

**City Council Agenda
Regular Meeting - 6:00 p.m.**

Wednesday, February 19, 2025

Council Chambers

825 Imperial Beach Boulevard

Imperial Beach, CA 91932

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

Public Comments: Members of the public can participate in-person at the City Council meeting to provide public comments. Members of the public can also submit written comments prior to the City Council meeting via e-mail at: comments@imperialbeachca.gov. Written comments received by noon on the day of the City Council meeting, that are within the subject matter jurisdiction of the City of Imperial Beach, will be provided to the City Council and be made available to the public at the City Council meeting. They will be part of the official record of the meeting, but they will not be read aloud at the meeting. Members of the public who wish to watch City Council meetings, are encouraged to stream from the City website's at: <https://www.imperialbeachca.gov/129/Agendas-Minutes>.

In compliance with the Americans with Disabilities Act, the City of Imperial Beach requests that individuals who require reasonable accommodation to fully participate in this meeting contact the City Clerk's office at (619) 628-2347 or TTY 711 as soon as possible during regular business hours and not later than at least twelve (12) hours in advance of the meeting to discuss your accessibility needs.

Foreign language and American Sign Language interpretation services are now available for City Council meetings. Contact the City Clerk's office at (619) 628-2347 or TTY 711 by noon on Monday prior to the meeting.

Any disclosable public records provided to a majority of the City Council/Planning Commission/Public Financing Authority/Housing Authority/I.B. RDA Successor Agency regarding any open session item on this agenda will be available for public inspection at the following designated locations: Office of the City Clerk, located at 825 Imperial Beach Blvd., Imperial Beach, CA 91932 and on the City's website at: <https://www.imperialbeachca.gov/129/Agendas-Minutes>.

- 1. **CALL TO ORDER**
- 2. **ROLL CALL**
- 3. **PLEDGE OF ALLEGIANCE**
- 4. **REIMBURSEMENT DISCLOSURES/REPORTS ON ASSIGNMENTS AND COMMITTEES**
All City Council assignments are available for review in the City Clerk's Office.
- 5. **COMMUNICATIONS FROM CITY STAFF**
- 6. **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.
- 7. **PRESENTATIONS**
 - 7.a **PROCLAMATION RECOGNIZING ANDY YUEN. (0410-30)** 5
Recommendation:
That the City Council approve the Proclamation.
 - 7.b **PROCLAMATION RECOGNIZING BLACK HISTORY MONTH. (0410-30)** 7
Recommendation:
That the City Council approve the Proclamation.
 - 7.c **PROCLAMATION RECOGNIZING AMERICAN HEART MONTH. (0410-30)** 9
Recommendation:
That the City Council approve the Proclamation.
- 8. **CONSENT CALENDAR**
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 the item is removed from the Consent Calendar by action of the City Council. A Councilmember or member of the public may make a comment on any item on the Consent Calendar.
Recommendation:
To approve Consent Calendar Item Nos. 8.a through 8.d.
 - 8.a **APPROVAL OF CITY COUNCIL MEETING MINUTES.** 11
Recommendation:
That the City Council approves the Special Meeting Minutes of December 17, 2024 and January 30, 2025.
 - 8.b **RATIFICATION OF WARRANT REGISTER FOR THE PERIOD FROM JANUARY 4, 2025 TO FEBRUARY 7, 2025. (0300-25)** 18
Recommendation:
Staff is seeking that the City Council ratify and file the Warrant Register Report.

8.c	RECEIVE TREASURER’S REPORT FOR DECEMBER 2024. (0300-90) Recommendation: Staff recommends that the City Council receive and file the December 2024 Treasurer's Report.	60
8.d	EXTENSION OF TERMS OF OFFICE FOR MEMBERS ON THE DESIGN REVIEW BOARD AND TIDELANDS ADVISORY COMMITTEE WITH TERMS EXPIRING ON MARCH 31, 2025. (0120-30 & 0120-90) Recommendation: Staff recommends the City Council, by majority vote, takes action to extend the terms of office for DRB Members: Miguel Beltran, Chelsea Grace, and Lance Rogers and TAC Members: Joe Ellis and Tiffany Lavan to June 30, 2025.	86
9.	ORDINANCES/SECOND READING & ADOPTION	
9.a	ADOPTION OF REGULAR ORDINANCE TO ENACT A LOCAL JUST CAUSE ORDINANCE FOR TERMINATION OF RESIDENTIAL TENANCIES. (0660-95) Recommendation: Adopt the regular ordinance to implement a local just cause ordinance for termination of residential tenancies.	87
10.	PUBLIC HEARINGS	
10.a	RC COMMERCIAL HOLDINGS, LLC (APPLICANT); CONSIDERATION OF REGULAR COASTAL PERMIT AND CONDITIONAL USE PERMIT TO ALLOW LIVE ENTERTAINMENT AT AN EXISTING TWO-STORY COMMERCIAL BUILDING ON THE ROOF DECK AREA LOCATED AT 951 SEACOAST DRIVE. (0600-20) Recommendation: That the City Council consider adoption of Resolution 2025-007, approving Regular Coastal Permit (CP-24-0003), and Conditional Use Permit (CUP-24-0002), and categorical exemption pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 Class 1 (Existing Facilities) at 951 Seacoast Drive (APN 625-352-23-00) in the C/MU-2 (Seacoast Commercial & Mixed Use) Zone, subject to the conditions as specified in the attached resolution.	111
11.	REPORTS	
11.a	ADOPTION OF RESOLUTION 2025-008 TO SUPPORT SB 10 OTAY MESA EAST TOLL FACILITY ACT. (0460-20) Recommendation: That the City Council adopt Resolution No. 2025-008 (Attachment 1) to support the passage of Senate Bill 10 – Otay Mesa East Toll Facility Act; direct staff to submit a position letter to the relevant state legislative committees; and authorize the Mayor sign a letter of support on behalf of the City Council supporting this legislation on behalf of the City.	158

**11.b RESOLUTION 2025-006 ALLOCATING FUNDS TO THE 10TH STREET
POCKET PARK ENHANCEMENT PROJECT (P25101). (0920-15)**

Recommendation:

Receive a presentation from city staff and 4Walls on proposed enhancements to the park and provide direction for improvements, including options to name and dedicate the park for Steven Wright. Authorize Resolution 2025-006 to allocate \$47,000 to Project P25101 and to name the park after Steven Wright.

12. I.B. REDEVELOPMENT AGENCY SUCCESSOR AGENCY REPORTS

None.

13. ITEMS PULLED FROM THE CONSENT CALENDAR (IF ANY)

14. CITY COUNCIL FUTURE AGENDA REQUESTS

15. ADJOURN REGULAR MEETING



CITY COUNCIL

STAFF REPORT

February 19, 2025

ITEM TITLE: PROCLAMATION RECOGNIZING ANDY YUEN. (0410-30)

ORIGINATING DEPARTMENT:

Mayor

RECOMMENDATION:

That the City Council approve the Proclamation.

ATTACHMENTS:

ATT 1 - Proclamation



PROCLAMATION

Andy Yuen

WHEREAS, the City of Imperial Beach proudly recognizes Andy Yuen, for his distinguished career of over 40 years with the United States Fish and Wildlife Service, including more than 20 years as the Project Leader for the San Diego National Wildlife Refuge Complex; and

WHEREAS, Andy Yuen has dedicated his career to the protection and conservation of natural and cultural resources in Southern California, playing a pivotal role in leading major wetland restoration projects throughout San Diego Bay and the Tijuana Estuary; and

WHEREAS, Andy Yuen was instrumental in the partnership that created the South San Diego Bay Unit of the National Wildlife Refuge and the ongoing management and stewardship of the Tijuana Sough National Wildlife Refuge; and

WHEREAS, Andy Yuen has consistently demonstrated an unwavering commitment to enhancing public access to natural spaces, spearheading projects that have expanded coastal trails, wildlife viewing areas, and public lands maintenance, ensuring that the community can enjoy and appreciate these vital natural areas; and

WHEREAS, Andy Yuen has been a steadfast and reliable partner to the City of Imperial Beach, going above and beyond to assist with permitting, interagency coordination, and environmental planning for critical city projects. His invaluable support has facilitated the City's annual storm drain maintenance, bikeway weed abatement, homeless outreach efforts, and emergency response during extreme weather events; and

WHEREAS, Andy Yuen played a key role in the Bayshore Bikeway Birding and Walking Trail, the Imperial Beach Boulevard Tijuana Estuary Boardwalk, and has been instrumental in the City's response to the Tijuana River pollution crisis. Notably, his dedication was essential in navigating the complex permitting, environmental review, and entitlement process for the Bayshore Bikeway Resiliency Project, a critical initiative that will have lasting benefits for the region. Additionally, his support was pivotal in advancing the Port of San Diego's Pond 20 restoration project, further demonstrating his commitment to ecological restoration and community enhancement; and

WHEREAS, his leadership and dedication have left an enduring legacy that will benefit the Imperial Beach community and future generations, ensuring continued progress in conservation, environmental restoration, and public access to natural spaces;

NOW, THEREFORE, BE IT PROCLAIMED that I, Paloma Aguirre, Mayor of the City of Imperial Beach, together with the City Council, take great pleasure in honoring and recognizing Andy Yuen for his unparalleled dedication to protect and conserve the cultural and natural resources and wish him the best in all his future endeavors and proclaim February 19, 2025 as Andy Yuen Day in the City of Imperial Beach.

Dated: February 19, 2025

Paloma Aguirre, Mayor



CITY COUNCIL

STAFF REPORT

February 19, 2025

ITEM TITLE: PROCLAMATION RECOGNIZING BLACK HISTORY MONTH. (0410-30)

ORIGINATING DEPARTMENT:

Mayor

RECOMMENDATION:

That the City Council approve the Proclamation.

ATTACHMENTS:

ATT 1 - Proclamation



PROCLAMATION

Recognition of Black History Month February 2025

WHEREAS, the City of Imperial Beach continues to work toward becoming an inclusive community in which all residents are respected and recognized for their contributions to our world; and

WHEREAS, on February 12, 1926 a week was chosen to celebrate Black History as it acknowledged the birthdays of Abraham Lincoln on Feb. 12 and of Frederick Douglass on Feb. 20, both of whom were recognized as champions of freedom and equality; and

WHEREAS, in the late 1960s America experienced the Civil Rights Movement and prominent civil rights activists supported the evolution of the week into an entire month; and

WHEREAS, African Americans have been pivotal in the creation of a massive number of inventions and are recognized for achievements in education, social services, public safety, health, business, fine arts, entertainment, science, government, politics, law, engineering, and technology; and

WHEREAS, Black History Month is celebrated every February as tribute to the achievements of African Americans who have shaped American history from 1619 to the election of the first Black President and Vice-President of the United States of America in 2008 and 2020, respectively, and beyond; and

WHEREAS, throughout Black History Month, we celebrate the many achievements, contributions and sacrifices made by African Americans to our economic, cultural, spiritual and political development.

NOW, THEREFORE, BE IT PROCLAIMED that I, Paloma Aguirre, Mayor of the City of Imperial Beach, together with the City Council, hereby proclaim February 2025 as ***“BLACK HISTORY MONTH”*** in the City of Imperial Beach.

Dated: February 19, 2025



CITY COUNCIL

STAFF REPORT

February 19, 2025

ITEM TITLE: PROCLAMATION RECOGNIZING AMERICAN HEART MONTH. (0410-30)

ORIGINATING DEPARTMENT:

Mayor

RECOMMENDATION:

That the City Council approve the Proclamation.

ATTACHMENTS:

ATT 1 - Proclamation



PROCLAMATION

Recognition of American Heart Month

***WHEREAS**, every day, untold numbers of our friends, relatives, neighbors, and coworkers are affected by the devastating affliction of heart disease. As the Nation's leading cause of death, cardiovascular disease has stolen infinite lives, crushed countless families, and imposed unimaginable heartbreak upon Americans of every walk of life; and*

***WHEREAS**, this American Heart Month, we mourn those we have lost and recommit ourselves to ending the deadly plight of heart disease once and for all; and*

***WHEREAS**, thanks to advancements in medicine, science, and technology, our nation has made tremendous strides in combatting heart disease and the American people are now better equipped than ever before to receive lifesaving treatments, respond to medical complications, and modify behavior and habits to ensure they can lead long and healthy lives; and*

***WHEREAS**, even one soul lost to heart disease is a tragedy beyond comprehension. To that end, our government will work diligently to save lives, lower healthcare costs, and foster a stronger, safer, and healthier future for every citizen; and*

***WHEREAS**, the first step in confronting the cardiac disease crisis is taking concrete action to lower the odds of diagnosis and encouraging those in our lives to take all necessary measures to root out unhealthy habits; and*

***WHEREAS**, research has consistently shown that risk factors contributing to heart disease include obesity, high blood pressure and cholesterol, lack of exercise, excessive alcohol use, and smoking. Making small adjustments to our health and routines can yield extraordinary and even life-saving results. As Americans, we owe it to ourselves and our families to take care of our bodies; and*

***WHEREAS**, as we enter into this American Heart Month, let us seek to improve our health, lengthen our lives, and nurture a culture, a government, and a nation that upholds the dignity of life and protects the human heart.*

***NOW, THEREFORE, BE IT PROCLAIMED** that I, Paloma Aguirre, Mayor of the City of Imperial Beach, together with the City Council, hereby recognize February 2025 as **"American Heart Month"** in the City of Imperial Beach.*

Dated: February 19, 2025

Paloma Aguirre, Mayor



CITY COUNCIL

STAFF REPORT

February 14, 2025

ITEM TITLE: APPROVAL OF CITY COUNCIL MEETING MINUTES.

ORIGINATING DEPARTMENT:

City Clerk

RECOMMENDATION:

That the City Council approves the Special Meeting Minutes of December 17, 2024 and January 30, 2025.

ATTACHMENTS:

ATT 1 – 12-17-2024 Special Meeting Minutes_DRAFT

ATT 2 – 01-30-2025 Special Meeting Minutes_DRAFT

**CITY OF IMPERIAL BEACH
CITY COUNCIL
SPECIAL MEETING MINUTES**

**December 17, 2024, 5:00 p.m.
Pier South Resort - Boca Rio Ballroom
800 Seacoast Drive
Imperial Beach, CA 91932**

Present: Mayor Aguirre, Mayor Pro Tem McKay, Councilmember Seabury,
Councilmember Fisher, Councilmember Leyba-Gonzalez

Staff City Manager Foltz, Chief Administrative Officer Cortez-Martinez, City
Attorney Lyon, City Clerk Kelly, Community Development Director
Openshaw, Public Works Director Larios, Fire Chief French, Sheriff's
Lieutenant Gathings, Human Resources Manager Smith, Marine Safety
Captain Lindquist, IT Manager Santos, Finance Manager Patros

**The City Council also sits as the Imperial Beach Planning Commission, Public Financing Authority,
Housing Authority, And Imperial Beach Redevelopment Agency Successor Agency.**

1. CALL TO ORDER

Mayor Aguirre called the Special Meeting to order at 5:10 p.m.

2. ROLL CALL

City Clerk Kelly took roll.

3. PRESENTATION OF COLORS

Mar Vista High School NJROTC presented the colors.

4. PLEDGE OF ALLEGIANCE

Mayor Pro Tem McKay led the Pledge of Allegiance.

5. NOVEMBER 5, 2024 GENERAL MUNICIPAL ELECTION RESULTS

**5.a APPROVAL OF RESOLUTION NO. 2024-092 – RECITING THE FACTS OF THE GENERAL
MUNICIPAL ELECTION HELD ON NOVEMBER 5, 2024, DECLARING THE RESULTS AND SUCH
OTHER MATTERS AS PROVIDED BY LAW. (0430-40)**

City Clerk Kelly gave a PowerPoint presentation on the item and the Statement of Vote is as follows:

- 1. The whole number of votes (ballots) cast in the City for:
 - a. Member of the City Council District 2 was 2,775

b. Member of the City Council District 4 was 1,712

2. The names of the persons voted for and the office for which each person was voted for are as follows:

a. Member of the City Council District 2:
John "Jack" Fisher
Martin "Marty" Mattes
Ben Swearingen

b. Member of the City Council District 4:
Matthew Leyba-Gonzalez
Linda Kaye

3. The number of votes given at each precinct to each person is on file in the Office of the City Clerk.

4. The number of votes given in the City to each person is as follows:

MEMBER OF CITY COUNCIL DISTRICT 2	# OF VOTES
John "Jack" Fisher	1,076
Martin "Marty" Mattes	799
Ben Swearingen	653

MEMBER OF CITY COUNCIL DISTRICT 4	# OF VOTES
Matthew Leyba-Gonzalez	1,061
Linda Kaye	493

John "Jack" Fisher was elected as Member of the City Council to represent City Council District No. 2 to serve a full term of four (4) years.

Matthew Leyba Gonzalez was elected as Member of the City Council to represent City Council District No. 4 to serve a full term of four (4) years.

Motion by Mayor Pro Tem McKay
Seconded by Councilmember Seabury

That the City Council adopt Resolution No. 2024-092 declaring the results of the November 5, 2024 Election.

AYES (5): Mayor Aguirre, Mayor Pro Tem McKay, Councilmember Seabury, Councilmember Fisher, and Councilmember Leyba-Gonzalez

Carried (5 to 0)

5.b OATH OF OFFICE CEREMONY. (0430-65)

The Ceremonial Oath of Office for John "Jack" Fisher - District 2 was administered by Tim O'Neal.

City Clerk Kelly presented Councilmember Fisher with his Certificate of Election.

Councilmember Fisher expressed his thanks and appreciation to his supporters.

The Ceremonial Oath of Office for Matthew Leyba-Gonzalez - District 4 was administered by Matthew Leyba-Gonzalez II.

City Clerk Kelly presented Councilmember Leyba-Gonzalez with his Certificate of Election.

Councilmember Leyba-Gonzalez expressed his thanks and appreciation to his supporters.

The Councilmembers took a seat at the dais.

6. PUBLIC COMMENT

None.

7. CONSENT CALENDAR

No public comments.

Motion by Councilmember Seabury
Seconded by Mayor Pro Tem McKay

To approve Consent Calendar Item Nos. 7.a through 7.d.

AYES (5): Mayor Aguirre, Mayor Pro Tem McKay, Councilmember Seabury, Councilmember Fisher, and Councilmember Leyba-Gonzalez

Carried (5 to 0)

7.a RATIFICATION OF WARRANT REGISTER FOR THE PERIOD FROM NOVEMBER 23, 2024 TO DECEMBER 6, 2024. (0300-25)

City Council ratified and filed the Warrant Register Report.

7.b CITY COUNCIL RESOLUTION NO. 2024-093 & SUCCESSOR AGENCY RESOLUTION NO. SA-24-93 APPROVING THE LOAN AGREEMENT BETWEEN THE CITY AND THE IB RDA SUCCESSOR AGENCY IN ORDER FOR THE SUCCESSOR AGENCY TO PAY CERTAIN ENFORCEABLE OBLIGATIONS. (0418-50)

City Council adopted Resolution No. 2024-093 and the Successor Agency adopted Resolution No. SA-24-93, each approving the proposed Loan Agreement between the City and the Successor Agency in order for the Successor Agency to pay certain enforceable obligations and administrative costs.

7.c RESOLUTION NOS. SA-24-94 & SA-24-95 OF THE IB RDA SUCCESSOR AGENCY APPROVING THE ADMINISTRATIVE BUDGET & THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 25-26) FOR THE 12-MONTH PERIOD 07-01-2025 THROUGH 06-30-2026 AND APPROVING RELATED ACTIONS. (0418-50)

The Successor Agency adopted Resolution No. SA-24-94 approving the Administrative Budget for the period from July 1, 2025 through June 30, 2026, and adopt Resolution No. SA-24-95 approving the ROPS 25-26 for the period from July 1, 2025 through June 30, 2026, and approve related actions.

7.d CITY COUNCIL CONFIRMATION OF THE ESTABLISHED POLICY ROTATING MAYOR PRO TEMPORE DUTIES. (0410-13)

The City Council moved to confirm Councilmember Carol Seabury as Mayor Pro Tempore for a one-year rotating term beginning the first Council meeting in January pursuant to City Council Policy 2.2.

8. I.B. REDEVELOPMENT AGENCY SUCCESSOR AGENCY REPORTS

See Consent Calendar Item Nos. 7.b and 7.c.

9. ITEMS PULLED FROM THE CONSENT CALENDAR

None.

10. ADJOURN SPECIAL MEETING

Mayor Aguirre adjourned the Special Meeting at 6:19 p.m.

Jacqueline M. Kelly, MMC
City Clerk

Paloma Aguirre
Mayor

**CITY OF IMPERIAL BEACH
CITY COUNCIL
SPECIAL MEETING MINUTES**

**January 30, 2025, 6:00 p.m.
South Bay Union School District
Burruss Auditorium
601 Elm Ave.
Imperial Beach, CA 91932**

Present: Mayor Aguirre, Mayor Pro Tem Seabury, Councilmember Fisher, Councilmember Leyba-Gonzalez, Councilmember McKay

Staff City Manager Foltz, Chief Administrative Officer Cortez-Martinez, City Attorney Lyon, City Clerk Kelly, Community Development Director Openshaw, Public Works Director Larios, Finance Director Flyte, Fire Chief French, Environmental & Natural Resources Director Helmer, Marine Safety Captain Lindquist, IT Manager Santos, Sheriff's Lieutenant Gathings

The City Council also sits as the Imperial Beach Planning Commission, Public Financing Authority, Housing Authority, and Imperial Beach Redevelopment Agency Successor Agency.

The Special Meeting of the City Council of the City of Imperial Beach was called to order at 6:20 p.m.

1. WELCOME AND INTRODUCTIONS

Port Commissioner Dan Malcolm welcomed everyone to the State of the City Address.

2. OPENING CEREMONIES

The Mar Vista High School NJROTC presented the colors.
John Haythe, Chair of the Veterans & Military Affairs Committee, led the Pledge of Allegiance.
Malia Crumley performed the National Anthem.
Bobby Wallace delivered a land acknowledgement.
Pastor Matt Henry delivered the invocation.

3. STATE OF THE CITY

Port Commissioner Dan Malcolm introduced special guests and dignitaries, and he introduced Mayor Paloma Aguirre.
Mayor Paloma Aguirre presented the State of the City Address.

4. ADJOURNMENT

Mayor Paloma Aguirre invited everyone to enjoy a Folklórico performance by Southwest High School and light refreshments.

The meeting was adjourned at 7:02 p.m.

Jacqueline M. Kelly, MMC
City Clerk

Paloma Aguirre
Mayor

DRAFT



CITY COUNCIL

STAFF REPORT

February 19, 2025

ITEM TITLE: RATIFICATION OF WARRANT REGISTER FOR THE PERIOD FROM JANUARY 4, 2025 TO FEBRUARY 7, 2025. (0300-25)

ORIGINATING DEPARTMENT:

Finance

EXECUTIVE SUMMARY:

Staff is recommending that the City Council ratify the accompanying Warrant Register for the period from January 4, 2025, to February 7, 2025, in the amount of \$4,214,619.33.

RECOMMENDATION:

Staff is seeking that the City Council ratify and file the Warrant Register Report.

OPTIONS:

- Receive and file the report from the City Manager.
- Provide direction to the City Manager to take a specific action.
- Request additional information and an additional report.

BACKGROUND/ANALYSIS:

The City of Imperial Beach issues accounts payable and payroll disbursements on a regular basis and presents it to the City Council for ratification at its next regularly scheduled meeting. The attached Warrant Register containing checks and electronic funds transfers for the period from January 4, 2025, to February 7, 2025, in the amount of \$4,214,619.33, is being presented for ratification by the City Council. Payments have been reviewed and approved by the appropriate department staff. The Finance Director or designee certifies the accuracy of the attached register and the availability of funds for payment.

Warrants above \$100,000 have been highlighted and explained in the table below:

VENDOR	CHECK	DESCRIPTION	AMOUNT
SAN DIEGO COUNTY SHERIFF	104643	NOV 2024 SHERIFF SERVICES	\$724,857.20
TRI-GROUP CONSTRUCTION & DEVELOPMENT	104698	12/1/24-1/17/25 9TH ST ENHANCEMENT	\$206,716.44

US BANK TRUST	DFT0009166	FY24-25 PARS SEC115 TRUST FUND PENSION CONTRIBUTION	\$336,543.04
LOGHMANI & ASSOCIATES DESING GROUP	104731	12/17/24-1/16/25 SPORTS PARK IMPROV	\$115,221.60
NEXUSPLAN, INC	104734	NOV/DEC 2024 BAYSHORE BIKEWAY	\$114,834.10
SAN DIEGO COUNTY SHERIFF	104738	DEC 2024 SHERIFF SERVICES	\$723,899.04

The following registers are submitted for Council ratification:

Accounts Payable:

DATE	CHECK NUMBER	AMOUNT(S)
1/9/2025	CK104502-CK104570	\$279,638.89
1/16/2025	CK104571-CK104611	194,467.77
1/17/2025	CK104612-CK104614	10,933.07
1/23/2025	CK104615-CK104653	848,517.40
1/30/2025	CK104654-CK104705	348,507.00
2/6/2025	CK104706-CK104746	1,077,565.79
	Sub-Total	\$ 2,759,629.92

DATE	EFT/DRAFT NUMBER	AMOUNT(S)
1/6/2025	DFT0009042; DFT0009048; DFT0009052-3; DFT0009075; DFT0009077	\$18,160.76
1/7/2025	DFT0008996; DFT0009002; DFT0009006-25	71,511.05
1/8/2025	1774-78; DFT0009076	16,909.91
1/10/2025	DFT0009089	888.91
1/17/2025	DFT0009046-7; DFT0009051; DFT0009079-82; DFT0009084; DFT0009100	118,278.72
1/21/2025	DFT0009055-74	72,150.62
1/23/2025	1779-83	28,051.76
1/24/2025	DFT0009044-5; DFT0009121	2,409.94
1/30/2025	DFT0009151	395.55
1/31/2025	DFT0009162; DFT0009165-7	339,157.65
2/4/2025	DFT0009158-9; DFT0009161	90,906.66
2/5/2025	1784-88; DFT0009124; DFT0009132-50; DFT0009156-7	103,494.14
	Sub-Total	\$ 862,315.67

Total reflected in the attached Expense Approval Report: **\$3,621,945.59**

Check Reversals/Voids:

<i>DATE</i>	<i>CHECK/EFT NUMBER</i>	<i>AMOUNT(S)</i>
N/A	N/A	
	Sub-Total	\$ N/A

Payroll Checks/Direct Deposits

<i>DATE</i>	<i>CHECK/EFT NUMBER</i>	<i>AMOUNT(S)</i>
1/8/2025	DFT0009163	\$ 300.00
1/16/2025	CK49227-33; EFT0000217	261,851.12
1/17/2025	DFT0009164	300.00
1/30/2025	CK49234-36; EFT0000218	269,256.29
1/31/2025	EFT0000221	60,966.33
	Sub-Total	\$ 592,673.74

TOTAL: \$ 4,214,619.33

ENVIRONMENTAL DETERMINATION:

Not a project as defined by CEQA.

FISCAL ANALYSIS:

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

ATTACHMENTS:

ATT 1 - Expense Approval Report – 01.04.2025 – 02.07.2025

Expense Approval Report

By (None)

Payment Dates 1/4/2025 - 2/7/2025



Imperial Beach, CA

Payment Date	Payment Number	Vendor Name	Description (Item)	Payable Number	Account Number	Purchase Order Number	Amount
01/08/2025	1774	FORESTERS INVESTOR SERVI...	FORESTERS 529 PLAN PPE 12/26/24	PPE 12-26-2024	101-0000-209.0122		50.00
01/08/2025	1775	I B FIREFIGHTERS ASSOCIATI...	IBFA DUES ACH PPE 12/26/24	PPE 12-26-2024	101-0000-209.0108		480.00
01/08/2025	1776	ICMA RETIREMENT TRUST 457	ICMA % PPE 12/26/24	PPE 12-26-2024	101-0000-209.0110		5,075.80
01/08/2025	1776	ICMA RETIREMENT TRUST 457	ICMA CITY-PAID PPE 12/26/24	PPE 12-26-2024 (2)	101-0000-209.0110		2,215.43
01/08/2025	1776	ICMA RETIREMENT TRUST 457	ICMA FIXED PPE 12/26/24	PPE 12-26-2024 (3)	101-0000-209.0110		5,742.00
01/08/2025	1777	SEIU LOCAL 221	SEIU DUES ACH PPE 12/26/24	PPE 12-26-2024	101-0000-209.0108		928.07
01/08/2025	1777	SEIU LOCAL 221	SEIU DUES ACH PPE 12/26/24 WIDLUND A/R	PPE 12-26-2024	101-0000-209.0108		31.54
01/08/2025	1777	SEIU LOCAL 221	SEIU COPE ACH PPE 12/26/24	PPE 12-26-2024 COPE	101-0000-209.0108		15.00
01/08/2025	1778	US BANK	PARS ACH PPE 12/26/24	PPE 12-26-2024	101-0000-209.0120		1,449.04
01/23/2025	1779	FORESTERS INVESTOR SERVI...	FORESTERS 529 PLAN PPE	PPE 01-09-2025	101-0000-209.0122		50.00
01/23/2025	1780	I B FIREFIGHTERS ASSOCIATI...	IBFA DUES ACH PPE	PPE 01-09-2025	101-0000-209.0108		480.00
01/23/2025	1781	ICMA RETIREMENT TRUST 457	ICMA % PPE	PPE 01-09-2025	101-0000-209.0110		5,128.73
01/23/2025	1781	ICMA RETIREMENT TRUST 457	ICMA CITY-PAID PPE	PPE 01-09-2025 (2)	101-0000-209.0110		2,215.43
01/23/2025	1781	ICMA RETIREMENT TRUST 457	ICMA FIXED PPE	PPE 01-09-2025 (3)	101-0000-209.0110		17,870.27
01/23/2025	1782	SEIU LOCAL 221	SEIU DUES ACH PPE	PPE 01-09-2025	101-0000-209.0108		850.79
01/23/2025	1782	SEIU LOCAL 221	SEIU COPE ACH PPE	PPE 01-09-2025 COPE	101-0000-209.0108		15.00
01/23/2025	1783	US BANK	PARS ACH PPE	PPE 01-09-2025	101-0000-209.0120		1,441.54
02/05/2025	1784	FORESTERS INVESTOR SERVI...	FORESTERS 529 PLAN PPE 1/23/25	PPE 01-23-2025	101-0000-209.0122		50.00
02/05/2025	1785	I B FIREFIGHTERS ASSOCIATI...	IBFA ACH PPE 01/23/25 SPEARS RETRO PPE 07/11/24	PPE 01-23-2025	101-0000-209.0108		40.00
02/05/2025	1785	I B FIREFIGHTERS ASSOCIATI...	IBFA DUES ACH PPE 01/23/25	PPE 01-23-2025	101-0000-209.0108		480.00
02/05/2025	1786	ICMA RETIREMENT TRUST 457	ICMA % PPE 01/23/25	PPE 012325-1	101-0000-209.0110		5,116.95
02/05/2025	1786	ICMA RETIREMENT TRUST 457	ICMA CITY-PAID PPE 01/23/25	PPE 012325-2	101-0000-209.0110		2,869.27
02/05/2025	1786	ICMA RETIREMENT TRUST 457	ICMA FIXED PPE 01/23/25	PPE 012325-3	101-0000-209.0110		4,894.92
02/05/2025	1787	SEIU LOCAL 221	SEIU DUES ACH PPE 01/23/25	PPE 01-23-2025	101-0000-209.0108		873.77
02/05/2025	1787	SEIU LOCAL 221	SEIU COPE ACH PPE 01/23/25	PPE 01-23-2025 COPE	101-0000-209.0108		15.00
02/05/2025	1788	US BANK	PARS ACH PPE 01/23/25	PPE 01-23-2025	101-0000-209.0120		1,513.24
01/09/2025	104502	4LEAF INC	NOV 2024 PLANNING CONSULTING SRVCS	J4252H	214-1230-413.2006		12,880.00
01/09/2025	104503	ACE EXCAVATING & ENVIRO...	CO#01 NEW MOW CURB - SENIOR CENTER	2377	214-5000-532.2006	250104	2,710.00
01/09/2025	104503	ACE EXCAVATING & ENVIRO...	PARK ENTRANCE - SENIO...	2377	214-5000-532.2006	250104	27,083.00
01/09/2025	104504	AGRICULTURAL PEST CONTR...	12/19/24 BIRD CONTROL SRVCS	780186	101-6040-454.2022	250063	500.00
01/09/2025	104505	ALLIANT INSURANCE SEVICES,..	CY2024 Q4 SPECIAL EVENTS - PACHUCO,MILITARY,WINTER	2024-0005,-0006,-0007	101-0000-221.0104		1,788.00

Expense Approval Report

Payment Dates: 1/4/2025 - 2/7/2025

Payment Date	Payment Number	Vendor Name	Description (Item)	Payable Number	Account Number	Purchase Order Number	Amount
01/09/2025	104506	AMAZON CAPITAL SERVICES, ...	TIRE AIR COMPRESSOR - MS	1137-LG4M-CLGQ	101-3030-423.3002		64.59
01/09/2025	104506	AMAZON CAPITAL SERVICES, ...	AAA BATTERIES - CC	137N-1WWR-YWR9	101-1020-411.3001		17.94
01/09/2025	104506	AMAZON CAPITAL SERVICES, ...	PARCHMENT PAPER - CC	17T7-FY1C-66JW	101-1020-411.3001		35.86
01/09/2025	104506	AMAZON CAPITAL SERVICES, ...	RETURN - TIRE AIR COMPRESSOR - MS	1DR7-MWDL-RY1D	101-3030-423.3002		-64.59
01/09/2025	104506	AMAZON CAPITAL SERVICES, ...	4PK DISH TOWELS, MITT SET - FD	1DYL-LXJH-T3L3	101-3020-422.3002		46.54
01/09/2025	104506	AMAZON CAPITAL SERVICES, ...	NOTE PADS, STICKY NOTES - FD	1FJL-3HKD-HMH6	101-3020-422.3001		39.15
01/09/2025	104506	AMAZON CAPITAL SERVICES, ...	BATTERIES, SWIFFER MOP SHEETS, GLUE - FD	1FJL-3HKD-HMH6	101-3020-422.3002		79.36
01/09/2025	104506	AMAZON CAPITAL SERVICES, ...	AED BATTERY - MS	1FL1-NQJW-WQ7X	101-3030-423.3005		338.00
01/09/2025	104506	AMAZON CAPITAL SERVICES, ...	CARD STOCK, SHARPIES - CC	1GWX-NHKV-HLQK	101-1020-411.3001		23.30
01/09/2025	104506	AMAZON CAPITAL SERVICES, ...	PENS (2PK), SAFETY PINS - CC	1HG9-NRG3-4JVJ	101-1020-411.3001		17.63
01/09/2025	104506	AMAZON CAPITAL SERVICES, ...	SUPPLIES - SMALL TOWN EVENT	1LVJ-13XY-KCVH	101-6014-451.2808		148.51
01/09/2025	104506	AMAZON CAPITAL SERVICES, ...	HEATER FANS (2) - FD	1TNP-VTXF-776T	101-3020-422.3002		54.36
01/09/2025	104506	AMAZON CAPITAL SERVICES, ...	OFFICE CHAIRS (3) - MS	1W3V-VL3N-GCM3	101-3030-423.3002		318.66
01/09/2025	104506	AMAZON CAPITAL SERVICES, ...	MOUSE REPLACEMENT - CITY MANAGER	1W9V-K116-6JPN	503-1923-419.3002		81.84
01/09/2025	104506	AMAZON CAPITAL SERVICES, ...	4PK MITT & PAD - FD	1W9V-K116-6XLH	101-3020-422.3002		22.83
01/09/2025	104506	AMAZON CAPITAL SERVICES, ...	TAPE (3). 2PK CURTAINS - SMALL TOWN HOLIDAY	1YJF-YVWV-W396	101-6014-451.2808		95.64
01/09/2025	104506	AMAZON CAPITAL SERVICES, ...	AA BATTERIES (2PK), RESTROOM SIGNS (2) - FD	1YN9-73YG-GFHX	101-3020-422.3002		51.28
01/09/2025	104507	ARAM YASHU	UNIFORM SHOES - MS	12-04-2024	101-3030-423.2503		80.00
01/09/2025	104508	BOOT WORLD, INC.	BOOTS - 3 PW EMPLOYEES	99033	101-5010-431.3002		749.54
01/09/2025	104509	BUSINESS ORIENTED SOFTW...	03/01/25-02/28/26 ASSET MNGMT/TICKETING SYS RENEWA	BDKSUB25012596	503-1923-419.2025		4,428.00
01/09/2025	104510	CALIFORNIA AMERICAN WAT...	11/15/24-12/12/24 - 1001 IRIS AVENUE	1015-210019176333 12/16/...	101-1910-419.2702		20.39
01/09/2025	104510	CALIFORNIA AMERICAN WAT...	11/15/24-12/12/24 - 942 DONAX AVE IRRIG	1015-210019746893 12/16/...	101-6020-452.2702		20.39
01/09/2025	104510	CALIFORNIA AMERICAN WAT...	11/09/24-12/09/24 - 710 PALM AVE	1015-210020440898 12/11/...	101-1910-419.2702		422.23
01/09/2025	104511	CANDELARIA RAMIREZ	NOV/DEC 2024 CHAIR/FLOOR YOGA - 4 CLASSES	12192024CR19	101-6010-451.2107		232.80
01/09/2025	104512	CHULA VISTA ALARM, INC	DEC 2024 - PW - 495 10TH ST	88107	101-1910-419.2023	250021	55.00
01/09/2025	104512	CHULA VISTA ALARM, INC	DEC 2024 - EOC - 825 IB BLVD	88133	101-1910-419.2023	250021	49.95
01/09/2025	104512	CHULA VISTA ALARM, INC	DEC 2024 - PW REAR BLDGS - 495 10TH ST	88144	101-1910-419.2023	250021	55.00
01/09/2025	104512	CHULA VISTA ALARM, INC	DEC 2024 - CITY HALL - 825 IB BLVD	88160	101-1910-419.2023	250021	49.95
01/09/2025	104512	CHULA VISTA ALARM, INC	JAN 2025 - PW - 495 10TH ST	88434	101-1910-419.2023	250021	55.00
01/09/2025	104512	CHULA VISTA ALARM, INC	JAN 2025 - EOC - 825 IB BLVD	88485	101-1910-419.2023	250021	49.95

Expense Approval Report

Payment Dates: 1/4/2025 - 2/7/2025

Payment Date	Payment Number	Vendor Name	Description (Item)	Payable Number	Account Number	Purchase Order Number	Amount
01/09/2025	104512	CHULA VISTA ALARM, INC	JAN 2025 - PW REAR BLDGS - 495 10TH ST	88503	101-1910-419.2023	250021	55.00
01/09/2025	104512	CHULA VISTA ALARM, INC	JAN 2025 - CITY HALL - 825 IB BLVD	88521	101-1910-419.2023	250021	49.95
01/09/2025	104513	CINTAS CORPORATION	12/10/24 FACILITIES MATS	4214126622	101-1910-419.2006	250067	30.78
01/09/2025	104513	CINTAS CORPORATION	12/10/24 PW UNIFORMS	4214126776	101-5020-432.2503	250036	295.79
01/09/2025	104513	CINTAS CORPORATION	12/17/24 FACILITIES MATS	4214942415	101-1910-419.2006	250067	30.78
01/09/2025	104513	CINTAS CORPORATION	12/17/24 PW UNIFORMS	4214942665	101-5020-432.2503	250036	322.86
01/09/2025	104514	CINTAS CORPORATION	FIRST AID KIT REFILL. SRVC CHARGE	5228958022	502-1922-419.2904		38.50
01/09/2025	104515	COLE PETRIE	REFUND - INCORRECT PAYMENT ON INCORRECT PERMIT	INV-00021231	101-0000-341.7403		1,000.00
01/09/2025	104516	CONNIE GATLIN	NOV/DEC 2024 - FIT 4 DRUMS	12192024CG10	101-6010-451.2107		102.00
01/09/2025	104517	COUNTY OF SAN DIEGO	EXEMPT FEE USE-24-0041 - 291 EBONY AVE	USE-24-0041	101-1230-413.2102		50.00
01/09/2025	104518	COUNTY OF SAN DIEGO	EXEMPT FEE USE-24-0043 - 172 EBONY AVE	USE-24-0043	101-1230-413.2102		50.00
01/09/2025	104519	COUNTY OF SAN DIEGO	EXEMPT FEE USE-24-0033 - 160 EVERGREEN	USE-24-0033	101-1230-413.2102		50.00
01/09/2025	104520	COUNTY OF SAN DIEGO	MPR EXTRACT & CHARACTERISTICS - 6,200 RECORDS	12-11-2024	503-1923-419.2104		125.00
01/09/2025	104521	COX COMMUNICATIONS	01/01/25-01/31/25 - 825 IB BLVD 001 3110 015533201	01-01-2025 3201	503-1923-419.2104		29.35
01/09/2025	104521	COX COMMUNICATIONS	01/01/25-01/31/25 - 825 IB BLVD 001 3110 108768102	01-01-2025 8102	503-1923-419.2104		35.32
01/09/2025	104521	COX COMMUNICATIONS	12/22/24-01/21/25 - 495 10TH 001 3110 038384601	12-22-2024 4601	503-1923-419.2104		241.45
01/09/2025	104521	COX COMMUNICATIONS	12/25/24-01/24/25 - 825 IB BLVD 001 3110 039780701	12-25-2024 0701	503-1923-419.2104		900.00
01/09/2025	104522	CRH CALIFORNIA WATER, INC	JAN 2025 EQUIPMENT COOLER - PRCS	1449018	101-6030-453.3002		170.00
01/09/2025	104523	CRISTIAN FIGUEROA	REIMB PARAMEDIC LICENSE RENEWAL	P39588	101-3020-422.2813		250.00
01/09/2025	104524	DEPARTMENT OF JUSTICE	NOV 2024 EMPLOYEE FINGERPRINTS - APPS (1), FBI (1)	781173	101-1130-412.2104	250135	49.00
01/09/2025	104525	ECKENROTH PUBLICATIONS	11/21/24 - AD 1368 HOLLY AVE(USE-23-0066-DEP) - CD	149624	101-0000-221.0102		160.00
01/09/2025	104526	FLYERS ENERGY LLC	12/06/24 - FUEL DELIVERY (1,188 GAS)	24-243354	501-1921-419.2815		4,427.93
01/09/2025	104526	FLYERS ENERGY LLC	12/12/24 - FUEL DELIVERY (1,430 GAS, 201 DSL)	24-248699	501-1921-419.2815		6,240.87
01/09/2025	104526	FLYERS ENERGY LLC	12/19/24 - FUEL DELIVERY (1,020 GAS, 101 DSL)	24-253196	501-1921-419.2815		4,197.71

Expense Approval Report

Payment Dates: 1/4/2025 - 2/7/2025

Payment Date	Payment Number	Vendor Name	Description (Item)	Payable Number	Account Number	Purchase Order Number	Amount
01/09/2025	104526	FLYERS ENERGY LLC	12/26/24 - FUEL DELIVERY (800 GAS, 100 DSL)	24-258928	501-1921-419.2815		3,418.73
01/09/2025	104526	FLYERS ENERGY LLC	01/02/25 - FUEL DELIVERY (800 GAS, 165 DSL)	25-263924	501-1921-419.2815		3,823.42
01/09/2025	104527	GO-STAFF, INC.	WE 12/15/24 CITY CLERK STAFF - E MONGE 40 REG,8 OT	326067	101-1020-411.2101		2,340.12
01/09/2025	104527	GO-STAFF, INC.	WE 12/15/24 PARKS STAFF - J TORRES 32 HRS	326068	101-6020-452.2101		1,034.69
01/09/2025	104527	GO-STAFF, INC.	WE 12/22/24 CITY CLERK STAFF - E MONGE 40 HRS	326301	101-1020-411.2101		1,800.10
01/09/2025	104527	GO-STAFF, INC.	WE 12/22/24 PARKS STAFF - J TORRES 40 HRS	326302	101-6020-452.2101		1,293.36
01/09/2025	104527	GO-STAFF, INC.	WE 12/29/24 PARKS STAFF - J TORRES 32 HRS	326511	101-6020-452.2101		1,034.69
01/09/2025	104528	HENRY YORBA	COMPANY OFFICER 2C CERTIFICATION	12-19-2024	101-1130-412.2901		450.00
01/09/2025	104529	I.B. CLEARWATER L.L.C.	12/24/24 WATER DELIVERY - FD	12-24-2024	101-3020-422.3002		19.37
01/09/2025	104530	JASON BELL	REIMB - HAZARD SAFETY/INFECTION CONTROL COURSES	12-19-2024	101-1130-412.2901		715.00
01/09/2025	104531	LIFE-ASSIST,INC.	PARTIAL RETURN: GLOVES, SAM SPLINT	1448042	101-3030-423.3005		-2.69
01/09/2025	104531	LIFE-ASSIST,INC.	GLOVES - MS	1537594	101-3030-423.3005		208.15
01/09/2025	104532	LLOYD PEST CONTROL	12/12/24 - 825 IB BLVD # 1129122	8688579	101-1910-419.2022	250014	39.00
01/09/2025	104532	LLOYD PEST CONTROL	12/12/24 - 845 IB BLVD # 1129247	8688587	101-1910-419.2022	250014	39.00
01/09/2025	104532	LLOYD PEST CONTROL	12/12/24 - 1078 8TH ST #1129312	8688939	101-1910-419.2022	250014	58.00
01/09/2025	104532	LLOYD PEST CONTROL	12/12/24 - 950 OCEAN LN #1092502	8689486	101-1910-419.2022	250014	65.00
01/09/2025	104532	LLOYD PEST CONTROL	12/12/24 - 865 IB BLVD #1129288	8690015	101-1910-419.2022	250014	44.00
01/09/2025	104533	LOGHMANI & ASSOCIATES D...	RETENTION - 11/16-12/16/24 05 SPORTS PARK BLDG IMPROV	05	214-0000-202.0000		-2,716.85
01/09/2025	104533	LOGHMANI & ASSOCIATES D...	11/16-12/16/24 SPORTS PARK BLDG IMPROV(SP22101-SP)	05	214-5000-532.2006	250047	45,676.11
01/09/2025	104533	LOGHMANI & ASSOCIATES D...	11/16-12/16/24 SPORTS PARK BLDG IMPROV(SP22101-SP)	05	420-5000-532.2006	250047	8,660.85
01/09/2025	104534	LORENA ALLEN	DEC 2024 IB WALKING - SENIOR GROUP	122024LA14	101-6030-453.2310		200.00
01/09/2025	104535	LOUNSBERY, FERGUSON ALT...	THROUGH 11/30//24 - 2024 ELECTION #724-06116-00002	11-30-2024	101-1020-411.2106		2,250.00
01/09/2025	104536	MAINTEX, INC.	FACILITIES SUPPLIES	1114592-00	101-1910-419.3002		2,513.04

Expense Approval Report

Payment Dates: 1/4/2025 - 2/7/2025

Payment Date	Payment Number	Vendor Name	Description (Item)	Payable Number	Account Number	Purchase Order Number	Amount
01/09/2025	104537	MCDUGAL LOVE BOEHMER...	NOV 2024 - CODE ENFORCEMENT (LWC002-P)	110982	101-1220-413.2001		1,502.83
01/09/2025	104537	MCDUGAL LOVE BOEHMER...	NOV 2024 - SPECIAL PROJECTS (LWC146-P)	110983	101-1220-413.2001		7,825.50
01/09/2025	104537	MCDUGAL LOVE BOEHMER...	NOV 2024 - MONTHLY RETAINER	110984	101-1220-413.2002		14,000.00
01/09/2025	104537	MCDUGAL LOVE BOEHMER...	NOV 2024 - LITIGATION (LWC336-P)	110985	502-1922-419.2001		314.50
01/09/2025	104537	MCDUGAL LOVE BOEHMER...	NOV 2024 - DEVELOPMENT PROJECTS (LWC361-P)	110986	101-1220-413.2001		1,202.50
01/09/2025	104538	NANCY ANDRADE-POLITO	FEE - MODIFICATIONS TO CONSTRUCTION DOCUMENTATION	25-0416	401-5020-532.2006		2,200.00
01/09/2025	104539	NEXT DAY PRINTED TEES	JACKETS EMBROIDERY (8) - FINANCE	92075	101-1210-413.2902		73.95
01/09/2025	104540	NVS INC	JUL 2024 - USE-23-0066 1368 HOLLY (23-0066-DEP)	404561	101-0000-221.0102		754.48
01/09/2025	104541	ODP BUSINESS SOLUTIONS, L...	BUSINESS CARDS - J ZAMORA (INCORRECT)	392941189001	503-1923-419.3002		55.79
01/09/2025	104541	ODP BUSINESS SOLUTIONS, L...	AP BLANK CHECKS - FINANCE	402615742001	101-1210-413.3002		130.48
01/09/2025	104542	OFFICESCAPES LLC	CYLINDER CONTAINERS (12) - EVENTS	1042683-2	101-1110-412.2903		1,161.45
01/09/2025	104543	O'REILLY AUTO PARTS #3980	OIL FILTER - TRUCK EM-39	3980-185712	501-1921-419.2816		5.14
01/09/2025	104543	O'REILLY AUTO PARTS #3980	BATTERY (6) - FIRE ENGINE E-39	3980-187465	101-3020-422.2801		2,106.53
01/09/2025	104543	O'REILLY AUTO PARTS #3980	TAILGATE, DOOR HANDLE	3980-188157	501-1921-419.2816		147.76
01/09/2025	104543	O'REILLY AUTO PARTS #3980	MOTOR OIL, FUNNEL	3980-189475	501-1921-419.2816		23.69
01/09/2025	104543	O'REILLY AUTO PARTS #3980	MOTOR OIL (3) - TRUCK 109	3980-189815	501-1921-419.2816		67.38
01/09/2025	104543	O'REILLY AUTO PARTS #3980	RETURN - MOTOR OIL	3980-189839	501-1921-419.2816		-21.74
01/09/2025	104543	O'REILLY AUTO PARTS #3980	PAINT - FLEET SHOP	3980-190061	501-1921-419.2816		193.54
01/09/2025	104543	O'REILLY AUTO PARTS #3980	PAINT, BLAST - SHOP LIFT	3980-192312	501-1921-419.2816		68.77
01/09/2025	104543	O'REILLY AUTO PARTS #3980	WIPERS(4),OIL/AIR FILTER,IRIDIUM(4) - NEW RANGERS	3980-192490	501-1921-419.2816		143.25
01/09/2025	104544	ORTIZ CORPORATION	NOV-DEC 2024 PS5 7 PS7 REHABILITATION (W21107)	11	601-5060-536.2006	220185-R3	18,674.15
01/09/2025	104545	PARKHOUSE TIRE INC	TIRES (6) - FIRE TRUCK E-39	3010427338	101-3020-422.2801		3,273.41
01/09/2025	104546	PARTY PALS GP	JUMPERS/GAMES - SMALL TOWN EVENT - FINAL PYMT	24563-2	101-6014-451.2808	250066	1,375.00
01/09/2025	104547	PITNEY BOWES INC(INVOICE ...	09/20/24-12/19/24 POSTAGE MACHINE SRVCS	1026637805	101-1920-419.2809		243.12
01/09/2025	104548	PLUMBERS DEPOT INC.	GFG 4-WAY GAS MONITORS & DOCKING STATION	PD-57674	601-5060-436.5004	250120	11,199.11
01/09/2025	104549	RYAN TRABUCO	REIMB - MILEAGE FOR CITY RELATED DUTIES	12-16-2024	101-1010-411.2804		287.96

Expense Approval Report

Payment Dates: 1/4/2025 - 2/7/2025

Payment Date	Payment Number	Vendor Name	Description (Item)	Payable Number	Account Number	Purchase Order Number	Amount
01/09/2025	104550	SAN DIEGO ELEVATOR AND L...	DEC 2024 ELEVATOR SRVC - SAFETY CTR	9080	101-1910-419.2006		150.00
01/09/2025	104550	SAN DIEGO ELEVATOR AND L...	NOV 2024 ELEVATOR SRVC - SAFETY CTR	9178	101-1910-419.2006		150.00
01/09/2025	104551	SCHMIDT DESIGN GROUP, IN...	THROUGH 11/30/24 - LANDSCAPE ARCHITECT SRVC	24-412.01	101-6010-451.2006		530.00
01/09/2025	104552	SD LUXURY LIMOS	01/17/24 - 30 PAX SHUTTLE SENIOR TRIP	32441	214-6030-453.2310		1,023.75
01/09/2025	104553	SDGE	11/28/24-12/30/24 - 755 DELAWARE ST	0020 2498 4701 7 01/06/25	601-5060-436.2701		142.19
01/09/2025	104553	SDGE	11/30/24-12/31/24 - 425 IB BLVD 1- REC CTR GAS	0020 8169 2339 9 01/03/25	101-6010-451.2701		10.00
01/09/2025	104553	SDGE	11/30/24-12/31/24 - 170 PALM AVE-GAS	0049 3035 3196 9 01/03/25	101-1910-419.2701		12.81
01/09/2025	104553	SDGE	11/26/24-12/26/24 - 1297 IB BLVD	0052 8034 0664 1 01/03/25	101-5010-431.2701		117.22
01/09/2025	104553	SDGE	11/28/24-12/30/24 - 1025 9TH STREET	0087 7382 3642 4 01/06/25	601-5060-436.2701		1,249.74
01/09/2025	104554	SEMITORR GROUP, LLC.	INTEGRINEX STANDARD PLC PS 1-A AND 6	5656128	601-5060-436.5004	250119	3,962.61
01/09/2025	104555	SIGN IT	GRAPHICS-HELMETS & REGISTRATION FOR RESCUE VESSELS	33914	101-3030-423.3002		333.56
01/09/2025	104556	SIGNAL HILL AUTO ENTERPRI...	TOILET TISSUE,(6CS),CAN LINER(10CS),HAND SOAP(4CS)	080769	101-6040-454.3002	250019	908.66
01/09/2025	104556	SIGNAL HILL AUTO ENTERPRI...	CAN LINER(10CS), TOILET TISSUE(5), DUST PAN, BROOM	082245	101-6040-454.3002	250019	851.64
01/09/2025	104557	SITEONE LANDSCAPE SUPPLY,..	REPLACEMENT SPRINKLERS, RAKE	148959085-001	101-6040-454.3002	250016	75.19
01/09/2025	104558	SOUTHWEST BOULDER & ST...	SUPREME WALK ON BARK, SUPER SACK	700560	101-6020-452.2801		197.23
01/09/2025	104558	SOUTHWEST BOULDER & ST...	SUBREME WALK ON BARK, SUPER SACK	702214	101-6020-452.2801		98.63
01/09/2025	104559	SOUTHWEST SIGNAL	DEC 2024 - SIGNAL MAINT	83921	101-5010-431.2104		720.00
01/09/2025	104560	STC TRAFFIC, INC.	OCT 2024 - TRAFFIC ENGINEERING SRVCS (23-0066-DEP)	7524	101-0000-221.0102		1,125.00
01/09/2025	104561	SUZANNE DUVALL	NOV/DEC 2024 ZUMBA GOLD	12192024SD18	101-6010-451.2107		125.40
01/09/2025	104562	SWRCB	FY25 ANNUAL PERMIT FEE - 4TH OF JULY NPDES PERMIT	WD-0284528	101-6014-451.2808		3,630.00
01/09/2025	104563	TBT, INC.	DOORS INSTALLATION - CITY HALL & SENIOR CTR	212017	101-1910-419.2104		1,898.00
01/09/2025	104564	THE PRESTWICK GROUP	PATIO FURNITURE - SENIOR CTR	INV29644	214-5000-532.2006	250125	0.30
01/09/2025	104564	THE PRESTWICK GROUP	PATIO FURNITURE - SENIOR CTR	INV29644	214-5000-532.2006	250125	7,726.00

Expense Approval Report

Payment Dates: 1/4/2025 - 2/7/2025

Payment Date	Payment Number	Vendor Name	Description (Item)	Payable Number	Account Number	Purchase Order Number	Amount
01/09/2025	104565	TRENTMAN CORPORATION	PAINTING & STRIPING - ONEONTA NEIGHBORHOOD	16474	101-5010-431.2123		2,535.76
01/09/2025	104566	U.S. BANK CORPORATE PAY...	NOV-DEC 2024 P-CARD CHARGES	12-23-2024	101-1210-413.2102		20,319.74
01/09/2025	104567	U.S. TELEPACIFIC CORP	12/23/24-01/22/25 NETWORK REFRESH - RECURRING	183605408-0	503-1923-419.2104		4,830.03
01/09/2025	104567	U.S. TELEPACIFIC CORP	12/23/24-01/22/25 NETWORK REFRESH - NON-RECURRING	183605408-0	503-1923-519.2006	250052	13,318.00
01/09/2025	104568	VERIZON BUSINESS SERVICES	NOV 2024 SV645918 - PW	73180729	503-1923-419.2704		222.81
01/09/2025	104568	VERIZON BUSINESS SERVICES	NOV 2024 SV645916 - FD	73180750	503-1923-419.2704		132.79
01/09/2025	104568	VERIZON BUSINESS SERVICES	NOV 2024 SV645915 - CITY HALL	73181152	503-1923-419.2704		922.44
01/09/2025	104568	VERIZON BUSINESS SERVICES	NOV 2024 SV645917 - MS	73181316	503-1923-419.2704		164.02
01/09/2025	104568	VERIZON BUSINESS SERVICES	NOV 2024 SV932548 - SENIOR CTR	73181415	503-1923-419.2704		68.34
01/09/2025	104569	VERIZON WIRELESS	11/20/24-12/19/24 SIM CARDS - FIRE ZOLL MONITOR	6101571094	101-3020-422.2705		111.14
01/09/2025	104570	WAXIE SANITARY SUPPLY	LEMON DISINFECTANT (6CS)	82940547	101-6040-454.3002		501.86
01/16/2025	104571	ADVANCED IMAGING SOLUT...	11/20/24-12/19/24 COPIER USAGE	38187583	101-1920-419.2017		135.07
01/16/2025	104571	ADVANCED IMAGING SOLUT...	11/20/24-12/19/24 COPIER LEASE	38187583	101-1920-419.2017		2,913.02
01/16/2025	104572	AMAZON CAPITAL SERVICES, ...	WATER FILTERS (2) - FACILITIES DIV	1JDJ-71VX-44QV	101-1910-419.3002		64.96
01/16/2025	104573	ARIZONA MACHINERY	JOHN DEERE GATOR, SOURCEWELL	E04957	214-5000-532.2006	250010	27,771.65
01/16/2025	104574	AT&T	11/15/24-12/14/24 CITY MANAGER 9391033954	22751334	503-1923-419.2704		54.18
01/16/2025	104574	AT&T	11/15/24-12/14/24 PUMP STATION 9391033960	22751337	503-1923-419.2704		311.32
01/16/2025	104574	AT&T	11/15/24-12/14/24 CITY OF I.B. 9391033952	22751338	503-1923-419.2704		32.44
01/16/2025	104574	AT&T	11/15/24-12/14/24 SENIOR CTR 9391033958	22751342	503-1923-419.2704		32.19
01/16/2025	104574	AT&T	11/15/24-12/14/24 ACCTS PAYABLE 9391053500	22751532	503-1923-419.2704		1.66
01/16/2025	104574	AT&T	11/15/24-12/14/24 LIFEGUARD 9391053672	22751544	503-1923-419.2704		43.12
01/16/2025	104574	AT&T	11/20/24-12/19/24 COMM DEV (UNK)9391033944	22773149	503-1923-419.2704		37.74
01/16/2025	104575	AT&T DW HOLDINGS INC	DEC 2024 FIRSTNET MOBILE SPEC UNL AIRCARDS/MIFI	287346095064X01082025	101-3020-422.2705		72.72
01/16/2025	104576	CALIFORNIA AMERICAN WAT...	12/04/24-01/03/25 - 505 HWY 75 IRRG	1015-210018811916 01/07/...	101-1910-419.2702		94.67

