANNEY, MAYOR

ATTEST:

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

**FIRST AMENDMENT TO EMPLOYMENT
AGREEMENT
between
The City of Imperial Beach
and
Gary Andrew Hall**

This First Amendment to Employment Agreement is entered into this 2nd day of December 2014 (hereinafter "Effective Date"), by and between the City of Imperial Beach, California, a municipal corporation (hereinafter "City") and Gary Andrew Hall, an individual (hereinafter "Officer") (City and Officer referred to collectively as "Parties") with respect to the employment of Officer as the City Manager of the City.

RECITALS

WHEREAS, on July 17, 2013, the City and Officer entered into the Employment Agreement; and

WHEREAS such Employment Agreement requires the City Council to conduct a formal evaluation of Officer's performance at least once each year; and

WHEREAS, the City Council conducted a performance evaluation of Officer on November 5, 2014 and on November 13, 2014; and

WHEREAS, the City Council now desires to make the following amendments to the Employment Agreement.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the parties agree as follows:

Section 1. Section 3.A.(1)(a) of the Employment Agreement is hereby amended to read as follows:

A. Compensation and Required Employer Costs

(1) Base Salary

(a) The annual base salary for the position of City Manager shall be \$180,000.

Section 2. Section 3.B.(5) of the Employment Agreement is hereby amended to read as follows:

(5) Deferred Compensation

The City will make, in equal proportionate amounts each pay period, an annual contribution of \$12,000.00 into a qualified Section 457 Plan from one of the City approved plans as selected by Officer. Amounts contributed under this Section shall be to the benefit of Officer in

accordance with the Deferred Compensation Plan participation agreement. All aspects of this contribution are subject to the provisions and limitations of the Internal Revenue Code and its related regulations as amended from time to time. No requirement of this Section shall be effective if it would violate any provisions of the Internal Revenue Code or its related regulations. As of February 1, 2014, at Officer's sole election, the contribution made by the City to the Section 457 Plan may, instead, be paid to Officer as salary.

Section 3. Both amendments under Sections 1 and 2 above shall be effective as of August 19, 2014.

Section 4. All other terms and conditions of the Employment Agreement shall remain the same.

IN WITNESS WHEREOF the Parties have executed this First Amendment to Employment Agreement as of the day and year first above written.

CITY OF IMPERIAL BEACH

OFFICER

By: _____
James C. Janney, Mayor

By: _____
Gary Andrew Hall, City Manager

ATTEST:

By: _____
Jacque Hald, City Clerk

APPROVED AS TO FORM:

By: _____
Jennifer M. Lyon, City Attorney



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: ANDY HALL, CITY MANAGER

MEETING DATE: DECEMBER 3, 2014

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

SUBJECT: CONSENT AGENDA; ADMINISTRATIVE COASTAL PERMIT (ACP 120004), DESIGN REVIEW (DRC 120005), SITE PLAN REVIEW (SPR 120006), AND FINAL MAP (TM 120007) FOR A NEW AFFORDABLE HOUSING COMPLEX CONSISTING OF SIX ATTACHED CONDOMINIUM UNITS AT 776 10TH STREET (APN 626-282-12-00). MF 1086.

EXECUTIVE SUMMARY:

Staff is requesting that the City Council approve the Final Map for the Habitat for Humanity project consisting of six new attached condominium units at 776 10th Street.

BACKGROUND:

The tentative map for the construction of a new affordable housing complex consisting of six attached condominium units at 776 10th Street (APN 626-282-12-00) was approved by the City Council on January 15, 2014.



Donna Avenue
SOUTH ELEVATION
12.11.14

ANALYSIS:

The Final Map substantially conforms to the approved Tentative Map and, pursuant to Map Act Section 66474.1, must be approved by the legislative body. The applicant is in the process of complying with the conditions of the Tentative Map as stipulated in Resolution 2014-7441, and a Final Map may be approved if there is a recorded agreement prohibiting the sale of any units until the improvements are completed. The applicant has executed such agreements with the City.



Donna Avenue
NORTH ELEVATION
12.11.14

ENVIRONMENTAL DETERMINATION:

This project may be statutorily exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15268 project (Ministerial Projects).

COASTAL JURISDICTION:

An administrative coastal permit was approved as part of the project. The project is located in the Non-Appealable area of the California Coastal Commission, as indicated on the Local Coastal Program Post Certification and Appeal Jurisdiction Map, and, as such, was not appealable to the California Coastal Commission under Section 30603(a) of the California Public Resources Code.

FISCAL IMPACT:

The applicant has deposited \$7,500.00 in Project Account Number (120003) to fund the processing of this application.

RECOMMENDATION:

1. That the City Council Approve the Final Map for recordation.

Attachments:

1. Final Map



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: ANDY HALL, CITY MANAGER

MEETING DATE: DECEMBER 3, 2014

ORIGINATING DEPT.: COMMUNITY DEVELOPMENT DEPARTMENT
GREG WADE, ASSISTANT CITY MANAGER/COMMUNITY DEVELOPMENT DIRECTOR
JIM NAKAGAWA, AICP, CITY PLANNER
TYLER FOLTZ, SENIOR PLANNER

SUBJECT: PUBLIC HEARING: INTEGRAL COMMUNITIES (OWNER/APPLICANT); CONDITIONAL USE PERMIT (CUP 130073), DESIGN REVIEW CASE (DRC 130028), SITE PLAN REVIEW (SPR 130029), TENTATIVE MAP (TM 130030), AND MITIGATED NEGATIVE DECLARATION (EIA 130031 AND SCH #2014091072) FOR THE DEMOLITION OF AN EXISTING RECREATION VEHICLE PARK AND CONSTRUCTION OF 193 NEW RESIDENTIAL CONDOMINIUM UNITS AT 500 HIGHWAY 75 IN THE C/MU-1 (GENERAL COMMERCIAL & MIXED-USE), R-3000-D (TWO-FAMILY DETACHED RESIDENTIAL), AND UR (URBAN RESERVE) ZONES. MF 1100.

EXECUTIVE SUMMARY:

Staff is requesting that the City Council review and approve a project proposing to redevelop an existing 124-space adult recreational vehicle (RV) park located at 500 Highway 75, Imperial Beach, CA 91932 into to a gated residential community of 190 townhomes and 3 detached single-family houses, for a total of 193 dwelling units, and related facilities (Phase 1), as well as the construction of a Class I Bike Path connecting the San Diego Bayshore Bikeway to the proposed residential community (Phase 2). Phase 1 would feature a 100-foot buffer zone along the southern portion of Pond 10A of the South San Diego Bay Unit of the San Diego Bay National Wildlife Refuge (NWR), which would include an outer 50 feet of wetland creation and transition into an inner 50 feet that would contain the proposed bike path and bioretention areas. Phase 2 would extend the Class I Bike Path connection to the Bayshore Bikeway along the eastern boundary of Pond 10A. The majority of the project site is located within the General Commercial & Mixed-Use (C/MU-1) Zone. However, a portion of the project fronting 7th Street measuring approximately 11,250 square feet is located within the Two-Family Detached Residential (R-3000-D) Zone, and the parcel containing the Class I Bike Path extension is located in the UR (Urban Reserve) Zone.

BACKGROUND:

An application (MF 1100) for a Conditional Use Permit (CUP 130073), Design Review Case (DRC 130028), Site Plan Review (SPR 130029), Tentative Map (TM 130030), and Mitigated Negative Declaration (EIA 130031 and SCH #2014091072) has been submitted that proposes 193 residential condominium units (115 three-story units, 75 two-story units, and 3 detached single-family residences) with no commercial component and a Class I Bike Path that would extend from Highway 75 to the Bayshore Bikeway. The property is comprised of two parcels (APN 625-140-20-00 and 626-010-18-00). The larger parcel contains the Bernardo Shores RV Park fronting Highway 75, and measures approximately 9.31 acres (405,543 square ft.). The other parcel is a long, narrow, undeveloped parcel measuring 0.76 acres (33,105 sq. ft.) that extends north from the northeastern corner of the larger parcel and along the eastern edge of Pond 10A toward the Bayshore Bikeway (Attachments 2 and 3).



The project would include the construction of a gated housing community comprised of 190 attached multi-family townhomes and 3 detached single-family houses, for a total of 193 dwelling units. The project proposes a seaside-style architectural design with a variety of elevations and exterior finishes and colors. The townhome units would range in size from 1,145 – 1,990 square feet in floor area with two to four bedrooms, and the three single-family detached residences located on the easternmost portion of the project site would measure 2,250 square feet with five bedrooms. Vehicular ingress and egress to and from the site would primarily be provided through one gated entry off of Highway 75 at the Rainbow Drive intersection, though 7th Street will also have access for emergency vehicles. The following features would be included with the project:

Greenbelt

A greenbelt area, comprised of a 100-foot building setback from Pond 10A, as required by the City's General Plan and Local Coastal Program, would be located to the northwest of the proposed residences. The northwestern-most 50-foot wide area of the greenbelt would be restricted from human intrusion. A wetland restoration plan required in part as wetlands mitigation for the proposed Bike Path would be prepared for the restricted area and implemented to the satisfaction of the U.S. Army Corps of Engineers, California Department of Fish and Wildlife, California Coastal Commission, and City of Imperial Beach. The remaining 50-foot-wide area (between the restricted environmentally sensitive area and the residences) would consist of open space, a Class I Bike Path, and bio-retention areas.

Recreational Facilities

This proposed project would include a recreational area containing a pool and children's play area near the project entry. Within the internal courtyards, the project would feature patios and open space areas with such amenities as barbecue islands and seating. In addition to these recreational facilities, the project would provide paths of travel through courtyard areas of some of the townhomes, as well as along the eastern boundary of the project site. These paths would lead to the recreation area and also connect to the proposed eight-foot-wide bicycle path that would be located in the greenbelt area in the project site. In addition, a trail head would be located at the westernmost point of the project site that would feature planter seats, bicycle parking, and interpretive signage that would lead to Highway 75 and to the Class I Bike Path.

Roadways

Roadways proposed within the community would be private and set up in a grid pattern to mimic street patterns. The roadways would range in size from approximately 24 to 26.5 feet wide. Pavers would be used for vehicular entry/exit areas and internal pedestrian pathways.

Parking

The number of parking spaces for the project required under the Municipal Code totals 291 spaces (1.5 spaces per townhome and two spaces per single-family house). Proposed parking consists of two-car garages for each unit for a total of 386 garage parking spaces, and 24 open parking spaces dispersed throughout the site. It should be noted that the Urban Land Institute recommends 0.15 spaces per unit for guests/visitors, suggesting 28 guest parking spaces should be provided for the project, though only 24 are proposed. Ultimately, the project proposes a total of 410 parking spaces (386 garages, 24 open spaces), which is 119 spaces more than is required by the Municipal Code.

Landscaping

The proposed residential community would be landscaped with trees, shrubs, vines, accent plants, groundcover, and turf. Several of the proposed plant species are drought tolerant. Entry trees would include holly oak and queen palm. Some proposed accent and shade trees include strawberry tree, crape myrtle, and New Zealand Christmas tree. The project also would include several types of shrubs, including Carolina laurel cherry, purple-leaved redbud, and boxwood. Accent plants would mainly be comprised of agave and aloe species. Vines would include bougainvillea, royal trumpet vine, and bower vine. Proposed groundcover would include prostrate rosemary, blue chalk sticks, and sod. The wetland creation area would be planted with native coastal salt marsh plants. The bioretention area along the northwestern boundary of the project site would be covered by groundcover.

Fencing

Three types of fencing are proposed within the residential community. An existing 6-foot-high masonry wall would remain between the proposed residences and the abutting existing residences to the east. A 5-foot-high tubular steel fence would be constructed along the northwestern side of the residential development, between the proposed residences and the greenbelt and Bike Path connection to the Bayshore Bikeway and Highway 75. The tubular steel fencing also would be placed between the proposed residences and the proposed abutting Bike Path on the southwestern side of the project site to the north of the entryway. In addition, the southwestern side of the project site to the south of the entryway would be fenced with a combination three-foot-high masonry wall with two-foot-high tubular steel fence. Post and rail fencing would be constructed between the proposed Bike Path and Pond 10A and would be approximately 3.5 feet in height.

Lighting

Lighting is proposed for the project entry, building exteriors, and along walkways within the residential development to ensure the safety of its residents and visitors. All lighting would be directed downward and away from sensitive wildlife areas located to the north of the project site and away from neighboring properties.

Bike Path (Phase 2)

A Class I Bike Path facility is proposed as part of the project to connect Rainbow Drive to the Bayshore Bikeway. The Bike Path will extend northward along a long, narrow, undeveloped parcel (APN 626-010-18-00) owned by the Applicant. However, the Applicant is proposing to construct this Bike Path as a second phase of the project. The Bike Path would connect the San Diego Bayshore Bikeway to the Bike Path north of the proposed residential community. The proposed Bike Path would be approximately 1,300 feet long and 8 feet wide, would be paved with asphalt concrete pavement, and would be approximately five feet from the residential property lines to the east. Post and rail fencing would be constructed between the proposed Bike Path and Pond 10A and would be approximately 3.5 feet in height. One of the recommended conditions of approval for the project states that if construction of the Bike Path facility is constructed as Phase 2 of the project, the Applicant shall provide a bond payment sufficient to pay for all anticipated costs including permits, approvals and construction prior to the issuance of building permits for the first phase of the project. In addition, the Class I Bike Path facility would be dedicated to the City with a maintenance agreement between the Applicant and the City prior to construction of the Bike Path facility. The bond payment and maintenance agreement would be subject to City review and approval.

General Plan Consistency:

C/MU-1 (General Commercial and Mixed-use) Zone: The majority of the proposed development is subject to C/MU-1 zoning requirements. The purpose of the C/MU-1 Zone is to provide areas for mixed-use development, multiple-family dwellings, and for businesses to meet the local demand for commercial goods and services. The C/MU-1 Zone allows for multiple-family dwelling units subject to IBMC Section 19.26.020.A.1, which allows for residential uses without a commercial component for properties that front Palm Avenue west of 7th Street and east of Florida Street. The Applicant proposes to comply with all development standards of the C/MU-1 Zone as follows:

C/MU-1 STANDARDS	PROVIDED/PROPOSED
<p>Maximum density of one dwelling unit for every one thousand square feet of lot area (Section 19.26.0220).</p>	<p>APN 625-140-20-00 measures 9.31 acres (405,543 sq. ft.); 394,293 sq. ft. of the sites located within the C/MU-1 Zone, which would allow for 394 units. The project proposes 190 units in the C/MU-1 Zone, which complies with density requirements. Note that the project proposes 193 units total, though 3 are located within the R-3000-D Zone, where a total of 3 units are allowed and provided in this location.</p>
<p>Yard requirements for the C/MU-1 zone are as follows: A. Front Yard. Zero feet; up to forty percent of the project frontage may be set back up to an additional five feet. Front yards facing Donax Avenue or Calla Avenue shall be a minimum of fifteen feet. B. Side Yard. There shall be a minimum side yard of five feet. C. Rear Yard. There shall be a minimum rear yard of ten feet. D. The open space and landscaping requirements as stated in Chapter 19.50 of this code shall be met.</p>	<p>Front yard: 8 – 18 feet Side yard: 5 - 100 feet Rear yard: 10 feet</p>
<p>For property with a side or rear yard abutting a residential zone, the second floor shall be set back a minimum of five feet from the abutting residential property line and the third floor shall be set back a minimum of ten feet from the abutting residential property line. (Section 19.26.041)</p>	<p>Stepbacks: 10 – 15 feet from the abutting residential property line.</p>
<p>Minimum lot size of 3,000 square-feet (Section 19.26.050).</p>	<p>The portion of the property in the C/MU-1 Zone measures 394,293 sq. ft.</p>
<p>Minimum street frontage of 30 feet (Section 19.26.060).</p>	<p>Palm Avenue frontage of approximately 670 feet.</p>

Maximum building height of four stories or 40 feet (Section 19.26.070).	The project proposes buildings that will provide a height of 35 - 40 feet. Three-story buildings would measure 40 feet in height, and the two-story buildings would measure 35 feet in height.
No buildings shall be located less than five feet from any other building on the same lot. (Section 19.26.080)	Buildings provide a separation of approximately 10 feet.
Commercial landscaping: not less than 15% of total site shall be landscaped and maintained (Section 19.50.030).	Approximately 26.88% of the site is landscaped.
Multiple-family residential in the C/MU-1 Zone requires 1.5 spaces per dwelling unit. (Section 19.48.035)	193 units are proposed for the project in total. 190 units are proposed in the C/MU-1 Zone (3 other units are located in the R-3000-D Zone). The 190 units require 285 parking spaces. The project proposes 2-car garages for each unit, totaling 380 parking spaces for the 190 units in the C/MU-1 Zone, and 6 parking spaces for the 3 units in the R-3000-D Zone. In addition, 24 open parking spaces are provided throughout the site for guests.

R-3000-D (Two-Family Detached Residential) Zone: A portion of the project fronting 7th Street measures approximately 11,250 square feet and is located within the R-3000-D Zone. The purpose of the R-3000-D Zone is to provide for the development of detached single family residential dwelling units on a single lot. The intent of this designation is to provide for a low intensity residential living environment in typically one to two-story units. The Applicant proposes to comply with all development standards of the R-3000-D Zone for the portion of the property located within that zone as follows:

R-3000-D STANDARDS	PROVIDED/PROPOSED
Maximum density of one dwelling unit for every three thousand square feet of lot area; each unit must be detached. (Section 19.14.090)	The portion of the property located in the R-3000-D Zone measures 11,250 sq. ft., allowing for 3 detached units. Three detached units are proposed.
Front yard setback: 15 feet for the building, 20 for the front of a garage. Side yard setback: 5 feet. Rear yard setback: 10 feet. (Section 19.14.030).	Front yard: 20 feet Side yard: 5 feet Rear yard: The units in the R-3000-D Zone do not have a rear property line.
Minimum lot size of 3,000 square-feet (Section 19.26.050).	Three lots will be combined into one 24,750 square foot lot.
Minimum street frontage of 50 feet (Section 19.14.050).	7 th Street frontage of approximately 75 feet.
Maximum building height of two stories or 26 feet (Section 19.14.060).	26 feet

<p>No buildings shall be located less than ten feet from any other building on the same lot. (Section 19.14.070)</p>	<p>Buildings provide a separation of 10 feet.</p>
<p>Residential landscaping: Fifty percent of the required front yard shall be landscaped.</p> <p>Landscaping shall be provided within the parking area or immediately abutting it.</p> <p>Provide minimum four-foot landscaped area between the structure and any parking located in front of the structure.</p> <p>Provide minimum three-foot-wide landscaped area between the parking area and each side lot line when parking is located between the structure and the street. (Section 19.50.040)</p>	<p>50% of the front yard off 7th Street is landscaped.</p> <p>The parking is enclosed in a garage.</p> <p>Parking is not located in front of the structure.</p> <p>The project will provide a three-foot-wide landscaped area between the driveway and side lot line.</p>
<p>The R-3000-D Zone requires two parking spaces per dwelling nit, one hundred percent enclosed. (Section 19.48.030)</p>	<p>193 units are proposed for the project in total. 190 units are proposed in the C/MU-1 Zone (3 other units are located in the R-3000-D Zone). The 190 units require 285 parking spaces. The project proposes 2-car garages for each unit, totaling 380 parking spaces for the 190 units in the C/MU-1 Zone, and 6 parking spaces for the 3 units in the R-3000-D Zone. In addition, 24 open parking spaces are provided throughout the site for guests.</p>

UR (Urban Reserve) Zone: As previously noted, the Applicant proposes the construction of a Bike Path that would extend north from the northeastern corner of the larger parcel and along the eastern edge of Pond 10A toward the Bayshore Bikeway. The parcel containing this portion of the Class I Bike Path is located in the UR (Urban Reserve) Zone. The UR zone is intended to prevent isolated or premature land uses from occurring on lands for which adequate public services and facilities are unavailable or for which the determination of the appropriate zoning regulations is precluded by contemplated or adopted planning proposals or by a lack of economic, demographic, geographic or other data. It is intended that the UR Zone will be replaced by other use regulations when the aforementioned conditions no longer exist. The permitted uses (subject to a Conditional Use Permit) are those which are community service oriented, interim uses, or uses which, with appropriate development regulations, will not prematurely commit the land to a particular use or intensity of development. Providing a Class I Bike Path facility on a vacant parcel that would connect the Bayshore Bikeway to Highway 75 would be considered an appropriate community-service oriented use within this land use designation. One of the special provisions of the UR Zone states that a Conditional Use Permit may be granted to authorize any use not involving a significant investment in buildings or structures, for a period of time not exceeding five years. As such, one of the recommended conditions of approval for the project is to provide an automatic extension for the Class I Bike Path facility every five years.

UR STANDARDS	PROVIDED/PROPOSED
<p>Uses permitted in the UR zone subject to a Conditional Use Permit include:</p> <p>A. Agricultural uses, such as horticulture, tree crops, row and field crops;</p> <p>B. Plant nurseries;</p> <p>C. Essential public services, such as fire protection services;</p> <p>D. Minor impact utilities;</p> <p>E. Parks, playgrounds, athletic fields;</p> <p>F. Riding and hiking clubs and trails; and</p> <p>G. Wireless communications facilities. (Section 19.30.020)</p>	<p>The parcel located in the UR Zone proposes a bike riding trail, which is compliant with the permitted uses.</p>

Surrounding Land Use and Zoning:

Surrounding Areas	Surrounding Zoning	Surrounding Land Use
North	UR (Urban Reserve)	Wildlife Refuge
South	C/MU-1 (General Comm. & Mixed-Use)	Commercial
East	R-3000-D (Two-Family Detached Res.)	Residential
West	UR/R-1-6000 (Urban Res./Single-Fam.)	Refuge/Residential

Tidelands Advisory Committee: At a July 21, 2014 Tidelands Advisory Committee meeting (Attachment 4), the Committee recommended approval of the project with a vote of 3-1 (1 member absent). The Committee commented that the project site appeared confined due to the amount of buildings on the site, and that the project should provide additional recreation amenities for the residents. However, no formal design revisions were recommended.

Design Review Board: At the Design Review Board meeting of August 1, 2014 (Attachment 4), the Board recommended approval of the project with a vote of 5-0 with the following recommendation:

1. The 7th Street emergency access lane be an exit-only gate for the residents between the hours of 6AM to 9AM.

The intent of the recommendation was to provide more convenient access for parents to drive children to school, which may also alleviate traffic from Highway 75 in the morning. However, the applicant is proposing to keep the 7th Street access lane for emergency access only so that the residential neighborhood along and in the vicinity to 7th Street is not negatively impacted by vehicular traffic from the Bernardo Shores project. In addition, during a community workshop for the project, local residents expressed concern with allowing access from the project onto 7th Streets. Allowing vehicular access onto 7th Street between the hours of 6AM – 9AM may cause unintended traffic impacts to this neighborhood. The project does, however, provide a gate on 7th Street that would allow for pedestrian and bicycle access for residents of the gated community.

Coastal Commission: Pursuant to the Post LCP Certification Permit Jurisdiction Map, one-half of the project site is located in the Original State Permit Jurisdiction and one-half within the City's Permit jurisdiction. Therefore, at the request of both the Applicant and the City, a consolidated coastal permit will be processed and obtained from the California Coastal Commission. As part of the City's project review, however, City staff routed the project to

Coastal Commission staff for a preliminary review and received the following comments (Attachment 5 provides the entirety of the comments):

- Coastal Commission raised concerns that removal of the RV park would remove a lower-cost overnight accommodation.
- Coastal Commission staff raised issues related to the presence of wetlands in and adjacent to the project site and requested a buffer between the wetlands and the development.
- Recommended that there should not be any development such as water quality features in the 100-foot wetland buffer, that the buffer should be restored to compatible native community, and that the access trail should be located along the outer edge of the 100-foot buffer and should be fenced on the habitat side.
- Commented that the northern portion of the bike path should not cross into a mapped wetland area.
- Recommended anti-perching measures aimed at raptors to prevent predation of sensitive species.
- Recommended that the design and color of the development be compatible with the surrounding environment.
- Recommended that traffic demand measures be studied and provided.
- Recommended that the bike path be built prior to or concurrently with the main development.

The below responses address these comments:

Lower-cost visitor accommodations: In previous comments provided by Coastal Commission staff, a concern was expressed regarding the potential elimination of a lower-cost visitor accommodation and its replacement with residential use. However, during the review and certification by the Coastal Commission of the City's Commercial Zoning Review (LCP Amendment No. IMB-MAJ-2-12), which, after certification by the Coastal Commission allows free-standing residential use at this location, at two separate meetings held on October 10, 2013 and December 12, 2013, the Coastal Commission itself specifically addressed this very issue and concurred with the City's determination that the Bernardo Shores Adult RV Park was not a lower-cost visitor accommodation as it caters primarily to longer-term, non-transient and/or residential occupancies. Based upon this specific and pointed determination made by the Coastal Commission regarding this issue, City staff has proceeded with the processing of this application in compliance with the City's certified LCP.

Wetlands buffer: As mapped using the Coastal Commission's "single parameter" definition of wetland, there is 0.36 acre of wetlands present on site. The total area affected by the proposed Class I Bike Path is 0.14 acre (< 0.01 acre of southern coastal salt marsh, 0.08 acre of saline meadow and 0.06 acre of mudflat). Wetlands that are present on the adjacent San Diego Bay National Wildlife Refuge are beyond the project boundary and have not been mapped for purposes of the proposed project. No development in the National Wildlife Refuge is proposed.

Development within the 50-foot wetland buffer would be limited to the proposed Class I Bike Path, fencing (post and rail), and minor drainage facilities. Development within the 100-foot wetland buffer would be limited to a bioretention basin that is required to hold and treat runoff. Siting of the basin in this location was determined to be the most effective and protective of the surrounding resources. Since the buffer area is directly downstream of the developed portion of the site, it is a logical location for the bioretention basin so that all site runoff can be captured and treated. By routing onsite runoff through the basin, sediment and other pollutants are

removed from stormwater before it discharges offsite and flows into the salt pond. Fencing would locate between the access trail and the habitat along the outer boundary of the 100-foot buffer. Drainage has been designed so that no untreated runoff from the development enters the wetland.

As demonstrated by the recently adopted Assembly Bill 1193, Protected Bike Lane Bill, and past actions encouraging bicycle infrastructure, the California State Legislature has shown that it is the goal of the State to increase the number of trips Californians take by bicycling, walking, and other forms of active transportation in order to help meet the state's greenhouse gas emissions reduction goals, improve Californians' health by helping people be active, and stimulate the economy.

In conjunction with State directives, it has been the objective of City of Imperial Beach to encourage transportation demand management strategies, bicycle facilities, active recreational amenities, and pedestrian-friendly environments.

It should be noted that the California Coastal Commission determined that a bike path facility along Highway 75 between the Cities of Coronado and Imperial Beach immediately adjacent to and/or over Pond 10A (the "Bike Spur") (Application No. 6-02-038; Attachment 6) was determined to be an allowable use in wetlands as an "incidental public service," as it was the least environmentally-damaging, feasible alternative, and was adequately mitigated. The proposed Class I Bike Path for the Bernardo Shores project is actually less environmentally damaging than the previously-approved Bike Spur and would encourage public recreational use and provide access to the coast.

Anti-perching measures: An anti-perching condition would be a condition of approval for the project to prevent predator perching on the proposed structures. The condition requires the project to provide anti-perching measures to prevent raptor perching, subject to approval by the City of Imperial Beach.

Design and color of development: The City Council would review and determine the appropriate design and color of the development to ensure compatibility with the surrounding environment. The project has received a recommendation of approval from the Tidelands Advisory Committee and Design Review Board.

Traffic demand measures: The project is providing a Class I Bike Path, encouraging usage of bicycles, and bicycles and bicycle storage/rental shall be provided and permanently maintained as an essential transportation demand management component of the project. The project is also located directly adjacent to a bus stop, which would alleviate the need for private vehicular transportation.

Bike Path phasing: Construction of the Class I Bike Path facility is an essential component of the project. However, it is anticipated that obtaining permits for construction of the Bike Path would require extensive processing that would delay the project. As such, the Applicant is proposing to construct this Bike Path as a second phase of the project. One of the recommended conditions of approval for the project states that if construction of the Bike Path facility is constructed as Phase 2 of the project, the Applicant shall provide a bond payment sufficient to pay for all anticipated costs including permits, approvals and construction prior to the issuance of building permits for the first phase of the project. In addition, the Class I Bike Path facility would be dedicated to the City with a maintenance agreement between the

Applicant and the City prior to construction of the Bike Path facility. The bond payment and maintenance agreement would be subject to City review and approval.

ENVIRONMENTAL IMPACT:

Although the coastal permit for this project is being processed by the Coastal Commission, the City is still the lead agency for purpose of environmental review. A Notice of Availability and a Notice of Intent to adopt a draft Mitigated Negative Declaration (MND; SCH# 2014091072) pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15073 was published and circulated for a 30-day public review and comment period on October 2, 2014. The draft MND was also transmitted to the State Clearinghouse for a 30-day agency review. The public comment period closed on November 3, 2014. The City conducted an Environmental Initial Study (IS) that determined the proposed project could have a potentially significant environmental effect in the following areas: Biological Resources, Cultural Resources, Geology and Soils, Noise, and Traffic. The MND identifies mitigation measures that will avoid or reduce all potentially significant environmental effects to below a level of significance. All comments received have had responses prepared and included into the Final MND, and a Mitigation Monitoring and Reporting Program (MMRP) will also be adopted (Attachment 6).

Below is a brief discussion of the project's potential impacts and proposed mitigation measures that would reduce the impacts to below significance:

Biology: California lists the Belding's savannah sparrow as an endangered species in the National Wildlife Refuge. As such, non-reflective glass would be used to reduce potential of bird collisions and the project would only allow indoor cats to prevent predation. Impacts to wetlands associated with the proposed project, particularly the Class I Bike Path would be mitigated at a 4:1 ratio, including a 1:1 creation component, for a total compensation requirement of 0.60 acre (including 0.15 acre of wetland creation). All construction crews would be informed of the sensitive habitat in the National Wildlife Refuge and approved limits of disturbance areas would be delimited by a biologist, and silt or orange fencing would be installed to prevent errant disturbance by construction vehicles or personnel. A biological monitor shall monitor, inspect, and regulate construction activities.

Cultural: Appropriate representatives will be notified for further analysis and ground disturbance halted if cultural resources are discovered. A paleontologist assigned to the project shall monitor, inspect, and regulate construction activities.

Geology: Liquefaction during a significant ground-shaking event is a possibility at the project site. However, this would be mitigated to below significance by having the upper five to six feet of on-site existing soil shall be removed and recompacted. A post-tensioned or mat slab shall be utilized, and shall be designed to resist differential settlements on the order of 0.25 to 0.75 inch in 40 feet.

Noise: The Biological Technical Report prepared for the project indicates that construction-related noise from clearing and grading could be a temporary impact to wildlife. As such, the project biologist will ensure construction does not impact Belding's savannah sparrow breeding. The Acoustical Technical Report suggested that up to 32 of the proposed townhomes fronting Highway 75 would require mitigation for potential noise impacts associated with the proposed residences. As such, a 5.5-foot or higher noise barrier would be constructed on the outdoor balconies of the proposed townhomes along Highway 75 to reduce outdoor noise impacts into

these select units, and architectural materials and techniques would be implemented to reduce interior noise impacts to select units that require mitigation.

Sea Level Rise: A Sea Level Rise Study was submitted and reviewed by City staff but will require further review by the Coastal Commission for compliance with its Sea Level Rise Policy guidance document. Due to the Ballona Wetlands court decision, sea level rise and climate change impacts will be evaluated pursuant to Coastal Act requirements and not CEQA.

Traffic: In general, impacts to roadway segments and intersections are considered to be less than significant when they would perform at level of service (LOS) D or better. The project's environmental document includes the below tables showing the anticipated LOS for existing conditions with and without the project, near-term conditions with and without the project, and conditions in the year 2040 with and without the project.

Table 3 EXISTING, NEAR-TERM, AND YEAR 2040 LEVELS OF SERVICE OF ROADWAY SEGMENTS WITHOUT AND WITH THE PROPOSED PROJECT							
Street Segment	Capacity (LOS E) ¹	Levels of Service					
		Existing	Existing Plus Project	Near-term		Year 2040	
				Without Project	With Project	Without Project	With Project
SR-75							
North of Rainbow Drive / Project Driveway	40,000	B	B	B	B	D	D
Rainbow Drive / Project Driveway to 7 th Street	40,000	B	B	B	B	C	C
7 th Street to Delaware Street	50,000	A	B	A	B	C	C
Delaware Street to 9 th Street	50,000	B	B	B	B	D	D
9 th Street to Florida Street	50,000	C	C	C	C	E	E
Palm Avenue							
Rainbow Drive to SR-75	15,000	D	D	D	D	E	E
Rainbow Drive							
SR-75 to Palm Avenue	8,000	C	C	C	C	D	D

Table 4 EXISTING, NEAR-TERM, AND YEAR 2040 LEVELS OF SERVICE OF INTERSECTIONS WITHOUT AND WITH THE PROPOSED PROJECT							
Intersection	Peak Hour	Levels of Service					
		Existing	Existing Plus Project	Near-term		Year 2040	
				Without Project	With Project	Without Project	With Project
SR-75 / Rainbow Drive/ Project Driveway	AM	C	C	C	D	F	F
	PM	C	C	C	C	E	E
SR-75 / 7 th Street	AM	C	C	C	C	C	C
	PM	B	C	C	C	C	C
Palm Avenue / 7 th Street	AM	D	D	D	D	D	D
	PM	C	C	C	C	C	C
SR-75 / Delaware Street	AM	B	B	B	B	B	B
	PM	C	C	C	C	C	C
SR-75 / 9 th Street	AM	C	C	C	C	C	C
	PM	C	C	D	D	C	C

The project's Traffic Study noted that the most significant LOS impacts relate to conditions in the year 2040, which result from impacts related to the Navy Base Coronado Coastal Campus project. The City of Imperial Beach has commented on the Environmental Impact Statement for the Coastal Campus project, which in part relates to concerns regarding traffic impacts.

However, the Traffic Study calculated that the Applicant's project would have one (1) long-term Year 2040 cumulative impact at the Highway 75/Rainbow Drive intersection. The cumulative traffic impact would be mitigated by the project restriping the northbound approach at the intersection of Highway 75/Rainbow Drive/Project Driveway to provide one left-turn lane and one shared left-turn/through/right-turn lane, along with extending the existing turn pocket to the intersection with Bonito Avenue to the south to increase the capacity and queue area.

In addition, the following traffic design features are proposed as part of the project to minimize traffic impacts.

- The project shall lengthen the eastbound left-turn pocket on Highway 75 at Rainbow Drive to meet current Caltrans standards as part of the required frontage improvements.
- Entrance gates to the project shall remain open during AM and PM peak traffic periods to alleviate queuing onto Highway 75. Queuing from the project entrance gates shall be monitored and adjustment of the hours when the gates remain open may be necessary, subject to the discretion of the City. In addition, residents would be provided with remote transponders to expedite gate operations.

COASTAL JURISDICTION:

One-half of the project site is located in the Appeal Jurisdiction of the California Coastal Commission and the other half of the project site is located in the Original State Permit Jurisdiction as indicated on the Local Coastal Program Post Certification and Appeal Jurisdiction Map. As such, at the request of the Applicant and the City, a consolidated coastal development permit will be proposed and obtained from the California Coastal Commission once the City's permitting process is complete.

FISCAL ANALYSIS:

The Applicant has deposited \$27,500.00 to fund processing of the application.

DEPARTMENT RECOMMENDATION:

1. Declare the public hearing open;
2. Receive report and entertain public testimony;
3. Close the public hearing and consider the project; and
4. That the City Council adopt Resolution 2014-7529, approving Conditional Use Permit (CUP 130073), Design Review Case (DRC 130028), Site Plan Review (SPR 130029), Tentative Map (TM 130030), and Mitigated Negative Declaration (EIA 130031 and SCH #2014091072) and Mitigation Monitoring and Reporting Program which makes the necessary findings and provides conditions of approval in compliance with local and state requirements.

Attachments:

1. Resolution 2014-7529
 2. Plans (Bike Path Connection, Architectural, Landscape)
 3. Tentative Map
 4. Tidelands Advisory Committee and Design Review Board Minutes
 5. Coastal Commission Comments
 6. Coastal Permit #6-02-038 Staff Report
 7. Final Negative Declaration, Mitigation Monitoring and Reporting Program, and Technical Studies are on file with the City Clerk and on the City's website
- c: file MF 1100

RESOLUTION NO. 2014-7529

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT (CUP 130073), DESIGN REVIEW CASE (DRC 130028), SITE PLAN REVIEW (SPR 130029), TENTATIVE MAP (TM 130030), AND MITIGATED NEGATIVE DECLARATION (EIA 130031 AND SCH #2014091072) FOR THE DEMOLITION OF AN EXISTING RECREATION VEHICLE PARK AND CONSTRUCTION OF 193 NEW RESIDENTIAL CONDOMINIUM UNITS AT 500 HIGHWAY 75 IN THE C/MU-1 (GENERAL COMMERCIAL & MIXED-USE), R-3000-D (TWO-FAMILY DETACHED RESIDENTIAL), AND UR (URBAN RESERVE) ZONES. MF 1100.

DEVELOPER: INTEGRAL COMMUNITIES

WHEREAS, on December 3, 2014, 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 an Conditional Use Permit (CUP 130073), Design Review Case (DRC 130028), Site Plan Review (SPR 130029), Tentative Map (TM 130030), and Mitigated Negative Declaration (EIA 130031 and SCH #2014091072) for the redevelopment of an existing 124-space adult recreational vehicle (RV) park located at 500 Highway 75 into to a gated residential community of 190 townhomes and 3 detached single-family houses, for a total of 193 dwelling units, and related facilities (Phase 1), as well as the construction of a Class I Bike Path connecting the San Diego Bayshore Bikeway to the proposed residential community (Phase 2). Phase 1 would feature a 100-foot buffer zone along Pond 10A of the South San Diego Bay Unit of the San Diego Bay National Wildlife Refuge, which would include an outer 50 feet of wetland creation and transition into an inner 50 feet that would contain the proposed bike path and bioretention areas. Phase 2 would extend the bike path connection to the Bayshore Bikeway along the eastern boundary of Pond 10A. The majority of the project site is located within the General Commercial & Mixed-Use (C/MU-1) Zone. However, a portion of the project fronting 7th Street measuring approximately 11,250 square feet and is located within the Two-Family Detached Residential (R-3000-D) Zone, and the parcel containing the Bike Path extension is located in the UR (Urban Reserve) Zone. The project site is legally described as follows:

Parcel 1: APN 625-140-20

Blocks 8 and 9 and portions of blocks 6, 7 and 10 of South Coronado, in the City of Imperial Beach, County of San Diego, State of California, according to map thereof no. 229, filed in the Office of the County Recorder of San Diego County, August 23, 1887,

Together with those portions of the streets and alleys adjoining said blocks as vacated and closed to public use lying northerly and northeasterly of a line described as follows:

Beginning at a point in the east line of the southeast quarter of section 19, township 18 south, range 2 west, San Bernardino base and meridian, according to official plat thereof, being also the east line of said South Coronado, distant thereon north 00° 41' 07" east, 391.82 feet from a chiseled "x" in pavement in Palm Avenue, set for the southeast corner of said section 19; thence from a tangent which bears north 59° 40' 59" west along a curve to the right with a radius of 2161.00 feet, through an angle of 47° 53' 41" a distance of 1806.43 feet to a point on the southerly line of the peninsula of San Diego, according to map thereof on file in book 1, page 55 of patents in the office of said County Recorder being also the southerly city limit of the City of Coronado, distant thereon south 68° 31' 44" west, 57.67 feet from a 6 inch by 6 inch concrete monument in 36 inch concrete base set for corner no. 163 of said peninsula of San Diego. Excepting therefrom that portion thereof lying within the south half of the southeast quarter of the southeast quarter of said section 19.

Except therefrom that portion thereof lying within the south half of the southeast quarter of the southeast quarter of said section 19.

Also excepting therefrom that parcel of land described in deed to western salt company, recorded December 23, 1938 in book 850, page 421 of said official records, described as follows:

Beginning at a point on the north line of said southeast quarter of the southeast quarter of said section, distant thereon north $89^{\circ} 52' 00''$ west, 381.44 feet from the northeast corner of said southeast quarter of the southeast quarter; thence south $47^{\circ} 57' 00''$ west, 270.90 feet; thence south $67^{\circ} 34' 00''$ west, 100.00 feet to a point on the north and south center line of said southeast quarter of the southeast quarter, distant thereon north $00^{\circ} 03' 45''$ east, 440.00 feet from the south line of said north half of the southeast quarter of the southeast quarter; thence north $89^{\circ} 52' 00''$ west, 60.00 feet; thence north $18^{\circ} 14' 00''$ west, 232.10 feet to a point on the north line of said southeast quarter of the southeast quarter, distant thereon south $89^{\circ} 52' 00''$ east, 541.25 feet from the northwest corner of said portion of section 19; thence south $89^{\circ} 52' 00''$ east along said north line 426.20 feet to the point of beginning.

Parcel 2:

That portion of the south 659.56 feet of the northwest quarter of the southwest quarter of the southwest quarter and that portion of the southwest quarter of the southwest quarter of the southwest quarter, all in section 20, township 18, south, range 2 west, San Bernardino base and meridian, in the City of Imperial Beach, County of San Diego, State of California, lying westerly of the westerly line of block 70 of South San Diego Company's addition to San Diego, according to Map No. 497, filed in the Office of the County Recorder of said county.

Excepting from said southwest quarter of the southwest quarter of the southwest quarter that portion thereof lying southerly of the easterly prolongation of the south line of the north 24.00 feet of the east half of the southeast quarter of the southeast quarter of the southeast quarter of section 19, township 18 south, range 2 west, San Bernardino base and meridian, according to official plat thereof.

Parcel 3:

The north 24.00 feet of the east half of the southeast quarter of the southeast quarter of the southeast quarter of section 19, township 18 south, range 2 west, San Bernardino base and meridian, in the City of Imperial Beach, County of San Diego, State of California, according to official plat thereof.

Excepting therefrom that portion lying southwesterly of the northeasterly line of the California state highway as described in deed to the State of California, recorded January 6, 1954 in book 5103, page 402 of official records.

Parcel 4:

That part of that portion of the west half of the southeast quarter of the southeast quarter of the southeast quarter of section 19, township 18 south, range 2 west, San Bernardino base and meridian, according to official plat thereof, as described in deed conveyed to the State of California, recorded January 6, 1954 in book 5103, page 395 on file in the Office of the County Recorder of San Diego county lying northeasterly of the following described line:

Beginning at a point on the east line of said section 19, distant along said east line north $00^{\circ} 41' 07''$ east, 391.82 feet from the southeast corner of said section 19; thence

northwesterly, from a tangent which bears north 59° 40' 59" west along a curve concave northeasterly, with a radius of 2161.00 feet through an angle of 47° 53' 41", a distance of 1806.43 feet to the southerly line of Rancho Peninsula of San Diego according to patents book 1, pages 55 to 57, distant along said southerly line south 68° 31' 44" west 57.67 feet from a 6-inch by 6-inch concrete monument set for corner no. 163 of said Rancho Peninsula, said southerly line being also the southerly City limit line of the City of Coronado.

Parcel 5:

Lots 71, 72 and 73 in block 70 of South San Diego company's addition to South San Diego, in the City of Imperial Beach, County of San Diego, State of California, according to Map thereof No. 497, filed in the Office of the County Recorder of San Diego County, October 4, 1887.

Together with that portion of the westerly 10 feet of seventh street adjoining said lots 71, 72 and 73 on the east as closed and vacated to public use by City Council of the City of Imperial Beach, resolution 1439, recorded November 4, 1968 as instrument no. 193024.

Parcel 6: APN 626-010-18

That portion of section 20, township 18 south, range 2 west, San Bernardino meridian, in the City of Imperial Beach, County of San Diego, State of California, according to the official plat thereof, lying westerly of South San Diego, according to Map thereof No. 497, filed in the office of the county recorder of said county, and lying southerly of the westerly prolongation of the northerly line of block 70 of said Map No. 497.

Excepting that portion lying southerly of the northerly line of the south 659.56 feet of the northwest quarter of the southwest quarter of the southwest quarter of said section 20.

WHEREAS, on July 21, 2014, the Tidelands Advisory Committee recommended approval of the project with a vote of 3-1 (one member absent); and

WHEREAS, on August 1, 2014, the Design Review Board recommended approval of the project with the following proposed condition: The 7th Street emergency access lane be an exit-only gate for the residents between the hours of 6AM to 9AM. However, the proposed condition was not incorporated into the project due to traffic-related concerns for residents along and in the vicinity of 7th Street; and

WHEREAS, the project design of 193 dwelling units and a Class I Bike Path is compatible with the community and would be consistent with Policy D-8 (Project Design) of the Design Element of the General Plan; and,

WHEREAS, the City Council finds that the project is in substantial compliance with the Land Use Element of the General Plan; and,

WHEREAS, this project complies with the requirements of the California Environmental Quality (CEQA) as a Mitigated Negative Declaration (MND) had been prepared for this project and was routed for public review from October 2, 2014 to November 3, 2014 and submitted to the State Clearinghouse (SCH #2014091072) for agency review; and

WHEREAS, a Mitigation Monitoring and Reporting Program has been prepared that establishes mitigation measures that will avoid or reduce all potentially significant environmental impacts identified in the MND to below a level of significance; and

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

CONDITIONAL USE PERMIT:

1. **That the proposed use is necessary or desirable to provide a service or facility which will contribute to the general well-being of the neighborhood or community;**

The project proposes the construction of 193 dwelling units and a Class I Bike Path connecting the San Diego Bayshore Bikeway to the proposed residential community. A portion of the Bike Path would locate on a parcel located in the UR (Urban Reserve) Zone. The UR Zone is intended to prevent isolated or premature land uses from occurring on lands for which adequate public services and facilities are unavailable or for which the determination of the appropriate zoning regulations is precluded by contemplated or adopted planning proposals or by a lack of economic, demographic, geographic or other data. It is intended that the UR Zone will be replaced by other use regulations when the aforementioned conditions no longer exist. The permitted uses (subject to a Conditional Use Permit) are those which are community service oriented, interim uses, or uses which, with appropriate development regulations, will not prematurely commit the land to a particular use or intensity of development. Providing a Class I Bike Path facility on a vacant parcel that would connect the Bayshore Bikeway to Highway 75 would be considered an appropriate community-service oriented use within this land use designation. It has been the objective of City of Imperial Beach to encourage transportation demand management strategies, bicycle facilities, active recreational amenities, and pedestrian-friendly environments. In addition, California State Legislature has shown that it is the goal of the State to increase the number of trips Californians take by bicycling, walking, and other forms of active transportation in order to help meet the state's greenhouse gas emissions reduction goals, improve Californians' health by helping people be active, and stimulate the economy.

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

California Legislature has shown that it is the goal of the state to increase the number of trips Californians take by bicycling, walking, and other forms of active transportation in order to help meet the state's greenhouse gas emissions reduction goals, improve Californians' health by helping people be active, and stimulate the economy. It is also the objective of City of Imperial Beach to encourage transportation demand management strategies, bicycle facilities, and pedestrian-friendly environments. Providing a Class I Bike Path facility on a vacant parcel that would connect the Bayshore Bikeway to Highway 75 would be considered an appropriate community-service oriented use within this land use designation. The proposed use will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.

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

The proposed uses will comply with the regulations and conditions specified in the title for the uses permitted in the C/MU-1 (General Commercial & Mixed-Use), R-3000-D (Two-Family Detached Residential), and UR (Urban Reserve) Zones.

4. That the granting of the conditional use permit will be in harmony with the purpose and intent of the zoning code, the adopted General Plan and the adopted Local Coastal Program

The granting of the Conditional Use Permit the proposed use will be in harmony with the purpose and intent of the zoning code, General Plan, and Local Coastal Program because the in the UR Zone are those which are community service oriented, interim uses, or uses which, with appropriate development regulations, will not prematurely commit the land to a particular use or intensity of development. Providing a Class I Bike Path facility on a vacant parcel that would connect the Bayshore Bikeway to Highway 75 would be considered an appropriate community-service oriented use within this land use designation. It has been the objective of City of Imperial Beach to encourage transportation demand management strategies, bicycle facilities, active recreational amenities, and pedestrian-friendly environments. In addition, California State Legislature has shown that it is the goal of the State to increase the number of trips Californians take by bicycling, walking, and other forms of active transportation in order to help meet the state's greenhouse gas emissions reduction goals, improve Californians' health by helping people be active, and stimulate the economy.

DESIGN REVIEW/SITE PLAN REVIEW:

5. The proposed use does not have any detrimental effect upon the general health, safety and convenience of persons residing or working in the neighborhood, or is not detrimental or injurious to the value of the property and improvements in the neighborhood.

The project proposes the construction of 193 dwelling units and a Class I Bike Path connecting the San Diego Bayshore Bikeway to the proposed residential community. The project would not have a detrimental effect on the general health, welfare, safety and convenience of persons residing or working in the neighborhood because it is consistent with the development standards and zoning designations. The development would not be injurious to the value of the property and improvements in the neighborhood because the project represents an improvement of the existing conditions and the project could improve property values and stimulate growth in the area.

6. The proposed use does not adversely affect the General Plan or the Local Coastal Plan.

The General Plan/Local Coastal Plan designates the site as General Commercial & Mixed-Use (C/MU-1 Zone), R-3000-D (Two-Family Detached Residential Zone), and UR (Urban Reserve Zone). The project complies with the uses and standards of each respective zone and does not adversely affect the General Plan or the Local Coastal plan. It has been the objective of City of Imperial Beach to encourage transportation demand management strategies, bicycle facilities, active recreational amenities, and pedestrian-friendly environments. In addition, California State Legislature has shown that it is the goal of the State to increase the number of trips Californians take by bicycling, walking, and other forms of active transportation in order to help meet the state's greenhouse gas emissions reduction goals, improve Californians' health by helping people be active, and stimulate the economy.

7. The proposed use is compatible with other existing and proposed uses in the neighborhood.

The site is bordered by pond 10A to the north, residences to the east and west, and a commercial shopping center to the south. The proposed residential units and Class I Bike Path facilities are compatible with other uses in the neighborhood.

8. The location, site layout and design of the proposed use orients the proposed structures to streets, driveways, sunlight, wind and other adjacent structures and uses in a harmonious manner.

The proposed buildings would locate in a manner that would provide harmonious access throughout the site and be compatible with the surrounding structures and uses in the neighborhood.

9. The combination and relationship of one proposed use to another on the site is properly integrated.

The project proposes residential uses and a Class I Bike Path facility that are properly integrated. The design style and the choice of building materials properly integrate the buildings.

10. Access to and parking for the proposed use does not create any undue traffic problem.

Vehicular ingress and egress to and from the site would primarily be provided through one gated entry off of Highway 75 at the Rainbow Drive intersection, though 7th Street will also have access for emergency vehicles. The Mitigated Negative Declaration prepared for the project identifies mitigation measures that will avoid or reduce all potentially significant environmental effects to below a level of significance, including traffic. The ingress and egress for the project should not create undue traffic problems.

11. All other applicable provisions of the Zoning Code are complied with.

The project is consistent with the General Plan and the Zoning development standards for the site.

12. Any other considerations as the Community Development Department deem necessary to preserve the health, safety and convenience of the City in general.

Standard and applicable conditions of approval have been included with the Resolution to further ensure that the health, safety, welfare, and convenience of the City in general is preserved.

13. Public Notice requirements, pursuant to Zoning Ordinance Section 19.87.100, have been satisfied.

The project description and the date of the City Council public hearing were sent to property owners within 300 feet and occupants within 300 feet of the subject site on November 20, 2014, and a public hearing notice was published in the Imperial Beach Eagle & Times newspaper on November 20, 2014.

TENTATIVE MAP FINDINGS:

14. The proposed tentative tract map is consistent with the General Plan/Local Coastal Plan.

The proposed subdivision is consistent with the General Plan and zoning designations because the lots will meet the lot area and frontage requirements.

15. The design or improvement of the proposed subdivision is consistent with the General Plan/Local Coastal Plan.

The General Plan/Local Coastal Plan designates the site as General Commercial & Mixed-Use (C/MU-1 Zone), R-3000-D (Two-Family Detached Residential Zone), and UR (Urban Reserve Zone). The project complies with the uses and standards of each respective zone and does not adversely affect the General Plan or the Local Coastal plan. It has been the objective of City of Imperial Beach to encourage transportation demand management strategies, bicycle facilities, active recreational amenities, and pedestrian-friendly environments. In addition, California State Legislature has shown that it is the goal of the State to increase the number of trips Californians take by bicycling, walking, and other forms of active transportation in order to help meet the state's greenhouse gas emissions reduction goals, improve Californians' health by helping people be active, and stimulate the economy.

16. The site is physically suitable for the type of development.

The site is physically suitable for the proposed development. The Mitigated Negative Declaration prepared for the project identifies mitigation measures that will avoid or reduce all potentially significant environmental effects to below a level of significance, including grading and drainage.

17. The design of the subdivision will not cause substantial environmental damage or substantial and avoidable injury to fish or wildlife, or their habitat.

The project involves new construction in a developed urban area. The Mitigated Negative Declaration reviewed all potential biological impacts and identifies mitigation measures that will avoid or reduce all potentially significant environmental effects to below a level of significance.

18. The design of the subdivision will not cause serious public health problems.

The development will meet all construction requirements and will be served by municipal water and sewer service and would not result in public health problems.

19. The design of the subdivision will not conflict with any easement of record.

A design of the subdivision will not conflict with any easement of record.

20. All requirements of the California Environmental Quality Act (CEQA) have been fulfilled.

This project complies with the requirements of the California Environmental Quality (CEQA) as a Mitigated Negative Declaration (MND) had been prepared for this project and was routed for public review from October 2, 2014 to November 3, 2014 and submitted to the State Clearinghouse (SCH #2014091072) for agency review. The City conducted an Environmental Initial Study (IS) that determined the proposed project could have a potentially significant environmental effect in the following areas: Biological Resources, Cultural Resources, Geology and Soils, Noise, and Traffic. The MND identifies mitigation measures that will avoid or reduce all potentially significant environmental effects to below a level of significance.

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 Conditional Use Permit (CUP 130073), Design Review Case (DRC 130028), Site Plan Review (SPR 130029), Tentative Map (TM 130030), and Mitigated Negative Declaration (EIA 130031 and SCH #2014091072) and Mitigation Monitoring and Reporting Program for the redevelopment of an existing 124-space adult recreational vehicle (RV) park located at 500 Highway 75 into to a gated residential community of 190 townhomes and 3 detached single-family houses, for a total of 193 dwelling units, and construction of a Class I Bike Path connecting the San Diego Bayshore Bikeway to the proposed residential community, are hereby approved subject to the following:

CONDITIONS OF APPROVAL:

1. **Approval** of the Conditional Use Permit (130073), Design Review Case (DRC 130028), Site Plan Review (SPR 130029), Tentative Map (TM 130030), and Mitigated Negative Declaration (EIA 130031 and SCH #2014091072) is valid for three years from the date of final action by the City Council **to expire December 3, 2017**, unless vested with substantial construction pursuant to an approved building permit. Approvals of the Conditional Use Permit (130073), Design Review Case (DRC 130028), Site Plan Review (SPR 130029), and Mitigated Negative Declaration (EIA 130031 and SCH #2014091072) shall run coterminous with the tentative map.
2. The site shall be developed in substantial compliance with the plans dated August 25, 2014, on file at the Community Development Department, or as otherwise amended and approved, and the conditions contained herein.
3. All drainage and water quality requirements shall be in compliance with approved Hydrology & Hydraulic Study and Stormwater Management Plan and dated August 25, 2014 on file at the Community Development Department, or as otherwise amended and approved.
4. Environmental Mitigation Measures: Project shall comply with the technical appendices and any required mitigation measures provided for in the Mitigated Negative Declaration (SCH #2014091072).
5. Project shall provide anti-perching measures to prevent raptor perching, subject to approval by the City of Imperial Beach.
6. Construction of the proposed Class I Bike Path facility extending from State Route 75 though the project site and northward along the eastern boundary of Pond 10A to the San Diego Bayshore Bikeway is required. If construction of the Bike Path facility is constructed as Phase 2 of the project, Developer shall provide a bond payment sufficient to pay for all anticipated costs including permits, approvals and construction prior to the issuance of building permits for the project itself. Bond payment is subject to City review and approval.
7. The Class I Bike Path facility shall be dedicated to the City. In addition, a maintenance agreement shall be prepared between the Developer and the City prior to construction of the Bike Path facility.
8. An easement shall be provided to the City to provide a sewer line and manhole at the vehicular entrance of the site extending to the southeast in the general location shown on plans submitted to the City by the applicant dated October 22, 2014, to provide sewer service to the property to the south of the site. Easement description/language is subject to City review and approval and shall be required prior to issuance of building permits.

9. Owners shall use garages for parking with unenclosed parking spaces to be available for guest vehicles.
10. Bicycles and bicycle storage/rental shall be provided and permanently maintained as an essential transportation demand management component of the project.
11. The Project shall allow for property owners to make their units available for short-term rental purposes and covenants, conditions, and restrictions (CC&Rs) shall provide for adequate operational standards and guidelines for any short-term rental units to address and/or mitigate any impacts to residents of the Project. The CC&Rs shall be subject to review and approval by the City of Imperial Beach.
12. Developer shall design and construct off-site public improvements consistent with the Palm Avenue Master Mixed Use and Commercial Corridor Plan along Project frontage, subject to approval by the City. Developer shall submit detailed improvement plan drawings to the City prior to building permit issuance. If construction of such improvements must be delayed pending approval of the Palm Avenue Mixed Use and Commercial Corridor Master Plan, Developer shall agree to provide its "fair share" towards construction of those improvements upon approval.
13. The Conditional Use Permit required for the portion of the Bike Path facility located in the Urban Reserve Zone shall receive automatic renewal every five years.
14. Developer shall obtain all required permit approvals that are necessary from other regulatory agencies (California Coastal Commission, California Department of Transportation, Army Corps of Engineers, United States Fish & Wildlife, etc.).
15. California Department of Transportation (Caltrans): Entrance gates to the project shall remain open during AM and PM peak traffic periods to alleviate queuing onto California State Route 75. Queuing from the project entrance gates shall be monitored and adjustment of the hours when the gates remain open may be necessary, subject to the discretion of the City.
16. California Department of Transportation (Caltrans): Any work performed within Caltrans right-of-way will require discretionary review and approval by Caltrans and an encroachment permit will be required for any work within the Caltrans right-of-way prior to construction.
17. California Department of Transportation (Caltrans): Project must comply with Surface Transportation Assistance Act, or signs must be posted to prohibit turning movements onto the development if the entrance for the project is not designed to accommodate Surface Transportation Assistance Act trucks.
18. California Department of Transportation (Caltrans): The proposed pedestrian ramp on the southeast corner shall be a dual ramp to serve east-west crossing on California State Route 75 and north-south crossing on Rainbow Drive. All pedestrian ramps are subject to review by Caltrans and must comply with the Americans with Disabilities Act standards.
19. California Department of Transportation (Caltrans): Project shall lengthen the eastbound left-turn pocket on California State Route 75 at Rainbow Drive to meet Caltrans standards.
20. Separate design and zoning review and approval by the City's Community Development Department for all signage will be required.

21. Project shall provide interpretive signage regarding the San Diego Bay National Wildlife Refuge, sensitive habitat and wildlife species, and the Bayshore Bikeway. Signage shall be subject to review and approval by the City of Imperial Beach and U.S. Fish & Wildlife.
22. Drought tolerant landscaping shall be provided throughout the site.
23. All landscaping and bio-filtration areas shall be maintained by the Developer. All landscaped areas shall be permanently maintained in a healthy condition, free from weeds, trash, and debris.
24. A permanent irrigation system shall be installed and permanently maintained to serve all landscaped areas.
25. All building permits required for the project shall be obtained from the Imperial Beach Building Department.
26. This project is subject to all Model Codes, State Codes and City Ordinances adopted by the City of Imperial Beach.
27. A licensed surveyor/engineer shall verify pad elevations and all building corners and setbacks.
28. HOURS OF CONSTRUCTION - No work for which a building permit is required shall be performed within the hours of 7:00 P.M. - 7:00 A.M. Monday - Friday, nor prior to 8:00 A.M. or after 5:00 P.M. on Saturday. Construction work on Sundays shall be approved by the City.
29. The hot water tank P.T. discharge pipe shall be piped to discharge to the sanitary sewer system or the landscape area. A design that has the water discharge directly into the storm drain conveyance system (onto an impervious surface that flows to the street) is in violation of the Municipal Storm Water Permit - Order R9-2013-0001.
30. Prior to issuance of a building permit, the sewer lateral (existing and new) locations shall be drawn on the plans and submitted to the City for review and approval.
31. Existing sewer line shall remain in service until new sewer line is constructed and installed.
32. Install the new sewer line, test the new pipe per GREENBOOK standards and submit to the City for approval.
33. After obtaining approval, the existing sewer pipe should be observed for a week to ensure that no flow is present prior to completion of the installation of the new pipe and abandonment in place of the existing pipe.
34. No building roof or landscape water drains may be piped to the street or onto impervious surfaces that lead to the street or to Pond 10A. A design that has these water discharges directly into the storm drain conveyance system (onto an impervious surface that flows to the street) is in violation of the Municipal Storm Water Permit - Order R9-2013-0001.
35. Project shall employ flood prevention measures and comply with applicable building standards and/or mitigation measures required to address flooding and sea level rise.
36. The pedestrian access ramps located along Highway 75 shall be constructed in compliance with San Diego Regional Standard Drawing G-27A and shall implement the recommendations of the Palm Avenue Mixed Use and Commercial Corridor Master Plan. This work is in the CALTRANS right-of-way and will require approval of an encroachment permit from Caltrans.

37. The eastern sidewalk leading into property along Highway 75 shall be reconstructed to meet the latest ADA requirements (running slope not to be greater than 5%, and cross slope not to be greater than 2%). Sidewalk shall also be reconstructed to be in compliance with San Diego Regional Standard Drawings G-7, G-9, and G-10. Plans for this sidewalk and all off-site public improvements along Palm Avenue/Highway 75 shall implement the recommendations of the Palm Avenue Mixed Use and Commercial Corridor Master Plan.
38. The driveway approach located at the 7th Street access point shall be constructed per San Diego Regional Standard Drawing G-14A. The existing utility pole on the southern end of driveway shall be removed/relocated to allow for pedestrian access.
39. For any alley, sidewalk or curb & gutter replacement ensure compliance with San Diego Regional Standard Drawing G-11 in that, the "Area to be removed [must be] 5' or from joint to joint in panel, whichever is less." The distance between joints or score marks must be a minimum of 5-feet. Where the distance from "Area to be removed", to existing joint, edge or score mark is less than the minimum shown, "Area to be removed" shall be extended to that joint, edge or score mark.
40. For any work to be performed in any street or alley, submit a traffic control plan for approval by Public Works Director a minimum of 5 working days in advance of street work. Traffic control plan is to be per Regional Standard Drawings or CALTRANS Traffic Control Manual.
41. For any project that proposes work within the public right-of-way (i.e., driveway removal/construction, sidewalk removal/construction, street or alley demolition/reconstruction, landscaping and irrigation, fences, walls within the public right-of-way, etc.), a Temporary Encroachment Permit (TEP) shall be applied for and approved either prior to or concurrent with issuance of the building permit required for the project. Application for a Temporary Encroachment Permit shall be made on forms available at the Community Development Department Counter.
42. A separate Encroachment Permit shall be obtained from the CALTRANS permit office for any proposed work within the CALTRANS right-of-way.
43. All street work construction requires a Class A contractor to perform the work. All pavement transitions shall be free of tripping hazards.
44. Any disposal/transportation of solid waste / construction waste in roll off containers must be contracted through the City's waste management provider unless the hauling capability exists integral to the prime contractor performing the work.
45. Planting areas shall be provided per the recommendations of the agricultural suitability test as provided by the landscape contractor prior to installation, subject to City approval.
46. Survey monuments on 7th Street located on southeast and northeast property lines in the sidewalk shall be preserved.
47. Survey monuments shall be installed along Highway 75 on the southwest and northwest property lines in or adjacent to the sidewalk. These survey monuments shall be recorded with county office of records.
48. For all street construction, in accordance with IBMC 12.32.120, applicant must place and maintain warning lights and barriers at each end of the work, and at no more than 50 feet apart along the side thereof from sunset of each day until sunrise of the following day, until the work is entirely completed. Barriers shall be placed and maintained not less than three feet high.

49. This is a Priority Development Project and must meet the conditions for Low Impact Development BMPs, Source Control BMPs, and Treatment Control BMPs in the Municipal Storm Water Permit - Order R9-2013-0001 and the Standard Urban Stormwater Mitigation Plan for Imperial Beach in IBMC 8.32. Maximum use of Low Impact Development (LID) elements shall be employed to reduce pollutant discharge to the maximum extent practicable.
50. Applicant shall provide verification of post construction Best Management Practice (BMP) maintenance provisions through a legal agreement, covenant, CEQA mitigation requirement, and / or Conditional Use Permit. Agreement is provided through the Community Development Department.
51. Application shall obtain coverage from the State Water Resources Control Board for a Construction General Stormwater Permit and provide the Community Development Department a copy of the project's SWPPP.
52. The Applicant shall institute "Best Management Practices" to prevent contamination of storm drains, ground water and receiving waters during both construction and post construction. The property owner or applicant BMP practices shall include but are not limited to:
 - Contain all construction water used in conjunction with the construction. Contained construction water is to be properly disposed in accordance with Federal, State, and City statutes, regulations and ordinances.
 - All recyclable construction waste must be properly recycled and not disposed in the landfill.
 - Water used on site must be prevented from entering the storm drain conveyance system (i.e. streets, gutters, alley, storm drain ditches, storm drain pipes).
 - All wastewater resulting from cleaning construction tools and equipment must be contained on site and properly disposed in accordance with Federal, State, and City statutes, regulations, and ordinances.
 - Erosion control - All sediment on the construction site must be contained on the construction site and not permitted to enter the storm drain conveyance system. Applicant is to cover disturbed and exposed soil areas of the project with plastic-like material (or equivalent product) to prevent sediment removal into the storm drain system.
53. Applicant shall underground all utilities along the eastern boundary of the project site in accordance with I.B.M.C. 13.08.060.
54. The automated entry gates shall provide emergency response access at the Highway 75 entry(s) using a radio signal entry system such as "click 2 enter" allowing immediate access to all applicable emergency response agencies (Fire, EMS, and Law Enforcement).
55. In the event of a power outage all automated gates shall "fail in the open position" to allow for first responder ingress and resident egress. When power fails all gates shall return and stay in the open position until power is restored.
56. A readily accessible, lighted, all weather site map or address directory shall be provided at the Hwy 75 entry(s).
57. Address identification shall be not less than 8 inches in height posted at locations approved by the Fire-Rescue Department.

- 58. Fire service features including but not limited to fire apparatus access roads, fire hydrants, fire sprinkler systems (in commercial and residential areas) and similar shall be identified and maintained in accordance with the requirements of the Fire-Rescue Department.
- 59. Fire safety during demolition and construction shall be done in compliance with Chapter 33 of the California Fire Code, 2013 Edition.
- 60. (1) 20 foot minimum width access gate shall be provided once jobsite fencing has been erected; coordinate with the Fire-Rescue Department for placement prior to implementation. This access gate shall remain unlocked anytime the site is occupied. Fire-Rescue Department access shall be provided by a KNOX pad lock keyed to the Imperial Beach Fire-Rescue Department master key and obtained from the KNOX Company by the developer.
- 61. The Developer or Developer's representative shall read, understand, and accept the conditions listed herein and shall, within 30 days, return a signed statement to the Community Development Department accepting said conditions.
- 62. The Developer shall pay off any deficits in his project account (130028) prior to building permit issuance and prior to final inspection.

Appeal Process under the California Code of Civil Procedure (CCP): The time within which judicial review of a City Council decision must be sought is governed by Section 1094.6 of the CCP. A right to appeal a City Council decision is governed by CCP Section 1094.5 and Chapter 1.18 of the Imperial Beach Municipal Code.