Expense Approval Report

Payment Dates: 1/4/2025 - 2/7/2025

Payment Date	Payment Number	Vendor Name	Description (Item)	Payable Number	Account Number	Purchase Order Number	Amount
01/16/2025	104576	CALIFORNIA AMERICAN WAT...	12/06/24-01/07/25 - 814 CYPRESS AVE	1015-210018820255 01/09/...	101-6020-452.2702		21.86
01/16/2025	104576	CALIFORNIA AMERICAN WAT...	12/03/24-01/02/25 - 400 1/2 PALM AVE IRRIG	1015-210019027905 01/06/...	101-1910-419.2702		546.06
01/16/2025	104576	CALIFORNIA AMERICAN WAT...	12/06/24-01/07/25 - 495 10TH ST	1015-210019058534 01/09/...	101-1910-419.2702		287.17
01/16/2025	104576	CALIFORNIA AMERICAN WAT...	12/06/24-01/07/25 - 630 FLORIDA STREET	1015-210019176067 01/09/...	101-1910-419.2702		829.26
01/16/2025	104576	CALIFORNIA AMERICAN WAT...	12/06/24-01/07/25 - 624 FLORIDA STREET	1015-210019176128 01/09/...	101-1910-419.2702		20.39
01/16/2025	104576	CALIFORNIA AMERICAN WAT...	12/06/24-01/07/25 - 1250 PALM AVE IRRIG	1015-210019179080 01/09/...	101-6010-451.2702		784.43
01/16/2025	104576	CALIFORNIA AMERICAN WAT...	12/03/24-01/02/25 - 950 OCEAN LN	1015-210019276868 01/06/...	101-1910-419.2702		197.54
01/16/2025	104576	CALIFORNIA AMERICAN WAT...	12/03/24-01/02/25 - 90 IMPERIAL BEACH BLVD IRRIG	1015-210019278093 01/06/...	101-6020-452.2702		48.24
01/16/2025	104576	CALIFORNIA AMERICAN WAT...	12/03/24-01/02/25 - 1150 SEACOAST DR IRRIG	1015-210019278895 01/06/...	101-6020-452.2702		48.24
01/16/2025	104576	CALIFORNIA AMERICAN WAT...	12/03/24-01/02/25 - 1234 SEACOAST DR IRRIG	1015-210019279782 01/06/...	101-6020-452.2702		48.24
01/16/2025	104576	CALIFORNIA AMERICAN WAT...	12/03/24-01/02/25 - 1322 SEACOAST DR IRRIG	1015-210019357057 01/06/...	601-5060-436.2702		48.24
01/16/2025	104576	CALIFORNIA AMERICAN WAT...	12/03/24-01/02/25 - 90 DESCANSO IRRIG	1015-210019359015 01/06/...	101-6020-452.2702		48.24
01/16/2025	104576	CALIFORNIA AMERICAN WAT...	12/03/24-01/02/25 - 90 ENCANTO AVE IRRIG	1015-210019360534 01/06/...	101-6020-452.2702		48.24
01/16/2025	104576	CALIFORNIA AMERICAN WAT...	12/03/24-01/02/25 - 105 IMPERIAL BEACH BLVD	1015-210019482014 01/06/...	101-1910-419.2702		172.35
01/16/2025	104576	CALIFORNIA AMERICAN WAT...	12/03/24-01/02/25 - 981 2ND ST	1015-210019600799 01/06/...	101-6020-452.2702		879.94
01/16/2025	104576	CALIFORNIA AMERICAN WAT...	12/05/24-01/06/25 - IB CLEAN UP TRUCK	1015-21002012597701/08/25	101-6020-452.2702		2,679.37
01/16/2025	104576	CALIFORNIA AMERICAN WAT...	01/07/25-02/05/25 - 950 OCEAN LN 4IN FIRE	1015-21002015338501/09/25	101-6020-452.2702		55.47
01/16/2025	104576	CALIFORNIA AMERICAN WAT...	08/06/24-01/06/25 - 825 IMPERIAL BEACH AVE	1015-210020154739 01/08/...	101-1910-419.2702		37.26
01/16/2025	104576	CALIFORNIA AMERICAN WAT...	12/05/24-01/06/25 - HYDRANT METER #6	1015-220029776225 01/08/...	101-6010-451.2702		283.28
01/16/2025	104576	CALIFORNIA AMERICAN WAT...	12/03/24-01/02/25 - 170 PALM AVE 64154527	1015-220036553772 01/06/...	101-6020-452.2702		33.61
01/16/2025	104576	CALIFORNIA AMERICAN WAT...	12/03/24-01/02/25 - 170 PALM AVE 60765844	1015-220036553789 01/06/...	101-6020-452.2702		94.67
01/16/2025	104576	CALIFORNIA AMERICAN WAT...	12/03/24-01/02/25 - 751 10TH ST IRRIG	1015-22004076680501/06/25	101-6020-452.2702		66.41
01/16/2025	104577	California Department of Tax...	CY2024 SALES & USE TAX ACCT #097-834415	CY2024	101-0000-211.0102		131.00
01/16/2025	104578	CINTAS CORPORATION	12/24/24 FACILITIES MATS	4215666596	101-1910-419.2006	250067	30.78

Expense Approval Report

Payment Dates: 1/4/2025 - 2/7/2025

Payment Date	Payment Number	Vendor Name	Description (Item)	Payable Number	Account Number	Purchase Order Number	Amount
01/16/2025	104578	CINTAS CORPORATION	12/24/24 PW UNIFORMS	4215666821	101-5020-432.2503	250036	274.28
01/16/2025	104578	CINTAS CORPORATION	12/31/24 FACILITIES MATS	4216361473	101-1910-419.2006	250067	30.78
01/16/2025	104578	CINTAS CORPORATION	12/31/24 PW UNIFORMS	4216361634	101-5020-432.2503	250036	293.41
01/16/2025	104579	CITY OF CHULA VISTA	FY25 Q2 ANIMAL CONTROL SRVCS	8455	101-3050-425.2006		94,382.00
01/16/2025	104580	COUNTY OF SAN DIEGO	DEC 2024 - DOCUMENT RECORDING FEE	202500004	101-1230-413.2102		20.00
01/16/2025	104581	COUNTY OF SAN DIEGO	DEC 2024 - DOCUMENTS RECORDING FEE (3)	202500005	101-1230-413.2904		30.00
01/16/2025	104582	COUNTY OF SAN DIEGO RCS	DEC 2024 - SHERIFF RADIOS	25CTOFIBN06	101-3010-421.2125	250051	1,386.50
01/16/2025	104582	COUNTY OF SAN DIEGO RCS	DEC 2024 - FIRE RADIOS	25CTOFIBN06	101-3020-422.2125	250051	560.50
01/16/2025	104582	COUNTY OF SAN DIEGO RCS	DEC 2024 - MS RADIOS	25CTOFIBN06	101-3030-423.2125	250051	826.00
01/16/2025	104583	COX COMMUNICATIONS	01/04/25-02/03/25 950 OCEAN LN 001 3110 091187001	01-04-2025 7001	503-1923-419.2104		245.17
01/16/2025	104584	DEPT. OF CONSERVATION	CY2024 Q1 SMIP FEES	01-03-2025	101-0000-211.0101		328.93
01/16/2025	104584	DEPT. OF CONSERVATION	CY2024 Q1 SMIP FEES	01-03-2025	101-0000-371.8303		-37.98
01/16/2025	104585	ECKENROTH PUBLICATIONS	11/07/24 AD: OTS BID	149503	101-1230-413.2807		60.00
01/16/2025	104585	ECKENROTH PUBLICATIONS	11/14/24 - LEGAL ADVERTISING - CC	149563	101-1020-411.2807	250011	35.00
01/16/2025	104585	ECKENROTH PUBLICATIONS	11/14/24 - OTS BID - PW	149563	101-1230-413.2807		60.00
01/16/2025	104586	FULLER & SONS PLUMBING	REFUND - CONTRACTOR TAX	INV-00021273	101-0000-321.7210		210.00
01/16/2025	104586	FULLER & SONS PLUMBING	REFUND - EMPLOYEE TAX	INV-00021273	101-0000-321.7210		12.00
01/16/2025	104586	FULLER & SONS PLUMBING	REFUND - PROCESSING FEE	INV-00021273	101-0000-341.7201		50.00
01/16/2025	104586	FULLER & SONS PLUMBING	REFUND - SB1186 STATE DISABILITY FEE	INV-00021273	101-0000-371.8309		4.00
01/16/2025	104587	GRAINGER	BLADES (6) - TIDELANDS	9352086020	101-6040-454.3002	250017	20.75
01/16/2025	104587	GRAINGER	DIESEL FUEL CAN - TIDELANDS	9367647006	101-6040-454.3002	250017	130.62
01/16/2025	104588	HADRONEX, INC	FIELD SERVICE LABOR - SEWERE DIV	36254	601-5060-436.2023		224.00
01/16/2025	104589	JERRY REAVES	REFUND - RENTAL TAX	INV-00021002	101-0000-321.7210		20.00
01/16/2025	104589	JERRY REAVES	REFUND - FIRE INSPECTION FEE	INV-00021002	101-0000-323.7103		65.00
01/16/2025	104589	JERRY REAVES	REFUND - ADMIN PROCESSING FEE	INV-00021002	101-0000-341.7201		20.00
01/16/2025	104589	JERRY REAVES	REFUND - FIRE REVIEW FEE	INV-00021002	101-0000-341.7202		50.00
01/16/2025	104589	JERRY REAVES	REFUND - PLANNING FEE	INV-00021002	101-0000-341.7403		50.00
01/16/2025	104590	LLOYD PEST CONTROL	12/24/24 - 495 10TH ST #1129320	8705221	101-1910-419.2022	250014	58.00
01/16/2025	104590	LLOYD PEST CONTROL	1/4/25 - 425 IB BLVD #1650176	8712580	101-1910-419.2022	250014	65.00
01/16/2025	104591	LN CURTIS & SONS	RESCUE TOOLS (6) - FD	INV899074	101-3020-422.5004	250131	3,547.62
01/16/2025	104592	NEXTECH SYSTEMS, INC.	FLASHING STOP SIGNS (2)	INV3083	101-5010-431.2123	250102	4,177.29
01/16/2025	104593	NV5 INC	SEP 2024 - USE-22-0077 236 PALM AVE (22-0077-DEP)	423125	101-0000-221.0102		593.30

Expense Approval Report

Payment Dates: 1/4/2025 - 2/7/2025

Payment Date	Payment Number	Vendor Name	Description (Item)	Payable Number	Account Number	Purchase Order Number	Amount
01/16/2025	104594	OCCUPATIONAL HEALTH CEN...	12/11/24 PRE-EMPLOYMENT PHYSICAL (1 EMPLOYEE)	85363707	101-1130-412.2104		218.00
01/16/2025	104596	PHILLIPA TUCKER	NOV 2024 LIVESCAN SRVCS (1 EMPLOYEE)	406	101-1130-412.2104		25.00
01/16/2025	104596	PHILLIPA TUCKER	DEC 2024 LIVESCAN SRVCS (2 EMPLOYEES)	429	101-1130-412.2104		50.00
01/16/2025	104597	PRIDE INDUSTRIES	DEC 2024 - LABOR - BEACH CLEANING	231.68 HRS ARI/21335038	101-6040-454.2104	250064	5,560.32
01/16/2025	104598	REPUBLIC SERVICES, INC.	REMOVAL OF TREATED WOOD - SENIOR CTR	4530-000036164	214-5000-532.2006		445.25
01/16/2025	104599	SAFE LIFE DEFENSE, LLC	BALLISTIC VESTS (6) - FD	32428097	101-3020-422.5004	250132	10,006.74
01/16/2025	104600	SDGE	11/30/24-12/31/24 - 170 PALM AVE-ELEC	0002 6464 5267 4	01/07/25 101-1910-419.2701		455.98
01/16/2025	104600	SDGE	11/30/24-12/31/24 - 186 PALM AVE	0008 2432 9204 1	01/07/25 101-5010-431.2701		505.02
01/16/2025	104600	SDGE	10/31/24-11/29/24 - 186 PALM AVE	0008 2432 9204 1	12/06/24 101-5010-431.2701		454.57
01/16/2025	104600	SDGE	12/01/24-12/31/24 - PALM BET 1ST/5TH D	0027 4196 9935 9	01/07/25 101-5010-431.2701		350.45
01/16/2025	104600	SDGE	12/01/24-12/31/24 - PALM/HWY 75 MAIN DIST D	0028 1987 1631 5	01/07/25 101-5010-431.2701		2,750.39
01/16/2025	104600	SDGE	11/30/24-12/31/24 - 111 PALM AVE	0035 1619 2790 2	01/07/25 101-5010-431.2701		176.26
01/16/2025	104600	SDGE	11/30/24-12/31/24 - 120 ELKWOOD AVE	0054 5795 0654 7	01/07/25 101-5010-431.2701		203.06
01/16/2025	104600	SDGE	11/30/24-12/31/24 - 100 1/2 PALM AVE	0094 7600 1698 9	01/07/25 101-5010-431.2701		769.42
01/16/2025	104600	SDGE	11/30/24-12/31/24 - 425 IB BLVD 3 - MINOR FIELD	2100 0097 9290 6	01/07/25 101-6020-452.2701		918.10
01/16/2025	104600	SDGE	11/30/24-12/31/24 - 425 IB BLVD 1- FIELD A	2100 0097 9893 7	01/07/25 101-6020-452.2701		689.64
01/16/2025	104600	SDGE	11/30/24-12/31/24 - 425 IB BLVD 2 - FIELD B	2100 0097 9997 6	01/07/25 101-6020-452.2701		780.04
01/16/2025	104600	SDGE	11/30/24-12/31/24 - 425 IB BLVD B	2100 0098 0282 0	01/07/25 101-6010-451.2701		170.61
01/16/2025	104600	SDGE	11/30/24-12/31/24 - 425 IB BLVD 4 - MAJOR FIELD	2100 0098 0485 9	01/07/25 101-6020-452.2701		904.97
01/16/2025	104600	SDGE	11/30/24-12/31/24 - 427 IB BLVD - ST/PARK LIGHT	2100 0098 0734 0	01/07/25 101-6020-452.2701		258.35
01/16/2025	104600	SDGE	11/30/24-12/31/24 - 425 IB BLVD 1- REC CENTER	2100 0098 1218 3	01/07/25 101-6010-451.2701		104.76
01/16/2025	104600	SDGE	11/30/24-12/31/24 - 425 IB BLVD A	2100 0098 1222 5	01/07/25 101-6010-451.2701		22.20
01/16/2025	104600	SDGE	11/28/24-12/30/24 - 849 ENCINA AVE	2100 0121 6790 6	01/06/25 101-6020-452.2701		55.53
01/16/2025	104601	SESAC, INC.	2025 ANNUAL MUSIC LICENSE - PRCS	747643	101-6014-451.2812		1,217.00

Expense Approval Report

Payment Dates: 1/4/2025 - 2/7/2025

Payment Date	Payment Number	Vendor Name	Description (Item)	Payable Number	Account Number	Purchase Order Number	Amount
01/16/2025	104602	SOLANA CENTER FOR ENVIR...	DEC 2024 SB 1383 SUPPORT SRVCS	40-42-12-24	214-5040-434.2904	250126	3,542.32
01/16/2025	104603	STANLEY STEEMER	ANNUAL CARPET CLEANING - FD	1558366	101-1910-419.2104		1,277.50
01/16/2025	104604	SUNBELT RENTALS, INC.	GENERATOR RENTAL - SMALL TOWN EVENT	163207955-0001	101-6014-451.2808		208.19
01/16/2025	104605	TARGETSOLUTIONS LEARNIN...	2025 ANNUAL MAINT./MEMBERSHIP FEES - MS	INV108363	101-3030-423.2104		2,791.59
01/16/2025	104605	TARGETSOLUTIONS LEARNIN...	2025 ANNUAL MEMBERSHIP - MAINT FEE - FD	INV108389	101-3020-422.2006	250122	3,240.03
01/16/2025	104606	TERRA BELLA NURSERY, INC.	PLANTS (3) - CITY HALL	535456	101-6020-452.2801		80.75
01/16/2025	104607	ULINE, INC.	FENCE (4), VESTS (14) - SMALL TOWN EVENT	185992455	101-6014-451.2808		400.29
01/16/2025	104608	UNDERGROUND SERVICE AL...	NOV 2024 NEW TICKET CHARGES QTY 34, DATABASE MAINT	1120240342	601-5060-436.2023	250034	72.90
01/16/2025	104608	UNDERGROUND SERVICE AL...	DEC 2024 NEW TICKET CHARGES QTY 29, DATABASE MAINT	1220240351	601-5060-436.2023	250034	63.65
01/16/2025	104609	VERIZON WIRELESS	12/09/24-01/08/25 NO COST CTR-CITY COUNCIL	6103092583	101-1010-411.2705		52.19
01/16/2025	104609	VERIZON WIRELESS	12/09/24-01/08/25 CITY COUNCIL	6103092583	101-1010-411.2705		613.14
01/16/2025	104609	VERIZON WIRELESS	12/09/24-01/08/25 CITY CLERK	6103092583	101-1020-411.2705		107.36
01/16/2025	104609	VERIZON WIRELESS	12/09/24-01/08/25 NO COST CTR-CITY MGR	6103092583	101-1110-412.2705		23.73
01/16/2025	104609	VERIZON WIRELESS	12/09/24-01/08/25 HUMAN RESOURCES	6103092583	101-1130-412.2705		46.22
01/16/2025	104609	VERIZON WIRELESS	12/09/24-01/08/25 NO COST CTR-FINANCE	6103092583	101-1210-413.2705		23.73
01/16/2025	104609	VERIZON WIRELESS	12/09/24-01/08/25 FINANCE	6103092583	101-1210-413.2705		62.38
01/16/2025	104609	VERIZON WIRELESS	12/09/24-01/08/25 NO COST CTR-COMM DEV	6103092583	101-1230-413.2705		23.73
01/16/2025	104609	VERIZON WIRELESS	12/09/24-01/08/25 COMM DEV/COMMUNITY DEVELOPMENT	6103092583	101-1230-413.2705		95.85
01/16/2025	104609	VERIZON WIRELESS	12/09/24-01/08/25 FACILITIES	6103092583	101-1910-419.2705		156.60
01/16/2025	104609	VERIZON WIRELESS	12/09/24-01/08/25 N/A - NON DEPT	6103092583	101-1920-419.2705		228.06
01/16/2025	104609	VERIZON WIRELESS	12/09/24-01/08/25 NO COST CTR-FIRE	6103092583	101-3020-422.2705		47.46
01/16/2025	104609	VERIZON WIRELESS	12/09/24-01/08/25 FIRE	6103092583	101-3020-422.2705		171.30
01/16/2025	104609	VERIZON WIRELESS	12/09/24-01/08/25 LIFEGUARDS	6103092583	101-3030-423.2705		297.96

Expense Approval Report

Payment Dates: 1/4/2025 - 2/7/2025

Payment Date	Payment Number	Vendor Name	Description (Item)	Payable Number	Account Number	Purchase Order Number	Amount
01/16/2025	104609	VERIZON WIRELESS	12/09/24-01/08/25 NO COST CTR-LG	6103092583	101-3030-423.2705		23.73
01/16/2025	104609	VERIZON WIRELESS	12/09/24-01/08/25MARINE SAFETY	6103092583	101-3030-423.2705		152.04
01/16/2025	104609	VERIZON WIRELESS	12/09/24-01/08/25 JUNIOR LIFEGUARDS	6103092583	101-3035-423.2704		24.72
01/16/2025	104609	VERIZON WIRELESS	12/09/24-01/08/25 BUILDING	6103092583	101-3040-424.2705		103.36
01/16/2025	104609	VERIZON WIRELESS	12/09/24-01/08/25 HOUSING	6103092583	101-3040-424.2705		41.57
01/16/2025	104609	VERIZON WIRELESS	12/09/24-01/08/25 CODE	6103092583	101-3070-427.2705		97.28
01/16/2025	104609	VERIZON WIRELESS	12/09/24-01/08/25 STREETS	6103092583	101-5010-431.2705		233.29
01/16/2025	104609	VERIZON WIRELESS	12/09/24-01/08/25 PUBLIC WORKS	6103092583	101-5020-432.2705		198.03
01/16/2025	104609	VERIZON WIRELESS	12/09/24-01/08/25 NO COST CTR-PW	6103092583	101-5020-432.2705		61.79
01/16/2025	104609	VERIZON WIRELESS	12/09/24-01/08/25 ENV SERVICES	6103092583	101-5050-435.2705		21.92
01/16/2025	104609	VERIZON WIRELESS	12/09/24-01/08/25 NO COST CTR-PARKS & REC	6103092583	101-6010-451.2705		41.57
01/16/2025	104609	VERIZON WIRELESS	12/09/24-01/08/25 PARKS AND REC	6103092583	101-6010-451.2705		46.57
01/16/2025	104609	VERIZON WIRELESS	12/09/24-01/08/25 RECREATION	6103092583	101-6010-451.2705		317.27
01/16/2025	104609	VERIZON WIRELESS	12/09/24-01/08/25 PARKS MAINT	6103092583	101-6020-452.2705		196.36
01/16/2025	104609	VERIZON WIRELESS	12/09/24-01/08/25 TIDELANDS	6103092583	101-6040-454.2705		185.78
01/16/2025	104609	VERIZON WIRELESS	12/09/24-01/08/25 FLEET	6103092583	501-1921-419.2705		25.09
01/16/2025	104609	VERIZON WIRELESS	12/09/24-01/08/25 INFO TECH	6103092583	503-1923-419.2705		78.50
01/16/2025	104609	VERIZON WIRELESS	12/09/24-01/08/25 NO COST CTR-IT	6103092583	503-1923-419.2705		179.10
01/16/2025	104609	VERIZON WIRELESS	12/09/24-01/08/25 SEWER	6103092583	601-5060-436.2705		235.35
01/16/2025	104611	XCEPTIONAL, ALTITUDE INTE...	ETHERNET CABLE DROPS, NETWORK CABINET-SENIOR CTR	31136	503-1923-419.2801	250139	4,688.66
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	SPONGE, POLYBLEND, SCREWS - D. COLAHAN	1015682	101-1910-419.3002		73.69
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	PAINT (2) - FLEET SHOP - J. PEREZ TORRES	1162049	501-1921-419.3002		86.96
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	WIRE FOR TREE ORNAMENTS - A. REYES	1291109	101-6040-454.3002		27.49
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	BOLTS (2) - K. HENDERSON	1513936	101-6020-452.2801		17.20
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	HEAT GUNS FOR INSPECTION - A. ZAVALA	1513948	207-5000-532.2006		145.40
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	ROUND FOLDING TABLES (4) - PRCS - S. BULLOCK	1592359	101-6010-451.3002		337.62

Expense Approval Report

Payment Dates: 1/4/2025 - 2/7/2025

Payment Date	Payment Number	Vendor Name	Description (Item)	Payable Number	Account Number	Purchase Order Number	Amount
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	FLEET SHOP GRINDER TOOL DEPOSIT - A. RODRIGUEZ	1902277	501-1921-419.2801		125.00
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	SEWER RESTROOM UPGRADES - D. COLAHAN	2013350	101-1910-419.2801		72.04
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	PAINT SUPP - FLEET SHOP - A. RODRIGUEZ	2022686	501-1921-419.3002		168.11
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	SMALL TOOLS - SHOP - A. RODRIGUEZ	2022687	501-1921-419.3022		156.14
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	DUCT TAPE, EYE PROTECTN, NUTS, BOLTS - G. GLORIA	2025319	101-6040-454.3002		34.99
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	PAINT - SPORTS PARK REST. - G. LARSON	2291010	101-6020-452.2801		186.20
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	PAINT AND FLOAT - A. REYES	2299116	101-6040-454.3002		81.30
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	FLOOR PATCH MUD - FLEET SHOP - A. RODRIGUEZ	2511562	501-1921-419.2816		218.92
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	SWITCH COVER PLATES - D. COLAHAN	2520691	101-1910-419.2801		57.53
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	FLOOR PATCH MUD-FLEET SHOP - A. RODRIGUEZ	2520695	501-1921-419.2816		43.08
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	CABLE TIES - G. GLORIA	2524077	101-6040-454.3002		11.83
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	PLYWOOD, DUCT TAPE, LIQUID PAILS-EVENT - M. CORTEZ	2800319	101-6014-451.2808		206.40
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	CONCRETE REPAIR SUPPLIES - A. REYES	3013167	101-6040-454.3002		98.74
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	TOOL COMBO - D. ARMS	3022519	601-5060-436.3022		214.42
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	PVC PIPE, PVC ADAPTER, PVC 90' - D. ARMS	3022520	601-5060-436.3002		135.47
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	RAPID SET CONCRETE, PVC ADAPTER - D. ARMS	3022599	601-5060-436.3002		30.37
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	DUST SHRD, CUP WHEEL, CONCRETE PATCH - J. PEREZ T	3025152	501-1921-419.3002		265.33
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	WEED CATER LINE - K. HENDERSON	3290930	101-6020-452.3002		39.84
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	MILWAUKEE BATTERIES/STAPLES - D. MARTINEZ	3299001	101-5010-431.3002		219.78
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	TOUGH TOTES (9) - PRCS - S. BULLOCK	3522020	101-6010-451.3002		117.25
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	WEDGE ANCHOR (2) - PRCS - S. BULLOCK	3552243	101-6016-451.2808		38.75
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	PAIL, GLOVES, PAINTERS, ROLLER, PRIMER - A. REYES	4014222	101-6040-454.3002		147.28
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	WATER HEATER - D. COLAHAN	4232055	101-1910-419.3002		462.25
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	RUST BRIGHT COAT PAINT, SPRAY PAINT - A. REYES	4271220	101-6040-454.3002		31.69

Expense Approval Report

Payment Dates: 1/4/2025 - 2/7/2025

Payment Date	Payment Number	Vendor Name	Description (Item)	Payable Number	Account Number	Purchase Order Number	Amount
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	TOILET BOLTS - G. LARSON	4299930	101-6020-452.2801		11.24
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	ROOF PATCH - D. ARMS	4514486	601-5060-436.3002		24.07
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	DROP CLOTH, NOZZLE, HOMER BUCKET - K. HENDERSON	4804731	101-6020-452.3002		63.76
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	HAND RAILS - SENIOR CENTER - D. COLAHAN	5022236	214-5000-532.2006		51.41
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	CAP 3/4, TAPE, PRIMER - G. GLORIA	512099	101-6040-454.3002		26.34
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	SHEET VINYL REPAIRS - FD - G. LARSON	5291794	101-1910-419.2801		59.83
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	MAILBOX ANCHORS FOR 170 PALM - G. LARSON	5298829	101-1910-419.2801		52.15
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	SIMPLE GREEN & TRUFUEL - FD - E. KAHLE	5513044	101-3020-422.3002		99.02
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	NOZZLE,RAZOR KNIFE,BLADES,TAPE,TOWELS - G. GLORIA	5514210	101-6040-454.3002		205.19
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	GRINDER, GRINDER CUTOFF WHEELS - D. MARTINEZ	5521849	101-5010-431.3022		230.49
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	GLOVES, EAR MUFF, VALVE - K. HENDERSON	5523529	101-6020-452.3002		107.34
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	PLANTER ,FRAME, RIBBON - PRCS - J. MAYORGA	5540249-A	101-1110-412.2903		139.97
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	RIBBON, ORNAMENT, HOOKS - PRCS - J. MAYORGA	5540249-B	101-1110-412.3002		105.42
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	WALL PAINT, BUILDING - FLEET SHOP - A. RODRIGUEZ	5556543	501-1921-419.2816		401.68
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	SHOP FLOOR GRINDING MACHINE RENTAL - A. RODRIGUEZ	5903078	501-1921-419.2801		602.65
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	GRAFFITI SUPPLIES FOR STOCK - D. MARTINEZ	5971401	101-5010-431.3002		178.70
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	BASE BOARD FOR RESTROOM - D. COLAHAN	6016352	101-1910-419.2801		73.38
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	SEWER REST. UPGRADES - D. COLAHAN	6023438	101-1910-419.2801		42.44
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	WALL PLATES & ELECTRICAL - CITY HALL - D. COLAHAN	6291765	101-1910-419.2801		46.39
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	DRILL BIT - D. ARMS	6523369	601-5060-436.3002		96.91
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	PAINT - FLEET SHOP - A. RODRIGUEZ	6523434	501-1921-419.2816		464.57
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	DRILL BITS - A. HERRERA	6540170	101-6040-454.3002		82.87
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	RUST CONTROL, PAINT - D. ARMS	6543028	601-5060-436.3002		68.81
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	WATER HEATER PROTECTION PLAN - D. COLAHAN	6625728	101-1910-419.3002		75.00

Expense Approval Report

Payment Dates: 1/4/2025 - 2/7/2025

Payment Date	Payment Number	Vendor Name	Description (Item)	Payable Number	Account Number	Purchase Order Number	Amount
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	KNEE PADS - D. MARTINEZ	7013866	101-5010-431.3002		48.46
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	GATE LATCH - DOG PARK - K. HENDERSON	7521673	101-6020-452.2801		8.91
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	PVC COUPLINGS, BOLTS - J. HONORATO	8013801	601-5060-436.3002		44.18
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	TOOL BOXES, STORAGE RACK - J. HONORATO	8014857	601-5060-436.3002		827.07
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	SHELF - D. ARMS	8014858	601-5060-436.3002		493.50
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	HEATERS - FLEET SHOP - A. RODRIGUEZ	8024508	501-1921-419.2816		79.21
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	PAINT, RAGS - A. REYES	8290484	101-6040-454.3002		45.71
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	WIRE WHEEL, SANDPAPER, TARP - FLEET - A. RODRIGUEZ	8523075	501-1921-419.2816		116.89
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	GFCI - TIDELANDS - G. GLORIA	8530854	101-6040-454.3002		64.56
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	PAINT SUPP - SPORTS PARK RESTROOMS - G. LARSON	8532225	101-6020-452.2801		92.23
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	PAINT (4) - D. ARMS	8557191	601-5060-436.3002		25.77
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	FOLDING TABLE - PRCS - S. BULLOCK	8913936	101-6010-451.3002		111.08
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	TOGGLE SWITCH, FASTENERS, PAINT - J. PEREZ TORRES	9024363	501-1921-419.3002		516.07
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	CIRCUIT BREAKER - BREAKER CABINET - A. RODRIGUEZ	904714	501-1921-419.2816		122.06
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	CHAIN, LOCKS, VOLT METER - A. REYES	9290443	101-6040-454.3002		103.61
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	IN-WALL TIMER - BREAKER CABINET - A. RODRIGUEZ	9351836	501-1921-419.2816		123.89
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	PAINT - SPORTS PARK RESTROOMS - K. HENDERSON	9512282	420-6020-552.2006		462.14
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	TOILET SEAT BOLTS, GLOVES - K. HENDERSON	9512283	101-6020-452.3002		38.41
01/17/2025	104612	HOME DEPOT CREDIT SERVIC...	BREAKER CABINET - A. RODRIGUEZ	9530490	501-1921-419.2816		448.62
01/23/2025	104615	4LEAF INC	DEC 2024 PLANNING CONSULTING SRVCS	J42521	214-1230-413.2006		10,080.00
01/23/2025	104616	AMAZON CAPITAL SERVICES, ...	LABEL MAKER TAPE REFILL - MS	11PX-YHD1-NDXD	101-3030-423.3001		23.81
01/23/2025	104616	AMAZON CAPITAL SERVICES, ...	NOTEBOOKS, AA/AAA BATTERIES - PW	137X-Y9W6-L1HP	101-5020-432.3001		74.47
01/23/2025	104616	AMAZON CAPITAL SERVICES, ...	HOSE NOZZLE - FD	16LK-TQMD-TM6Y	101-3020-422.3002		37.94
01/23/2025	104616	AMAZON CAPITAL SERVICES, ...	FILE ORGANIZER, CARD STOCK - MS	17FJ-QQ7T-LJNL	101-1020-411.3001		37.31
01/23/2025	104616	AMAZON CAPITAL SERVICES, ...	PREMIX PATTIE - FD	1GF1-HX1P-TNCT	101-3020-422.3002		59.67
01/23/2025	104616	AMAZON CAPITAL SERVICES, ...	FELT FABRIC, FELT SHEETS - SMALL TOWN EVENT	1HDK-6LWQ-J436	101-6014-451.2808		33.67

Expense Approval Report

Payment Dates: 1/4/2025 - 2/7/2025

Payment Date	Payment Number	Vendor Name	Description (Item)	Payable Number	Account Number	Purchase Order Number	Amount
01/23/2025	104616	AMAZON CAPITAL SERVICES, ...	DOOR STOPPER - PW FFRONT OFFICE	1HW3-6T1Q-P3WT	101-5020-432.3002		6.39
01/23/2025	104616	AMAZON CAPITAL SERVICES, ...	BALLOONS - MS	1KP7-HPWV-FYXF	101-3030-423.2808		11.95
01/23/2025	104616	AMAZON CAPITAL SERVICES, ...	FRAME REPLACEMENT - CITY MANAGER'S DIPLOMA	1LGL-XJ4Y-4NX3	101-1110-412.3001		74.68
01/23/2025	104616	AMAZON CAPITAL SERVICES, ...	PEN HOLDER CUP - PW	1LWW-WG6W-4R7C	101-5020-432.3001		6.51
01/23/2025	104616	AMAZON CAPITAL SERVICES, ...	TABLECLOTHS - PW EMPLOYEE APPRECIATION	1NMW-TJLY-36G7	101-5020-432.2902		14.13
01/23/2025	104616	AMAZON CAPITAL SERVICES, ...	BOOKS (4) - BOOK CLUB	1NXR-W1WX-PXDG	214-6030-453.2310		61.80
01/23/2025	104616	AMAZON CAPITAL SERVICES, ...	STENO PADS	1P11-NDW6-J4XY	101-5020-432.3001		13.18
01/23/2025	104616	AMAZON CAPITAL SERVICES, ...	STORAGE BOX (2) - FD	1P79-FV9R-4PQV	101-3020-422.3002		65.22
01/23/2025	104616	AMAZON CAPITAL SERVICES, ...	POMPOMS (3), 144 COLORED PENCILS	1TL6-Q9CR-667F	101-6014-451.2808		60.86
01/23/2025	104616	AMAZON CAPITAL SERVICES, ...	POMPOMS (3), 144 COLORED PENCILS	1TL6-Q9CR-667F	101-6014-451.2808		60.86
01/23/2025	104616	AMAZON CAPITAL SERVICES, ...	DECORATIONS, TABLECLOTHS - PW EMPLOYEE...	1W7M-MK4N-YQJ6	101-5020-432.2902		66.47
01/23/2025	104616	AMAZON CAPITAL SERVICES, ...	2025 CALENDARS - PW	1X19-34HH-F3CC	101-5020-432.3001		39.83
01/23/2025	104616	AMAZON CAPITAL SERVICES, ...	CO DETECTOR (2) - FD	1XXR-C37X-46YH	101-3020-422.3002		119.70
01/23/2025	104616	AMAZON CAPITAL SERVICES, ...	INCIDENT RESPONSE POCKET GUIDE (6) - FD	1Y9N-GWJD-619K	101-3020-422.3002		195.36
01/23/2025	104616	AMAZON CAPITAL SERVICES, ...	HATS, BACKDROP, ORNAMENTS - MS	1YT7-49HW-3KKL	101-3030-423.2808		79.19
01/23/2025	104616	AMAZON CAPITAL SERVICES, ...	CELLPHONE CHARGER (2) - MS	1YW3-F6F9-3MW4	101-3030-423.3001		26.08
01/23/2025	104616	AMAZON CAPITAL SERVICES, ...	DISH SOAP, NASAL OXYGEN CANNULA (2) - MS	1YWF-4P6T-3G1M	101-3030-423.3005		35.22
01/23/2025	104617	BRIZO, INC	STAGE & REPLACE HQ FRONT DOOR CAMERA	24-0497	101-3030-423.2801		2,053.81
01/23/2025	104617	BRIZO, INC	FY25 Q3 - BEACH CAMERA SYSTEM MAINT - MS	25-0504	101-3030-423.2104		4,312.00
01/23/2025	104618	CALIFORNIA AMERICAN WAT...	12/13/24/01/14/25 - 1001 IRIS AVENUE	1015-210019176333 01/16/...	101-1910-419.2702		20.69
01/23/2025	104618	CALIFORNIA AMERICAN WAT...	12/12/24-01/13/25 - 840 IMPERIAL BEACH BLVD	1015-210019335248 01/15/...	101-6020-452.2702		1,696.38
01/23/2025	104618	CALIFORNIA AMERICAN WAT...	12/12/24-01/13/25 - 820 IMPERIAL BEACH BLVD	1015-210019335347 01/15/...	101-1910-419.2702		576.53
01/23/2025	104618	CALIFORNIA AMERICAN WAT...	12/12/24-01/13/25 - 825 IMPERIAL BCH,CITY OF	1015-210019335484 01/15/...	101-1910-419.2702		205.34
01/23/2025	104618	CALIFORNIA AMERICAN WAT...	12/12/24-01/13/25 - 855 IMPERIAL BEACH BLVD	1015-210019335682 01/15/...	101-6020-452.2702		48.24
01/23/2025	104618	CALIFORNIA AMERICAN WAT...	12/12/24-01/13/25 - 865 IMPERIAL BEACH BLVD	1015-210019335774 01/15/...	101-1910-419.2702		403.12
01/23/2025	104618	CALIFORNIA AMERICAN WAT...	12/12/24-01/13/25 - 915 IB BLVD IRRIG	1015-210019335835 01/15/...	101-6020-452.2702		46.84

Expense Approval Report

Payment Dates: 1/4/2025 - 2/7/2025

Payment Date	Payment Number	Vendor Name	Description (Item)	Payable Number	Account Number	Purchase Order Number	Amount
01/23/2025	104618	CALIFORNIA AMERICAN WAT...	12/12/24-01/13/25 - 1025 9TH ST	1015-210019401916 01/15/...	101-6020-452.2702		20.39
01/23/2025	104618	CALIFORNIA AMERICAN WAT...	08/06/24/01/06/25 - HY MT 007015344	1015-210019512885 01/14/...	101-6020-452.2702		296.24
01/23/2025	104618	CALIFORNIA AMERICAN WAT...	12/13/24/01/14/25 - 942 DONAX AVE IRRIG	1015-210019746893 01/16/...	101-6020-452.2702		20.69
01/23/2025	104618	CALIFORNIA AMERICAN WAT...	12/12/24-01/13/25 - 711 ENCINA AVE	1015-210020277854 01/15/...	101-6020-452.2702		48.24
01/23/2025	104618	CALIFORNIA AMERICAN WAT...	12/10/24-01/09/25 - 710 PALM AVE	1015-210020440898 01/13/...	101-1910-419.2702		469.54
01/23/2025	104618	CALIFORNIA AMERICAN WAT...	12/12/24-01/13/25 - 845 ENCINA AVE IRRIG	1015-210021082448 01/15/...	101-6020-452.2702		460.56
01/23/2025	104619	COLE OFFICE PRODUCTS INC	PRINT PAPER (10CT) - FINANCE	372777-00	101-1910-419.3002		867.28
01/23/2025	104620	COX COMMUNICATIONS	01/09/25-02/08/25 1075 8TH ST 001 3110 093630302	01-09-2025 0302	503-1923-419.2104		100.00
01/23/2025	104621	ECKENROTH PUBLICATIONS	11/28/24 LEGAL ADVERTISING - CC	149699	101-1020-411.2807	250011	45.00
01/23/2025	104621	ECKENROTH PUBLICATIONS	11/28/24 HOLIDAY TREE LIGHTING AD - PRCS	149699	101-6014-451.2808		297.00
01/23/2025	104621	ECKENROTH PUBLICATIONS	12/05/24 ADS - SMALL TOWN & RAINDEER DASH	149865	101-6014-451.2807		755.00
01/23/2025	104622	GO-STAFF, INC.	WE 01/05/25 PARKS TEMP STAFF - J TORRES 32 HRS	326751	101-6020-452.2101		1,034.69
01/23/2025	104622	GO-STAFF, INC.	WE 01/12/25 PARKS TEMP STAFF - J TORRES 40 HRS	326939	101-6020-452.2101		1,293.36
01/23/2025	104623	HENRY YORBA	SETTLEMENT AGREEMENT	01-15-2025	502-1922-419.2817		756.04
01/23/2025	104624	I LOVE A CLEAN SAN DIEGO	DEC 2024 ENVIRON. EDUCATION PRESENTATIONS (3)	24-5672	101-5040-434.2904	250082	1,350.00
01/23/2025	104625	I.B. CLEARWATER L.L.C.	01/20/25 WATER DELIVERY - FD	01-20-25	101-3020-422.3002		14.87
01/23/2025	104626	INTERNATIONAL E-Z UP, INC	MOBILE REC BRANDED CANOPY - PRCS	INV0670930	101-6010-451.3002	250110	2,430.93
01/23/2025	104627	IPMA/SAN DIEGO INTERNAT...	24-25 PSHRA MEMBER DUES - E GONZALEZ	187	101-1130-412.2812		65.00
01/23/2025	104627	IPMA/SAN DIEGO INTERNAT...	24-25 PSHRA MEMBER DUES - N SMITH	224	101-1130-412.2812		65.00
01/23/2025	104628	IRIS GROUP HOLDINGS LLC	JAN 2025 - 10 PUMP STATIONS 24HR ALARM SYSTEM	157524084	601-5060-436.2023		465.15
01/23/2025	104629	ISLANDER PROPERTIES, LLC.	REFUND - TEP-24-0462 DEPOSIT	REC-016335-2024	101-0000-221.0105		3,000.00
01/23/2025	104630	JEFFREY SCOTT ARVESON	DEC 2024 DEAD ANIMAL REMOVAL SRVCS	01012025	101-3050-425.2006		347.00
01/23/2025	104631	KPA SERVICES LLC.	JAN 2025 EHS PRO	INV680425	502-1922-419.2904		687.96

Expense Approval Report

Payment Dates: 1/4/2025 - 2/7/2025

Payment Date	Payment Number	Vendor Name	Description (Item)	Payable Number	Account Number	Purchase Order Number	Amount
01/23/2025	104633	LIFE-ASSIST,INC.	PADS, BLANKETS, EYE WASH, LAERDAL - MS	1542704	101-3030-423.3005		326.90
01/23/2025	104634	MAINTEX, INC.	TOWELS ROLL (2CS)	1117674-00	101-3020-422.3002		290.12
01/23/2025	104635	MARK SCHULZE	2025 STATE OF THE CITY TELEPROMPTER	217937	101-1010-411.2808		1,150.00
01/23/2025	104636	MCDOUGAL LOVE BOEHMER...	DEC 2024 CODE ENFORCEMENT (LWC002-P)	111321	101-1220-413.2001		2,099.75
01/23/2025	104636	MCDOUGAL LOVE BOEHMER...	DEC 2024 SPECIAL PROJECTS (LWC146-P)	111322	101-1220-413.2001		8,602.50
01/23/2025	104636	MCDOUGAL LOVE BOEHMER...	DEC 2024 MONTHLY RETAINER	111323	101-1220-413.2002		14,000.00
01/23/2025	104636	MCDOUGAL LOVE BOEHMER...	DEC 2024 SUCCESSOR AGENCY TO RDA (LWR282-P)	111324	303-1250-413.2001		203.50
01/23/2025	104636	MCDOUGAL LOVE BOEHMER...	DEC 2024 LITIGATION (LWC336-P)	111325	502-1922-419.2001		333.00
01/23/2025	104636	MCDOUGAL LOVE BOEHMER...	DEC 2024 DEVELOPMENT PROJECTS (LWC361-P)	111326	101-1220-413.2001		666.00
01/23/2025	104637	NADIA SMITH	CLAIM #2023-06	01-21-2025	502-1922-419.2817		2,876.95
01/23/2025	104638	NV5 INC	OCT-DEC 2024 - USE-22-0106 326 IB (22-0106-DEP)	423927	101-0000-221.0102		460.52
01/23/2025	104638	NV5 INC	SEP-DEC 2024 - USE-23-0022 1226 FERN (23-0022-DEP)	423929	101-0000-221.0102		1,233.94
01/23/2025	104638	NV5 INC	OCT-DEC 2024 - USE-23-0051 124 DONAX (23-0051-DEP)	423930	101-0000-221.0102		195.70
01/23/2025	104638	NV5 INC	OCT-DEC 2024 - USE-22-0109 176 DAHLIA(22-0109-DEP)	423932	101-0000-221.0102		1,088.45
01/23/2025	104638	NV5 INC	OCT-DEC 2024 - USE-22-0117 867 7TH (22-0117-DEP)	423934	101-0000-221.0102		185.40
01/23/2025	104639	ODP BUSINESS SOLUTIONS, L...	BUSINESS CARDS - C HUDKINS	392462650001-B	101-1230-413.3002		55.79
01/23/2025	104639	ODP BUSINESS SOLUTIONS, L...	BUSINESS CARDS - G STEVENS	393058313001-B	101-1230-413.3002		55.79
01/23/2025	104639	ODP BUSINESS SOLUTIONS, L...	BUSINESS CARDS - R TRABUCO	400126863001-B	101-1010-411.2811		55.79
01/23/2025	104640	PARS	NOV 2024 ARS-PARS FEE...	57093	101-1130-412.2006	250032	472.24
01/23/2025	104641	PDQ INTERMEDIATE	02/15/25-02/15/26 DESKTOP MANAGEMENT SOFTWARE SUB	PDQ-37177	503-1923-419.2813		3,762.00
01/23/2025	104642	ROGERS, ANDERSON, MALO...	FY23-24 - SINGLE AUDIT PROGRESS BILLING	76796	101-1210-413.2006		4,100.00
01/23/2025	104643	SAN DIEGO COUNTY SHERIFF	NOV 2024 SHERIFF SRVCS - TOW FEE	11-01-2024	101-0000-338.6003		-571.81
01/23/2025	104643	SAN DIEGO COUNTY SHERIFF	NOV 2024 SHERIFF SRVCS	11-01-2024	101-3010-421.2006		707,488.51
01/23/2025	104643	SAN DIEGO COUNTY SHERIFF	NOV 2024 SHERIFF SRVCS - RRP	11-01-2024	101-3010-421.2006		1,259.51
01/23/2025	104643	SAN DIEGO COUNTY SHERIFF	NOV 2024 SHERIFF SRVCS - CSO	11-01-2024	212-3036-421.2006		16,680.99

Expense Approval Report

Payment Dates: 1/4/2025 - 2/7/2025

Payment Date	Payment Number	Vendor Name	Description (Item)	Payable Number	Account Number	Purchase Order Number	Amount
01/23/2025	104645	SAN DIEGO GAS & ELECTRIC	DEC 2024 - 0056 4977 1474 9 (PW YARD)	01-09-2025	101-1910-419.2701		2,409.20
01/23/2025	104645	SAN DIEGO GAS & ELECTRIC	DEC 2024 - 0056 4977 1474 9 (CITY HALL)	01-09-2025	101-1910-419.2701		5,656.28
01/23/2025	104645	SAN DIEGO GAS & ELECTRIC	DEC 2024 - 0056 4977 1474 9 (STREETS)	01-09-2025	101-5010-431.2701		13,245.42
01/23/2025	104645	SAN DIEGO GAS & ELECTRIC	DEC 2024 - 0056 4977 1474 9 (PARKS & REC)	01-09-2025	101-6020-452.2701		1,259.41
01/23/2025	104645	SAN DIEGO GAS & ELECTRIC	DEC 2024 - 0056 4977 1474 9 (SEWER)	01-09-2025	601-5060-436.2701		3,826.74
01/23/2025	104646	SIGNTECH ELECTRICAL ADVE...	REFUND - PLANNING FEE FOR SIGN PERMIT	INV-00021579	101-0000-341.7403		300.00
01/23/2025	104647	SITONE LANDSCAPE SUPPLY,...	IRRIGATION REPAIRS	149179711-001	101-6020-452.2801		166.78
01/23/2025	104648	STANDARD ELECTRONICS	2025 FIRE ALARM SYSTEM MONITORING - CITY HALL	S60953	101-1910-419.2104		600.00
01/23/2025	104648	STANDARD ELECTRONICS	2025 FIRE ALARM SYSTEM MONITORING - DEMPSEY CTR	S60954	101-1910-419.2104		600.00
01/23/2025	104649	SWARCO MCCAIN, INC.	CROSSWALK PUSH BUTTONS - IB BLVD	INV0284346	101-5010-431.2123		912.21
01/23/2025	104650	TRANE U.S. INC.	REFRIGERANT (3) INSTALLATION	315103993	101-1910-419.2801		1,517.96
01/23/2025	104651	TRUE NORTH COMPLIANCE S...	DEC 2024 - PLAN REVIEW SRVCS	24-12-028	101-3040-424.2016		14,889.67
01/23/2025	104652	TYLER FOLTZ	REIMB PARKING FEE AT PORT OF SD	01-14-2025	101-1110-412.2804		25.00
01/23/2025	104653	VIRTUAL PROJECT MANAGER,...	JAN 2025 SOFTWARE SYS MNGMT (S22101-RMRA)	12-4335	207-5000-532.2006		500.00
01/30/2025	104654	ACME SAFETY AND SUPPLY	4 STOP AHEAD SIGNS	166778-00	101-5010-431.2123		676.15
01/30/2025	104654	ACME SAFETY AND SUPPLY	ALL WAY SIGNS FOR INTERSECTIONS (10)	167128-00	101-5010-431.2123		161.63
01/30/2025	104655	AGRICULTURAL PEST CONTR...	01/16/25 BIRD CONTROL SRVCS	784584	101-6040-454.2022	250063	500.00
01/30/2025	104656	ALEXANDRA UZARRAGA GO...	PHOTO SRVCS - MAYORS STATE OF THE CITY ADDRESS	01/27/2025	101-1010-411.2808		450.00
01/30/2025	104657	AMAZON CAPITAL SERVICES, ...	POLISHING PADS (3)	11K1-CDTL-4VNQ	101-6040-454.3002		79.92
01/30/2025	104657	AMAZON CAPITAL SERVICES, ...	ROLL PAPER TOWELS FOR SAFETY CENTER	1DK4-KWP3-JNWX	101-6040-454.3002		268.12
01/30/2025	104657	AMAZON CAPITAL SERVICES, ...	KITCHEN POTS/COOKING UTNESILS REPLACEMENTS (FD)	1NL3-J7QJ-3RTR	101-3020-422.3002		235.57
01/30/2025	104657	AMAZON CAPITAL SERVICES, ...	FLEET DOOR SWITCH	1RCV-GN9H-WJXM	501-1921-419.2816		206.57
01/30/2025	104657	AMAZON CAPITAL SERVICES, ...	REPLACEMENT BROKEN STROBE LIGHT (4) (MS)	1RLJ-R7PY-JYJV	101-3030-423.3002		52.16
01/30/2025	104657	AMAZON CAPITAL SERVICES, ...	STAINLESS STEEL POLISH (4)	1TM1-WGDQ-M6TM	101-6040-454.3002		191.80
01/30/2025	104657	AMAZON CAPITAL SERVICES, ...	DESK ORGANIZER	1VJX-JXQP-JDCP	101-1130-412.3001		22.80

Expense Approval Report

Payment Dates: 1/4/2025 - 2/7/2025

Payment Date	Payment Number	Vendor Name	Description (Item)	Payable Number	Account Number	Purchase Order Number	Amount
01/30/2025	104658	B&P FLORENCE STREET LLC	REFUND PLANNING FEE FOR CUP USE-24-0045 1355 IB BL	INV-00020555	101-0000-341.7403		5,807.00
01/30/2025	104659	BENJAMIN SWEARINGEN	REFUND FOR OVERPAYMENT OF CANDIDATE STATEMENT	R00030318	101-0000-221.0103		677.00
01/30/2025	104660	BOCA RIO	EMBROIDERY FOR JACKETS EMPLOYEE APPRECIATION (PW)	19565	101-6010-451.2902		150.58
01/30/2025	104661	CALIFORNIA AMERICAN WAT...	12/11/25-10/10/25 - 701 5TH ST IRRIG	1015-210020731235 01/14/...	101-6020-452.2702		20.39
01/30/2025	104661	CALIFORNIA AMERICAN WAT...	12/11/24-01/10/25 - 425 IMPERIAL BEACH BLVD	1015-210021068268 01/14/...	101-1910-419.2702		151.86
01/30/2025	104661	CALIFORNIA AMERICAN WAT...	12/11/24-01/10/25 - 401 IMPERIAL BEACH BLVD	1015-210021068367 01/22/...	601-5060-436.2702		2,618.13
01/30/2025	104661	CALIFORNIA AMERICAN WAT...	12/11/24-01/10/25 - 423 IB BLVD IRRIG	1015-210021068541 01/14/...	601-5060-436.2702		150.39
01/30/2025	104661	CALIFORNIA AMERICAN WAT...	01/11/24-01/10/25 - 710 5TH STREET	1015-220018914676 01/14/...	101-1910-419.2702		48.24
01/30/2025	104661	CALIFORNIA AMERICAN WAT...	12/11/24-01/10/25 - 582 IB BLVD IRRG	1015-220030150199 01/14/...	101-6020-452.2702		48.24
01/30/2025	104662	CASEY HUDKINS	TUITION REIMBURSEMENT FOR FALL 2024 CLASSES	001988092	101-1130-412.2901		320.00
01/30/2025	104663	CITY OF SAN DIEGO	FY25 Q2 MUNICIPAL SEWER TRANSPORTATION	1000408645	601-5060-436.2104	250039	1,058.21
01/30/2025	104664	COUNTY OF SAN DIEGO	EXEMPT FEE USE-24-0039 - 814 10TH ST	USE-24-0039	101-1230-413.2102		50.00
01/30/2025	104665	DEPARTMENT OF JUSTICE	DEC 2024 EMPLOYEE FINGERPRINTS - APPS (2), FBI (2)	787469	101-1130-412.2104	250135	98.00
01/30/2025	104666	ECKENROTH PUBLICATIONS	12/12/24 ADS - AD HOC MEETINGS (MAYOR)	149920	101-1010-411.2807		297.00
01/30/2025	104666	ECKENROTH PUBLICATIONS	12/12/24 ADS - SMALL TOWN & REINDEER DASH (PRCS)	149920	101-6014-451.2807		594.00
01/30/2025	104667	ECS IMAGING, INC.	2025 LASER FICHE SOFTWARE PLAN ANNUAL RENEWAL SUB.	19349	503-1923-419.2006		6,945.00
01/30/2025	104668	EL TAPATIO CATERING	01/30/25 REFRESHMENTS - STATE OF THE CITY	01-30-2025	101-1010-411.2808	250117	1,650.00
01/30/2025	104669	FLYERS ENERGY LLC	01/09/25 - FUEL DELIVERY (900 GAS, 147 DSL)	25-269456	501-1921-419.2815		4,103.22
01/30/2025	104669	FLYERS ENERGY LLC	01/16/25 - FUEL DELIVERY (1,200 GAS, 187 DSL)	25-274791	501-1921-419.2815		5,675.03
01/30/2025	104670	GLOBAL VILLAGE LANGUAGE...	TRANSLATING SERVICES - CITY COUNCIL MEETING	13836	101-1020-411.2006		625.56
01/30/2025	104671	GO-STAFF, INC.	WE 01/19/25 PARKS TEMP STAFF - J TORRES 24 HRS	327145	101-6020-452.2101		776.02
01/30/2025	104672	HAWTHORNE MACHINERY CO	MONTHLY EMERGENCY GENERATOR SRVC - SEWER 4045HF285	SS100141823	601-5060-436.2104	250045	299.62

Expense Approval Report

Payment Dates: 1/4/2025 - 2/7/2025

Payment Date	Payment Number	Vendor Name	Description (Item)	Payable Number	Account Number	Purchase Order Number	Amount
01/30/2025	104672	HAWTHORNE MACHINERY CO	MONTHLY EMERGENCY GENERATOR SRVC - SEWER 6068HF285	SS100141824	601-5060-436.2104	250045	299.62
01/30/2025	104672	HAWTHORNE MACHINERY CO	MONTHLY EMERG GENERATOR SRVC - FD 6090HF285	SS100141825	101-1910-419.2104	250091	315.62
01/30/2025	104673	HINDERLITER, DE LLAMAS & ...	Q2/2024 (OCT-DEC2024) - TRANSACTION TAX SRVCS	SIN046136	101-1210-413.2006		600.00
01/30/2025	104674	ICWUSA.COM, LLC	TITAN 20" - ELITE 20" ARM, INVERTED QUICKLINK	283961	101-3030-423.2801		117.32
01/30/2025	104674	ICWUSA.COM, LLC	TITAN 20" - ELITE 20" ARM, INVERTED QUICKLINK	283961	101-3030-423.2801	250134	1,037.00
01/30/2025	104675	IRIS GROUP HOLDINGS LLC	PUMP STATION #4 TECH VISIT	157580660	601-5060-436.2023		75.00
01/30/2025	104676	JOHN 'JACK' FISHER	REFUND FOR OVERPAYMENT OF CANDIDATE STATEMENT	R00028716	101-0000-221.0103		677.00
01/30/2025	104677	JORGE A VELAZQUEZ J.R	TAEKWONDO - TEAM JUST 4 KICKS -3 CLASSES 12/3-1/12	1132025TJ4K6	101-6010-451.2107		624.00
01/30/2025	104678	KPA SERVICES LLC.	NOV 2024 EHS PRO	INV662023	502-1922-419.2904		687.96
01/30/2025	104678	KPA SERVICES LLC.	DEC 2024 EHS PRO	INV671641	502-1922-419.2904		687.96
01/30/2025	104679	LEAGUE OF CALIF CITIES	2025 MEMBERSHIP - CITY OF IMPERIAL BEACH	INV-26789-F2F2R3-B	101-1920-419.2812		12,022.00
01/30/2025	104680	LINDA KAYE	REFUND FOR OVERPAYMENT OF CANDIDATE STATEMENT	R00029771	101-0000-221.0103		594.00
01/30/2025	104681	MARTIN MATTES	REFUND FOR OVERPAYMENT OF CANDIDATE STATEMENT	R00029786	101-0000-221.0103		677.00
01/30/2025	104682	MATTHEW LEYBA-GONZALEZ	REFUND FOR OVERPAYMENT OF CANDIDATE STATEMENT	R00028606	101-0000-221.0103		594.00
01/30/2025	104683	MICHAEL BAKER INTERNATI...	THROUGH 09/29/24 - PS5&7 PUMP REPLACEMENT LABOR	1227587	601-5060-536.2006	250061	8,680.00
01/30/2025	104683	MICHAEL BAKER INTERNATI...	THROUGH 11/03/24 - PS5&7 PUMP REPLACEMENT LABOR	1229995	601-5060-536.2006	250061	1,260.00
01/30/2025	104683	MICHAEL BAKER INTERNATI...	THROUGH 12/01/24 - PS5&7 PUMP REPLACEMENT LABOR	1233278	601-5060-536.2006	250061	4,060.00
01/30/2025	104683	MICHAEL BAKER INTERNATI...	THROUGH 12/31/24 PS8 EMERGENCY RREPAIRS	1235701	601-5060-536.2006	240100-R1	4,244.00
01/30/2025	104684	NANCY K BOHL, INC	SEP 2024 EMPLOYEE SUPPORT SRVCS (2 HRS)	INV101997	101-1130-412.2006		320.00
01/30/2025	104685	NV5 INC	AUG-SEP 2024 - GENERAL ENG. SERVICES	410823	101-5010-431.2104		5,188.63
01/30/2025	104685	NV5 INC	NOV-DEC 2024 - USE-24-0050 227 ELM AVE	423675	101-1230-413.2102		953.78
01/30/2025	104685	NV5 INC	NOV-DEC 2024 - USE-24-0040 955 ELDER AVE #999	423677	101-1230-413.2102		665.38
01/30/2025	104685	NV5 INC	NOV-DEC 2024 - USE-24-0053 260 EBONY AVE	423678	101-1230-413.2102		733.36
01/30/2025	104686	OCCUPATIONAL HEALTH CEN...	01/03/25 PRE-EMPLOYMENT PHYSICAL (1 EMPLOYEE)	85539230	101-1130-412.2104		375.00