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

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 3rd day of December 2014, by the following vote:

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

JAMES C. JANNEY, MAYOR

ATTEST:

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



PROJECT SUMMARY

RESIDENCES	193 HOMES
AREA	10.07 AC
DENSITY	21 DU/AC

OPEN SPACE

REQUIRED (193 X 300SF)	= 75,900 SF
PROVIDED	
AT-GRADE	= 70,211 SF
BALCONIES	= 6,900 SF
TOTAL	= 77,111 SF

BUILDING COVERAGE	3.3 AC (35.48%)
ROAD	2.1 AC (22.58%)
LANDSCAPE	2.5 AC (26.88%)
ENV. BUFFER	2.1 AC (15.05%)
TOTAL	10.07 AC

PARKING

REQUIRED	= 291 SP
(190 X 1.5 SP/DU)	= 285 SP
(3 X 2 SP/DU)	= 6 SP
PROVIDED	= 410 SP (2.1 SP/DU)
GARAGES	= 386 SP (2% = 8 SP ACCESSIBLE)
OPEN	= 24 SP (5% = 1 SP ACCESSIBLE)
BICYCLE	= 8 SP

UNIT SUMMARY

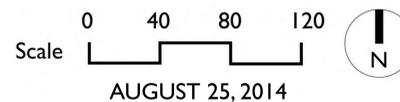
PRODUCT A 3 STORY TOWNHOMES			
115	TOTAL	(40' HT. LIMIT)	
14	PLAN A-1	2 BED	1,145 SF
24	PLAN A-1X	2 BED	1,180 SF
14	PLAN A-2	3 BED	1,283 SF
18	PLAN A-2X	3 BED	1,247 SF
21	PLAN A-3	3 BED	1,300 SF
24	PLAN A-4	4 BED	1,640 SF (COMPLY WITH CBC 1102A.3)
PRODUCT B 2 STORY TOWNHOMES			
75	TOTAL	(40' HT. LIMIT)	
24	PLAN B-1	3 BED	1,600 SF
25	PLAN B-2	3 BED	1,800 SF
26	PLAN B-3	4 BED	1,990 SF
PRODUCT C 2 STORY SFD (26' HT. LIMIT)			
3	PLAN C-1	5 BED	2,250 SF

IMPERIAL BEACH, CA

CONCEPTUAL SITE PLAN

BERNARDO SHORES

THE BERNARDO SHORES PROJECT OWNER, LLC
 2235 Encinitas Blvd., Suite 216
 Encinitas, CA 92024
 (760) 419-5432



5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.724.1198



PROJECT SUMMARY

RESIDENCES	193 HOMES
AREA	10.07 AC
DENSITY	21 DU/AC

OPEN SPACE

REQUIRED (193 X 300SF)	= 75,900 SF
PROVIDED AT-GRADE BALCONIES	= 70,211 SF
TOTAL	= 77,111 SF

BUILDING COVERAGE

ROAD	3.3 AC (33.48%)
LANDSCAPE	2.1 AC (22.58%)
ENV. BUFFER	2.5 AC (26.88%)
TOTAL	2.1 AC (15.03%)
TOTAL	10.07 AC

PARKING REQUIRED

(190 X 1.5 SP/DU)	= 291 SP
(3 X 2 SP/DU)	= 285 SP
PROVIDED	= 6 SP
TOTAL	= 410 SP (2.1 SP/DU)

GARAGES

OPEN	= 386 SP (2% = 8 SP ACCESSIBLE)
BICYCLE	= 24 SP (5% = 1 SP ACCESSIBLE)
TOTAL	= 8 SP

UNIT SUMMARY

PRODUCT A 3 STORY TOWNHOMES

115	TOTAL	(40' HT. LIMIT)
14	PLAN A-1	2 BED 1,145 SF
24	PLAN A-1X	2 BED 1,180 SF
14	PLAN A-2	3 BED 1,283 SF
18	PLAN A-2X	3 BED 1,247 SF
21	PLAN A-3	3 BED 1,300 SF
24	PLAN A-4	4 BED 1,640 SF (COMPLY WITH CBC 1102A.3)

PRODUCT B 2 STORY TOWNHOMES

75	TOTAL	(40' HT. LIMIT)
24	PLAN B-1	3 BED 1,600 SF
25	PLAN B-2	3 BED 1,800 SF
26	PLAN B-3	4 BED 1,990 SF

PRODUCT C 2 STORY SFD (26' HT. LIMIT)

3	PLAN C-1	5 BED 2,250 SF
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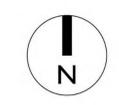
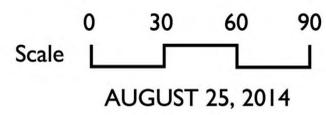
- SITE PLAN NOTES**
1. PROPERTY LINE
 2. BUILDING SETBACK
 3. GATE W/ KNOX BOX
 4. 3 STORY TOWNHOMES
 5. 2 STORY TOWNHOMES
 6. 2 STORY DETACHED
 7. RECREATION AREA
 8. COMMUNITY TRAIL
 9. TRAIL HEAD
 10. ENVIRONMENTAL ZONE
 11. ACCESSIBLE PATH
 12. BICYCLE PARKING (4 SPACES)

IMPERIAL BEACH, CA

CONCEPTUAL SITE PLAN

BERNARDO SHORES

THE BERNARDO SHORES PROJECT OWNER, LLC
 2235 Encinitas Blvd., Suite 216
 Encinitas, CA 92024
 (760) 419-5432



5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.724.1198

PROJECT SUMMARY
 RESIDENCES 193 HOMES
 AREA 10.07 AC
 DENSITY 21 DU/AC

OPEN SPACE
 REQUIRED (193 X 300SF) = 75,900 SF
 PROVIDED AT-GRADE BALCONIES = 70,211 SF
 TOTAL = 77,111 SF

BUILDING COVERAGE 3.3 AC (33.48%)
 ROAD 2.1 AC (22.58%)
 LANDSCAPE 2.5 AC (26.88%)
 ENV. BUFFER 2.1 AC (15.05%)
 TOTAL 10.07 AC

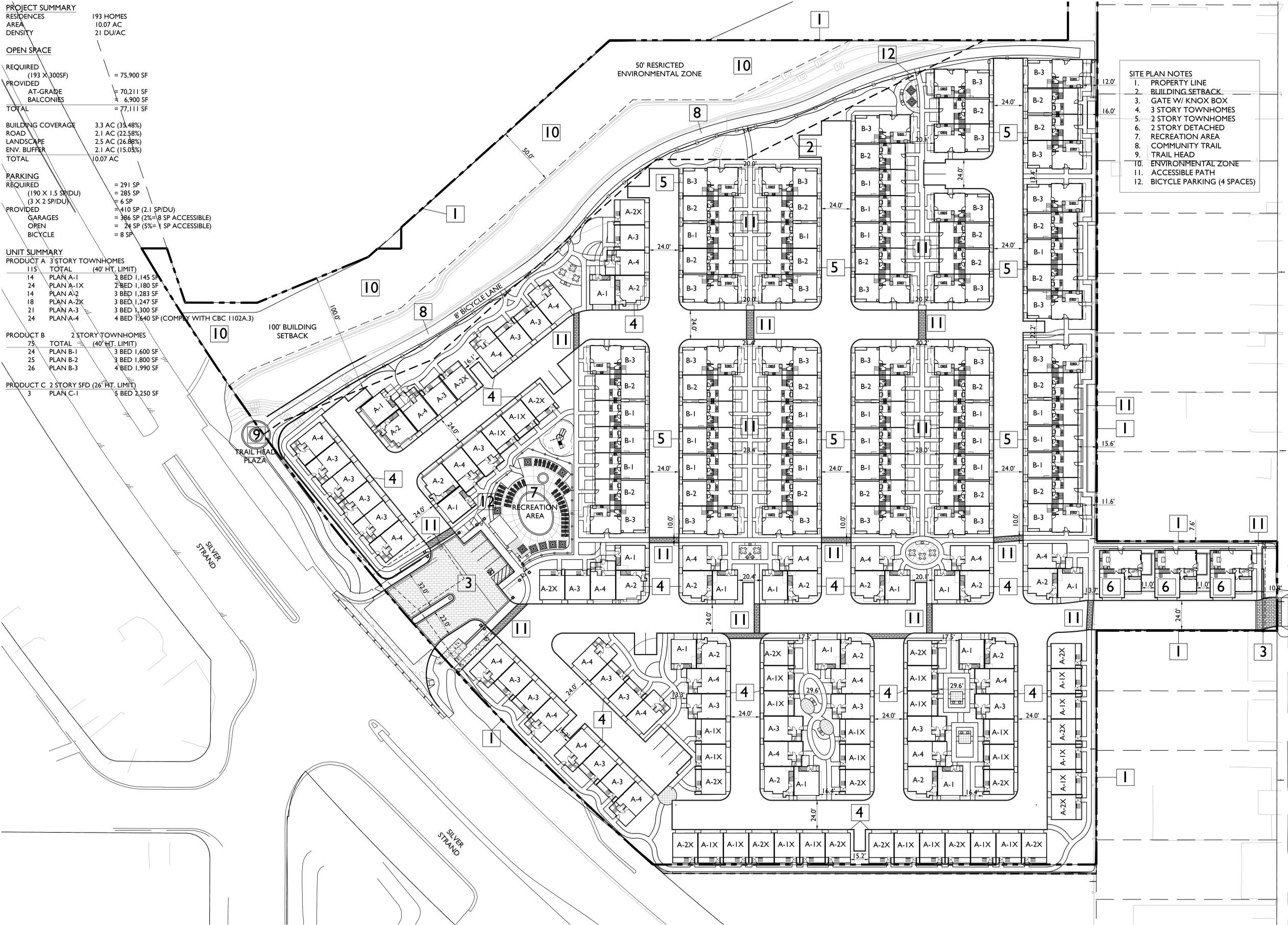
PARKING
 REQUIRED (190 X 1.5 SP/DU) = 291 SP
 PROVIDED (3 X 2 SP/DU) = 285 SP
 GARAGES = 410 SP (2.1 SP/DU)
 OPEN = 386 SP (2% = 8 SP ACCESSIBLE)
 BICYCLE = 24 SP (5% = 1 SP ACCESSIBLE)
 TOTAL = 8 SP

UNIT SUMMARY
PRODUCT A 3 STORY TOWNHOMES
 115 TOTAL (40' HT. LIMIT)
 14 PLAN A-1 2 BED 1,145 SF
 24 PLAN A-1X 2 BED 1,180 SF
 14 PLAN A-2 3 BED 1,283 SF
 18 PLAN A-2X 3 BED 1,247 SF
 21 PLAN A-3 3 BED 1,300 SF
 24 PLAN A-4 4 BED 1,640 SF (COMPLY WITH CBC 1102A.3)

PRODUCT B 2 STORY TOWNHOMES
 75 TOTAL (40' HT. LIMIT)
 24 PLAN B-1 3 BED 1,600 SF
 25 PLAN B-2 3 BED 1,800 SF
 26 PLAN B-3 4 BED 1,990 SF

PRODUCT C 2 STORY SFD (26' HT. LIMIT)
 3 PLAN C-1 5 BED 2,250 SF

- SITE PLAN NOTES**
1. PROPERTY LINE
 2. BUILDING SETBACK
 3. GATE W/ KNOX BOX
 4. 3 STORY TOWNHOMES
 5. 2 STORY TOWNHOMES
 6. 2 STORY DETACHED
 7. RECREATION AREA
 8. COMMUNITY TRAIL
 9. TRAIL HEAD
 10. ENVIRONMENTAL ZONE
 11. ACCESSIBLE PATH
 12. BICYCLE PARKING (4 SPACES)

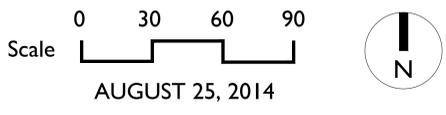


IMPERIAL BEACH, CA

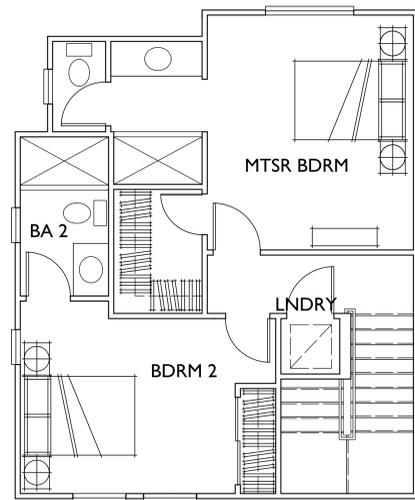
CONCEPTUAL SITE PLAN

BERNARDO SHORES

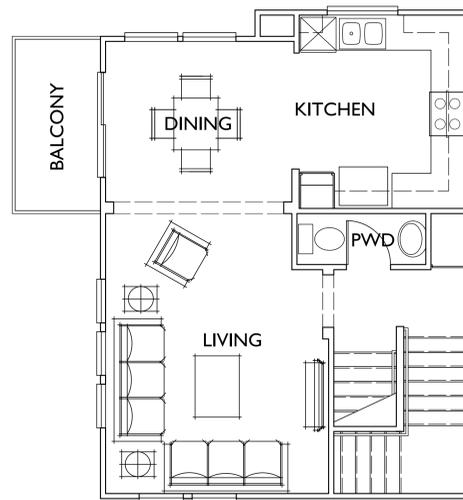
THE BERNARDO SHORES PROJECT OWNER, LLC
 2235 Encinitas Blvd., Suite 216
 Encinitas, CA 92024
 (760) 419-5432



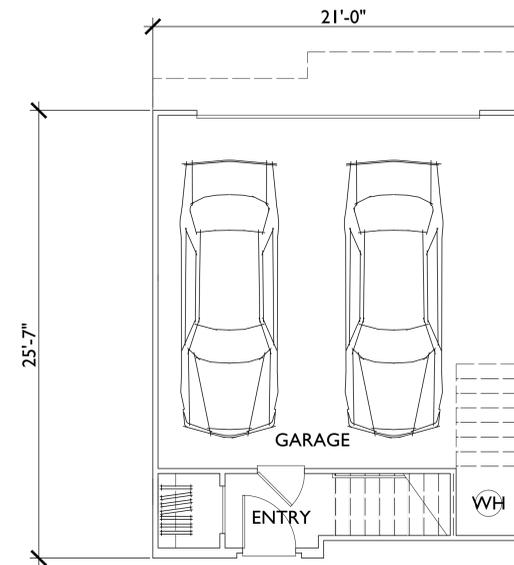
5256 S. Mission Road, Ste 404
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THIRD FLOOR

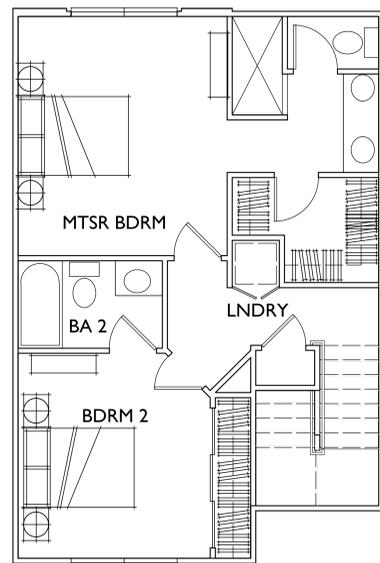


SECOND FLOOR

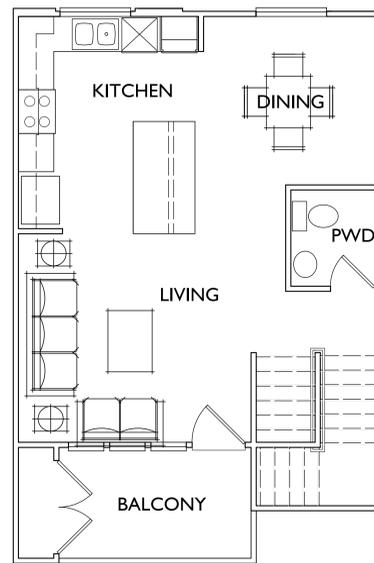


FIRST FLOOR

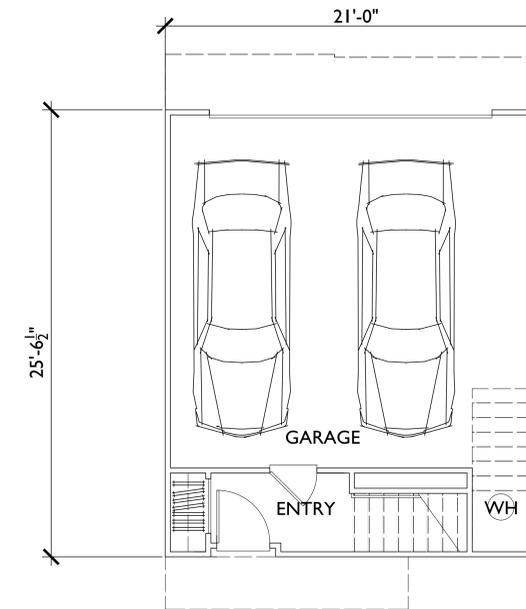
PLAN A-I 2BD / 2.5BA	
1ST	80
2ND	545
3RD	520
TOTAL	1,145



THIRD FLOOR



SECOND FLOOR



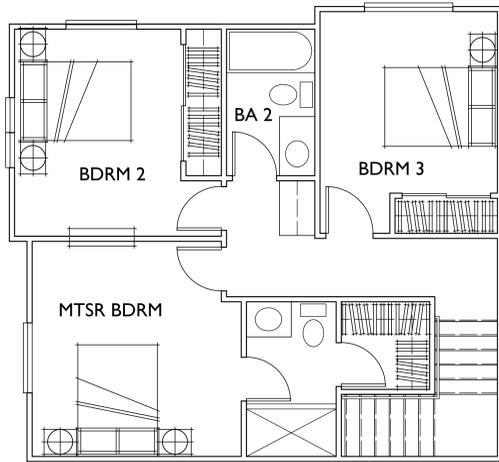
FIRST FLOOR

PLAN A-IX 2BD / 2.5BA	
1ST	90
2ND	522
3RD	567
TOTAL	1,180

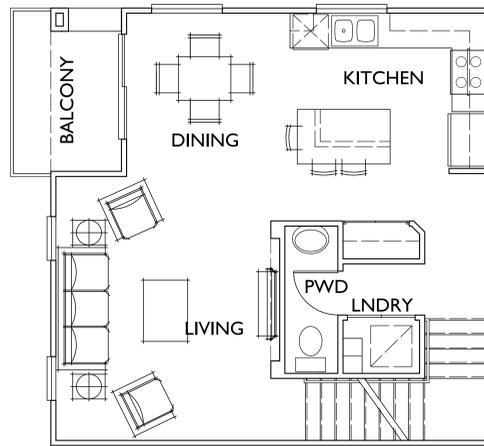
IMPERIAL BEACH, CA

UNIT FLOOR PLANS

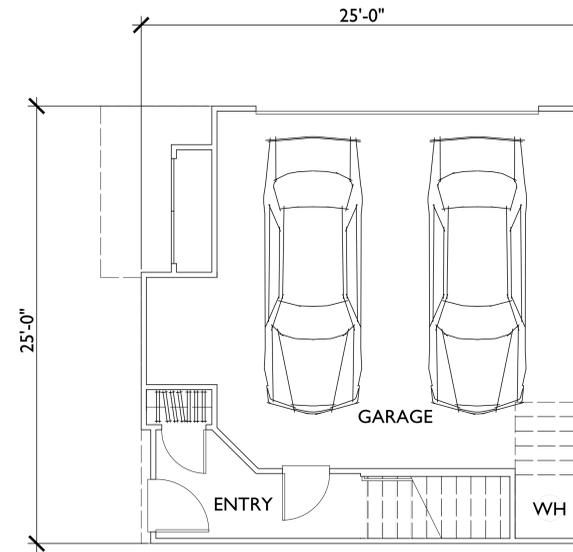
BERNARDO SHORES



THIRD FLOOR

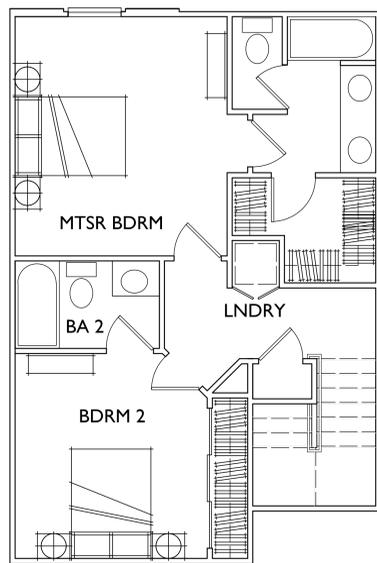


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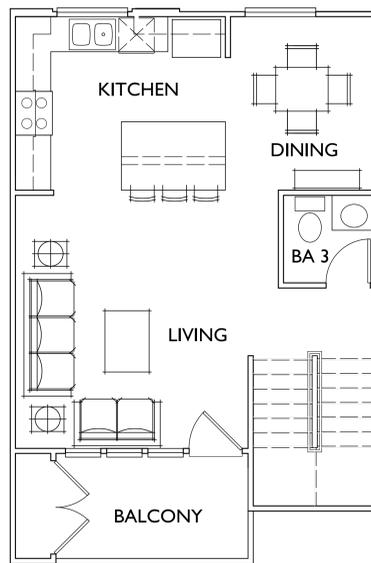


FIRST FLOOR

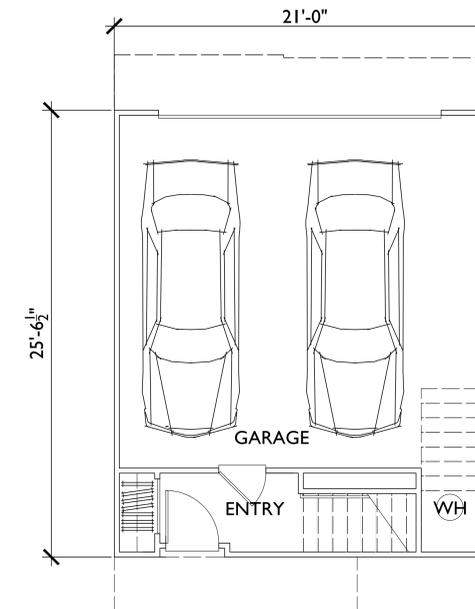
PLAN A-2 3BD / 2.5BA	
1ST	92
2ND	558
3RD	633
TOTAL	1,283



THIRD FLOOR



SECOND FLOOR



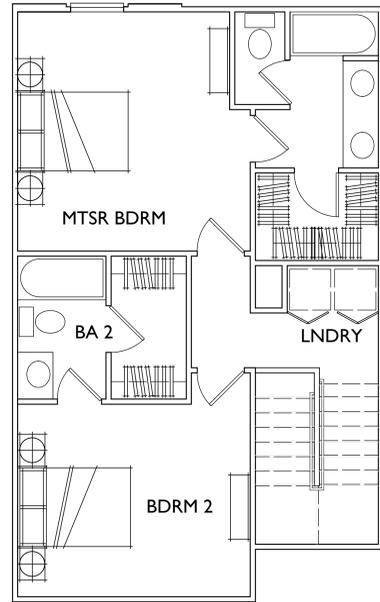
FIRST FLOOR

PLAN A-2X 2BD / 2.5BA	
1ST	108
2ND	529
3RD	610
TOTAL	1,247

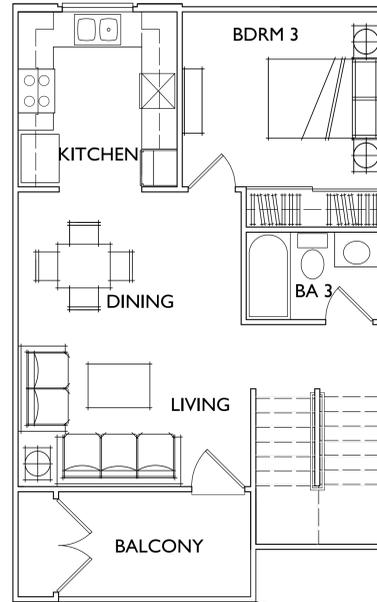
IMPERIAL BEACH, CA

UNIT FLOOR PLANS

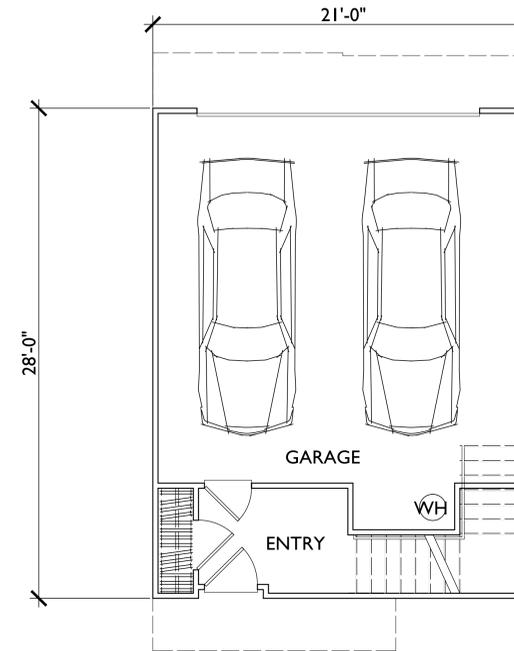
BERNARDO SHORES



THIRD FLOOR



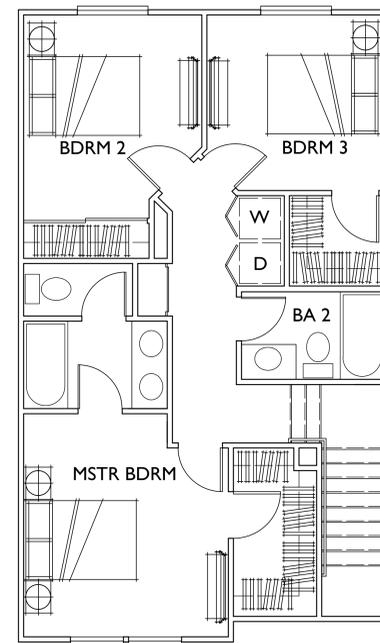
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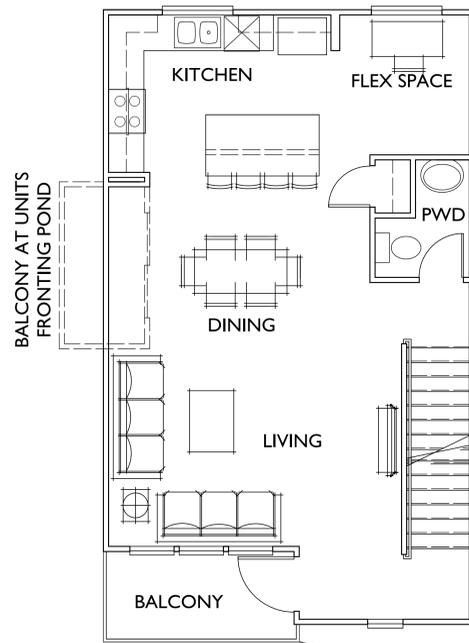
FIRST FLOOR

PLAN A-3 3BD / 3BA	
1ST	105
2ND	575
3RD	620
TOTAL	1,300

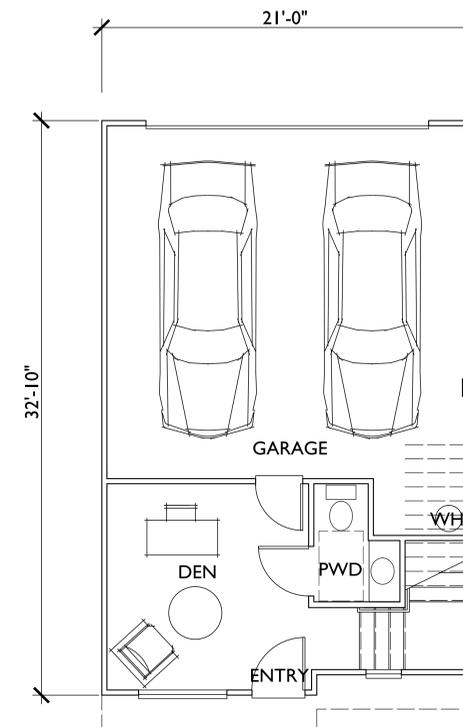
5' PLEXI GLASS RAIL AT UNITS ALONG HIGHWAY 75



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

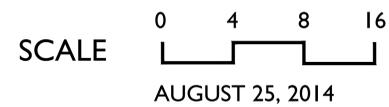
PLAN A-4 4BD / 3BA	
1ST	210
2ND	660
3RD	680
TOTAL	1,640

5' PLEXI GLASS RAIL AT UNITS ALONG HIGHWAY 75

IMPERAIL BEACH, CA

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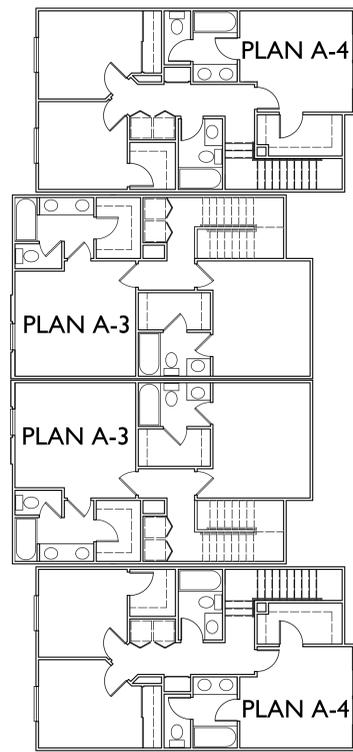
UNIT FLOOR PLANS



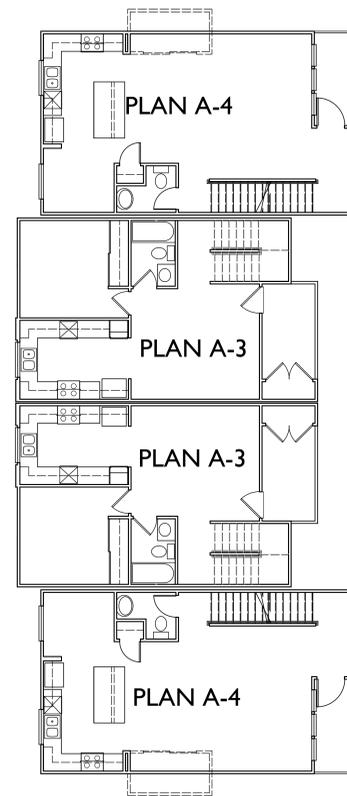
BERNARDO SHORES



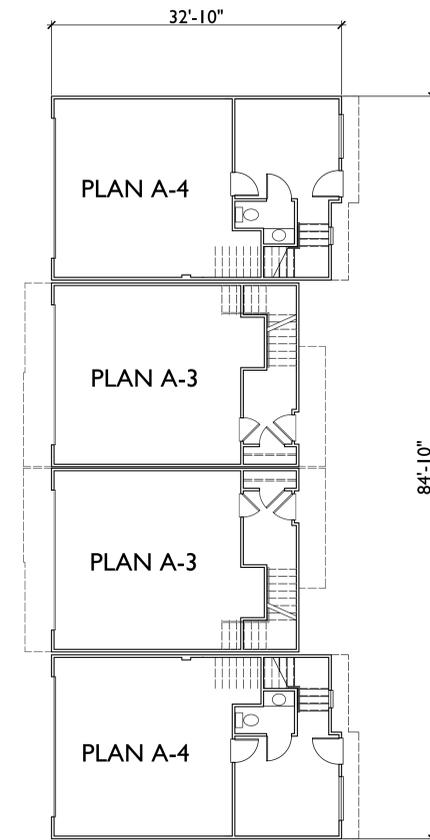
5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.724.1198



THIRD FLOOR



SECOND FLOOR

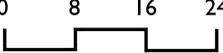


FIRST FLOOR

IMPERIAL BEACH, CA

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BUILDING TYPE 'A' COMPOSITE

SCALE 0 8 16 24

 AUGUST 25, 2014

BERNARDO SHORES



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FRONT ELEVATION



RIGHT ELEVATION



PERSPECTIVE

ELEVATION NOTES

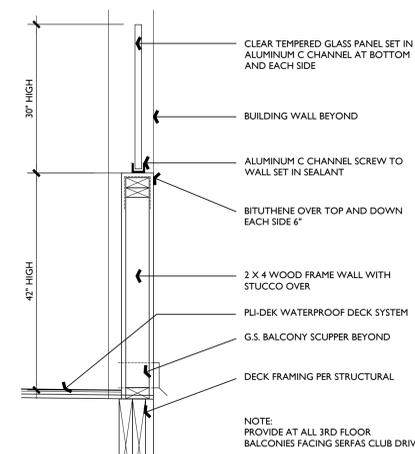
- 1 CLASS 'A' TYPICAL ROOFING
- 2 LAP SIDING
- 3 COMPOSITE RAILINGS
- 4 ACCENT SHUTTERS
- 5 RAFTER TAILS
- 6 DOOR AND WINDOW TRIM
- 7 DECORATIVE CORBEL
- 8 DECORATIVE COLUMN
- 9 SECTIONAL GARAGE DOOR



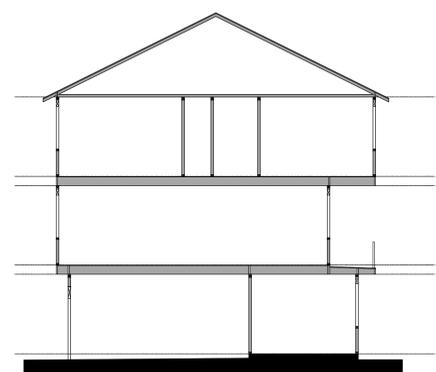
REAR ELEVATION



LEFT ELEVATION



PLEXI GLASS RAIL DETAIL



SECTION

IMPERIAL BEACH, CA

BUILDING TYPE 'A' ELEVATIONS

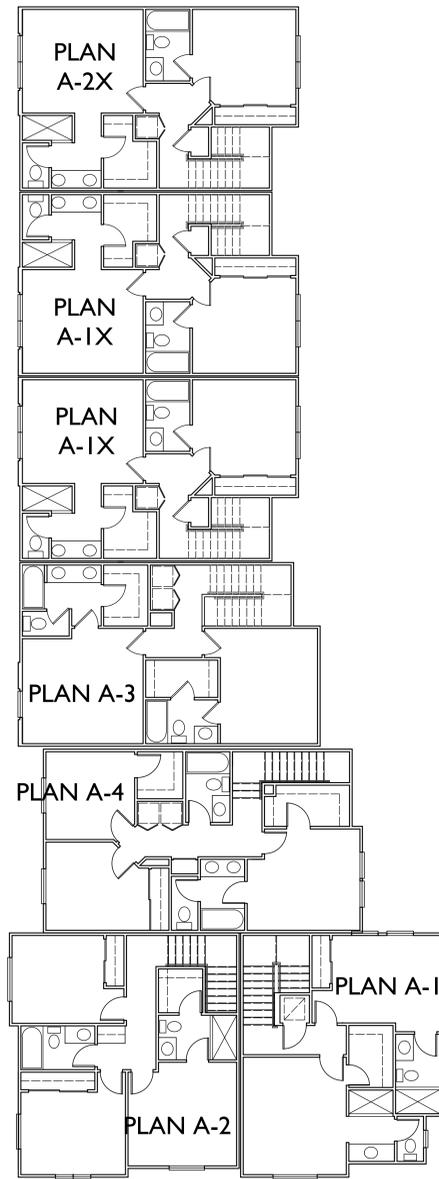
BERNARDO SHORES

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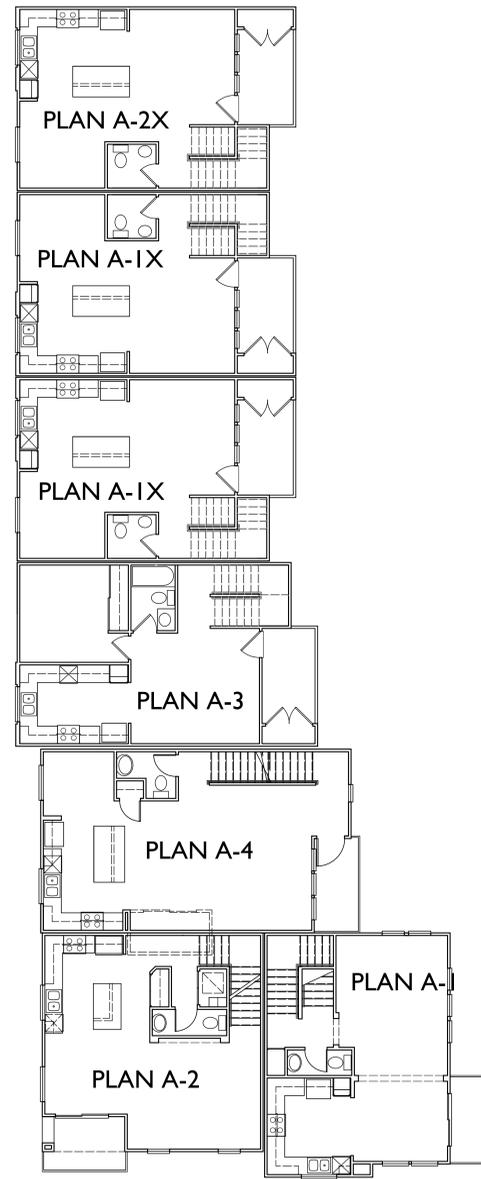
SCALE 0 8 16 24
 AUGUST 25, 2014



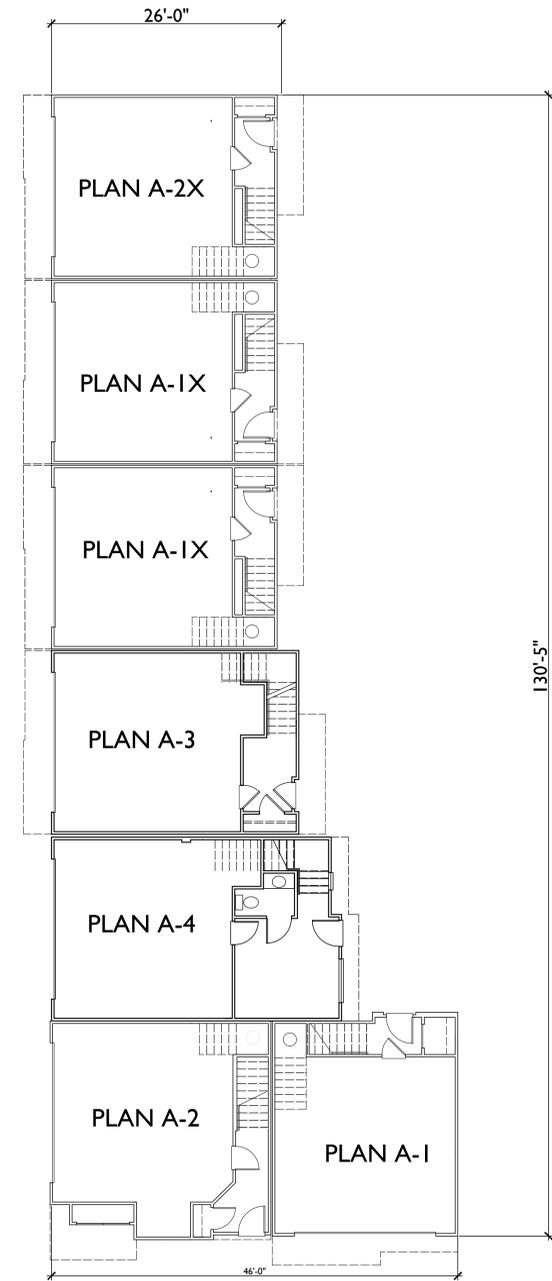
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THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

IMPERIAL BEACH, CA

THE BERNARDO SHORES PROJECT OWNER, LLC
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BUILDING TYPE 'B' COMPOSITE

SCALE 0 8 16 24
 AUGUST 25, 2014

BERNARDO SHORES



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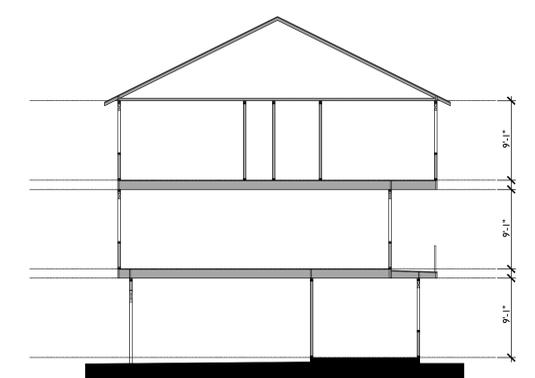
PERSPECTIVE



FRONT ELEVATION



RIGHT ELEVATION



SECTION



REAR ELEVATION



LEFT ELEVATION

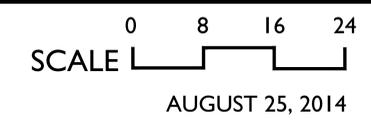
- ELEVATION NOTES**
- 1 CLASS 'A' TYPICAL ROOFING
 - 2 LAP SIDING
 - 3 COMPOSITE RAILINGS
 - 4 ACCENT SHUTTERS
 - 5 RAFTER TAILS
 - 6 DOOR AND WINDOW TRIM
 - 7 DECORATIVE CORBEL
 - 8 DECORATIVE COLUMN
 - 9 SECTIONAL GARAGE DOOR

IMPERIAL BEACH, CA

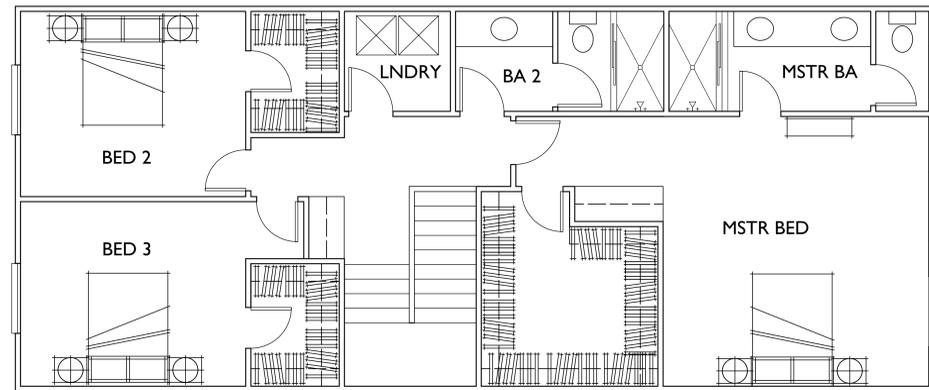
BUILDING TYPE 'B' ELEVATIONS

BERNARDO SHORES

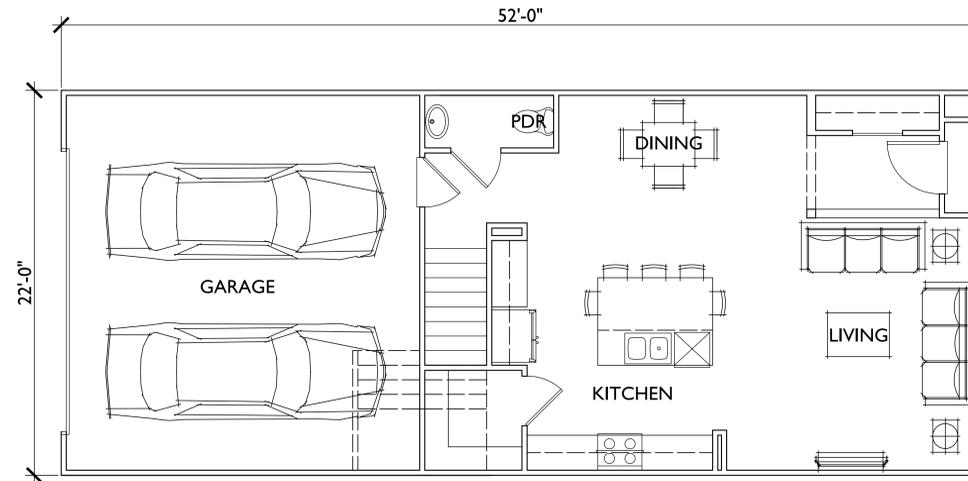
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SUMMA ARCHITECTURE
 5256 S. Mission Road, Ste 404
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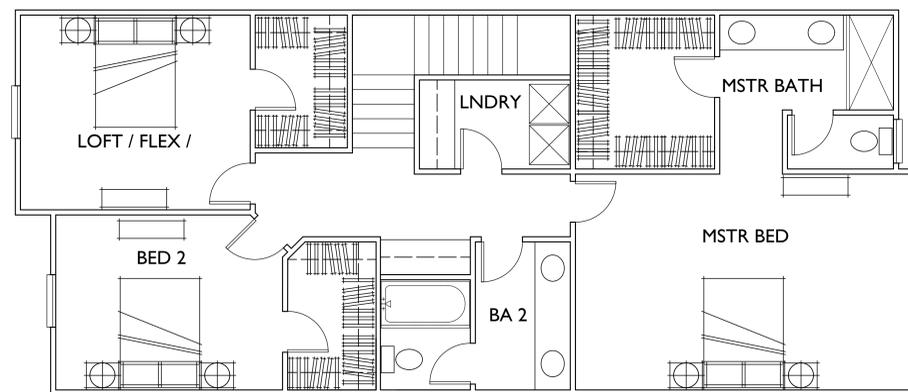


SECOND FLOOR

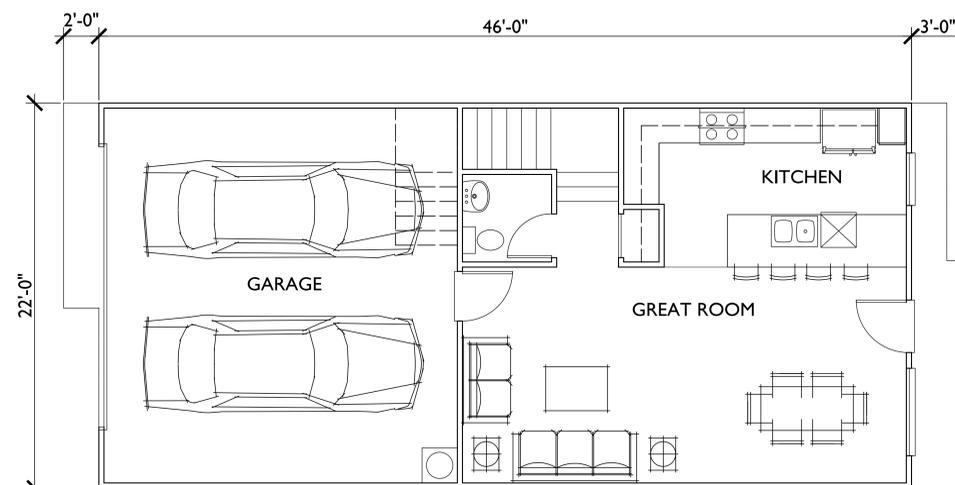


FIRST FLOOR

B-2	3BD / 2.5BA
1ST	680
2ND	1,120
TOTAL	1,800



SECOND FLOOR



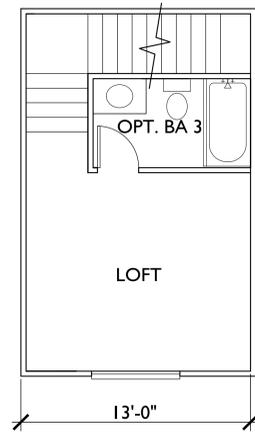
FIRST FLOOR

B-1	3BD / 2.5BA
1ST	550
2ND	1,050
TOTAL	1,600

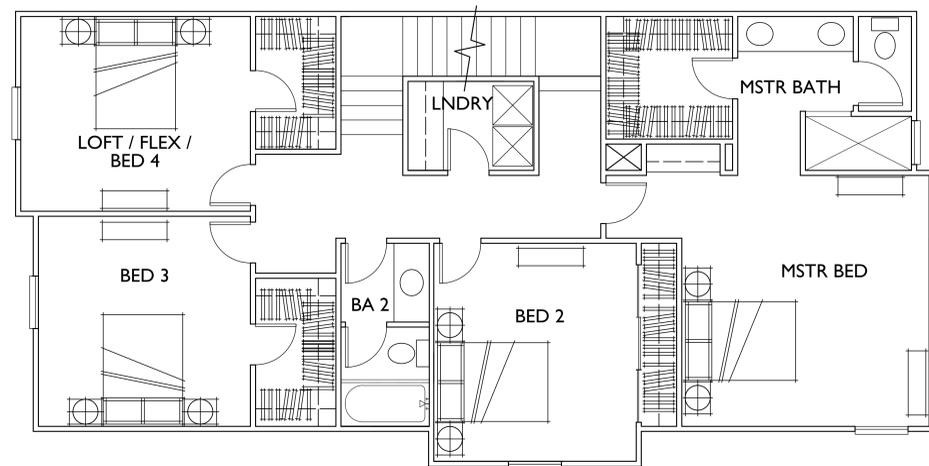
IMPERIAL BEACH, CA

2-STORY TOWNHOME FLOOR PLANS

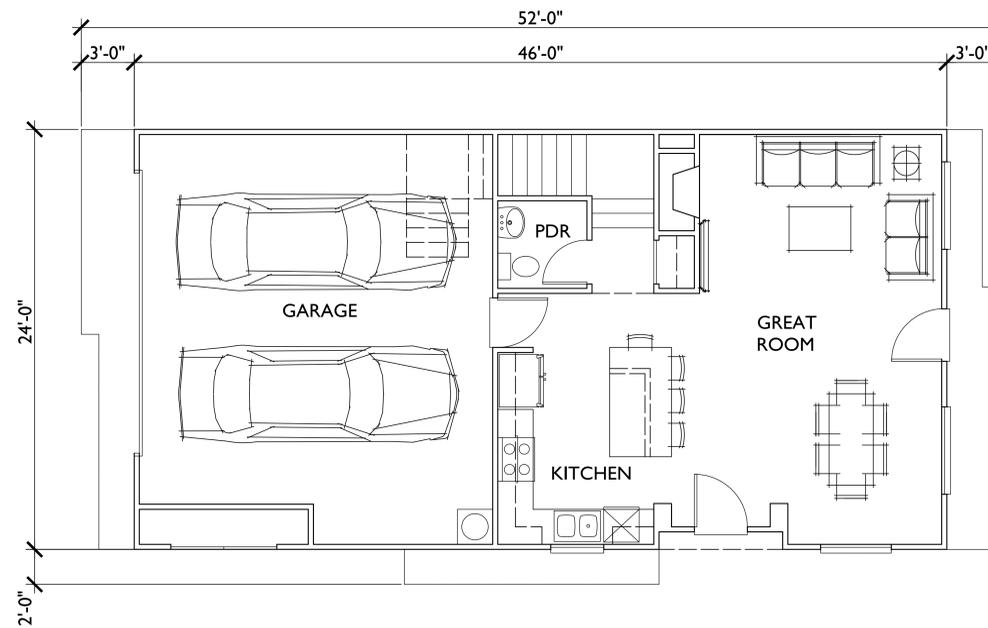
BERNARDO SHORES



OPTIONAL THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

B-3	4BD+FLEX / 3.5BA
1ST	560
2ND	1,205
LOFT	225
TOTAL	1,990

IMPERIAL BEACH, CA

2-STORY TOWNHOME FLOOR PLANS

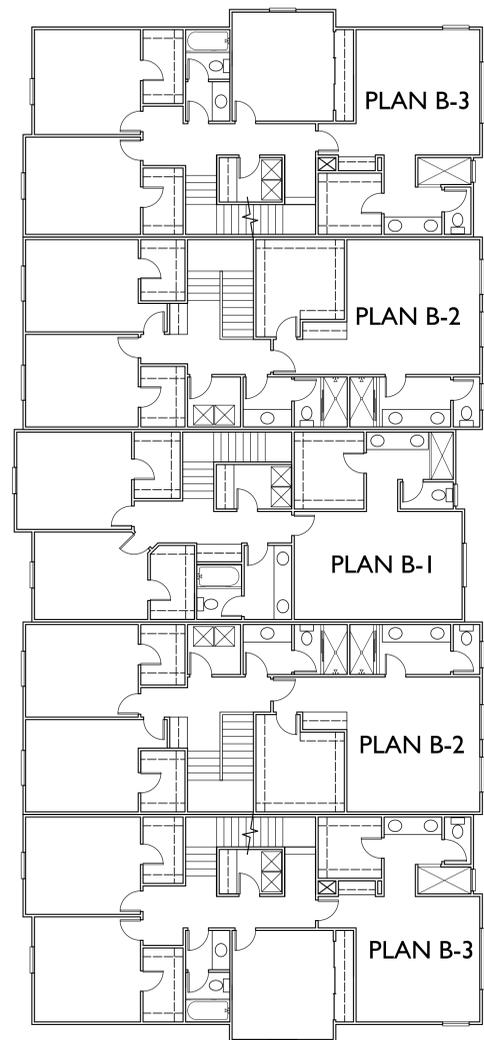
BERNARDO SHORES

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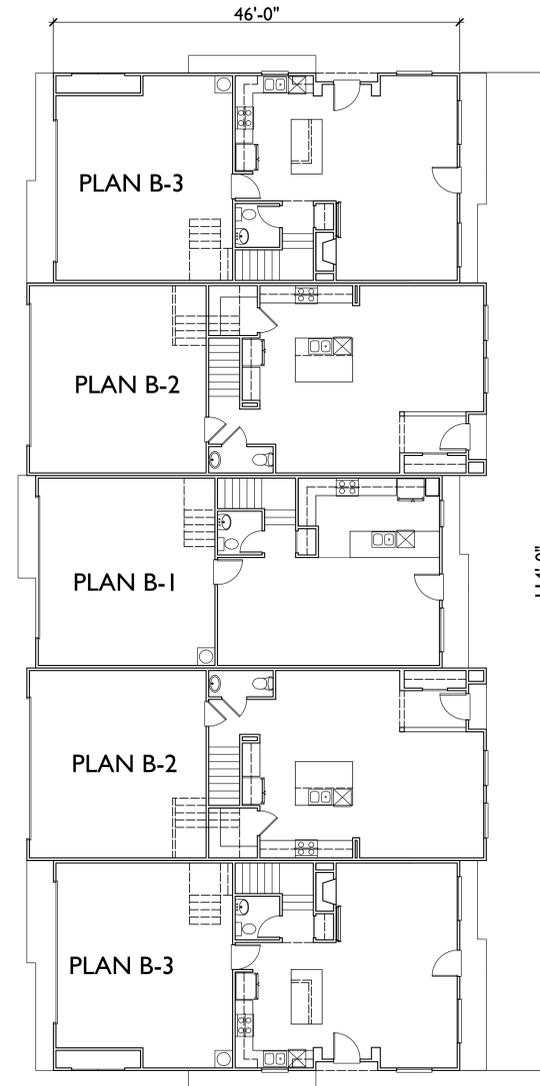
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SECOND FLOOR



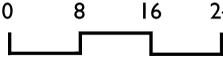
FIRST FLOOR

IMPERIAL BEACH, CA

BUILDING TYPE 'C' COMPOSITE

BERNARDO SHORES

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SCALE 
 AUGUST 25, 2014

SUMMA
 ARCHITECTURE

5256 S. Mission Road, Ste 404
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FRONT ELEVATION



RIGHT ELEVATION



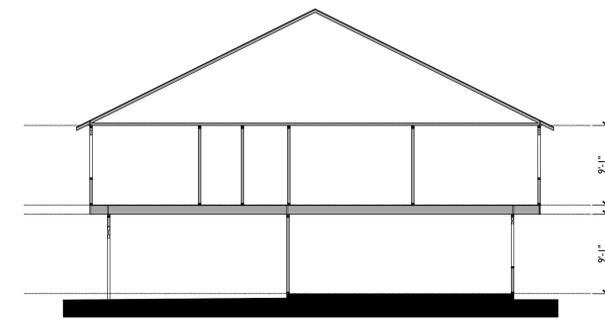
PERSPECTIVE



REAR ELEVATION



LEFT ELEVATION



SECTION

ELEVATION NOTES

- 1 CLASS 'A' TYPICAL ROOFING
- 2 LAP SIDING
- 3 COMPOSITE RAILINGS
- 4 ACCENT SHUTTERS
- 5 RAFTER TAILS
- 6 DOOR AND WINDOW TRIM
- 7 DECORATIVE CORBEL
- 8 DECORATIVE COLUMN
- 9 SECTIONAL GARAGE DOOR

IMPERIAL BEACH, CA

BUILDING TYPE 'C' ELEVATIONS

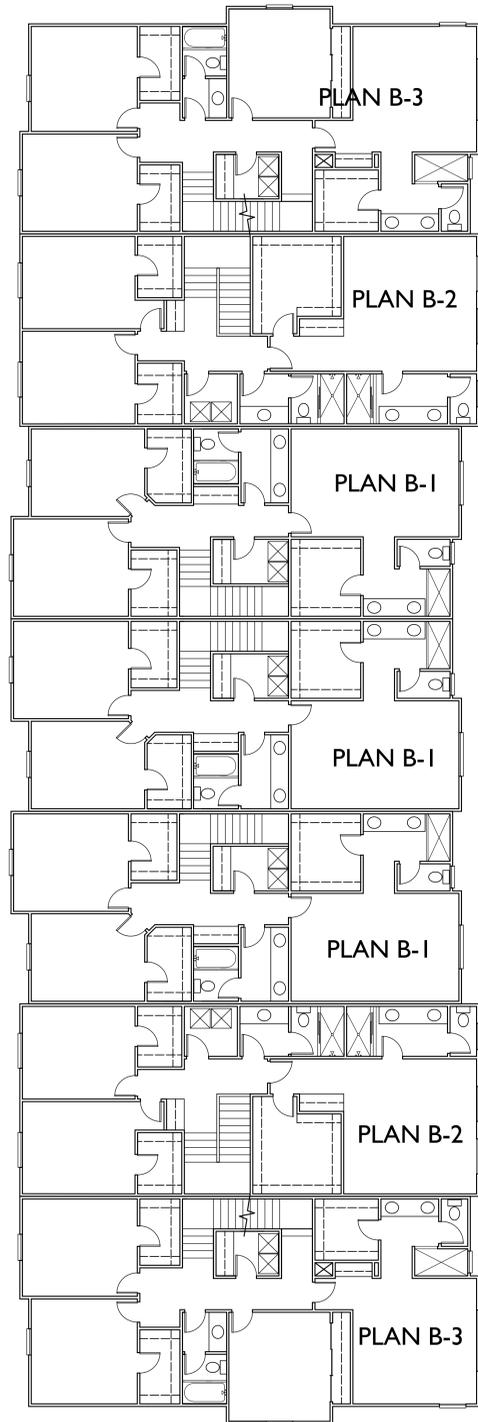
BERNARDO SHORES

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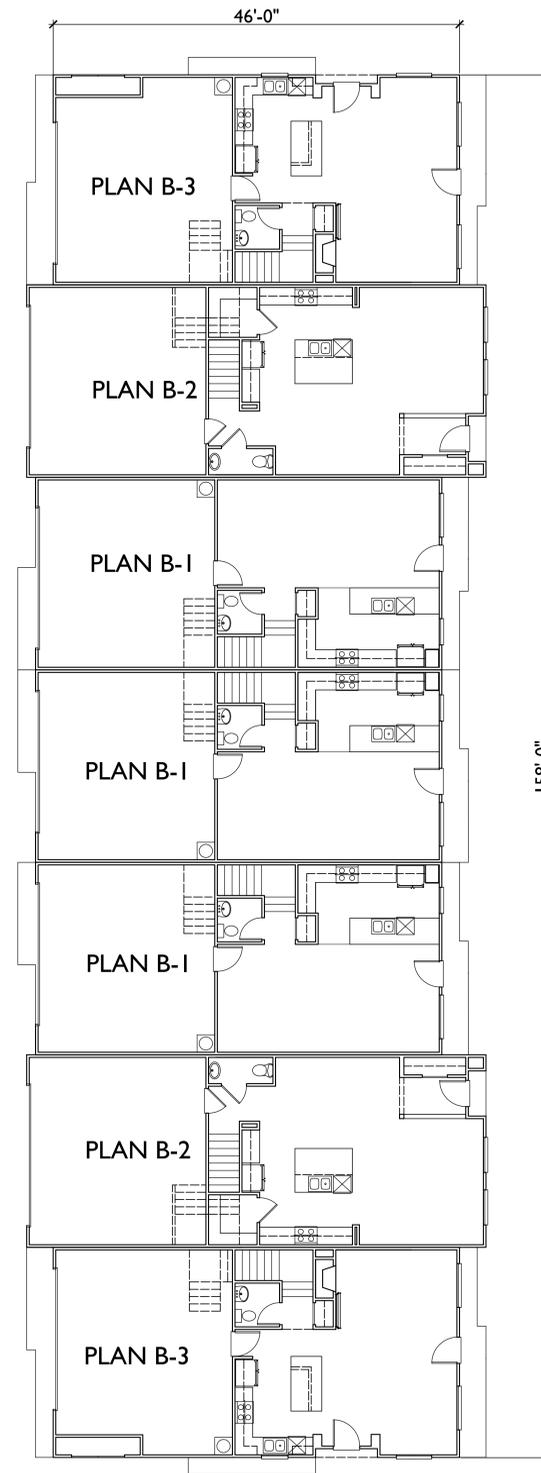
SCALE 0 8 16 24
 AUGUST 25, 2014



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SECOND FLOOR



FIRST FLOOR

IMPERIAL BEACH, CA

BUILDING TYPE 'D' COMPOSITE

BERNARDO SHORES

THE BERNARDO SHORES PROJECT OWNER, LLC
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SCALE 0 8 16 24
 AUGUST 25, 2014



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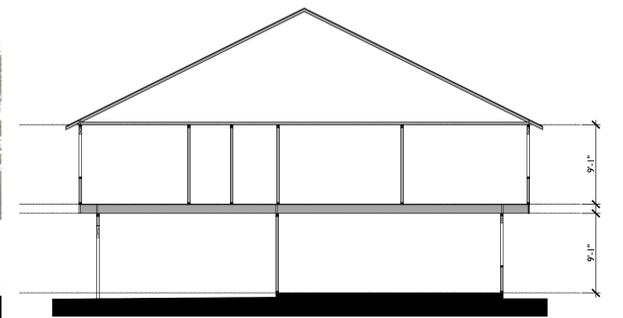
PERSPECTIVE



FRONT ELEVATION



RIGHT ELEVATION



SECTION



REAR ELEVATION



LEFT ELEVATION

ELEVATION NOTES

- 1 CLASS 'A' TYPICAL ROOFING
- 2 LAP SIDING
- 3 COMPOSITE RAILINGS
- 4 ACCENT SHUTTERS
- 5 RAFTER TAILS
- 6 DOOR AND WINDOW TRIM
- 7 DECORATIVE CORBEL
- 8 DECORATIVE COLUMN
- 9 SECTIONAL GARAGE DOOR

IMPERIAL BEACH, CA

BUILDING TYPE 'D' ELEVATIONS

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FRONT ELEVATION



RIGHT ELEVATION



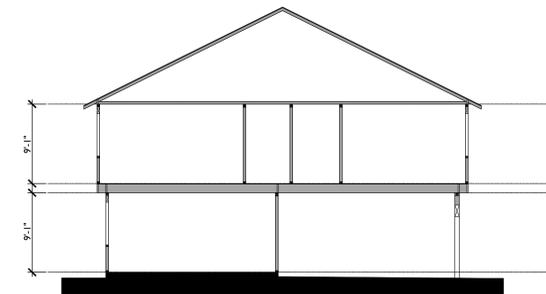
PERSPECTIVE



REAR ELEVATION

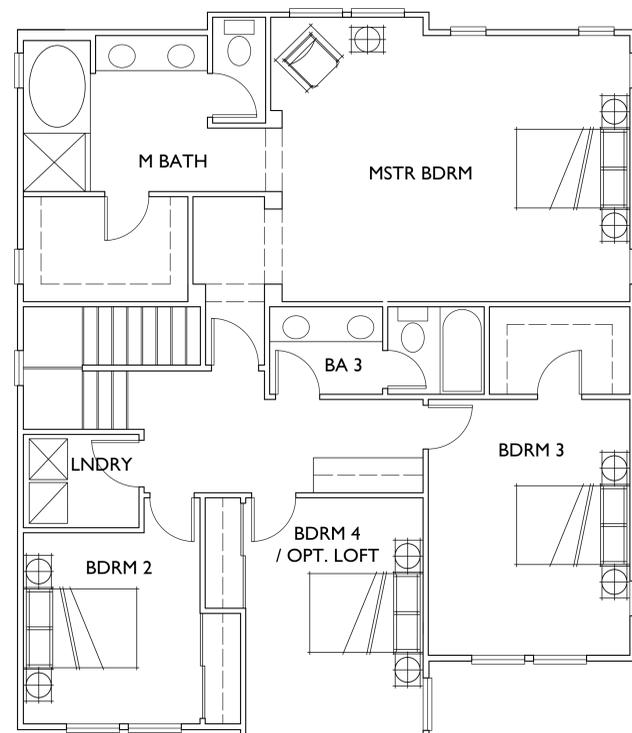


LEFT ELEVATION

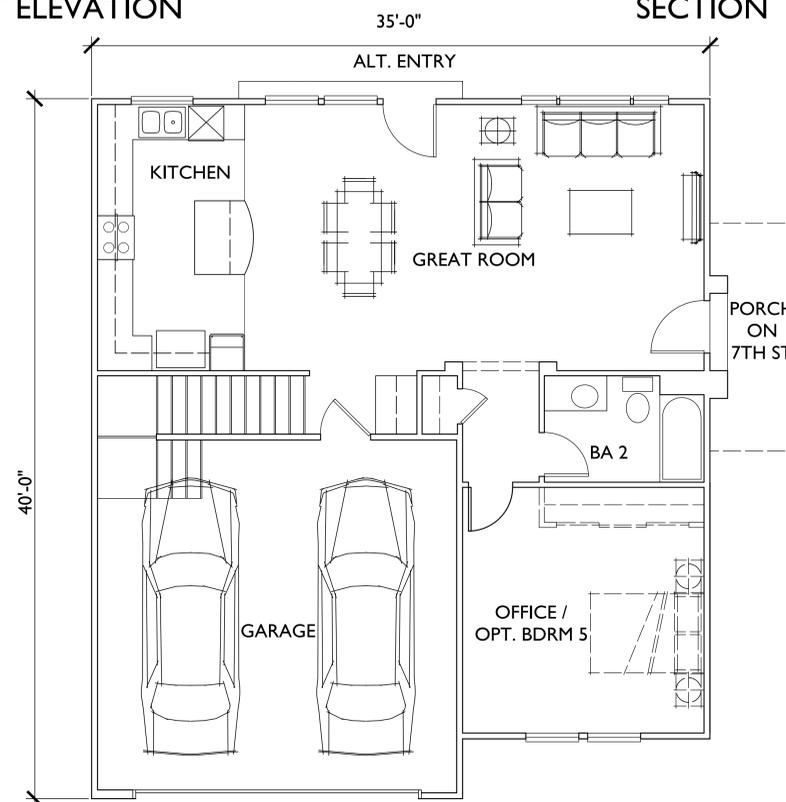


SECTION

- ELEVATION NOTES
- 1 CLASS 'A' TYPICAL ROOFING
 - 2 LAP SIDING
 - 3 COMPOSITE RAILINGS
 - 4 ACCENT SHUTTERS
 - 5 RAFTER TAILS
 - 6 DOOR AND WINDOW TRIM
 - 7 DECORATIVE CORBEL
 - 8 DECORATIVE COLUMN
 - 9 SECTIONAL GARAGE DOOR



SECOND FLOOR



FIRST FLOOR

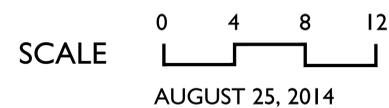
PLAN C-1	4BD+DEN / 3BA
1ST	925
2ND	1,325
TOTAL	2,250

IMPERIAL BEACH, CA

CONCEPTUAL DETACHED BUILDING E

BERNARDO SHORES

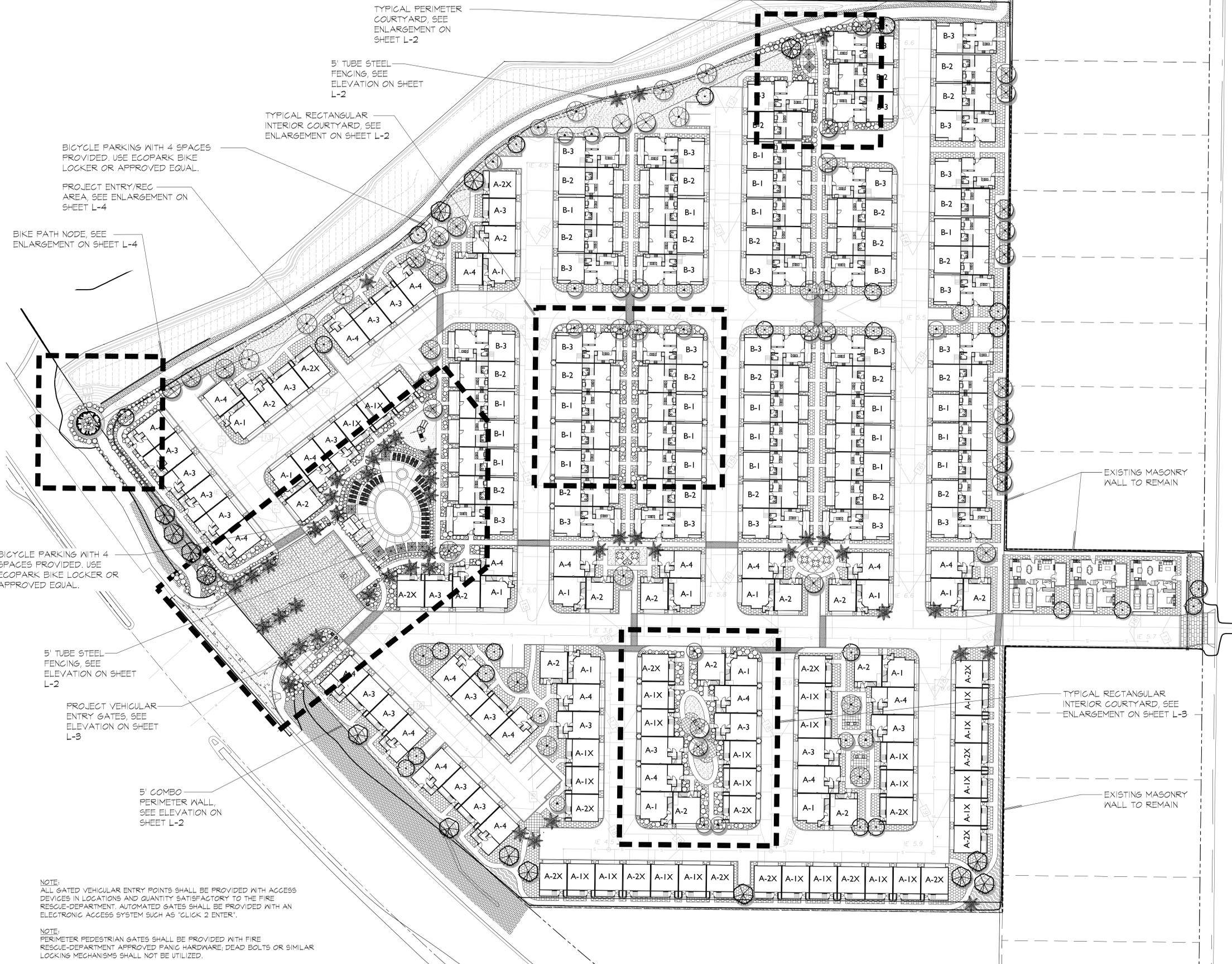
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 760.724.1198

LANDSCAPE CONCEPT PLAN

BICYCLE PARKING WITH 4 SPACES PROVIDED. USE ECOPARK BIKE LOCKER OR APPROVED EQUAL.