Expense Approval Report

Payment Dates: 1/4/2025 - 2/7/2025

Payment Date	Payment Number	Vendor Name	Description (Item)	Payable Number	Account Number	Purchase Order Number	Amount
01/30/2025	104687	ODP BUSINESS SOLUTIONS, L...	MONTHLY CALENDAR AND OFFICE SUPPLIES	405936467001	101-6010-451.3001		106.33
01/30/2025	104687	ODP BUSINESS SOLUTIONS, L...	BOARD CALENDAR AND WHITE ERASE MARKERS	405977025001	101-6010-451.3001		29.05
01/30/2025	104688	PACIFIC PIPELINE SUPPLY	VALVES (9) - PS 9	S100469052.001	601-5060-436.2801	250106	29,813.61
01/30/2025	104688	PACIFIC PIPELINE SUPPLY	BOLT NUT SET (20), GASKETS (20) - PS 9	S100469052.002	601-5060-436.2801	250106	2,585.09
01/30/2025	104688	PACIFIC PIPELINE SUPPLY	VALVE - PS 9	S100469052.003	601-5060-436.2801	250106	10,109.34
01/30/2025	104689	PARKHOUSE TIRE INC	TRUCK 604 NEW F-150 TIRES	3010430248	501-1921-419.2816		832.65
01/30/2025	104689	PARKHOUSE TIRE INC	TIRE DISPOSAL	3010430445	501-1921-419.2104		322.50
01/30/2025	104690	PARS	AUG ARS-PARS FEES (CA)	56483	101-1130-412.2006	250032	466.00
01/30/2025	104690	PARS	SEP ARS-PARS FEES (CA)	56676	101-1130-412.2006	250032	479.94
01/30/2025	104691	SAN DIEGO COUNTY - VECTO...	FY2025 ASSESSMENT STATEMENT	SD10016 FY2025	101-5050-435.2904		207.13
01/30/2025	104692	SAN DIEGO FIESTA EVENTS	HEATER,CANOPY,TARP,LIGHT S,CHAIRS-STATE OF THE CITY	230121278-B	101-1010-411.2808		572.05
01/30/2025	104693	SO CAL INDUSTRIES	RESTROOM RENTAL - SURFRIDER SPECIAL EVENT	714720	101-6014-451.2104		380.63
01/30/2025	104694	SOUTHWESTERN COLLEGE	NOV 2024 FINANCE INTERN - M RODRIGUEZ - 60 HRS	16-MR	101-1210-413.2101		365.08
01/30/2025	104694	SOUTHWESTERN COLLEGE	DEC 2024 FINANCE INTERN - M RODRIGUEZ - 56 HRS	17-MR	101-1210-413.2101		340.74
01/30/2025	104695	THE SHERWIN-WILLIAMS CO	PAINT FOR PIER PLAZA RESTROOM	9423-2	101-6040-454.3002		161.63
01/30/2025	104696	TINOSA, INC.	NFPA QUARTERLY AIR SAMPLE ANALYSIS - FD	8332	101-3020-422.3002		325.00
01/30/2025	104696	TINOSA, INC.	REPAIR OF COMPRESSOR LEAK - FD	8339	101-3020-422.3002		1,473.14
01/30/2025	104697	TRENTMAN CORPORATION	TRAFFIC CONES AND EQUIPMENT	16410	101-5010-431.2123		307.54
01/30/2025	104697	TRENTMAN CORPORATION	TRAFFIC PAINT & SIGN POSTS	16508	101-5010-431.2123		2,372.41
01/30/2025	104698	TRI-GROUP CONSTRUCTION ...	12/01/24-01/17/25 9TH ENHANCEMENT PROJECT (S22101)	06	202-5016-531.2006	250073	20,671.64
01/30/2025	104698	TRI-GROUP CONSTRUCTION ...	12/01/24-01/17/25 9TH ENHANCEMENT PROJECT (S22101)	06	214-5000-532.2006	250073	186,044.80
01/30/2025	104699	U.S. TELEPACIFIC CORP	01/23/25-02/22/25 NETWORK REFRESH	183991346-0	503-1923-419.2104		3,035.33
01/30/2025	104699	U.S. TELEPACIFIC CORP	01/23/25-02/22/25 NETWORK REFRESH	183991346-0	503-1923-519.2006	250052	2,619.21
01/30/2025	104700	VERIZON BUSINESS SERVICES	DEC 2024 SV645915 - CITY HALL	73211877	503-1923-419.2704		924.02
01/30/2025	104700	VERIZON BUSINESS SERVICES	DEC 2024 SV645917 - LG	73211957	503-1923-419.2704		164.39
01/30/2025	104700	VERIZON BUSINESS SERVICES	DEC 2024 SV645916 - FD	73212066	503-1923-419.2704		132.81
01/30/2025	104700	VERIZON BUSINESS SERVICES	DEC 2024 SV645918 - PW	73212071	503-1923-419.2704		223.29

Expense Approval Report

Payment Dates: 1/4/2025 - 2/7/2025

Payment Date	Payment Number	Vendor Name	Description (Item)	Payable Number	Account Number	Purchase Order Number	Amount
01/30/2025	104700	VERIZON BUSINESS SERVICES	DEC SV932548 - SENIOR CTR	73213090	503-1923-419.2704		76.57
01/30/2025	104701	VERIZON WIRELESS	12/20/24-01/19/25 SIM CARDS - FIRE ZOLL MONITOR	6104011266	101-3020-422.2705		111.14
01/30/2025	104702	WAXIE SANITARY SUPPLY	LEMON DISINFECTANT 4/1GAL (6 CASES)	82897077	101-6040-454.3002		501.86
01/30/2025	104703	WHITE CAP CONSTRUCTION ...	EXTRA LARGE SAFETY VEST (5)	50028205480	601-5060-436.3002		322.16
01/30/2025	104703	WHITE CAP CONSTRUCTION ...	2XL SAFETY VEST (2)	50029298995	601-5060-436.3002		119.13
01/30/2025	104703	WHITE CAP CONSTRUCTION ...	CONCRETE FOR REPAIRING CRACKS & DEFECTS ON SIDEWAL	50029406456	101-5010-431.3002		109.60
01/30/2025	104703	WHITE CAP CONSTRUCTION ...	SAFETY HARD HATS (9)	50029705855	101-5010-431.3002		464.46
01/30/2025	104704	XCEPTIONAL, ALTITUDE INTE...	ETHERNET CABLE DATA DROPS INSTALLATION CHANGE ORDE	31220DP	503-1923-419.2801		1,119.67
01/30/2025	104705	ZOLL MEDICAL CORPORATION	MEDICAL CABLE OPERATING SUPPLIES (FD)	4115331	101-3020-422.3002		120.22
02/06/2025	104706	1903 SOLUTIONS LLC.	FIREWALL SUBSCRIPTION RENEWAL - SENIOR CTR	CIB04241027FOR1	503-1923-419.2025		349.11
02/06/2025	104707	AARON N MORGAN	DEC 2024 (9HRS) - CLASSIFICATION/COMP CONSULTANT	01-28-2025	101-1130-412.2006		405.00
02/06/2025	104708	ADVANCED IMAGING SOLUT...	12/20/24-01/19/25 COPIER LEASE	38413895	101-1920-419.2017		2,913.02
02/06/2025	104708	ADVANCED IMAGING SOLUT...	12/20/24-01/19/25 COPIER USAGE	38413895	101-1920-419.2017		426.69
02/06/2025	104709	AMAZON CAPITAL SERVICES, ...	STAPLER, 4PK BOX - CD	1DXH-LKFX-NH6C	101-1230-413.3001		47.53
02/06/2025	104709	AMAZON CAPITAL SERVICES, ...	CROWD CONTROL STANCHION (2) - IT	1HHL-R91L-3FDX	503-1923-419.3022		219.44
02/06/2025	104709	AMAZON CAPITAL SERVICES, ...	4PK BINDER - HR TRAINING	1HNY-3V9X-VMF6	101-1130-412.3001		14.67
02/06/2025	104709	AMAZON CAPITAL SERVICES, ...	AA BATTERIES - MS	1QLV-F369-V6XJ	101-3030-423.3002		15.21
02/06/2025	104709	AMAZON CAPITAL SERVICES, ...	PORT DUST PROTECTORS (7) - IT	1QWQ-PMFG-4X4L	503-1923-419.3002		81.66
02/06/2025	104709	AMAZON CAPITAL SERVICES, ...	NOTEPADS, KITCHEN KNIFE SET, FRYING PANS (2) - FD	1WDG-PLR9-MXDT	101-3020-422.3002		190.80
02/06/2025	104709	AMAZON CAPITAL SERVICES, ...	COMPUTER PRIVACY SCREENS (2) - COUNCIL CHAMBER	1XT7-6FFD-RQVT	503-1923-419.3022		110.88
02/06/2025	104710	AT&T	12/15/24-01/14/25 CITY MANAGER 9391033954	22897089	503-1923-419.2704		52.63
02/06/2025	104710	AT&T	12/15/24-01/14/25 PUMP STATION 9391033960	22897092	503-1923-419.2704		302.46
02/06/2025	104710	AT&T	12/15/24-01/14/25 CITY OF I.B. 9391033952	22897093	503-1923-419.2704		31.53
02/06/2025	104710	AT&T	12/15/24-01/14/25 SENIOR CTR 9391033958	22897097	503-1923-419.2704		31.43
02/06/2025	104710	AT&T	12/15/24-01/14/25 ACCTS PAYABLE 9391053500	22897287	503-1923-419.2704		1.66

Expense Approval Report

Payment Dates: 1/4/2025 - 2/7/2025

Payment Date	Payment Number	Vendor Name	Description (Item)	Payable Number	Account Number	Purchase Order Number	Amount
02/06/2025	104710	AT&T	12/15/24-01/14/25 LIFEGUARD 9391053672	22897299	503-1923-419.2704		41.83
02/06/2025	104710	AT&T	12/20/24-1/19/25 COMM DEV (UNK)9391033944	22921031	503-1923-419.2704		36.99
02/06/2025	104711	BELINDA DOROTHY REED	JAN 2025 - IB WALKING PROGRAM (GRT068-EXP)	1302025BR9	101-6030-453.2310		300.00
02/06/2025	104712	CASTLE BY DESIGN	01/13/25-02/10/25 CHARACER ILLUSTRATION	2325ED8	101-6010-451.2107		144.00
02/06/2025	104713	CINTAS CORPORATION	01/07/25 FACILITIES MATS	4217039022	101-1910-419.2006	250067	30.78
02/06/2025	104713	CINTAS CORPORATION	01/07/25 PW UNIFORMS	4217039236	101-5020-432.2503	250036	273.41
02/06/2025	104713	CINTAS CORPORATION	01/14/25 FACILITIES MATS	4217831884	101-1910-419.2006	250067	30.78
02/06/2025	104713	CINTAS CORPORATION	01/14/25 PW UNIFORMS	4217832074	101-5020-432.2503	250036	273.80
02/06/2025	104713	CINTAS CORPORATION	01/21/25 FACILITIES MATS	4218567191	101-1910-419.2006	250067	30.78
02/06/2025	104713	CINTAS CORPORATION	01/21/25 PW UNIFORMS	4218567321	101-5020-432.2503	250036	273.80
02/06/2025	104713	CINTAS CORPORATION	01/28/25 FACILITIES MATS	4219294356	101-1910-419.2006	250067	30.78
02/06/2025	104713	CINTAS CORPORATION	01/28/25 PW UNIFORMS	4219294647	101-5020-432.2503	250036	273.80
02/06/2025	104714	CORODATA RECORDS MANA...	NOV 2024 RECORD STORAGE CARTON & DIGITAL SRVCS	RS7050878	101-1230-413.2006		63.81
02/06/2025	104714	CORODATA RECORDS MANA...	DEC 2024 RECORD STORAGE CARTON & DIGITAL SRVCS	RS7057995	101-1230-413.2006		63.81
02/06/2025	104715	COUNTY OF SAN DIEGO	MAR 2024 RECORDINGS #7652707, 7673279, 7682950	202400304	101-1230-413.2904		8.00
02/06/2025	104716	COUNTY OF SAN DIEGO	EXEMPT FEE USE-24-0037 - 1353 DONAX AVE	USE-24-0037	101-1230-413.2102		50.00
02/06/2025	104717	COUNTY OF SAN DIEGO	EXEMPT FEE USE-24-0042 - 1084-1086 7TH ST	USE-24-0042	101-1230-413.2102		50.00
02/06/2025	104718	COX COMMUNICATIONS	01/22/25-02/21/25 - 495 10TH ST 001 3110 038384601	01-22-2025 4601	503-1923-419.2104		241.45
02/06/2025	104718	COX COMMUNICATIONS	01/25/25-02/24/25 - 825 IB BLVD 001 3110 039780701	01-26-2025 0701	503-1923-419.2104		900.00
02/06/2025	104719	CRH CALIFORNIA WATER, INC	JAN 2025 EQUIPMENT COOLER - PW	1450514	101-5020-432.3002	250096	163.00
02/06/2025	104720	DG INVESTMENT INTERMEDI...	SECURITY SYSTEMS - SPORTS PARK BUILDING	IN00275718	420-5000-532.2006	250054	18,596.83
02/06/2025	104721	DIVISION OF THE STATE ARC...	OCT-DEC 2024 - SB186	01-29-2024	101-0000-371.8303		258.00
02/06/2025	104722	EL TAPATIO CATERING	01/30/25 REFRESHMENTS TAX - STATE OF THE CITY	01-30-2025B	101-1010-411.2808	250117	144.38
02/06/2025	104723	FLYERS ENERGY LLC	01/23/25 - 1,045 GAS, 113 DSL	25-279732	501-1921-419.2815		4,698.19
02/06/2025	104723	FLYERS ENERGY LLC	01/30/25 - 1,050 GAS, 40 DSL	25-286217	501-1921-419.2815		4,538.59
02/06/2025	104724	G.E. BROWN SERVICE	ICE MACHINE SANITIZATION & MAINTENANCE	28108	101-3020-422.3002		325.00
02/06/2025	104725	GO-STAFF, INC.	WE 01/26/25 PARKS TEMP STAFF - J TORRES 40 HRS	327357	101-6020-452.2101		1,293.36

Expense Approval Report

Payment Dates: 1/4/2025 - 2/7/2025

Payment Date	Payment Number	Vendor Name	Description (Item)	Payable Number	Account Number	Purchase Order Number	Amount
02/06/2025	104726	GRAINGER	FLEET SHOP TRUCK STICKERS (39)	9382291178	501-1921-419.3002		187.04
02/06/2025	104727	HDL COREN & CONE	JAN-MAR 2025 CONTRACT SERVICES PROPERTY TAX	SIN046913	101-1210-413.2006		1,012.50
02/06/2025	104727	HDL COREN & CONE	JAN-MAR 2025 CONTRACT SERVICES PROPERTY TAX	SIN046913	303-1250-413.2006		1,012.50
02/06/2025	104728	JEFFREY SCOTT ARVESON	JAN 2025 DEAD ANIMAL REMOVAL SRVCS	02012025	101-3050-425.2006		450.00
02/06/2025	104729	KIWANIS INTERNATIONAL	FY 2024-2025 ANNUAL DUES - 202406 CHIEF FRENCH		101-3020-422.2812		240.00
02/06/2025	104729	KIWANIS INTERNATIONAL	FY 2024-2025 ANNUAL DUES - 202409 J KELLY		101-1020-411.2812		240.00
02/06/2025	104730	LEIGHTON CONSULTING, INC	06/24/24-07/31/24 GEOTECH INSPECTION/TESTING	63622	420-6020-552.2006	240227-R1	2,248.00
02/06/2025	104731	LOGHMANI & ASSOCIATES D...	RETENTION - 12/17/24-01/16/25 SPORTS PARK IMPROV	06	214-0000-202.0000		-6,064.30
02/06/2025	104731	LOGHMANI & ASSOCIATES D...	12/17/24-01/16/25 SPORTS PARK IMPR(SP22101/P24101)	06	214-5000-532.2006	250047	101,953.95
02/06/2025	104731	LOGHMANI & ASSOCIATES D...	12/17/24-01/16/25 SPORTS PARK IMPR(SP22101/P24101)	06	420-5000-532.2006	250047	19,331.95
02/06/2025	104732	MAINTEX, INC.	PAPER TOWELS FOR STATION (2 CS)	1120463-00	101-3020-422.3002		290.12
02/06/2025	104733	MUNICIPAL EMERGENCY SE...	FACE MASKS (12) - FD FIREFIGHTERS	IN2173755	101-3020-422.5004	250141	495.90
02/06/2025	104733	MUNICIPAL EMERGENCY SE...	FACE MASKS (12) - FD FIREFIGHTERS	IN2173755	214-3020-422.5004	250141	4,463.10
02/06/2025	104733	MUNICIPAL EMERGENCY SE...	HYDROTESTING SCBA TANKS	IN2173834	101-3020-422.2104		565.50
02/06/2025	104733	MUNICIPAL EMERGENCY SE...	HYDROTESTING SCBA TANKS	IN2177015	101-3020-422.2104		565.50
02/06/2025	104734	NEXUSPLAN, INC	DEC 2024 - BAYSHORE BIKEWAY RESILIENCY (GRT076)	GRT076-18	214-5050-435.2006	240051-R1	54,637.51
02/06/2025	104734	NEXUSPLAN, INC	NOV 2024 - BAYSHORE BIKEWAY RESILIENCY (GRT080)	GRT080-6	214-1230-413.2006	240233-R1	21,948.00
02/06/2025	104734	NEXUSPLAN, INC	DEC 2024 - BAYSHORE BIKEWAY RESILIENCY (GRT080)	GRT080-7	214-1230-413.2006	240233-R1	38,248.59
02/06/2025	104735	NV5 INC	NOV-DEC 2024 - USE-24-00045 1335 IB BLVD	423674	101-1230-413.2102		953.78
02/06/2025	104736	O'REILLY AUTO PARTS #3980	BATTERY FOR TRUCKS #153 #193	3980-195485	501-1921-419.2816		386.16
02/06/2025	104736	O'REILLY AUTO PARTS #3980	MOTOR OIL AND DRIP TRAY	3980-195791	501-1921-419.2816		101.00
02/06/2025	104736	O'REILLY AUTO PARTS #3980	NEW 601 TURN SIGNALS & BULBS	3980-195836	501-1921-419.2816		130.74
02/06/2025	104736	O'REILLY AUTO PARTS #3980	PAINT SUPPLIES FOR TRUCK #601	3980-196957	501-1921-419.2816		65.22

Expense Approval Report

Payment Dates: 1/4/2025 - 2/7/2025

Payment Date	Payment Number	Vendor Name	Description (Item)	Payable Number	Account Number	Purchase Order Number	Amount
02/06/2025	104736	O'REILLY AUTO PARTS #3980	BODY RESTORE SUPPLIES FOR TRUCK #601	3980-197084	501-1921-419.2816		204.58
02/06/2025	104736	O'REILLY AUTO PARTS #3980	DRAIN PANS AND ANTIFREEZE	3980-197099	501-1921-419.2816		95.37
02/06/2025	104736	O'REILLY AUTO PARTS #3980	NEW TRUCK #601 SUPPLIES	3980-197357	501-1921-419.2816		155.38
02/06/2025	104736	O'REILLY AUTO PARTS #3980	TRUCK #110 FILTERS	3980-197458	501-1921-419.2816		20.64
02/06/2025	104736	O'REILLY AUTO PARTS #3980	PAINT AND SPARK RETURNS	3980-197663	501-1921-419.2816		-150.28
02/06/2025	104736	O'REILLY AUTO PARTS #3980	NEW 601 STEERING COVER & MATS	3980-198614	501-1921-419.2816		123.92
02/06/2025	104736	O'REILLY AUTO PARTS #3980	E-239 DOOR SWITCH AND BULBS	3980-199495	101-3020-422.2801		287.21
02/06/2025	104736	O'REILLY AUTO PARTS #3980	BELTS AND COOLANT FOR E-239	3980-200044	101-3020-422.2801		303.33
02/06/2025	104736	O'REILLY AUTO PARTS #3980	WIPER BLADE TRUCK #143	3980-200729	501-1921-419.2816		44.35
02/06/2025	104737	REGIONAL TASK FORCE ON T...	OCT-DEC 2024 HMIS ACCESS FEES	CIB122024	214-1230-413.2808		184.50
02/06/2025	104738	SAN DIEGO COUNTY SHERIFF	DEC 2024 SHERIFF SRVCS (TOW FEE)	12-01-2024	101-0000-338.6003		-1,212.33
02/06/2025	104738	SAN DIEGO COUNTY SHERIFF	DEC 2024 SHERIFF SRVCS	12-01-2024	101-3010-421.2006		707,488.51
02/06/2025	104738	SAN DIEGO COUNTY SHERIFF	DEC 2024 SHERIFF SRVCS (RRP)	12-01-2024	101-3010-421.2006		1,216.08
02/06/2025	104738	SAN DIEGO COUNTY SHERIFF	DEC 2024 SHERIFF SRVCS (CSO)	12-01-2024	212-3036-421.2006		16,680.99
02/06/2025	104738	SAN DIEGO COUNTY SHERIFF	DEC 2024 SHERIFF SRVCS (CSO - VACANCY 11/1-12/31)	12-01-2024	212-3036-421.2006		-274.21
02/06/2025	104739	SAN DIEGO FRICTION PROD...	GAPVAT DEF FILTER	01P27574	501-1921-419.2816		142.73
02/06/2025	104739	SAN DIEGO FRICTION PROD...	FLEET T-BOLT CLAMPS & BACKUP ALARM	06P102240	501-1921-419.2816		120.71
02/06/2025	104739	SAN DIEGO FRICTION PROD...	E-239 MUFFLER CLAMPS & FILTERS	06P102631	101-3020-422.2801		606.63
02/06/2025	104740	SDGE	12/27/24-01/27/25 - 1297 IB BLVD	0052 8034 0664 1 01/31/25	101-5010-431.2701		120.13
02/06/2025	104741	STC TRAFFIC, INC.	SEP 2024 - (PROJECT # 22-0119-DEP)	7492	101-0000-221.0102		320.00
02/06/2025	104741	STC TRAFFIC, INC.	SEP 2024 - (PROJECT # 22-0097)	7492	101-0000-221.0102		405.00
02/06/2025	104742	SUNROAD CV AUTO INC	WINDSHIELD REPLACEMENT (MS)	539731	101-3030-423.2801		2,387.03
02/06/2025	104743	TRUE NORTH COMPLIANCE S...	NOV 2024 - BLDG OFFICIAL/SENIOR INSPECTOR SRVCS	24-11-01-028	101-3040-424.2016		17,550.00
02/06/2025	104743	TRUE NORTH COMPLIANCE S...	DEC 2024 - BLDG OFFICIAL/SENIOR INSPECTOR SRVCS	24-12-01-028	101-3040-424.2016		15,480.00
02/06/2025	104744	U.S. BANK CORPORATE PAY...	DEC-JAN 2024 P-CARD CHARGES	01-22-2025	101-1210-413.2102		32,724.44
02/06/2025	104745	WAXIE SANITARY SUPPLY	LEMON DISINFECTANT (8 CS)	82999317	101-6040-454.3002		689.87

Expense Approval Report

Payment Dates: 1/4/2025 - 2/7/2025

Payment Date	Payment Number	Vendor Name	Description (Item)	Payable Number	Account Number	Purchase Order Number	Amount
02/06/2025	104746	WHITE CAP CONSTRUCTION ...	SAFETY VEST (PW)	50029471654	601-5060-436.3002		59.56
01/07/2025	DFT0008996	CALIFORNIA STATE DISBURS...	SDU CHILD SUPPORT PPE 12/26/24	50940917	101-0000-209.0107		819.09
01/07/2025	DFT0009002	STATE OF CALIFORNIA FTB	FTB GARNISHMENT EWOT % PPE 12/26/24	8182849	101-0000-209.0107		558.68
01/07/2025	DFT0009006	CALPERS	LG L2 23011 EE PPE 12/26/24	100000017730092 EE	101-0000-209.0106		617.05
01/07/2025	DFT0009007	CALPERS	LG L2 23011 ER PPE 12/26/24	100000017730092 ER	101-0000-209.0106		774.42
01/07/2025	DFT0009008	CALPERS	MISC L2 23012 EE PPE 12/26/24	100000017730134 EE	101-0000-209.0106		872.63
01/07/2025	DFT0009009	CALPERS	MISC L2 23012 ER PPE 12/26/24	100000017730134 ER	101-0000-209.0106		1,096.52
01/07/2025	DFT0009010	CALPERS	FIRE PEPRA 25375 EE PPE 12/26/24	100000017730185 EE	101-0000-209.0106		4,842.45
01/07/2025	DFT0009011	CALPERS	FIRE PEPRA 25375 ER PPE 12/26/24	100000017730185 ER	101-0000-209.0106		4,845.97
01/07/2025	DFT0009012	CALPERS	LG PEPRA 25376 EE PPE 12/26/24	100000017730226 EE	101-0000-209.0106		2,731.79
01/07/2025	DFT0009013	CALPERS	LG PEPRA 25376 ER PPE 12/26/24	100000017730226 ER	101-0000-209.0106		2,733.59
01/07/2025	DFT0009013	CALPERS	LG PEPRA 25376 ER PPE 12/26/24 pp offset - Speers	100000017730226 ER	101-0000-209.0106		0.19
01/07/2025	DFT0009014	CALPERS	MISC PEPRA 26352 EE PPE 12/26/24	100000017730263 EE	101-0000-209.0106		11,304.25
01/07/2025	DFT0009015	CALPERS	MISC PEPRA 26352 ER PPE 12/26/24	100000017730263 ER	101-0000-209.0106		11,479.28
01/07/2025	DFT0009016	CALPERS	FIRE L1 4625 EE PPE 12/26/24	100000017730006 EE	101-0000-209.0106		3,641.52
01/07/2025	DFT0009017	CALPERS	FIRE L1 4625 ER PPE 12/26/24	100000017730006 ER	101-0000-209.0106		4,739.98
01/07/2025	DFT0009018	CALPERS	LG L1 4626 EE PPE 12/26/24	100000017730049 EE	101-0000-209.0106		1,180.60
01/07/2025	DFT0009019	CALPERS	LG L1 4626 ER PPE 12/26/24	100000017730049 ER	101-0000-209.0106		1,488.97
01/07/2025	DFT0009020	CALPERS	MISC L1 470 EE PPE 12/26/24	100000017729967 EE	101-0000-209.0106		7,694.44
01/07/2025	DFT0009021	CALPERS	MISC L1 470 ER PPE 12/26/24	100000017729967 ER	101-0000-209.0106		9,418.58
01/07/2025	DFT0009022	CALPERS	SCP MEMBER PAID ARREARS TAXED PPE 12/26/24	PPE 12-26-2024 MAT	101-0000-209.0106		7.02
01/07/2025	DFT0009023	CALPERS	SCP ARSC POST-TAX PPE 12/26/24	PPE 12-26-2024 ARSCT	101-0000-209.0106		180.63
01/07/2025	DFT0009024	CALPERS	SCP SPM PRE-TAX PPE 12/26/24	PPE 12-26-2024 SPMTD	101-0000-209.0106		87.85
01/07/2025	DFT0009025	CALPERS	PERS SCP SPM TAXED PPE 12/26/24	PPE 12-26-2024 SPMT	101-0000-209.0106		395.55
01/06/2025	DFT0009042	CALPERS	2025-01-06 CALPERS EFT - 2025 REPLACEMENT BENEFIT	100000017760238	101-1210-413.1101		3,706.80
01/24/2025	DFT0009044	AFLAC	AFLAC POST-TAX VOL SUPP INS JAN 2025	795861	101-0000-209.0113		132.21
01/24/2025	DFT0009045	AFLAC	AFLAC PRE-TAX JAN 2025	795861 (2)	101-0000-209.0113		622.62
01/17/2025	DFT0009046	CALIFORNIA STATE DISBURS...	SDU CHILD SUPPORT PPE 01/09/25	51055185	101-0000-209.0107		819.09

Expense Approval Report

Payment Dates: 1/4/2025 - 2/7/2025

Payment Date	Payment Number	Vendor Name	Description (Item)	Payable Number	Account Number	Purchase Order Number	Amount
01/17/2025	DFT0009047	COLONIAL LIFE & ACCIDENT	COLONIAL PRE-TAX JAN 2025	94981140102416	101-0000-209.0113		25.00
01/06/2025	DFT0009048	PRINCIPAL FINANCIAL GROUP	PRINCIPAL DENTAL PPO JAN 2025 Pua switch to HMO	01/01/2025-01/31/2025	101-0000-209.0112		92.30
01/06/2025	DFT0009048	PRINCIPAL FINANCIAL GROUP	PRINCIPAL DENTAL PPO JAN 2025 Carrasco retro Dec?	01/01/2025-01/31/2025	101-0000-209.0112		48.53
01/06/2025	DFT0009048	PRINCIPAL FINANCIAL GROUP	PRINCIPAL DENTAL PPO JAN 2025 ACTIVE	01/01/2025-01/31/2025	101-0000-209.0112		5,486.37
01/06/2025	DFT0009048	PRINCIPAL FINANCIAL GROUP	PRINCIPAL PPO JAN 2025 Minicilli switch to Liberty	01/01/2025-01/31/2025	101-0000-209.0112		92.30
01/06/2025	DFT0009048	PRINCIPAL FINANCIAL GROUP	PRINCIPAL PPO JAN 2025 Hudkins switch to Liberty	01/01/2025-01/31/2025	101-0000-209.0112		156.56
01/06/2025	DFT0009048	PRINCIPAL FINANCIAL GROUP	PRINCIPAL DENTAL PPO JAN 2025 Garcia not billed	01/01/2025-01/31/2025	101-0000-209.0112		-50.23
01/06/2025	DFT0009048	PRINCIPAL FINANCIAL GROUP	PRINCIPAL PPO JAN 2025 Trabuco switch to Liberty	01/01/2025-01/31/2025	101-0000-209.0112		50.23
01/06/2025	DFT0009048	PRINCIPAL FINANCIAL GROUP	PRINCIPAL DENTAL PPO JAN 2025 Daum switch to HMO	01/01/2025-01/31/2025	101-0000-209.0112		50.23
01/06/2025	DFT0009048	PRINCIPAL FINANCIAL GROUP	PRINCIPAL DENTAL PPO JAN 2025 Holian switch to HMO	01/01/2025-01/31/2025	101-0000-209.0112		156.56
01/06/2025	DFT0009048	PRINCIPAL FINANCIAL GROUP	PRINCIPAL DENTAL PPO JAN 2025 Lutu swtch to HMO	01/01/2025-01/31/2025	101-0000-209.0112		156.56
01/06/2025	DFT0009048	PRINCIPAL FINANCIAL GROUP	PRINCIPAL DENTAL PPO JAN 2025 Bullock EOE Nov 2024	01/01/2025-01/31/2025	101-6010-451.1103		-89.18
01/06/2025	DFT0009048	PRINCIPAL FINANCIAL GROUP	PRINCIPAL DENTAL PPO JAN 2025 Avila EOE Nov 2024	01/01/2025-01/31/2025	601-5060-436.1103		50.23
01/06/2025	DFT0009048	PRINCIPAL FINANCIAL GROUP	PRINCIPAL DENTAL PPO JAN 2025 Arms EOE Nov	01/01/2025-01/31/2025	601-5060-436.1103		-48.53
01/17/2025	DFT0009051	STATE OF CALIFORNIA FTB	FTB GARNISHMENT EWOT % PPE	8200091	101-0000-209.0107		481.53
01/06/2025	DFT0009052	LINCOLN FINANCIAL GROUP	LINCOLN LIFE & AD&D JAN 2025	4781257484 LADD	101-0000-209.0116		2,250.22
01/06/2025	DFT0009052	LINCOLN FINANCIAL GROUP	LINCOLN LIFE & AD&D JAN 2025 ARMS EOE DEC REFUND	4781257484 LADD	601-5060-436.1104		-10.55
01/06/2025	DFT0009052	LINCOLN FINANCIAL GROUP	LINCOLN LIFE & AD&D JAN 2025 AVILA EOE NOV 2024	4781257484 LADD	601-5060-436.1104		10.55
01/06/2025	DFT0009053	LINCOLN FINANCIAL GROUP	LINCOLN LTD JAN 2025 WIDLUND LWOP A/R	4781257484 LTD	101-0000-209.0114		19.75
01/06/2025	DFT0009053	LINCOLN FINANCIAL GROUP	LINCOLN LTD JAN 2025 ACTIVE	4781257484 LTD	101-0000-209.0114		2,147.90
01/06/2025	DFT0009053	LINCOLN FINANCIAL GROUP	LINCOLN LTD JAN 2025 ARMS EOE DEC 2024 REFUND	4781257484 LTD	601-5060-436.1104		-15.51
01/06/2025	DFT0009053	LINCOLN FINANCIAL GROUP	LINCOLN LTD JAN 2025 AVILA EOE NOV 2024	4781257484 LTD	601-5060-436.1104		13.25
01/21/2025	DFT0009055	CALPERS	LG L2 23011 EE PPE 01/09/25	100000017762175 EE	101-0000-209.0106		617.05
01/21/2025	DFT0009056	CALPERS	LG L2 23011 ER PPE 01/09/25	100000017762175 ER	101-0000-209.0106		774.42

Expense Approval Report

Payment Dates: 1/4/2025 - 2/7/2025

Payment Date	Payment Number	Vendor Name	Description (Item)	Payable Number	Account Number	Purchase Order Number	Amount
01/21/2025	DFT0009057	CALPERS	MISC L2 23012 EE PPE 01/09/24	100000017762208 EE	101-0000-209.0106		872.63
01/21/2025	DFT0009058	CALPERS	MISC L2 23012 ER PPE 01/09/24	100000017762208 ER	101-0000-209.0106		1,096.52
01/21/2025	DFT0009059	CALPERS	FIRE PEPRA 25375 EE PPE 01/09/25	100000017762244 EE	101-0000-209.0106		4,842.45
01/21/2025	DFT0009060	CALPERS	FIRE PEPRA 25375 ER PPE 01/09/25	100000017762244 ER	101-0000-209.0106		4,845.97
01/21/2025	DFT0009061	CALPERS	LG PEPRA 25376 EE PPE 01/09/25	100000017762287 EE	101-0000-209.0106		2,686.58
01/21/2025	DFT0009062	CALPERS	LG PEPRA 25376 ER PPE 01/09/25	100000017762287 ER	101-0000-209.0106		2,688.53
01/21/2025	DFT0009063	CALPERS	MISC PEPRA 26352 EE PPE 01/09/25 SMITH ADDL HOURS	100000017762332 EE	101-0000-209.0106		45.38
01/21/2025	DFT0009063	CALPERS	MISC PEPRA 26352 EE PPE 01/09/25	100000017762332 EE	101-0000-209.0106		12,304.64
01/21/2025	DFT0009064	CALPERS	MISC PEPRA 26352 ER PPE 01/09/25	100000017762332 ER	101-0000-209.0106		12,495.17
01/21/2025	DFT0009064	CALPERS	MISC PEPRA 26352 ER PPE 01/09/25 SMITH ADDL HOURS	100000017762332 ER	101-0000-209.0106		46.09
01/21/2025	DFT0009065	CALPERS	FIRE L1 4625 EE PPE 01/09/25	100000017762080 EE	101-0000-209.0106		3,641.54
01/21/2025	DFT0009066	CALPERS	FIRE L1 4625 ER PPE 01/09/25	100000017762080 ER	101-0000-209.0106		4,740.00
01/21/2025	DFT0009067	CALPERS	LG L1 4626 EE PPE 01/09/25	100000017762128 EE	101-0000-209.0106		1,180.60
01/21/2025	DFT0009068	CALPERS	LG L1 4626 ER PPE 01/09/25	100000017762128 ER	101-0000-209.0106		1,488.97
01/21/2025	DFT0009069	CALPERS	MISC L1 470 EE PPE 01/09/25	100000017762025 EE	101-0000-209.0106		7,694.45
01/21/2025	DFT0009070	CALPERS	MISC L1 470 ER PPE 01/09/25	100000017762025 ER	101-0000-209.0106		9,418.58
01/21/2025	DFT0009071	CALPERS	SCP MEMBER PAID ARREARS TAXED PPE 01/09/25	PPE 01-09-2025 MAT	101-0000-209.0106		7.02
01/21/2025	DFT0009072	CALPERS	SCP ARSC POST-TAX PPE 01/09/25	PPE 01-09-2025 ARSCT	101-0000-209.0106		180.63
01/21/2025	DFT0009073	CALPERS	SCP SPM PRE-TAX PPE 01/09/25	PPE 01-09-2025 SPMTD	101-0000-209.0106		87.85
01/21/2025	DFT0009074	CALPERS	PERS SCP SPM TAXED PPE 01/09/25	PPE 01-09-2025 SPMT	101-0000-209.0106		395.55
01/06/2025	DFT0009075	LINCOLN FINANCIAL GROUP	LINCOLN STD JAN 2025 WIDLUND LWOP A/R	4781257484 STD	101-0000-209.0121		17.98
01/06/2025	DFT0009075	LINCOLN FINANCIAL GROUP	LINCOLN STD JAN 2025 BENRUBI LWOP A/R	4781257484 STD	101-0000-209.0121		23.62
01/06/2025	DFT0009075	LINCOLN FINANCIAL GROUP	LINCOLN STD JAN 2025 ACTIVE	4781257484 STD	101-0000-209.0121		1,983.72
01/06/2025	DFT0009075	LINCOLN FINANCIAL GROUP	LINCOLN STD JAN 2025 ARMS EOE DEC 2024 REFUND	4781257484 STD	601-5060-436.1104		-14.13
01/06/2025	DFT0009075	LINCOLN FINANCIAL GROUP	LINCOLN STD JAN 2025 AVILA EOE NOV 2024	4781257484 STD	601-5060-436.1104		12.08
01/08/2025	DFT0009076	FIDELITY SECURITY LIFE INSU...	EYEMED VISION Jan 2025 Active	166619414	101-0000-209.0118		861.03

Expense Approval Report

Payment Dates: 1/4/2025 - 2/7/2025

Payment Date	Payment Number	Vendor Name	Description (Item)	Payable Number	Account Number	Purchase Order Number	Amount
01/08/2025	DFT0009076	FIDELITY SECURITY LIFE INSU...	EYEMED VISION Jan 2025 Gomez-Rodriguez Dec 2024	166619414	101-0000-209.0118		15.06
01/08/2025	DFT0009076	FIDELITY SECURITY LIFE INSU...	EYEMED VISION Jan 2025 Gomez-Rodriguez Nov 2024	166619414	101-0000-209.0118		15.06
01/08/2025	DFT0009076	FIDELITY SECURITY LIFE INSU...	EYEMED VISION Jan 2025 Gomez-Rodriguez Oct 2024	166619414	101-0000-209.0118		15.06
01/08/2025	DFT0009076	FIDELITY SECURITY LIFE INSU...	EYEMED VISION Jan 2025 Gitmed COBRA A/R	166619414	101-0000-209.0118		8.41
01/08/2025	DFT0009076	FIDELITY SECURITY LIFE INSU...	EYEMED VISION Jan 2025 Kemph (Saccuzzo) COBRA end	166619414	101-6040-454.1103		8.41
01/08/2025	DFT0009076	FIDELITY SECURITY LIFE INSU...	EYEMED VISION Jan 2025 Arms Dec 2024 refund	166619414	601-5060-436.1103		-8.41
01/08/2025	DFT0009076	FIDELITY SECURITY LIFE INSU...	EYEMED VISION Jan 2025 Avila-Paredes EOE	166619414	601-5060-436.1103		8.41
01/06/2025	DFT0009077	LINCOLN FINANCIAL GROUP	LINCOLN VOL LIFE JAN 2025 ACTIVE	4781257484 VL	101-0000-209.0113		1,821.57
01/06/2025	DFT0009077	LINCOLN FINANCIAL GROUP	LINCOLN VOL LIFE JAN 2025 WIDLUND LWOP A/R	4781257484 VL	101-0000-209.0113		41.58
01/17/2025	DFT0009079	STATE OF CALIFORNIA	STATE TAX W/H PPE	8200181	101-0000-209.0105		15,536.10
01/17/2025	DFT0009080	STATE OF CALIFORNIA	SDI W/H PPE	8200185	101-0000-209.0115		391.87
01/17/2025	DFT0009081	INTERNAL REVENUE SERVICE	FED TAX W/H PPE 01/09/25	80862905 FED	101-0000-209.0102		40,117.12
01/17/2025	DFT0009082	INTERNAL REVENUE SERVICE	MEDICARE W/H PPE 01/09/25 SMITH ADDL HOURS	80862905 MED	101-0000-209.0104		16.98
01/17/2025	DFT0009082	INTERNAL REVENUE SERVICE	MEDICARE W/H PPE 01/09/25	80862905 MED	101-0000-209.0104		11,926.24
01/17/2025	DFT0009084	INTERNAL REVENUE SERVICE	SOCIAL SECURITY PPE 01/09/25 SMITH ADDL HOURS	80862905 SS	101-0000-209.0104		72.62
01/17/2025	DFT0009084	INTERNAL REVENUE SERVICE	SOCIAL SECURITY PPE 01/09/25	80862905 SS	101-0000-209.0104		48,593.86
01/10/2025	DFT0009089	MIDAMERICA ADMINISTRATI...	DEC-JAN FSA HC 12/31/24- 01/06/25	01-10-2025	101-0000-209.0125		691.91
01/10/2025	DFT0009089	MIDAMERICA ADMINISTRATI...	DEC-JAN FSA HC 12/31/24- 01/06/25	01-10-2025	101-0000-209.0125		197.00
01/17/2025	DFT0009100	MIDAMERICA ADMINISTRATI...	JAN 2025 HC 01/07/25- 01/13/25	01-17-2025	101-0000-209.0125		22.72
01/17/2025	DFT0009100	MIDAMERICA ADMINISTRATI...	JAN 2025 HC 01/07/25- 01/13/25	01-17-2025	101-0000-209.0125		275.59
01/24/2025	DFT0009121	MIDAMERICA ADMINISTRATI...	JAN FSA DC 01/14/25- 01/20/25	01-24-2025	101-0000-209.0125		1,331.11
01/24/2025	DFT0009121	MIDAMERICA ADMINISTRATI...	JAN FSA HC 01/14/25- 01/20/25	01-24-2025	101-0000-209.0125		324.00
02/05/2025	DFT0009124	CALIFORNIA STATE DISBURS...	SDU CHILD SUPPORT PPE 1/23/25	51260722	101-0000-209.0107		819.48
02/05/2025	DFT0009132	CALPERS	LG L2 23011 EE PPE 01/23/25	100000017762192	101-0000-209.0106		535.55
02/05/2025	DFT0009133	CALPERS	LG L2 23011 ER PPE 01/23/25	100000017762192-1	101-0000-209.0106		672.14
02/05/2025	DFT0009134	CALPERS	MISC L2 23012 EE PPE 01/23/25	100000017762225	101-0000-209.0106		925.50

Expense Approval Report

Payment Dates: 1/4/2025 - 2/7/2025

Payment Date	Payment Number	Vendor Name	Description (Item)	Payable Number	Account Number	Purchase Order Number	Amount
02/05/2025	DFT0009135	CALPERS	MISC L2 23012 ER PPE 01/23/25	100000017762225-1	101-0000-209.0106		1,162.97
02/05/2025	DFT0009136	CALPERS	FIRE PEPRA 25375 EE PPE 01/23/25	100000017762267	101-0000-209.0106		4,842.45
02/05/2025	DFT0009137	CALPERS	FIRE PEPRA 25375 ER PPE 01/23/25	100000017762267-1	101-0000-209.0106		4,845.97
02/05/2025	DFT0009138	CALPERS	LG PEPRA 25376 EE PPE 01/23/25	100000017762309	101-0000-209.0106		2,176.31
02/05/2025	DFT0009139	CALPERS	LG PEPRA 25376 ER PPE 01/23/25	100000017762309-1	101-0000-209.0106		2,177.88
02/05/2025	DFT0009140	CALPERS	MISC PEPRA 26352 EE PPE 01/23/25	100000017762365	101-0000-209.0106		12,075.70
02/05/2025	DFT0009141	CALPERS	MISC PEPRA 26352 ER PPE 01/23/25	100000017762365-1	101-0000-209.0106		12,262.69
02/05/2025	DFT0009142	CALPERS	FIRE L1 4625 EE PPE 01/23/25	100000017762109	101-0000-209.0106		3,942.09
02/05/2025	DFT0009143	CALPERS	FIRE L1 4625 ER PPE 01/23/25	100000017762109-1	101-0000-209.0106		5,131.20
02/05/2025	DFT0009144	CALPERS	LG L1 4626 EE PPE 01/23/25	100000017762157	101-0000-209.0106		1,180.60
02/05/2025	DFT0009145	CALPERS	LG L1 4626 ER PPE 01/23/25	100000017762157-1	101-0000-209.0106		1,488.97
02/05/2025	DFT0009146	CALPERS	MISC L1 470 EE PPE 01/23/25	100000017762056	101-0000-209.0106		7,694.45
02/05/2025	DFT0009147	CALPERS	MISC L1 470 ER PPE 01/23/25	100000017762056-1	101-0000-209.0106		9,418.59
02/05/2025	DFT0009148	CALPERS	SCP MEMBER PAID ARREARS TAXED PPE01/23/25	PPE 01-23-2025 MAT	101-0000-209.0106		7.02
02/05/2025	DFT0009149	CALPERS	SCP ARSC POST-TAX PPE 01/23/25	PPE 01-23-2025 ARSCT	101-0000-209.0106		180.63
02/05/2025	DFT0009150	CALPERS	SCP SPM PRE-TAX PPE 01/23/25	PPE 01-23-2025 SPMTD	101-0000-209.0106		87.85
01/30/2025	DFT0009151	CALPERS	PERS SCP SPM TAXED PPE 01/23/25	PPE 01-23-2025 SPMT	101-0000-209.0106		395.55
02/05/2025	DFT0009156	STATE OF CALIFORNIA	STATE TAX W/H PPE 01/23/25	8236565	101-0000-209.0105		15,630.64
02/05/2025	DFT0009157	STATE OF CALIFORNIA	SDI W/H PPE 01/23/25	8236570	101-0000-209.0115		382.31
02/04/2025	DFT0009158	INTERNAL REVENUE SERVICE	FED TAX W/H PPE 01/23/25	0798018	101-0000-209.0102		32,767.56
02/04/2025	DFT0009159	INTERNAL REVENUE SERVICE	MEDICARE W/H PPE 01/23/25	50798018	101-0000-209.0104		11,494.08
02/04/2025	DFT0009161	INTERNAL REVENUE SERVICE	SOCIAL SECURITY PPE 01/23/25	270543550798018	101-0000-209.0104		46,645.02
01/31/2025	DFT0009162	MIDAMERICA ADMINISTRATI...	JAN FSA HC 01/21/25- 01/27/25	01-31-2025	101-0000-209.0125		6.56
01/31/2025	DFT0009162	MIDAMERICA ADMINISTRATI...	JAN FSA HC 01/21/25- 01/27/25	01-31-2025	101-0000-209.0125		43.44
01/31/2025	DFT0009165	LIBERTY DENTAL PLAN OF CA...	JAN 2025 - MINICILLI	01/31/25	101-0000-209.0118		-23.88
01/31/2025	DFT0009165	LIBERTY DENTAL PLAN OF CA...	FEB 2025 - MINICILLI	01/31/25	101-0000-209.0118		-23.88
01/31/2025	DFT0009165	LIBERTY DENTAL PLAN OF CA...	COVERAGE MONTH: JAN-FEB 2025 PR DEDUCTIONS	01/31/25	101-0000-209.0118		424.60
01/31/2025	DFT0009166	US BANK TRUST	UAL FY 24-25 LUMP SUM PREPAYMENT SAVINGS	013125	101-0000-103.0010		36,543.04
01/31/2025	DFT0009166	US BANK TRUST	FY 23-24 SURPLUS PER RESO 24-25	013125	101-0000-103.0010		300,000.00

Expense Approval Report

Payment Dates: 1/4/2025 - 2/7/2025

Payment Date	Payment Number	Vendor Name	Description (Item)	Payable Number	Account Number	Purchase Order Number	Amount
01/31/2025	DFT0009167	STATE OF CALIFORNIA	CY2024 Q4 ETT	8215845	101-0000-209.0119		43.74
01/31/2025	DFT0009167	STATE OF CALIFORNIA	CY2024 Q4 UI	8215845	101-0000-209.0119		2,144.01
01/31/2025	DFT0009167	STATE OF CALIFORNIA	CY2024 Q4 ETT O/S	8215845	101-1210-413.1105		0.02
Grand Total:							3,621,945.59

Report Summary

Fund Summary

Fund	Payment Amount
101 - GENERAL FUND	2,761,347.95
202 - PROP "A" (TRANSNET) FUND	20,671.64
207 - RMRA	645.40
212 - SLESF (COPS) FUND	33,087.77
214 - MISCELLANEOUS GRANTS	537,750.89
303 - REDEV OBLIG RETIRE FUND	1,216.00
401 - CAPITAL IMPROVEMENT FUND	2,200.00
420 - PARKS MAJOR MAINTENAN CIP	49,299.77
501 - VEHICLE REPLACEMENT/MAINT	48,705.03
502 - RISK MANAGEMENT FUND	6,382.87
503 - TECHNOLOGY/COMMUNICATIONS	52,762.62
601 - SEWER ENTERPRISE FUND	107,875.65
Grand Total:	3,621,945.59

Account Summary

Account Number	Account Name	Payment Amount
101-0000-103.0010	TRUST PARS - PENSION	336,543.04
101-0000-209.0102	P/R FIT PAYABLE	72,884.68
101-0000-209.0104	P/R FICA PAYABLE	118,748.80
101-0000-209.0105	P/R STATE TAX LIABILITI...	31,166.74
101-0000-209.0106	P/R PERS RETIREMENT P...	213,488.01
101-0000-209.0107	P/R GARNISHMENT PAY...	3,497.87
101-0000-209.0108	P/R EMPLOYEE ASSOC D...	4,209.17
101-0000-209.0110	P/R DEFERRED COMP	51,128.80
101-0000-209.0112	P/R DENTAL INSURANCE	6,239.41
101-0000-209.0113	P/R VOLUNTARY LIFE IN...	2,642.98
101-0000-209.0114	P/R LONG-TERM DISABIL...	2,167.65
101-0000-209.0115	P/R STD-PART-TIME	774.18
101-0000-209.0116	P/R LIFE INSURANCE	2,250.22
101-0000-209.0118	P/R VISION INSURANCE	1,291.46
101-0000-209.0119	P/R EDD UNEMPLOY IN...	2,187.75
101-0000-209.0120	PARS EMPLOYEE CONTR...	4,403.82
101-0000-209.0121	P/R-STD-FULL TIME	2,025.32
101-0000-209.0122	EDUCATIONAL SAVINGS ...	150.00
101-0000-209.0125	P/R FSA	2,892.33
101-0000-211.0101	STRONG MOTION INST (...	328.93
101-0000-211.0102	SALES TAX PAYABLE	131.00
101-0000-221.0102	DEVELOPER DEPOSITS	6,521.79
101-0000-221.0103	MISCELLANEOUS DEPOSI...	3,219.00
101-0000-221.0104	DEPOSITS-G/L INSURAN...	1,788.00

Account Summary

Account Number	Account Name	Payment Amount
101-0000-221.0105	BUILDING DEPOSITS/BO...	3,000.00
101-0000-321.7210	BUSINESS LICENSE	242.00
101-0000-323.7103	RES/FIRE INSPECTION FE...	65.00
101-0000-338.6003	VEHICLE IMPOUND FEE	-1,784.14
101-0000-341.7201	BL - ADMIN PROCESSING...	70.00
101-0000-341.7202	BL - FIRE REVIEW FEE	50.00
101-0000-341.7403	PLANNING & ZONING FE...	7,157.00
101-0000-371.8303	MISCELLANEOUS REVEN...	220.02
101-0000-371.8309	SB 1186 DISABILITY ACC...	4.00
101-1010-411.2705	UTILITIES-CELL PHONES	665.33
101-1010-411.2804	TRAVEL, TRAINING, MEE...	287.96
101-1010-411.2807	ADVERTISING	297.00
101-1010-411.2808	COMMUNITY PROGRAMS	3,966.43
101-1010-411.2811	PRINTING SERVICES	55.79
101-1020-411.2006	PROFESSIONAL SERVICES	625.56
101-1020-411.2101	TEMPORARY STAFFING	4,140.22
101-1020-411.2106	CONTRACTS-ELECTIONS	2,250.00
101-1020-411.2705	UTILITIES-CELL PHONES	107.36
101-1020-411.2807	ADVERTISING	80.00
101-1020-411.2812	MEMBERSHIP DUES	240.00
101-1020-411.3001	OFFICE SUPPLIES	132.04
101-1110-412.2705	UTILITIES-CELL PHONES	23.73
101-1110-412.2804	TRAVEL, TRAINING, MEE...	25.00
101-1110-412.2903	CONTINGENCY ACCOUNT	1,301.42
101-1110-412.3001	OFFICE SUPPLIES	74.68
101-1110-412.3002	OPERATING SUPPLIES	105.42
101-1130-412.2006	PROFESSIONAL SERVICES	2,143.18
101-1130-412.2104	TECHNICAL SERVICES	815.00
101-1130-412.2705	UTILITIES-CELL PHONES	46.22
101-1130-412.2812	MEMBERSHIP DUES	130.00
101-1130-412.2901	TRAINING & EDUCATION...	1,485.00
101-1130-412.3001	OFFICE SUPPLIES	37.47
101-1210-413.1101	PERS-CITY PORTION	3,706.80
101-1210-413.1105	UNEMPLOYMENT INSUR...	0.02
101-1210-413.2006	PROFESSIONAL SERVICES	5,712.50
101-1210-413.2101	TEMPORARY STAFFING	705.82
101-1210-413.2102	ADMINISTRATION CHAR...	53,044.18
101-1210-413.2705	UTILITIES-CELL PHONES	86.11
101-1210-413.2902	EMPLOYEE RECOGNITIO...	73.95
101-1210-413.3002	OPERATING SUPPLIES	130.48
101-1220-413.2001	ATTORNEY SERVICES	21,899.08
101-1220-413.2002	ATTORNEY SERVICES-OT...	28,000.00

Account Summary

Account Number	Account Name	Payment Amount
101-1230-413.2006	PROFESSIONAL SERVICES	127.62
101-1230-413.2102	ADMINISTRATION CHAR...	3,626.30
101-1230-413.2705	UTILITIES-CELL PHONES	119.58
101-1230-413.2807	ADVERTISING	120.00
101-1230-413.2904	OTHER SERVICES & CHA...	38.00
101-1230-413.3001	OFFICE SUPPLIES	47.53
101-1230-413.3002	OPERATING SUPPLIES	111.58
101-1910-419.2006	PROFESSIONAL SERVICES	546.24
101-1910-419.2022	PEST CONTROL SERVICE	368.00
101-1910-419.2023	SECURITY & ALARM	419.80
101-1910-419.2104	TECHNICAL SERVICES	4,691.12
101-1910-419.2701	GAS & ELECTRIC (SDG&E)	8,534.27
101-1910-419.2702	UTILITIES-WATER	4,502.64
101-1910-419.2705	UTILITIES-CELL PHONES	156.60
101-1910-419.2801	MAINTENANCE & REPAIR	1,921.72
101-1910-419.3002	OPERATING SUPPLIES	4,056.22
101-1920-419.2017	COPIER LEASES	6,387.80
101-1920-419.2705	UTILITIES-CELL PHONES	228.06
101-1920-419.2809	POSTAGE & FREIGHT	243.12
101-1920-419.2812	MEMBERSHIP DUES	12,022.00
101-3010-421.2006	PROFESSIONAL SERVICES	1,417,452.61
101-3010-421.2125	RCS PROGRAM	1,386.50
101-3020-422.2006	PROFESSIONAL SERVICES	3,240.03
101-3020-422.2104	TECHNICAL SERVICES	1,131.00
101-3020-422.2125	RCS PROGRAM	560.50
101-3020-422.2705	UTILITIES-CELL PHONES	513.76
101-3020-422.2801	MAINTENANCE & REPAIR	6,577.11
101-3020-422.2812	MEMBERSHIP DUES	240.00
101-3020-422.2813	FEES & LICENSES	250.00
101-3020-422.3001	OFFICE SUPPLIES	39.15
101-3020-422.3002	OPERATING SUPPLIES	4,115.49
101-3020-422.5004	EQUIPMENT	14,050.26
101-3030-423.2104	TECHNICAL SERVICES	7,103.59
101-3030-423.2125	RCS PROGRAM	826.00
101-3030-423.2503	RENT-UNIFORMS	80.00
101-3030-423.2705	UTILITIES-CELL PHONES	473.73
101-3030-423.2801	MAINTENANCE & REPAIR	5,595.16
101-3030-423.2808	COMMUNITY PROGRAMS	91.14
101-3030-423.3001	OFFICE SUPPLIES	49.89
101-3030-423.3002	OPERATING SUPPLIES	719.59
101-3030-423.3005	MEDICAL SUPPLIES	905.58
101-3035-423.2704	UTILITIES-TELEPHONE	24.72