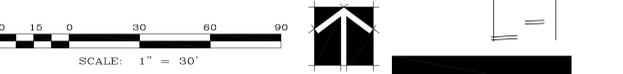


CONCEPTUAL PLANTING LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	M.U.C.O.L.s	WATER USE
ENTRY TREES					
⊗	QUERCUS ILEX	HOLLY OAK	36" BOX		LOW
★	SYAGRUS ROMANZOFFIANA	QUEEN PALM	16" B.T.H.		MED.
ACCENT & SHADE TREES					
⊗	ARBUTUS U. MARINA'	STRAWBERRY TREE	24" BOX		LOW
⊗	LAGERSTROEMIA 'TUSCARORA'	GRAPEMYRTLE	24" BOX		MED.
⊗	METROSIDEROS EXCELSUS	NEW ZEALAND XMAS TREE	48" BOX		LOW
⊗	RHUS LANCEA (MULTI-TRUNK)	AFRICAN SUMAC	36" BOX		LOW
★	SYAGRUS ROMANZOFFIANA	QUEEN PALM	16" B.T.H.		MED.
COLUMNAR SHRUBS					
⊙	FRAXINUS CAROLINIANA	CAROLINA LAUREL CHERRY	15 GAL.		MED.
⊙	PODOCARPUS 'MAKI'	LONG-LEAF YELLOW-WOOD	15 GAL.		MED.
FOUNDATION SHRUBS					
⊙	GERGIS C. 'FOREST PANSY'	PURPLE-LEAVED REDBUD			LOW
⊙	CHAMELAIMUM UNICINATUM	WAXFLOWER			LOW
⊙	ECHINUM CANDIDUM	FRIGE OF MADEIRA			LOW
⊙	LIGUSTRUM T. 'JAPONICUM'	JAPANESE PRIVET			LOW
⊙	PHORMIUM 'GOLDEN RAY'	GOLDEN RAY NEW ZEALAND FLAX			MED.
SECONDARY SHRUBS					
⊙	BOUGAINVILLEA 'ROSENKA'	ROSENKA BOUGAINVILLEA			LOW
⊙	CISTUS X PURPUREUS	ORCHID ROCKROSE			LOW
⊙	FESTUCA MAIREI	ATLAS FESCUE			LOW
⊙	PITOSPORUM T. 'VARIEGATA'	VARIEGATED MOCK ORANGE			MED.
⊙	ROSA FLORIBUNDA 'ICEBERG'	ICEBERG ROSE			MED.
⊙	ROSMARINUS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY			LOW
FOREGROUND SHRUBS					
⊙	BUXIS JAPONICA	BOXWOOD			MED.
⊙	HEMEROCALLIS HYBRIDS	EVERGREEN YELLOW DAYLILY			MED.
⊙	HEPHERALOE PARVIFLORA	RED YUCCA			LOW
⊙	LANTANA 'GOLD MOUND'	GOLD MOUND LANTANA			LOW
⊙	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER			LOW
⊙	LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LILY TURF			MED.
⊙	PHORMIUM T. 'MAORI MAIDEN'	MAORI MAIDEN N.Z.F.			MED.
⊙	SALVIA M. 'HOT LIPS'	HOT LIPS SALVIA			LOW
ACCENT PLANTS					
⊙	AGAVE WEBERI	WEBERS AGAVE			LOW
⊙	AGAVE ATTENUATA	FOX TAIL AGAVE			LOW
⊙	ALOE BARBERAE	TREE ALOE			LOW
⊙	CORDYLINA A. 'RED STAR'	RED STAR CORDYLINA			LOW
VINES					
⊙	BOUGAINVILLEA SPECIES	BOUGAINVILLEA			LOW
⊙	DISTICIS RIVERS'	ROYAL TRUMPET VINE			MED.
⊙	PANDOREA JASMINOIDES	BOXER VINE			MED.
GROUNDCOVER					
▨	MYOPORUM P. 'PUTAL GREEK'	PROSTRATE MYOPORUM			LOW
▨	ROSMARINUS PROSTRATUS	PROSTRATE ROSEMARY			LOW
▨	SENEGIO MANDRALISCAE	BLUE CHALK STICKS			LOW
▨	MARATHON II	SOD			HIGH

REQUIRED OPEN SPACE:
193X300 sf = 57,900 sf

PROVIDED OPEN SPACE:
AT-GRADE PATIOS AND COMMONS = 70,211 sf
2nd FLOOR BALCONIES = 6,900 sf
TOTAL = 77,111 sf



BERNARDO SHORES
INTEGRAL COMMUNITIES
2235 ENCINITAS BOULEVARD, SUITE #216
ENCINITAS, CALIFORNIA 92024

IMPERIAL BEACH, CALIFORNIA

GILLESPIE . MOODY . PATTERSON
4125 SORRENTO VALLEY BLVD, SUITE 'D', SAN DIEGO, CALIFORNIA 92121



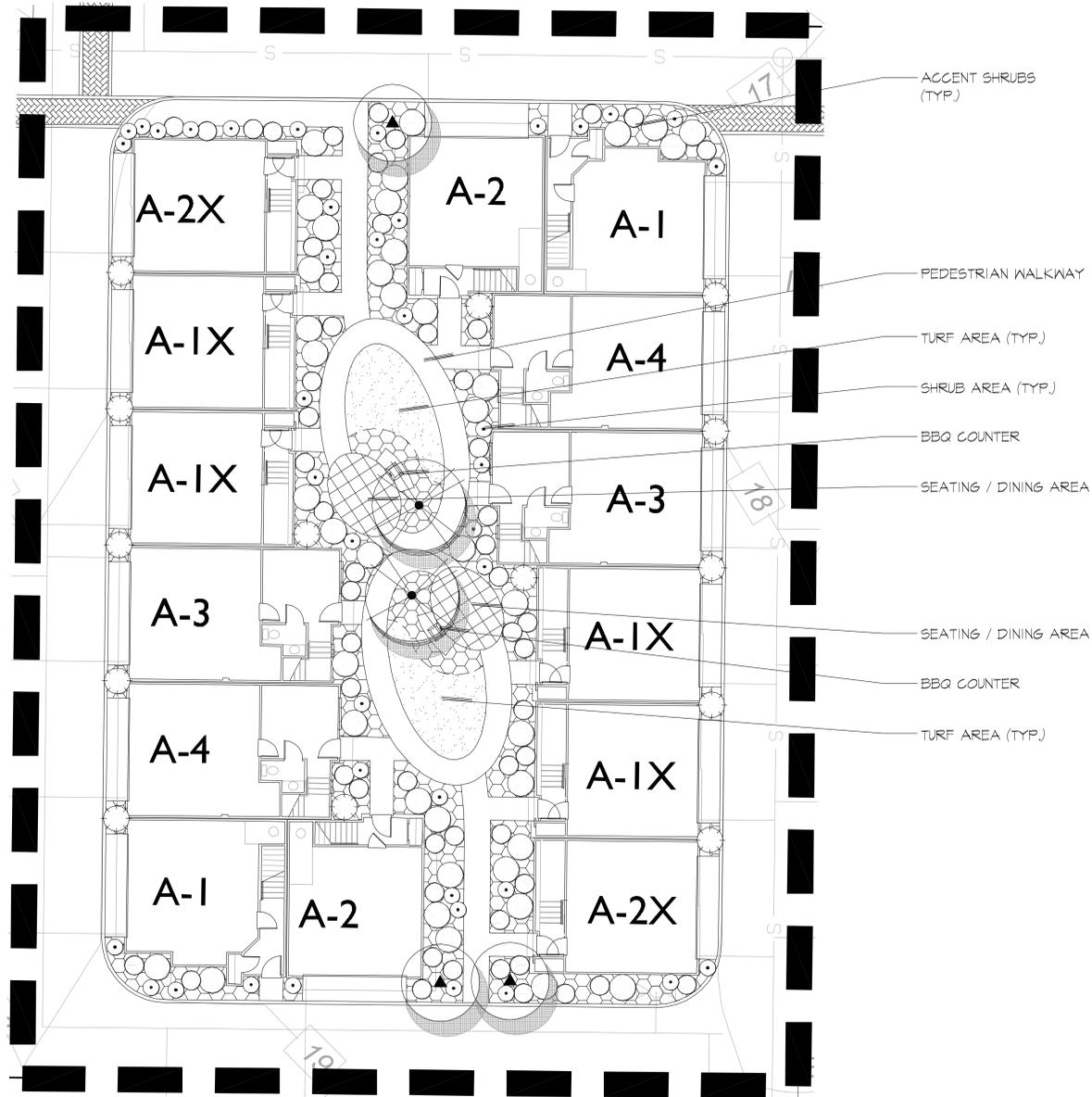
August-25-2014

NOTE:
ALL GATED VEHICULAR ENTRY POINTS SHALL BE PROVIDED WITH ACCESS DEVICES IN LOCATIONS AND QUANTITY SATISFACTORY TO THE FIRE RESCUE-DEPARTMENT. AUTOMATED GATES SHALL BE PROVIDED WITH AN ELECTRONIC ACCESS SYSTEM SUCH AS 'CLICK 2 ENTER'.

NOTE:
PERIMETER PEDESTRIAN GATES SHALL BE PROVIDED WITH FIRE RESCUE-DEPARTMENT APPROVED PANIC HARDWARE, DEAD BOLTS OR SIMILAR LOCKING MECHANISMS SHALL NOT BE UTILIZED.

BERNARDO SHORES August 25 2014

CONCEPT ENLARGEMENTS



TYPICAL INTERIOR COURTYARD

CONCEPTUAL PLANTING LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	W.U.C.O.L.s	WATER USE
ENTRY TREES					
	QUERCUS ILEX	HOLLY OAK	36" BOX	LOW	
	SYAGRUS ROMANZOFFIANA	QUEEN PALM	16' B.T.H.	MED.	
ACCENT & SHADE TREES					
	ARBUTUS U. MARINA	STRAWBERRY TREE	24" BOX	LOW	
	LAGERSTROEMIA 'TUSCARORA'	GRAPEMYRTLE	24" BOX	MED.	
	METROSIDEROS EXCELSUS	NEW ZEALAND XMAS TREE	48" BOX	LOW	
	RHUS LANCEA (MULTI-TRUNK)	AFRICAN SUMAC	36' BOX	LOW	
	SYAGRUS ROMANZOFFIANA	QUEEN PALM	16' B.T.H.	MED.	
COLUMNAR SHRUBS					
	PRUNUS CAROLINIANA	CAROLINA LAUREL CHERRY	15 GAL.	MED.	
	PODOCARPUS 'MAKI'	LONG-LEAF YELLOWWOOD	15 GAL.	MED.	
FOUNDATION SHRUBS					
	CERCIS G. 'FOREST PANSY'	PURPLE-LEAVED REDBUD		LOW	
	CHAMELAUCIUM UNGINATUM	MAXFLOWER		LOW	
	EGHUM CANDICANS	PRIDE OF MADEIRA		LOW	
	LIGUSTRUM T. 'JAPONICUM'	JAPANESE PRIVET		LOW	
	PHORMIUM 'GOLDEN RAY'	GOLDEN RAY NEW ZEALAND FLAX		MED.	
SECONDARY SHRUBS					
	BOUGAINVILLEA 'ROSENKA'	ROSENKA BOUGAINVILLEA		LOW	
	CISTUS X PURPUREUS	ORCHID ROCKROSE		LOW	
	FESTUCA MAIREI	ATLAS FESCUE		LOW	
	PITTOSPORIUM T. 'VARIEGATA'	VARIEGATED MOCK ORANGE		MED.	
	ROSA FLORIBUNDA 'ICEBERG'	ICEBERG ROSE		MED.	
	ROSMARINUS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY		LOW	
FOREGROUND SHRUBS					
	BUXUS JAPONICA	BOXWOOD		MED.	
	HEMEROCALLIS HYBRIDS	EVERGREEN YELLOW DAYLILY		MED.	
	HESPERALOE PARVIFLORA	RED YUCCA		LOW	
	LANTANA 'GOLD MOUND'	GOLD MOUND LANTANA		LOW	
	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER		LOW	
	LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LILY TURF		MED.	
	PHORMIUM T. 'MAORI MAIDEN'	MAORI MAIDEN N.Z.F.		MED.	
	SALVIA M. 'HOT LIPS'	HOT LIPS SALVIA		LOW	
ACCENT PLANTS					
	AGAVE NEBERI	NEBER'S AGAVE		LOW	
	AGAVE ATTENUATA	FOX TAIL AGAVE		LOW	
	ALOE BARBERAE	TREE ALOE		LOW	
	CORDYLINE A. 'RED STAR'	RED STAR CORDYLINE		LOW	
VINES					
	BOUGAINVILLEA SPECIES	BOUGAINVILLEA		LOW	
	DISTICHS 'RIVERS'	ROYAL TRUMPET VINE		MED.	
	PANDOREA JASMINOIDES	BOWER VINE		MED.	
GROUND COVER					
	MYOPORIUM P. 'PUTAL CREEK'	PROSTRATE MYOPORIUM		LOW	
	ROSMARINUS PROSTRATUS	PROSTRATE ROSEMARY		LOW	
	SENEGIO MANDRALISCAE	BLUE CHALK STICKS		LOW	
	MARATHON II	SOD		HIGH	



L-3

BERNARDO SHORES

IMPERIAL BEACH, CALIFORNIA

INTEGRAL COMMUNITIES

2235 ENCINITAS BOULEVARD, SUITE #216
ENCINITAS, CALIFORNIA 92024

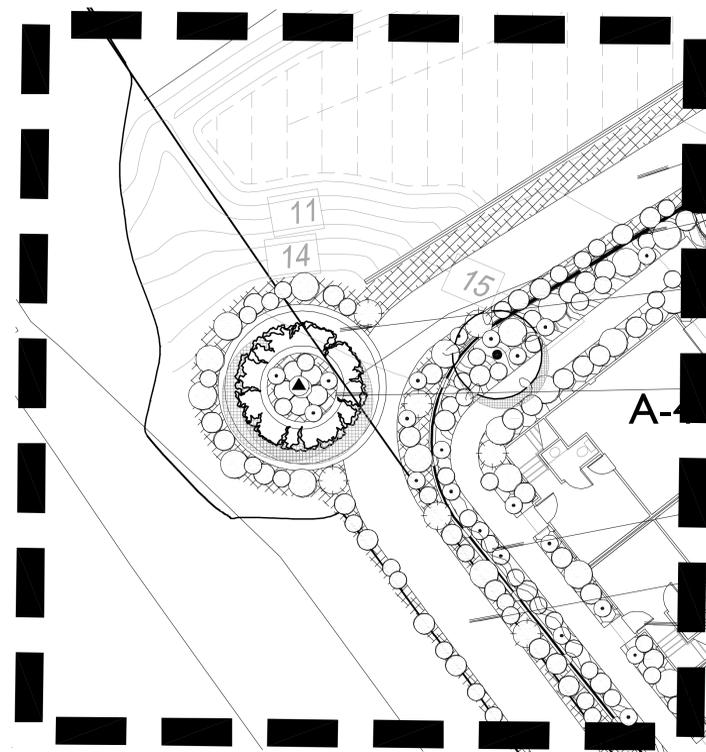
GILLESPIE . MOODY . PATTERSON

4125 SORRENTO VALLEY BLVD, SUITE 'D', SAN DIEGO, CALIFORNIA 92121

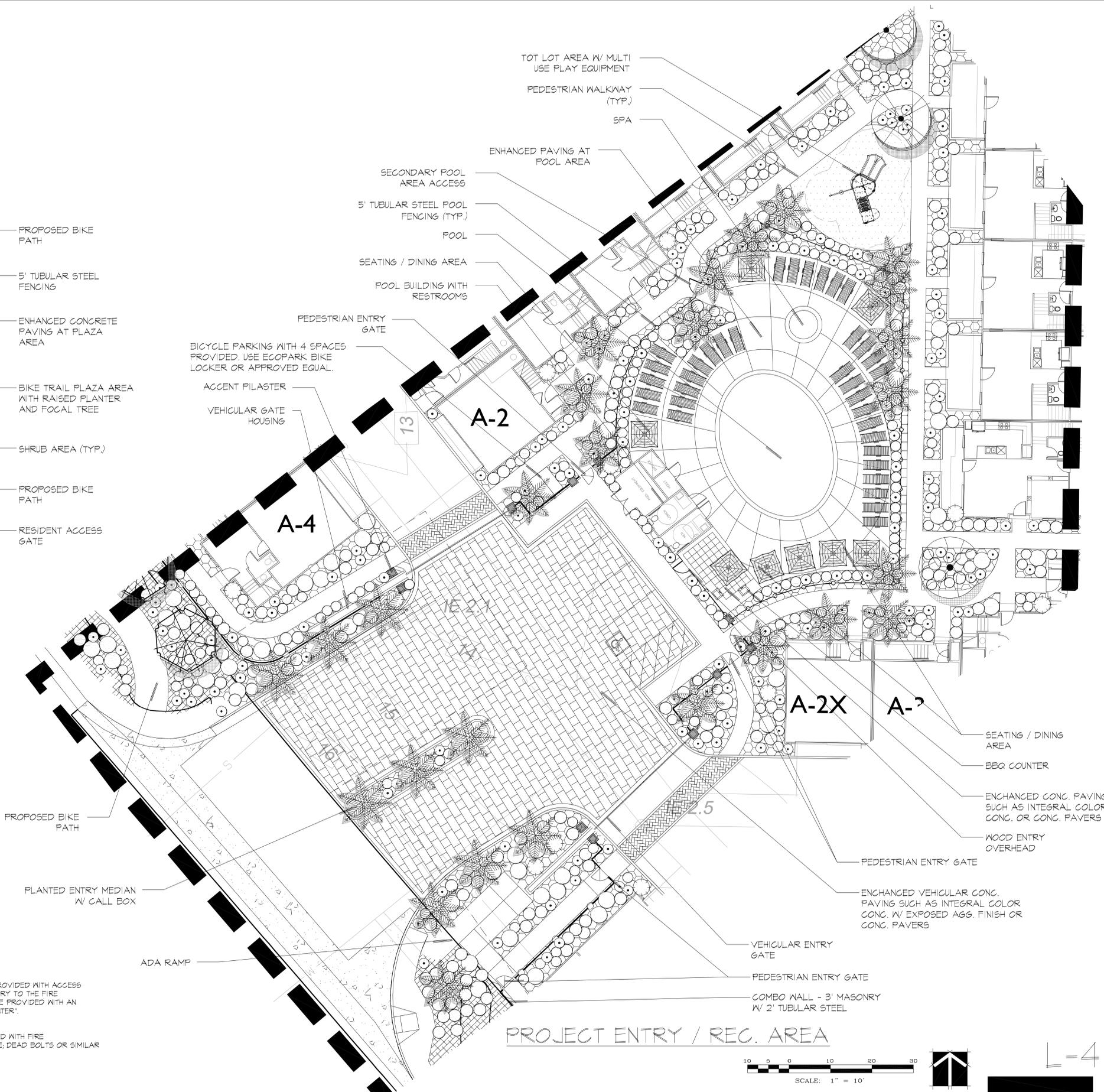
August-22-2014



CONCEPT ENLARGEMENTS



TRAIL HEAD PLAZA



PROJECT ENTRY / REC. AREA

NOTE:
ALL GATED VEHICULAR ENTRY POINTS SHALL BE PROVIDED WITH ACCESS DEVICES IN LOCATIONS AND QUANTITY SATISFACTORY TO THE FIRE RESCUE-DEPARTMENT. AUTOMATED GATES SHALL BE PROVIDED WITH AN ELECTRONIC ACCESS SYSTEM SUCH AS "CLICK 2 ENTER".

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L-4

BERNARDO SHORES

IMPERIAL BEACH, CALIFORNIA

INTEGRAL COMMUNITIES

2235 ENCINITAS BOULEVARD, SUITE #216
ENCINITAS, CALIFORNIA 92024

GILLESPIE . MOODY . PATTERSON

4125 SORRENTO VALLEY BLVD, SUITE 'D', SAN DIEGO, CALIFORNIA 92121

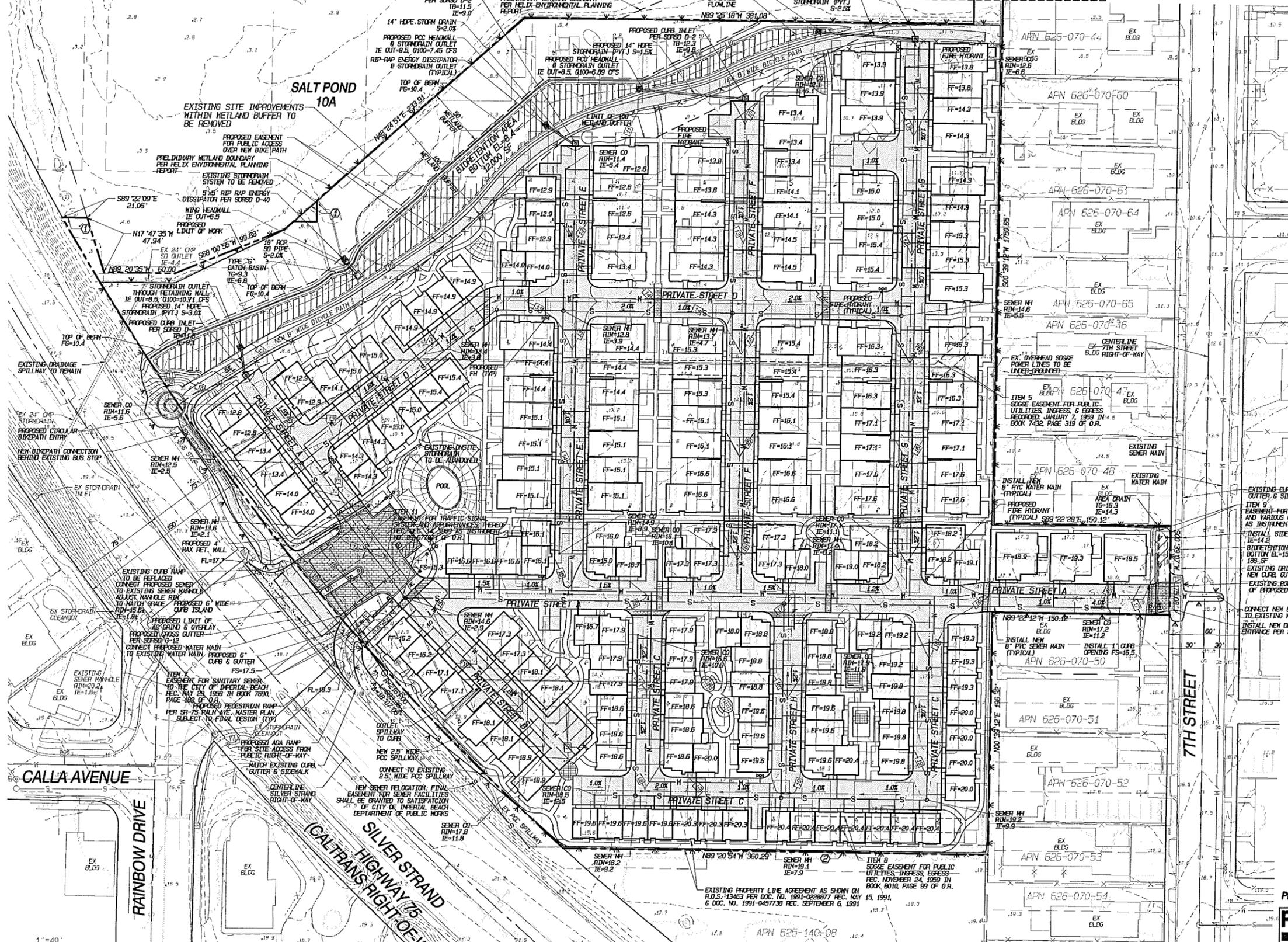
August-22-2014



BERNARDO SHORES August-22-2014

TENTATIVE MAP & COASTAL DEVELOPMENT PERMIT FOR:
 BERNARDO SHORES, IMPERIAL BEACH, CA
 PHASE 1

SEE SHEET 3 FOR
 PHASE 2 BIKE PATH EXTENSION



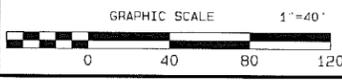
EXISTING CURB, GUTTER & SIDEWALK
 ITEM 9
 EASEMENT FOR PUBLIC UTILITIES, INGRESS, EGRESS AND VARIOUS OTHER PURPOSES, REC. NOV. 4, 1988 AS INSTRUMENT NO. 193024 OF O.R.
 INSTALL SIDEWALK UNDERDRAIN PER SORSO D-27 IE=14.2
 BIOPRETENTION AREA BOTTOM EL.=15.5
 188 SF
 EXISTING DRIVEWAY ENTRY TO BE CLOSED WITH NEW CURB, GUTTER & SIDEWALK
 EXISTING POWER POLE TO BE RELOCATED OUT OF PROPOSED DRIVEWAY
 CONNECT NEW 6" WATER MAIN TO EXISTING WATER MAIN
 INSTALL NEW DRIVEWAY ENTRANCE PER SORSO G-14A

NOTE:
 PUBLIC IMPROVEMENTS SHOWN HEREON ALONG HWY 75 ARE CONCEPTUAL PER SR-75 PALM AVENUE MASTER PLAN AND ARE SUBJECT TO FINAL DESIGN.

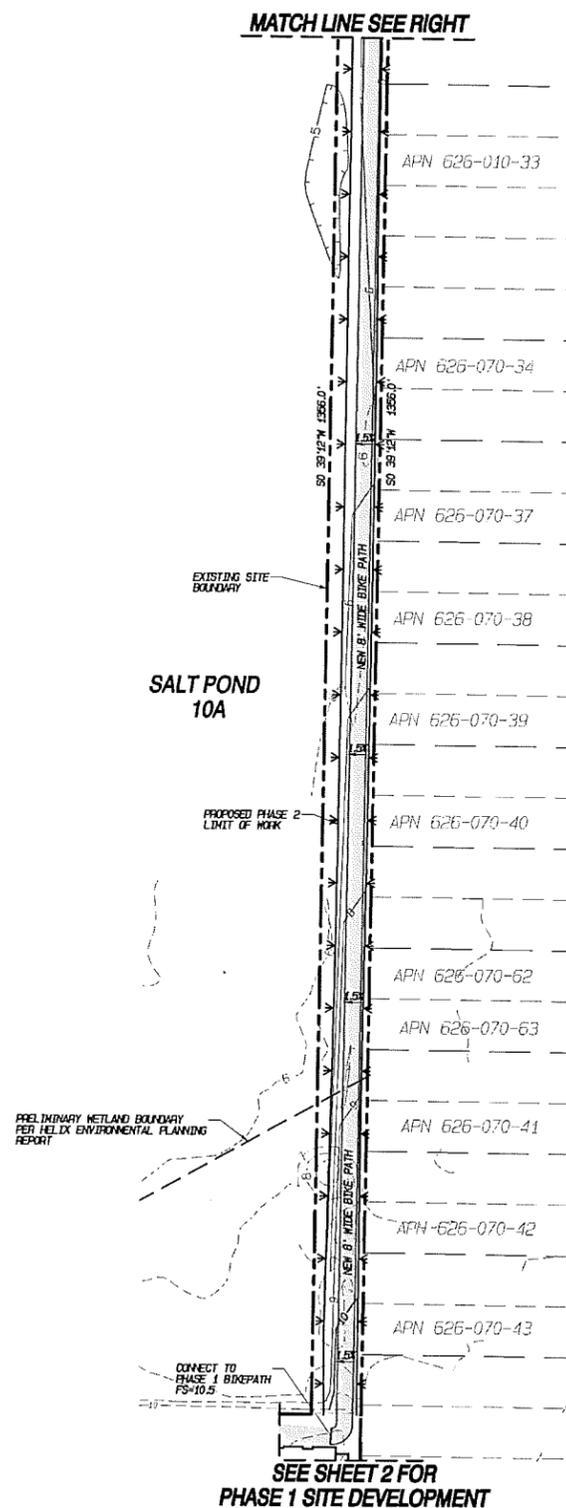


PREPARED BY:
PASCO LARET SUITER & ASSOCIATES
 CIVIL ENGINEERING + LAND PLANNING + LAND SURVEYING
 535 North Highway 101, Ste. A, Solana Beach, CA 92075
 ph 858.259.8212 | fx 858.259.4812 | pls@pascoengineering.com

PHASE 1 SITE DEVELOPMENT
 SCALE 1"=40'



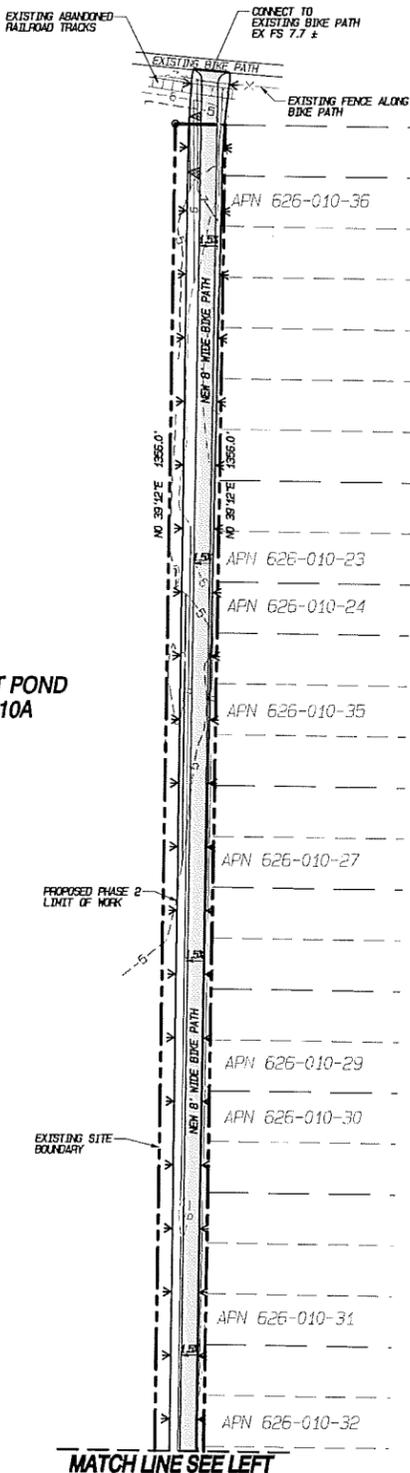
TENTATIVE MAP & COASTAL DEVELOPMENT PERMIT FOR:
 BERNARDO SHORES, IMPERIAL BEACH, CA
 PHASE 2



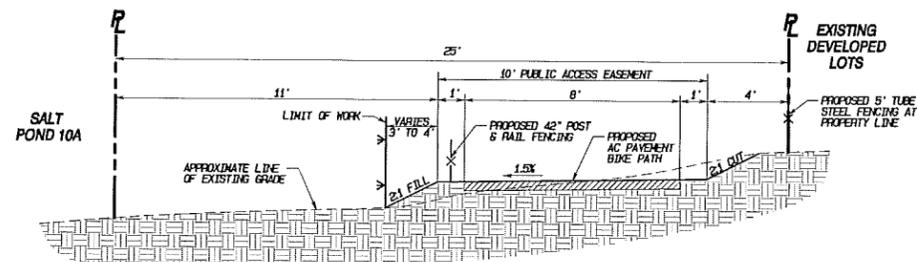
SEE SHEET 2 FOR
 PHASE 1 SITE DEVELOPMENT

PHASE 2 - BIKE PATH EXTENSION

SCALE 1"=40'



MATCH LINE SEE LEFT



TYPICAL SECTION PROPOSED BIKE PATH

NOT TO SCALE



PREPARED BY:

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 ph 858.259.8212 | fx 858.259.4812 | plsengineering.com

DATE PREPARED: 8-25-14

FLSA 2045

DRAFT

MINUTES

**TIDELANDS ADVISORY COMMITTEE OF
THE CITY OF IMPERIAL BEACH**

SPECIAL MEETING

**City Council Chambers
825 Imperial Beach Blvd.
Imperial Beach, CA 91932**

MONDAY, JULY 21, 2014

In accordance with City policy, all Tidelands Advisory Committee meetings are recorded in their entirety and recordings are available for review. These minutes are a brief summary of actions taken.

1.0 CALL TO ORDER

CHAIRPERSON DEDINA called the Regular Meeting to order at 3:12 p.m.

2.0 ROLL CALL

PRESENT: David Van de Water, Joseph Ellis, Vice Chairperson Mary Doyle, Chairperson Michel Dedina

ABSENT: Veronica Archer

STAFF PRESENT: City Planner Foltz, Community Development Director Gregory Wade; City Clerk Hald, Project Manager Cumming

3.0 PUBLIC COMMENTS

None.

4.0 BUSINESS FROM THE COMMUNITY DEVELOPMENT DEPARTMENT

BERNARDO SHORES PROJECT INTEGRAL COMMUNITIES (OWNER/APPLICANT); DESIGN REVIEW CASE (DRC 130028), SITE PLAN REVIEW (SPR 130029), TENTATIVE MAP (TM 130030), AND ENVIRONMENTAL INITIAL ASSESSMENT (EIA 130031) FOR THE DEMOLITION OF AN EXISTING RECREATION VEHICLE PARK AND CONSTRUCTION OF 193 NEW RESIDENTIAL CONDOMINIUM UNITS AT 500 HIGHWAY 75 IN THE C/MU-1 (GENERAL COMMERCIAL & MIXED-USE) ZONE. MF 1100.

SENIOR PLANNER FOLTZ gave a PowerPoint presentation on the item. He reported that the project will have 193 residential condominium units and a Class 1 bike path would extend from Highway 75 to the Bayshore Bikeway. He reviewed vehicular access, the greenbelt areas, recreational amenities, parking and the location of the bike path. He also reviewed the site plan, wetland buffer, the bike path connection and project elevations. He recommended consideration of the project design and approval of the project to the city Council with recommendations by the Tidelands Advisory Committee.

CHAIRPERSON DEDINA, questioned whether the bike bath would be rebuilt further west with a new trajectory.

SENIOR PLANNER FOLTZ responded that it would be a completely new path.

DAMIAN TAITANO, with Summa Architecture, showed a video of the project and reviewed the design.

COMMITTEE MEMBER ELLIS, asked about the current grade and elevation of the project site.

MARC PERLMAN, representing Integral Communities, said they would not be bringing in any extra fill; their plan is to take the dirt currently on the site and redirect it.

VICE CHAIRPERSON DOYLE, expressed concern regarding the community only having 1 pool for 193 homes.

MARC PERLMAN stated that the amenity to the site is the location, that the pool will most likely be serving the residents having parties or wanting to relax. He also stated that residents will have their own private patios as well as a short walk to the beach.

CHAIR PERSON DEDINA asked if the pool will be heated in the winter.

MARC PERLMAN stated that it is up to the HOA.

CHAIRPERSON DEDINA stated that maybe there is an alternative to having a pool and the applicant stated they saw not having a pool as a negative and there will be a Jacuzzi that people can use during winter.

COMMITTEE MEMBER VAN DE WATER asked how many families would be moving into the complex that have children.

MARC PERLMAN stated that it will most likely be people downsizing, young married couples, and naval members.

COMMITTEE MEMBER VAN DE WATER showed concern about the school system with the added amount of children coming to the community.

VICE CHAIRPERSON DOYLE stated that the community does not seem very children friendly and that concerns her. She thinks it will be overcrowded and unsafe for young children.

CHAIRPERSON DEDINA feels that the project does not feel very much like Imperial Beach. Dedina feels it should have more of a Spanish Californian look. Dedina feels that it is too packed. Dedina asked if they can do underground parking and reduce the size of the townhomes to 2 stories.

MARC PERLMAN stated that adding underground parking is not practical.

CHAIR PERSON DEDINA asked about the current tenants in the trailer park as to whether or not they know this is happening.

MARC PERLMAN stated that they all have been notified and the majority of them are on a 6 month lease.

COMMITTEE MEMBER ELLIS asked about the impact on the wetlands for the bike path.

MARC PERLMAN stated that they are currently mitigating that issue.

VICE CHAIRPERSON DOYLE asked about the current bike path accessibility. She pointed out that you can only access it from the dangerous highway and would like to know why is there no access from 7th.

ASSISTANT CITY MANAGER GREG WADE stated that the bike path issue is something that city council and been discussing this for a while. However, the cost was too high and it was denied by city council. However they are still discussing alternative methods to creating a safer connection.