Account Summary

Account Number	Account Name	Payment Amount
101-3040-424.2016	PLAN CHECK SERVICES	47,919.67
101-3040-424.2705	UTILITIES-CELL PHONES	144.93
101-3050-425.2006	PROFESSIONAL SERVICES	95,179.00
101-3070-427.2705	UTILITIES-CELL PHONES	97.28
101-5010-431.2104	TECHNICAL SERVICES	5,908.63
101-5010-431.2123	TRAFFIC CONTROL	11,142.99
101-5010-431.2701	GAS & ELECTRIC (SDG&E)	18,691.94
101-5010-431.2705	UTILITIES-CELL PHONES	233.29
101-5010-431.3002	OPERATING SUPPLIES	1,770.54
101-5010-431.3022	SMALL TOOLS/NON-CAP...	230.49
101-5020-432.2503	RENT-UNIFORMS	2,281.15
101-5020-432.2705	UTILITIES-CELL PHONES	259.82
101-5020-432.2902	EMPLOYEE RECOGNITIO...	80.60
101-5020-432.3001	OFFICE SUPPLIES	133.99
101-5020-432.3002	OPERATING SUPPLIES	169.39
101-5040-434.2904	OTHER SERVICES & CHA...	1,350.00
101-5050-435.2705	UTILITIES-CELL PHONES	21.92
101-5050-435.2904	OTHER SERVICES & CHA...	207.13
101-6010-451.1103	SECTION 125 CAFETERIA	-89.18
101-6010-451.2006	PROFESSIONAL SERVICES	530.00
101-6010-451.2107	CONTRACTS - RECREATI...	1,228.20
101-6010-451.2701	GAS & ELECTRIC (SDG&E)	307.57
101-6010-451.2702	UTILITIES-WATER	1,067.71
101-6010-451.2705	UTILITIES-CELL PHONES	405.41
101-6010-451.2902	EMPLOYEE RECOGNITIO...	150.58
101-6010-451.3001	OFFICE SUPPLIES	135.38
101-6010-451.3002	OPERATING SUPPLIES	2,996.88
101-6014-451.2104	TECHNICAL SERVICES	380.63
101-6014-451.2807	ADVERTISING	1,349.00
101-6014-451.2808	COMMUNITY PROGRAMS	6,516.42
101-6014-451.2812	MEMBERSHIP & DUES	1,217.00
101-6016-451.2808	COMMUNITY PROGRAMS	38.75
101-6020-452.2101	TEMPORARY STAFFING	7,760.17
101-6020-452.2701	GAS & ELECTRIC (SDG&E)	4,866.04
101-6020-452.2702	UTILITIES-WATER	6,799.13
101-6020-452.2705	UTILITIES-CELL PHONES	196.36
101-6020-452.2801	MAINTENANCE & REPAIR	859.17
101-6020-452.3002	OPERATING SUPPLIES	249.35
101-6030-453.2310	SENIOR PROGRAMS	500.00
101-6030-453.3002	OPERATING SUPPLIES	170.00
101-6040-454.1103	SECTION 125 CAFETERIA	8.41
101-6040-454.2022	PEST CONTROL SERVICE	1,000.00

Account Summary

Account Number	Account Name	Payment Amount
101-6040-454.2104	TECHNICAL SERVICES	5,560.32
101-6040-454.2705	UTILITIES-CELL PHONES	185.78
101-6040-454.3002	OPERATING SUPPLIES	5,343.52
202-5016-531.2006	PROFESSIONAL SERVICES	20,671.64
207-5000-532.2006	PROFESSIONAL SERVICES	645.40
212-3036-421.2006	PROFESSIONAL SERVICES	33,087.77
214-0000-202.0000	CONTRACT RETENTION ...	-8,781.15
214-1230-413.2006	PROFESSIONAL SERVICES	83,156.59
214-1230-413.2808	COMMUNITY PROGRAMS	184.50
214-3020-422.5004	EQUIPMENT	4,463.10
214-5000-532.2006	PROFESSIONAL SERVICES	399,462.47
214-5040-434.2904	OTHER SERVICES & CHA...	3,542.32
214-5050-435.2006	PROFESSIONAL SERVICES	54,637.51
214-6030-453.2310	SENIOR PROGRAMS	1,085.55
303-1250-413.2001	ATTORNEY SERVICES	203.50
303-1250-413.2006	PROFESSIONAL SERVICES	1,012.50
401-5020-532.2006	PROFESSIONAL SERVICES	2,200.00
420-5000-532.2006	PROFESSIONAL SERVICES	46,589.63
420-6020-552.2006	PROFESSIONAL SERVICES	2,710.14
501-1921-419.2104	TECHNICAL SERVICES	322.50
501-1921-419.2705	UTILITIES-CELL PHONES	25.09
501-1921-419.2801	MAINTENANCE & REPAIR	727.65
501-1921-419.2815	VEHICLE OPERATE-FUEL...	41,123.69
501-1921-419.2816	VEHICLE OPERATE-PARTS..	5,126.45
501-1921-419.3002	OPERATING SUPPLIES	1,223.51
501-1921-419.3022	SMALL TOOLS/NON-CAP...	156.14
502-1922-419.2001	ATTORNEY SERVICES	647.50
502-1922-419.2817	PAYMENT OF CLAIMS	3,632.99
502-1922-419.2904	OTHER SERVICES & CHA...	2,102.38
503-1923-419.2006	PROFESSIONAL SERVICES	6,945.00
503-1923-419.2025	SOFTWARE MAINTENAN...	4,777.11
503-1923-419.2104	TECHNICAL SERVICES - I...	10,683.10
503-1923-419.2704	UTILITIES-TELEPHONE	4,042.66
503-1923-419.2705	UTILITIES-CELL PHONES	257.60
503-1923-419.2801	MAINTENANCE & REPAIR	5,808.33
503-1923-419.2813	FEES & LICENSES	3,762.00
503-1923-419.3002	OPERATING SUPPLIES	219.29
503-1923-419.3022	SMALL TOOLS/NON-CAP...	330.32
503-1923-519.2006	PROFESSIONAL SERVICES	15,937.21
601-5060-436.1103	SECTION 125 CAFETERIA	1.70
601-5060-436.1104	LIFE INSURANCE	-4.31
601-5060-436.2023	SECURITY & ALARM	900.70

Account Summary

Account Number	Account Name	Payment Amount
601-5060-436.2104	TECHNICAL SERVICES	1,657.45
601-5060-436.2701	GAS & ELECTRIC (SDG&E)	5,218.67
601-5060-436.2702	UTILITIES-WATER	2,816.76
601-5060-436.2705	UTILITIES-CELL PHONES	235.35
601-5060-436.2801	MAINTENANCE & REPAIR	42,508.04
601-5060-436.3002	OPERATING SUPPLIES	2,247.00
601-5060-436.3022	SMALL TOOLS/NON-CAP...	214.42
601-5060-436.5004	EQUIPMENT	15,161.72
601-5060-536.2006	PROFESSIONAL SERVICES	36,918.15
Grand Total:		3,621,945.59

Project Account Summary

Project Account Key	Payment Amount
None	2,888,076.49
22-0077-DEP	593.30
22-0097-DEP	405.00
22-0106-DEP	460.52
22-0109-DEP	1,088.45
22-0117-DEP	185.40
22-0119-DEP	320.00
23-0022-DEP	1,233.94
23-0051-DEP	195.70
23-0066-DEP	2,039.48
F22104-PWST	2,200.00
GRT068-EXP	300.00
GRT073-EXP	1,350.00
GRT076-P	54,637.51
GRT077-EXP	1,085.55
GRT079-EXP	184.50
GRT080-EXP	60,196.59
GRT084-EXP	3,542.32
GRT088-EXP	13,554.36
GRT090-EXP	4,463.10
GRT090-FIRE	495.90
GRT091-EXP	22,960.00
LWC002-P	3,602.58
LWC146-P	16,428.00
LWC336-P	647.50
LWC361-P	1,868.50
LWR282-P	203.50
P22102-ARPA	27,771.65

Project Account Summary

Project Account Key	Payment Amount
P23101-C	462.14
P23101-I	2,248.00
P24101-EXP	46,589.63
S22101-CONST	186,044.80
S22101-RMRA	645.40
S22101-TRANSNET	20,671.64
SP1406-REV	4.00
SP1702-EXP	3,630.00
SP2011-REV	3,219.00
SP2017-EXP	584.96
SP22101-SPORT	147,630.06
SP22101-SR	38,015.96
SP24108-EXP	3,183.42
SP24109-EXP	297.00
SP24112-EXP	2,244.38
SP25106-EXP	530.00
T24101-EXP	15,937.21
TP240462-DEP	3,000.00
W21107-P	32,674.15
W23101-P	4,244.00
Grand Total:	3,621,945.59



February 19, 2025

ITEM TITLE: RECEIVE TREASURER’S REPORT FOR DECEMBER 2024. (0300-90)

ORIGINATING DEPARTMENT:

Finance

EXECUTIVE SUMMARY:

The City has funds invested by Chandler Asset Management, Local Area Investment Fund (LAIF), Chase (the City’s operating account), a section 115 trust fund, and tax allocation reserve bonds. On a monthly basis a Treasurer’s Report is submitted to the City Council listing cash flows and a summary of cash and investments. The attached Monthly Account Statement Report from Chandler Asset Management provides the investment analysis to include a portfolio summary, listing of assets, and monthly transactions. The attached Local Agency Investment Fund (LAIF) statement provides a listing of monthly transactions. Detailed investment information for LAIF can be found on the California State Treasurer’s website (www.treasurer.ca.gov/pmia-laif/pmia).

RECOMMENDATION:

Staff recommends that the City Council receive and file the December 2024 Treasurer’s Report.

OPTIONS:

- Receive and file the December 2024 Treasurer’s Report.

BACKGROUND/ANALYSIS:

In accordance with the City’s Investment Policy and Government Code Section 53646, the City Treasurer or designee submits to the City Council a monthly investment report (Treasurer’s Report) with transactions and holdings as detailed in the attached Chandler Asset Management and LAIF investment reports. The Chandler Asset Management Report discloses the following information about the risk characteristics of the City’s portfolio:

1. An asset listing showing par value, cost and accurate and complete market value of each security, type of investment, issuer, and interest rate;
2. Monthly transactions for the period;
3. A one-page summary report that shows: a) average maturity of the portfolio and modified duration of the portfolio; b) maturity distribution of the portfolio; c) average portfolio credit quality; d) time-weighted total rate of return for the portfolio for the prior one month, three months, twelve months, year to date, and since inception compared to the Benchmark Index returns for the same periods;
4. A statement of compliance with investment policy, including a schedule of any transactions or holdings which do not comply with this policy or with the California Government Code, including a justification for the presence in the portfolio and a timetable for resolution;

5. A statement that the City has adequate funds to meet its cash flow requirements for the next six months.

All these categories are reflected on the attached Monthly Account Statement Report from Chandler Asset Management, the City's portfolio and investment management consultant. Details regarding LAIF investments can be found on the California State Treasurer website (www.treasurer.ca.gov/pmia-laif/pmia). The City has adequate funds to meet its cash flow requirements for the next six months.

ENVIRONMENTAL DETERMINATION:

Not a project as defined by CEQA.

FISCAL IMPACT:

The City has funds invested by Chandler Asset Management, Local Area Investment Fund (LAIF), Chase (the City's operating account), a section 115 trust fund, and tax allocation reserve bonds. As of the month ending December 31, 2024, the total market value of the City's investment portfolio equals \$31,308,362.04. The attached Treasurer's Report provides a statement of cash flows and cash and investments description.

ATTACHMENTS:

- ATT 1 - 2024.12 Treasurer's Report
- ATT 2 - 2024.12 Chandler Statement
- ATT 3 - 2024.12 LAIF Statement



**CITY OF IMPERIAL BEACH
TREASURER'S REPORT
Statement of Cash Flows
For the Month Ended
December 31, 2024**

ATTACHMENT 1

	<u>Beginning</u> <u>Balance</u>	<u>Total Activity</u>	<u>Ending Balance</u>
GENERAL FUND			
101 - GENERAL FUND	15,533,485.93	(1,533,030.14) \$	14,000,455.79
103 - M&A DA FUND	740,553.05	57,984.59	798,537.64
105 - PEG FUND	54,190.63	522.42	54,713.05
			<u>14,853,706.48</u>
OTHER GOVERNMENT FUNDS			
201 - GAS TAX FUND	293,795.73	72,105.56	365,901.29
202 - PROP "A" (TRANSNET) FUND	25,130.33	(24,345.04)	785.29
207 - ROAD MTCE & REHAB (RMRA)	1,591,598.90	39,346.73	1,630,945.63
210 - CDBG-FEDERAL ASSISTANCE	(0.54)	-	(0.54)
212 - SLESF (COPS) FUND	89,847.61	(5,858.37)	83,989.24
214 - MISCELLANEOUS GRANTS FUND	405,439.86	(205,743.44)	199,696.42
401 - CAPITAL IMPROVEMENT FUND	793,541.39	7,347.00	800,888.39
420 - PARKS MAJOR MAINTENANCE CIP	1,182,364.55	6,143.72	1,188,508.27
			<u>4,270,713.99</u>
HOUSING AUTHORITY			
216 - HOUSING AUTHORITY	923,286.04	6,696.71	929,982.75
			<u>929,982.75</u>
SUCCESSOR AGENCY			
303 - REDEV OBLIG RETIRE FUND	94,003.02	(9,471.97)	84,531.05
			<u>84,531.05</u>
INTERNAL SERVICES			
501 - VEHICLE REPLACEMENT/MAINT	955,362.63	151,635.62	1,106,998.25
502 - RISK MANAGEMENT FUND	1,438,633.47	256,282.08	1,694,915.55
503 - TECHNOLOGY/COMMUNICATIONS	335,282.07	456,595.96	791,878.03
504 - FACILITY MAINT/REPLACEMENT	404,308.41	41,397.96	445,706.37
			<u>4,039,498.20</u>
SEWER FUND			
601 - SEWER ENTERPRISE FUND	4,232,862.02	612,526.54	4,845,388.56
			<u>4,845,388.56</u>
AGENCY FUNDS			
715 - ASSESSMENT DIST. #63 FUND	127,669.90	1,289.39	128,959.29
720 - ASSESSMENT DIST. #64 FUND	32,539.51	328.63	32,868.14
725 - ASSESSMENT DIST. #66 FUND	184,110.89	1,859.41	185,970.30
730 - ASSESSMENT DIST. #68 FUND	109,384.33	1,104.72	110,489.05
735 - ASSESSMENT DIST. #71 FUND	17,598.00	177.73	17,775.73
			<u>476,062.51</u>
GRAND TOTAL			<u><u>\$ 29,499,883.54</u></u>



CITY OF IMPERIAL BEACH
TREASURER'S REPORT
Statement of Cash Flows
For the Month Ended
December 31, 2024

ATTACHMENT 1

CASH DEPOSIT ACCOUNTS	Beginning		Ending Balance
	Balance	Total Activity	
Chase - Checking (Operating)	(652,469.35)	1,168,314.55	\$ 515,845.20
Chandler Investments	23,549,517.25	66,581.26	23,616,098.51
LAIF	6,667,939.83	(1,300,000.00)	5,367,939.83
			\$ 29,499,883.54

Operating Bank Reconciliation

General Ledger Balance	515,845.20
Outstanding Checks/Deposits/Adjustments	\$344,992.17
Statement Balance	\$860,837.37

Chandler Asset Management Reconciliation

General Ledger Balance	23,616,098.51
Cash Receivable Pending/Interest/Market Value/Other Adjustments	143.04
Statement Balance	\$ 23,616,241.55

LAIF Reconciliation

General Ledger Balance	5,367,939.83
Interest/Market Value/Other Adjustments	-
Statement Balance	\$ 5,367,939.83



**CITY OF IMPERIAL BEACH
TREASURER'S REPORT
Cash and Investments
As of December 31, 2024**

ATTACHMENT 1

Description	Cost Value	Market Value	Interest/Yield to Maturity	Maturity Date	% of Portfolio
Cash and Cash Equivalents					
Chase Bank (statement balance)	\$860,837.37	\$860,837.37	0.000%	n/a	2.79%
LAIF	5,367,939.83	5,365,910.67	4.434%	n/a	17.39%
Investments					
Chandler Investments					
Asset-Backed Securities	1,293,614.85	1,299,939.48	4.570%	See Attached	4.19%
Federal Agencies	5,559,558.50	5,593,061.90	4.300%	See Attached	18.01%
Collater. Mortgage Obligation	1,738,164.16	1,764,269.69	4.500%	See Attached	5.63%
Cash/ Receivable	143.02	143.02	0.000%	See Attached	0.00%
Commercial Paper	-	-	0.000%	See Attached	0.00%
US Corporate	5,615,053.20	5,678,967.22	4.550%	See Attached	18.19%
Money Market Funds	57,341.65	57,341.65	4.090%	See Attached	0.19%
Negotiable CDs	-	-	0.000%	See Attached	0.00%
Supranational	615,157.20	622,929.87	4.390%	See Attached	1.99%
US Treasury	8,737,208.98	8,795,413.57	4.290%	See Attached	28.30%
Total Cash and Investments	\$29,845,018.76	\$30,038,814.44	4.387%		
PARS Section 115 Trust Fund					
Pension					
Portfolio Balance	\$ 728,131.08	\$ 896,345.87	0.000%	n/a	2.36%
OPEB					
Portfolio Balance	\$ 300,000.00	\$ 371,074.02	0.000%	n/a	0.97%
	\$ 1,028,131.08	\$ 1,267,419.89			
Bond Reserves					
2020 Tax Allocation Revenue Bonds					
Cash Management	2,127.71	2,127.71	0.000%	n/a	0.01%
2022 Tax Allocation Revenue Bonds					
Cash Management	-	-	0.000%	n/a	0.00%
Total Bond Reserves	\$ 2,127.71	\$ 2,127.71			
Total Investment Portfolio	\$ 30,875,277.55	\$ 31,308,362.04			100.00%

I hereby certify that the investments are in compliance with the investment policy adopted by the City Council. The investment portfolio provides sufficient funds to meet the budgeted expenditures over the next six months. This report meets the requirements of Government Code Section 53646.

PREPARED BY:

Signature on file

Lily Flyte, Finance Director

MONTHLY ACCOUNT STATEMENT

City of Imperial Beach | Account | As of December 31, 2024

CHANDLER ASSET MANAGEMENT | chandlerasset.com

Chandler Team:

For questions about your account, please call (800) 317-4747,
or contact clientservice@chandlerasset.com

Custodian:

US Bank

PORTFOLIO SUMMARY



City of Imperial Beach | Account | As of December 31, 2024

Portfolio Characteristics

Average Modified Duration	1.77
Average Coupon	3.56%
Average Purchase YTM	4.21%
Average Market YTM	4.39%
Average Quality	AA+
Average Final Maturity	2.01
Average Life	1.81

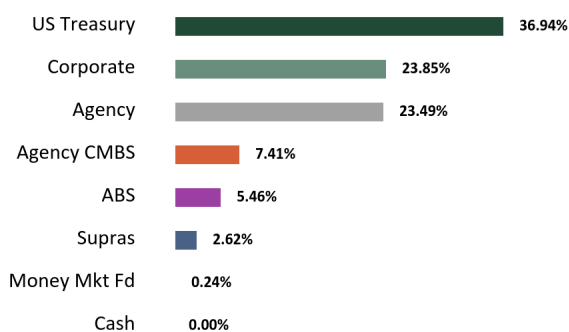
Account Summary

	Beg. Values as of 12/01/2024	End Values as of 12/31/2024
Market Value	23,788,480.81	23,812,066.40
Accrued Interest	173,121.11	180,638.41
Total Market Value	23,961,601.91	23,992,704.81
Income Earned	78,042.89	87,485.91
Cont/WD	0.00	0.00
Par	23,984,424.31	24,057,954.86
Book Value	23,735,110.83	23,808,442.85
Cost Value	23,554,199.62	23,616,241.55

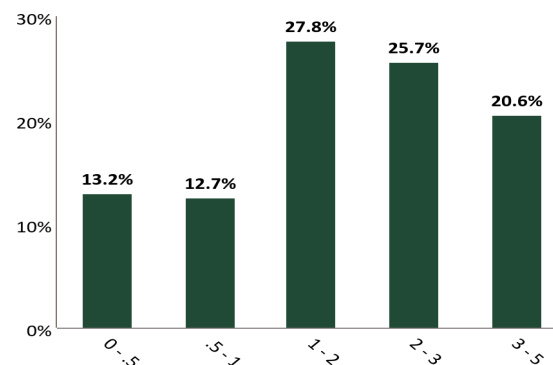
Top Issuers

Government of The United States	36.94%
Federal Home Loan Banks	13.68%
Farm Credit System	8.78%
FHLMC	7.41%
State Street Corporation	1.27%
BlackRock, Inc.	1.26%
Toyota Motor Corporation	1.23%
PACCAR Inc	1.20%

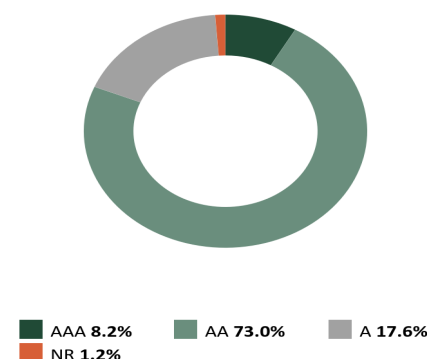
Sector Allocation



Maturity Distribution



Credit Quality



*See Footnote

Performance Review

Total Rate of Return	1M	3M	YTD	1YR	2YRS	3YRS	5YRS	10YRS	Since Inception (08/01/13)
City of Imperial Beach	0.14%	(0.03%)	4.46%	4.46%	4.80%	2.12%	1.83%	1.72%	1.60%
Benchmark Return*	0.24%	(0.06%)	4.08%	4.08%	4.16%	1.49%	1.40%	1.39%	1.29%
Secondary Benchmark Return*	0.23%	(0.03%)	4.28%	4.28%	4.37%	1.63%	1.52%	1.55%	1.44%

*Periods over 1 year are annualized.

Benchmark: ICE BofA 1-3 Year US Treasury Index Secondary Benchmark: ICE BofA 1-3 Year AAA-A US Corporate & Government Index

The credit quality is a weighted average calculation of the highest of S&P, Moody's and Fitch

Execution Time: 01/03/2025 10:12:51 PM

Chandler Asset Management | info@chandlerasset.com | www.chandlerasset.com | 800.317.4747

STATEMENT OF COMPLIANCE



City of Imperial Beach | Account | As of December 31, 2024

Rules Name	Limit	Actual	Compliance Status	Notes
AGENCY MORTGAGE SECURITIES (CMOS)				
Max % (MV)	100.0	7.4	Compliant	
Max Maturity (Years)	5.0	3.1	Compliant	
ASSET-BACKED SECURITIES (ABS)				
Max % (MV)	20.0	5.5	Compliant	
Max % Issuer (MV)	5.0	1.0	Compliant	
Max Maturity (Years)	5	4	Compliant	
Min Rating (AA- by 1)	0.0	0.0	Compliant	
BANKERS' ACCEPTANCES				
Max % (MV)	40.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Days)	180	0.0	Compliant	
Min Rating (A-1 by 1 or A- by 1)	0.0	0.0	Compliant	
CERTIFICATE OF DEPOSIT PLACEMENT SERVICE (CDARS)				
Max % (MV)	30.0	0.0	Compliant	
Max Maturity (Years)	5.0	0.0	Compliant	
COLLATERALIZED TIME DEPOSITS (NON-NEGOTIABLE CD/TD)				
Max % (MV)	20.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5.0	0.0	Compliant	
COMMERCIAL PAPER				
Max % (MV)	25.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Min Rating (A-1 by 1 or A- by 1)	0.0	0.0	Compliant	
CORPORATE MEDIUM TERM NOTES				
Max % (MV)	30.0	23.8	Compliant	
Max % Issuer (MV)	5.0	1.3	Compliant	
Max Maturity (Years)	5	3	Compliant	
Min Rating (A- by 1)	0.0	0.0	Compliant	
FDIC INSURED TIME DEPOSITS (NON-NEGOTIABLE CD/ TD)				
Max % (MV)	20.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	

STATEMENT OF COMPLIANCE



City of Imperial Beach | Account | As of December 31, 2024

Rules Name	Limit	Actual	Compliance Status	Notes
Max Maturity (Years)	5	0.0	Compliant	
FEDERAL AGENCIES				
Max % (MV)	100.0	23.5	Compliant	
Max % Issuer (MV)	100.0	13.7	Compliant	
Max Callables (MV)	20.0	0.0	Compliant	
Max Maturity (Years)	5	4	Compliant	
LOCAL AGENCY INVESTMENT FUND (LAIF)				
Max Concentration (MV)	75.0	0.0	Compliant	
LOCAL GOVERNMENT INVESTMENT POOL (LGIP)				
Max % (MV)	100.0	0.0	Compliant	
Max % Issuer (MV)	10.0	0.0	Compliant	
MONEY MARKET MUTUAL FUNDS				
Max % (MV; Money Market Fund & Mutual Fund)	20.0	0.2	Compliant	
Max % Issuer (MV)	20.0	0.2	Compliant	
Min Rating (AAA by 2)	0.0	0.0	Compliant	
MORTGAGE-BACKED SECURITIES (NON-AGENCY)				
Max % (MV)	20.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5.0	0.0	Compliant	
Min Rating (AA- by 1)	0.0	0.0	Compliant	
MUNICIPAL SECURITIES				
Max % (MV)	30.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5.0	0.0	Compliant	
Min Rating (A- by 1)	0.0	0.0	Compliant	
MUTUAL FUNDS				
Max % (MV; Money Market Fund & Mutual Fund)	20.0	0.2	Compliant	
Max % Issuer (MV)	10.0	0.0	Compliant	
Min Rating (AAA by 2)	0.0	0.0	Compliant	
NEGOTIABLE CERTIFICATES OF DEPOSIT (NCD)				
Max % (MV)	30.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	5	0.0	Compliant	
Min Rating (A-1 or A- by 1)	0.0	0.0	Compliant	

STATEMENT OF COMPLIANCE



City of Imperial Beach | Account | As of December 31, 2024

Rules Name	Limit	Actual	Compliance Status	Notes
REPURCHASE AGREEMENTS				
Max % (MV)	100.0	0.0	Compliant	
Max % Issuer (MV)	5.0	0.0	Compliant	
Max Maturity (Years)	1.0	0.0	Compliant	
SRI PROHIBITED INVESTMENTS				
Prohibited Investment - Fossil Fuels	0.0	0.0	Compliant	
SUPRANATIONAL OBLIGATIONS				
Max % (MV)	30.0	2.6	Compliant	
Max % Issuer (MV)	10.0	1.0	Compliant	
Max Maturity (Years)	5	3	Compliant	
Min Rating (AA- by 1)	0.0	0.0	Compliant	
U.S. TREASURIES				
Max % (MV)	100.0	36.9	Compliant	
Max % Issuer (MV)	100.0	36.9	Compliant	
Max Maturity (Years)	5	4	Compliant	

RECONCILIATION SUMMARY



City of Imperial Beach | Account | As of December 31, 2024

Maturities / Calls

Month to Date	(175,000.00)
Fiscal Year to Date	(3,945,000.00)

Principal Paydowns

Month to Date	(40,450.97)
Fiscal Year to Date	(222,048.31)

Purchases

Month to Date	348,102.01
Fiscal Year to Date	9,832,095.38

Sales

Month to Date	(66,485.47)
Fiscal Year to Date	(5,294,971.85)

Interest Received

Month to Date	70,658.38
Fiscal Year to Date	394,162.38

Purchased / Sold Interest

Month to Date	(2,395.55)
Fiscal Year to Date	(11,609.34)

Accrual Activity Summary

	Month to Date	Fiscal Year to Date (07/01/2024)
Beginning Book Value	23,735,110.83	23,360,363.10
Maturities/Calls	(175,000.00)	(3,945,000.00)
Principal Paydowns	(40,450.97)	(222,048.31)
Purchases	348,102.01	9,832,095.38
Sales	(66,485.47)	(5,294,971.85)
Change in Cash, Payables, Receivables	(4,539.33)	(7,840.61)
Amortization/Accretion	11,705.78	86,576.53
Realized Gain (Loss)	0.00	(731.39)
Ending Book Value	23,808,442.85	23,808,442.85

Fair Market Activity Summary

	Month to Date	Fiscal Year to Date (07/01/2024)
Beginning Market Value	23,788,480.81	23,182,311.19
Maturities/Calls	(175,000.00)	(3,945,000.00)
Principal Paydowns	(40,450.97)	(222,048.31)
Purchases	348,102.01	9,832,095.38
Sales	(66,485.47)	(5,294,971.85)
Change in Cash, Payables, Receivables	(4,539.33)	(7,840.61)
Amortization/Accretion	11,705.78	86,576.53
Change in Net Unrealized Gain (Loss)	(49,746.43)	181,675.45
Realized Gain (Loss)	0.00	(731.39)
Ending Market Value	23,812,066.40	23,812,066.40

HOLDINGS REPORT



City of Imperial Beach | Account | As of December 31, 2024

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
ABS									
43815EAC8	HAROT 2021-3 A3 0.41 11/18/2025	2,295.00	08/17/2021 0.33%	2,294.97 2,295.00	99.80 5.05%	2,290.34 0.34	0.01% (4.66)	NA/AAA AAA	0.88 0.04
05593AAC3	BMWLT 2023-1 A3 5.16 11/25/2025	6,421.89	02/07/2023 5.43%	6,421.73 6,421.84	100.07 4.67%	6,426.39 5.52	0.03% 4.55	Aaa/AAA NA	0.90 0.13
43815GAC3	HAROT 2021-4 A3 0.88 01/21/2026	6,274.90	11/16/2021 0.89%	6,273.58 6,274.60	99.22 4.64%	6,226.09 1.53	0.03% (48.51)	Aaa/NA AAA	1.06 0.21
47789QAC4	JDOT 2021-B A3 0.52 03/16/2026	6,336.59	07/13/2021 0.52%	6,336.03 6,336.50	99.50 4.47%	6,305.03 1.46	0.03% (31.47)	Aaa/NA AAA	1.21 0.13
89238JAC9	TAOT 2021-D A3 0.71 04/15/2026	6,749.19	11/09/2021 0.95%	6,749.04 6,749.16	99.27 4.64%	6,700.01 2.13	0.03% (49.15)	NA/AAA AAA	1.29 0.18
44935FAD6	HART 2021-C A3 0.74 05/15/2026	3,134.82	11/09/2021 0.75%	3,134.12 3,134.64	99.60 4.64%	3,122.24 1.03	0.01% (12.39)	NA/AAA AAA	1.37 0.10
05602RAD3	BMWOT 2022-A A3 3.21 08/25/2026	14,748.92	05/10/2022 3.63%	14,748.15 14,748.68	99.55 4.54%	14,681.84 7.89	0.06% (66.85)	Aaa/AAA NA	1.65 0.35
47787JAC2	JDOT 2022 A3 0.36 09/15/2026	14,638.11	03/10/2022 2.34%	14,634.87 14,636.96	99.17 4.82%	14,516.20 15.09	0.06% (120.76)	Aaa/NA AAA	1.71 0.33
362554AC1	GMCAR 2021-4 A3 0.68 09/16/2026	6,295.22	10/13/2021 0.68%	6,295.06 6,295.18	99.07 4.44%	6,236.63 1.78	0.03% (58.56)	Aaa/AAA NA	1.71 0.25
448977AD0	HART 2022-A A3 2.22 10/15/2026	29,434.62	03/09/2022 2.23%	29,433.48 29,434.28	99.25 4.77%	29,214.27 29.04	0.12% (220.01)	NA/AAA AAA	1.79 0.29
380146AC4	GMCAR 2022-1 A3 1.26 11/16/2026	6,729.01	01/11/2022 1.24%	6,728.43 6,728.85	99.09 4.61%	6,668.10 3.53	0.03% (60.75)	NA/AAA AAA	1.88 0.27
362585AC5	GMCAR 2022-2 A3 3.1 02/16/2027	18,421.70	04/05/2022 3.16%	18,417.85 18,420.36	99.35 4.63%	18,301.99 23.79	0.08% (118.37)	Aaa/AAA NA	2.13 0.43
43815JAC7	HAROT 2023-1 A3 5.04 04/21/2027	42,765.66	02/16/2023 5.09%	42,757.71 42,761.26	100.34 4.57%	42,910.70 59.87	0.18% 149.44	Aaa/NA AAA	2.30 0.65
02582JIT8	AMXCA 2022-2 A 3.39 05/17/2027	110,000.00	05/17/2022 3.42%	109,975.67 109,995.67	99.56 4.65%	109,511.27 165.73	0.46% (484.40)	NA/AAA AAA	0.37 0.36
58768PAC8	MBART 2022-1 A3 5.21 08/16/2027	59,264.08	02/15/2023 5.03%	59,569.66 59,409.26	100.45 4.59%	59,528.81 137.23	0.25% 119.56	Aaa/AAA NA	2.62 0.65
38012QAD0	GMALT 2024-3 A3 4.21 10/20/2027	65,000.00	09/24/2024 4.61%	64,992.31 64,992.94	99.44 4.61%	64,637.61 83.62	0.27% (355.33)	NA/AAA AAA	2.80 1.55
47800CAC0	JDOT 2023 A3 5.01 11/15/2027	70,000.00	02/22/2023 3.39%	69,987.25 69,992.23	100.45 4.51%	70,311.97 155.87	0.30% 319.74	Aaa/NA AAA	2.87 0.81

HOLDINGS REPORT



City of Imperial Beach | Account | As of December 31, 2024

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
58770JAD6	MBALT 2024-A A3 5.32 01/18/2028	60,000.00	05/17/2024 5.73%	59,992.98 59,994.15	101.19 4.64%	60,713.11 141.87	0.25% 718.95	Aaa/NA AAA	3.05 1.60
58769GAD5	MBALT 2024-B A3 4.23 02/15/2028	95,000.00	09/17/2024 4.24%	94,984.01 94,985.28	99.55 4.55%	94,569.29 178.60	0.40% (415.99)	NA/AAA AAA	3.13 1.62
362583AD8	GMCAR 2023-2 A3 4.47 02/16/2028	65,000.00	04/04/2023 4.51%	64,998.21 64,998.85	100.00 4.51%	64,998.06 121.06	0.27% (0.79)	Aaa/AAA NA	3.13 0.81
438123AC5	HAROT 2023-4 A3 5.67 06/21/2028	75,000.00	11/01/2023 5.74%	74,986.79 74,990.08	101.59 4.55%	76,192.62 118.13	0.32% 1,202.54	Aaa/NA AAA	3.47 1.31
89239FAD4	TAOT 2023-D A3 5.54 08/15/2028	60,000.00	11/07/2023 6.30%	59,993.53 59,995.07	101.47 4.57%	60,881.58 147.73	0.26% 886.51	NA/AAA AAA	3.62 1.41
161571HT4	CHAIT 2023-1 A 5.16 09/15/2028	245,000.00	09/07/2023 5.17%	244,932.09 244,949.71	101.06 4.56%	247,596.76 561.87	1.04% 2,647.05	NR/AAA AAA	3.71 1.59
096919AD7	BMWOT 2024-A A3 5.18 02/26/2029	105,000.00	06/04/2024 5.24%	104,984.05 104,985.94	101.18 4.48%	106,238.83 90.65	0.45% 1,252.89	Aaa/AAA NA	4.16 1.55
05522RDJ4	BACCT 2024-1 A 4.93 05/15/2029	120,000.00	06/06/2024 4.93%	119,993.27 119,994.05	100.97 4.54%	121,159.75 262.93	0.51% 1,165.70	Aaa/AAA NA	4.37 2.19
Total ABS		1,293,509.70	4.62%	1,293,614.85 1,293,520.54	100.50 4.57%	1,299,939.48 2,318.31	5.46% 6,418.94	Aaa/AAA AAA	3.03 1.24

AGENCY									
3133ENKS8	FEDERAL FARM CREDIT BANKS FUNDING CORP 1.125 01/06/2025	90,000.00	01/06/2022 1.20%	89,797.50 89,999.07	99.96 4.34%	89,967.67 492.19	0.38% (31.40)	Aaa/AA+ AA+	0.02 0.01
3135G05X7	FEDERAL NATIONAL MORTGAGE ASSOCIATION 0.375 08/25/2025	250,000.00	03/07/2022 1.76%	238,280.00 247,815.23	97.50 4.34%	243,739.91 328.13	1.02% (4,075.32)	Aaa/AA+ AA+	0.65 0.63
3133ERPX3	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.25 11/19/2025	1,000,000.00	08/19/2024 4.42%	998,060.00 998,630.09	100.01 4.23%	1,000,095.20 4,958.33	4.20% 1,465.11	Aaa/AA+ AA+	0.88 0.85
3130ATUC9	FEDERAL HOME LOAN BANKS 4.5 12/12/2025	350,000.00	01/26/2023 4.00%	354,683.00 351,543.11	100.22 4.26%	350,763.31 831.25	1.47% (779.80)	Aaa/AA+ AA+	0.95 0.91
3130AUU36	FEDERAL HOME LOAN BANKS 4.125 03/13/2026	250,000.00	03/14/2023 4.30%	248,767.50 249,508.80	99.81 4.28%	249,527.84 3,093.75	1.05% 19.03	Aaa/AA+ AA+	1.20 1.14
3133EPSW6	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 08/14/2026	250,000.00	08/09/2023 4.58%	249,425.00 249,690.47	100.39 4.24%	250,980.42 4,281.25	1.05% 1,289.96	Aaa/AA+ AA+	1.62 1.52
3130AWTQ3	FEDERAL HOME LOAN BANKS 4.625 09/11/2026	1,000,000.00	09/13/2023 4.81%	994,820.00 997,071.14	100.57 4.27%	1,005,746.27 14,131.94	4.22% 8,675.13	Aaa/AA+ AA+	1.70 1.59

HOLDINGS REPORT



City of Imperial Beach | Account | As of December 31, 2024

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
3130AXQL5	FEDERAL HOME LOAN BANKS 4.875 12/11/2026	250,000.00	12/27/2023 4.04%	255,720.00 253,758.55	101.13 4.26%	252,834.54 677.08	1.06% (924.02)	Aaa/AA+ AA+	1.94 1.83
3130B1EFO	FEDERAL HOME LOAN BANKS 4.625 06/11/2027	500,000.00	06/26/2024 4.57%	500,765.00 500,631.71	100.80 4.28%	503,982.13 1,284.72	2.12% 3,350.42	Aaa/AA+ AA+	2.44 2.28
3130AWC24	FEDERAL HOME LOAN BANKS 4.0 06/09/2028	400,000.00	07/06/2023 4.49%	391,388.00 393,982.15	98.70 4.41%	394,791.60 977.78	1.66% 809.45	Aaa/AA+ AA+	3.44 3.17
3130AWTR1	FEDERAL HOME LOAN BANKS 4.375 09/08/2028	500,000.00	09/07/2023 4.49%	497,450.00 498,121.35	99.96 4.39%	499,801.87 6,866.32	2.10% 1,680.52	Aaa/AA+ AA+	3.69 3.32
3133EPWK7	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.5 09/22/2028	250,000.00	10/12/2023 4.71%	247,682.50 248,251.91	100.50 4.35%	251,243.03 3,093.75	1.06% 2,991.12	Aaa/AA+ AA+	3.73 3.36
3133ERAK7	FEDERAL FARM CREDIT BANKS FUNDING CORP 4.375 04/10/2029	500,000.00	04/22/2024 4.71%	492,720.00 493,735.91	99.92 4.39%	499,588.12 4,921.88	2.10% 5,852.21	Aaa/AA+ AA+	4.27 3.82
Total Agency		5,590,000.00	4.34%	5,559,558.50 5,572,739.49	100.06 4.30%	5,593,061.90 45,938.37	23.49% 20,322.41	Aaa/AA+ AA+	2.11 1.94

AGENCY CMBS									
3137BKRJ1	FHMS K-047 A2 3.329 05/25/2025	93,090.61	05/19/2022 3.04%	93,628.79 93,150.80	99.39 4.61%	92,524.09 258.25	0.39% (626.71)	Aaa/AA+ AAA	0.40 0.31
3137BMTX4	FHMS K-052 A2 3.151 11/25/2025	249,980.02	02/10/2023 4.54%	241,201.42 247,284.36	98.87 4.45%	247,149.69 656.41	1.04% (134.67)	Aaa/AA+ AAA	0.90 0.72
3137BNGT5	FHMS K-054 A2 2.745 01/25/2026	243,889.87	02/15/2023 4.64%	231,590.58 239,593.94	98.29 4.37%	239,726.18 557.90	1.01% 132.24	Aaa/AA+ AAA	1.07 0.95
3137BQYS0	FHMS K-056 A2 2.525 05/25/2026	250,000.00	02/08/2023 4.30%	236,826.17 244,553.02	97.52 4.46%	243,792.33 526.04	1.02% (760.70)	Aaa/AA+ AAA	1.40 1.21
3137BSP72	FHMS K-058 A2 2.653 08/25/2026	250,000.00	01/31/2023 4.11%	237,910.16 244,528.75	97.06 4.48%	242,650.78 552.71	1.02% (1,877.98)	Aaa/AA+ AAA	1.65 1.54
3137BVZ82	FHMS K-063 A2 3.43 01/25/2027	250,000.00	02/08/2023 4.21%	242,861.33 246,324.94	97.83 4.53%	244,586.90 714.58	1.03% (1,738.04)	Aaa/AA+ AAA	2.07 1.82
3137FBBX3	FHMS K-068 A2 3.244 08/25/2027	250,000.00	05/12/2023 3.98%	242,705.08 245,529.07	96.67 4.57%	241,663.00 675.83	1.01% (3,866.07)	Aaa/AA+ AA+	2.65 2.42
3137FETNO	FHMS K-073 A2 3.35 01/25/2028	220,000.00	05/24/2023 4.27%	211,440.63 214,411.14	96.44 4.60%	212,176.73 614.17	0.89% (2,234.41)	Aaa/AA+ AAA	3.07 2.75
Total Agency CMBS		1,806,960.49	4.23%	1,738,164.16 1,775,376.04	97.65 4.50%	1,764,269.69 4,555.89	7.41% (11,106.35)	Aaa/AA+ AAA	1.73 1.54

HOLDINGS REPORT



City of Imperial Beach | Account | As of December 31, 2024

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
CASH									
CCYUSD	Receivable	143.02	-- 0.00%	143.02 143.02	1.00 0.00%	143.02 0.00	0.00% 0.00	Aaa/AAA AAA	0.00 0.00
Total Cash		143.02	0.00%	143.02	0.00%	143.02	0.00	AAA	0.00
CORPORATE									
63743HFC1	NATIONAL RURAL UTILITIES COOPERATIVE FINANCE CORP 1.875 02/07/2025	125,000.00	03/18/2022 2.75%	121,962.50 124,893.27	99.70 4.95%	124,623.19 937.50	0.52% (270.08)	A2/A- A	0.10 0.10
69371RR73	PACCAR FINANCIAL CORP 2.85 04/07/2025	70,000.00	03/31/2022 2.86%	69,981.80 69,998.41	99.54 4.58%	69,678.27 465.50	0.29% (320.14)	A1/A+ NA	0.27 0.26
87612EBL9	TARGET CORP 2.25 04/15/2025	150,000.00	02/17/2022 2.08%	150,739.50 150,048.33	99.26 4.85%	148,888.42 712.50	0.63% (1,159.91)	A2/A A	0.29 0.28
06406RBCO	BANK OF NEW YORK MELLON CORP 3.35 04/25/2025	110,000.00	04/19/2022 3.35%	109,984.60 109,998.40	99.61 4.57%	109,574.10 675.58	0.46% (424.29)	Aa3/A AA-	0.31 0.31
438516CB0	HONEYWELL INTERNATIONAL INC 1.35 06/01/2025	150,000.00	03/09/2022 2.30%	145,542.00 149,428.56	98.70 4.55%	148,046.24 168.75	0.62% (1,382.32)	A2/A A	0.42 0.41
594918BJ2	MICROSOFT CORP 3.125 11/03/2025	250,000.00	01/27/2023 4.27%	242,652.50 247,767.29	98.96 4.41%	247,389.08 1,258.68	1.04% (378.21)	Aaa/AAA WR	0.84 0.81
92826CAD4	VISA INC 3.15 12/14/2025	200,000.00	02/09/2023 4.50%	192,858.00 197,605.53	98.87 4.38%	197,730.50 297.50	0.83% 124.96	Aa3/AA- NA	0.95 0.92
857477BR3	STATE STREET CORP 1.746 02/06/2026	40,000.00	02/02/2022 1.75%	40,000.00 40,000.00	99.61 5.82%	39,845.56 281.30	0.17% (154.44)	Aa3/A AA-	1.10 0.09
713448FQ6	PEPSICO INC 4.55 02/13/2026	45,000.00	02/13/2023 4.57%	44,973.90 44,990.27	100.22 4.34%	45,098.90 784.88	0.19% 108.63	A1/A+ NA	1.12 0.98
037833BY5	APPLE INC 3.25 02/23/2026	250,000.00	02/01/2023 4.27%	242,755.00 247,286.37	98.79 4.34%	246,984.51 2,888.89	1.04% (301.86)	Aaa/AA+ NA	1.15 1.09
00440EAV9	CHUBB INA HOLDINGS LLC 3.35 05/03/2026	200,000.00	03/09/2023 5.09%	190,024.00 195,764.33	98.45 4.56%	196,890.84 1,079.44	0.83% 1,126.51	A2/A A	1.34 1.28
89236TJK2	TOYOTA MOTOR CREDIT CORP 1.125 06/18/2026	150,000.00	01/11/2023 4.55%	133,867.50 143,132.09	95.08 4.65%	142,621.95 60.94	0.60% (510.14)	A1/A+ A+	1.46 1.42
74340XBU4	PROLOGIS LP 3.25 06/30/2026	200,000.00	01/27/2023 4.42%	192,662.00 196,790.36	98.13 4.56%	196,253.14 18.06	0.82% (537.22)	A3/A NA	1.50 1.44
857477CD3	STATE STREET CORP 5.272 08/03/2026	100,000.00	07/31/2023 5.27%	100,000.00 100,000.00	100.99 4.62%	100,988.65 2,167.38	0.42% 988.65	Aa3/A AA-	1.59 1.40

HOLDINGS REPORT



City of Imperial Beach | Account | As of December 31, 2024

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
69371RS56	PACCAR FINANCIAL CORP 5.05 08/10/2026	215,000.00	08/03/2023 5.07%	214,892.50 214,942.52	100.92 4.45%	216,968.56 4,252.52	0.91% 2,026.04	A1/A+ NA	1.61 1.50
06428CAA2	BANK OF AMERICA NA 5.526 08/18/2026	250,000.00	09/12/2023 5.54%	249,922.50 249,956.94	101.32 4.67%	253,299.51 5,103.88	1.06% 3,342.57	Aa1/A+ AA	1.63 1.44
437076CV2	HOME DEPOT INC 4.95 09/30/2026	80,000.00	11/27/2023 5.04%	79,824.80 79,891.75	100.83 4.44%	80,665.90 1,001.00	0.34% 774.15	A2/A A	1.75 1.56
61690U7W4	MORGAN STANLEY BANK NA 5.882 10/30/2026	250,000.00	10/31/2023 5.87%	250,077.50 250,046.62	102.10 4.67%	255,249.91 2,491.68	1.07% 5,203.30	Aa3/A+ AA-	1.83 1.63
713448FW3	PEPSICO INC 5.125 11/10/2026	90,000.00	11/08/2023 5.13%	89,975.70 89,984.97	101.25 4.41%	91,121.92 653.44	0.38% 1,136.95	A1/A+ NA	1.86 1.67
89115A2V3	TORONTO-DOMINION BANK 5.264 12/11/2026	115,000.00	12/04/2023 5.26%	115,000.00 115,000.00	101.06 4.69%	116,218.22 336.31	0.49% 1,218.22	A2/A- AA-	1.94 1.82
24422EXF1	JOHN DEERE CAPITAL CORP 4.5 01/08/2027	250,000.00	01/18/2024 4.52%	249,852.50 249,899.44	100.14 4.43%	250,350.98 5,406.25	1.05% 451.54	A1/A A+	2.02 1.87
78016HZT0	ROYAL BANK OF CANADA 4.875 01/19/2027	215,000.00	01/10/2024 4.88%	214,946.25 214,963.32	100.39 4.67%	215,828.57 4,716.56	0.91% 865.25	A1/A AA-	2.05 1.89
17275RBQ4	CISCO SYSTEMS INC 4.8 02/26/2027	250,000.00	03/01/2024 4.78%	250,167.50 250,119.64	100.73 4.44%	251,825.01 4,166.67	1.06% 1,705.36	A1/AA- NA	2.16 1.92
857477CL5	STATE STREET CORP 4.993 03/18/2027	160,000.00	03/13/2024 4.99%	160,000.00 160,000.00	100.83 4.59%	161,331.66 2,285.68	0.68% 1,331.66	Aa3/A AA-	2.21 1.97
665859AW4	NORTHERN TRUST CORP 4.0 05/10/2027	150,000.00	10/13/2022 5.00%	143,916.00 146,861.17	98.68 4.59%	148,026.35 850.00	0.62% 1,165.18	A2/A+ A+	2.36 2.21
14913UAL4	CATERPILLAR FINANCIAL SERVICES CORP 5.0 05/14/2027	250,000.00	05/17/2024 4.93%	250,490.00 250,388.67	101.02 4.54%	252,545.55 1,631.94	1.06% 2,156.89	A2/A A+	2.37 2.20
437076DB5	HOME DEPOT INC 4.875 06/25/2027	200,000.00	-- 4.94%	199,626.55 199,691.35	100.95 4.47%	201,895.01 162.50	0.85% 2,203.66	A2/A A	2.48 2.24
09290DAH4	BLACKROCK INC 4.6 07/26/2027	300,000.00	07/23/2024 4.57%	300,240.00 300,204.17	100.23 4.50%	300,682.62 5,941.67	1.26% 478.45	Aa3/AA- NA	2.57 2.28
023135BC9	AMAZON.COM INC 3.15 08/22/2027	250,000.00	07/10/2024 4.73%	238,730.00 240,421.00	96.55 4.55%	241,379.79 2,821.88	1.01% 958.79	A1/AA AA-	2.64 2.47
89236TKJ3	TOYOTA MOTOR CREDIT CORP 4.55 09/20/2027	150,000.00	06/20/2024 4.89%	148,485.00 148,732.82	99.99 4.55%	149,986.76 1,914.79	0.63% 1,253.94	A1/A+ A+	2.72 2.50
91324PDE9	UNITEDHEALTH GROUP INC 2.95 10/15/2027	240,000.00	07/30/2024 4.60%	228,345.60 229,878.29	95.70 4.61%	229,686.79 1,494.67	0.96% (191.50)	A2/A+ A	2.79 2.62
57636QBA1	MASTERCARD INC 4.1 01/15/2028	250,000.00	09/19/2024 3.76%	252,557.50 252,334.45	98.92 4.49%	247,290.76 3,302.78	1.04% (5,043.69)	Aa3/A+ NA	3.04 2.78

HOLDINGS REPORT



City of Imperial Beach | Account | As of December 31, 2024

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
Total Corporate		5,705,000.00	4.54%	5,615,053.20 5,661,020.31	99.57 4.55%	5,678,967.22 60,331.10	23.85% 17,946.92	A1/A+ A+	1.79 1.64
MONEY MARKET FUND									
31846V203	FIRST AMER:GVT OBLG Y	57,341.65	-- 4.09%	57,341.65 57,341.65	1.00 4.09%	57,341.65 0.00	0.24% 0.00	Aaa/ AAAm AAA	0.00 0.00
Total Money Market Fund		57,341.65	4.09%	57,341.65 57,341.65	1.00 4.09%	57,341.65 0.00	0.24% 0.00	Aaa/AAAm AAA	0.00 0.00
SUPRANATIONAL									
4581X0EKO	INTER-AMERICAN DEVELOPMENT BANK 4.5 05/15/2026	150,000.00	06/27/2023 4.53%	149,884.50 149,944.79	100.14 4.39%	150,214.28 862.50	0.63% 269.48	Aaa/AAA NA	1.37 1.31
45950KDF4	INTERNATIONAL FINANCE CORP 4.375 01/15/2027	230,000.00	11/29/2023 4.49%	229,250.20 229,508.93	99.94 4.41%	229,860.00 4,640.99	0.97% 351.06	Aaa/AAA NA	2.04 1.89
459058KT9	INTERNATIONAL BANK FOR RECONSTRUCTION AND DEVELOPM 3.5 07/12/2028	250,000.00	09/28/2023 4.82%	236,022.50 239,683.08	97.14 4.38%	242,855.60 4,107.64	1.02% 3,172.52	Aaa/AAA NA	3.53 3.22
Total Supranational		630,000.00	4.63%	615,157.20 619,136.81	98.90 4.39%	622,929.87 9,611.13	2.62% 3,793.06	Aaa/AAA NA	2.46 2.27
US TREASURY									
912828Z52	UNITED STATES TREASURY 1.375 01/31/2025	200,000.00	02/16/2021 0.38%	207,843.75 200,162.96	99.76 4.35%	199,528.92 1,150.82	0.84% (634.04)	Aaa/AA+ AA+	0.08 0.08
912828ZC7	UNITED STATES TREASURY 1.125 02/28/2025	250,000.00	02/09/2022 1.59%	246,533.20 249,819.50	99.49 4.36%	248,728.23 955.63	1.04% (1,091.28)	Aaa/AA+ AA+	0.16 0.16
912828ZF0	UNITED STATES TREASURY 0.5 03/31/2025	250,000.00	03/17/2021 0.63%	248,671.88 249,919.81	99.11 4.23%	247,763.81 319.37	1.04% (2,156.00)	Aaa/AA+ AA+	0.25 0.24
91282CEH0	UNITED STATES TREASURY 2.625 04/15/2025	1,000,000.00	04/12/2024 5.12%	975,937.50 993,143.84	99.53 4.27%	995,336.84 5,625.00	4.18% 2,193.00	Aaa/AA+ AA+	0.29 0.28
912828ZL7	UNITED STATES TREASURY 0.375 04/30/2025	250,000.00	03/30/2021 0.66%	247,138.67 249,771.63	98.73 4.32%	246,826.43 160.57	1.04% (2,945.20)	Aaa/AA+ AA+	0.33 0.32

HOLDINGS REPORT



City of Imperial Beach | Account | As of December 31, 2024

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
912828ZT0	UNITED STATES TREASURY 0.25 05/31/2025	250,000.00	10/14/2021 0.78%	245,244.14 249,461.19	98.38 4.28%	245,943.54 54.95	1.03% (3,517.65)	Aaa/AA+ AA+	0.41 0.40
91282CAB7	UNITED STATES TREASURY 0.25 07/31/2025	250,000.00	12/02/2021 4.30%	242,753.91 248,855.60	97.73 4.27%	244,313.85 261.55	1.03% (4,541.74)	Aaa/AA+ AA+	0.58 0.57
9128285C0	UNITED STATES TREASURY 3.0 09/30/2025	250,000.00	05/05/2022 2.99%	250,097.66 250,021.37	99.09 4.25%	247,723.17 1,916.21	1.04% (2,298.20)	Aaa/AA+ AA+	0.75 0.72
9128285J5	UNITED STATES TREASURY 3.0 10/31/2025	250,000.00	06/09/2022 3.05%	249,580.08 249,897.06	98.98 4.26%	247,462.30 1,284.53	1.04% (2,434.76)	Aaa/AA+ AA+	0.83 0.80
9128286S4	UNITED STATES TREASURY 2.375 04/30/2026	350,000.00	01/27/2023 3.84%	334,496.09 343,672.94	97.58 4.27%	341,520.79 1,423.69	1.43% (2,152.15)	Aaa/AA+ AA+	1.33 1.28
9128282A7	UNITED STATES TREASURY 1.5 08/15/2026	350,000.00	01/27/2023 3.83%	323,175.78 337,739.28	95.73 4.26%	335,046.73 1,983.02	1.41% (2,692.55)	Aaa/AA+ AA+	1.62 1.56
91282CLS8	UNITED STATES TREASURY 4.125 10/31/2026	1,000,000.00	11/06/2024 4.29%	996,953.13 997,184.91	99.77 4.25%	997,723.74 7,064.92	4.19% 538.83	Aaa/AA+ AA+	1.83 1.73
912828U24	UNITED STATES TREASURY 2.0 11/15/2026	250,000.00	01/27/2023 3.79%	234,355.47 242,285.04	95.98 4.26%	239,939.17 649.17	1.01% (2,345.88)	Aaa/AA+ AA+	1.87 1.80
91282CEF4	UNITED STATES TREASURY 2.5 03/31/2027	250,000.00	10/21/2022 4.40%	231,025.39 240,395.42	96.29 4.25%	240,725.73 1,596.84	1.01% 330.31	Aaa/AA+ AA+	2.25 2.13
91282CKJ9	UNITED STATES TREASURY 4.5 04/15/2027	250,000.00	05/21/2024 4.60%	249,287.11 249,438.04	100.50 4.26%	251,254.12 2,410.71	1.06% 1,816.08	Aaa/AA+ AA+	2.29 2.13
91282CEW7	UNITED STATES TREASURY 3.25 06/30/2027	250,000.00	10/13/2022 4.26%	239,277.34 244,313.74	97.65 4.25%	244,136.75 22.44	1.03% (176.99)	Aaa/AA+ AA+	2.50 2.36
91282CFH9	UNITED STATES TREASURY 3.125 08/31/2027	250,000.00	01/20/2023 3.59%	245,068.36 247,148.39	97.12 4.28%	242,800.48 2,654.52	1.02% (4,347.91)	Aaa/AA+ AA+	2.67 2.49
91282CFM8	UNITED STATES TREASURY 4.125 09/30/2027	1,000,000.00	10/11/2023 4.70%	979,570.31 985,872.64	99.61 4.28%	996,050.92 10,539.15	4.18% 10,178.28	Aaa/AA+ AA+	2.75 2.54
9128283F5	UNITED STATES TREASURY 2.25 11/15/2027	275,000.00	11/26/2024 4.25%	259,832.03 260,322.22	94.55 4.29%	260,003.31 803.35	1.09% (318.91)	Aaa/AA+ AA+	2.87 2.72
9128284V9	UNITED STATES TREASURY 2.875 08/15/2028	500,000.00	02/09/2024 4.17%	473,593.75 478,791.58	95.13 4.34%	475,629.82 5,429.69	2.00% (3,161.76)	Aaa/AA+ AA+	3.62 3.35
9128285M8	UNITED STATES TREASURY 3.125 11/15/2028	400,000.00	03/18/2024 4.39%	378,906.25 382,475.58	95.69 4.35%	382,754.30 1,622.93	1.61% 278.72	Aaa/AA+ AA+	3.88 3.57
91282CES6	UNITED STATES TREASURY 2.75 05/31/2029	250,000.00	09/27/2024 3.53%	241,708.98 242,161.48	93.50 4.39%	233,742.08 604.40	0.98% (8,419.40)	Aaa/AA+ AA+	4.41 4.07
91282CLC3	UNITED STATES TREASURY 4.0 07/31/2029	400,000.00	10/30/2024 4.30%	398,062.50 398,131.78	98.42 4.39%	393,660.17 6,695.65	1.65% (4,471.61)	Aaa/AA+ AA+	4.58 4.07

HOLDINGS REPORT



City of Imperial Beach | Account | As of December 31, 2024

Cusip	Security Description	Par Value/ Units	Purchase Date Purchase Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody's/ S&P/ Fitch	Maturity Duration
91282CFJ5	UNITED STATES TREASURY 3.125 08/31/2029	250,000.00	12/18/2024 4.25%	238,095.70 238,179.00	94.72 4.39%	236,798.38 2,654.52	0.99% (1,380.62)	Aaa/AA+ AA+	4.67 4.22
Total US Treasury		8,975,000.00	3.81%	8,737,208.98 8,829,165.00	98.04 4.29%	8,795,413.57 57,883.61	36.94% (33,751.43)	Aaa/AA+ AA+	1.98 1.84
Total Portfolio		24,057,954.86	4.21%	23,616,241.55 23,808,442.85	98.77 4.39%	23,812,066.40 180,638.41	100.00% 3,623.55	Aa2/AA AA	2.01 1.77
Total Market Value + Accrued						23,992,704.81			

TRANSACTION LEDGER



City of Imperial Beach | Account | As of December 31, 2024

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
ACQUISITIONS										
Purchase	12/02/2024	31846V203	4,762.50	FIRST AMER:GVT OBLG Y	1.000	4.26%	(4,762.50)	0.00	(4,762.50)	0.00
Purchase	12/03/2024	31846V203	932.35	FIRST AMER:GVT OBLG Y	1.000	4.26%	(932.35)	0.00	(932.35)	0.00
Purchase	12/09/2024	31846V203	8,000.00	FIRST AMER:GVT OBLG Y	1.000	4.25%	(8,000.00)	0.00	(8,000.00)	0.00
Purchase	12/11/2024	31846V203	3,026.80	FIRST AMER:GVT OBLG Y	1.000	4.25%	(3,026.80)	0.00	(3,026.80)	0.00
Purchase	12/11/2024	31846V203	19,390.63	FIRST AMER:GVT OBLG Y	1.000	4.25%	(19,390.63)	0.00	(19,390.63)	0.00
Purchase	12/12/2024	31846V203	7,875.00	FIRST AMER:GVT OBLG Y	1.000	4.25%	(7,875.00)	0.00	(7,875.00)	0.00
Purchase	12/16/2024	31846V203	21,707.14	FIRST AMER:GVT OBLG Y	1.000	4.25%	(21,707.14)	0.00	(21,707.14)	0.00
Purchase	12/16/2024	31846V203	3,668.85	FIRST AMER:GVT OBLG Y	1.000	4.25%	(3,668.85)	0.00	(3,668.85)	0.00
Purchase	12/18/2024	31846V203	2,636.13	FIRST AMER:GVT OBLG Y	1.000	4.25%	(2,636.13)	0.00	(2,636.13)	0.00
Purchase	12/18/2024	31846V203	843.75	FIRST AMER:GVT OBLG Y	1.000	4.25%	(843.75)	0.00	(843.75)	0.00
Purchase	12/19/2024	31846V203	0.37	FIRST AMER:GVT OBLG Y	1.000	4.25%	(0.37)	0.00	(0.37)	0.00
Purchase	12/20/2024	91282CFJ5	250,000.00	UNITED STATES TREASURY 3.125 08/31/2029	95.238	4.25%	(238,095.70)	(2,395.55)	(240,491.25)	0.00
Purchase	12/23/2024	31846V203	4,254.64	FIRST AMER:GVT OBLG Y	1.000	4.25%	(4,254.64)	0.00	(4,254.64)	0.00
Purchase	12/26/2024	31846V203	20,106.48	FIRST AMER:GVT OBLG Y	1.000	4.25%	(20,106.48)	0.00	(20,106.48)	0.00
Purchase	12/26/2024	31846V203	5,489.17	FIRST AMER:GVT OBLG Y	1.000	4.25%	(5,489.17)	0.00	(5,489.17)	0.00
Purchase	12/30/2024	31846V203	3,250.00	FIRST AMER:GVT OBLG Y	1.000	4.25%	(3,250.00)	0.00	(3,250.00)	0.00
Purchase	12/31/2024	31846V203	4,062.50	FIRST AMER:GVT OBLG Y	1.000	4.09%	(4,062.50)	0.00	(4,062.50)	0.00
Total Purchase			360,006.31				(348,102.01)	(2,395.55)	(350,497.56)	0.00
TOTAL ACQUISITIONS			360,006.31				(348,102.01)	(2,395.55)	(350,497.56)	0.00
OTHER										
Maturity	12/20/2024	3130AQF40	(175,000.00)	FEDERAL HOME LOAN BANKS 1.0 12/20/2024	100.000	1.00%	175,000.00	0.00	175,000.00	0.00
Total Maturity			(175,000.00)				175,000.00	0.00	175,000.00	0.00
Sale	12/10/2024	31846V203	(1,993.09)	FIRST AMER:GVT OBLG Y	1.000	4.25%	1,993.09	0.00	1,993.09	0.00
Sale	12/20/2024	31846V203	(64,388.21)	FIRST AMER:GVT OBLG Y	1.000	4.25%	64,388.21	0.00	64,388.21	0.00
Sale	12/24/2024	31846V203	(104.17)	FIRST AMER:GVT OBLG Y	1.000	4.25%	104.17	0.00	104.17	0.00
Total Sale			(66,485.47)				66,485.47	0.00	66,485.47	0.00

TRANSACTION LEDGER



City of Imperial Beach | Account | As of December 31, 2024

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
TOTAL OTHER TRANSACTIONS			(241,485.47)				241,485.47	0.00	241,485.47	0.00
OTHER										
Coupon	12/01/2024	438516CB0	0.00	HONEYWELL INTERNATIONAL INC 1.35 06/01/2025		2.30%	1,012.50	0.00	1,012.50	0.00
Coupon	12/01/2024	3137BKRJ1	0.00	FHMS K-047 A2 3.329 05/25/2025		2.57%	271.49	0.00	271.49	0.00
Coupon	12/01/2024	3137FBBX3	0.00	FHMS K-068 A2 3.244 08/25/2027		3.92%	675.83	0.00	675.83	0.00
Coupon	12/01/2024	3137BSP72	0.00	FHMS K-058 A2 2.653 08/25/2026		3.99%	552.71	0.00	552.71	0.00
Coupon	12/01/2024	3137BVZ82	0.00	FHMS K-063 A2 3.43 01/25/2027		4.14%	714.58	0.00	714.58	0.00
Coupon	12/01/2024	3137BQYS0	0.00	FHMS K-056 A2 2.525 05/25/2026		4.21%	526.04	0.00	526.04	0.00
Coupon	12/01/2024	3137FETN0	0.00	FHMS K-073 A2 3.35 01/25/2028		4.23%	614.17	0.00	614.17	0.00
Coupon	12/01/2024	3137BMTX4	0.00	FHMS K-052 A2 3.151 11/25/2025		4.42%	656.46	0.00	656.46	0.00
Coupon	12/01/2024	3137BNGT5	0.00	FHMS K-054 A2 2.745 01/25/2026		4.51%	571.88	0.00	571.88	0.00
Coupon	12/09/2024	3130AWC24	0.00	FEDERAL HOME LOAN BANKS 4.0 06/09/2028		4.49%	8,000.00	0.00	8,000.00	0.00
Coupon	12/11/2024	3130AXQL5	0.00	FEDERAL HOME LOAN BANKS 4.875 12/11/2026		4.04%	6,093.75	0.00	6,093.75	0.00
Coupon	12/11/2024	3130B1EF0	0.00	FEDERAL HOME LOAN BANKS 4.625 06/11/2027		4.57%	13,296.88	0.00	13,296.88	0.00
Coupon	12/11/2024	89115A2V3	0.00	TORONTO-DOMINION BANK 5.264 12/11/2026		5.26%	3,026.80	0.00	3,026.80	0.00
Coupon	12/12/2024	3130ATUC9	0.00	FEDERAL HOME LOAN BANKS 4.5 12/12/2025		4.00%	7,875.00	0.00	7,875.00	0.00
Coupon	12/14/2024	92826CAD4	0.00	VISA INC 3.15 12/14/2025		4.50%	3,150.00	0.00	3,150.00	0.00

TRANSACTION LEDGER



City of Imperial Beach | Account | As of December 31, 2024

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
Coupon	12/15/2024	47789QAC4	0.00	JDOT 2021-B A3 0.52 03/16/2026		0.53%	3.29	0.00	3.29	0.00
Coupon	12/15/2024	89238JAC9	0.00	TAOT 2021-D A3 0.71 04/15/2026		0.71%	4.89	0.00	4.89	0.00
Coupon	12/15/2024	44935FAD6	0.00	HART 2021-C A3 0.74 05/15/2026		0.78%	2.72	0.00	2.72	0.00
Coupon	12/15/2024	448977AD0	0.00	HART 2022-A A3 2.22 10/15/2026		2.23%	62.33	0.00	62.33	0.00
Coupon	12/15/2024	47787JAC2	0.00	JDOT 2022 A3 0.36 09/15/2026		2.35%	32.16	0.00	32.16	0.00
Coupon	12/15/2024	02582JIT8	0.00	AMXCA 2022-2 A 3.39 05/17/2027		3.42%	310.75	0.00	310.75	0.00
Coupon	12/15/2024	58769GAD5	0.00	MBALT 2024-B A3 4.23 02/15/2028		4.28%	334.88	0.00	334.88	0.00
Coupon	12/15/2024	58768PAC8	0.00	MBART 2022-1 A3 5.21 08/16/2027		4.93%	275.84	0.00	275.84	0.00
Coupon	12/15/2024	05522RDJ4	0.00	BACCT 2024-1 A 4.93 05/15/2029		4.98%	493.00	0.00	493.00	0.00
Coupon	12/15/2024	47800CAC0	0.00	JDOT 2023 A3 5.01 11/15/2027		5.08%	292.25	0.00	292.25	0.00
Coupon	12/15/2024	161571HT4	0.00	CHAIT 2023-1 A 5.16 09/15/2028		5.23%	1,053.50	0.00	1,053.50	0.00
Coupon	12/15/2024	58770JAD6	0.00	MBALT 2024-A A3 5.32 01/18/2028		5.39%	266.00	0.00	266.00	0.00
Coupon	12/15/2024	89239FAD4	0.00	TAOT 2023-D A3 5.54 08/15/2028		5.61%	277.00	0.00	277.00	0.00
Coupon	12/16/2024	362554AC1	0.00	GMCAR 2021-4 A3 0.68 09/16/2026		0.68%	4.19	0.00	4.19	0.00
Coupon	12/16/2024	380146AC4	0.00	GMCAR 2022-1 A3 1.26 11/16/2026		1.27%	8.18	0.00	8.18	0.00
Coupon	12/16/2024	362585AC5	0.00	GMCAR 2022-2 A3 3.1 02/16/2027		3.13%	52.20	0.00	52.20	0.00
Coupon	12/16/2024	362583AD8	0.00	GMCAR 2023-2 A3 4.47 02/16/2028		4.51%	242.13	0.00	242.13	0.00

TRANSACTION LEDGER



City of Imperial Beach | Account | As of December 31, 2024

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
Coupon	12/18/2024	43815EAC8	0.00	HAROT 2021-3 A3 0.41 11/18/2025		0.41%	1.68	0.00	1.68	0.00
Coupon	12/18/2024	89236TJK2	0.00	TOYOTA MOTOR CREDIT CORP 1.125 06/18/2026		4.55%	843.75	0.00	843.75	0.00
Coupon	12/20/2024	3130AQF40	0.00	FEDERAL HOME LOAN BANKS 1.0 12/20/2024		1.00%	875.00	0.00	875.00	0.00
Coupon	12/20/2024	38012QAD0	0.00	GMALT 2024-3 A3 4.21 10/20/2027		4.25%	228.04	0.00	228.04	0.00
Coupon	12/21/2024	43815GAC3	0.00	HAROT 2021-4 A3 0.88 01/21/2026		0.90%	5.68	0.00	5.68	0.00
Coupon	12/21/2024	43815JAC7	0.00	HAROT 2023-1 A3 5.04 04/21/2027		5.11%	189.00	0.00	189.00	0.00
Coupon	12/21/2024	438123AC5	0.00	HAROT 2023-4 A3 5.67 06/21/2028		5.75%	354.38	0.00	354.38	0.00
Coupon	12/25/2024	05602RAD3	0.00	BMWOT 2022-A A3 3.21 08/25/2026		3.24%	44.86	0.00	44.86	0.00
Coupon	12/25/2024	437076DB5	0.00	HOME DEPOT INC 4.875 06/25/2027		4.94%	4,875.00	0.00	4,875.00	0.00
Coupon	12/25/2024	05593AAC3	0.00	BMWLT 2023-1 A3 5.16 11/25/2025		5.22%	39.12	0.00	39.12	0.00
Coupon	12/25/2024	096919AD7	0.00	BMWOT 2024-A A3 5.18 02/26/2029		5.24%	453.25	0.00	453.25	0.00
Coupon	12/30/2024	74340XBU4	0.00	PROLOGIS LP 3.25 06/30/2026		4.42%	3,250.00	0.00	3,250.00	0.00
Coupon	12/31/2024	91282CEW7	0.00	UNITED STATES TREASURY 3.25 06/30/2027		4.26%	4,062.50	0.00	4,062.50	0.00
Total Coupon			0.00				65,975.66	0.00	65,975.66	0.00
Custody Fee	12/24/2024	CCYUSD	(104.17)	Cash		0.00%	(104.17)	0.00	(104.17)	0.00
Total Custody Fee			(104.17)				(104.17)	0.00	(104.17)	0.00
Dividend	12/19/2024	31846V203	0.00	FIRST AMER:GVT OBLG Y		4.25%	0.37	0.00	0.37	0.00
Dividend	12/31/2024	31846V203	0.00	FIRST AMER:GVT OBLG Y		4.19%	143.02	0.00	143.02	0.00
Total Dividend			0.00				143.39	0.00	143.39	0.00

TRANSACTION LEDGER



City of Imperial Beach | Account | As of December 31, 2024

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
Management Fee	12/10/2024	CCYUSD	(1,993.09)	Cash		0.00%	(1,993.09)	0.00	(1,993.09)	0.00
Total Management Fee			(1,993.09)				(1,993.09)	0.00	(1,993.09)	0.00
Principal Paydown	12/01/2024	3137BKRJ1	4,772.21	FHMS K-047 A2 3.329 05/25/2025		2.57%	4,772.21	--	4,772.21	0.00
Principal Paydown	12/01/2024	3137BMTX4	19.99	FHMS K-052 A2 3.151 11/25/2025		4.42%	19.99	--	19.99	0.01
Principal Paydown	12/01/2024	3137BNGT5	6,110.14	FHMS K-054 A2 2.745 01/25/2026		4.51%	6,110.14	--	6,110.14	0.01
Principal Paydown	12/15/2024	47789QAC4	1,262.59	JDOT 2021-B A3 0.52 03/16/2026		0.53%	1,262.59	--	1,262.59	0.00
Principal Paydown	12/15/2024	89238JAC9	1,519.48	TAOT 2021-D A3 0.71 04/15/2026		0.71%	1,519.48	--	1,519.48	0.00
Principal Paydown	12/15/2024	44935FAD6	1,272.88	HART 2021-C A3 0.74 05/15/2026		0.78%	1,272.88	--	1,272.88	(0.00)
Principal Paydown	12/15/2024	448977AD0	4,256.43	HART 2022-A A3 2.22 10/15/2026		2.23%	4,256.43	--	4,256.43	0.00
Principal Paydown	12/15/2024	47787JAC2	1,995.92	JDOT 2022 A3 0.36 09/15/2026		2.35%	1,995.92	--	1,995.92	0.00
Principal Paydown	12/15/2024	58768PAC8	4,268.62	MBART 2022-1 A3 5.21 08/16/2027		4.93%	4,268.62	--	4,268.62	(0.00)
Principal Paydown	12/16/2024	362554AC1	1,091.34	GMCAR 2021-4 A3 0.68 09/16/2026		0.68%	1,091.34	--	1,091.34	(0.00)
Principal Paydown	12/16/2024	380146AC4	1,057.43	GMCAR 2022-1 A3 1.26 11/16/2026		1.27%	1,057.43	--	1,057.43	(0.00)
Principal Paydown	12/16/2024	362585AC5	1,785.99	GMCAR 2022-2 A3 3.1 02/16/2027		3.13%	1,785.99	--	1,785.99	(0.00)
Principal Paydown	12/18/2024	43815EAC8	2,634.45	HAROT 2021-3 A3 0.41 11/18/2025		0.41%	2,634.45	--	2,634.45	0.00
Principal Paydown	12/21/2024	43815GAC3	1,471.24	HAROT 2021-4 A3 0.88 01/21/2026		0.90%	1,471.24	--	1,471.24	(0.00)
Principal Paydown	12/21/2024	43815JAC7	2,234.34	HAROT 2023-1 A3 5.04 04/21/2027		5.11%	2,234.34	--	2,234.34	(0.00)

TRANSACTION LEDGER



City of Imperial Beach | Account | As of December 31, 2024

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
Principal Paydown	12/25/2024	05602RAD3	2,021.07	BMWOT 2022-A A3 3.21 08/25/2026		3.24%	2,021.07	--	2,021.07	(0.00)
Principal Paydown	12/25/2024	05593AAC3	2,676.85	BMWLT 2023-1 A3 5.16 11/25/2025		5.22%	2,676.85	--	2,676.85	0.00
Total Principal Paydown			40,450.97				40,450.97	--	40,450.97	0.00
TOTAL OTHER TRANSACTIONS			38,353.71				104,472.76	0.00	104,472.76	0.00

California State Treasurer
Fiona Ma, CPA



Local Agency Investment Fund
 P.O. Box 942809
 Sacramento, CA 94209-0001
 (916) 653-3001

January 07, 2025

[LAIF Home](#)
[PMIA Average Monthly Yields](#)

CITY OF IMPERIAL BEACH

CITY TREASURER
 825 IMPERIAL BEACH BLVD
 IMPERIAL BEACH, CA 91932

[Tran Type Definitions](#)

Account Number:

December 2024 Statement

Effective Date	Transaction Date	Tran Type	Confirm Number	Web Confirm Number	Authorized Caller	Amount
12/2/2024	12/2/2024	RW	1764012	1724548	LILY FLYTE	-1,000,000.00
12/9/2024	12/9/2024	RW	1764222	1724764	LARISSA PATROS	-300,000.00

Account Summary

Total Deposit:	0.00	Beginning Balance:	6,667,939.83
Total Withdrawal:	-1,300,000.00	Ending Balance:	5,367,939.83



February 19, 2025

ITEM TITLE: EXTENSION OF TERMS OF OFFICE FOR MEMBERS ON THE DESIGN REVIEW BOARD AND TIDELANDS ADVISORY COMMITTEE WITH TERMS EXPIRING ON MARCH 31, 2025. (0120-30 & 0120-90)

ORIGINATING DEPARTMENT:

City Clerk

EXECUTIVE SUMMARY:

The terms of the boards and committees in Imperial Beach typically expire on March 31 of certain years. Staff is recommending that the City Council take action to extend the terms of office for the members of the Design Review Board (DRB) and Tidelands Advisory Committee (TAC) until new appointees have been selected. This action will allow the boards and committees to continue to function and conduct business.

RECOMMENDATION:

Staff recommends the City Council, by majority vote, takes action to extend the terms of office for DRB Members: Miguel Beltran, Chelsea Grace, and Lance Rogers and TAC Members: Joe Ellis and Tiffany Lavan to June 30, 2025.

OPTIONS:

- Extend the terms of office for board/committee members with terms expiring March 31, 2025.
- Provide direction to the City Manager to take a specific action.
- Request additional information and an additional report.

BACKGROUND/ANALYSIS:

On March 31, 2025, the terms for DRB Members: Miguel Beltran, Chelsea Grace, and Lance Rogers and TAC Members: Joe Ellis and Tiffany Lavan are set to expire.

Extending the terms of the committee members will allow the DRB and TAC to continue to function, consider projects and conduct business, as needed. Term extensions also allow staff to coordinate with the Mayor and City Council to complete the appointment procedures.

ENVIRONMENTAL DETERMINATION:

Not a project as defined by CEQA.

FISCAL IMPACT:

No fiscal impact associated with this action.



February 19, 2025

ITEM TITLE: ADOPTION OF REGULAR ORDINANCE TO ENACT A LOCAL JUST CAUSE ORDINANCE FOR TERMINATION OF RESIDENTIAL TENANCIES. (0660-95)

ORIGINATING DEPARTMENT:

Ad Hoc Just Cause Regulations

EXECUTIVE SUMMARY:

In 2019, the State of California adopted the State Tenant Protection Act (STPA) to regulate residential tenant evictions statewide. The STPA permits local governments to adopt stricter tenant protections consistent with state law. The topic of local tenant protections has been ongoing in the City of Imperial Beach, particularly since the COVID-19 pandemic. Most recently, concerns about no-fault evictions, including those for substantial remodels, have been raised during public comments at City Council meetings. At the December 4, 2024 Council meeting, the City Council had a general discussion about just cause evictions and formed a limited term, limited purpose ad hoc committee of Mayor Aguirre and Councilmember Fisher to further explore the topic along with obtaining public input through outreach meetings. Since then, the ad hoc met several times. The ad hoc also held public outreach meetings on December 16, 2024 and December 21, 2024. Numerous oral and written comments were received from various stakeholders on the topic at the public meetings. The ad hoc proposed the adoption of a local just cause ordinance for termination of residential tenancies which would provide for some additional relocation payments and requirements for certain no fault evictions. At the January 15, 2025 Council meeting, the City Council introduced the local just cause ordinance. This item is to allow the City Council to adopt the local just cause ordinance.

RECOMMENDATION:

Adopt the regular ordinance to implement a local just cause ordinance for termination of residential tenancies.

OPTIONS:

- Adopt ordinance;
- Do not adopt the ordinance and continue to allow State law to apply to termination of residential tenancies; and/or
- Provide further direction to Staff.

BACKGROUND:

State Law Background

State law currently provides tenant protections through the California Tenant Protection Act of 2019 (STPA). Below is a summary of state law.

A. The State's Tenant Protection Act of 2019 ("STPA") (AB1482):

The STPA in Civil Code section 1946.2 provides that a tenancy may only be terminated for Just Cause, which includes both At-Fault Just Cause and No-Fault Just Cause terminations. At-Fault Just Cause reasons for terminating a tenancy include actions by the tenants that justify termination of the tenancy. No-Fault Just Cause reasons for terminating a tenancy include situations in which the tenant is not at fault, and the termination is instead being initiated because of the landlord's actions. For example, STPA lists removal of a rental property from the rental market as a No-Fault Just Cause basis (see Civil Code section 1946.2(b)(2)(B)). The additional Just Cause reasons for terminating a tenancy include the following:

"At fault" evictions include:

- Nonpayment of rent
- Breach of a material term of the lease
- Nuisance, waste, or using the unit for unlawful purposes
- Criminal activity committed on the premises or criminal activity that is directed at the owner or its agent
- Refusal to allow lawful entry
- Refusal to execute a new lease containing similar terms

"No fault" evictions include:

- Owner move-in
- Intent to demolish or substantially remodel the unit
- Withdrawal of the unit from the rental market
- The owner complying with a government order or local law that requires the tenant to leave

Landlords can only evict a tenant for one of the reasons listed above. Some of these reasons have their own specific requirements, such as those listed below per the State of California Department of Justice website (<https://oag.ca.gov/consumers/general/landlord-tenant-issues#protections>):

- **Owner Move-In:** A tenant can only be evicted for owner move-in if the owner or the owner's spouse, domestic partner, child, grandchild, parent, or grandparent intends to move into the unit. Any landlord planning an owner move-in must act truthfully and in good faith and comply with all state and local requirements. Effective April 1, 2024, the owner or relative must move in within 90 days after the tenant leaves and live there as their primary residence for at least 12 consecutive months. Otherwise, the unit must be offered back to the tenant at the same rent and lease terms as when the tenant left, and the tenant must be reimbursed reasonable moving expenses. Also, effective April 1, 2024, the eviction notice must include the name of the person moving in, their relationship to the owner, and that the tenant may request proof of that relationship, and there must be no other similar unit already vacant on the property that the owner or relative could move in to instead.
- **Substantial Remodel:** Landlords must act truthfully and in good faith and comply with all state and local requirements when evicting a tenant to conduct a substantial remodel of a unit, as not all repairs meet the definition of "substantial remodel." To be a "substantial remodel," the landlord must plan to either replace or substantially modify a structural, electrical, plumbing or other system in the unit in a way that requires a permit, or to abate hazardous materials within the unit. In addition, the work must not be able to be done in a safe manner with tenants in the unit and must require a tenant to vacate the unit for at least 30 consecutive days. Cosmetic renovations do not count. Please also be aware that there may be special protections for protected groups such as senior tenants. Effective

April 1, 2024, the eviction notice must include a description of the work to be done, copies of required permits, and a notice that if the substantial remodel is not commenced or completed, the tenant must be given the opportunity to re-rent the unit at the same rent and lease terms as when the tenant left.

In addition to requiring At-Fault or No-Fault Just Cause to terminate a tenancy, STPA further provides for various tenant protections, including reason specific termination notices and relocation assistance. STPA also caps rent increases for most residential tenants in California (Civil Code 1947.12). Landlords cannot raise rent more than 10% total or 5% plus the percentage change in the cost of living – whichever is lower – over a 12-month period. If the tenants of a unit move out and new tenants move in, the landlord may choose to establish a different initial rent to charge.

The STPA applies to all residential rental units in the state except those specifically identified in the law. Some examples of properties not covered by the STPA include:

- Single-family homes not owned or controlled by a corporation or real estate investment trust (the Act does apply to single-family homes owned or controlled by a corporation or real estate investment trust) A single family home held in title by an LLC is exempt from the Tenant Protection Act of 2019, provided the LLC does not have a corporation as a member; meaning the opposite is true as well, if the LLC is owned by a corporation, the property is not exempt and must follow the rent increase limitations under the law.
- Units covered by a local rent control ordinance that is more protective than the Tenant Protection Act
- Units issued a certificate of occupancy within the past fifteen years
- Mobile homes, unless the mobile home is owned and offered for rent by the owner or manager of a mobile home park
- Duplexes, where the owner is living in one of the units at the time the tenant moves into the other unit, but only as long as the owner continues to live there
- Housing that is restricted as affordable housing by deed, government agency agreement, or other recorded document, or that is subject to an agreement that provides housing subsidies for affordable housing
- Dorms

The STPA allows local jurisdictions to create their own ordinances to provide for greater tenant protections as long as the just cause for termination of a tenancy in the local ordinance is consistent with the STPA. In instances where a local jurisdiction enacts an ordinance that is more protective than the STPA provisions, the local protections supersede the STPA.

B. Retaliatory Behavior Prohibition (Civil Code 1942.5):

State law also provides protections from retaliation for tenants that have exercised a legal right against a landlord. In the event that a tenant exercises a tenant's right (including participation in an organized tenant's rights association) or reports a habitability issue to an enforcing agency, a landlord cannot terminate the tenancy, force the tenant to leave involuntarily, increase rent, or decrease any services for a specified period of time so long as the tenant has not failed to pay rent.

Local jurisdictions may also adopt additional tenant anti-harassment provisions pursuant to their local police power authority.

San Diego County

The December 4, 2024 staff report and attachments include various materials on this subject which are incorporated into this staff report by this reference.

Currently, only the City of San Diego and the City of Chula Vista have local tenant protection ordinances related to just cause for termination of a residential tenancy (See December 2, 2024 Staff Report with attachments). Both ordinances provide more protection than state law, typically by increasing the amount of relocation payments. Both cities allow for substantial remodel no-fault evictions, however, they have adopted stricter definitions than state law related to what qualifies for a no-fault substantial remodel eviction. The City of Chula Vista did an evaluation of its ordinance at the City Council meeting of September 10, 2024, and reported that since the effective date in 2023, approximately 85% of the no-fault evictions in the City of Chula Vista were related to substantial remodel and demolition. The Chula Vista City Council asked staff for further evaluation of their current ordinance and a new report in February of 2025. The rest of the cities (including Imperial Beach) and the County of San Diego follow the STPA which does allow for substantial remodel no-fault evictions.

Los Angeles County

Staff did find that several cities in Los Angeles (LA) County have local just cause regulations. The City of LA has a local just cause ordinance (See December 2, 2024 Staff Report with attachments). On October 30, 2024, the LA City Council asked its staff to bring back a short-term moratorium ordinance related to substantial remodel no-fault evictions due to complaints from residents on this topic. As of the date of preparation of this Staff Report, Staff is not aware if the LA City Council has yet acted to approve a short-term moratorium. The cities of Maywood (See December 2, 2024 Staff Report with attachments), Alhambra, South Pasadena, and Claremont, to name a few, adopted short-term moratoriums to further study the issue of substantial remodel evictions. Since that time, at least one city (City of South Pasadena) has completely removed substantial remodel as an allowable reason for a no-fault eviction from its local regulations (See December 2, 2024 Staff Report with attachments). Other cities have provided additional protections such as longer relocation payments for substantial remodel no-fault evictions or adopted stricter definitions for what qualifies as a substantial remodel eviction.

ANALYSIS:

The STPA allows local jurisdictions to create their own ordinances to provide greater tenant protections for just cause evictions. At the December 4, 2024 Council meeting, the City Council had a general discussion of just cause evictions and formed a limited term, limited purpose ad hoc committee of Mayor Aguirre and Councilmember Fisher to further explore the topic along with obtaining public input through outreach meetings. Since then, the ad hoc has met several times and also held public outreach meetings on December 16, 2024 and December 21, 2024. Numerous oral and written comments were received from various stakeholders on the topic at the public meetings (see attachments 3 and 4 of the January 15, 2025 Staff Report).

Since at least the Covid 19 pandemic, the City has taken measures related to residential tenants and evictions. The City approved an eviction moratorium during the pandemic as well as one related to evictions from RV parks within the City in 2022. Additionally, in May of 2024, a citizen's initiative with over 1700 signatures was submitted to the City. Although the citizen's initiative did not qualify to be submitted to the registrar of voters, it proposed stronger tenant protections than the STPA such as rent stabilization, eviction limitations, and additional relocation assistance. Starting in or around the spring of 2024, numerous residential tenants in Imperial Beach reported at City Council meetings that their landlords were evicting or threatening to evict them for the purpose of substantially remodeling their units. Many of these tenants provided public comments

at numerous City Council meetings in 2024 including but not limited to the December 4, 2024 meeting. Further comments on these topics were received at the recent ad hoc public outreach meetings.

The ad hoc is concerned with the exacerbation of homelessness; impacts to displaced tenants, especially the most vulnerable tenants such as elderly and disabled; and housing affordability issues in the City but also recognizes the impacts that local regulations could have to on landlords/owners.

After thoughtful and thorough consideration of this ongoing issue which balances the interests of various stakeholders on this topic, the ad hoc proposes the adoption of a local just cause ordinance for termination of residential tenancies (see attachment 1). The ordinance includes the same just cause reasons for evictions of tenants with at least 12 months of occupancy and the same relocation payments as provided in state law except for the further protections as noted below (*primary modifications underlined*):

- The definition of substantial remodel slightly differs from state law related to the examples of cosmetic improvements that do not qualify as a substantial remodel. It is proposed to read as follows:

“Cosmetic improvements alone, including, but not limited to, painting, decorating, flooring replacement, cabinet replacement, counter replacement, window replacement, removal of interior wall coverings solely for the installation of insulation, and minor repairs, or other work that can be performed safely without having the Residential Rental Unit vacated, do not constitute a Substantial Remodel.”

- All no-fault evictions for substantial remodel or demolition in “residential rental complexes” (which means one or more buildings, located on a single lot or contiguous lots, containing fifteen or more units rented or owned by the same owner) would require two months of relocation payments (one month at market rate and one month of current rent) to the tenants with an additional month’s relocation payment for disabled and elderly tenants (three months of relocation payments for the disabled and elderly with two months of market rate and one month of current rent).
- For all no-fault evictions for substantial remodel or demolition in “residential rental complexes” (which means one or more buildings, located on a single lot or contiguous lots, containing fifteen or more units rented or owned by the same owner), the owner shall return the tenant’s full deposit or an amount equivalent to such deposit, unless otherwise prohibited by State law.
- Owners shall provide notice of the termination of residential tenancies covered by the ordinance to the City.
- When an owner applies for a City of Imperial Beach business license to operate, the owner will be required to acknowledge that he or she has read and will abide by Chapter 9.90 of the Imperial Beach Municipal Code.
- Finally, owners would be required to provide a copy of Chapter 9.90 to tenants.

After hearing a significant amount of public comment and discussion, a majority of the City Council voted to introduce Ordinance 2025-1253 at the January 15, 2025 meeting. The Ordinance in

Attachment 1 takes effect 30 days after adoption (approximately March 22, 2025 if adopted at the February 19, 2025 Council meeting) and requires at least 3 votes for adoption.

ENVIRONMENTAL DETERMINATION:

Not a project as defined by CEQA.

FISCAL IMPACT:

If adopted, City Staff will spend time implementing the provisions of the Ordinance.

ATTACHMENTS:

ATT 1 – Ordinance 2025-1253

ORDINANCE NO. 2025-1253

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, ADOPTING A JUST CAUSE FOR TERMINATION OF A RESIDENTIAL TENANCY ORDINANCE IN THE CITY OF IMPERIAL BEACH WHICH AMENDS THE IMPERIAL BEACH MUNICIPAL CODE TO ADD CHAPTER 9.90

WHEREAS, effective January 1, 2020, the Tenant Protection Act of 2019, Assembly Bill 1482 added Sections 1946.2, 1947.12, and 1947.13 to the California Civil Code ("TPA") which has been amended from time to time; and

WHEREAS, subject to certain exceptions, the TPA: (1) limits rent increases over the course of any 12-month period to 5% plus the "percentage change in the cost of living" (as defined), or 10%, whichever is lower; and (2) prohibits an "owner" (as defined in the TPA) of "residential real property" (as defined in the TPA) from terminating a tenancy without "just cause" (as defined in the TPA); and

WHEREAS, the TPA is intended to assist families to afford to keep a roof over their heads and provide California with important tools to combat the state's broader housing and affordability crisis; and

WHEREAS, the TPA expressly permits a landlord to evict a tenant for various no fault reasons; and

WHEREAS, the TPA expressly authorizes local agencies (like the City of Imperial Beach) to adopt ordinances that are "more protective" than the TPA, in which case, the "more protective" local ordinance will apply to non-exempt residential real property (Civ. Code § 1946.2(i)(1)(B)); and

WHEREAS, the City of Imperial Beach ("City") is a general law city incorporated under the laws of the State of California; and

WHEREAS, pursuant to its police power, the City may enact and enforce laws within its boundaries that promote the public health, morals, safety, or general welfare of the community and are not in conflict with general laws; and

WHEREAS, government at all levels has a substantial interest in protecting the public with respect to housing; and

WHEREAS, like many cities in San Diego County, the City of Imperial Beach is experiencing a housing affordability crisis and a humanitarian crisis of homelessness that would be exacerbated by the displacement of renters; and

WHEREAS, much of the City's housing stock was built before 1990 and most places built before 1990 have accessibility challenges, which creates barriers to finding suitable housing for individuals with accessibility needs; and

WHEREAS, a large portion of households in Imperial Beach are of lower income and earn 80% of the Area Median Income or less and many of these households pay more than 50% of their income towards housing costs as renters and homeowners; and

WHEREAS, Imperial Beach residents are experiencing high inflation, increased food and transportation costs, higher rents, and increased utility costs making it impossible to make ends meet. These households are at risk of failing to maintain housing and falling into homelessness; and

WHEREAS, given existing income levels of Imperial Beach residents and the existing high cost of housing in San Diego County, any increased housing costs will exacerbate existing housing affordability issues; and

WHEREAS, a tenant's sudden and immediate displacement caused by a no-fault eviction can have a profound impact on the financial, emotional, and professional stability of the tenant's life; and

WHEREAS, elderly and disabled individuals often live on fixed incomes and cannot absorb rent increases, leading to difficulty in maintaining, searching for, and finding housing to meet their unique needs, making them more susceptible to displacement; and

WHEREAS, it is reported by the Legal Aid Society of San Diego that a significant number of clients in the San Diego County region are experiencing no fault evictions; and

WHEREAS, in Imperial Beach specifically, numerous tenants of residential real property have recently reported that their landlords are evicting or are threatening to evict them for the purpose of substantially remodeling their units; and

WHEREAS, the City Council created an ad hoc of the City Council to further study this issue and the ad hoc held public outreach meetings and heard various public comments related to these issues; and

WHEREAS, most of the public comments from tenants related to being evicted for substantial remodel from large complexes owned by larger landlords or corporations; and

WHEREAS, multiple public comments were received from smaller landlords who expressed concerns about smaller landlords being detrimentally impacted by any additional regulations other than State law, with various public comments about how many units would equate to a smaller landlord; and

WHEREAS, the Council intends that this ordinance balance the interest of various stakeholders to provide greater tenant protections in the area that has most consistently been expressed as a problem in Imperial Beach while also acknowledging the potential impacts to smaller landlords in Imperial Beach; and

WHEREAS, the City is concerned that, without "more protective" local eviction control provisions, mass displacement of tenants will result in various problems for the displaced tenants and the City in general, such as more homelessness in the City; and

WHEREAS, the Council intends that this ordinance address threats to the public health, safety, and welfare of the residents of the City, to ensure that residents continue to have stable housing, and to protect residents from homelessness; and

WHEREAS, the additional protections included in the ordinance will assist displaced renters to decrease the negative impacts to the displaced tenants and the City.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Recitals

The City Council finds the foregoing recitals to be true and correct, and hereby incorporates such recitals as findings into this ordinance.

SECTION 2. Environmental Review

The City Council finds and determines that the adoption of this ordinance is exempt from the California Environmental Quality Act (CEQA) under State CEQA Guidelines Section 15060(c)(2), in that the adoption of this ordinance will not result in a direct or reasonably foreseeable indirect physical change in the environment, and is further and independently exempt from the California Environmental Quality Act under State CEQA Guidelines Section 15061(b)(3), in that it can be seen with certainty there is no possibility the adoption of this ordinance will have a significant effect on the environment.

SECTION 3. Just Cause Ordinance

The Imperial Beach Municipal Code is hereby amended to add Chapter 9.90 “Just Cause for Termination of a Residential Tenancy Ordinance” as fully set forth in Exhibit “A” to this ordinance which is incorporated herein by reference.

SECTION 4. Relationship to Civil Code Section 1946.2

- A. The just cause for termination of a residential tenancy under this local ordinance is consistent with the State of California’s Tenant Protection Act of 2019, including Section 1946.2 of the Civil Code.
- B. This local ordinance is more protective than Section 1946.2 of the Civil Code because it further limits the reasons for termination of a residential tenancy, provides for higher relocation assistance amounts, and provides additional tenant protections that are not prohibited by any other provision of law.
- C. It is the City's intent that its residential tenants be afforded the strongest protections available under the law. If any other governmental entity (including without limitation, the United States Government, the State of California, and the County of San Diego) adopts stronger tenant protections that apply to residential tenants in the City of Imperial Beach, then the stronger tenant protections shall prevail, and the City shall not enforce conflicting tenant protections in this ordinance.

SECTION 5. Effective Date.

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

SECTION 6. Severability

If any section, subsection, subdivision, paragraph, sentence, clause or phrase, or portion of this ordinance is, for any reason, held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this ordinance or any part thereof. The City Council hereby declares that it would have adopted this ordinance and each section, subsection, subdivision, paragraph, sentence, clause or phrase of this ordinance irrespective of the fact that one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional or invalid or ineffective. To this end, the provisions of this ordinance are declared to be severable.

SECTION 7. Publication

The City Clerk shall certify the adoption of this ordinance and cause it to be published at least once within fifteen (15) 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 15th day of January 2025, by the following vote:

AYES: Councilmembers –
NOES: Councilmembers –
ABSTAIN: Councilmembers –
ABSENT: Councilmembers –

Paloma Aguirre, Mayor

ATTEST:

Jacqueline Kelly, City Clerk

APPROVED AS TO FORM:

Jennifer M. Lyon, City Attorney

EXHIBIT A to Regular Ordinance 2025-1253**Chapter 9.90****JUST CAUSE FOR TERMINATION OF A RESIDENTIAL TENANCY ORDINANCE**

Sections:

- 9.90.010 Title and Purpose.
- 9.90.020 Promulgation of Administrative Regulations.
- 9.90.030 Definitions.
- 9.90.040 Residential Tenancies Not Subject to this Chapter.
- 9.90.050 Just Cause Required for Termination of Tenancy.
- 9.90.060 Requirements Upon Termination of Tenancy.
- 9.90.070 Enforcement and Remedies.
- 9.90.080 Sunset Clause.

9.90.010 **Title and Purpose.**

A. **Title.** This chapter shall be known as the Just Cause for Termination of a Residential Tenancy Ordinance and may be referred to herein as the Just Cause Ordinance.

B. **Purpose.** Subject to the provisions of applicable law, the purpose of this Just Cause Ordinance is to require just cause for termination of residential tenancies consistent with California Civil Code Section 1946.2, to further limit the reasons for termination of a residential tenancy, to require greater tenant relocation assistance in specified circumstances, and to provide additional regulations. Nothing in this chapter shall be construed as to prevent the lawful eviction of a tenant by appropriate legal means.

C. **Intent and Severability.** This chapter is intended to supplement any applicable State and federal law and provide further protection for certain tenants. Any provisions of applicable State or federal law that provide greater or additional protections for tenants than this chapter shall apply. If this chapter does not apply to a tenant, then applicable State law shall apply. If any provision of this chapter is invalidated, any applicable State and federal law shall apply in place of the invalidated provision.

9.90.020 **Promulgation of Administrative Regulations.** The City Manager is authorized to establish, consistent with the terms of this chapter, Administrative Regulations necessary to carry out the purposes of this chapter. Administrative Regulations shall be published on the City's website and maintained and available to the public in the Office of the City Clerk. Administrative Regulations promulgated by the City Manager shall become effective and enforceable under the terms of this chapter thirty (30) days after the date of publication on the City's website.

9.90.030 **Definitions.** When used in this chapter, the following words and phrases shall have the meanings ascribed to them below. Words and phrases not specifically defined below shall have the meanings ascribed to them elsewhere in this code or shall otherwise be defined by common usage. For definitions of nouns, the singular shall also include the plural; for definitions of verbs, all verb conjugations shall be included. Any reference to state laws, including references to any State statutes or regulations, is deemed to include any successor or amended version of the referenced statute or regulations promulgated thereunder consistent with the terms of this chapter.

“Administrative Regulations” means regulations that implement this chapter authorized by the City Manager pursuant to Section 9.90.020.

“City” means the City of Imperial Beach.

“City Attorney” means the City Attorney of the City of Imperial Beach, or designee.

“City Manager” means the City Manager of the City of Imperial Beach, or designee.

“County” means the County of San Diego.

"Disabled" means an individual with a disability, as defined in California Government Code section 12955.3.

"Elderly" means an individual sixty-two (62) years old or older.

“Enforcement Officer” means the Director of the Community Development Department, any Code Enforcement Officer, the Building Official, any sworn deputy of the San Diego Sheriff’s Department, the Fire Chief, the Fire Marshal, or any other City department head (to the extent responsible for enforcing provisions of this code), their respective designees, or any other City employee designated by the City Manager to enforce this chapter.

“Family Member” means the sibling, spouse, domestic partner, children, grandchildren, parents or grandparents of the residential unit Owner.

“Intended Occupant” means the Owner of the Residential Rental Unit or the Owner’s spouse, domestic partner, child, grandchild, parent, or grandparent.

“Occupant Owner” means any of the following:

1. An owner who is a natural person that has at least a 25 percent recorded ownership interest in the property.
2. An owner who is a natural person who has any recorded ownership interest in the property if 100 percent of the recorded ownership interest is divided among owners who are related to each other as Family Members.

3. An owner who is a natural person whose recorded interest in the property is owned through a limited liability company or partnership.

For purposes of the "Occupant Owner" definition, a "natural person" includes any of the following: (a) a natural person who is a settlor or beneficiary of a family trust; or (b) if the property is owned by a limited liability company or partnership, a natural person with a 25 percent ownership interest in the property. A "family trust" means a revocable living trust or irrevocable trust in which the settlers and beneficiaries of the trust are persons who are related to each other as Family Members. A "beneficial owner" means a natural person or family trust for whom, directly or indirectly and through any contractual arrangement, understanding, relationship, or otherwise, and any of the following applies: (a) the natural person exercises substantial control over a partnership or limited liability company; (b) the natural person owns 25 percent or more of the equity interest of a partnership or limited liability company; (c) the natural person receives substantial economic benefits from the assets of a partnership.

"Owner" (including the term "Landlord") means any Person, acting as principal or through an agent, having the right to offer a Residential Rental Unit for rent. As the context may require, "Owner" shall also include a predecessor in interest to the Owner.

"Person" means any individual, firm, partnership, joint venture, association, social club, fraternal organization, joint stock company, corporation, estate, trust, business trust, receiver, trustee, syndicate, or any other group or combination acting as a unit.

"Residential Rental Complex" means one or more buildings, located on a single lot or contiguous lots, containing fifteen or more Residential Rental Units rented or owned by the same Owner.

"Residential Rental Unit" means any dwelling or unit that is intended for human habitation, including any dwelling or unit in a mobilehome park.

"State" means the State of California.

"Substantial Remodel" means either of the following that cannot be reasonably accomplished in a safe manner that allows the tenant to remain living in the place and that requires the Tenant to vacate the residential real property for at least 30 consecutive days:

1. The replacement or substantial modification of any structural, electrical, plumbing, or mechanical system that requires a permit from a governmental agency.
2. The abatement of hazardous materials, including lead-based paint, mold, or asbestos, in accordance with applicable federal, state, and local laws.

A Tenant is not required to vacate the Residential Rental Unit on any days where a Tenant could continue living in the Residential Rental Unit without violating health, safety, and habitability codes and laws.

Cosmetic improvements alone, including, but not limited to, painting, decorating, flooring replacement, cabinet replacement, counter replacement, window replacement, removal of interior wall coverings solely for the installation of insulation, and minor repairs, or other work

that can be performed safely without having the Residential Rental Unit vacated, do not constitute a Substantial Remodel.

“Tenancy” means the lawful occupation of a Residential Rental Unit and includes a lease or sublease.

“Tenant” means a tenant, subtenant, lessee, sublessee, resident manager, or any other individual entitled by written or oral agreement to the use or occupancy of any Residential Rental Unit.

9.90.040 Residential Tenancies Not Subject to this Chapter.

This chapter shall not apply to the following types of residential tenancies or circumstances:

A. Single-family Owner-occupied residences, including a mobilehome, in which the Owner-occupant rents or leases no more than two units or bedrooms, including, but not limited to, an accessory dwelling unit or a junior accessory dwelling unit.

B. A property containing two separate dwelling units within a single structure in which the Owner occupied one of the units as the Owner’s principal place of residence at the beginning of the Tenancy, so long as the Owner continues in occupancy, and neither unit is an accessory dwelling unit or a junior accessory dwelling unit.

C. A Residential Rental Unit that is alienable separate from the title to any other dwelling unit, provided that both of the following apply:

1. The Owner is not any of the following:

- a. A real estate investment trust, as defined in section 856 of the Internal Revenue Code.
- b. A corporation.
- c. A limited liability company in which at least one member is a corporation.
- d. Management of a mobilehome park, as defined in Section 798.2 of the California Civil Code.

2. The Tenants have been provided written notice that the Residential Rental Unit is exempt from this section using the following statement:

“This property is not subject to the rent limits imposed by section 1947.12 of the California Civil Code and is not subject to Just Cause requirements of section 1946.2 of the California Civil Code and Chapter 9.90 of the Imperial Beach Municipal Code. This property meets the requirements of sections 1947.12(d)(5) and 1946.2(e)(8) of the California Civil Code and Section 9.90.040(C) of the Imperial Beach Municipal Code, and the Owner is not any of the following: (1) a real estate investment trust, as defined in Section 856 of the Internal Revenue Code; (2) a corporation; or (3) a limited liability company in which at least one member is a corporation.”

For a Tenancy existing before March 22, 2025, the notice required above may, but is not required to, be provided in the rental agreement. For a Tenancy commenced or renewed on or after March 22, 2025, the notice required above shall be provided in the rental agreement. Addition of a provision containing the notice required above to any new or renewed rental agreement or fixed-term lease constitutes a similar provision for the purposes of Section 9.90.050(B)(5).

D. A homeowner in a mobilehome, as defined in California Civil Code Section 798.9 or a tenancy as defined in California Civil Code Section 798.12 which is subject to the protections of Mobilehome Residency Law.

E. Transient and tourist hotel occupancy as defined in California Civil Code Section 1940(b).

F. Any residential occupancy by reason of concession, permit, right of access, license or other agreement for a period for 30 consecutive calendar days or less, counting portions of calendar days as full days, including Short-Term Rental occupancies as defined in Imperial Beach Municipal Code Chapter 19.04.

G. Housing accommodations in a nonprofit hospital, religious facility, extended care facility, licensed residential care facility for the elderly as defined in California Health and Safety Code Section 1569.2, or an adult residential facility as defined in Chapter 6 of Division 6 of Title 22 of the Manual of Policies and Procedures published by the California Department of Social Services.

H. Residential Property or Dormitories owned by the City, an institution of higher education, or a kindergarten and grades 1 to 12, inclusive.

I. Housing accommodations in which the tenant shares a bathroom or kitchen facilities with the Owner who maintains their principal residence at the Residential Rental Unit.

J. Housing restricted by deed, regulatory restriction contained in an agreement with a government agency, or other recorded document as affordable housing for individuals and families of very low, low, or moderate income as defined in California Health and Safety Code Section 50093, or subject to an agreement that provides housing subsidies for affordable housing for individuals and families of very low, low, or moderate income as defined in California Health and Safety Code Section 50093 or comparable federal statutes. This exclusion shall not apply to a Tenant with a Section 8 Housing Choice Voucher and such Tenancies shall be governed by this chapter.

K. Housing that has been issued a certificate of occupancy within the previous 15 years, unless the housing is a mobilehome.

9.90.050 **Just Cause Required for Termination of Tenancy.**

A. **Prohibition.** After a Tenant has continuously and lawfully occupied a Residential Rental Unit for 12 months, no Owner of a Residential Rental Unit shall terminate a Tenancy without Just

Cause. A Just Cause basis for Termination of Tenancy includes both “At Fault Just Cause” and “No-Fault Just Cause” circumstances as described below.

B. At Fault Just Cause. At Fault Just Cause means any of the following at fault just cause reasons as specified in Civil Code 1946.2 (b)(1):

1. Default in payment of rent.
2. A breach of material term of the lease, as described in paragraph (3) of Section 1161 of the California Code of Civil Procedure, including, but not limited to, violation of a provision of the lease after being issued a written notice to correct the violation.
3. Maintaining, committing, or permitting the maintenance or commission of a nuisance as described in paragraph (4) of Section 1161 of the California Code of Civil Procedure.
4. Committing waste as described in paragraph (4) of Section 1161 of the California Code of Civil Procedure.
5. The Tenant had a written lease that terminated on or after the effective date of this chapter, and after a written request or demand from the Owner, the Tenant has refused to execute a written extension or renewal of the lease for an additional term of similar duration with similar provisions, provided that those terms do not violate this section or any other provision of law. Addition of a provision allowing the Owner to terminate the Tenancy to allow for occupancy by the Owner or Owner’s Family Member as described in Section 9.90.050(C)(1), below, shall constitute a “similar provision” for the purposes of this subsection.
6. Criminal activity by the Tenant at the Residential Rental Unit, including any common areas, or any criminal activity or criminal threat, as defined in subdivision (a) of Section 422 of the California Penal Code, on or off the property where the Residential Rental Unit is located, that is directed at any Owner, any agent of the Owner where the Residential Rental Unit is located.
7. Assigning or subletting the premises in violation of the Tenant’s lease, as described in paragraph (4) of Section 1161 of the California Code of Civil Procedure.
8. The Tenant’s refusal to allow the Owner to enter the Residential Rental Unit as authorized by Sections 1101.5 and 1954 of the California Civil Code, and Sections 13113.7 and 17926.1 of the California Health and Safety Code.
9. Using the premises for an unlawful purpose as described in paragraph (4) of Section 1161 of the California Code of Civil Procedure.
10. The employee, agent, or licensee’s failure to vacate after their termination as an employee, agent, or a licensee as described in paragraph (1) of Section 1161 of the California Code of Civil Procedure.

11. When the Tenant fails to deliver possession of the Residential Rental Unit after providing the Owner written notice as provided in Section 1946 of the California Civil Code of the Tenant's intention to terminate the hiring of the real property or makes a written offer to surrender that is accepted in writing by the Owner but fails to deliver possession at the time specified in that written notice as described in paragraph (5) of Section 1161 of the California Code of Civil Procedure.

C. No-Fault Just Cause. No-Fault Just Cause means any of the following:

1. **Intent to Occupy.** Intent to occupy the Residential Rental Unit by the Owner or the Owner's spouse, domestic partner, children, grandchildren, parents, or grandparents for a minimum of 12 continuous months as that person's primary residence.

(a) For leases entered into on or after March 22, 2025, if the lease is for a tenancy in a mobilehome, Intent to Occupy shall only be a No-Fault Just Cause basis for termination if the Tenant agrees, in writing, to the termination, or if a provision of the lease allows the Owner to terminate the lease if the Owner, or the Owner's spouse, domestic partner, children, grandchildren, parents, or grandparents, unilaterally decides to occupy the residential real property. Addition of a provision allowing the owner to terminate the lease as described in this clause to a new or renewed rental agreement or fixed-term lease constitutes a similar provision for the purposes of Section 9.90.050(B)(5).

(b) This subsection does not apply if the Intended Occupant occupies a rental unit on the property or if a vacancy of a similar unit already exists at the property.

(c) Intent to Occupy shall only be a No-Fault Just Cause basis for termination if the Intended Occupant moves into the Residential Rental Unit within 90 days after the Tenant vacates and occupies the Residential Rental Unit as a primary residence for at least 12 consecutive months.

2. **Compliance with Government or Court Order.** The Tenancy is terminated on the basis of the Owner's compliance with any of the following:

- a. An order issued by a government agency or court relating to habitability that necessitates vacating the Residential Rental Unit; or
- b. An order issued by a government agency or court to vacate the Residential Rental Unit; or
- c. A local ordinance that necessitates vacating the Residential Rental Unit.

If it is determined by any government agency or court that the Tenant is at fault for the condition or conditions triggering the order or need to vacate under this subsection, the Tenant shall not be entitled to relocation assistance as set forth in this chapter.

3. **Withdrawal From the Rental Market.** The Tenancy is terminated on the basis of the Owner's decision to withdraw the Residential Rental Unit from the rental market.

4. **Substantial Remodel or Demolition.** The Tenancy is terminated because of the Owner's intent to Substantially Remodel or demolish a Residential Rental Unit. The Owner may not require the Tenant to vacate the Residential Rental Unit on any days where a Tenant could continue living in the Residential Rental Unit without violating health, safety, and habitability codes and law.

D. Notice to Tenant of Tenant Protection Provisions Required. An Owner of a Residential Rental Unit subject to this chapter shall provide written notice to the Tenant as follows:

"California law limits the amount your rent can be increased. See California Civil Code section 1947.12 for more information. Local law also provides that after a tenant has continuously and lawfully occupied the property for 12 months or more, a landlord must provide a statement of cause in any notice to terminate a tenancy. See Imperial Beach Municipal Code Chapter 9.90 for more information."

For a Tenancy in a Residential Rental Unit subject to this chapter existing before the effective date of this chapter, the notice required above shall be provided in writing to the Tenant directly or as an addendum to the lease or rental agreement no later than March 22, 2025. For a Tenancy in a Residential Rental Unit subject to this chapter commenced or renewed on or after March 22, 2025, the notice required above shall be included as an addendum to the lease or rental agreement, or as a written notice signed by the Tenant, with a copy provided to the Tenant.

The provision of this notice shall be subject to California Civil Code Section 1632.

E. Reporting Requirements. Owners and Tenants shall provide City with information regarding termination of Tenancies at such time(s) and with such details as shall be required by City in the attendant Administrative Regulations.

F. Owner Acknowledgement. When an Owner applies for a City of Imperial Beach business license to operate, the Owner will be required to acknowledge that he or she has read and will abide by this chapter if applicable to the Residential Rental Unit.

G. Copy to Tenant. For a Tenancy in a Residential Rental Unit subject to this chapter commenced or renewed on or after on or after March 22, 2025, the Owner must provide a copy of this chapter to the Tenant upon entering into the lease.

9.90.060 Requirements Upon Termination of a Tenancy.

A. Requirements Upon Termination of a Tenancy for At Fault Just Cause. Before an Owner of a Residential Rental Unit issues a notice to terminate a Tenancy for At Fault Just Cause that is a curable lease violation after a Tenant has continuously and lawfully occupied a Residential Rental Unit for 12 months, the Owner shall first give written notice of the violation to the Tenant including a description of the violation (or violations) and an opportunity to cure the violation pursuant to paragraph (3) of Section 1161 of the California Code of Civil Procedure. If the violation is not cured within the time period set forth in the notice, a three-day notice to quit without an opportunity to cure may thereafter be served to terminate the Tenancy.

1. **Notice to City Required.** The Owner shall provide written notice to the City of the At Fault Just Cause Termination of Tenancy no later than three (3) business days after the date the Owner provides the required notice to the Tenant. Such notice to City shall be provided on a form approved by City for such purpose and in the manner specified in the attendant Administrative Regulations.