CHAIRPERSON DEDINA asked if bayshore bikeway would be changed? Applicant stated no. Dedina brought up the height of the fences and why they are making them 6' tall. Applicant stated that it is for residential privacy.

CHAIRPERSON DEDINA expressed concerns for the lighting on the bike path and recommended signs be put up for people to have flashlights and to keep their children on one side.

MARC PERLMAN stated that Phase 1 does not affect wetlands and does no need any permits. , Phase 2 however does affect wetlands so permits will have to be approved in order to move forward with phase 2.

ASSISTANT CITY MANAGER GREG WADE stated that the issue that Dedina is bringing up is a key component that staff and the applicant have discussed and they have the same interests. Staff's objective is to have it happen as quickly as possible.

CHAIRPERSON DEDINA asked if there would be low income housing options.

MARC PERLMAN stated that Imperial Beach does not have a low income home standard and that that question should be directed to Greg Wade. However, these will most likely be the most affordable new homes in the coastal zone in all of California.

CHAIRPERSON DEDINA asked if they have taken into consideration the sea level rise.

MARC PERLMAN stated that they did have a study done and the elevations are above 2100.

ASSISTANT CITY MANAGER GREG WADE stated that it is a requirement for any new project to do a sea level rise study and make sure it is above certain levels.

CHAIRPERSON DEDINA expressed concern for the possibility of people purchasing these homes as investment properties and then abandoning them. He also if the city would consider raising the property tax on these homes that are purchased as investments.

ASSISTANT CITY MANAGER GREG WADE stated that this is a prop 218 questions that this vote would have to go to the public and it would probably fail miserably. Staff is requiring that there be no prohibition on these units, short term rentals will be available on these units. They will also have an HOA that can mitigate unwanted activity.

VICE CHAIRPERSON DOYLE asked whether or not this would be under a mello-roos tax. Greg Wade confirmed that it will not.

MOTION BY VAN DE WATER, SECOND BY ELLIS, TO ACCEPT THE PLAS AS SUBMITTED. MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BOARD MEMBERS: VAN DE WATER, ELLIS, DEDINA
NOES: BOARD MEMBERS: DOYLE
ABSENT: BOARD MEMBERS: ARCHER
ABSTAIN: BOARD MEMBERS: NONE

5.0 INFORMATIONAL ITEMS/REPORTS

5.1 Future Agenda Topics Discussion (Non action item)

ASSISTANT CITY MANAGER GREG spoke about a tsunami preparedness meeting to go over the emergency plan and the impact. He stated that if any committee members have any concerns that they would like to go over they can approach the city manager or council member to bring it forward.

6.0 ADJOURNMENT

CHAIRPERSON DEDINA adjourned the meeting at 4:21 p.m.

Approved:

Michel Dedina
Chairperson

Larissa Lopez
Recording Secretary

DRAFT

MINUTES

**DESIGN REVIEW BOARD OF
THE CITY OF IMPERIAL BEACH**

SPECIAL MEETING

**City Council Chambers
825 Imperial Beach Blvd.
Imperial Beach, CA 91932**

FRIDAY, AUGUST 1, 2014

In accordance with City policy, all Design Review Board meetings are recorded in their entirety and recordings are available for review. These minutes are a brief summary of actions taken.

1.0 CALL TO ORDER

CHAIRPERSON NAKAWATASE called the Special meeting to order at 4:05 p.m.

ROLL CALL

BOARD MEMBERS PRESENT: Lopez, Bowman, Schaff, Nakawatase, Phelps (arrived at 4:10 p.m.)
BOARD MEMBERS ABSENT: None
STAFF PRESENT: Assistant City Manager Wade, Senior Planner Foltz, City Clerk Hald

2.0 PUBLIC COMMENTS

None.

3.0 CONSENT CALENDAR

3.1 MOTION BY SCHAFF, SECOND BY LOPEZ, TO APPROVE THE MINUTES FOR THE JUNE 30, 2014 DRB SPECIAL MEETING.

MOTION BY. MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: LOPEZ, SCHAFF, NAKAWATASE

NOES: NONE

ABSENT: PHELPS

ABSTAIN: BOWMAN

4.0 BUSINESS FROM THE COMMUNITY DEVELOPMENT DEPARTMENT

4.1 REPORT: INTEGRAL COMMUNITIES (OWNER/APPLICANT); DESIGN REVIEW CASE (DRC 130028), SITE PLAN REVIEW (SPR 130029), TENTATIVE MAP (TM 130030), AND ENVIRONMENTAL INITIAL ASSESSMENT (EIA 130031) FOR THE DEMOLITION OF AN EXISTING RECREATION VEHICLE PARK AND CONSTRUCTION OF 193 NEW RESIDENTIAL CONDOMINIUM UNITS AT 500 HIGHWAY 75 IN THE C/MU-1 (GENERAL COMMERCIAL & MIXED-USE) ZONE. MF 1100.

BOARD MEMBER PHELPS arrived at 4:10 p.m.

SENIOR PLANNER FOLTZ gave a PowerPoint presentation on the item. He reported that the project will have 193 residential condominium units and a Class 1 bike path would extend from Highway 75 to the Bayshore Bikeway. He reviewed vehicular access, the greenbelt areas, recreational amenities, parking and the location of the bike path. He also reviewed the site plan, wetland buffer, the bike path connection and project elevations. He recommended

consideration of the project design and approval of the project to the city Council with recommendations by the Design Review Board.

MARC PERLMAN, representing Integral Communities, announced Damian Taitano, with Summa Architecture, will show a video of the project. He also stated that Don Patterson, landscape architect and Melissa Krause, Project Manager with Integral Communities are available to answer questions.

DAMIAN TAITANO, with Summa Architecture, showed a video of the project and described the project and reviewed the design.

BOARD MEMBER BOWMAN expressed concern about the proposal of only one recreational area and questioned if this was adequate.

SENIOR PLANNER FOLTZ responded that there is no minimum requirement per the municipal code and commented that they are usually market driven.

MARK PEARLMAN also responded by saying there is a pool, Jacuzzi and tot lot in the main recreational area, passive areas between buildings where children can play, there are areas with tables and barbeques, and where there are connections to the bike trails there will be bike storage lockers and there will be community bikes available to residents. He also added that the beach, located nearby, is also a recreational area.

In response to Board Member Bowman's comments about a housing community that has existed since the 1960's and has several pools, open lawn areas and private patios, DAMIAN TAITANO explained that where you see multiple pools and other amenities are usually with rental product because they have to entertain and sell to people. Renters pay for it as they go. Homeowners, on the other hand, don't want to pay for the amenities in perpetuity. Having one of everything is more desirable to a homeowner because the HOA fee isn't equal to the mortgage. There needs to be a balance of the financial impacts.

In response to Board Member Bowman's question about connecting the Bike path to the south side of SR75, ASSISTANT CITY MANAGER WADE responded by giving a history of the City's efforts for a long desired immediate connection from the Bayshore Bikeway to the beach. A project that was in the works (the Bike Spur and part of the TEA 21 Silver Strand Enhancement Project) for a Class 1 facility that connected Rainbow Dr. to Palm Ave. was not pursued for a number of reasons, most of which related to excessive costs. City Council directed staff to find an alternate route. He reviewed the concepts for getting bicyclists safely from Palm Ave. to the beach, up Rainbow Dr. and to the Class 1 Facility.

In response to questions of the Board, ASSISTANT CITY MANAGER WADE and SENIOR PLANNER FOLTZ explained pedestrians and bicycles can enter and exit through the gate on 7th Street. Vehicles would have to use the driveway off of SR75.

CHAIR NAKAWATASE expressed concern about traffic on SR75 when elementary school children are driven to and from school. She questioned if it is possible to alter the 7th Street entryway to allow for residential vehicular access.

ASSISTANT CITY MANAGER WADE stated that at a community workshop where neighborhood residents were in attendance, the neighbors did not want access through their neighborhood due to traffic impacts. He stressed that there is a need to meet the needs and the desires of existing residents as well as what functions well from a traffic impact standpoint. He

stated that the entryway could be redesigned but the applicant would need to revisit their traffic impact analysis to determine the impacts to the neighborhood streets.

BOARD MEMBER LOPEZ suggested exit only access off of 7th Street.

In response to Board Member Phelps question about impacts to Rainbow Ave., ASSISTANT CITY MANAGER WADE stated that in out-year 2030 scenarios that goes to a Level of Service D in the evening. So there are potential impacts but there is little that the developer can do to control that intersection because SR75 is controlled by Caltrans. He also stated that the City is planning and designing pedestrian enhancements and crosswalks (a separate project) on SR 75 and the applicant has expressed that they will pay their fair share towards the construction of the improvements.

In response to Board Member Bowman's question regarding visitor parking, DAMIAN TAITANO stated that there are 18 designated parking spaces and he noted that they are offering more parking than is required.

BOARD MEMBER SCHAFF expressed concern about maintenance/removal of trash containers by homeowners and he was also concerned about the elementary school traffic.

With regard to the design of the project, the following comments were made:

Three residential units adjacent to 7th Street:

BOARD MEMBER BOWMAN commented that it is odd that there are only three homes in that area.

BOARD MEMBER LOPEZ suggested that a secondary emergency gate be installed to allow the three homes access off of 7th Street.

With regard to color, BOARD MEMBER LOPEZ likes the continuity of the project.

In response to Board Member Schaff's question about color, DAMIAN TAITANO stated that the original color was more intense. The proposed color is as presented which are muted colors of blue, green and beige.

BOARD MEMBERS BOWMAN AND SCHAFF stated that they like the proposed colors.

Two-story and Three-story condominiums:

No changes were recommended.

CHAIR NAKAWATESE stated that the use of space was very well thought out, the easement for mitigation, the bikepath and the entryway on Highway 75 were generous gifts to the community. She supported the project.

There were no public comments.

The Design Review Board discussed their recommendations.

MOTION BY NAKWATASE, SECOND BY LOPEZ, TO ACCEPT THE DESIGN REVIEW CASE (DRC 130028)), SITE PLAN REVIEW (SPR 130029), TENTATIVE MAP (TM 130030), AND ENVIRONMENTAL INITIAL ASSESSMENT (EIA 130031) AS PRESENTED WITH A CONDITION THAT THE 7TH STREET EMERGENCY ACCESS LANE BE AN EXIT ONLY GATE FOR THE RESIDENTS.

Discussion:

BOARD MEMBER SCHAFF stated that the motion did not include a consideration of a specific timeframe. He questioned if it was to be exit only at all times.

BOARD MEMBER BOWMAN stated that there was a comment about making the access lane accessible to the three single family homes.

BOARD MEMBER LOPEZ clarified that it was only a suggestion.

CHAIR NAKAWATASE stated that she would modify her motion as follows:

MOTION BY NAKAWATASE, SECOND BY LOPEZ, TO ACCEPT THE DESIGN REVIEW CASE (DRC 130028)), SITE PLAN REVIEW (SPR 130029), TENTATIVE MAP (TM 130030), AND ENVIRONMENTAL INITIAL ASSESSMENT (EIA 130031) AS PRESENTED WITH A CONDITION THAT THE 7TH STREET EMERGENCY ACCESS LANE BE AN EXIT ONLY GATE FOR THE RESIDENTS BETWEEN THE HOURS OF 6:00 A.M. TO 9:00 A.M. MOTION CARRIED BY THE FOLLOWING VOTE:

**AYES: BOARD MEMBERS: PHELPS, LOPEZ, BOWMAN, SCHAFF, NAKAWATASE
NOES: BOARD MEMBERS: NONE
ABSENT: BOARD MEMBERS: NONE
ABSTAIN: BOARD MEMBERS: NONE**

5.0 INFORMATIONAL ITEMS/REPORTS

ASSISTANT CITY MANAGER WADE stated that the design for 9th St. and Palm Ave. project is being refined and it will be presented to the Design Review Board in the near future.

6.0 ADJOURNMENT

CHAIRPERSON NAKAWATASE adjourned the meeting at 5:25 p.m.

Approved:

Shirley Nakawatase,
DRB Chairperson

Attest:

Jacqueline M. Hald, MMC
City Clerk

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4421
(619) 767-2370



July 11, 2013

Tyler Foltz
City of Imperial Beach
Community Development Dept.
825 Imperial Beach Blvd.
Imperial Beach, CA 91932

Re: MF 1100, Applicant Bernardo Shores, at 500 Highway 75, Imperial Beach

Dear Mr. Foltz:

Thank you for the opportunity to comment on the pending project for removal of the existing 124-space recreational vehicle park, and construction of 203 condominium units and related facilities (Phase I), and construction of a public bike path connecting to the Bayshore Bikeway (Phase II) at 500 Highway 75, Imperial Beach. I apologize for the lateness of these remarks. As you may know, Commission staff have met with or provided direction at least three times in the last year and a half to individuals interested in redeveloping the subject site, including a meeting with City of Imperial Beach staff in April 2012 and with private parties in October and November 2012. On each of these occasions, Commission staff identified and provided direction on the Coastal Act issues associated with removal of the existing RV park and redevelopment of the site. The current submittal contains more detailed plans than staff have previously seen, as well as technical studies consisting of a Biological Technical Report; a Preliminary Hydrology Study; a Phase I Cultural Resources Survey; and a Traffic Impact Analysis.

The subject site is a flag-shaped lot that spans the boundary between the City and the Commission's permit jurisdiction. An exhibit provided by the City in April 2012, and confirmed by the Commission's mapping unit, indicates that approximately 1/3 of the RV lot and 2/3 of the portion of the proposed new bikeway that parallels 7th Street would be within the Commission's permit jurisdiction. Thus, one option for the applicant would be to process a coastal development permit with the Commission, and a separate permit with the City. The City's permit would be appealable to the Coastal Commission. However, since the site is within both the Commission's original and appeal jurisdiction, and the proposed project is an integrated whole that cannot be easily segmented, the other option would for the City and the applicant to request that the Commission review the entire development under a consolidated permit pursuant to Section 30601.3 of the Coastal Act, such that the Coastal Commission would review the entire project as one application.

The existing use on the site is an RV park, which provides lower-cost overnight accommodations, one of the highest priority uses identified in the Coastal Act. Section 30213 of the Coastal Act requires that lower cost visitor and recreational facilities be protected and retained, encouraged, and where feasible, provided. The Commission has the responsibility to both protect existing lower-cost facilities, and to ensure that a range

July 11, 2013

Page 2

of affordable facilities be provided in new development along the coastline of the state. Imperial Beach does not currently have an abundance of existing lower cost overnight accommodations within close access to the coast. In such circumstances, the Commission has typically required that when removal of existing lower or moderate cost overnight accommodations is proposed, the inventory must be replaced with units that are of comparable cost and recreational value to the public as the existing units being removed. The proposed removal of the 124 RV spaces and replacement with residential uses, a low-priority use, without providing any mitigation for the loss of the existing commercial recreational use, would have a significant adverse impact on public access and recreation. Thus, as proposed, the project would not be consistent with the priority use and public access provisions of the Coastal Act.

The standard of review for the portion of the project within the Commission's jurisdiction (or the entire project under a consolidated permit) is the Chapter 3 policies of the Coastal Act, with the certified LCP used for guidance. Under the existing certified LCP, the site is designated for General Commercial uses. Development on the subject site may include residential uses, but only above the first floor. As you know, Commission staff is currently reviewing a proposed LCP amendment that would remove this restriction, and allow the entire site to be developed with multi-family residential uses. Commission staff has advised City staff that removing this LCP provision for development fronting SR-75, one of the City's principal gateways and a major coastal access route, may not be consistent with the Coastal Act policies requiring that private lands suitable for visitor-serving commercial recreational facilities be given priority over private residential development. We expect to continue to discuss this issue with City staff over the upcoming weeks in the context of the LCP amendment. However, at this time, in addition to the objections to losing the existing lower-cost overnight accommodations, Commission staff believes that allowing the subject site to be built out entirely with residential units without any tourist commercial use component, would be inconsistent with the Coastal Act policies prioritizing tourist-commercial uses.

The subject site is adjacent to Pond 10A, which is part of the South San Diego Bay Unit of the San Diego Bay National Wildlife Refuge. The biological resources study submitted indicates that there is wetland vegetation on and adjacent to the project site, but that the residential Phase I portion of the project would be set back 100 feet from the wetlands, except for a portion of the proposed bikepath, which would be located within the upper 50 feet of the buffer. The study also states that the project would "pre-mitigate the future impacts of the bike path," and that "wetland creation of 0.56 acres is planned in the 50 feet of the buffer zone closest to Pond 10A." However, the project site plan does not include the actual wetland delineation, just a line identified as "environmental zone," such that it is difficult to determine if the proposed development matches the biological report. The scaled site plan should be overlaid on the wetlands delineation, so the development setback is unambiguous. The submitted plans also do not identify any proposed wetland creation.

In addition, the 100-foot setback on the plan is measured from the proposed buildings, not from the proposed development, which includes grading, landscaping, and pedestrian

paths upland of the proposed bikepath, within in the buffer. The purpose of establishing a buffer area between wetlands and development is to reduce the amount of human, domestic animal, and exotic plants intrusion into sensitive vegetation; to reduce the impact of human/pet activity on native wildlife species; to provide an area of land which can filter drainage and runoff from developed areas before it impacts the wetlands; and to provide an upland resting retreat area for some wetland animal species. In order to accomplish these goals, the setback from wetlands is established from any proposed residential activity, not just from the proposed building. The Commission has permitted public trails and other passive public recreational uses within the upper one-half of a required wetland buffer because the impacts from these uses are typically minimal and provide a public benefit. However, any grading, walkways, or landscaping associated with the private residential development must be located outside the 100-foot buffer.

The biological study determined that construction of the bikepath spur connecting to the Bayshore Bikeway would result in 0.14 acres of direct impacts to wetlands. Under Section 30233(a) of the Coastal Act, the fill of wetlands may be permitted only for projects that are one of the seven stated allowable uses:

- (1) New or expanded port, energy, and coastal-dependent industrial facilities, including commercial fishing facilities.
- (2) Maintaining existing, or restoring previously dredged, depths in existing navigational channels, turning basins, vessel berthing and mooring areas, and boat launching ramps.
- (3) In open coastal waters, other than wetlands, including streams, estuaries, and lakes, new or expanded boating facilities and the placement of structural pilings for public recreational piers that provide public access and recreational opportunities.
- (4) Incidental public service purposes, including but not limited to, burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines.
- (5) Mineral extraction, including sand for restoring beaches, except in environmentally sensitive areas.
- (6) Restoration purposes.
- (7) Nature study, aquaculture, or similar resource dependent activities.

Construction of a bike path is not one of the permitted uses in a wetland. Furthermore, a bike path in the proposed location connecting the Bayshore Bikeway to Highway 75 would be of limited recreational value, as the Bikeway already connects to Highway 75 approximately ½ miles north of the subject site. Thus, construction of the proposed bikepath would not be consistent with the resource protection policies of the Coastal Act.

July 11, 2013

Page 4

The Commission's ecologist is reviewing the biological study and may have additional comments. However, at this time, in order for staff to assess the wetland delineation, the applicant should submit the original field data sheets and a map showing sample points that were used to create the wetlands delineation.

Other issues that should be addressed in the project review include the requirement that the proposed structures avoid any potential for predator perching, and that the design of the project (façade, coloring, etc.) complement the adjacent natural environment. The addition of 203 new housing units should also be assessed in terms of how the project includes transportation demand management strategies. Finally, the proposed timing of the two project phases is not clear; however, if the project includes a public bikepath component, construction of the public amenity should be required to be completed prior to or concurrent with the private portion of the development, and not deferred to a later phase.

In summary, the proposed project would have significant, adverse impacts on high-priority, lower-cost, overnight accommodations, and wetlands resources, inconsistent with the priority use, public access, and biological resource policies of the Coastal Act. Thus, it is unlikely that Commission staff would be able to support the subject proposal. The Coastal Commission itself would make the final decision on any permit application. Thank you again for the opportunity to comment. If you have any questions, please feel free to call me.

Sincerely,

Signature on file

Diana Lilly
Coastal Planner



CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4421
(619) 767-2370



August 20, 2014

Tyler Foltz
City of Imperial Beach
Community Development Department
825 Imperial Beach Boulevard
Imperial Beach, CA 91932

Re: MF 1100, Applicant Bernardo Shores, at 500 Highway 75, Imperial Beach

Dear Mr. Foltz:

Thank you for the opportunity to comment on the pending project for removal of the existing 124-space recreational vehicle park and construction of 203 condominium units and related facilities as well as a public bike path connecting to the Bayshore Bikeway at 500 Highway 75, Imperial Beach. The current submittal consists of architectural, civil, and landscaping plans submitted to Commission staff on July 7, 2014.

In past letters to you regarding this proposed development, Commission staff provided guidance and concerns regarding various parameters of the project as it moved towards final design. In the previous communication to you regarding this project, a letter dated July 11, 2013, Commission staff raised concerns regarding, among other issues, the presence of wetlands in and adjacent to the proposed project site, the requirement of a buffer between said wetlands and the proposed development, that said buffer should be free of development save for the proposed public bike path in the upper 50 feet (furthest from the wetland), that anti-perching measures aimed at raptors be implemented, the design and color of the development be compatible with the surrounding environment, that Traffic Demand Measures (TDM) be studied and provided, and that the bike path should be built prior to or concurrently with the main development.

After reviewing the latest submittal, Commission staff has further comments on the project. While the submitted plans show the mapped boundary of the adjacent wetlands and the corresponding 50 and 100-foot buffer boundaries, they do so only for the portion of the wetlands adjacent to the main development, and do not show such information for the portion of the bike path that turns north and extends to the existing Bayshore Bikeway. The supplied plans make it appear that the northern portion of the bike path crosses into the mapped wetland area. This type of direct impact was advised against in the July 11, 2013, letter, and is not an approvable use under Chapter 3 of the Coastal Act. Please provide plans supported by a biological survey showing the location of any wetlands on or within 100 feet of the entire bike path.

Regarding the portion of the wetlands and buffers adjacent to the main project site, while the bike path is shown in the upper 50-foot of the buffer as advised, the plans show other

August 12, 2014
Page 2

development within the buffer area as well, such as common lawn space, fencing, gates, and storm drains. The salt pond and marsh habitat adjacent to the site to the north is part of the larger ecosystem of the San Diego South Bay Wildlife Refuge. The Commission typically requires a minimum 100-foot buffer for salt marsh habitat. With only a 100-foot buffer provided, there should not be any development such as water quality features in the buffer, and the buffer should be restored to compatible native community, most likely sage scrub. The access trail should be located along the outer edge of the 100-foot buffer and should be fenced on the habitat side. Drainage should be designed so that no untreated runoff from the development enters the wetland. Finally, no information has been provided regarding how the buffer, and the proposed development behind it, will be affected by sea level rise over the economic life of the development.

Regarding the remaining aforementioned concerns, the plans are unclear as to what anti-perching measures, environmentally-conforming color schemes, and traffic demand measures are to be implemented in the final project. Please provide that information at your earliest convenience so that Commission staff may review it as well.

If you have questions or comments, please feel free to contact the Commission at (619) 767-2370.

Sincerely,

Signature on file

Alexander Llerandi
Coastal Program Analyst II
California Coastal Commission
San Diego District
7575 Metropolitan Drive #103
San Diego, CA 92108
(619) 767-2370

(Document1)

CALIFORNIA COASTAL COMMISSION

SAN DIEGO COAST DISTRICT
7575 METROPOLITAN DRIVE, SUITE 103
SAN DIEGO, CA 92108-4402
(619) 767-2370

RECEIVED

MAY 30 2003

COMMUNITY DEVELOPMENT DEPT
CITY OF CORONADO

Page: 1

Date: May 27, 2003



IMPORTANT PUBLIC HEARING NOTICE

REVISED FINDINGS

PERMIT NUMBER: 6-02-038

APPLICANT(S): City of Coronado, Attn: Ann McCaull

PROJECT DESCRIPTION:

Implementation of a highway enhancement project, including roadside landscaping, dune restoration, identification signage, and creation of a salt marsh mitigation site to address a 0.05-acre permanent salt marsh impact and temporary impacts. Also, the project includes construction of a bike path spur south into Imperial Beach, an interpretive node at the least tern nesting site, and site improvements, including an overlook, at the South Bay Biological Study Area. Except for the median work, all components are within Coastal Commission permit jurisdiction. This addresses only those components within Coastal Commission jurisdiction.

PROJECT LOCATION:

Along two segments of State Route 75 (Silver Strand Highway), from Glorietta Bay south to Fiddler's Cove, and from the northern end of the County South Bay Biological Study Area south to Rainbow Drive in Imperial Beach, Coronado And Imperial Beach, (San Diego County)

HEARING DATE AND LOCATION:

DATE: Thursday, June 12, 2003
TIME: Meeting begins at 8:30 AM
PLACE: The Queen Mary
1126 Queens Highway, Long Beach, CA
PHONE (562) 435-3511

HEARING PROCEDURES

The Commission held a public hearing and acted on this project on July 9, 2002. As the Commission's action differed from the written staff recommendation, revised findings have been prepared for the Commission's consideration as the needed findings to support its action. The Commission will hold a public hearing and vote on the revised findings at its June 12, 2003 meeting. The purpose of this hearing is to consider the findings rather than to reconsider the merits of this project or appropriateness of the adopted conditions. Public testimony will be limited accordingly.

The Coastal Commission is not equipped to receive comments on any official business by electronic mail. Any information relating to official business should be sent to the appropriate Commission office using U.S. Mail or courier service.

SUBMISSION OF WRITTEN MATERIALS:

If you wish to submit written materials for review by the Commission, please observe the following suggestions:

- We request that you submit your materials to the Commission staff no later than three working days before the hearing (staff will then distribute your materials to the Commission).

IMPORTANT PUBLIC HEARING NOTICE

REVISED FINDINGS

- Mark the agenda number of your item, the application number, your name and your position in favor or opposition to the project on the upper right hand corner of the first page of your submission. If you do not know the agenda number, contact the Commission staff person listed on page 2.
- If you wish, you may obtain a current list of Commissioners' names and addresses from any of the Commission's offices and mail the materials directly to the Commissioners. If you wish to submit materials directly to Commissioners, we request that you mail the materials so that the Commissioners receive the materials no later than Thursday of the week before the Commission meeting. Please mail the same materials to all Commissioners, alternates for Commissioners, and the four non-voting members on the Commission with a copy to the Commission staff person listed on page 2.
- You are requested to summarize the reasons for your position in no more than two or three pages, if possible. You may attach as many exhibits as you feel are necessary.

Please note: While you are not prohibited from doing so, you are discouraged from submitting written materials to the Commission on the day of the hearing, unless they are visual aids, as it is more difficult for the Commission to carefully consider late materials. The Commission requests that if you submit written copies of comments to the Commission on the day of the hearing, that you provide 20 copies.

ALLOTTED TIME FOR TESTIMONY:

Oral testimony may be limited to 5 minutes or less for each speaker depending on the number of persons wishing to be heard.

ADDITIONAL PROCEDURES:

No one can predict how quickly the Commission will complete agenda items or how many will be postponed to a later date. The Commission begins each session at the time listed and considers each item in order, except in extraordinary circumstances. Staff at the appropriate Commission office can give you more information prior to the hearing date.

Questions regarding the report or the hearing should be directed to Ellen Lirley, Coastal Program Analyst, at the San Diego Coast District office.

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA

7575 METROPOLITAN DRIVE, SUITE 103

SAN DIEGO, CA 92108-4402

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MAY 27 2003

COMMUNITY DEVELOPMENT DEPT
CITY OF CORONADO**Thu 12a**Staff: EL-SD
Staff Report: May 21, 2003
Hearing Date: June 11-13, 2003REVISED CONDITIONS AND FINDINGS

Application No.: 6-02-038

Applicant: City of Coronado

Agent: Ann McCaull

Description: Implementation of a highway enhancement project, including roadside landscaping, dune restoration, identification signage, and creation of a salt marsh mitigation site to address a 0.05-acre permanent salt marsh impact and temporary impacts. Also, the project includes construction of a bike path spur south into Imperial Beach, an interpretive node at the least tern nesting site, and site improvements, including an overlook, at the South Bay Biological Study Area. Except for the median work, all components are within Coastal Commission permit jurisdiction. This addresses only those components within Coastal Commission jurisdiction.

Site: Along two segments of State Route 75 (Silver Strand Highway), from Glorietta Bay south to Fiddler's Cove, and from the northern end of the County South Bay Biological Study Area south to Rainbow Drive in Imperial Beach, Coronado and Imperial Beach, San Diego County. No APN

Summary of Commission Action:

Staff recommends the Commission adopt the following revised findings in support of the Commission's action on July 9, 2002. In its action, the Commission approved the proposed Highway 75 improvements with conditions, including a Class 1 bicycle path spur to directly, and safely, connect Coronado and Imperial Beach.

The staff report has been revised as follows: Special Condition #1 has been revised to authorize construction of the bike path spur in the alignment submitted by the applicant. The path was found to be an allowable use in wetlands as an "incidental public service," the least environmentally-damaging, feasible alternative, and adequately mitigated. The findings begin on Page 5, but the majority of revisions to reflect this change regarding the bike path spur are found on Pages 8-10.

Date of Commission Action: July 9, 2002

Commissioners on Prevailing Side: Burke, Dettloff, Hart, Krueer, Orr, Ruddock, Rose,
Wan, Woolley

Substantive File Documents: Certified City of Coronado LCP; Silver Strand
Improvement Project EIR-SCH# 2001031019; Tea-21 Silver Strand
Improvement Project Wetland Mitigation Plan, dated 4/15/02; CCC Files
#6-97-068, A-6-COR-97-040, and 6-01-152

MOTION: *I move that the Commission adopt the revised findings
in support of the Commission's action on July 9, 2002
concerning approval of Coastal Development Permit No.
6-02-038*

STAFF RECOMMENDATION OF APPROVAL:

Staff recommends a YES vote on the motion. Passage of this motion will result in the adoption of revised findings as set forth in this staff report. The motion requires a majority vote of the members from the prevailing side present at the July 9, 2002 hearing, with at least three of the prevailing members voting. Only those Commissioners on the prevailing side of the Commission's action are eligible to vote on the revised findings.

RESOLUTION TO ADOPT REVISED FINDINGS:

The Commission hereby adopts the findings set forth below for *Coastal Development Permit No. 6-02-038* on the ground that the findings support the Commission's decision made on July 9, 2003 and accurately reflect the reasons for it.

II. Standard Conditions.

See attached page.

III. Special Conditions.

The permit is subject to the following conditions:

1. Final Plans. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval, final plans for all improvements, that are in substantial conformance with the plans titled *Silver Strand Landscape Improvements T-21*, received in the San Diego Coastal Commission office on May 14, 2002.

PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval, a final

detailed coastal sage mitigation plan. Said plan shall be developed in consultation with the U.S. Fish and Wildlife Service. Said plan shall include the following:

- a. Preparation of a detailed site plan of the Diegan coastal sage scrub clearly delineating all areas and types of impact (both permanent and temporary) and the exact acreage of each impact. In addition, a detailed site plan of the mitigation site shall also be included.
- b. Impacts to coastal sage scrub shall be mitigated at not less than a ratio of 2:1.
- c. Mitigation shall be contiguous with or near existing sage scrub habitat or other native habitat, wherever possible.
- d. Location where the seeds will be collected and identification of plant species to be used for the restoration area;
- e. Application rate (e.g. pounds per acres of seeding effort);
- f. Methods for weed eradication. No weed whips shall be permitted after installation of the seed mixes;
- g. Designation of a qualified botanist to supervise the restoration effort;
- h. Criteria for defined goals, objectives and performance standards. These shall include the following: three-years after the initial planting, the restored areas should support at least 10 native species appropriate to the vegetation type and have evidence of natural recruitment at least one-half of these species. Weeds should be controlled as specified in (g) above and never constitute more than 10 percent of the total cover. Cover by native vegetation should increase over time and ultimately approach 60 percent.
- i. At completion of the restoration effort, the restoration specialist shall prepare a letter report indicating the installation is finished and that the three-year monitoring period has begun. Monitoring reports will be submitted to the City annually for three years. If at the end of three years, any of the restored areas fail to meet the year-three standards as contained in the final mitigation plan, the monitoring and maintenance period will be extended one full year for that area. This process shall continue until all year-three standards are met.

The permittee shall undertake development in accordance with the approved final, revised plans, and the upland mitigation plan, if required. Any proposed changes to the approved final, revised plans shall be reported to the Executive Director. No changes to the plans shall occur without a Coastal Commission approved amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

2. Timing of Construction. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval, a final construction schedule, which shall be incorporated into construction bid documents. The schedule shall specify that:

- a. Construction activities associated with the Northern Gateway portion of the project shall not occur between March 1 and September 15 of any year; and
- b. Construction activities associated with the Southern Gateway portion of the project shall not occur between February 16 and August 31 of any year.

The permittee shall undertake development in accordance with the approved construction schedule. Any proposed changes to the approved construction schedule shall be reported to the Executive Director. No changes to the schedule shall occur without a Coastal Commission approved amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

3. Staging Areas/Access Corridors. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and written approval, detailed plans incorporated into the construction bid documents for the location of access corridors to the construction sites and staging areas. Access corridors and staging areas shall be located in a manner that has the least impact on public access via the maintenance of existing public parking areas and traffic flow on coastal access routes (State Route 75, in this instance) and shall not be located within any sensitive habitat areas (i.e. coastal sage and associated plant communities and wetlands, including salt marsh and intertidal). If more than one staging site is utilized, the plans shall indicate which sites are connected with which portions of the overall development, and each individual site shall be removed and/or restored immediately following completion of its portion of the overall development.

The permittee shall undertake development in accordance with the approved access/staging plans. Any proposed changes to the approved access/staging plans shall be reported to the Executive Director. No changes to the plans shall occur without a Coastal Commission approved amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

4. Construction Impacts. Construction impacts to sensitive habitat areas (i.e. coastal sage and other sensitive upland plant communities, as well as wetlands, including salt marsh and intertidal mudflat) shall be avoided by identifying and staking all sensitive habitats outside the project footprint, and educating the construction crews about the importance of these habitats and need for protection.

IV. Findings and Declarations.

The Commission finds and declares as follows:

1. Detailed Project Description/Site History. The Cities of Coronado and Imperial Beach have developed a plan for highway enhancements and public access and education improvements along State Route 75 (SR 75), more commonly known as the Silver Strand Highway. SR 75 is a four-lane road extending from Coronado on the north to Imperial Beach on the south; its alignment occupies the center portion of a narrow peninsula between the two cities that separates San Diego Bay from the Pacific Ocean. This area was highly disturbed during the World War II era, with numerous military installations and activities occurring on this narrow strand. After years of disturbances, the area was no longer a natural and relatively pristine environment. The Commission has approved two prior projects for enhancements along this route. Coastal development permits (CDPs) #6-97-068 and #A-6-COR-040, authorized construction of a pedestrian path from the Naval Amphibious Base (NAB) to Fiddler's Cove, including four educational/seating nodes identifying and describing resources in the area. A more recent permit, CDP #6-01-152, authorized the undergrounding of utilities along the southern portion of the highway.