B. Requirements Upon Termination of a Tenancy for No-Fault Just Cause. Upon termination of a Tenancy for No-Fault Just Cause after a Tenant has continuously and lawfully occupied a Residential Rental Unit for 12 months, an Owner of a Residential Rental Unit shall provide notice and relocation assistance as follows:

1. **Termination of a Tenancy in Unit in a Residential Rental Complex for Substantial Remodel or Demolition.** When an Owner terminates a Tenancy of a Residential Rental Unit in a Residential Rental Complex for No-Fault Just Cause for a Substantial Remodel or Demolition, the Owner shall provide notice and relocation assistance to the Tenant as follows:

a. **Notice to Tenant Required.** The Owner shall give written notice to the Tenant prior to the proposed date of termination as required by State law. Such notice shall include any applicable State law requirements, including but not limited to California Code of Civil Procedure Section 1162 and California Civil Code section 1946.1:

i. **Notice of Basis for No-Fault Just Cause Termination.** The Owner's decision to terminate the Tenancy and a description of the basis for said termination;

ii. **Notice of Right to Relocation Assistance.** The Tenant's right to relocation assistance or rent waiver pursuant to this section. If the Owner elects to waive the Tenant's rent, the notice shall state the amount of rent waived and that no rent is due for the final corresponding months of the Tenancy. Any relocation assistance payment shall be provided by the Owner to the Tenant within fifteen (15) calendar days of service of the notice or the last day of legal occupancy, whichever comes first; and

iii. **Notice of Substantial Remodel or Demolition.** The following statement must be included in the written notice:

"If the substantial remodel of your unit or demolition of the property as described in this notice of termination is not commenced or completed, the owner must offer you the opportunity to re-rent your unit with a rental agreement containing the same terms as your most recent rental agreement with the owner at the rental rate that was in effect at the time you vacated. You must notify the owner within thirty (30) days of receipt of the offer to re-rent of your acceptance or rejection of the offer, and, if accepted, you must reoccupy the unit within thirty (30) days of notifying the owner of your acceptance of the offer."

The written notice shall additionally contain a description of the Substantial Remodel to be completed, the approximate expected duration of the Substantial Remodel, or if the property is to be demolished, the expected date by which the property will be demolished, together with one of the following:

- (a) A copy of the permit or permits required to undertake the Substantial Remodel or demolition; or
- (b) If the Substantial Remodel is due to abatement of hazardous materials and does not require any permit, a copy of the signed contract with the contractor hired by the Owner to complete the Substantial Remodel, that reasonably details the work that will be undertaken to abate the hazardous materials.

The written notice shall additionally indicate that if the Tenant is interested in reoccupying the Residential Rental Unit following the Substantial Remodel, the Tenant shall inform the Owner of the Tenant's interest in reoccupying the Residential Rental Unit following the Substantial Remodel and provide to the Owner the Tenant's address, telephone number, and email address.

- b. **Notice to City Required.** The Owner shall provide written notice to the City of the No-Fault Just Cause Termination of Tenancy no later than three (3) business days after the date the Owner provides the required notice to the Tenant. Such notice to City shall be provided on a form approved by City for such purpose and in the manner specified in the attendant Administrative Regulations.
 - c. **Relocation Assistance Required.** The Owner shall, regardless of the Tenant's income, at the Owner's option, do one of the following to assist the Tenant to relocate:
 - i. Provide a direct payment to the Tenant in an amount equal to one month of the U.S. Department of Housing and Urban Development's Small Area Fair Market Rents Amount for the zip code in which the Residential Rental Unit is located when the Owner issued the notice to terminate the Tenancy, AND one month of actual then in effect contract rent under Tenant's lease. If the Tenant is Elderly or Disabled, then the direct payment shall be in an amount equal to two months of the U.S. Department of Housing and Urban Development's Small Area Fair Market Rents Amount for the zip code in which the Residential Rental Unit is located when the Owner issued the notice to terminate the Tenancy, AND one month of actual then in effect contract rent under Tenant's lease; or
 - ii. Waive in writing and not collect the payment by Tenant of then due or future rent otherwise due under the lease in an amount equivalent to the direct payment described in (i), above.
 - d. **Return of Deposit Required.** Unless otherwise provided by State law, the Owner shall return to Tenant the Tenant's full deposit within the timeframe specified by State law.
 - e. **Notice of Chapter 9.90 Required.** The Owner shall provide a full copy of this chapter to Tenant with the notice.
2. **Termination of a Tenancy in Unit in a Residential Rental Complex for a No-Fault Just Cause Reason Other than Substantial Remodel or Demolition.** When an Owner terminates a Tenancy of a Residential Rental Unit in a Residential Rental

Complex for No-Fault Just Cause other than Substantial remodel or demolition, the Owner shall provide notice and relocation assistance to the Tenant as follows:

- a. **Notice to Tenant Required.** The Owner shall give written notice to the Tenant prior to the proposed date of termination as required by State law. Such notice shall include any applicable State law requirements, including but not limited to California Code of Civil Procedure Section 1162 and California Civil Code section 1946.1:
 - i. **Notice of Basis for No-Fault Just Cause Termination.** The Owner's decision to terminate the Tenancy and a description of the basis for said termination;
 - ii. **Notice of Right to Relocation Assistance.** The Tenant's right to relocation assistance or rent waiver pursuant to this section. If the Owner elects to waive the Tenant's rent, the notice shall state the amount of rent waived and that no rent is due for the final corresponding months of the Tenancy. Any relocation assistance payment shall be provided by the Owner to the Tenant no later than the last day of legal occupancy; and
 - iii. **Notice of Intended Occupant.** If the Tenancy is being terminated on the basis of Intent to Occupy under Section 9.90.050(C)(1), above, the written notice must identify the name or names and relationship to the Occupant Owner of the intended occupant. The written notice shall additionally include notification that the Tenant may request proof that the intended occupant is an Occupant Owner or related to the Occupant Owner. The proof shall be provided upon request and may include an operating agreement and other non-public documents.
 - b. **Notice to City Required.** The Owner shall provide written notice to the City of the No-Fault Just Cause Termination of Tenancy no later than three (3) business days after the date the Owner provides the required notice to the Tenant. Such notice to City shall be provided on a form approved by City for such purpose and in the manner specified in the attendant Administrative Regulations.
 - c. **Relocation Assistance Required.** The Owner shall, regardless of the Tenant's income, provide the relocation assistance required per State law under Civil Code section 1946.2.
 - d. **Notice of Chapter 9.90 Required.** The Owner shall provide a full copy of this chapter to Tenant with the notice.
3. **Tenancy in Unit Not in a Residential Rental Complex.** When an Owner terminates a Tenancy of a Residential Rental Unit that is not in a Residential Rental Complex for No-Fault Just Cause, the Owner shall provide notice and relocation assistance to the Tenant as follows:
 - a. **Notice to Tenant Required.** The Owner shall give written notice to the Tenant prior to the proposed date of termination as required by State law Such notice shall include any applicable State law requirements, including but not limited to California Code of Civil Procedure Section 1162 and California Civil Code section 1946.1:

- i. **Notice of Basis for No-Fault Just Cause Termination.** The Owner's decision to terminate the Tenancy and a description of the basis for said termination.
- ii. **Notice of Right to Relocation Assistance.** The Tenant's right to relocation assistance or rent waiver pursuant to this section. If the Owner elects to waive the Tenant's rent, the notice shall state the amount of rent waived and that no rent is due for the final corresponding month of the Tenancy. Any relocation assistance payment shall be provided by the Owner to the Tenant within fifteen (15) calendar days of service of the notice; and
- iii. **Notice of Intended Occupant.** If the Tenancy is being terminated on the basis of Intent to Occupy under Section 9.90.050(C)(1), above, the written notice must identify the name or names and relationship to the Occupant Owner of the intended occupant. The written notice shall additionally include notification that the Tenant may request proof that the intended occupant is an Occupant Owner or related to the Occupant Owner. The proof shall be provided upon request and may include an operating agreement and other non-public documents.
- iv. **Notice of Substantial Remodel or Demolition.** If the Tenancy is being terminated on the basis of a Substantial Remodel or Demolition under 9.90.050(C)(4), above, the following statement must be included in the written notice:

"If the substantial remodel of your unit or demolition of the property as described in this notice of termination is not commenced or completed, the owner must offer you the opportunity to re-rent your unit with a rental agreement containing the same terms as your most recent rental agreement with the owner at the rental rate that was in effect at the time you vacated. You must notify the owner within thirty (30) days of receipt of the offer to re-rent of your acceptance or rejection of the offer, and, if accepted, you must reoccupy the unit within thirty (30) days of notifying the owner of your acceptance of the offer."

The written notice shall additionally contain a description of the Substantial Remodel to be completed, the approximate expected duration of the Substantial Remodel, or if the property is to be demolished, the expected date by which the property will be demolished, together with one of the following:

- (a) A copy of the permit or permits required to undertake the Substantial Remodel or demolition; or
- (b) If the Substantial Remodel is due to abatement of hazardous materials and does not require any permit, a copy of the signed contract with the contractor hired by the owner to complete the Substantial Remodel, that reasonably details the work that will be undertaken to abate the hazardous materials.

The written notice shall additionally indicate that if the Tenant is interested in reoccupying the Residential Rental Unit following the Substantial Remodel, the Tenant shall inform the Owner of the Tenant's interest in reoccupying the Residential Rental Unit following the Substantial Remodel and provide to the Owner the Tenant's address, telephone number, and email address.

- b. **Notice to City Required.** The Owner shall provide written notice to the City of the No-Fault Just Cause Termination of Tenancy no later than three business (3) days after the date the Owner provides the required notice to the Tenant. Such notice to City shall be provided on a form approved by City for such purpose and in the manner specified in the attendant Administrative Regulations.
- c. **Relocation Assistance Required.** The Owner shall, regardless of the Tenant's income, provide the relocation assistance required per State law under Civil Code section 1946.2.
- d. **Notice of Chapter 9.90 Required.** The Owner shall provide a full copy of this chapter to Tenant with the notice.

C. Additional Requirements Upon Termination of a Tenancy for No-Fault Just Cause.

Upon termination of a Tenancy for No-Fault Just Cause, the following additional provisions shall also apply:

1. The relocation assistance or rent waiver required by this section shall be in addition to the return of any deposit or security amounts owed to the Tenant.
2. Any relocation assistance or rent waiver to which a Tenant may be entitled to under this chapter shall be in addition to and shall not be credited against any other relocation assistance required by any other law.
3. If the Tenant fails to vacate after the expiration of the notice to terminate the Tenancy, the actual amount of any relocation assistance or rent waiver provided pursuant to this section may be recoverable by Owner as damages in an action to recover possession.
4. If the Tenancy is being terminated on the basis of an Intended Occupant move in under Section 9.90.050(C)(1) and the Intended Occupant fails to move into the Residential Rental Unit within 90 days after the Tenant vacates, or fails to occupy the Residential Rental Unit as their primary residence for at least 12 consecutive months, the Owner shall offer the unit to the Tenant who vacated it at the same rent and lease terms in effect at the time the Tenant vacated and shall reimburse the Tenant for reasonable moving expenses incurred in excess of any relocation assistance that was paid to the Tenant in connection with the written notice. If the Intended Occupant moves into the unit within 90 days after the tenant vacates but dies before having occupied the unit as a primary residence for 12 months, this will not be considered a failure to comply with this section or a material violation of this section by the Owner.
 - a. For a new tenancy commenced during the time periods described above, the unit shall be offered and rented or leased at the lawful rent in effect at the time any notice of termination of tenancy is served.
5. Among other remedies applicable to Owner's failure to comply with the terms of this chapter, an Owner's failure to strictly comply with this section shall render the notice of termination void.

9.90.070 Enforcement and Remedies.**A. General Provisions.**

1. The enforcement mechanisms and remedies specified in this section are cumulative and in addition to any other enforcement mechanisms and remedies available under federal, State, County, and City law or ordinance for violation of this chapter or code.
2. It shall be unlawful for any Person to violate any provision or fail to comply with the requirements of this chapter. Each day that a violation continues is deemed to be a new and separate offense.
3. Any waiver of the rights under this chapter shall be void as contrary to public policy.

B. Remedies.

1. A Tenant claiming a violation of this chapter may file an action against an Owner in a court of competent jurisdiction.
2. A Tenant may seek injunctive relief, equitable relief, and money damages, including punitive damages, in a civil action against an Owner for a violation of this chapter.
3. A Tenant may raise, as an affirmative defense, any violation or noncompliance with this chapter in any action by an Owner to recover possession of a Residential Rental Unit.
4. Any attempt by an Owner to recover possession of a Residential Rental Unit or any actual recovery of possession of a Residential Rental Unit in violation of this chapter shall render the Owner liable to the Tenant in a civil action for all of the following:
 - a. Actual damages;
 - b. In the court's discretion, reasonable attorney's fees and costs.
 - c. Upon a showing that that Owner has acted willfully or with oppression, fraud or malice, up to three times the actual damages. An award may also be entered for punitive damages for the benefit of the Tenant against the Owner.
5. The City may at its own discretion enforce this chapter under Chapters 1.12 and 1.22 of this code, including civil and criminal remedies.

9.90.080 Sunset Clause.

This chapter shall remain in effect until January 1, 2030, and as of that date is repealed unless otherwise extended by the City Council.



February 19, 2025

ITEM TITLE: RC COMMERCIAL HOLDINGS, LLC (APPLICANT); CONSIDERATION OF REGULAR COASTAL PERMIT AND CONDITIONAL USE PERMIT TO ALLOW LIVE ENTERTAINMENT AT AN EXISTING TWO-STORY COMMERCIAL BUILDING ON THE ROOF DECK AREA LOCATED AT 951 SEACOAST DRIVE. (0600-20)

ORIGINATING DEPARTMENT:

Community Development

EXECUTIVE SUMMARY:

The applicant of the property at 951 Seacoast Drive, which is located in the C/MU-2 (Seacoast Commercial & Mixed Use) Zone, has applied for a Regular Coastal Permit and Conditional Use Permit for live entertainment at an existing two-story commercial building (only on the roof deck area). No significant alterations to the building or property are proposed beyond what exists today.

RECOMMENDATION:

That the City Council consider adoption of Resolution 2025-007, approving Regular Coastal Permit (CP-24-0003), and Conditional Use Permit (CUP-24-0002), and categorical exemption pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 Class 1 (Existing Facilities) at 951 Seacoast Drive (APN 625-352-23-00) in the C/MU-2 (Seacoast Commercial & Mixed Use) Zone, subject to the conditions as specified in the attached resolution.

OPTIONS:

In addition to reviewing this report and adopting staff recommendations, the City Council can:

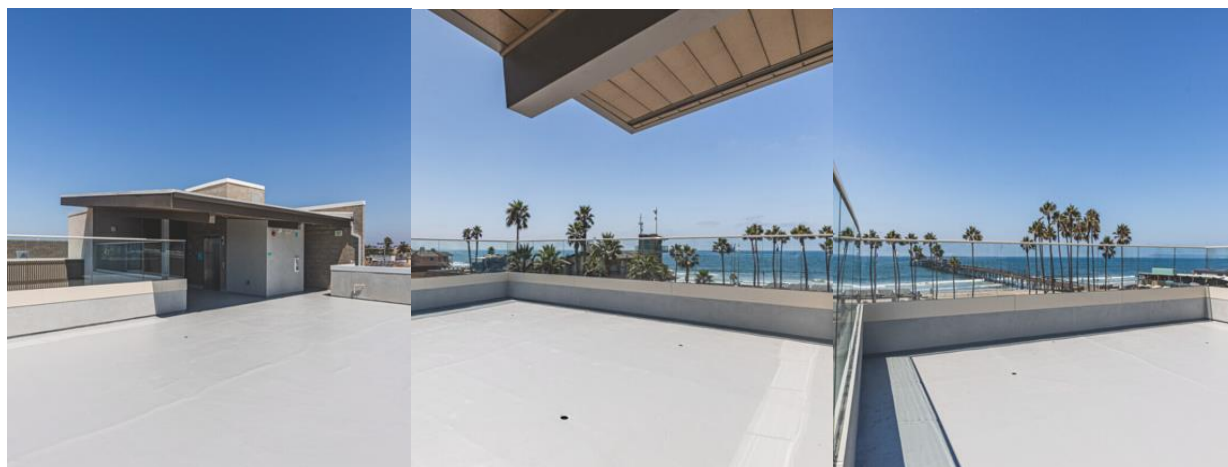
- Approve the resolution with modifications requested by the City Council; or
- Deny the requested permits by making specific findings for denial; or
- Continue the Public Hearing to a specific future meeting to allow staff to provide additional information upon which a decision can be rendered.

BACKGROUND/ANALYSIS:

On April 21, 2021, the City Council adopted Resolution No. 2021-21, approving the demolition of an existing single-family residence and construction of a new two-story commercial building with a roof deck at 951 Seacoast Drive (APN 625-352-23-00). After the construction of the building, the applicant submitted an application (USE-24-0029) to the City on April 30, 2024, for Regular Coastal Permit (CP-24-0003) and Conditional Use Permit (CUP-24-0002), proposing live entertainment at an existing two-story commercial building (only on the roof deck area) in the C/MU-2 (Seacoast Commercial & Mixed Use) Zone. The application was submitted per

Resolution No. 2021-21, condition of approval seven (7) which states, “Hours of operation and use for outdoor patio and roof deck areas are subject to separate authorization by the City, dependent on the tenant and operational use of the spaces. Hours and operation in the outdoor areas will be subject to review and modification by the Community Development Department and Public Safety Department, as necessary. Special events, live entertainment, or similar uses must obtain separate authorizations. City approvals and authorizations will not be unreasonably withheld, conditioned, or delayed, and any restrictions will be non-discriminatory and no more restrictive or onerous than restrictions placed on other retail uses in the City. Any and all live entertainment is subject to separate permitting and unique conditions of approval.” The applicant is proposing that the live entertainment would operate on the roof deck of the existing two-story commercial building.

The existing commercial building has four retail spaces: one space is currently occupied by a Real Estate business, one would soon be occupied by a coffee business, and the remaining two spaces are vacant. The applicant has proposed to offer live entertainment, which includes events with a Master of Ceremonies (MC), live instrumentals and/or vocalists, amplified music events, recorded music, and restaurant-style ambient music on the roof deck. No significant alterations to the building or property are proposed beyond what exists today.



Land Use

The applicant is proposing live entertainment on the roof deck of an existing commercial building. The live entertainment includes events with a Master of Ceremonies (MC), live instrumentals and/or vocalists, recorded music, and restaurant-style ambient music. The applicant is proposing that live entertainment be allowed to take place pursuant to Imperial Beach Municipal Code section 19.23.010 and 19.72.040(G) at the existing building (only on the roof deck area) as specified below:

1. Allowable Number of Events

- A. Live Music: Eight days per year (one max per day) (included in the three days per week maximum allotment in item 1.B. below)
 - Four of the eight shall only take place during the daytime hours of the summer season. The remaining four may take place throughout the calendar year.
- B. Recorded Music (inaudible beyond the property line): Up to three days per week maximum.
 - Microphones may not be used, except for announcements or speeches performed in a speaking voice (no yelling, shouting, or singing), the volume of any microphone must be controlled/limited at 65 decibels within the property lines, and the announcements/speeches must not be audible beyond the property line.
- C. Restaurant-Style Ambient Music (Inaudible Beyond Property Line): Daily
- D. Events without music.
 - Events without music do not require a conditional use permit and may take place daily during the building's approved hours of operation.

2. Allowable Event Times:

- A. Live Music (same times as shown in item 2.B. below)
- B. Recorded music (inaudible beyond the property line)
 - Tuesday to Friday: 10:00 am – 8:00 pm
 - Saturday: 10:00 am to 9:00 pm
 - Sunday: 10:00 am to 7:00 pm
- C. Restaurant-Style Ambient Music: 7:00 am to 10:00 pm
- D. Events without music: 7:00 am to 10:00 pm

* One additional hour to be used solely for cleanup, soundcheck no earlier than 09:30 am.

Pursuant to Imperial Beach Municipal Code Section 19.23.010 the City Council has the authority to determine whether a standalone “live entertainment” venue which is not listed in the Land Use Table is an allowable use.

Additionally, pursuant to Imperial Beach Municipal Code Section 19.72.040 (G), the City Council acting as the Planning Commission has the authority to determine if the standalone “live entertainment” venue business normally conducts all or part of their business outside of buildings exempting the business from the provisions of Chapter 19.72 Outdoor Uses.

The areas for live entertainment would occur only on the roof deck. Because every event is unique in character, the layout of each event would vary. The applicant has provided examples in the following figures below.

Figure 1

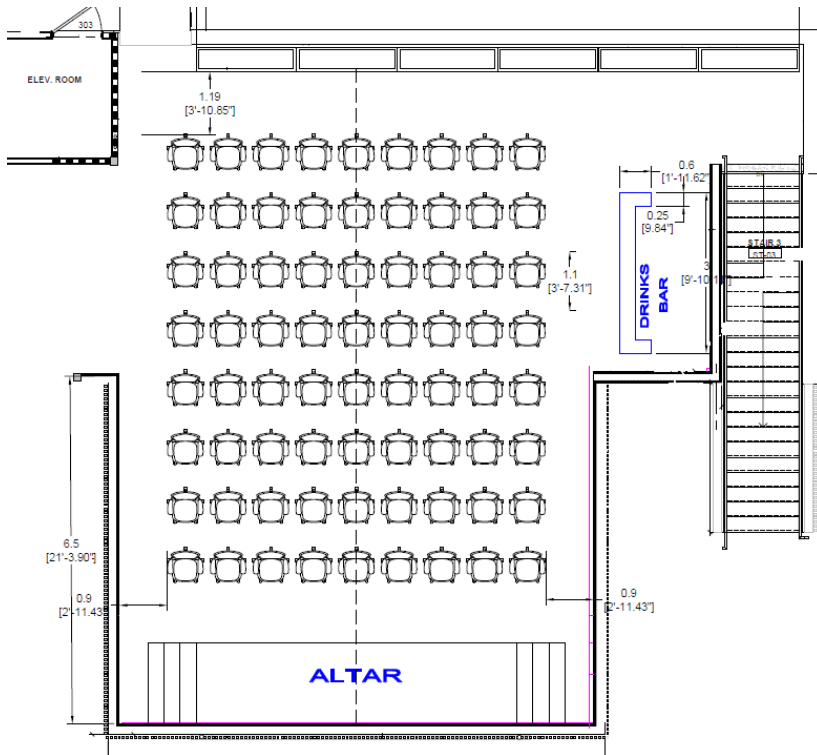


Figure 2

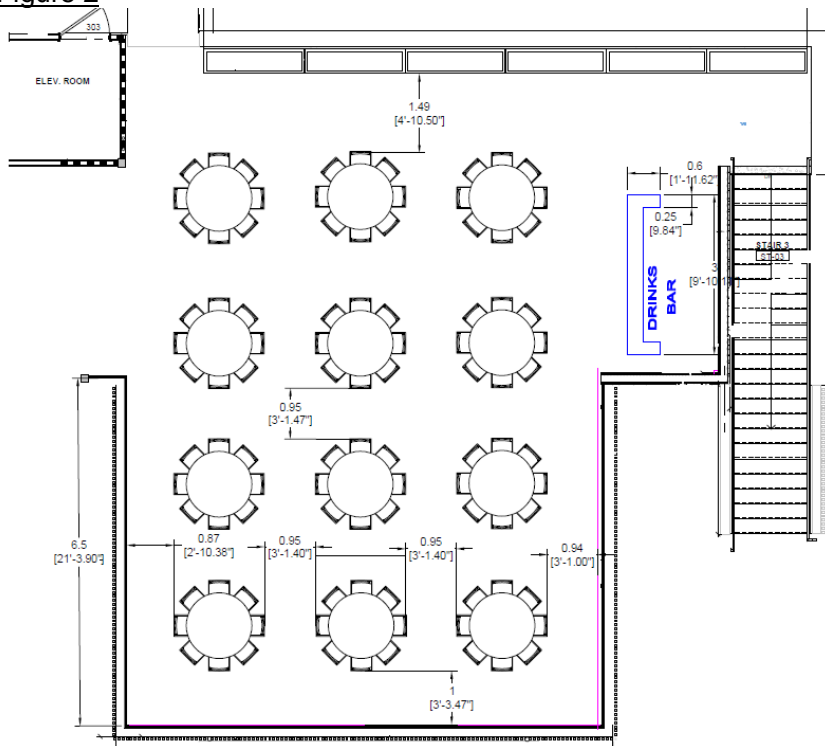
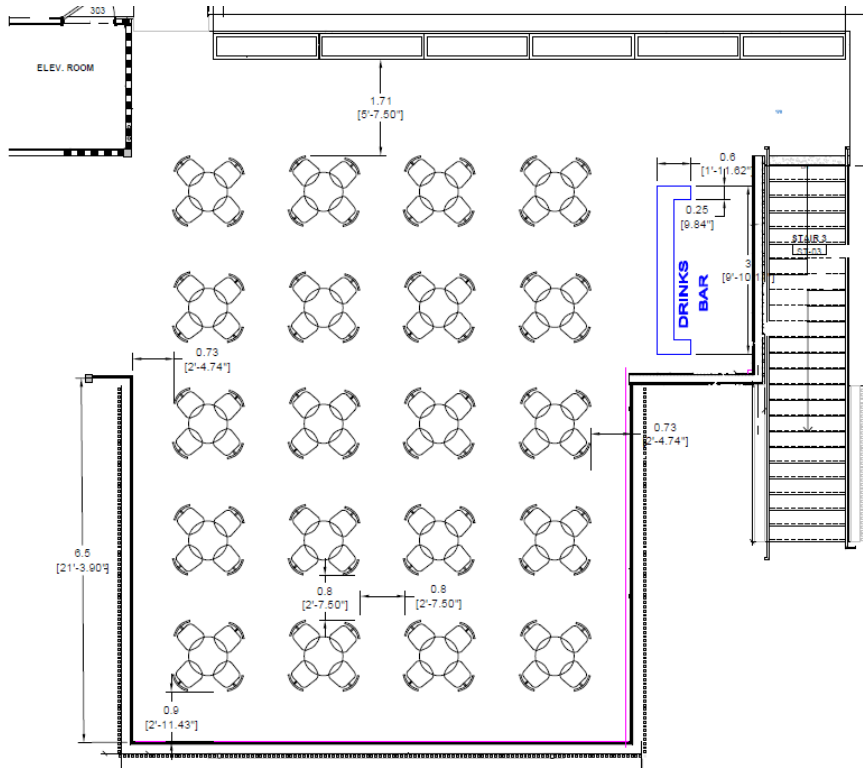


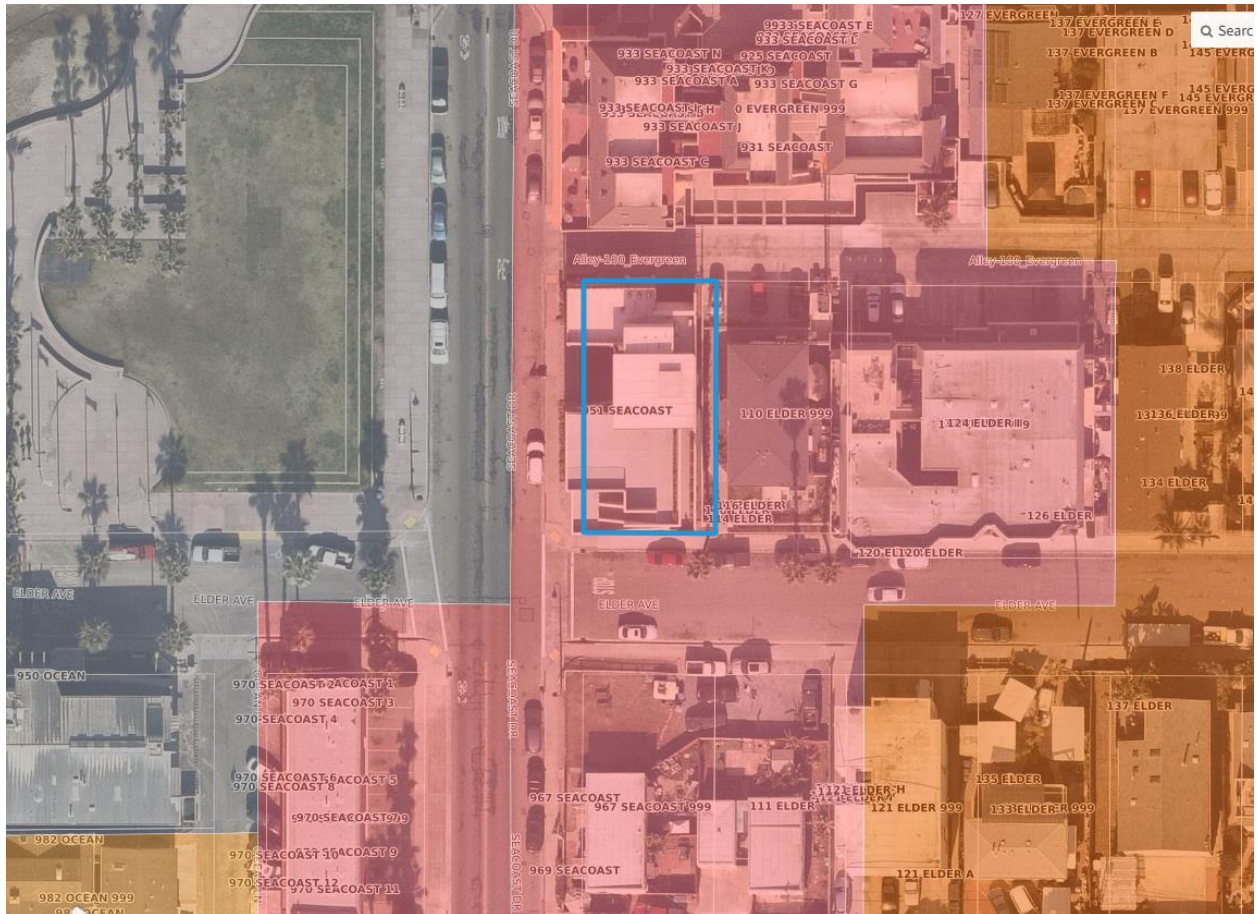
Figure 3



Compatibly with Surrounding Uses

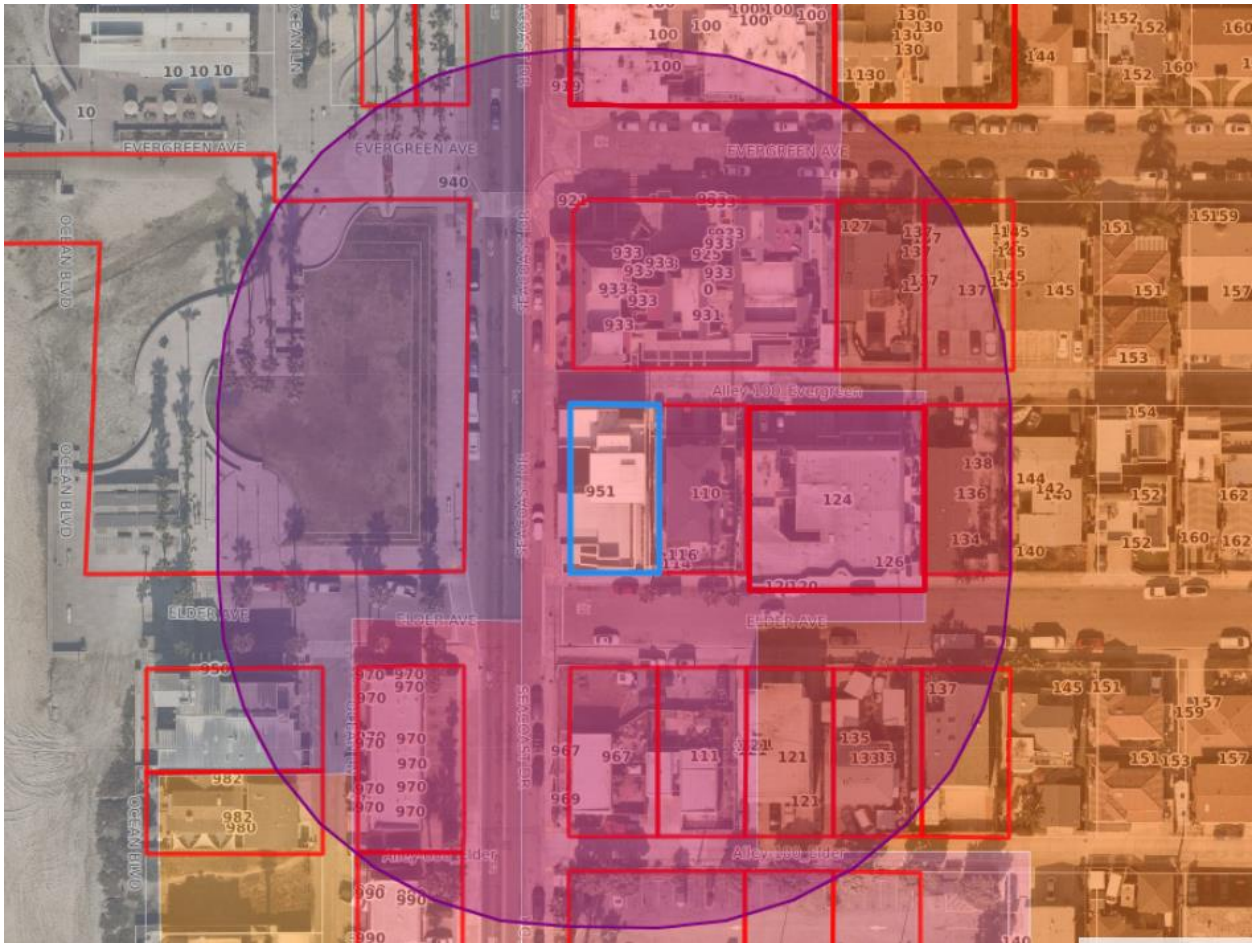
The property is located in the C/MU-2 (Seacoast Commercial & Mixed Use) Zone. The properties located north, east, and south of the project are zoned C/MU-2 (Seacoast Commercial & Mixed Use) Zone. The building located north of the project is mixed use which features a market, commercial offices, and residential units. The buildings located east south of the project are residential in character. The property to the west is zoned as the Public Facility Zone and is currently a public park. An overview of the zoning for the area surrounding the project site is provided in Figure 4 below.

Figure 4



Because of the unique character of the proposed use, the proximity of nearby uses should be considered. Figure 5, shown below, shows that the existing commercial building is located within two hundred feet of a residential zone and existing residential buildings. As such, conditions should be considered to mitigate for noise.

Figure 5



The applicant proposes neighborhood compatibility by implementing various noise mitigation measures. For all events while events are in progress, there will be one Onsite Event Manager, and an on-call Building Manager (onsite or offsite). The information for an on-call Building Manager would be clearly posted on the premises and the manager would be available 24/7. In addition, the information for the Onsite Event Manager would be clearly posted on the premises during each event (including during setup and clean up). The Onsite Event Manager would be responsible for ensuring that sound originating from the roof deck is not audible beyond the property lines and that the sound does not exceed 65 decibels. The Onsite Event Manager would return any calls within 15 minutes and resolve any issues within 30 minutes. As a secondary contact point, the Building Manager would be available to address any issues as soon as possible after being contacted.

Any live entertainment (inclusive of events with an MC, live musical instruments and/or vocalists) or amplified music events should not exceed eight (8) unique events (one per day) per year, subject to approval from the Community Development Director. Four of the eight shall only take place during the daytime of the summer season. The remaining four may take place throughout the calendar year. The hours for live entertainment (inclusive of events with an MC, live musical instruments and/or vocalists, or amplified music event) are subject to modification and require prior notification to the surrounding residents within 100 feet.

Any events utilizing solely recorded music shall not exceed 65 decibels within the property lines, and the music must not be audible beyond the property line. The music must be imperceptible to occupants of buildings neighboring the subject property. Microphones may not be used, except

for announcements or speeches performed in a speaking voice (no yelling, shouting, or singing), the volume of any microphone would be controlled/limited at 65 decibels within the property lines, and the announcements/speeches would not be audible beyond the property line. These events (inaudible beyond the property lines) may not occur more often than an average of three (3) days per week, and the music and any announcement or speeches must not be perceptible beyond the property line. For purposes of calculating the number of days, any live entertainment (inclusive of events with an MC, live musical instruments and/or vocalists, or amplified music event) would be counted towards this 3-day average.

Any events utilizing Restaurant-Style Ambient Music would not exceed the level of music typically played in a restaurant setting, and the music would not be audible beyond the property line. The music would be imperceptible to occupants of buildings neighboring the subject property. Microphones may not be used. These events (inaudible beyond the property lines) may take place daily during the building's approved hours of operation.

Subject to approval by the City Council (IBMC Section 19.72.040(G)), the proposed events without music do not require a conditional use permit and may take place daily during the building's approved hours of operation.

Any noise complaints that are received for uses at the property, the City would verify the validity of the complaint with evidence to support the complainant's claim (including verifiable facts such as volume and the source of any music), and applicant would also investigate said complaint and mitigate any issues to the satisfaction of the City. The project would also meet Imperial Beach Municipal Code noise requirements (Imperial Beach Municipal Code 9.32 - Noise) at all times. In addition, any user of the space or vendor at the facility that process alcoholic beverages would participate in the Responsible Retailer Program operated by the San Diego County Sheriff.

To dampen sound and reduce potential noise impacts to the surrounding neighboring areas, additional sound attenuation such as temporary sound absorbing panels would be required for live entertainment events (including events with an MC, live musical instruments and/or vocalists, or amplified music event). As an additional mitigation measure, the applicant has hired the consulting services of an Acoustical Engineer, Acentech, to perform an environmental sound measurements study to ensure compliance with the Imperial Beach Noise Ordinance. In order to be compliant with the recommendations of the environmental sound measurements study, all speakers would be at or near floor level and may not be elevated. Furthermore, the applicant would add sound-reduction clear/transparent glass or glass-like parapet on the east side of the roof deck that is similar to the glass parapet located on the west side of the roof deck. This parapet would not have gaps unless structurally necessary for wind shear load, and if there are gaps, such gaps would be covered during any live entertainment (inclusive of events with an MC, live musical instruments and/or vocalists, or amplified music event) with materials approved from a state licensed structural engineer. Examples of the speaker layout and sound wall are shown below in Figure 6 and 7.

Figure 6

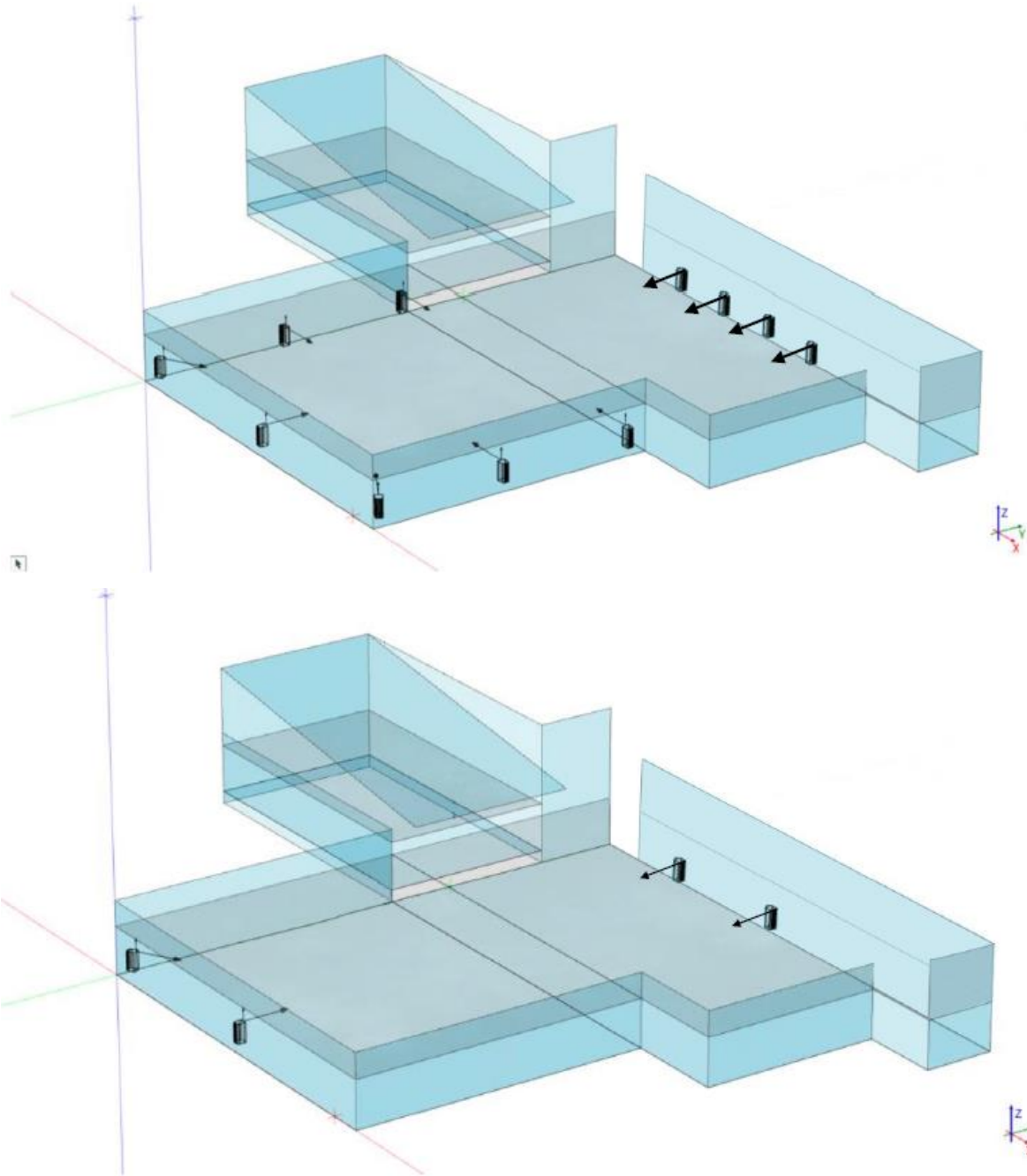
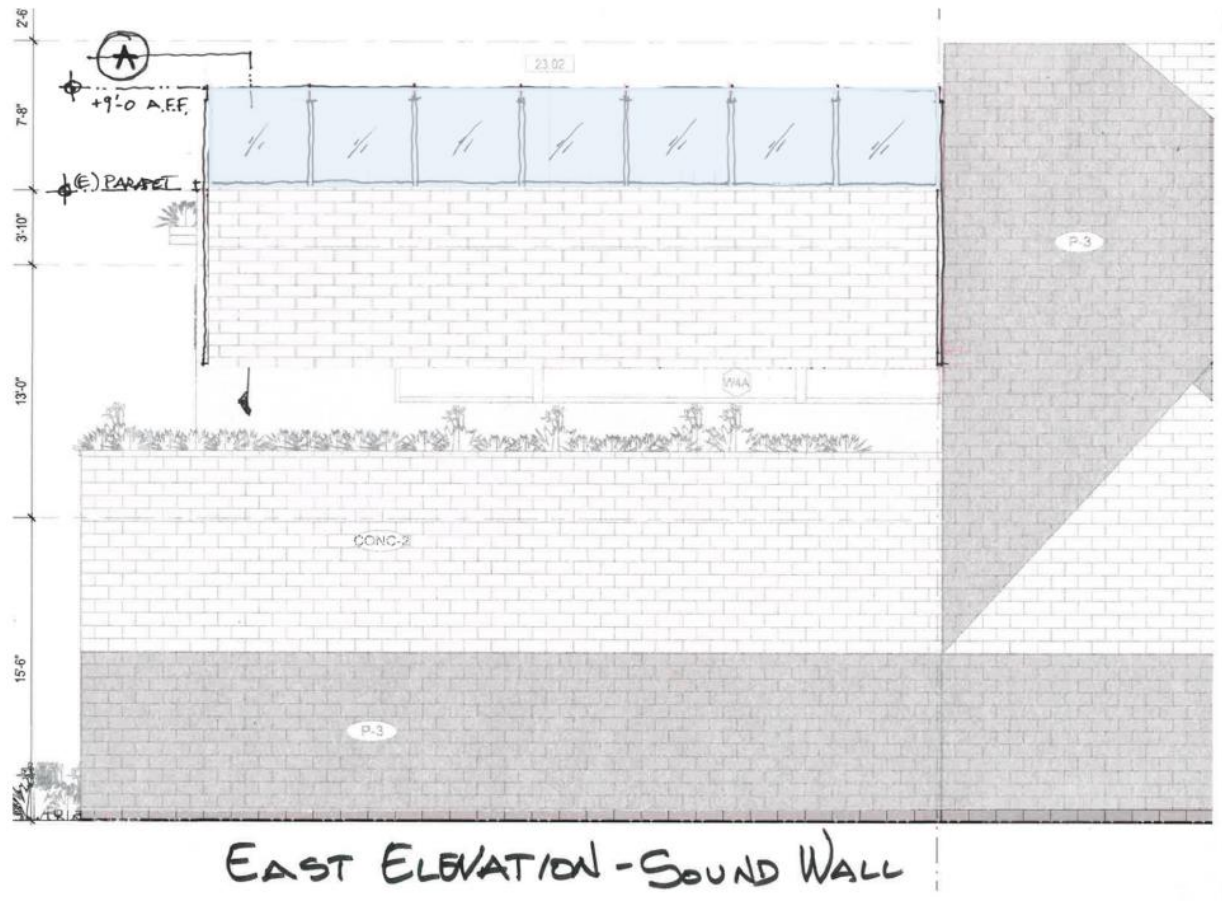


Figure 7



General Plan/Land Use Analysis:

The project is located in the C/MU-2 (Seacoast Commercial & Mixed Use) Zone. The purpose of the C/MU-2 zone is to provide land to meet the demand for goods and services required primarily by the tourist population, as well as local residents who use the beach area. It is intended that the dominant type of commercial activity in the C/MU-2 zone will be visitor-serving retail such as specialty stores, surf shops, restaurants, and hotels and motels.

Imperial Beach Municipal Code (IBMC) Section 19.23.010 provides a table of the allowable uses in the General Commercial & Mixed-Use Zone (C/MU-1), Seacoast Commercial & Mixed-Use Zone (C/MU-2), and Neighborhood Commercial & Mixed-Use Zone (C/MU-3). This table specifies which uses are expressly permitted, which uses require a Conditional Use Permit, or which uses are permitted only if in compliance with specific location requirements. While the land use table does not explicitly list a standalone “live entertainment” venue as an allowable use, it vests the authority of the City Council to determine whether an unspecified use is allowed because it is compatible with the zone.

There are several similar uses that are specifically allowed in the zone. The land use table does allow restaurants with live entertainment with the approval of a Conditional Use Permit. Per IBMC Section 19.04.52, live entertainment is defined as “Live entertainment includes live music, recorded music, music played by a DJ, comedy, karaoke, readings, dancing, acting, or other entertainment performed on a site three or more days during a calendar year. This includes dancing by patrons to live music, recorded music, or music played by a DJ or disk jockey.”

Furthermore, hotels are a permitted use in the C/MU-2 (Seacoast Commercial & Mixed-Use Zone, which by definition may also include “entertainment” as an incidental service. Hotels are defined in Imperial Beach Municipal Code Section 19.04.410 as follows: "Hotel" means any establishment offering commercial transient lodging accommodation on a less than monthly basis to the general public, including any incidental services such as eating, drinking, meeting, banquet, entertainment, or recreational services intended primarily for the convenience of guests.

While the proposed use may not strictly fit the definition of a restaurant, cafe, or hotel, it shares the characteristic of providing a venue for social gatherings that often include “live entertainment” as defined by IBMC Section 19.04.452. These types of events, such as weddings and banquets, inherently involve elements of entertainment, often including music, dancing, and other performances. It is intended that the dominant type of commercial activity in the C/MU-2 zone will be visitor-serving retail such as specialty stores, surf shops, restaurants, and hotels and motels. The proposed event venue aligns with this intent by providing a space for events that contribute to the local economy and offer entertainment options for both visitors and residents. Similar to how hotels and restaurants offer banquet and private dining spaces for events, this venue provides a dedicated space for larger gatherings. The proposed land use can be interpreted as consistent with other permitted uses within the C/MU-2 zone as it provides a similar function of hosting events and providing entertainment, comparable to the incidental entertainment provided by restaurants, cafes, and hotels.

Additionally, Imperial Beach Municipal Code Chapter 19.72 provides the framework and regulations for outdoor uses in the City of Imperial Beach. Per the purview of this chapter, any business activity or use which is required to obtain a city business license shall conduct such business activity or use entirely inside a building. However, IBMC section 19.72.040 exempts certain uses from this Chapter and allows the City Council (in its role as the Planning Commission) to make a determination to exempt other business which normally conduct all or part of their business outside of buildings.

Based on the foregoing analysis, the City Council could determine that the proposed use which would allow events such as weddings, banquets, and private parties, functions similarly to permitted uses within the C/MU-2 zone, specifically restaurants, cafes, and hotels, by providing a space for gatherings and entertainment is an allowable use pursuant to IBMC Section 19.23.010 and is not bound to conduct all of its business inside the building because a standalone “live entertainment” venue is a business that conducts all or part of their business outside of buildings pursuant to IBMC Section 19.72.040(G).

Typically, a Design Review Case (DRC) and Site Plan Review (SPR) would be necessary for any proposed use requiring the approval of a conditional use permit. The intent of these permit reviews is to ensure orderly development, promote and enhance good site design, and to determine whether the site design would be detrimental or injurious to the neighborhood, value or property, or improvements of the neighborhood or city in general. The project, however, proposes no significant land use intensity or alterations to the existing building or property beyond on what exists today. As such, the City Council may determine that a DRC and SPR are not required since no significant alterations to the building or property are proposed. However, if found necessary, the City Council may request that a DRC and SPR be required subject to IBMC 19.27.020 (B)(3), 19.25.050, and 19.83.020 (A)(3). The project would then require review by the Design Review Board and return to the City Council at a future date so that findings for both a Design Review Case and Site Plan Review may be made.

Surrounding Land Use and Zoning

Surrounding Areas	Surrounding Zoning	Surrounding Land Use
North	C/MU-2 (Seacoast Comm. & Mixed-Use)	Mixed-Use
South	C/MU-2 (Seacoast Comm. & Mixed-Use)	Residential
East	C/MU-2 (Seacoast Comm. & Mixed-Use)	Residential
West	Public Facility	Public Park

ENVIRONMENTAL DETERMINATION:

This project may be categorically exempted from the requirements of the California Environmental Quality Act (CEQA) as a Class 1 project pursuant to CEQA Guidelines Section 15301 Class 1 (Existing Facilities).

COASTAL PERMIT JURISDICTION:

This project is located in the coastal zone as defined by the California Coastal Act of 1976. The City Council public hearing will serve as the required coastal permit hearing and the City Council will consider the findings under the California Coastal Act. Pursuant to the Imperial Beach Municipal Code Section 19.87.050, review of the proposal will consider whether the proposed development satisfies the required findings prior to the approval and issuance of a Coastal Development Permit. The project is located in the Appeal Jurisdiction of the California Coastal Commission as indicated on the Local Coastal Program Post Certification and Appeal Jurisdiction Map and, as such, is appealable to the California Coastal Commission under Section 30603(a) of the California Public Resources Code.

FISCAL IMPACT:

The applicant has paid a fee of \$11,614.00 to fund the processing of the application.

ATTACHMENTS:

- ATT 1 – Resolution 2025-007
- ATT 2 – Business Summary
- ATT 3 – Environmental Sound Measurement Study
- ATT 4 – Speaker Layout Diagram
- ATT 5 – Sound Wall Architectural Sketch
- ATT 6 – Live Entertainment Layout Examples

RESOLUTION NO. 2025-007

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, APPROVING REGULAR COASTAL PERMIT (CP-24-0003); CONDITIONAL USE PERMIT (CUP-24-0002); AND CATEGORICAL EXEMPTION PURSUANT TO CEQA GUIDELINES SECTION 15301 CLASS 1 (EXISTING FACILITIES) FOR PROPOSING LIVE ENTERTAINMENT AT AN EXISTING TWO-STORY COMMERCIAL BUILDING (ONLY ON THE ROOF DECK AREA) AT 951 SEACOAST DRIVE (APN 625-352-23-00). USE-24-0029/MF 1622

DEVELOPER: RC COMMERCIAL HOLDINGS, LLC.

WHEREAS, February 19, 2025 the City Council of the City of Imperial Beach held a duly advertised and noticed public hearing to consider the merits of approving or denying an application for a Regular Coastal Permit (CP-24-0003), Conditional Use Permit (CUP-24-0002), and Categorical Exemption pursuant to CEQA Guidelines 15301 Class 1 (Existing Facilities) for proposing live entertainment at an existing two-story commercial building (only on the roof deck area only) at 951 Seacoast Drive (APN 625-352-23-00) in the C/MU-2 (Seacoast Commercial and Mixed Use) Zone (Proposed Use); and

WHEREAS, on April 21, 2021, the City Council of the City of Imperial Beach adopted Resolution No. 2021-21, approving Regular Coastal Permit (CP 200060), Conditional Use Permit (CUP 200061), Design Review Case (DRC 200062), Site Plan Review (SPR 200063), Variance (VAR 200064) and Categorical Exemption pursuant to CEQA Guidelines 15332 Class 32 (In-Fill Development) for the demolition of an existing single-family residence and construction of a new two-story commercial building with a roof deck at 951 Seacoast Drive (APN 625-352-23-00) in the C/MU-2 (Seacoast Commercial and Mixed Use) Zone.

WHEREAS, the City Council finds that the Proposed Use is an allowable use because it is compatible with the zone pursuant to Imperial Beach Municipal Code Section 19.23.010;

WHEREAS, the City Council finds that the Proposed Use is exempt pursuant to Imperial Beach Municipal Code Section 19.72.040 (G) because it is a business that normally conducts all or part of its business outside of a building on the patio at this specific location; and

WHEREAS, the City Council finds that the Proposed Use complies with the requirements of the California Environmental Quality (CEQA) as Proposed Use is categorically exempt pursuant to CEQA Guidelines 15301 Class 1 (Existing Facilities); and

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

REGULAR COASTAL PERMIT (IBMC § 19.87.050):

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

The General Plan/Local Coastal Plan designates the site as Seacoast Commercial & Mixed-Use (C/MU-2 Zone). The purpose of the C/MU-2 Zone is to provide land to meet the demand for goods and services required primarily by the tourist population, as well as local residents who use the beach area. It is intended that the dominant type of commercial activity in the C/MU-2 Zone will be visitor-serving retail such as specialty stores, surf shops, restaurants, and hotels and motels. The Proposed Use is live entertainment at an existing two-story commercial building (only on the roof deck area). The existing two-story commercial building continues to provide multiple commercial tenant spaces and a roof

deck that would continue to service local residents and the tourist population, meeting the intent of the land use designation. The Proposed Use would have no impact to existing shore processes, public access, coastal views, or scenic views because the Proposed Use complies with the Municipal Code and no significant alterations to the building or property are proposed beyond what exists today.

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

The project site is located between the seaward of the first public road. The General Plan/Local Coastal Plan designates the site as Seacoast Commercial & Mixed-Use (C/MU-2 Zone). The purpose of the C/MU-2 Zone is to provide land to meet the demand for goods and services required primarily by the tourist population, as well as local residents who use the beach area. The Proposed Use meets the intent of the zone and offers additional services to residents and tourists in the coastal zone. As such, the proposed development/use meets standards for public access and recreation of Chapter Three of the 1976 Coastal Act and regulations promulgated thereunder.

- 3. The proposed development/use 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 Proposed Use is live entertainment at an existing two-story commercial building (only on the roof deck area). The Proposed Use continues to comply with the minimum criteria set forth in the City of Imperial Beach Zoning Ordinance, City's Minimum Landscape Planting and Irrigation Standards, and the City's Design Guidelines as further specified within the findings of this Resolution because no significant alterations to the building or property are proposed beyond what exists today.

- 4. The proposed development/use meets minimum criteria set forth in Sections 19.81.060, 19.82.050., 19.83.120., 19.84.050., and 19.86.100., of this title for site plans, conditional use permits, design review, variances, zoning classification and rezonings.**

The Proposed Use meets the minimum criteria set forth in Sections 19.82.050. subject to the findings provided within this Resolution. Section 19.81.060 and 19.83.120 are not applicable as the applicant has applied for a waiver to waive Site Plan Review and Design Review. Section 19.84.050 are not applicable because the Proposed Use does not require a variance. Section 19.86.100 is not applicable because the Proposed Use does not require a zoning classification/rezoning.

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

The subject site is not located near an area that would require shoreline protection. As such, the Proposed Use does not necessitate the construction of a shoreline protection device and would not have an impact on the sand in any beach area. Therefore, a mitigation fee is not required for the Proposed Use.

- 6. This Proposed Use complies with the California Environmental Quality Act.**

This Proposed Use is categorically exempted from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 Class 1 (Existing Facilities). The City has prepared a Categorical Exemption per the CEQA requirements for this Proposed Use and the Notice of Exemption will be filed with the County Clerk in compliance with CEQA.

7. Public Notice requirements, pursuant to Zoning Ordinance Section 19.87.090, of the Coastal Development Project have been satisfied.

The Proposed Use 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 January 31, 2025, and February 5, 2025, and a public hearing notice was published in the South County Eagle & Times newspaper on February 6, 2025.

CONDITIONAL USE PERMIT (IBMC § 19.82.040):

8. 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 purpose of the C/MU-2 Zone is to provide land to meet the demand for goods and services required primarily by the tourist population, as well as local residents who use the beach area. It is intended that the dominant type of commercial activity in the C/MU-2 Zone will be visitor-serving retail such as specialty stores, surf shops, restaurants, and hotels and motels. The development standards of the C/MU-2 Zone encourage pedestrian activity through the design and location of building frontages and parking provisions (IBMC Section 19.27.010). The Proposed Use is live entertainment at an existing two-story commercial building (only on the roof deck area). Live entertainment includes events with a Master of Ceremonies (MC), live instrumentals and/or vocalists, amplified music events, recorded music, and restaurant-style ambient music on the roof deck. The existing commercial building has four retail spaces, one of which is currently occupied by a Real Estate business, one soon to be Coffee business, and the remaining two spaces are vacant.

The intended use of the roof deck is for private events (with and without live entertainment) and semi-public events, subject to IBMC Section 19.23.010, 19.72.040 (G), and any other conditions noted in this Resolution. The Proposed Use would service local residents and the tourist population, contributing to the general well-being of the neighborhood and community and meeting the intent of the designation of land use. The Proposed Use is a commercial use and it is necessary or desirable to provide a service or facility which will contribute to the general well-being of the neighborhood or community.

9. That the Proposed 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;

The Proposed Use will not be detrimental to the public, as there will be no hazardous materials, fumes, or operations at the facility, nor will there be any noxious odors, loud noises, or excessive traffic generated at the site. The Proposed Use is compatible with other uses in the neighborhood and would function in a similar manner as other nearby uses. Applicable conditions of approval and noise mitigation requirements have been included with the Resolution to further ensure compatibility with the vicinity.

10. 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 Use is located in the C/MU-2 (Seacoast Commercial & Mixed Use) Zone. The purpose of the C/MU-2 zone is to provide land to meet the demand for goods and services required primarily by the tourist population, as well as local residents who use the beach area. It is intended that the dominant type of commercial activity in the C/MU-2 zone will be visitor-serving retail such as specialty stores, surf shops, restaurants, and hotels and motels.

Imperial Beach Municipal Code (IBMC) Section 19.23.010 provides a table of the allowable uses in the General Commercial & Mixed-Use Zone (C/MU-1), Seacoast Commercial & Mixed-Use Zone (C/MU-2), and Neighborhood Commercial & Mixed-Use Zone (C/MU-3). This table specifies which uses are expressly permitted, which uses require a Conditional Use Permit, or which uses are permitted only if in compliance with specific location requirements. While the land use table does not explicitly list a standalone "live entertainment" venue as an allowable use, it vests the authority of the City Council to determine whether an unspecified use can be allowed because it is compatible with the zone.

There are several similar uses that are specifically allowed in the zone. The land use table does allow restaurants with live entertainment with the approval of a Conditional Use Permit. Per IBMC Section 19.04.52, live entertainment is defined as "Live entertainment includes live music, recorded music, music played by a DJ, comedy, karaoke, readings, dancing, acting, or other entertainment performed on a site three or more days during a calendar year. This includes dancing by patrons to live music, recorded music, or music played by a DJ or disk jockey."

Furthermore, hotels are a permitted use in the C/MU-2 (Seacoast Commercial & Mixed-Use Zone, which by definition may also include "entertainment" as an incidental service. Hotels are defined in Imperial Beach Municipal Code Section 19.04.410 as follows: "Hotel" means any establishment offering commercial transient lodging accommodation on a less than monthly basis to the general public, including any incidental services such as eating, drinking, meeting, banquet, entertainment, or recreational services intended primarily for the convenience of guests.

While the Proposed Use may not strictly fit the definition of a restaurant, cafe, or hotel, it shares the characteristic of providing a venue for social gatherings that often include "live entertainment" as defined by IBMC Section 19.04.452. These types of events, such as weddings and banquets, inherently involve elements of entertainment, often including music, dancing, and other performances. It is intended that the dominant type of commercial activity in the C/MU-2 zone will be visitor-serving retail such as specialty stores, surf shops, restaurants, and hotels and motels. The proposed event venue aligns with this intent by providing a space for events that contribute to the local economy and offer entertainment options for both visitors and residents. Similar to how hotels and restaurants offer banquet and private dining spaces for events, this venue provides a dedicated space for larger gatherings. The Proposed Use can be interpreted as consistent with other permitted uses within the C/MU-2 zone as it provides a similar function of hosting events and providing entertainment, comparable to the incidental entertainment provided by restaurants, cafes, and hotels.

Additionally, Imperial Beach Municipal Code Chapter 19.72 provides the framework and regulations for outdoor uses in the City of Imperial Beach. Per the purview of this chapter, any business activity or use which is required to obtain a city business license shall conduct such business activity or use entirely inside a building. However, IBMC section

19.72.040 exempts certain uses from this chapter and allows the City Council (in its role as the Planning Commission) to make a determination to exempt other business which normally conduct all or part of their business outside of buildings.

Based on the foregoing analysis, the City Council determines that the Proposed Use which would allow events such as weddings, banquets, and private parties, functions similarly to permitted uses within the C/MU-2 zone, specifically restaurants, cafes, and hotels, by providing a space for gatherings and entertainment is an allowable use pursuant to IBMC Section 19.23.010 and is not bound to conduct all of its business inside the building because a standalone "live entertainment" venue is a business that conducts all or part of their business outside of buildings pursuant to IBMC Section 19.72.040(G).

Applicable conditions of approval for the Proposed Use have been included in this Resolution to further ensure compatibility with the vicinity, which includes the ability for the Community Development Director to modify conditions if necessity warrants. As such, 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.

11. 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 Proposed Use is located in the C/MU-2 (Seacoast Commercial & Mixed Use) Zone. The purpose of the C/MU-2 zone is to provide land to meet the demand for goods and services required primarily by the tourist population, as well as local residents who use the beach area. It is intended that the dominant type of commercial activity in the C/MU-2 zone will be visitor-serving retail such as specialty stores, surf shops, restaurants, and hotels and motels.

Imperial Beach Municipal Code (IBMC) Section 19.23.010 provides a table of the allowable uses in the General Commercial & Mixed-Use Zone (C/MU-1), Seacoast Commercial & Mixed-Use Zone (C/MU-2), and Neighborhood Commercial & Mixed-Use Zone (C/MU-3). This table specifies which uses are expressly permitted, which uses require a Conditional Use Permit, or which uses are permitted only if in compliance with specific location requirements. While the land use table does not explicitly list a standalone "live entertainment" venue as an allowable use, it vests the authority of the City Council to determine whether an unspecified use can be allowed because it is compatible with the zone.

There are several similar uses that are specifically allowed in the zone. The land use table does allow restaurants with live entertainment with the approval of a Conditional Use Permit. Per IBMC Section 19.04.52, live entertainment is defined as "Live entertainment includes live music, recorded music, music played by a DJ, comedy, karaoke, readings, dancing, acting, or other entertainment performed on a site three or more days during a calendar year. This includes dancing by patrons to live music, recorded music, or music played by a DJ or disk jockey."

Furthermore, hotels are a permitted use in the C/MU-2 (Seacoast Commercial & Mixed-Use Zone, which by definition may also include "entertainment" as an incidental service. Hotels are defined in Imperial Beach Municipal Code Section 19.04.410 as follows: "Hotel" means any establishment offering commercial transient lodging accommodation on a less than monthly basis to the general public, including any incidental services such as eating,

drinking, meeting, banquet, entertainment, or recreational services intended primarily for the convenience of guests.

While the Proposed Use may not strictly fit the definition of a restaurant, cafe, or hotel, it shares the characteristic of providing a venue for social gatherings that often include “live entertainment” as defined by IBMC Section 19.04.452. These types of events, such as weddings and banquets, inherently involve elements of entertainment, often including music, dancing, and other performances. It is intended that the dominant type of commercial activity in the C/MU-2 zone will be visitor-serving retail such as specialty stores, surf shops, restaurants, and hotels and motels. The proposed event venue aligns with this intent by providing a space for events that contribute to the local economy and offer entertainment options for both visitors and residents. Similar to how hotels and restaurants offer banquet and private dining spaces for events, this venue provides a dedicated space for larger gatherings. The Proposed Use can be interpreted as consistent with other permitted uses within the C/MU-2 zone as it provides a similar function of hosting events and providing entertainment, comparable to the incidental entertainment provided by restaurants, cafes, and hotels.

Additionally, Imperial Beach Municipal Code Chapter 19.72 provides the framework and regulations for outdoor uses in the City of Imperial Beach. Per the purview of this chapter, any business activity or use which is required to obtain a city business license shall conduct such business activity or use entirely inside a building. However, IBMC section 19.72.040 exempts certain uses from this chapter and allows the City Council (in its role as the Planning Commission) to make a determination to exempt other business which normally conduct all or part of their business outside of buildings.

Based on the foregoing analysis, the City Council determines that the Proposed Use which would allow events such as weddings, banquets, and private parties, functions similarly to permitted uses within the C/MU-2 zone, specifically restaurants, cafes, and hotels, by providing a space for gatherings and entertainment is an allowable use pursuant to IBMC Section 19.23.010 and is not bound to conduct all of its business inside the building because a standalone “live entertainment” venue is a business that conducts all or part of their business outside of buildings pursuant to IBMC Section 19.72.040(G).

Applicable conditions of approval for the Proposed Use have been included in this Resolution to further ensure compatibility with the vicinity, which includes the ability for the Community Development Director to modify conditions if necessity warrants. As such, 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.

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 as findings; and

BE IT FURTHER RESOLVED by the City Council of the City of Imperial Beach that Regular Coastal Permit (CP-24-0003), Conditional Use Permit (CUP-24-0002, and Categorical Exemption pursuant to CEQA Guidelines 15301 Class 1 (Existing Facilities) for live entertainment at an existing two-story commercial building (only on the roof deck area) at 951 Seacoast Drive (APN 625-352-23-00) are hereby approved subject to the following conditions of approval set forth in this Resolution:

CONDITIONS OF APPROVAL:

1. **Approval** of Regular Coastal Permit (CP-24-0003), Conditional Use Permit (CUP-24-0002), and Categorical Exemption pursuant to CEQA Guidelines 15301 Class 1 (Existing Facilities) is valid for one year from the effective date following final action by the City Council (10 working days following final action) and shall **expire at the end of business on February 19, 2026**, unless the use of the property in reliance on such conditional use permit approval has commenced prior to its expiration. Approvals of the Regular Coastal Permit (CP-24-0003), Conditional Use Permit (CUP 200061), and Categorical Exemption pursuant to CEQA Guidelines 15301 Class 1 (Existing Facilities) shall run coterminous.

2. **Allowable Number of Events:**

(a) Live Entertainment: Any live entertainment (inclusive of events with an MC, live musical instruments and/or vocalists) or amplified music events should not exceed eight (8) unique events (one per day) per year, subject to approval from the Community Development Director. Four of the eight shall only take place during the day time of the summer season. The remaining four may take place throughout the calendar year. The applicant will adjust the speaker volume to 65 dB so that all sound which runs through the sound system/speakers is limited to 65 dB output, with no bass/low frequency; however, some sound originating directly from musical instruments or vocalists not using speakers might exceed this level. To help mitigate sound originating directly from musical instruments or vocalists, additional sound attenuation such as temporary sound absorbing panels shall be required for any event qualified in Category A (Live Entertainment or amplified music events). Building will comply with the acoustical study made by Acentech in order to mitigate noise disturbances and will provide a glass or glass-like clear parapet on west side of the building. Hours for outdoor amplified live entertainment are subject to modification and require prior notification to the surrounding residents within 100 feet. The applicant shall provide the surrounding residents ample notice prior to any live entertainment or amplified music event.

(b) Events with Solely Recorded Music at Controlled/Limited Volume (Music Inaudible Beyond Property Line): Any events utilizing solely recorded music shall not exceed 65 decibels within the property lines, and the music must not be audible beyond the property line. The music must be imperceptible to occupants of buildings neighboring the subject property. Microphones may not be used, except for announcements or speeches performed in a speaking voice (no yelling, shouting, or singing), the volume of any microphone must be controlled/limited at 65 decibels within the property lines, and the announcements/speeches must not be audible beyond the property line. These events (inaudible beyond the property lines) may not occur more often than a maximum of three (3) days per week, and the music and any announcement or speeches must not be perceptible beyond the property line. For purposes of calculating the number of days, any Live Entertainment events defined in Section 2(a) above shall be counted towards this 3-day per week maximum.

(c) Events with Low-Volume Restaurant-Style Ambient Music (Music Inaudible Beyond Property Line): Any events utilizing Low-Volume Restaurant-Style Ambient Music shall not exceed the level of music typically played in a restaurant setting, and the music must not be audible beyond the property line. The music must be imperceptible to occupants of buildings neighboring the subject property. Microphones may not be used. These events (inaudible beyond the property lines) may take place daily during the building's approved hours of operation.

(d) Events Without Music: Events without music do not require a live entertainment conditional use permit, and may take place daily during the building's approved hours of operation under the existing previously-approved resolution.

3. Allowable Event Times:

(a) Live Entertainment: Live entertainment (inclusive of events with an MC, live musical instruments and/or vocalists)) and amplified music may only take place from 10:00 am to 8:00 pm Tuesday to Friday; 10:00 am to 9:00 pm Saturday; and 10:00 am to 7:00 pm Sunday.

(b) Events with Solely Recorded Music at Controlled/Limited Volume (Music Inaudible Beyond Property Line): These may only take place from 10:00 am to 8:00 pm Tuesday to Friday; 10:00 am to 9:00 pm Saturday; and 10:00 am to 7:00 pm Sunday.

(c) Events with Low-Volume Restaurant-Style Ambient Music (Music Inaudible Beyond Property Line): These may only take place between 7:00 am to 10:00 pm.

(d) Events Without Music: These may only take place between 7:00 am to 10:00 pm.

Hours and operation will be subject to review and modification by the Community Development Department, Public Safety Department, City Manager, and City Council as necessary.

4. Applicant may request an extension of hours of operation and service after a period of six months from the date of final approval. Hours of operation will be subject to review and modification by the City Manager, Community Development Department, Public Safety Department, and may be subject to the City Council. The City shall determine whether hours of operation may be extended, or whether the hours of operation shall be restricted further.
5. During category 2(a) live entertainment events (inclusive of events with an MC, live musical instruments and/or vocalists)) and amplified music, Applicant shall post a sign that says an event is in progress with the duration of the event, and any manager contact information.
6. Applicant shall ensure the location and volume of any speaker system shall be compliant with the Acoustical Analysis performed by Acentech dated October 30, 2024. Speakers must be at or near floor level and may not be elevated.
7. Applicant shall provide signage indicating location of off-site parking facilities.
8. Applicant shall ensure any user of the space or vendor at the facility who provides alcoholic beverages must participate in the Responsible Retailer Program. As part of the Responsible Retailer Program, the establishment shall: (1) Know and comply with the law; (2) Have written policies to prevent sales to underage and intoxicated persons; (3) Train employees in responsible sales and service to include attending LEAD (Licensee Education on Alcohol and Drugs) classes or RBSS (Responsible Beverage Sales and Service) Training (or equivalent); (4) Actively participate in your establishment inspections by Sheriff's and Alcoholic Beverage Control (ABC) personnel; (5) Support alcohol policies and ensure they are put into practice.
9. Applicant shall provide a minimum of two (30 gallon) trash & and two (30 gallon) recycling receptacles within the property during events.

10. Applicant shall provide at least one onsite event manager for all events while events are in progress (“Onsite Event Manager”), and an on-call property manager (onsite or offsite) (“Building Manager”). Building Manager information must be clearly posted and available 24/7. Onsite Event Manager name and contact information must be clearly posted during each event (including during setup and cleanup). The Onsite Event Manager must return any calls within 15 minutes and resolve any issues within 30 minutes. As a secondary contact point, the Building Manager must be available to address any issues as soon as possible after being contacted. All managers must comply with any and all conditions.
11. After events, applicant will ensure wait staff picks up any trash and/or debris. Vendors will have one hour for cleanup after each event finalizes.
12. Applicant shall ensure breakdown of equipment and/or furniture and supplies after any event must occur immediately after the conclusion of the event. Breakdown of equipment may take place the morning after to minimize disturbances. Equipment and/or furniture will be gathered, secured, and stored in such a manner that it is protected from wind damage and from movement due to wind.
13. Applicant shall ensure that security guard or onsite manager will monitor music levels frequently during events and adjust accordingly to ensure there are no neighborhood disturbances; if the music level is exceeded, the music volume must be lowered.
14. Applicant shall require a security guard or onsite manager during events and must ensure guests and sound/low-frequency effects are not impacting adjacent businesses or residential neighborhoods.
15. Applicant shall ensure all vendors and catering companies shall understand and sign rules and regulations stating that they are responsible for all cleanup relating to anything that they serve and any areas that they use, and any and all noise city regulations.
16. Applicant shall ensure beverage service providers understand and sign rules and regulations and be responsible for the cleanup of their area and for the consumption of alcoholic beverages and maintaining their license to serve, and any and all noise and city regulations.
17. Applicant shall ensure rules and regulations state that decibels of any live entertainment must not exceed 65 decibel for clients and vendors. Any non-live entertainment event or other use of the roof deck, inclusive of ambient music or otherwise may not be perceptible beyond the property line. As an additional mitigation measure, applicant will add a sound-reduction clear/transparent glass or glass-like parapet on the east side of the roof deck that is similar to the glass parapet located on the west side of the roof deck. This parapet will not have gaps unless structurally necessary for wind shear load, and if there are gaps, such gaps will be covered during Category A (Live Entertainment or amplified music events) with materials approved from a state licensed structural engineer . To help mitigate sound originating directly from musical instruments or vocalists, additional sound attenuation such as temporary sound absorbing panels shall be required for any event qualified in Category A (Live Entertainment or amplified music events).
18. Any and all low frequency noise (i.e. bass) in recorded music is prohibited. Applicant shall ensure low frequency noise in recorded music will be controlled with sound equipment. Glass (or glass-like) parapet will aid with noise mitigation to neighboring properties.
19. Applicant shall ensure all noise (i.e., speakers, low frequency vibrations, amplification, events, or otherwise) must be minimized to the maximum extent practicable so as to not negatively impact the neighborhood. Any speakers and other amplification shall be

compliant with the recommendations in the Acoustical Analysis performed by Acentech dated October 30, 2024. Speakers must be at or near floor level and may not be elevated. As an additional mitigation measure, applicant will add a sound-reduction clear/transparent glass or glass-like parapet on the east side of the roof deck that is similar to the glass parapet located on the west side of the roof deck. This parapet will not have gaps unless structurally necessary for wind shear load, and if there are gaps, such gaps will be covered during Category A (Live Entertainment or amplified music events) with materials approved from a state licensed structural engineer. To help mitigate sound originating directly from musical instruments or vocalists, additional sound attenuation such as temporary sound absorbing panels shall be required for any event qualified in Category A (Live Entertainment or amplified music events).

If any noise complaints are received for uses at the property, the City will verify the validity of the complaint with evidence to support the complainant's claim (including verifiable facts such as volume and the source of any music), and applicant shall also investigate said complaint and mitigate any issues to the satisfaction of the City. The project must also meet Imperial Beach Municipal Code noise requirements (Imperial Beach Municipal Code 9.32 - Noise) at all times.

20. Applicant shall ensure lighting shall not have a negative effect on the existing neighborhood. All lighting shall be situated and adjusted to shine only on the subject property or be low intensity lighting such as string lights or dim mood lights. If the property receives complaints related to lighting, the applicant shall investigate said complaint and mitigate any issues (adjustment, shades, removal of light, etc.) to the satisfaction of the City.
21. Applicant shall ensure emergency exits and exit lighting are installed and maintained in good working condition.
22. Applicant shall ensure the maximum allowable occupant load is not exceeded at any time. The maximum allowable occupant load shall be calculated using the California Fire Code, as adopted by the Imperial Beach municipal code, and is subject to modification by the Fire Marshal if deemed necessary to preserve life safety.
23. Applicant shall ensure the access to the business/building/site is ADA compliant.
24. Applicant shall ensure that there are no tripping or other health/safety hazards in the patio area, or any other area available to the public.
25. Applicant shall ensure any user of the space or vendor at the facility who provides alcoholic beverages is required to be consistent with the Alcoholic Beverage Control license.
26. Applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees and costs incurred by the City and any claim for private attorney general fees and costs claimed by or awarded to any party against the City or its agents officers or employees against the City or its agents, officers, or employees, relating to the approval of the project (USE-24-0029) including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision (including Regular Coastal Permit (CP-24-0003) and Conditional Use Permit (CUP-24-0002), and CEQA Categorical Exemption), including any claims for violation of the Public Records Act or discovery law arising from and with respect to litigation involving these approvals (collectively "Development Approvals"). The City will promptly notify applicant of any claim, action or proceeding concerning the Development

Approvals. ("Notification of Claim"). The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, applicant shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of such election applicant shall pay all of the costs related thereto including without limitation attorney's fees and costs incurred by the City. In the event of a disagreement between the City and applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the applicant shall not be required to pay or perform any settlement unless such settlement is first approved by applicant. The owner or owner's representative shall read, understand, and accept the conditions listed herein and shall, within 30 days, return the signed Affidavit accepting said conditions.

27. Applicant/business, at Applicant/business's own cost and expense, shall procure and maintain, for the duration of the business license/operation, public liability insurance in an amount not less than two million dollars (\$2,000,000) per occurrence for bodily injury, personal injury and property damage. The insurance policy shall be with a reputable insurer subject to approval by the City and shall be endorsed with the following specific language: "The City of Imperial Beach, their elected or appointed officers, officials, employees, agents and volunteers are to be covered as additional insureds with respect to liability arising out of the operation of the business."
28. If reasonable necessity warrants, the conditions of this permit may be reviewed by the Community Development Director, who will suggest proposed revisions with a reasonable cure period dependent on the necessary modifications. The applicant may appeal any decisions by the Community Development Director to the City Manager, who will have final administrative decision-making authority.
29. In addition to all local requirements, as applicable, all businesses serving alcohol must always comply with any requirements from the Alcoholic Beverage Control.
30. Prior to tenant occupancy, the applicant must coordinate and create a plan with City safety staff for all proposed deliveries to the site. City safety staff approval will not be unreasonably withheld, conditioned, or delayed, and any restrictions will be non-discriminatory and no more restrictive or onerous than restrictions placed on other retail uses in the City.

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 19th day of February 2025, by the following vote:

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

PALOMA AGUIRRE, MAYOR

ATTEST:

JACQUELINE M. KELLY, MMC
CITY CLERK

951 SEACOAST DRIVE IMPERIAL BEACH, CA 91932

BUSINESS SUMMARY

I. Description of Business Operations

The proposed Conditional Use Permit space will be located on the third floor of the building located at 951 Seacoast Dr. Imperial Beach, CA 91932. The proposed space has a total floor area of 2,216 square feet and the building has a parcel size of 6,709 square feet.

The proposed space will function mostly as a private event space for wedding events, birthday parties, corporate events, retirement parties, bridal/baby showers, military retirement gathering, and other events. However, the space will also function as a semi-public space at certain times and occasions. The Applicant envisions the space being available for members of the Imperial Beach community to attend semi-public events. These may include morning yoga classes, an annual Fourth of July celebration, arts festivals, events honoring community members for business, entrepreneurial, and academic achievements, and other similar gatherings.

Additionally, the Applicant strongly believes that hosting private or semi-public events will enhance the community's overall well-being. This beautiful space will provide opportunities for social gatherings and attract guests from out of town to discover IB, thus boosting the area's economy and the public's awareness of what Imperial Beach has to offer. This space can help attract new visitors to our amazing beach town.

Practically, the business will function in that once the Applicant has made an agreement with a customer, the customer will sign a contract with the Applicant for each event which will set forth the vendors, party planners, flower companies, caterers, entertainment, and so forth for each event. Once the customer signs the contract and agrees to the business's Terms and Conditions, the customer will be responsible for the set-up, food, drinks, entertainment and the like.

Prior to each event, the Applicant will check that all required permits are up to date. Further, the contract will set forth that each customer has all required permits and licenses to participate in the event, including any food and liquor. Additionally, each contract between the Applicant and the customer will set forth that the Applicant, City of Imperial Beach, and other designated parties must be added as an Additional Insured on the insurance policies of all vendors who may participate in any given event. This will ensure the space, the City of Imperial Beach, and the Applicant will be insured in the case of any legal liability.

The Applicant will employ an event manager who will oversee all aspects of each event. The event manager will work in conjunction with all the professionals at each event to ensure the event's success and compliance with City requirements. Based on this model, each customer and vendor will be liable only for the services which they are providing. In the experience of the Applicant, this is the standard business practice for similar venues in the area which host similar events.

II. Description of Hours of Operation

For the purposes of this summary, we must distinguish between Live Entertainment, Recorded Music, Restaurant-Style Ambient Music, and gatherings without music.

- a. **Live Entertainment:** Any live entertainment (inclusive of events with an MC, live musical instruments and/or vocalists). The applicant will adjust the speaker volume to 65 dB so that all sound which runs through the sound system/speakers is limited to 65 dB output, with no bass/low frequency. See mitigation measures in Section V.
- b. **Solely Recorded Music at Controlled Volume (Inaudible beyond property line):** involves previously recorded tracks played over speakers, which would not be audible from outside the property and complies with the Noise Ordinance. Music shall not exceed 65 decibels within the property lines, and the music will not be audible beyond the property line. Microphones may not be used, except for announcements or speeches performed in a speaking voice (no yelling, shouting, or singing), the volume of any microphone will be controlled/limited at 65 decibels within the property lines, and the announcements/speeches will not be audible beyond the property line.
- c. **Restaurant-Style Ambient Music (Inaudible Beyond Property Line):** Events utilizing Low-Volume Restaurant-Style Ambient Music shall not exceed the level of music typically played in a restaurant setting, and the music must not be audible beyond the property line. The music must be imperceptible to occupants of buildings neighboring the subject property. Microphones may not be used
- d. **Gatherings without music**

The Applicant proposes the following Hours of Operation:

- A. Live Entertainment: 10:00 am to 8:00 pm Tuesday to Friday, 10:00 am to 9:00 pm Saturday and 10:00 am to 7:00 pm Sunday.
- B. Recorded Music at Controlled/Limited Volume (Inaudible Beyond Property Line): These may only take place from 10:00 am to 8:00 pm Tuesday to Friday, 10:00 am to 9:00 pm, Saturday and 10:00 am to 7:00 pm Sunday.
- C. Events with Low-Volume Restaurant-Style Ambient Music (Music Inaudible Beyond Property Line): These may only take place between 7:00 am to 10:00 pm.
- D. Events Without Music: These may only take place between 7:00 am to 10:00 pm.

* One additional hour to be used solely for cleanup, soundcheck no earlier than 09:30 am.

For example, a military retirement party event with Recorded Music with MC may be open to the customer for set-up beginning at 9:00am for an event which will last from 10:00am-5:00pm. In this example the event would be over at 6:00pm following an hour of clean-up.

As a second example, a baby shower breakfast event with Restaurant-Style Ambient Music may be open to the customer for set-up beginning at 9:00am for an event which will last from 10:00am-1:00pm. In this example the event would be over at 2:00pm following an hour of clean up.

As a third example, a wedding event with Live Music may be open to the customer for set-up beginning at 2:00pm for an event which will last from 4:00 pm-9:00pm on a Saturday. In this example the event would be over at 10:00pm following an hour of clean up.

However, it is important to clarify that the venue will only host gatherings with Live Music or Recorded Music with MC a limited number of days per week. The other days, the venue will not be in use other than semi-public gatherings or general restaurant-style seating.

The applicant proposes the following limits to the number of gatherings:

- A. Live Entertainment: Should not exceed eight (8) unique events (one per day) per year, subject to approval from the Community Development Director. Four of the eight shall only take place during the day time of the summer season. The remaining four may take place throughout the calendar year
- B. Recorded Music (Inaudible Beyond Property Line): These events (inaudible beyond the property lines) may not occur more often than an average of three (3) days per week, and the music and any announcement or speeches must not be perceptible beyond the property line. For purposes of calculating the number of days, any Live Entertainment events defined in Section (a) above shall be counted towards this 3-day average.
- C. Restaurant-Style Ambient Music (Inaudible Beyond Property Line): These events (inaudible beyond the property lines) may take place daily during the building's approved hours of operation.
- D. Gatherings without music: Events without music do not require a live entertainment conditional use permit, and may take place daily during the building's approved hours of operation under the existing previously-approved resolution.

For semi-public use purposes, the Applicant contemplates making the space available so that members of the community can use the space for a community building purpose, such as yoga classes, holiday celebrations, breakfast with the Mayor, birdwatching and other specific gatherings. The Applicant will establish reasonable rules and requirements for such semi-public use, including responsible sponsor identity, occupancy maximums, supervision, insurance, reduced fees or no fees for certain types of use, and similar requirements.

III. Description of How the Business Will be Compatible with the Neighborhood

The proposed CUP will be compatible with the neighborhood. Firstly, the zoning of the building is the same as the surrounding properties. The venue and the surrounding properties are zoned for C/MU-2 (Seacoast Commercial & Mixed use) which includes permitted uses such commercial and recreation businesses:

*“Located in C/MU-2 Seacoast commercial and mixed-use:
Provides for land to meet the demand for goods and services required primarily by the tourist population, as well as local residents who use the beach area. It is intended that the dominant type of commercial activity in this designation will be visitor-serving retail such as specialty stores, surf shops, restaurants, hotels and motels, etc. [...]”*

The applicant will post a reminder sign at the exit, asking guests to be mindful of noise as they leave, given the proximity to residential areas.

The parking requirements for the building, including using the rooftop for gatherings with or without music, have already been approved under the existing resolution.

The city’s resolution for the property specifies only that we provide clear signage indicating the nearest parking and public transit options, as well as including surfboard and bicycle racks to help reduce the carbon footprint. The building contains this guidance already and has fulfilled these requirements.

To further assist attendees, we can include a map of nearby parking and bus stops on the property’s website, as well as encourage rideshare use.

IV. Requested Waivers

The Applicant has requested waivers of review by the Site Plan Review Board and the Design Review Board in conjunction with this application.

V. How Live Entertainment Will Comply with Imperial Beach RESO 2022-78

Live entertainment at the venue will comply with RESO 2022-78 in the following ways:

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

Specifically, the applicant will follow recommendations made on the acoustic analysis made by Acentech in order not to disturb neighbors and comply with the applicable noise ordinance:

1. Reducing lower bass frequencies from our model's hypothetical speaker arrangement, thus lessening the contributions of bass frequencies to the project's sound level emissions (this would be realized in the finished project by use of an equalizer);
2. Extending the length and/or height of the rooftop parapet such that it matches the height of the nearby roof and/or extends around the building's southeastern rooftop corner and beyond that point for a distance of approximately 7.5 feet;
3. Speakers must be at or near floor level and may not be elevated
4. Limiting the volume for all speakers to be no more than 65 dBA at 3 feet in front of any speaker (this would be adjusted, as required, in the finished project to maintain code compliance);
5. To help mitigate sound originating directly from musical instruments or vocalists, additional sound attenuation such as temporary sound absorbing panels shall be required for any event qualified in Category A (Live Entertainment or amplified music events).

With these mitigation measures in place, the resulting estimated sound pressure levels at each of the short-term measurement locations are consistent with the benchmark limits stated previously. Mitigation measures with respect to any audio-visual equipment will need to be calibrated onsite, in real time, to ensure that the project complies with the Imperial Beach noise ordinance. Figure 5 shows the modelled propagation of sound with the mitigation measures in place in the form of equal-noise contours. **This demonstrates compliance with Chapter 9.32 of the noise ordinance.**



Figure 5: Sound contour lines with mitigation measures in place. Sound receiver heights are set to 1.5 m. Red plus signs indicate proposed speaker locations. Blue line at building edge represents the fully extended/raised parapet.

If any noise complaints are received for uses at the property, the City will verify the validity of the complaint with evidence to support the complainant's claim (including verifiable facts such as volume and the source of any music), and applicant shall also investigate said complaint and mitigate any issues to the satisfaction of the City. The project must also meet Imperial Beach Municipal Code noise requirements (Imperial Beach Municipal Code 9.32 - Noise) at all times.

VI. Lighting

Lighting shall not have a negative effect on the existing neighborhood. All lighting shall be situated and adjusted to shine only on the subject property or be low intensity lighting such as string lights or dim mood lights. If the property receives complaints related to lighting, the applicant shall investigate said complaint and mitigate any issues.

VII. Property Management

Applicant to provide at least one onsite event manager for all events while events are in progress (“Onsite Event Manager”), and an on-call property manager (onsite or offsite) (“Building Manager”). Building Manager information must be clearly posted and available 24/7. Onsite Event Manager name and contact information must be clearly posted during each event (including during setup and cleanup). The Onsite Event Manager must return any calls within 15 minutes and resolve any issues within 30 minutes. As a secondary contact point, the Building Manager must be available to address any issues as soon as possible after being contacted. All managers must comply with any and all conditions.

Security guard or onsite manager is mandatory during events and must ensure guests and sound/low-frequency effects are not impacting adjacent businesses or residential neighborhoods.

Security guard or onsite manager will monitor music levels frequently during events and adjust accordingly to ensure there are no neighborhood disturbances; if the music level is exceeded, the music volume must be lowered.

VIII. Additional Remarks

- Loading and Unloading

Prior to tenant occupancy, the applicant must coordinate and create a plan with City safety staff for all proposed deliveries to the site. City safety staff approval will not be unreasonably withheld, conditioned, or delayed, and any restrictions will be non-discriminatory and no more restrictive or onerous than restrictions placed on other retail uses in the City.

- Event Breakdown

Breakdown of equipment and/or furniture and supplies after any event must occur immediately after the conclusion of the event. Breakdown of equipment may take place

the morning after to minimize disturbances. Equipment and/or furniture will be gathered, secured, and stored in such a manner that it is protected from wind damage and from movement due to wind.

After events, applicant will ensure wait staff picks up any trash and/or debris. Vendors will have one hour for cleanup after each event finalizes.



October 30, 2024

Juan Carlos Letayf
RC Commercial Holdings
941 Orange Ave #337
Coronado, CA 92118

Via Email: jcletayf@llvcorp.com

Subject: **Rooftop Event Deck Study**
Seacoast Market Place, Imperial Beach, CA
Project Number J638180

Dear Juan Carlos,

On July 19, 2024, Acentech conducted environmental sound measurements at the site of the Seacoast Market Place project located at 951 Seacoast Drive in Imperial Beach, California. These measurements were to inform a community noise study of the project’s planned rooftop event deck programming for purposes of ensuring compliance with applicable noise regulations. Outlined in this report are the results of this study and corresponding sound control recommendations as needed to meet regulatory limits at the site.

APPLICABLE NOISE ORDINANCE

The Seacoast Market Place project is subject to the regulations of the City of Imperial Beach, California. These regulations are detailed in the City of Imperial Beach Code of Ordinances, Chapter 9.32 “Noise.” There are no known state or federal regulations of noise emissions that apply to this project.

The Imperial Beach noise ordinance places no quantitative restrictions on building noise emissions, stating only that noise that is audible at 50 feet from its building, structure, or vehicle of origin will be considered a prima facie violation of the ordinance.

In order to translate this regulatory requirement into quantitative terms for purposes of this study, we followed design parameters accepted by industry standards and other California counties that dictate sound levels of at least 6 decibels (dB) below another coexistent sound level will not increase the total sound level at that location. This meant that we set noise emissions goals for the project to be 6 dB below the ambient noise levels measured when visiting the site.

STUDY METHODOLOGY

Acentech’s measurements for this study were taken using calibrated Brüel and Kjær 2250 sound level meters, which are Class 1 sound level meters per the International Electrotechnical Commission (IEC). The measurement setup consisted of one continuously sampling 2250 meter, which operated from 4:00 pm to midnight on July 19, 2024; and a handheld 2250 meter used to collect both short-term daytime and nighttime ambient noise levels at various locations around the project site on the same day.

The continuously operating sound level meter was located on the roof of the Seacoast Market Place building—Figure 1 in the Appendix is a photograph of the rooftop 2250 in its operating configuration. Figure 2 in the Appendix shows the position of project’s rooftop 2250 sound level meter, along with markers for all of Acentech’s short-term, handheld measurement locations. All locations were selected because they were at, or representative of, either the project’s own property lines or the property lines of

potentially noise-sensitive neighboring buildings. Therefore, the short-term measurement data represents the expected typical ambient noise levels at these neighboring receivers.

Both methods of measurement produced timestamped logs of sound pressure level data. The metric that informed our decisions on what constituted ambient noise was the A-weighted equivalent energy sound level (LAeq), or “equivalent continuous A-weighted sound level,” which is commonly interpreted as an average sound level for the measurement period. Its full definition can be found in ANSI S1.1-2013, supplemented by the definition of A-weighting in ANSI S1.4-1983 (R2006). The LAeq was computed at prescribed intervals of 1 second for short-term measurements and 3 minutes for continuous monitoring throughout each measurement period, along with other quantitative information about ambient conditions.

MEASUREMENTS

Noise-sensitive receivers near the project site include both single-family and multi-family residences. Some nearby buildings are also mixed-use or fully commercial. Existing noise sources that were observed in the area included local traffic, other buildings’ mechanical/HVAC systems (such as a mechanical vent facing the project site across the alleyway attributed to 103 Evergreen Avenue), and the sound of the ocean. No audio recordings were taken as part of these measurements. The lowest LAeq values from each monitoring location, and their corresponding sound emissions benchmark limits for the project, are presented in Table 1 below. Table 2 in the Appendix shows the complete hourly noise data collected at the continuous rooftop monitoring location.

Table 1: Sound emissions benchmarks by survey location.

Location		Lowest Hourly LAeq (dBA)	Project Sound Limit (dBA)
Short-Term Location	Address		
Handheld 1	Sidewalk corner southwest of 103 Evergreen Ave	60	54
Handheld 2	Sidewalk near northwest corner of 110 Elder Ave	48	42
Handheld 3	Sidewalk near southwest corner of 110 Elder Ave	46	40
Handheld 4	Sidewalk along Seacoast Dr outside 2 Ocean Ln	49	43
Handheld 5	Sidewalk near northwest corner of 121 Elder Ave	46	40

COMPUTER MODEL INFORMATION

The project’s sound level emissions are planned to be from amplified playback of recorded music with an MC located on the rooftop event deck. This deck is open to the outdoors on three sides and has no roof, as currently constructed. To estimate the project’s sound emissions to the environment, we created a computer model of the project site and its immediate vicinity using the software CadnaA 2023 Build 195.5312, by DataKustik GmbH. This program operates in accordance with the international standard ISO 9613 “Acoustics — Attenuation of sound during propagation outdoors.”

For this project, no planned speaker arrangement or product data had yet been selected by the project team. We modelled a row of outdoor speaker sources along the eastern edge of the rooftop near the parapet to mimic a “worst-case” scenario to the nearest sensitive receptor. Other speaker amounts and orientations are possible to produce code-compliant results. The sound power spectrum used in the computer model for the speakers—which is the data set that informs the computer model of the musical frequency characteristics it should calculate—was typical of amplified dance music.

All speaker sources were set to emit sound simultaneously, subject to the mitigation measures listed in the following section. We then used the model to estimate the sound levels generated by each hypothetical project speaker configuration at several key locations, including all of Acentech's in-person measurement locations and the beach itself. These receivers' locations are shown in Figure 3 in the Appendix. Special attention was paid to the residential floors of nearby buildings that are at higher elevations than the project site due to potential vertical sound emissions from the project's roof deck. Figure 4 in the Appendix shows a 3-D view of the computer model that assisted this analysis.

PROPOSED MITIGATION MEASURES

Using the above-described computer model, we estimated the sound pressure levels that would be produced by the proposed event deck at nearby residences. In addition to the precepts outlined above, we applied the following mitigation measures in the model as follows:

1. Reducing lower bass frequencies from our model's hypothetical speaker arrangement, thus lessening the contributions of bass frequencies to the project's sound level emissions (this would be realized in the finished project by use of an equalizer);
2. Extending the length and/or height of the rooftop parapet such that it matches the height of the nearby roof and/or extends around the building's southeastern rooftop corner and beyond that point for a distance of approximately 7.5 feet;
3. Locating all speakers for the project to be mounted at the floor of the rooftop deck;
4. Limiting the volume for all speakers to be no more than 65 dBA at 3 feet in front of any speaker (this would be adjusted, as required, in the finished project to maintain code compliance);

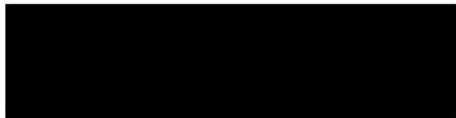
With these mitigation measures in place, the resulting estimated sound pressure levels at each of the short-term measurement locations are consistent with the benchmark limits stated previously. Mitigation measures with respect to any audio-visual equipment will need to be calibrated onsite, in real time, to ensure that the project complies with the Imperial Beach noise ordinance. Figure 5 shows the modelled propagation of sound with the mitigation measures in place in the form of equal-noise contours. This demonstrates compliance with Chapter 9.32 of the noise ordinance.

* * * * *

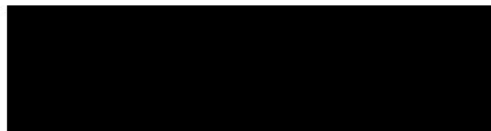
We hope that this information is helpful to you at this time. We are available to answer any questions or concerns that may arise on this subject at:

WSpallino@ACENTECH.com, (617) 499-8035;
JZeman@ACENTECH.com, (424) 499-1459.

Sincerely,



Will Spallino
Consultant



John Zeman, LEED AP BD+C
Principal

Cc: Carolina Campos (RC Commercial Holdings)

Encl: Appendix

APPENDIX



Figure 1: Installation photo of the rooftop continuous monitoring 2250 sound level meter at 951 Seacoast Dr.

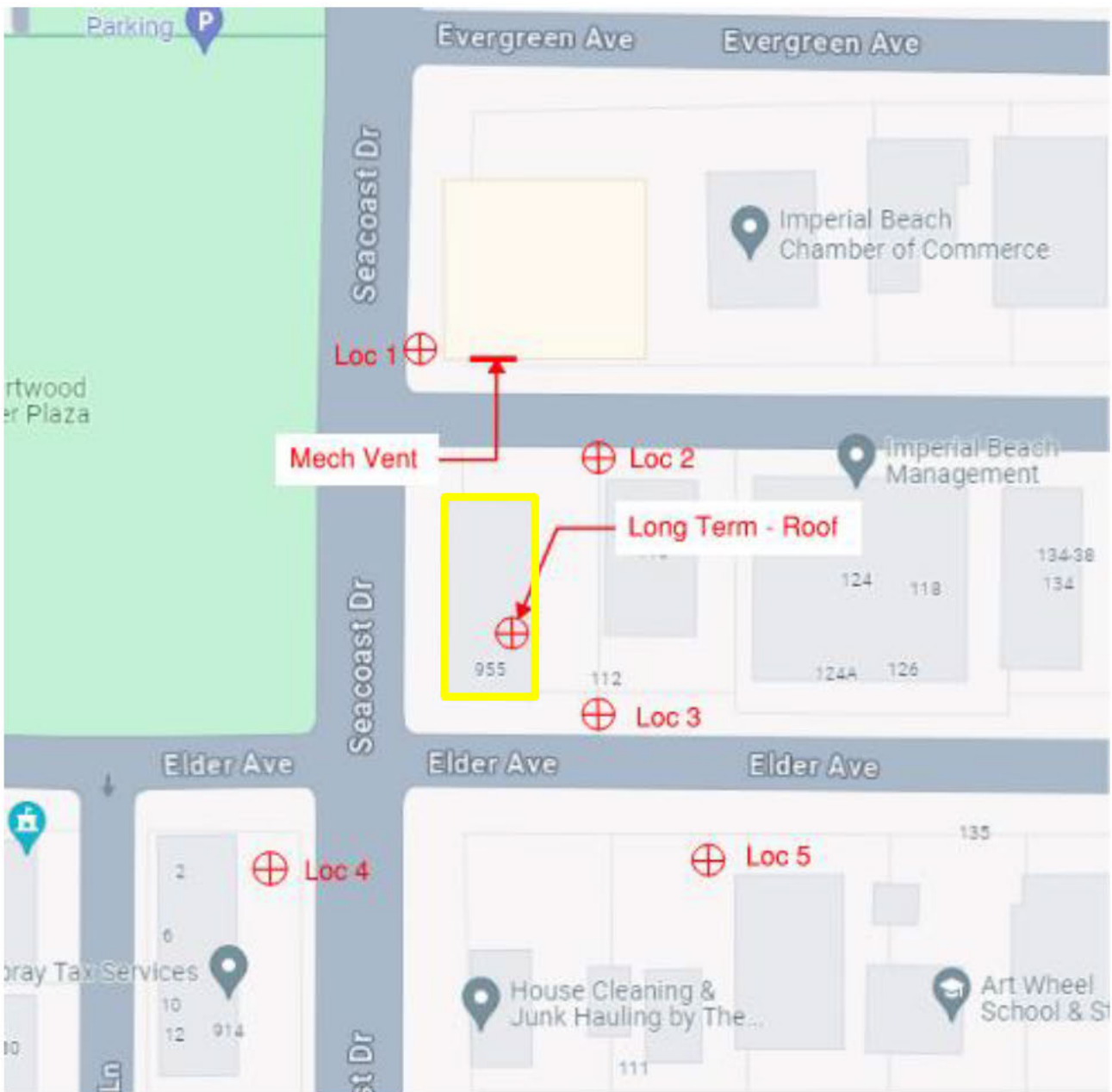


Figure 2: Map view of the project site and its surroundings. Acentech measurement locations are labeled in red and the project site outlined in yellow.

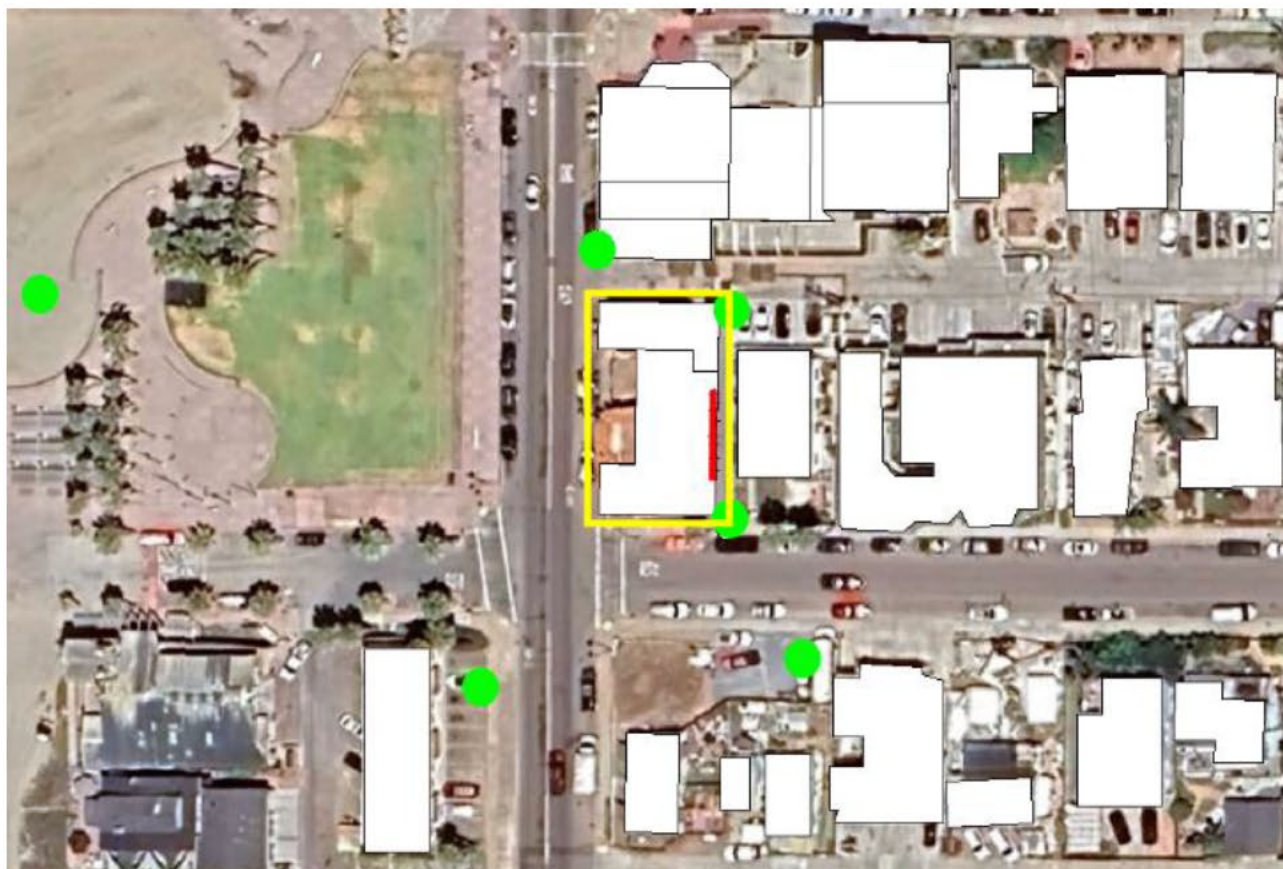


Figure 3: Layout of computer-modeled sound sources and sound receivers for project site and its surroundings. Project site is outlined in yellow; sound sources are denoted by the red line; modeled sound receivers are marked by green circles.

Table 2: Sound pressure levels by hour (as measured on the Seacoast Market Place rooftop).

Time Period	LAeq (dB) ^{1,2}
4:40 pm – 5:00 pm; July 19, 2024	59
5:00 pm – 6:00 pm; July 19, 2024	57
6:00 pm – 7:00 pm; July 19, 2024	59
7:00 pm – 8:00 pm; July 19, 2024	56
8:00 pm – 9:00 pm; July 19, 2024	55
9:00 pm – 10:00 pm; July 19, 2024	55
10:00 pm – 11:00 pm; July 19, 2024	54
11:00 pm – 11:45 pm; July 19, 2024	53

¹ LAeq values are rounded to the nearest whole decibel.

² Other metrics were collected but were not relevant to the community noise analysis presented in this report.

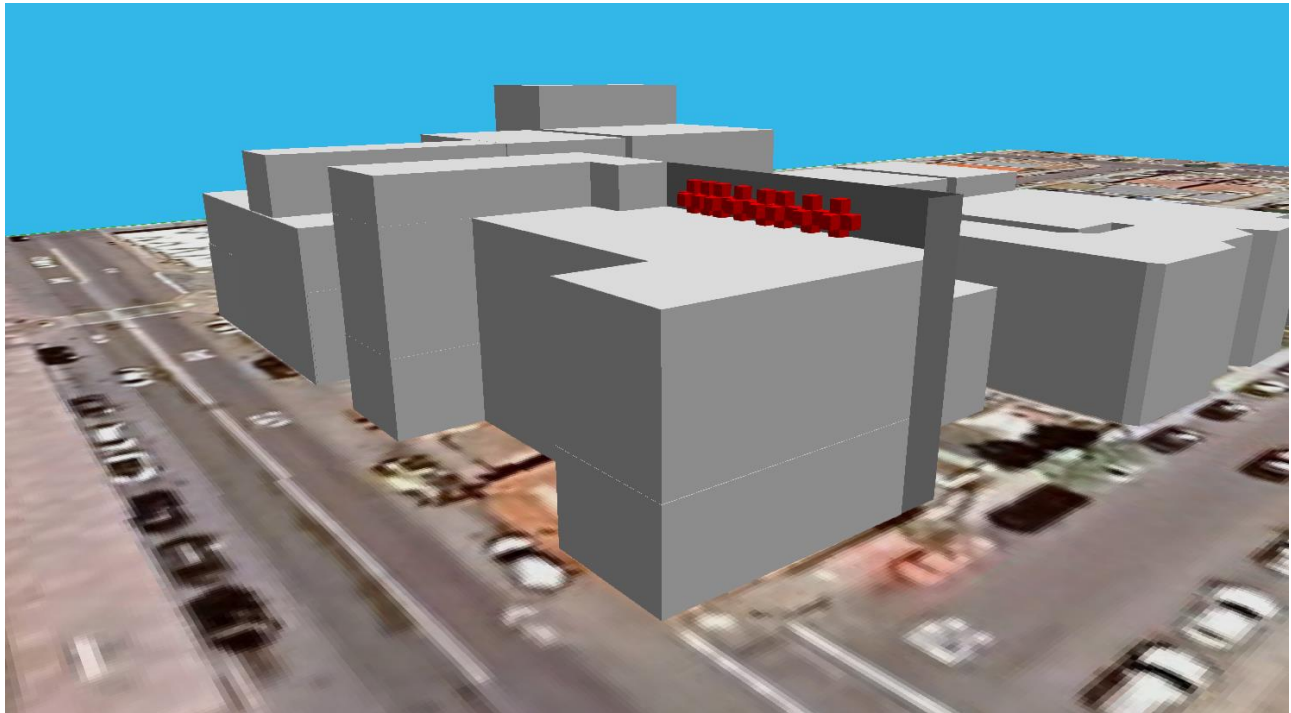


Figure 4: Three-dimensional (3-D) view of the project site generated within the CadnaA software, including the recommended extended parapet. Red “plus signs” represent proposed speaker locations.

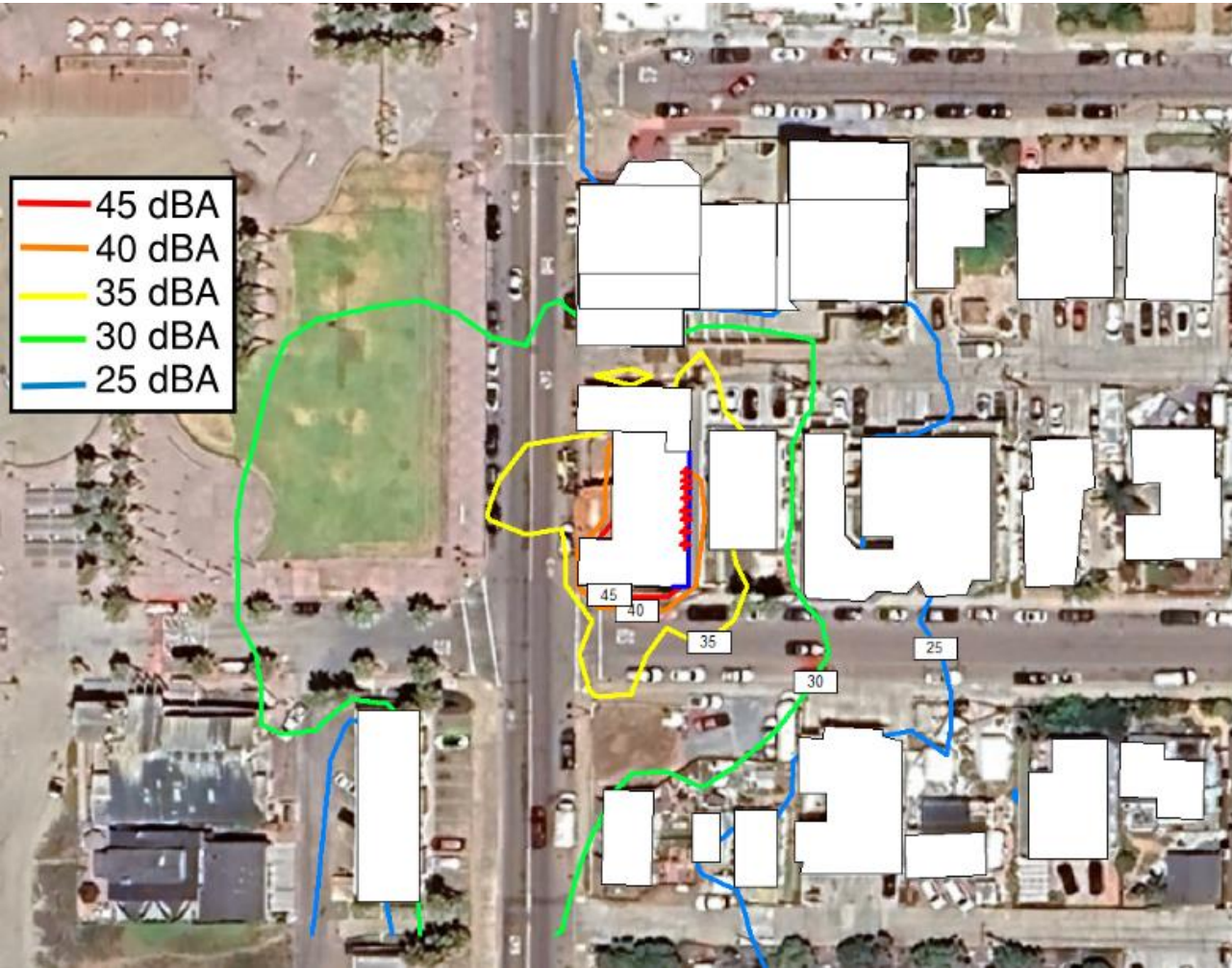
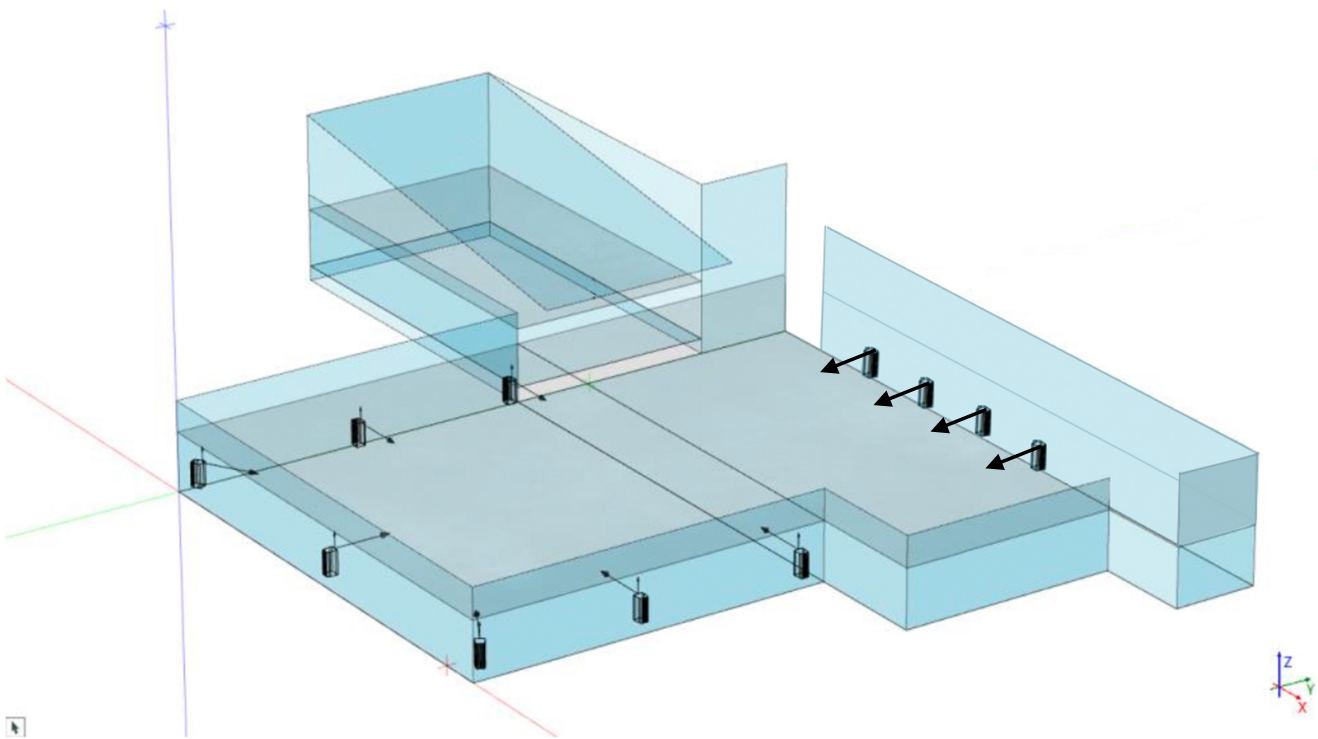
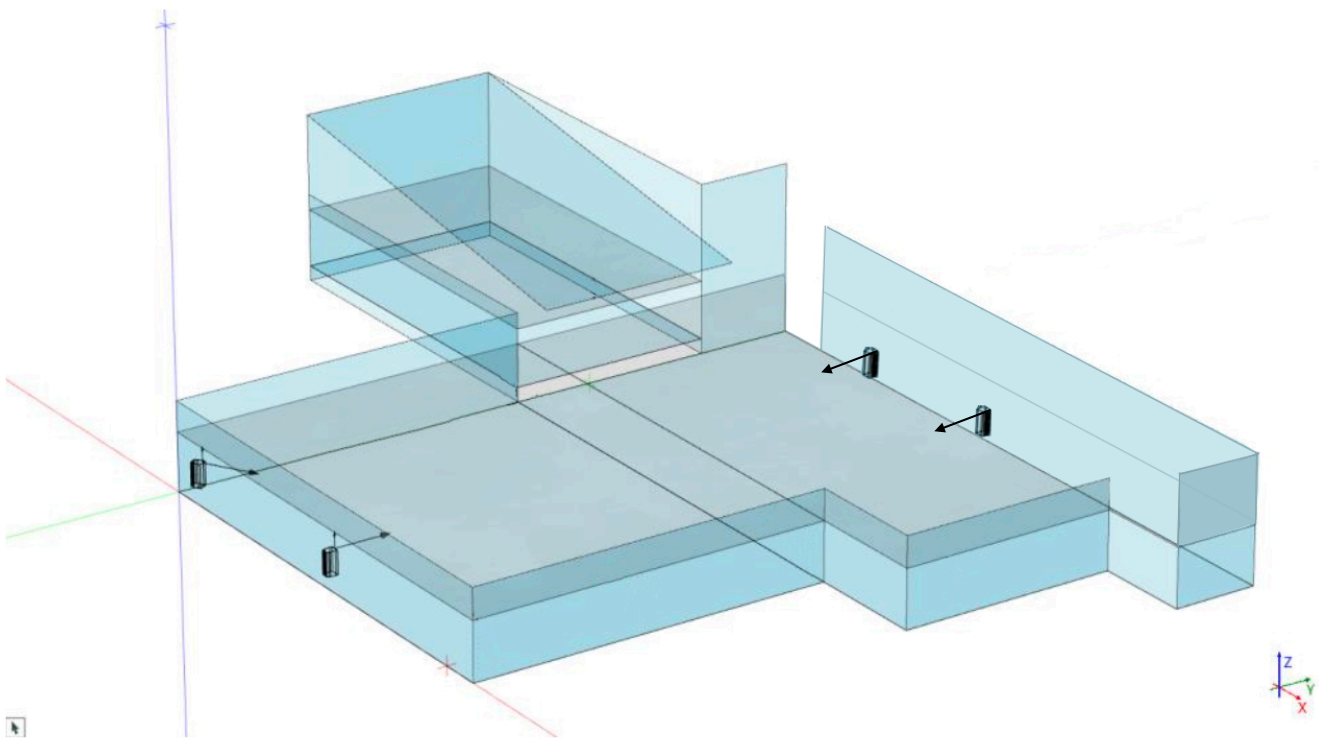


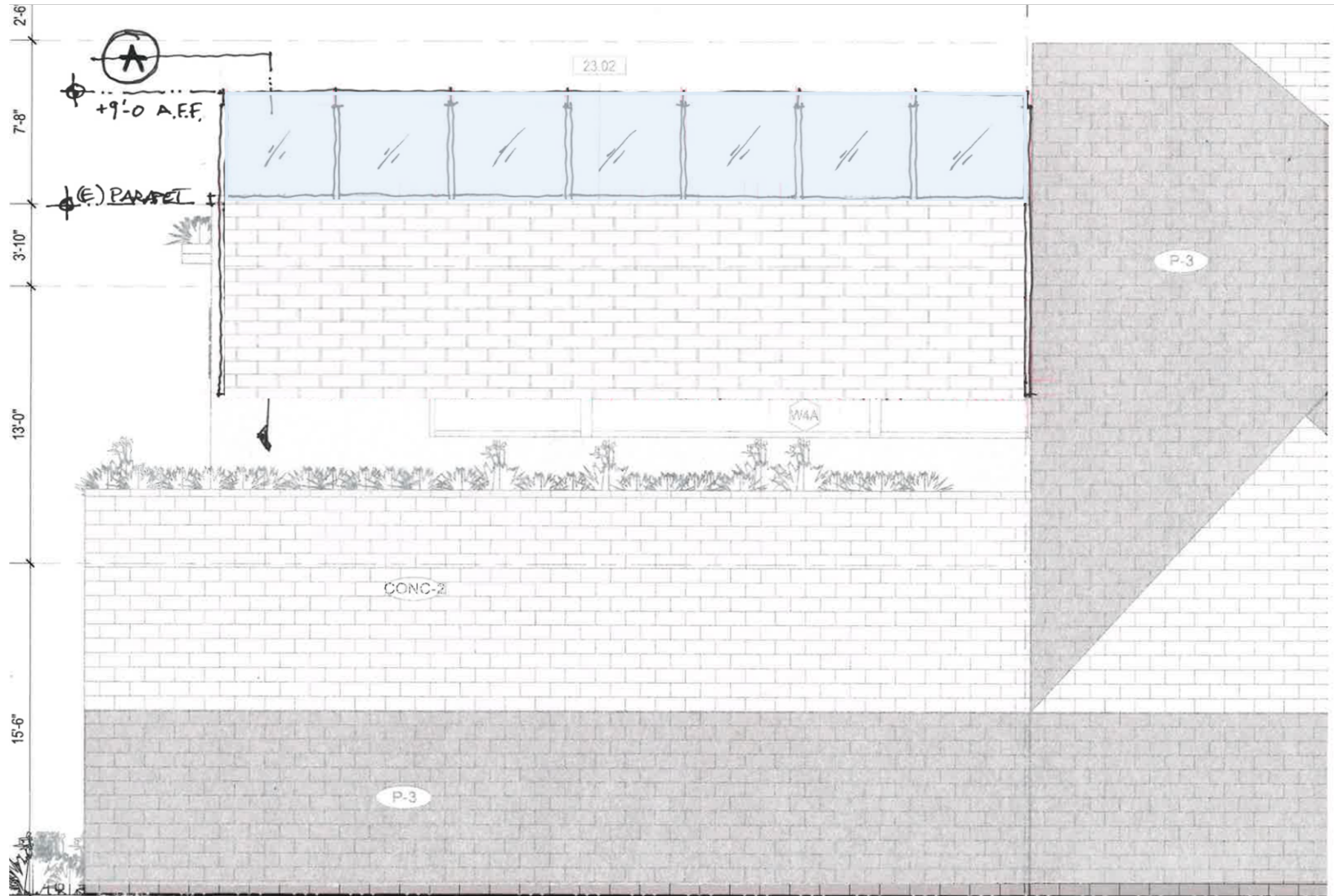
Figure 5: Sound contour lines with mitigation measures in place. Sound receiver heights are set to 1.5 m. Red plus signs indicate proposed speaker locations. Blue line at building edge represents the fully extended/raised parapet.