The subject application is the next step in enhancing this area and recreating a natural system of marsh, beach, dunes and uplands. Various activities are proposed in two distinct areas along SR 75, identified as the Northern Gateway and the Southern Gateway. The Northern Gateway covers the same geographic stretch as CDPs #6-97-068 and #A-6-COR-040, and will add additional features to the existing enhancements. These will include constructing a fifth interpretive node along the existing pedestrian path, providing an overview of the existing least tern nesting site on the Bay side of the strand, and creating/restoring additional sand dunes. Other improvements include planting vegetation to screen an existing unpaved parking lot near NAB and augmenting the planting along the public access paths that was done in conjunction with the prior permits. The previously-approved landscaping was completed in 1999, without any provisions for irrigation. After two extremely dry years, the applicant has determined that a temporary irrigation system is needed for the plants to establish successfully, even though only native and drought-tolerant species have been used.

The Southern Gateway portion of the project runs along SR 75 from the County South Bay Biological Study Area (CSBBSA) south to Rainbow Drive in Imperial Beach. The projects in the Southern Gateway include construction of an interpretive station at the CSBBSA, consisting of an observation deck, handrail, benches and interpretive signage. An existing paved parking lot at this facility will be repaired and restriped, but will retain the same number of parking spaces, which is 22. An existing Class 1 bike path runs along most of the east side of SR 75 south from Coronado, but veers east to circle north of the salt ponds and connect with other bicycle facilities in Imperial Beach and along the east side of the bay. A major component of the southern part of the project is construction of a bike path spur to continue south where the existing path veers east, directly connecting to the Imperial Beach street system along SR 75. This is proposed as a Class 1 bike facility, which requires a total of twelve feet in width and complete separation from the road. The northern 1,484 feet of the approximately half-mile long proposed bike spur is in Coronado and the southern 1,100 feet is in Imperial Beach. The

final project component is the installation of two monument identification signs at the Coronado/Imperial Beach border, one for each jurisdiction.

The project will result in both permanent and temporary impacts to salt marsh and disturbed coastal sage. These will be discussed at length in the subsequent finding. However, the proposed mitigation site is an approximately half-acre site within the existing salt marsh east of SR 75 in the Southern Gateway portion of the project. This is an area where sediments have accumulated and no vegetation is currently growing. Mitigation activities will include recontouring to lower the area to match the surrounding marsh and reintroduce tidal flow.

The project has gone through a lengthy planning, environmental review and permit process at the local level and with other state and federal agencies. Both cities have adopted the plan, but Imperial Beach has authorized Coronado to process the CDP on its behalf. The project as a whole is located in more than one jurisdiction, including the Cities of Coronado and Imperial Beach, as well as Coastal Commission permit jurisdiction for portions of the development on federal (Navy) lands. The portions in the Cities of Coronado and Imperial Beach consist only of median improvements; the cities will address CDP requirements for these elements independent of this action. All remaining elements are on Navy property directly, or on lands leased from the Navy, and are the subject of this permit analysis. The Navy property is not subject to the certified LCPs of the Cities of Coronado and Imperial Beach; therefore Chapter 3 of the Coastal Act is the legal standard of review.

2. Environmentally Sensitive Lands. The following Coastal Act policies are most applicable to this issue, and state in part:

Section 30233.

(a) The diking, filling, or dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted in accordance with other applicable provisions of this division, where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following:

(1) New or expanded port, energy, and coastal-dependent industrial facilities, including commercial fishing facilities.

(2) Maintaining existing, or restoring previously dredged, depths in existing navigational channels, turning basins, vessel berthing and mooring areas, and boat launching ramps.

(3) In wetland areas only, entrance channels for new or expanded boating facilities; and in a degraded wetland, identified by the Department of Fish and Game pursuant to subdivision (b) of Section 30411, for boating facilities if, in conjunction with such boating facilities, a substantial portion of the degraded wetland is restored

and maintained as a biologically productive wetland. The size of the wetland area used for boating facilities, including berthing space, turning basins, necessary navigation channels, and any necessary support service facilities, shall not exceed 25 percent of the degraded wetland.

(4) In open coastal waters, other than wetlands, including streams, estuaries, and lakes, new or expanded boating facilities and the placement of structural pilings for public recreational piers that provide public access and recreational opportunities.

(5) Incidental public service purposes, including but not limited to, burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines.

(6) Mineral extraction, including sand for restoring beaches, except in environmentally sensitive areas.

(7) Restoration purposes.

(8) Nature study, aquaculture, or similar resource dependent activities. ...

Section 30240.

(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.

(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.

The purpose of this proposal is two-fold: first, to restore biological resources, and second, to provide public access and education opportunities. The adjacent portions of San Diego Bay consist primarily of coastal salt marsh, beach and dune habitats, and disturbed uplands, although these resources are interspersed with areas that have been disturbed by human activities, including biking, trampling and soil collection. This area is heavily used by numerous avian species, including several endangered or threatened ones, such as the light-footed clapper rail, belding's savannah sparrow, and California least tern. Implementation of the project is expected to not only increase the quantity and quality of existing biological resources, but also to redirect human traffic away from the most sensitive areas by providing perimeter interpretive facilities.

There are, however, both permanent and temporary impacts associated with plan implementation. No permanent or direct impacts have been identified for the Northern Gateway projects, which include the least tern observation deck, landscaping, and dune restoration. In the Southern Gateway, a temporary impact to 0.06 acres of salt marsh has

been identified associated with construction of the interpretive facilities at the CSBBSA. All remaining impacts are associated with the bike path spur. These include both permanent and temporary impacts to disturbed coastal sage (0.04 acres permanent; 0.13 acres temporary) and salt marsh (0.05 permanent; 0.13 temporary), and a 0.03 temporary impact on intertidal mudflats.

As cited above, under the Coastal Act, disturbance and/or fill of wetlands is severely constrained. Coastal Act Section 30233(a) sets forth a three-part test for all projects involving the fill of coastal waters and wetlands. These are:

- 1) That the project is limited to one of the eight stated allowable uses;
- 2) That the project has no feasible less environmentally damaging alternative; and,
- 3) That adequate mitigation measures have been provided to minimize adverse environmental effects.

All of the proposed activities fit one or another of the eight allowed uses: the dune restoration and landscaping with native species represents resource enhancement, and the two proposed interpretive facilities represent nature study. Moreover, except for the interpretive center at the CSBBSA, none of these components involve wetland fill. In this instance, the bike path is an allowed use in wetlands as an incidental public service. All of SR 75 is currently utilized as a significant bicycle route, although there are no formal bike lanes at this time along portions of the roadway, where bicyclists share the travel lanes with motorized vehicles. There is a striped and separated Class I bikeway extending south from Coronado to the northern edge of the salt ponds, where the existing bikeway veers east around the ponds to connect with other bicycle improvements; this portion of the path is primarily used for recreational biking. There is no bike path for the remaining half-mile of SR 75 heading south into Imperial Beach, yet a significant number of bicyclists (both recreational and commuters) continue along this road instead of veering east where the Class I bikeway turns. A separated bikeway along this stretch would enhance the safety of bicyclists.

The proposed design for the bike path spur is also the least environmentally damaging feasible alternative. The proposed bikeway alignment is one of several alternatives that were investigated in the project EIR. The applicant considered five alternatives, but ruled them out as infeasible because of safety concerns, impacts to cultural resources, or expense. These alternatives include crossing SR 75 at grade, then running the bike path along the western side of the road; bridging SR 75 and then following the western alignment; reducing the width of the existing median; reducing the width of the proposed bike lane; and the "no project" alternative. The first two, putting the bike path on the western side of the road, were eliminated during the EIR review because they would result in significant impacts to cultural resources located west of the highway. Moreover, considering the speed of traffic along this route, an at-grade crossing was not considered safe, and a bridge would be both visually obtrusive and cost prohibitive. Reducing the width of the median was also determined to be unsafe, as opposing lanes of traffic would be too close to each other for vehicles traveling 50-miles an hour and higher. The "no

project” alternative would maintain the status quo – although no impacts to any type of resources would occur, the current unsafe situation for bicyclists would remain.

Reducing the width of the bike path spur itself, which would eliminate all wetland impacts, was initially suggested as a viable alternative. It had been rejected in the EIR because it would not accomplish the project goal of a continuous Class I bikeway all along SR 75. However, some safety improvements could be made without having to have a Class I facility. The proposed wetland encroachment is a linear strip five feet wide, along 450 feet of San Diego Bay. If the proposed path were modified to meet Class II standards for the 450-foot length next to San Diego Bay (i.e., a designated, striped lane five to six feet in width), it appears the wetland impacts, both permanent and temporary, could be avoided altogether. This design could still provide the physical separation from SR 75 that a Class I bikeway would provide; but it would be narrower for a stretch of 450 linear feet.

In looking closely at this alignment, the Commission finds that this alternative is not feasible. The proposed bike lane will accommodate two-way traffic which could not safely occur in a six-foot wide path. Moreover, the change in path width itself could confuse bikers, since the more narrow width would occur in the area where the road is closest to the bay. A short, steep bank is the only separation. People traveling at a leisurely pace for recreational purposes could probably adjust to a narrower path for a short interval. However, bikers traveling between Coronado and Imperial Beach are more often commuters biking at higher speeds than recreational bikers. Because of the dangerous situation this would create, funding sources would be difficult, if not impossible, to find, and the entire project would be jeopardized. The overall project includes significant resource, access and educational benefits, which the Commission supports. Thus, due primarily to the identified public safety concern, but also to maintain funding sources, the Commission finds that this alternative is not feasible, and finds the proposed bike path alignment the least environmentally-damaging feasible alternative.

All other wetland impacts associated with this proposal are temporary; these consist of trampling and soil compaction that may occur from workers moving around the wetland fringes, and from small construction equipment such as wheelbarrows used in constructing the CSBBSA interpretive overlook and, as proposed, the bike path spur. All disturbed areas will be fully restored after construction, and additional salt marsh mitigation will occur at a half-acre site within the overall project area, on county-owned land within the Naval Radio Receiving Facility Bayside Wetlands.

The mitigation proposal will provide slightly greater than the 4:1 mitigation ratio required for salt marsh impacts. The mitigation will include removal of accumulated and compacted fill and recontouring to achieve appropriate elevations for salt marsh, and to restore the necessary tidal action, followed with planting of salt marsh species. In addition, Special Condition #4 requires identification and staking of all sensitive areas outside the project footprint, including both the mitigation and project areas, to prevent accidental intrusion into these areas by construction personnel. As conditioned, the Commission finds the project consistent with Section 30233 of the Act.

As proposed, the bike path spur will also have both permanent and temporary impacts on disturbed coastal sage (an upland habitat type protected under Section 30240), which occurs on the slope separating SR 75 from the salt marsh. Although this narrow, linear strip of coastal sage is identified as "disturbed," the EIR still describes the area as having moderate to high resource value to species using that particular type of habitat. Mitigation, in the form of enhancement of adjacent, or nearby, disturbed coastal sage habitat, is proposed through the EIR and permit application. Special Condition #1 addresses appropriate mitigation and monitoring for sensitive upland habitats. Also, restoration and expansion of the existing coastal dunes may result in indirect, temporary impacts to the system, primarily in the form of noise and dust; this type of short-term impact requires no mitigation. With the special conditions, the Commission finds the proposal consistent with Section 30240 of the Act.

In summary, one of the main purposes of this proposal is to enhance existing biological resources, both through direct habitat restoration and through public education. Moreover, by increasing the amount of tidal channels and by providing specific viewing areas, it is expected that the amount of wetland intrusion by the public that currently occurs should significantly decrease. The only permanent wetland and sensitive upland habitat impacts are associated with the bike path spur. The proposed spur will not only enhance public access, but significantly increase safety for bikers along this roadway. The applicant is proposing mitigation at appropriate ratios and in suitable locations. Special Condition #2 identifies appropriate timing for construction to avoid disruptive construction activities from occurring during the nesting seasons of sensitive bird species. Special Condition #3 establishes parameters for the location of access corridors and staging areas to assure, among other things, that no sensitive habitat areas are used for these purposes. Special Condition #4 has been added to prevent incidental construction impacts from occurring by clearly identifying and staking sensitive habitats outside the project footprint. These three conditions will prevent adverse construction-related impacts to adjacent habitat areas as required by Section 30240(b). Therefore, as conditioned, the Commission finds the proposed development consistent with the cited resource protection policies of the Coastal Act.

3. Public Access and Recreation. The following Chapter 3 policies addressing access are most applicable to this proposal, and state, in part:

Section 30210.

In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

Section 30212.

(a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where:

- (1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources, ...

Section 30213.

Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred. ...

Section 30214.

(a) The public access policies of this article shall be implemented in a manner that takes into account the need to regulate the time, place, and manner of public access depending on the facts and circumstances in each case including, but not limited to, the following:

- (1) Topographic and geologic site characteristics.
- (2) The capacity of the site to sustain use and at what level of intensity.
- (3) The appropriateness of limiting public access to the right to pass and repass depending on such factors as the fragility of the natural resources in the area and the proximity of the access area to adjacent residential uses.

Section 30252

The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing nonautomobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation . . .

Section 30604(c)

(c) Every coastal development permit issued for any development between the nearest public road and the sea or the shoreline of any body of water located within the coastal zone shall include a specific finding that the development is in conformity with the public access and public recreation policies of Chapter 3 (commencing with Section 30200).

This project is located between the first public road (SR 75) and the sea (which includes San Diego Bay in this case). As such, the Coastal Act supports maximizing access opportunities for the public. All components of the proposal will facilitate and encourage access, from the simple act of installing landscaping to creating a new bicycle path. Because of the extreme sensitivity of the biological resources in the area, however, it is critical that public access be appropriately channeled to prevent unwarranted human intrusion into habitat areas.

The proposed interpretive facilities are a good way to achieve that purpose, since they will encourage the public to stop and look, and hopefully learn enough about the resources to support their protection. Moreover, providing a place to get fairly close and observe will direct people out of the actual resources and reduce wetland damages caused by human intrusion. One proposed observation deck will be located adjacent to a functioning least tern nesting site, and the other will be positioned along the perimeter of the salt marsh, within view of the proposed wetlands mitigation area. The northern observation deck (least tern site) will add a fifth "station" to the project approved five years ago pursuant to CDP #6-97-068, and will be centrally located within that existing project. There is no current observation or interpretive facility at the CSBBSA, which has a number of studies and experiments ongoing. North of the scientific research area itself, there is ample evidence that the wetlands are being impacted by bicyclists and pedestrians who venture into this sensitive area. The area nearest the road and parking lot is riddled with bike tracks, and further out in the marsh are large "holes" in clumps of wetland vegetation caused by people collecting soil to use for horse treatments. The expansion of tidal channels in this area should eliminate use of an existing dirt ramp which now facilitates bicycle and pedestrian intrusion from the parking lot into the marsh. Also, the interpretive facilities and restoration activities will both provide public viewing opportunities and minimize disturbances.

At the southern end of the project area is another form of public access improvement, the proposed bike path spur. This southern extension of the existing bike route around San Diego Bay will encourage and facilitate alternative transportation, as well as providing a recreational experience. This alignment avoids wetlands to the extent feasible, and will provide a needed safety improvement over current conditions wherein bicycles, cars, trucks, etc. all share the same travel lanes. The posted speed limit along SR 75 is 50 miles per hour, although many vehicles exceed that speed regularly.

With respect to construction impacts on access, SR 75 is the only means of transporting materials and workers to the jobsite. It is also a major coastal access route, serving Silver Strand State Beach as well as the municipal beaches in Coronado and Imperial Beach. Special Condition #3, cited earlier for its resource protections, also protects public access by directing that staging and storage areas not interfere with traffic flow on SR 75. Special Condition #2 is also helpful in this regard, since it prohibits construction activities in many areas during breeding seasons, which generally occur during the warmer months when beach use is also at its peak.

In summary, the existing, soon to be enhanced, biological resources in this area require a careful balance between public access and habitat protection. The subject proposal is intended to serve both functions, and the attached special conditions will assure that happens in the least disruptive manner. Therefore, as conditioned, the Commission finds the proposed development consistent with the cited Chapter 3 policies of the Act, and with all other public access and recreation policies as well.

4. Water Quality. The following Coastal Act policies addressing water quality are most applicable to the subject proposal, and state, in part:

Section 30230

Marine resources shall be maintained, enhanced, and where feasible, restored...Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters....

Section 30231

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum population of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment

Over the past many years, there have been on-going concerns about the water quality of San Diego Bay. The Bay is the "end of the line" for surface runoff from all the surrounding municipalities, including San Diego, National City, Chula Vista, Imperial Beach, Coronado, the Port's developed tidelands, and several military installations. It receives vast quantities of stormwater (some of it polluted) through the existing storm drain system that includes numerous outlets around the bay, including some within the general project area.

The project has been designed to continue the established drainage patterns and use the existing storm drain system. Although, any new development which results in the conversion of currently pervious surfaces to impervious ones, accelerates runoff to some degree, if not mitigated through appropriate design and maintenance, in this particular case, the degree of change is negligible. This project will result in new impervious surfaces on the proposed bike path and, to lesser degree, the two interpretive facilities, since they are comprised of wooden decks which will partly drain through the deck to the earth below. In addition, portions of the development within the local cities' CDP jurisdictions include the removal of existing concrete in the street medians and its replacement with vegetation, thus reducing paved surfaces. The project has been reviewed by the Commission's Water Quality Unit, and it has been determined that no significant changes in surfacing or drainage will occur. Moreover, landscaping with drought-tolerant native species will reduce, or eliminate, the need for irrigation; only temporary irrigation for plant establishment is proposed herein. The Commission

therefore finds, as proposed, and as conditioned to address other issues, that the development will be consistent with the cited Coastal Act policies.

5. Visual Resources. The following policy of the Coastal Act provides for the protection of scenic coastal resources, and states, in part:

Section 30251

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas.

In addition to being the most direct link between Coronado and Imperial Beach, SR 75 is also a designated scenic highway and a major coastal access route. Coronado has been working for many years to beautify this area, which was visually degraded during the World War II era by the removal of natural vegetation and construction of military installations. It is the applicant's intent to restore native vegetation, remove exotic vegetation, underground utilities, and remove unnecessary signage which has accumulated along the highway over time. Some of this work was permitted through CDPs #6-97-068, A-6-COR-97-040 and 6-01-152, and some portions are exempt from coastal permit requirements. The subject permit will continue this ongoing effort to restore and enhance the natural ecosystem of the strand.

The proposed bike path is an at-grade facility, so its visual impact will be minimal. The interpretive decks are also at grade, although interpretive signage will extend to seven feet in height. However, its purpose is public education, so some visibility is necessary, and the signage is attractively designed. The two proposed monument identification signs at the Coronado/Imperial Beach border are of individual designs, highlighting different aspects of the two communities. The signs (see Exhibit #5) are attractive and designed to be compatible with their surroundings. Moreover, they do not increase the number of signs, as standard identification signs currently exist and will be removed. The habitat restorations and enhancements and the additional road- and trail-side landscaping can only improve the visual experience for pedestrians, motorists and pedestrians alike. The Commission finds the proposal, as conditioned to address other concerns, fully consistent with Section 30251 of the Act.

6. Local Coastal Planning. 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. In this case, with the attached conditions, such a finding can be made.

The Northern Gateway of the project is within the geographic boundaries of Coronado, although much of it is located on federal lands. The Southern Gateway has components in both Coronado and Imperial Beach; again, most of the project is on federal land. Since federal property is not subject to local LCPs, permit jurisdiction rests with the Coastal Commission and Chapter 3 of the Coastal Act is the legal standard of review. Previous findings have demonstrated the project's consistency with Chapter 3 policies, as conditioned. The proposed development is, however, also consistent with both certified LCPs, as they both have policies calling for access improvements and highway beautification. Therefore, the Commission finds that project approval, with the attached conditions, will not prejudice the ability of the City of Coronado or the City of Imperial Beach to continue implementation of their respective certified LCPs.

7. Consistency with the California Environmental Quality Act (CEQA). Section 13096 of the Commission's Code of Regulations requires Commission approval of coastal development permits to be supported by a finding showing the permit to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.

As discussed and conditioned herein, the proposed project, as conditioned to minimize fill of wetlands, impacts to coastal sage scrub habitat, and temporary construction-related disturbances, and fully mitigate all remaining impacts, will not cause significant adverse impacts to the environment. Specifically, the project, as conditioned, has been found consistent with the sensitive resource, water quality, public access and visual resource policies of the Coastal Act. These are the same issues that were addressed in the certified EIR for the project. There are no feasible alternatives or mitigation measures available which would substantially lessen any significant adverse impact which the activity might have on the environment. Therefore, the Commission finds that the proposed project is the least environmentally damaging feasible alternative and is consistent with the requirements of the Coastal Act to conform to CEQA.

STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgment. 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. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. 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.
5. 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.

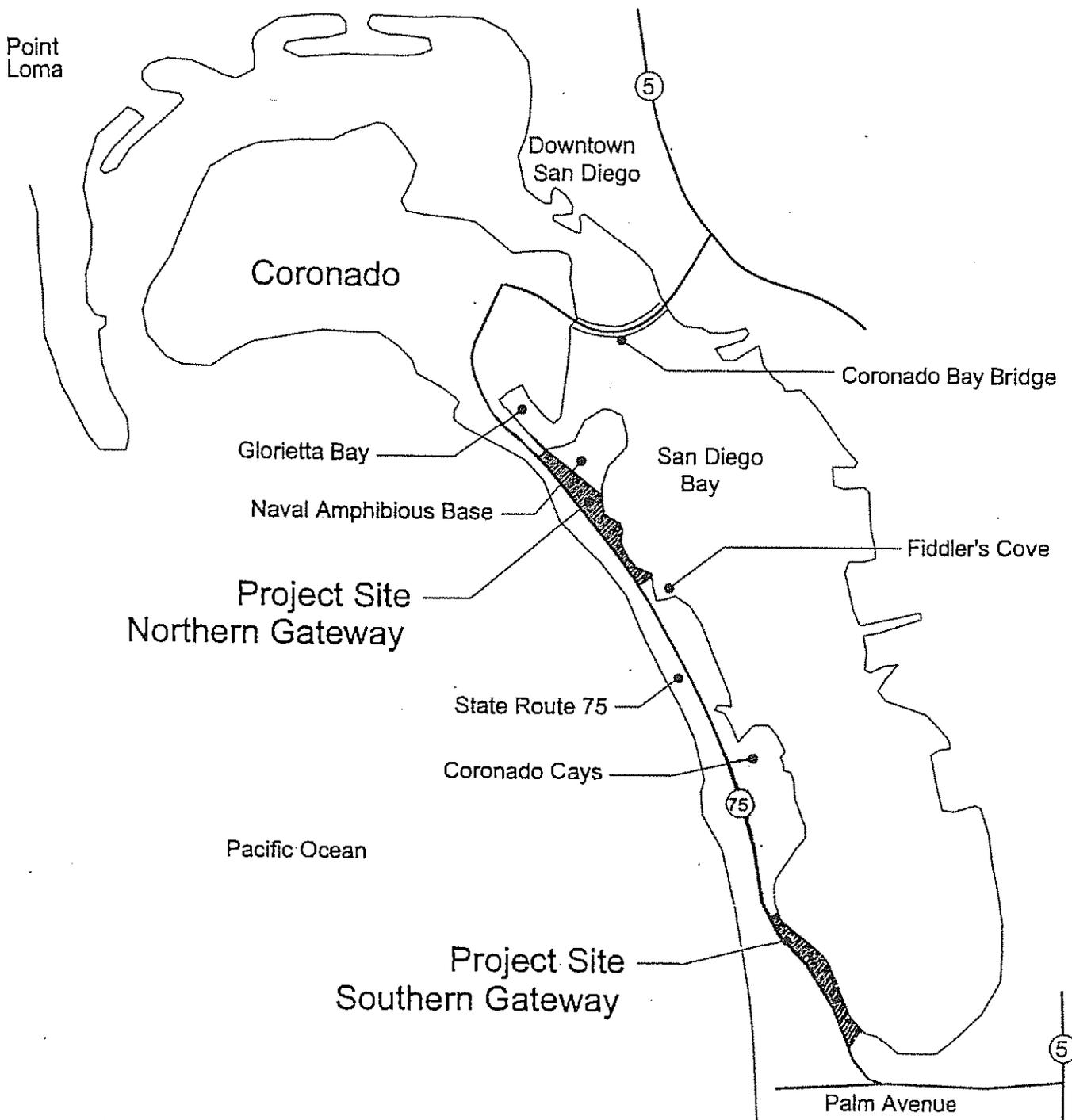


EXHIBIT NO. 1
APPLICATION NO.
6-02-038 RF
Location Map

6-02-038

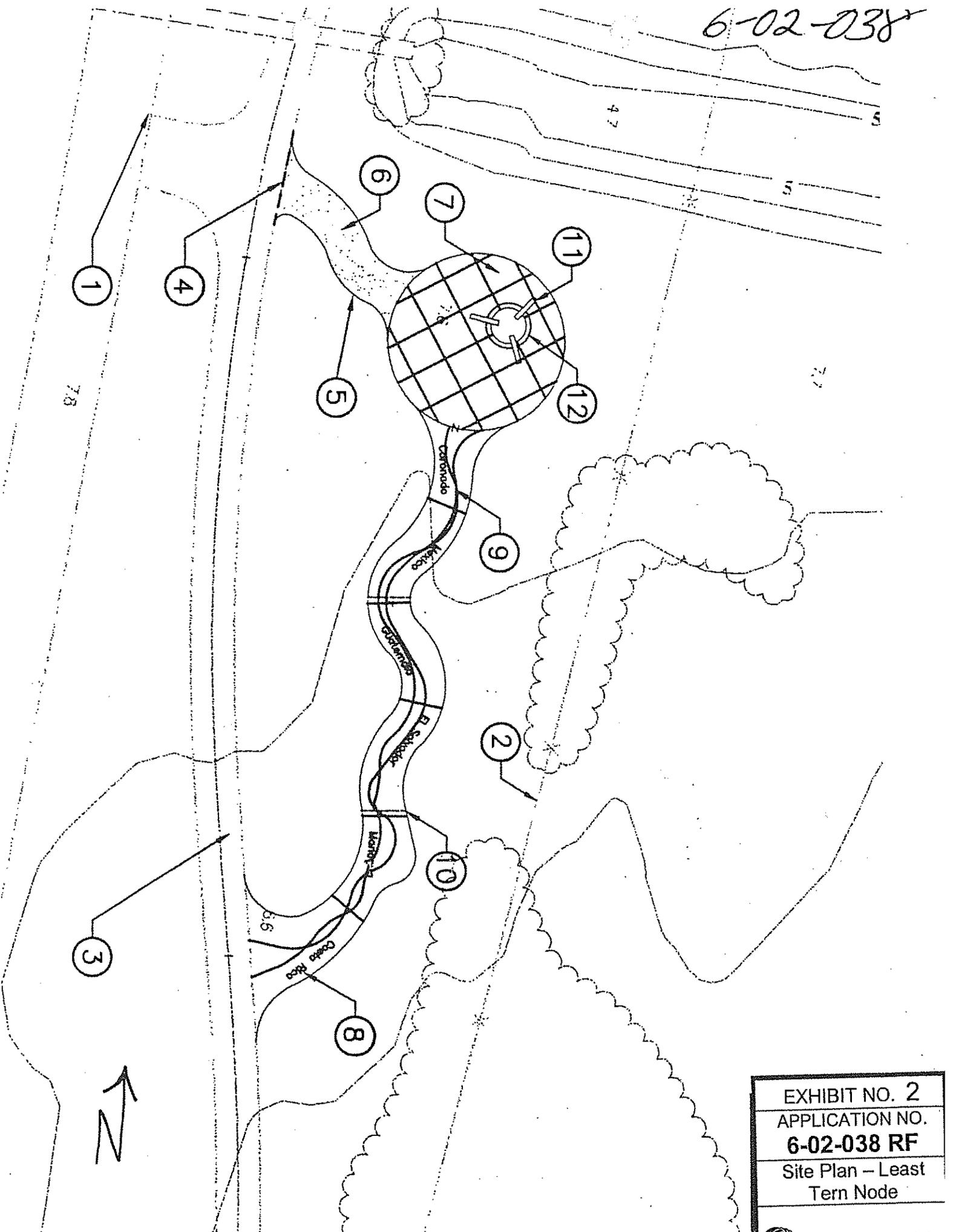


EXHIBIT NO. 2
APPLICATION NO.
6-02-038 RF
Site Plan - Least Tern Node

6-02-038

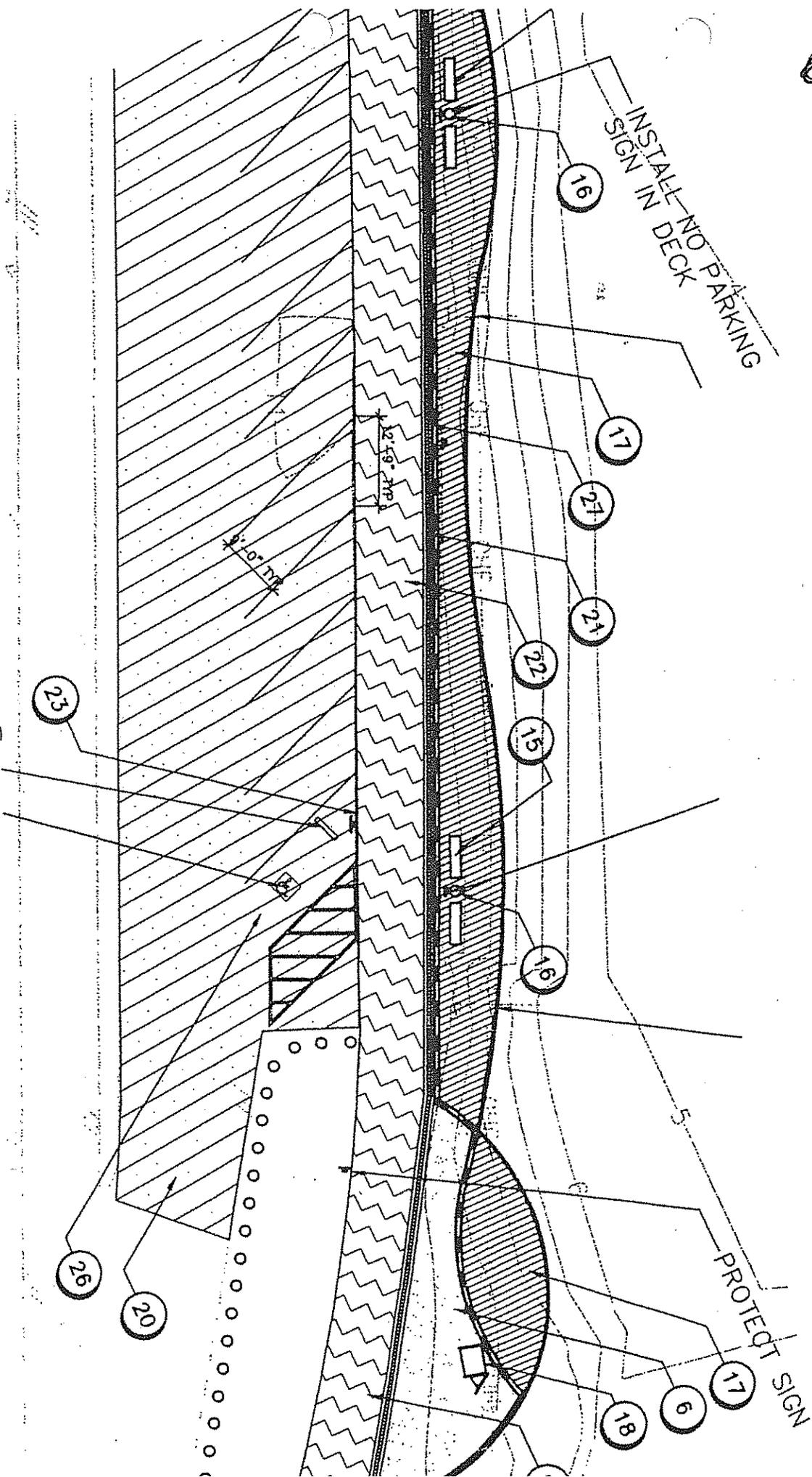
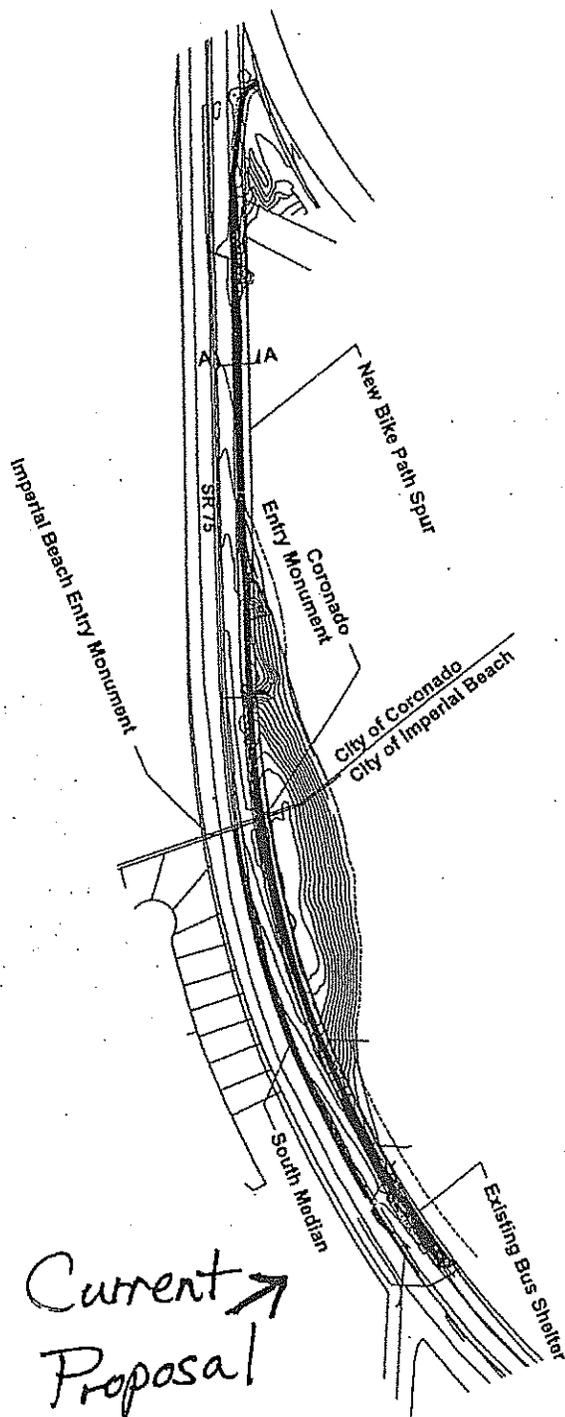
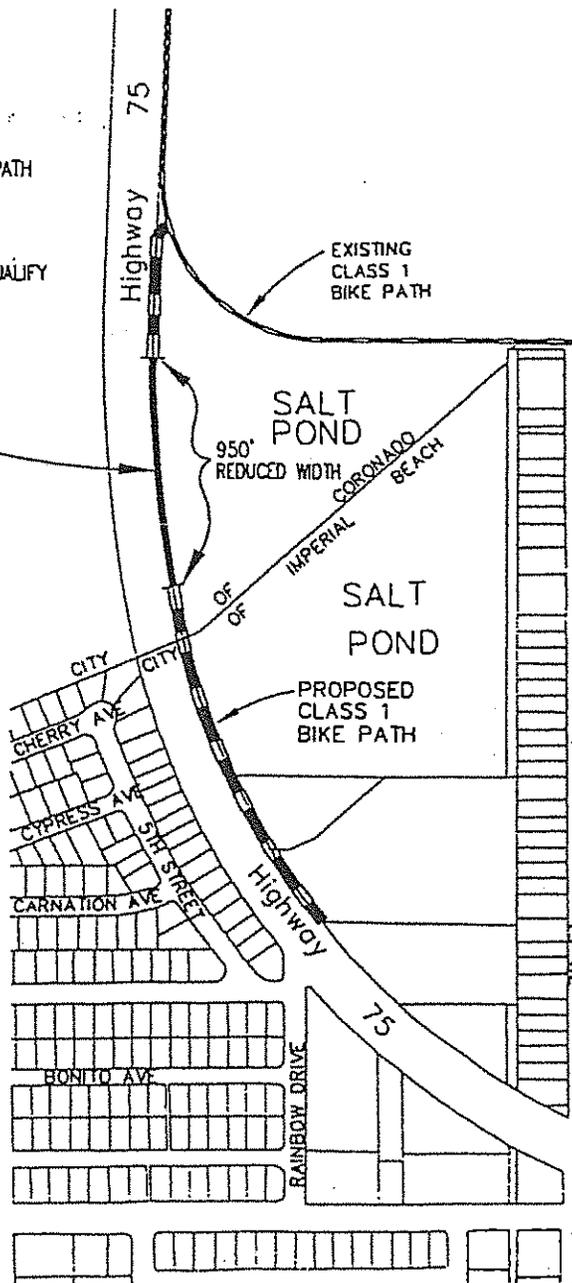