SPEAKER LAYOUT EXAMPLE 1



SPEAKER LAYOUT EXAMPLE 2

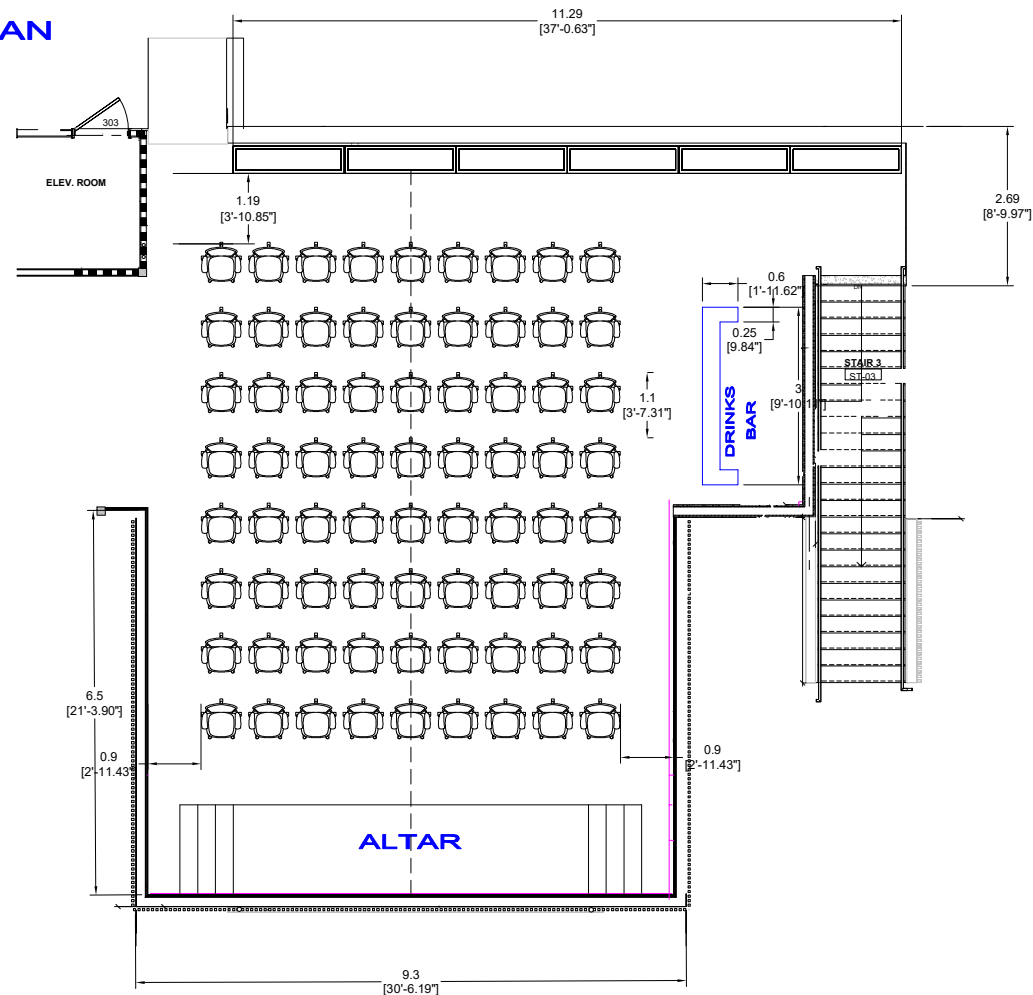




EAST ELEVATION - SOUND WALL



FLOOR PLAN
1/4" = 1'-0"

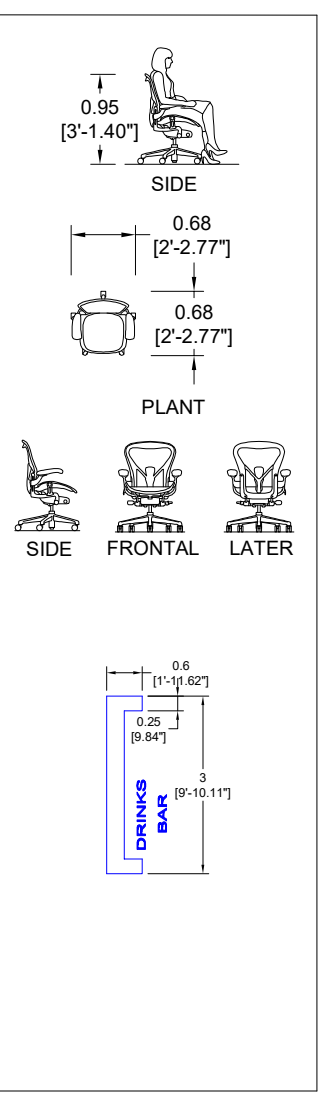


KEYNOTES

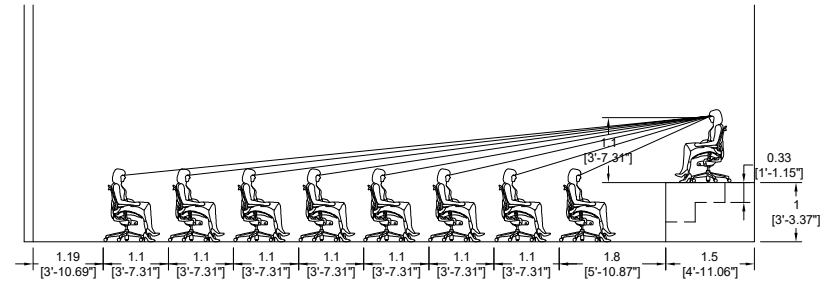
THE BLOCKS MADE IN THIS PLAN ARE ONLY REPRESENTATIVE, THE MEASUREMENTS WILL VARY ACCORDING TO THE MEASUREMENTS PROVIDED BY THE CLIENT.

REVIEW THE MEASURES INDICATED ON THIS MAP WITH THE AUDITORIAL PHYSICALLY.

THIS DISTRIBUTION WAS PREPARED ON THE BASIS OF FILES PROVIDED BY THE CUSTOMER.



ISOPTIC
1/4" = 1'-0"



SUMMARY	
CHAIRS	72
DRINK BAR	1

PROJECT NAME
THE VIEW AT SEACOAST

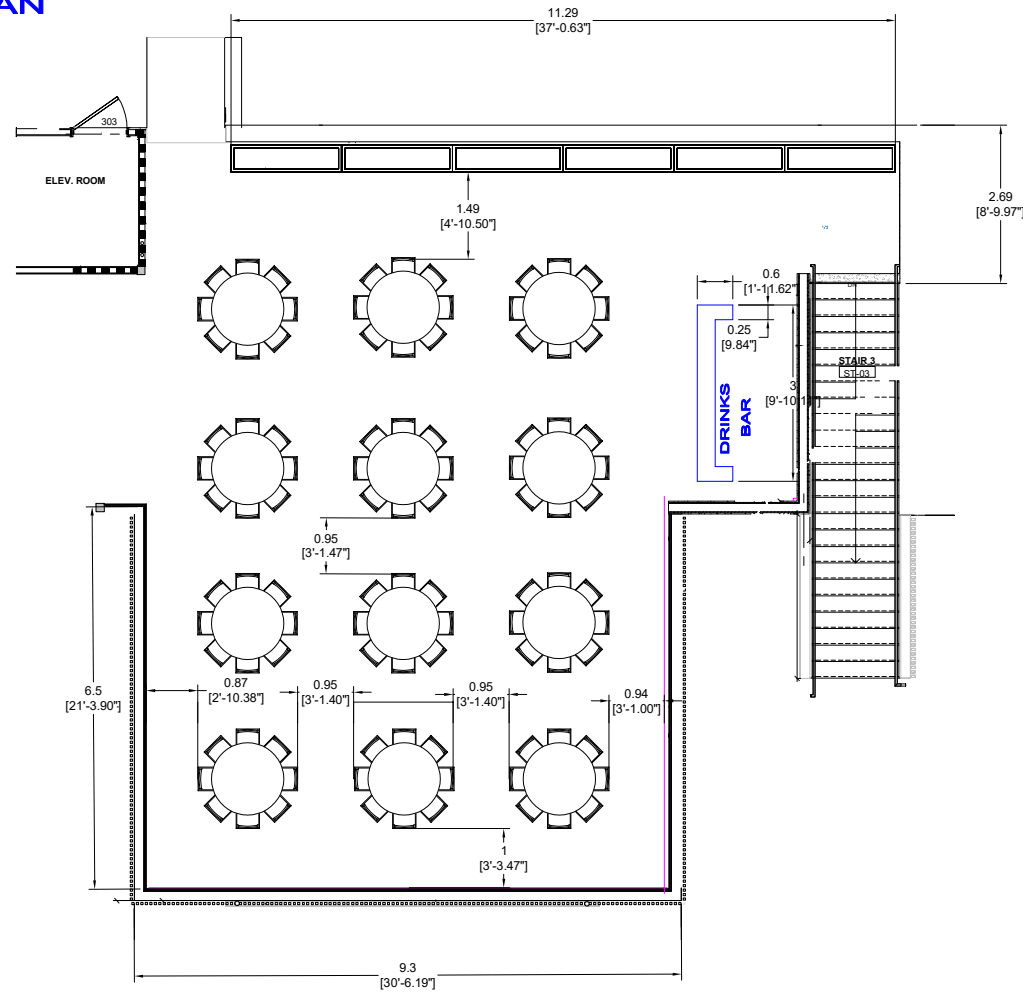
PROJECT LOCATION
951 SEACOAST DR
IMPERIAL BEACH, CA 91932

DRAWING
LEGORRETA

SCALE
1/4" = 1'-0"

DATE
11/03/23

FLOOR PLAN
1/4" = 1'-0"

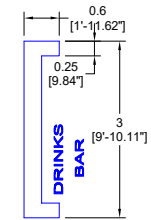
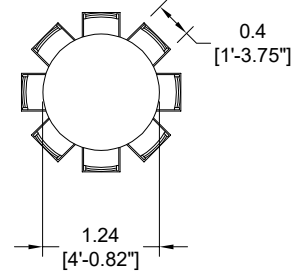


KEYNOTES

THE BLOCKS MADE IN THIS PLAN ARE ONLY REPRESENTATIVE, THE MEASUREMENTS WILL VARY ACCORDING TO THE MEASUREMENTS PROVIDED BY THE CLIENT.

REVIEW THE MEASURES INDICATED ON THIS MAP WITH THE AUDITORIAL PHYSICALLY.

THIS DISTRIBUTION WAS PREPARED ON THE BASIS OF FILES PROVIDED BY THE CUSTOMER.



PROJECT NAME
THE VIEW AT SEACOAST

PROJECT LOCATION
**951 SEACOAST DR
IMPERIAL BEACH, CA 91932**

DRAWING
LEGORRETA

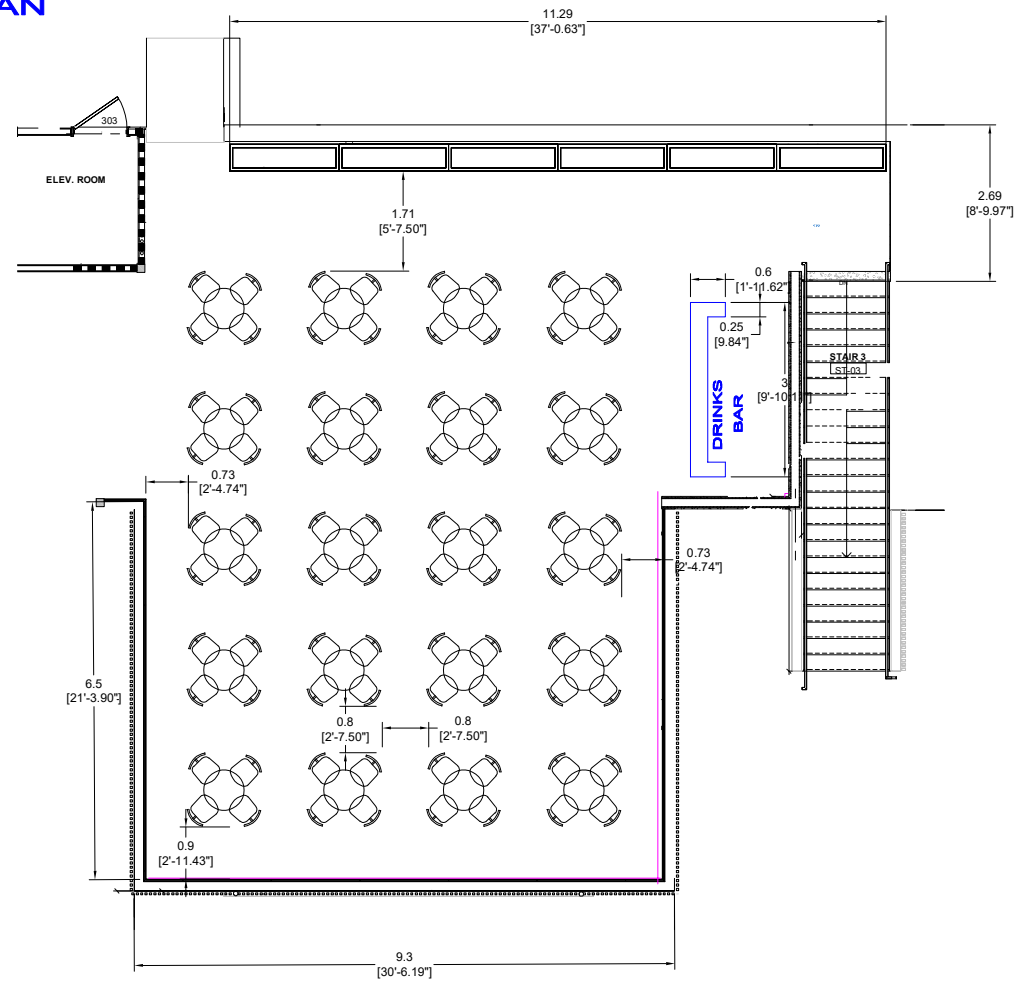
SCALE
1/4"=1'-0"

DATE
11/03/23

SUMMARY

ROOFDECK	CHAIRS	TABLES	DRINK BAR
	96	12	1

FLOOR PLAN
1/4" = 1'-0"



KEYNOTES

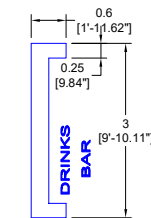
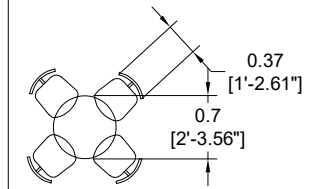
THE BLOCKS MADE IN THIS PLAN ARE ONLY REPRESENTATIVE. THE MEASUREMENTS WILL VARY ACCORDING TO THE MEASUREMENTS PROVIDED BY THE CLIENT.

REVIEW THE MEASURES INDICATED ON THIS MAP WITH THE AUDITORIAL PHYSICALLY.

THIS DISTRIBUTION WAS PREPARED ON THE BASIS OF FILES PROVIDED BY THE CUSTOMER.



PERIQUER TABLES
REFERENTIAL IMAGE



PROJECT NAME
THE VIEW AT SEACOAST

PROJECT LOCATION
**951 SEACOAST DR
IMPERIAL BEACH, CA 91932**

DRAWING
LEGORRETA

SCALE
1/4"=1'-0"

DATE
11/03/23

SUMMARY

ROOFDECK	PERIQUER TABLES	CHAIRS	DRINK BAR
	20	80	1



February 19, 2025

ITEM TITLE: ADOPTION OF RESOLUTION 2025-008 TO SUPPORT SB 10 OTAY MESA EAST TOLL FACILITY ACT. (0460-20)

ORIGINATING DEPARTMENT:

Mayor

EXECUTIVE SUMMARY:

The California State Route 11/Otay Mesa East Port of Entry (OME POE) project, managed by the San Diego Association of Governments (SANDAG), proposes to create a new, modern land port of entry for the San Diego-Baja California region. However, negative environmental impacts continue to grow affecting the daily quality of life for residents near the U.S. Southwestern Border. The ongoing degradation of environmental and public health conditions represents unacceptable and untenable living conditions for Imperial Beach and adjacent South San Diego County communities. At the August 21, 2024 City Council meeting, the City Council requested the preparation of the resolution demanding the creation of a long-term Tijuana River Valley Mitigation Fund and Management Board. This fund, financed by revenues generated by the opening and on-going management of the OME POE, would be dedicated to the mitigation and restoration of the Tijuana River Valley and adjoining lands for the long-term benefit of Imperial Beach residents and neighboring areas. At the September 4, 2024 City Council meeting, the City Council unanimously passed Resolution No. 2024-064 requesting immediate action from SANDAG to establish this long-term mitigation fund from the California State Route 11/Otay Mesa East Port of Entry project and provided authorization to send a letter to California State representatives requesting legislative amendments to support this initiative. For the 2025-2026 legislative session, State Senator Stephen C. Padilla has introduced Senate Bill 10 – Otay Mesa East Toll Facility Act – to expressly authorize funds from the new toll road to be used for water treatment, environmental mitigation, and restoration of the Tijuana River Valley to help address the sewage crisis and benefit residents of Imperial Beach and South San Diego County.

RECOMMENDATION:

That the City Council adopt Resolution No. 2025-008 (Attachment 1) to support the passage of Senate Bill 10 – Otay Mesa East Toll Facility Act; direct staff to submit a position letter to the relevant state legislative committees; and authorize the Mayor sign a letter of support on behalf of the City Council supporting this legislation on behalf of the City.

OPTIONS:

- Adopt Resolution 2025-008; or

- Adopt Resolution 2025-008 with modifications; or
- Reject Resolution; or
- Request additional information and an additional report.

BACKGROUND/ANALYSIS:

At the August 21, 2024, City Council meeting, the City Council received a presentation from the San Diego Association of Governments (SANDAG) on the California State Route 11 (SR 11)/Otay Mesa East Port of Entry project (OME POE). The OME POE project proposes to create a new, modern land port of entry for the San Diego-Baja California region. Using state-of-art technologies, the OME POE is intended to improve mobility and air quality in the border region, while fostering economic growth and binational trade. The project includes a new four-lane toll road along SR 11, connecting directly to the OME POE, and a commercial vehicle enforcement facility. This is a joint venture between SANDAG and Caltrans, in collaboration with state and federal partners in the U.S. and Mexico.

Mexico is California's number one trading partner, driving commerce and economic opportunity throughout the San Diego-Baja California binational region. The OME POE, complemented by Mesa de Otay II Port of Entry on the Mexican side, is expected to reduce border crossing wait times by providing a relief valve across the other San Diego land ports of entry. The 2021 Regional Plan includes strategies, transportation services, and technology solutions to improve travel times to and through the new POE.

Following the presentation, the City Council discussed the negative environmental and public health impacts associated with transboundary pollution. Concerns were raised about the expansion and intensification of border activities, transportation, and construction along the border, which could exacerbate transboundary pollution and sewage flows affecting the border and adjacent communities.

The City Council also discussed the legislative tolling setup for the OME POE. California State legislation designates the SANDAG Board of Directors as the toll authority (Attachment 2 - Senate Bill 1486 – Otay Mesa East Toll Facility Act). The toll authority establishes the rates of the tolls, based on a traffic and revenue study. The City Council requested that a fee be established from these toll revenues, earmarked for transboundary mitigation, specifically for wastewater infrastructure and related projects within the United States to address the sewage crisis. The Council was informed that establishing such an earmark would require a modification to State legislation to allow for broader authority for use of the collected fees.

The City Council directed staff to prepare a resolution demanding that SANDAG establish a long-term Tijuana River Valley Mitigation Fund and Management Board, based on revenues generated by the opening and management of OME POE. These funds would be dedicated to mitigating and restoring the Tijuana River Valley and adjoining lands for the long-term benefit of the residents of Imperial Beach and neighboring areas. Additionally, the City Council authorized the preparation of a letter that would be sent to California State representatives requesting legislative amendments to allow for a long-term mitigation fund from the revenues generated by OME POE to be ear-marked for mitigation and restoration of the Tijuana River Valley and adjoining lands by way of wastewater infrastructure and related projects to address the sewage crisis and benefit of the residents of Imperial Beach and neighboring areas.

At the September 4, 2024 City Council meeting, the City Council unanimously passed Resolution No. 2024-064 requesting immediate action from SANDAG to establish this long-term mitigation fund from the California State Route 11/Otay Mesa East Port of Entry project and provided authorization to send a letter to California State representatives requesting legislative amendments to support this initiative.

Resolution No. 2025-008 supports the passage of Senate Bill 10 – Otay Mesa East Toll Facility Act, which would expressly authorize funds from the new toll road to be used for water treatment, environmental mitigation, and restoration of the Tijuana River Valley to help address the sewage crisis and benefit residents of Imperial Beach and South San Diego County. The resolution also authorizes submitting a support letter to relevant California legislative committees where the bill will be considered.

ENVIRONMENTAL DETERMINATION:

Not a project as defined by CEQA.

FISCAL IMPACT:

None.

ATTACHMENTS:

ATT 1 – Resolution No. 2025-008

ATT 2 – Senate Bill 10 – Otay Mesa East Toll Facility Act

RESOLUTION NO. 2025-008**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, SUPPORTING THE OTAY MESA EAST TOLL FACILITY ACT (SENATE BILL 10)**

WHEREAS, the City of Imperial Beach and neighboring communities within South San Diego County have endured the worst effects of transboundary pollution from Mexico as billions of gallons of raw sewage and industrial waste have flowed into the Tijuana River for years; and

WHEREAS, emerging research from teams from San Diego State University and the University of California San Diego have found a growing body of evidence showing dangerous water quality and concerning levels of toxic gasses has caused tens of thousands of illnesses in the region; and

WHEREAS, key drivers of the pollution causing this transboundary crisis is a massive expansion of manufacturing across the border in Mexico that led to the creation and construction of a new land port of entry for the San Diego-Baja California region – The Otay Mesa East Port of Entry; and

WHEREAS, the Otay Mesa East Port of Entry would create a new four-lane toll road along State Route 11 and is a joint venture between the San Diego Association of Governments (SANDAG) and Caltrans along with state and federal partners in the U.S. and Mexico; and

WHEREAS, on September 4, 2024 the Imperial Beach City Council unanimously approved Resolution No. 2024-064 to request immediate action from SANDAG to establish a long-term Tijuana River Valley Mitigation Fund and Management Board for the California State Route 11/Otay Mesa East Port of Entry project; and

WHEREAS, the City of Imperial Beach sent a letter to California representatives requesting legislative amendments necessary to facilitate the creation of a mitigation fund; and

WHEREAS, State Senator Stephen C. Padilla has introduced Senate Bill 10 – The Otay Mesa East Toll Facility Act – to expressly authorize funds from the new toll road to be used for water treatment, environmental mitigation, and restoration of the Tijuana River Valley to help address the sewage crisis and benefit residents of Imperial Beach and South San Diego County.

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

1. That the City Council supports Senate Bill 10 – The Otay Mesa East Toll Facility Act; and
2. That the City Council directs staff to submit a position letter to the relevant state legislative committees; and
3. That the Mayor is authorized to sign a letter of support on behalf of the City Council supporting this legislation on behalf of the City.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 19th day of February 2025, by the following vote:

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

PALOMA AGUIRRE, MAYOR

ATTEST:

JACQUELINE M. KELLY, MMC
CITY CLERK

SENATE BILL**No. 10**

Introduced by Senator PadillaDecember 2, 2024

An act to amend Section 31475 of the Streets and Highways Code, relating to transportation.

LEGISLATIVE COUNSEL'S DIGEST

SB 10, as introduced, Padilla. Otay Mesa East Toll Facility Act: toll revenues: environmental mitigation.

The Otay Mesa East Toll Facility Act authorizes the San Diego Association of Governments (SANDAG) to carry out a construction project for the State Highway Route 11 corridor, including, among other things, highway improvements and international border crossing facilities, to be operated as a toll facility. Existing law authorizes SANDAG to fix and revise from time to time and charge and collect tolls and other charges for entrance to or the use of the corridor, as provided. Existing law authorizes toll revenues to be used for specified costs, including, among other things, payments of a cooperative tolling agreement with the federal government of Mexico.

This bill would authorize those toll revenues to additionally be used for environmental mitigation and restoration of the Tijuana River Valley and adjoining lands, as specified.

This bill would make legislative findings and declarations as to the necessity of a special statute for the County of San Diego.

Vote: majority. Appropriation: no. Fiscal committee: yes. State-mandated local program: no.

The people of the State of California do enact as follows:

1 SECTION 1. The Legislature finds and declares all of the
2 following:

3 (a) The Tijuana River Valley has been a longstanding site of
4 significant environmental degradation due to cross-border
5 pollution, including untreated sewage, industrial waste, and other
6 contaminants that flow from Tijuana, Mexico, into the United
7 States of America.

8 (b) According to the Department of Parks and Recreation, the
9 Tijuana River National Estuarine Research Reserve is the largest
10 coastal wetland and one of the few remaining salt marshes in
11 southern California.

12 (c) This pollution severely impacts communities in California,
13 particularly the City of Imperial Beach, and other nearby
14 neighborhoods in the County of San Diego. These areas are
15 experiencing elevated rates of respiratory illnesses, gastrointestinal
16 diseases, and skin conditions linked to exposure to contaminated
17 water and air.

18 (d) The rapid economic expansion in the border region, driven
19 in part by trade agreements such as the United
20 States-Mexico-Canada Agreement (USMCA), has resulted in
21 increased industrial production, cross-border transportation, and
22 waste generation, exacerbating pollution in the Tijuana River
23 Valley.

24 (e) The life cycle of many products manufactured in the region,
25 including electronics, textiles, and consumer goods, contributes
26 to environmental degradation at every stage, from raw material
27 extraction to production, transport, use, and disposal. Many of
28 these products are produced in factories that discharge untreated
29 waste into the Tijuana River or adjacent lands.

30 (f) The health and safety of residents and visitors to the Tijuana
31 River Valley and surrounding communities are of paramount
32 importance. The Legislature acknowledges the severe public health
33 risks posed by ongoing pollution in the region and recognizes the
34 need for a permanent funding source to provide resources to
35 mitigate the crisis.

36 (g) Pursuant to the Utilization of waters of the Colorado and
37 Tijuana Rivers and of the Rio Grande Treaty of 1944 between the
38 United States of America and Mexico, the International Boundary

1 and Water Commission (IBWC) gained status as an international
2 body to resolve water quality issues related to transboundary
3 pollution from border rivers and streams.

4 (h) In 1996, the United States Section of the IBWC (USIBWC)
5 used funding from the United States Environmental Protection
6 Agency to build the South Bay International Wastewater Treatment
7 Plant (SBIWTP). The plant is permitted to treat up to 25,000,000
8 gallons per day of raw sewage and other waste water.

9 (i) Due to unchecked expansion leading to unexpectedly high
10 flows, the SBIWTP has become overwhelmed and left only
11 partially operational in need of critical repairs. According to the
12 IBWC, 100,000,000,000 gallons of untreated sewage and other
13 pollutants have been dumped into the Tijuana River in the past
14 five years.

15 (j) The USIBWC and the Mexico Section of the IBWC (La
16 Comision Internacional de Limites y Aguas or “CILA”) entered
17 into an agreement called the “Comprehensive Infrastructure
18 Solution,” which identified targeted infrastructure projects on both
19 sides of the boarder. The latest cost estimate from the IBWC for
20 implementation of this agreement is now \$900,000,000, which
21 would repair and expand the capacity of the facility but does not
22 include maintenance.

23 (k) In July 2020, Congress appropriated \$300,000,000 through
24 the USMCA to mitigate the transboundary flows through expansion
25 of the existing SBIWTP.

26 (l) In 2024, Congress appropriated \$156,000,000 as a part of
27 the 2024 appropriations bill. However, there has been no ongoing
28 funding source appropriated to maintain operations of the SBIWTP.

29 (m) The appropriation of an ongoing and reliable funding source
30 is critical to the health and safety of the residents of the southern
31 portion of the County San Diego.

32 (n) Funds from the toll collected at the proposed East Otay Mesa
33 may be used to address water and air pollution and used to offset
34 the financial obligations to the IBWC from the federal government.

35 SEC. 2. Section 31475 of the Streets and Highways Code is
36 amended to read:

37 31475. (a) Toll revenues under this chapter may be used to
38 reimburse or finance the costs incurred in connection with the
39 implementation, construction, maintenance, or operation of a
40 project, including reimbursement of federal funds specifically

1 allocated to SANDAG for a project or projects by the federal
2 government or other funds from funding sources that are not
3 otherwise available to state agencies for transportation-related
4 projects. SANDAG shall be reimbursed for administrative costs
5 in an amount that shall not exceed 3 percent of toll revenues under
6 this chapter.

7 (b) Toll revenues shall be used to pay for costs in the following
8 categories:

9 (1) Payments pursuant to bonds and resolutions, indentures, and
10 other constituent instruments defining the rights of the holders of
11 bonds and any repayment or reimbursement obligations of
12 SANDAG to any providers of bond insurance or letters of credit
13 or lines of credit related to bonds.

14 (2) SANDAG costs for operations, toll collection, and
15 administration of the projects.

16 (3) Reimbursement or payment to federal, state, and local
17 agencies for costs incurred by or payable to those agencies for
18 services, equipment, goods, fixtures, operation, maintenance,
19 personnel, or software provided to or in furtherance of a project
20 that are reimbursable pursuant to a written agreement between
21 SANDAG and the respective agency.

22 (4) Costs for capital improvements to repair or rehabilitate a
23 project, to expand project capacity, to improve project operations,
24 or to increase public transit and nonmotorized options in the
25 corridor.

26 (5) Costs for projects that increase transportation options along
27 the corridor or at the Otay Mesa East Port of Entry, including, but
28 not limited to, public transit and nonmotorized transportation that
29 would result in reduced vehicle miles traveled, pursuant to the plan
30 approved by the board pursuant to subdivision (b) of Section 31476
31 that specifies the expenditure of toll revenues.

32 (6) Payments pursuant to an agreement under Section 31483.

33 (7) *Costs associated with environmental mitigation and*
34 *restoration of the Tijuana River Valley and adjoining lands by*
35 *way of wastewater infrastructure and related projects to address*
36 *the sewage crisis and benefit of the residents of the southern*
37 *portion of the County of San Diego.*

38 SEC. 3. The Legislature finds and declares that a special statute
39 is necessary and that a general statute cannot be made applicable
40 within the meaning of Section 16 of Article IV of the California

- 1 Constitution because of the unique need of the County of San
- 2 Diego in addressing the sewage crisis in the Tijuana River Valley.

O



February 19, 2025

ITEM TITLE: RESOLUTION 2025-006 ALLOCATING FUNDS TO THE 10TH STREET POCKET PARK ENHANCEMENT PROJECT (P25101). (0920-15)

ORIGINATING DEPARTMENT:

Environmental & Natural Resources

EXECUTIVE SUMMARY:

The 10th Street Pocket Park, located at 10th Street and Iris Avenue in the Oneonta neighborhood, was established in 2016 through a community-driven effort led by the IB Arts Bureau, 4Walls, and the City. On June 18, 2024, City Council received an update on the general condition of the pocket park and provided direction to proceed with the development of a major maintenance project to enhance the area and include a special recognition for Steven Wright, who made a significant contribution to this park and other areas of Imperial Beach.

City staff and 4Walls will present recommendations for improvements to this pocket park area. The City is proposing to use our landscape contractor to enhance the general appearance of the park, including site cleanup, irrigation system repairs, replanting of native plants, and adding a new butterfly garden. 4Walls is proposing to add a new art feature and a memorial honoring Steven Wright. In recognition of Wright's significant contributions to the community, staff also request that the Council consider officially naming the park in his honor and provide direction for an official name of the park.

RECOMMENDATION:

Receive a presentation from city staff and 4Walls on proposed enhancements to the park and provide direction for improvements, including options to name and dedicate the park for Steven Wright. Authorize Resolution 2025-006 to allocate \$47,000 to Project P25101 and to name the park after Steven Wright.

OPTIONS:

- Adopt Resolution 2025-006 to allocate \$47,000 from the Park Major Maintenance Fund reserves (Fund 420) to account 420-6020-552.2006 and Project P25101-EXP. Provide staff direction about a formal name and dedication of the 10th Street Pocket Park in honor of Steven Wright.
- Reject Resolution and do no improvements at the park; or
- Request additional information and an additional report

BACKGROUND/ANALYSIS:

In 2016, the City hosted a series of neighborhood meetings to explore the development of a pocket park at the City-owned vacant lot located at 10th Street and Iris Avenue. Residents of the immediate neighborhood expressed a strong desire for a passive park that would provide a quiet, open space for the community. The IB Arts Bureau and 4Walls secured a grant to lead additional community outreach, develop a design, and construct a small pocket park serving the Oneonta neighborhood.

On June 18, 2024, City Council received an update on the general condition of the pocket park and directed staff to move forward with a major maintenance project to refresh the area and incorporate a special recognition for Steven Wright, acknowledging his significant contributions to this park and other areas of Imperial Beach.

The City proposes to use its landscape contractor to undertake key maintenance tasks, including site cleanup, irrigation system repairs, and the planting of native vegetation, along with the creation of a new butterfly garden (Attachment 2). Once these tasks are completed, the IB Arts Bureau and 4Walls will install a new art piece and a memorial feature at the park’s entrance to honor Steven Wright’s contributions (Attachment 3). The park’s existing layout and passive use will remain unchanged, ensuring it continues to fulfill its original purpose as a peaceful neighborhood space.

Staff also needs Council’s input on the proposed enhancements and requests direction on officially dedicating the park in honor of Steven Wright. In addition to the new artwork, staff need direction from council about renaming the pocket park area in recognition of Steven Wright. Potential name options include Steven Wright Pocket Park, Steven Wright Memorial Park, The Wright Park, and Steven Wright Circle Park. Currently, the park does not have a formal name. City Council has previously approved the naming of two parts in honor of individuals. Reama Park, at Elder and 2nd Street, was dedicated in 1962 and named after Councilmember Harold Reama, and in 1995 the renaming of Northside Park located between Calla Avenue and Florida Street to Rose Teeple Memorial Park after a member of the city team. This recommendation is presented for Council consideration based on past practices and the significance of Steven Wright to the community. If Council supports this dedication, appropriate signage will be incorporated into the final design and prominently displayed at the park entrance.

ENVIRONMENTAL DETERMINATION:

Not a project as defined by CEQA.

FISCAL IMPACT:

The City has sufficient funds in the Park Major Maintenance Fund reserves (Fund 420) which are sufficient to cover this expenditure. The total project budget is \$47,000 with \$23,000 for general site improvements through City contract, \$22,000 for new art features by 4Walls, and \$2,000 in contingency.

FISCAL YEAR: 2025

BUDGETED: No

BUDGET AMENDMENT Yes

ACCOUNT NO(S): 420-6020-552.2006
PROJECT NO(S): P25101
ANTICIPATED EXPENDITURE: \$47,000

ATTACHMENTS:

1. Resolution No. 2025-006
2. Proposed Improvements by Public Works
3. Proposed Improvements by 4Walls

RESOLUTION NO. 2025-006

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, CALIFORNIA, ALLOCATING FUNDS TO THE 10TH STREET POCKET PARK ENHANCEMENT PROJECT (P25101)

WHEREAS, the 10th Street Pocket Park, located at 10th Street and Iris Avenue in the Oneonta neighborhood, was established in 2016 through a collaborative effort between the IB Arts Bureau, 4Walls, and the City of Imperial Beach to create a passive community space; and

WHEREAS, on June 18, 2024, the City Council received an update on the general condition of the 10th Street Pocket Park and provided direction to develop a major maintenance project to enhance the park’s aesthetics, functionality, and community value; and

WHEREAS, the City proposes utilizing its landscape contractor to perform essential maintenance, including site cleanup, irrigation system repairs, replanting of native vegetation, and the addition of a butterfly garden to improve the park’s ecological and aesthetic value; and

WHEREAS, 4Walls, in partnership with the IB Arts Bureau, has proposed the installation of a new art feature and a memorial to honor the late Steven Wright, who made significant contributions to the park and the broader Imperial Beach community; and

WHEREAS, the City has identified sufficient funds in the Park Major Maintenance Fund reserves (Fund 420) to support the proposed maintenance and enhancement project; and

WHEREAS, the proposed enhancements align with the community’s original vision for a passive neighborhood park.

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. Allocate \$47,000 from the Park Major Maintenance Fund (Fund 420) to account 420-6020-552.2006 and Project P25101-EXP
3. Authorize the City Manager to proceed with project.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Imperial Beach at its meeting held on the 19th day of February 2025, by the following vote:

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

PALOMA AGUIRRE, MAYOR

ATTEST:

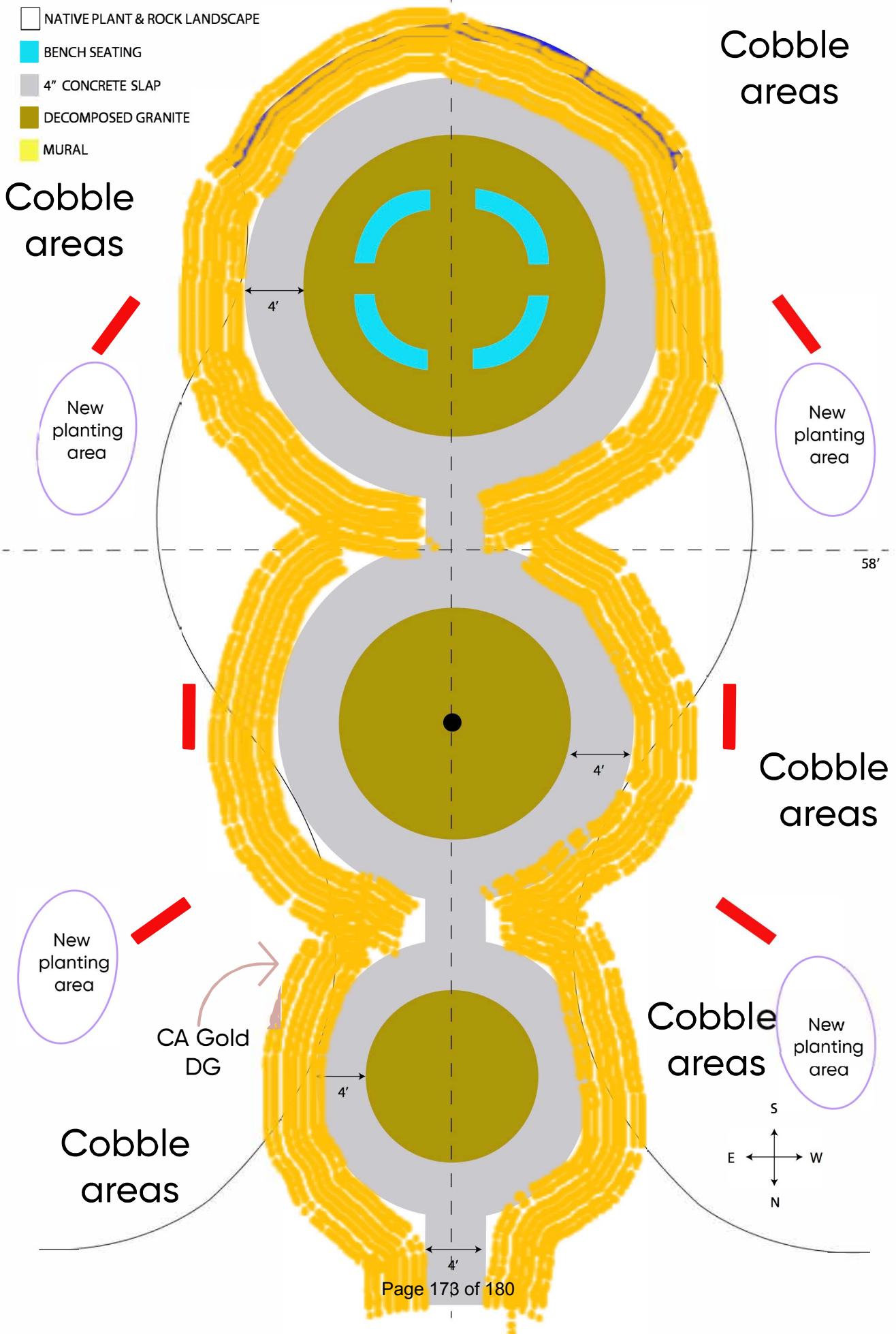
**JACQUELINE M. KELLY, MMC
CITY CLERK**

Not To Scale

- HELICOPTER MEMORIAL
- ARTISTIC ELEMENTS
- NATIVE PLANT & ROCK LANDSCAPE
- BENCH SEATING
- 4" CONCRETE SLAP
- DECOMPOSED GRANITE
- MURAL

Cobble areas

Cobble areas



New planting area

New planting area

New planting area

New planting area

CA Gold DG

Cobble areas

Cobble areas

Cobble areas

**4 Walls International
Conceptual
Memorial Design For
Review -**

**City of Imperial
Beach
10th and Iris Pocket
Park**

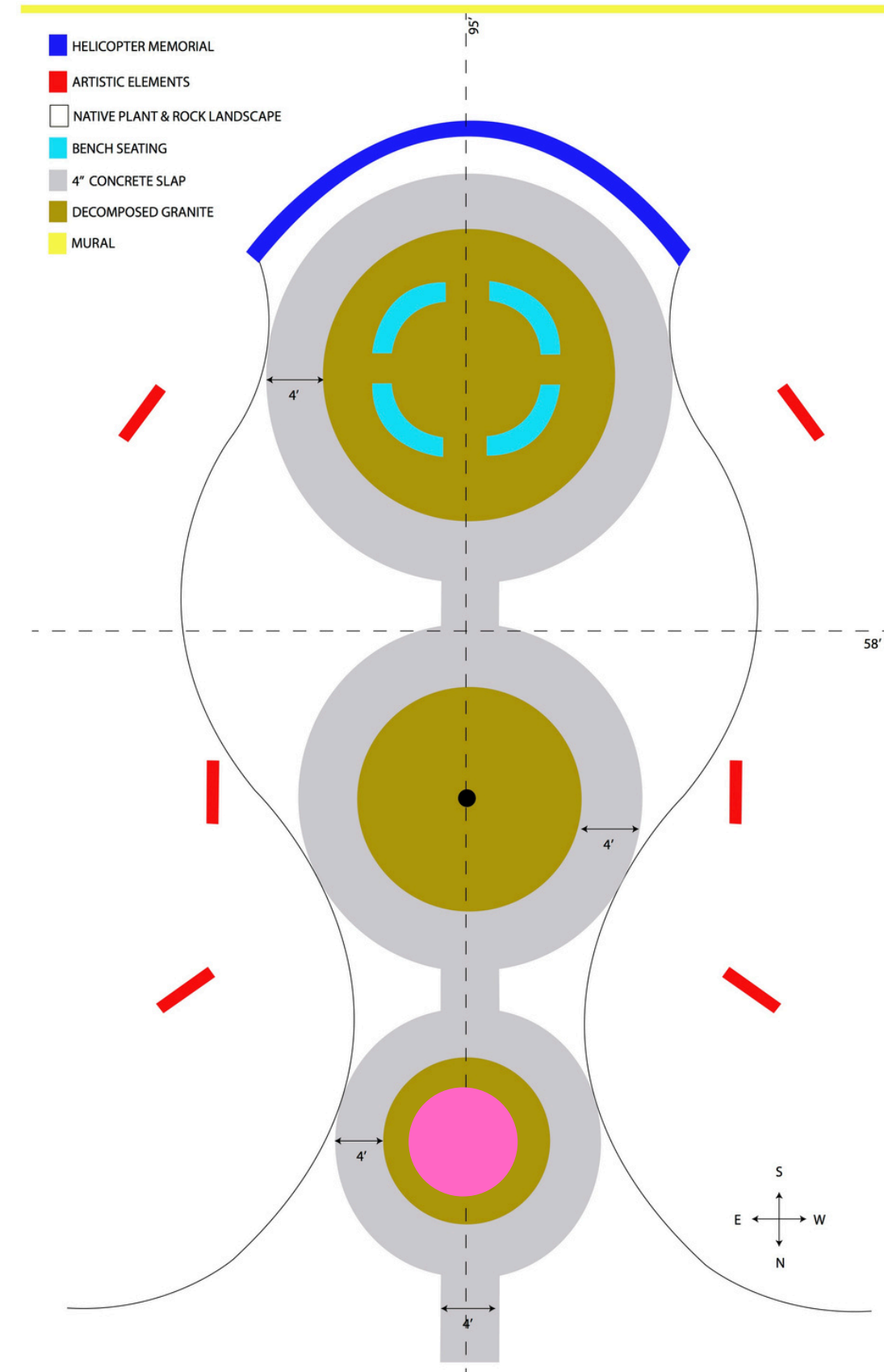
**In Honor of Steven
B. Wright**



Site Layout

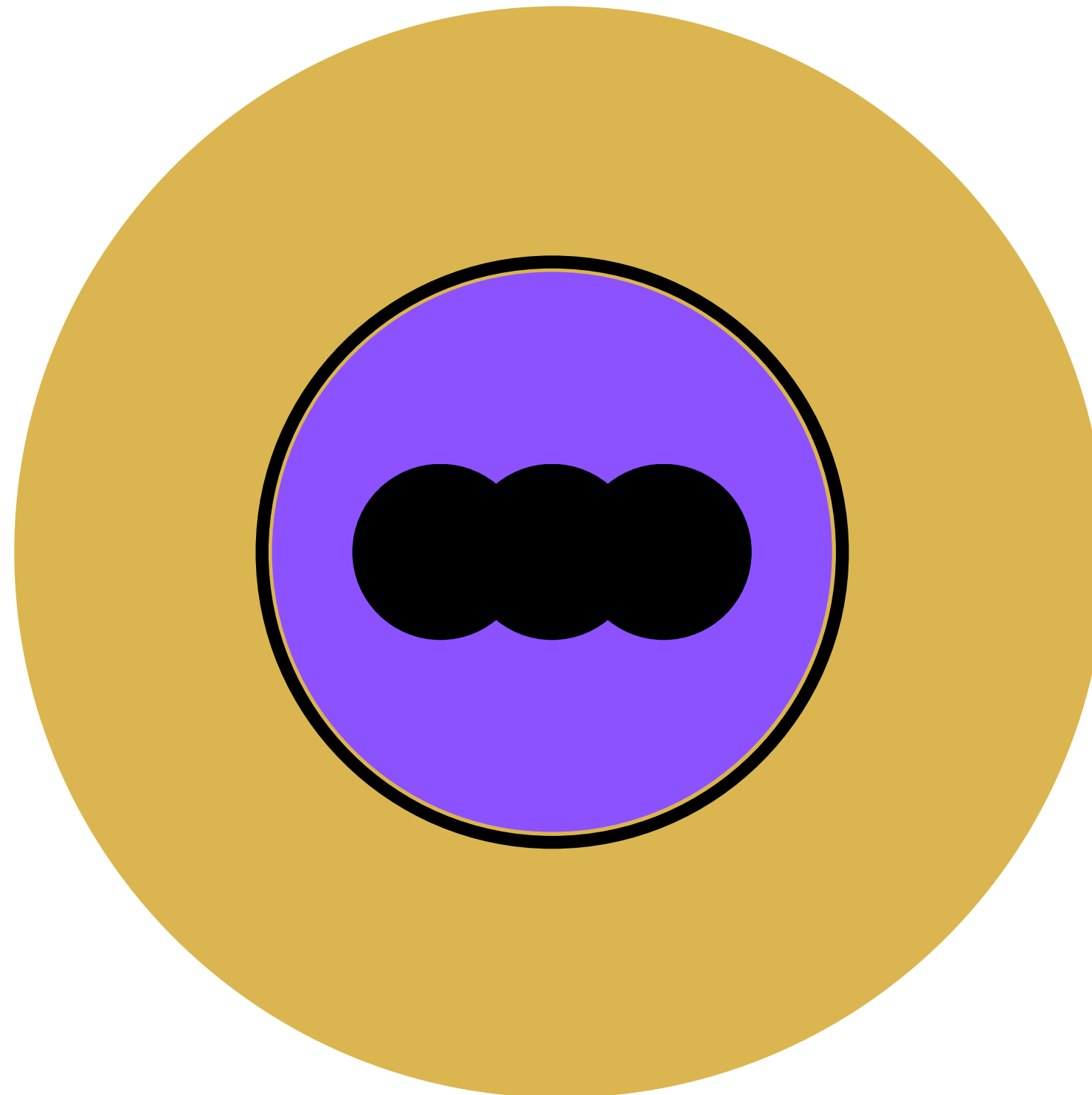


Perspective Location for Element



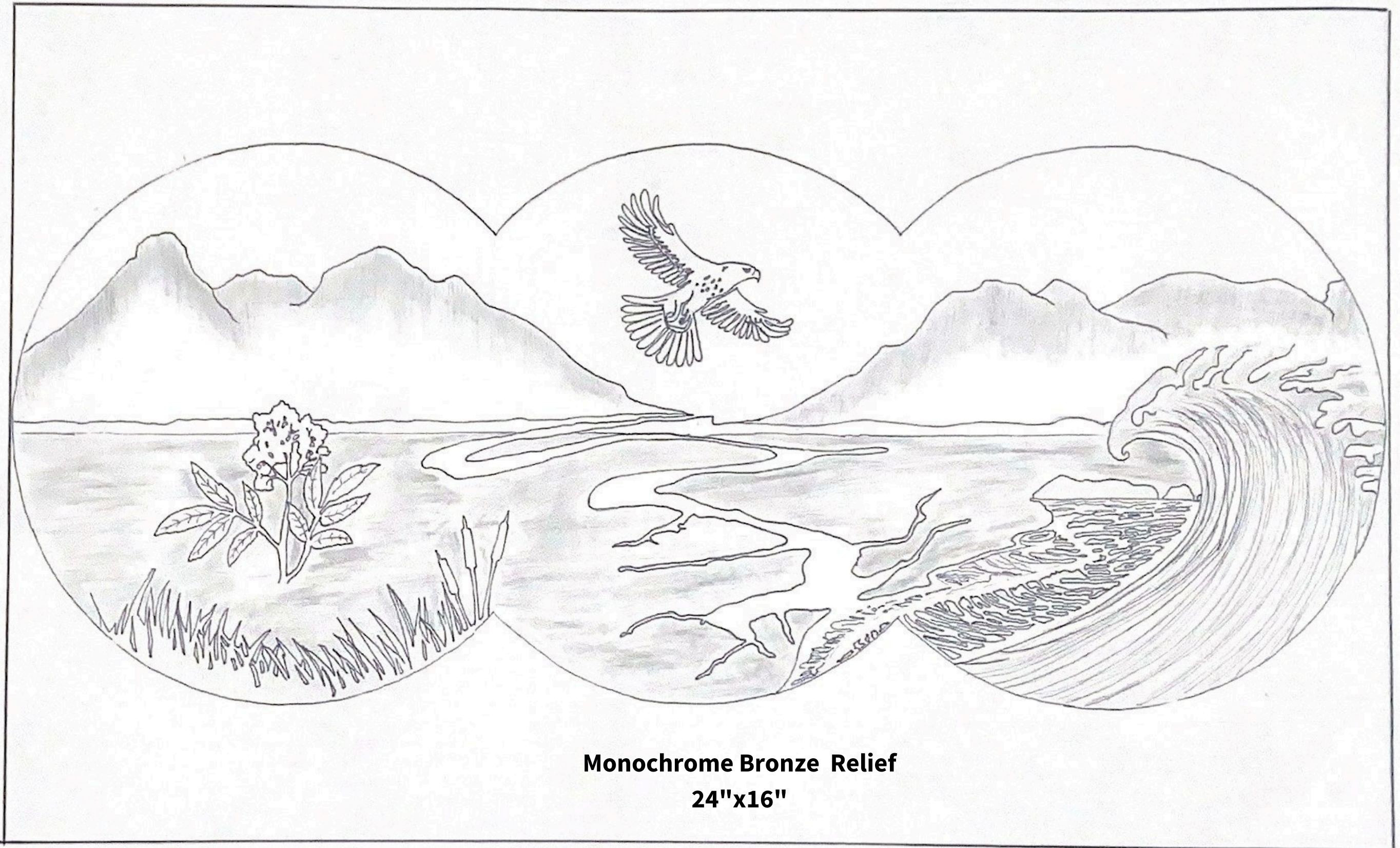
Impact Area Northernmost Circle

2 Dimensional Grade
Level Design Inset at
Ground Level ~ Size -
Dimeter 4'x 4" Deep



-  Decomposed Granite 8' Diameter
-  Outline
-  Mosaic Max Extent
-  Bronze Relief

24"



16"

Monochrome Bronze Relief
24"x16"

Pattern example of surrounding **Mosaic** design with the addition of ceramic elements possibly included representing:

- Surf Culture
- Wildlife
- Community
- Ocean
- Love
- Conservation