EXHIBIT NO. 3
APPLICATION NO.
6-02-038 RF
Site Plan - South Bay Biological

6-02-038

REDUCE WIDTH OF BIKE PATH
OR
DIRECT BIKE PATH ONTO
HIGHWAY SHOULDER
(BIKE PATH DOES NOT QUALIFY
AS CLASS 1 WITH EITHER
CHOICE)



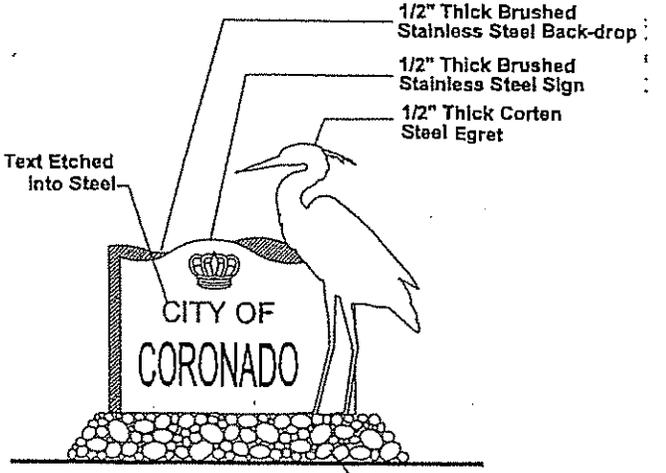
Current →
Proposal



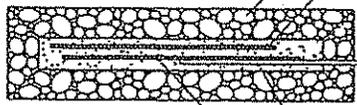
↑
Potential Redesign
to narrower path

EXHIBIT NO. 4
APPLICATION NO.
6-02-038 RF
Bike Path Spur
California Coastal Commission

6-02-038



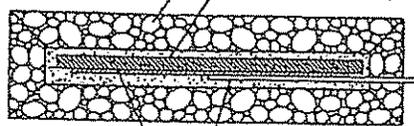
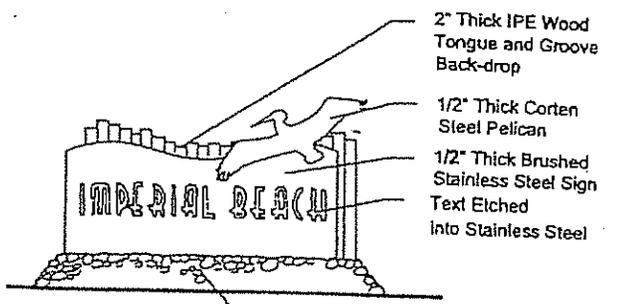
ELEVATION



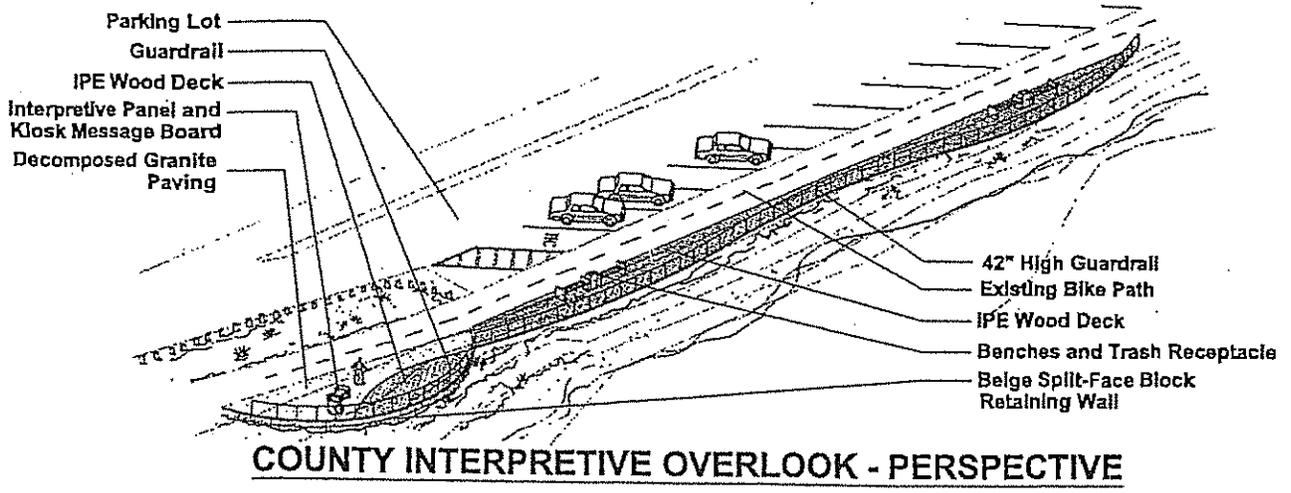
PLAN

CORONADO ENTRY MONUMENT

Note: Sign will not be lit at night



TYPICAL PLAN



COUNTY INTERPRETIVE OVERLOOK - PERSPECTIVE

EXHIBIT NO. 5
APPLICATION NO.
6-02-038 RF
Elevations & Perspectives
California Coastal Commission

6-02-038

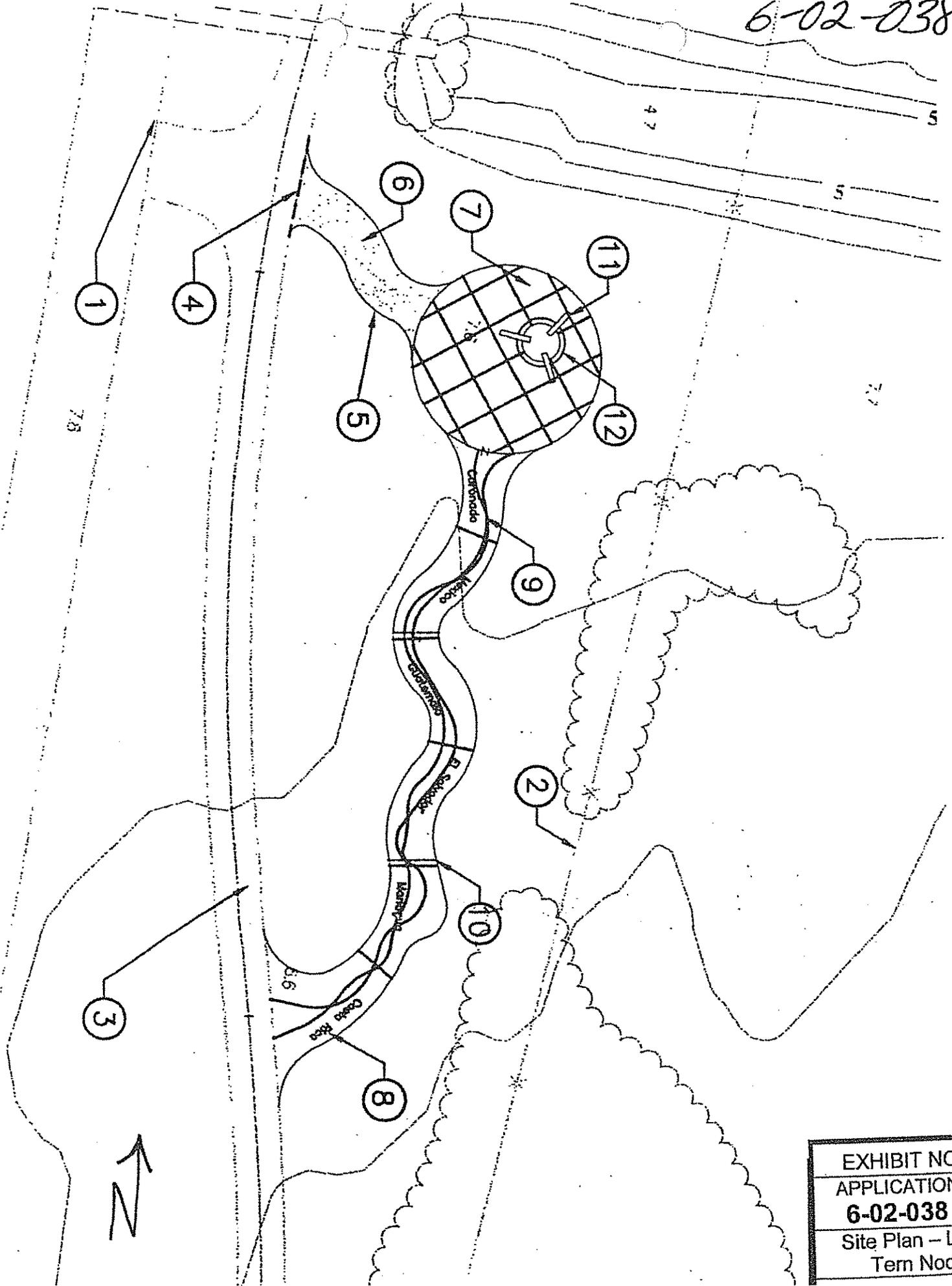
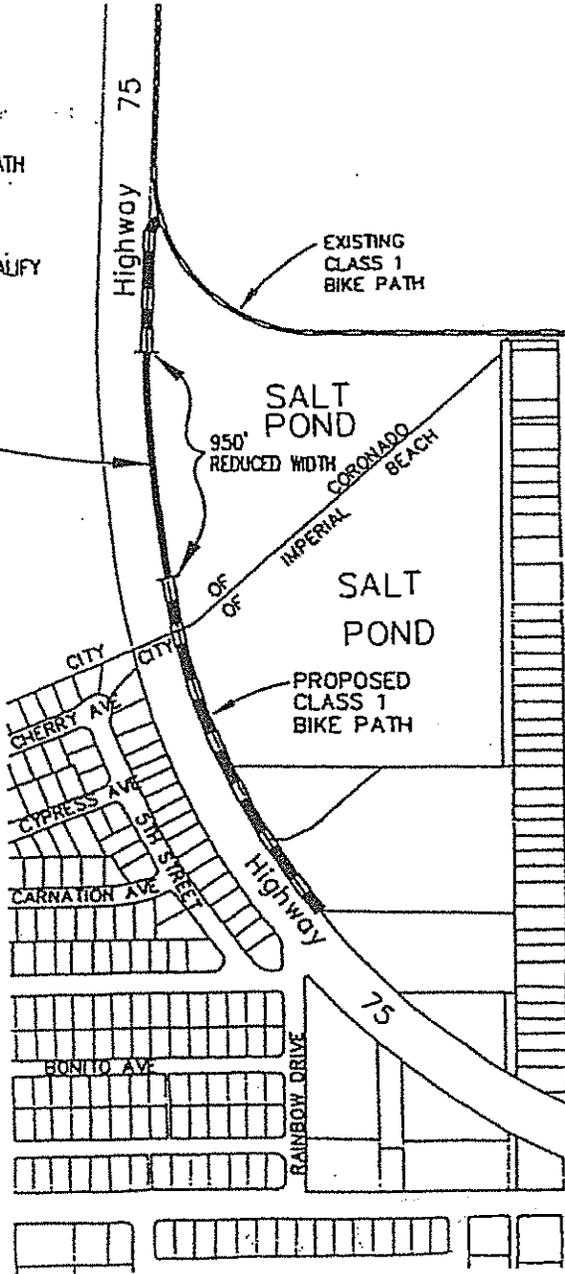
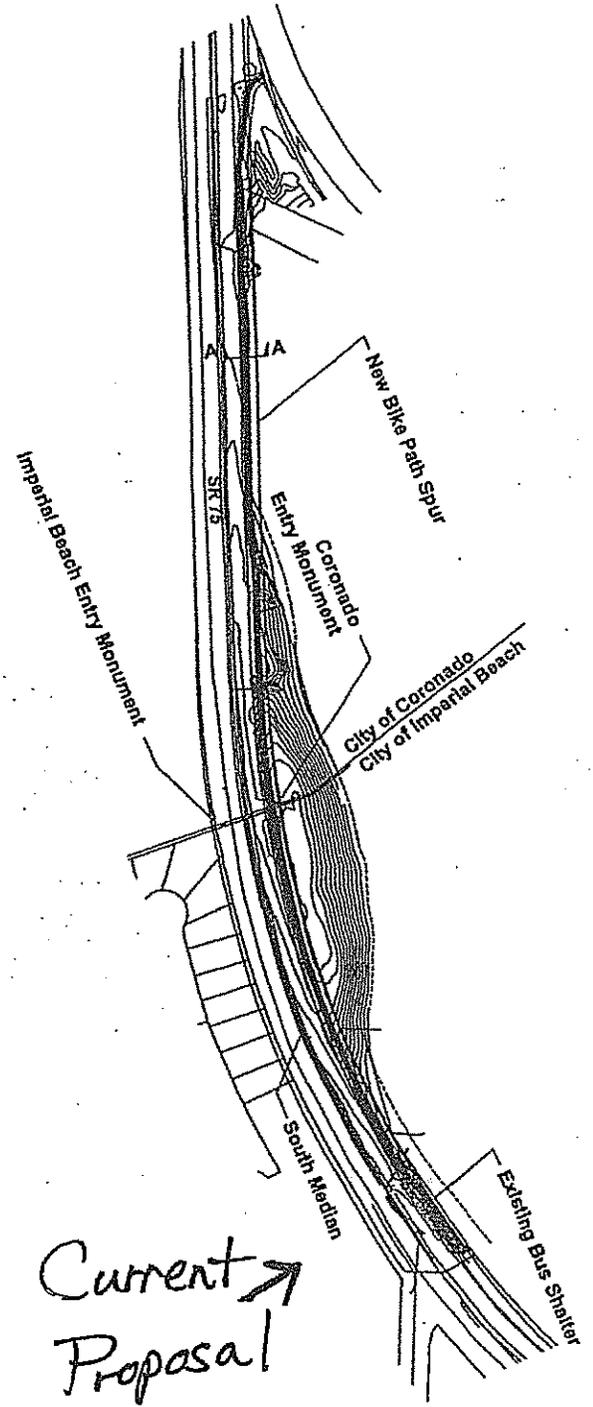


EXHIBIT NO. 2
APPLICATION NO
6-02-038 RF
Site Plan - Lease
Term Node

REDUCE WIDTH OF BIKE PATH OR DIRECT BIKE PATH ONTO HIGHWAY SHOULDER (BIKE PATH DOES NOT QUALIFY AS CLASS 1 WITH EITHER CHOICE)



Potential Redesign to narrower path



Current →
Proposal

EXHIBIT NO. 4
APPLICATION NO.
6-02-038 RF
Bike Path Spur

MEMORANDUM

To: RICHALENE KELSAY
Environmental Division

Date: May 28, 2003

File: 11-SD-75, Silver Strand TEA
965120-3ENVR, Bio-Mitigation
Parcels

From: CALIFORNIA DEPARTMENT OF TRANSPORTATION - DISTRICT 11
ENVIRONMENTAL DIVISION, LOCAL ASSISTANCE CULTURAL RESOURCES LIAISON, MS-46

Subject: Section 106 Compliance, Negative Historic Property Survey Report (HPSR)

The referenced undertaking includes proposed landscaping, signage and trail improvements along an approximately three mile long area on the southern portion of the Silver Strand, State Route 75, within the City of Coronado. Associated with that effort are biological mitigation parcels necessary to mitigate for wetland and coastal sage scrub impacts. Section 106 compliance for the landscaping, signage, and trail improvements, achieved on March 25, 2002, was covered in a separate (positive) HPSR. The attached negative HPSR covers the biological mitigation parcels. Jeffery S. Lewis, FHWA Senior Transportation Engineer, reviewed and approved the Area of Potential Effects (APE) and HPSR on May 19, 2003, thereby concluding the Section 106 process. This Local Assistance project utilizes federal funds, as such, cultural resource requirements had to comply with Section 106 of the National Historic Preservation Act, and its regulations as cited in 36CFR§800. Affinis, Inc., conducted the studies for the City of Coronado, while I provided Section 106 oversight and quality control for FHWA.

As long as the project APE remains as presently defined, no further cultural resource studies will be required. If there are any questions regarding the above, please do not hesitate to contact me (619-688-6751; mrosen@dot.ca.gov). Thank you.

/original signed by/

MARTIN D. ROSEN
Senior Environmental Planner
District Heritage Resource Coordinator

Enclosure

C: Environmental Files
KCrafts/Archaeology Files
DClement/HQ Cultural Studies
South Coastal Information Center/SDSU



**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: ANDY HALL, CITY MANAGER *SW FOR*
MEETING DATE: DECEMBER 3, 2014
ORIGINATING DEPT.: PUBLIC SAFETY *JA*
SUBJECT: ADOPTION OF RESOLUTION NO. 2014-7530 AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO APPLY FOR THE 2014 ASSISTANCE TO FIREFIGHTERS GRANT (AFG) REQUESTING FUNDING FOR REPLACEMENT OF THE SOURCE CAPTURE EXHAUST EXTRICATION SYSTEM AND THE STATION ALERTING SYSTEM.

EXECUTIVE SUMMARY:

Annually the Federal Government via the Federal Emergency Management Agency offers grants for various agencies across the nation to compete for funding of emergency readiness projects. One such grant is the Assistance to Firefighters Grant, which in particular assists fire agencies nationwide with such funding. The Imperial Beach Fire-Rescue Department has two facility systems in need of replacement; the source capture exhaust extrication system and the station alerting system. This action will authorize Public Safety to submit an application for \$100,000 in AFG funds to cover these items, and will authorize payment of the 10% matching portion required by the grant, estimated to be \$10,000.

BACKGROUND:

The 2014 Assistance to Firefighters Grant (AFG) submission period opened on November 12, 2014 with a submission deadline of December 5, 2014. This grant is typically dedicated to providing equipment, vehicles, firefighter safety gear, training and facility improvements that will provide greater safety for Firefighter and the communities they serve, and promote achievement of best practice safety standards in emergency response services.

ANALYSIS:

Public Safety has identified two critical facility needs in the Fire-Rescue Department.

Source Capture Exhaust Extrication System

One of the greatest health risks for firefighters is found inside the apparatus bay, where they spend a considerable amount of time. The air quality from the exhaust of various vehicles, especially diesel fumes, has been documented to contain a dangerous level of carcinogens and other harmful elements. When these fumes are released into the apparatus bay, emissions are also able to enter the living and work spaces inside the fire station. AFG ranks this the highest priority item in the grant assessment evaluation review. Source capture exhaust extrication is the most effective means of mitigating this health risk.

The Imperial Beach Fire-Rescue Department currently utilizes an exhaust removal system that is over eight years old and is not functioning properly, requiring frequent repairs. The current system lacks the flexibility needed for IBFD operations and vehicle placement in the apparatus bay. For instance, a newer ambulance has been implemented by American Medical Response requiring different exhaust removal equipment. The three track systems also need to be upgraded to allow safe breakaway of the exhaust sleeves when the various units leave on responses. The current release system has failed repeatedly, and there have been dangerous personnel and apparatus near-misses. This has caused the department to suspend use of all but one of the exhaust removal system connections. The estimated cost to replace and upgrade the Exhaust Extrication System is approximately \$40,000.

Station Alerting System

The current station alerting system is outdated and is insufficient for the needs of the department. The technology is from a time when the effects of sudden wake-ups were unknown as well as the negative operational impacts. There is no overhead paging capability in the current system, which is required when action is needed inside the station, such as staff emergencies, walk-ins, or potentially dangerous situations occurring in or near the fire station. The clarity of the alerts is also often lacking, causing the firefighters to utilize secondary devices such as pagers, personal cell phones and mobile data computers to clearly understand calls received. There is also static in the system that has not been able to be corrected, which is disrupting the sleep of the firefighters at night.

Other local agencies have already addressed these issues with upgraded station alerting systems that are designed to reduce stress on the firefighters when awakening them for emergency responses and to improve their immediate effectiveness when quickly commencing with the responses. Some of the features of the system are:

- Soft-Start Alerting Tones, increasing the volume slowly from off to full volume
- Day/Night Feature lowers the speaker volume during the quieter nighttime hours
- More speakers throughout the station requiring lower volumes
- All tones below 850 Hz, well below the danger threshold of 1000 Hz
- Controlled Soft-Start Overhead Lighting
- Message Remotes providing Text Call Displays

The cost to replace and upgrade the Station Alerting System is approximately \$60,000.

ENVIRONMENTAL DETERMINATION:

Not a project as defined by CEQA.

FISCAL IMPACT:

There is insufficient capacity in the Public Safety budget to fund the needed improvements. Therefore, this grant will provide funding for these critical needs in the Fire-Rescue Department. This action will commit general fund reserve funds of up to \$10,000 from General Fund Reserves to cover the 10% match, contingent upon FEMA awarding this grant. If a grant is awarded, initial expenditure will also be made from the General Fund Reserve account totaling up to \$100,000. Revenue in the form of cost reimbursement will be received from FEMA to the general fund of up to \$90,000.

RECOMMENDATION:

That the City Council adopt Resolution No. 2014-7530 authorizing the City Manager or his designee to apply for the 2014 Assistance to Firefighting Grant requesting funding for replacement of the Source Capture Exhaust Extrication System and the Station Alerting System.

Attachments:

1. Resolution No. 2014-7530

RESOLUTION NO. 2014-7530

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO APPLY FOR THE 2014 ASSISTANCE TO FIREFIGHTERS GRANT (AFG) REQUESTING FUNDING FOR REPLACEMENT OF THE SOURCE CAPTURE EXHAUST EXTRICATION SYSTEM AND THE STATION ALERTING SYSTEM.

WHEREAS, The Federal government, through the Federal Emergency Management Agency (FEMA), provides competitive grant funds for Fire Agencies via the Assistance to Firefighters Grant; and

WHEREAS, The Imperial Beach Fire-Rescue Department has two eligible equipment needs, being replacement of the Exhaust Extrication System and the Station Alerting System; and

WHEREAS, The maximum grant award is \$100,000, which is anticipated to cover the cost of these systems; and

WHEREAS, The City's required match would be 10%, or \$10,000.

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

1. Authorizes the City Manager or his designee to apply for the 2014 Assistance to Firefighters Grant
2. Authorizes General Fund Reserve expenditures, contingent upon award of the 2014 AFG grant, of up to \$100,000 for the purchase of replacement a Source Capture Exhaust Extrication System and a Station Alerting System
3. Authorizes the reimbursement of up to \$90,000 from FEMA via the AFG Grant
4. Authorizes a final City expense from the General Fund Reserves for up to \$10,000 to cover the City's matching portion as required by the Assistance to Firefighters Grant.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 3rd day of December 2014, 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: ANDY HALL, CITY MANAGER *EW FOR*
MEETING DATE: DECEMBER 3, 2014
ORIGINATING DEPT.: CITY ADMINISTRATION
SUBJECT: FURLOUGH INFORMATION AND ADOPTION OF
RESOLUTION NO. 2014-7531 AUTHORIZING THE CITY
MANAGER TO PROVIDE RETENTION STIPENDS FOR NON-
DEPARTMENT HEAD LEVEL EMPLOYEES

EXECUTIVE SUMMARY:

In accordance with the adopted Memorandums of Understanding, the represented employees have agreed to a furlough period that occurs near of the end of December and extends through early January. It is important to inform the City Council and the public about the December furlough schedule to avoid confusion regarding office hours during the holiday period. Additionally, in an effort to retain effective employees, the Department Heads would like to join the City Council in recognition of their efforts through the issuance of a retention stipend for all non-department head employees.

BACKGROUND:

In an effort to reduce costs, the represented employees of the City agreed to a furlough period. During the furlough period, the offices of City Hall are not open, although all non-represented employees are expected to use personal leave or report to work during regular working hours. This year, the furlough period will extend from December 24, 2014 through January 5, 2015. Unique this year, is the need to conduct some remodeling in the City Hall that will require the removal of asbestos from the building. Therefore, the non-represented employees that work at City Hall will either be assigned tasks that can be completed via telecommuting or requested to use personal time so that the work can be completed during the furlough period.

In regard to the employee retention stipend, staff is seeking approval to meet and confer with Union representatives to offer a retention stipend to all employees, except Department Heads. This is a requirement in accordance with the adopted Memorandums of Understanding.

ANALYSIS:

A number of years ago, a furlough program was implemented during the holiday season in the month of December intended to reduce energy and maintenance costs during a traditionally low customer service period of the year. The municipal offices will be closed for furlough on December 29 and 30, 2014 in addition to the traditional holidays of the 24th, 25th, and 31st of December, 2014. Furthermore, the municipal offices will be closed for furlough on Friday, January 2, 2015 in addition to the traditional holiday of January 1, 2015. Therefore, the

municipal offices will be open on Monday, December 22, 2014 and Tuesday, December 23, 2014 and closed thereafter until January 5, 2015.

Imperial Beach employees are without question some of the most dedicated and professional employees in the County. Labor negotiations have been positive and realistic and have resulted in significant cost savings. These agreements were reached because by enlarge our employees are highly dedicated to the community and recognize that efficiency and a high level of productivity are necessary to maintain fiscal stability. In recognition of the continued high quality work the Department Heads would like to join with the City Council in providing a one-time employee retention stipend. The stipend would be equal to \$250 for full time employees and \$125 for part time employees, exclusive of Department Heads and elected officials.

The funding for the stipend is available from the unassigned fund balance in the General Fund and is anticipated to be approximately \$26,625 in total for 73 full time and 67 part time employees.

ENVIRONMENTAL DETERMINATION:

Not a project as defined by CEQA.

FISCAL IMPACT:

The provision of an employee retention stipend is anticipated to cost approximately \$26,625 that will be funded from the assigned fund balance of the General Fund.

RECOMMENDATION:

Staff is recommending that the City Council accept and file the information about the furlough schedule. Staff is further recommending that the City Council, by adopting Resolution No. 2014-7531, join the City Manager and Department Heads in providing an employee retention stipend of \$250 per full time employees and \$125 to part time employees.

Attachments:

1. Resolution No. 2014-7531

RESOLUTION NO. 2014-7531

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO ASSIGN ONE-TIME RETENTION INCENTIVE STIPENDS TO NON-DEPARTMENT HEAD EMPLOYEES

WHEREAS, City employees are well trained, possess important institutional knowledge, and continue to provide a high level of service to the residents of Imperial Beach City during a season of change including layoffs, and staff vacancies; and

WHEREAS, over the years, City employees agreed to significant employee cost related savings that in most cases far exceeded the concessions in surrounding communities; and

WHEREAS, the City desires to stay competitive with the local employment market, minimize turnover, and retain City employees to provide future services for the City; and

WHEREAS, the City Manager should have the authority to assign retention stipends for non-Department Head employees as an incentive to the employees for their future City service which will benefit the City of Imperial Beach by retaining long-term qualified personnel.

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

1. The foregoing recitals are true and correct.
2. The City Council of the City of Imperial Beach hereby grants the City Manager the authority to assign retention incentive stipends to non-Department Head employees for their future City service. Exclusive of Department Heads and elected officials, each full time employee shall receive a one-time retention incentive stipend in the amount of \$250, and each part-time employee shall receive a retention incentive stipend in the amount of \$125.
3. The City Council hereby authorizes the appropriation and expenditure of \$26,625 for the one-time retention incentive stipend to be distributed to the applicable accounts.
4. This Resolution shall be effective on the date of approval.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 3rd day of December 2014, 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: ANDY HALL, CITY MANAGER *W FOR*
MEETING DATE: DECEMBER 3, 2014
ORIGINATING DEPT.: PUBLIC WORKS *Hof*
SUBJECT: RESOLUTION No. 2014-7532 ACCEPTING THE ATP GRANT OF \$709,000 FOR ELM AVENUE (SEACOAST DRIVE TO 7TH STREET) TRAFFIC, PEDESTRIAN AND CYCLING SAFETY AND MOBILITY IMPROVEMENTS AND APPROPRIATING \$750,000 TRANSNET FUNDS TO THE RECONSTRUCTION OF ELM AVENUE (SEACOAST DRIVE TO 7TH STREET) PROJECT

EXECUTIVE SUMMARY:

On April 16, 2014 City Council authorized staff to submit a CALTRANS "Active Transportation Program" (ATP) grant application for Elm Avenue (Seacoast Drive to 7th Street) for traffic, pedestrian and cycling safety and mobility improvements. The application was submitted May 21, 2014. In a letter dated September 27, 2014, the City was officially notified by CALTRANS of a grant award of \$709,000. In the grant application \$750,000 of TRANSNET funds was included as the City's contribution to the project on Elm Avenue (Seacoast Drive to 7th Street). The purpose of Resolution 2014-7532 is to accept the CALTRANS ATP Grant and to appropriate \$750,000 TRANSNET funds for the completion of the project.

BACKGROUND:

In January 2013, City Council was presented with the top ten (10) street sections within the City in most need of major street repairs. Elm Avenue was one of those 10 street sections. Coincidentally a two-year study conducted in calendar years 2011 and 2012 funded through a CALTRANS grant, noted several locations with the potential for improved pedestrian, bicycle and vehicle accommodations within the City. This study identified Elm Avenue in the 400 to 600 blocks as one of those locations with the potential for improvements. These blocks are adjacent to single family residents on the north and schools (Imperial Beach Charter School, Mar Vista High School, Sweetwater Community Day School, and Friendship School) on the south.

In July 2013, City Council authorized staff to engage the Elm Avenue area residents and school officials in a discussion about potential improvements in this area coincident with repaving of the street. Significant feedback and discussion led to a consensus with those persons in attendance regarding the parameters for improvements on Elm Avenue. Following the neighborhood meetings, staff proposed that the City seek grant funding that could contribute to the payment for these safety and mobility improvements. In April 2014, Council authorized staff to proceed with an ATP grant application for the purpose of improving traffic, pedestrian and cycling and mobility adjacent to the residents and schools in the area. The CIP Two-Year

implementation plan appropriated \$40,000 from Gas Tax to complete the pre-engineering drawings for Elm Avenue (4th to 7th Streets). On March 5, 2014, City Council adopted Resolution No. 2014-7456 approving Elm Avenue (Seacoast Drive to 7th Street) street rehabilitation funding through TRANSNET.

In a CALTRANS letter dated September 27, 2014, the City was officially notified that an ATP grant had been awarded to the City for the Elm Avenue Traffic, Pedestrian and Cycling Safety and Mobility Improvements for \$709,000 with the City contributing \$750,000 of TRANSNET program funds for the reconstruction of Elm Avenue (Seacoast to 7th Street).

ANALYSIS:

With the Grant award and the TRANSNET allocation, the City has a total of \$1,459,000 available for the rehabilitation of Elm Avenue (Seacoast Drive to 7th Street) plus the traffic, pedestrian and cycling safety and mobility improvements on Elm Avenue between 4th and 7th streets. The City's consultant engineer estimates these funds will be sufficient to complete the design and construction of these improvements.

ENVIRONMENTAL DETERMINATION:

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

FISCAL IMPACT:

REVENUE:

Gas Tax (Resolution No. 2014-7451)	\$ 40,000
ATP Grant	\$ 709,000
TRANSNET	<u>\$ 750,000</u>
Total Revenue	\$1,499,000

Expenditures/Encumbrances:

Preliminary Engineering and ATP Grant Submission	\$ 36,040
Consultant Engineer Plans, Specifications & Estimate	\$ 220,000
Consultant Project Management Services	\$ 80,000
City Staff Project Management	\$ 10,000
Construction Estimate	<u>\$1,152,960</u>
Total Expenses/Encumbrances	\$1,499,000

RECOMMENDATION:

Staff recommends that the City Council:

1. Receive this report.
2. Accept the CALTRANS Active Transportation Program (ATP) grant of \$709,000 as awarded.

3. Appropriate \$750,000 of TRANSNET Local Street and Road Program Funds for the purpose of designing and constructing the rehabilitation of Elm Avenue (Seacoast Drive to 7th Street) and the traffic, pedestrian and cycling safety and mobility improvements of Elm Avenue (4th to 7th Streets).

Attachments:

1. Resolution No. 2014-7532

RESOLUTION NO. 2014-7532

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, ACCEPTING THE ATP GRANT OF \$709,000 FOR ELM AVENUE (SEACOAST DRIVE TO 7TH STREET) TRAFFIC, PEDESTRIAN AND CYCLING SAFETY AND MOBILITY IMPROVEMENTS AND APPROPRIATING \$750,000 TRANSNET FUNDS TO THE RECONSTRUCTION OF ELM AVENUE (SEACOAST DRIVE TO 7TH STREET) PROJECT

WHEREAS, in January 2013, City Council was presented with the top ten (10) street sections within the City in most need of major street repairs; and

WHEREAS, Elm Avenue was one of those 10 street sections; and

WHEREAS, coincidentally a two-year study conducted in calendar years 2011 and 2012 funded through a CALTRANS grant, noted several locations with the potential for improved pedestrian, bicycle and vehicle accommodations within the City; and

WHEREAS, this study identified Elm Avenue in the 400 to 600 blocks as one of those locations with the potential for improvements; and

WHEREAS, in July 2013, City Council authorized staff to engage the Elm Avenue area residents and school officials in a discussion about potential improvements in this area coincident with repaving of the street; and

WHEREAS, on March 5, 2014, City Council adopted Resolution No. 2014-7456 approving Elm Avenue (Seacoast Drive to 7th Street) street rehabilitation funding through TRANSNET; and

WHEREAS, in April 2014, Council authorized staff to proceed with an Active Transportation Program (ATP) grant application for the purpose of improving traffic, pedestrian and cycling and mobility adjacent to the residents and schools in the area; and

WHEREAS, in a CALTRANS letter dated September 27, 2014, City was officially notified that an ATP grant had been awarded to the City for the Elm Avenue Traffic, Pedestrian and Cycling Safety and Mobility Improvements for \$709,000 with the City contributing \$750,000 TRANSNET program funds for the reconstruction of Elm Avenue (Seacoast to 7th Street).

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 accepts the \$709,000 ATP Grant and authorizes its expenditure consistent with the stipulations within the Grant.
3. This legislative body appropriates \$750,000 TRANSNET Local Street and Road Program funds for the design, advertisement and construction of Elm Avenue (Seacoast Drive to 7th Street) traffic, pedestrian and cycling safety and mobility improvements and the reconstruction of Elm Avenue project.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 3rd day of December 2014, by the following vote:

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

JAMES C. JANNEY, MAYOR

ATTEST:

JACQUELINE M. HALD, MMC
CITY CLERK