



CITY COUNCIL AGENDA

A Regular Meeting of the La Mesa City Council

Tuesday, August 9, 2016

4:00 p.m.

**City Council Chambers
La Mesa City Hall
8130 Allison Avenue
La Mesa, California**

**Mark Arapostathis, Mayor
Guy McWhirter, Vice Mayor
Ruth Sterling, Councilmember
Kristine Alessio, Councilmember
Bill Baber, Councilmember**

Materials related to an item on this agenda submitted to the Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office, 8130 Allison Avenue, during normal business hours.

The City of La Mesa encourages the participation of disabled individuals in the services, activities and programs provided by the City. Individuals with disabilities, who require reasonable accommodation in order to participate in the City Council meetings, should contact the City's Americans with Disabilities Act (ADA) Coordinator, Rida Freeman, Human Resources Manager, 48 hours prior to the meeting at 619.667.1175, fax 619.667.1163, or rfreeman@ci.la-mesa.ca.us.

Hearing assisted devices are available for the hearing impaired. A City staff member is available to provide these devices upon entry to City Council meetings, commission meetings or public hearings held in the City Council Chambers. A photo i.d. or signature will be required to secure a device for the meeting.

ROLL CALL

INVOCATION - MAYOR ARAPOSTATHIS

PLEDGE OF ALLEGIANCE

ANNUAL ROTATION OF THE VICE MAYOR

CITY MANAGER COMMENTS

COMMUNITY BULLETIN REPORTS

PRESENTATIONS

BUDGET MONITORING REPORT

Documents:

[BUDGET MONITORING REPORT.PDF](#)

CITY TREASURER'S QUARTERLY REPORT

Documents:

[TREASURERS QUARTERLY REPORT.PDF](#)

POLICE CHIEF'S QUARTERLY CRIME REPORT

Documents:

[QUARTERLY CRIME REPORT.PDF](#)

HEARTLAND FIRE AND RESCUE REPORT

ADDITIONS AND/OR DELETIONS TO THE AGENDA

PUBLIC COMMENTS - (TOTAL TIME - 15 MINUTES)

NOTE: In accordance with state law, an item not scheduled on the agenda may be brought forward by the general public for comment; however, the City Council will not be able to discuss or take any action on the item at this meeting. If appropriate, the item will be referred to Staff or placed on a future agenda.

CONSENT CALENDAR

(Items 1 through 8)

The Consent Calendar includes items previously considered by the Council. Unless discussion is requested by members of the Council or audience, all Consent Calendar items may be approved by one motion.

1. APPROVAL OF MOTION TO WAIVE THE READING OF THE TEXT OF ALL ORDINANCES AND RESOLUTIONS AT THIS MEETING

2. ACCEPTANCE OF INVESTMENT POLICY FOR THE CITY OF LA MESA FOR FISCAL YEAR 2016-2017

Staff Reference: Mr. Vogt

Documents:

[ITEM 2.PDF](#)

3. RATIFICATION OF THE DESIGN REVIEW BOARD'S APPROVAL OF DRB-16-06 (LA MESA VENTURES 1 LLC) – A REQUEST TO CONSTRUCT A NEW MIXED-USE BUILDING INCLUDING EIGHT APARTMENTS AND 1,800 SQUARE FEET OF COMMERCIAL SPACE AT 8381 LA MESA BOULEVARD IN THE CD-D (DOWNTOWN COMMERCIAL/URBAN DESIGN OVERLAY) ZONE

Staff Reference: Ms. Dick

Documents:

[ITEM 3.PDF](#)

4. RATIFICATION OF THE DESIGN REVIEW BOARD'S APPROVAL OF DRB-16-16 (T MOBILE) – A REQUEST TO INSTALL NEW ANTENNAS AND ASSOCIATED EQUIPMENT SERVING A WIRELESS COMMUNICATIONS FACILITY AT 4711 SPRING STREET IN THE CD-D (DOWNTOWN COMMERCIAL/URBAN DESIGN OVERLAY) ZONE

Staff Reference: Ms. Dick

Documents:

[ITEM 4.PDF](#)

5. RESOLUTION TO APPROVE COOPERATIVE PURCHASE FOR A REPLACEMENT WASTEWATER COMBINATION TRUCK TO BE USED FOR THE MAINTENANCE OF THE SANITARY SEWER SYSTEM

Staff Reference: Mr. Firsht

Documents:

[ITEM 5.PDF](#)

6. RESOLUTION AUTHORIZING SUBMITTAL OF A GRANT APPLICATION FOR THE HIGHWAY SAFETY IMPROVEMENT PROGRAM FOR THE REPLACEMENT OF SELECT WARNING AND REGULATORY SIGNS CITY-WIDE, ACCEPTING SAID GRANT IF AWARDED AND APPROPRIATING FUNDS FOR THE PROJECT

Staff Reference: Mr. Firsht

Documents:

[ITEM 6.PDF](#)

7. RESOLUTION APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN THE SAN DIEGO COUNTY SHERIFF'S DEPARTMENT AND THE LA MESA POLICE DEPARTMENT FOR THE REGIONAL REALIGNMENT RESPONSE (R3) GROUP

Staff Reference: Chief Vasquez

Documents:

[ITEM 7.PDF](#)

8. RESOLUTION OF THE CITY OF LA MESA AUTHORIZING THE ACCEPTANCE AND APPROPRIATION OF A GRANT FROM THE CALIFORNIA OFFICE OF TRAFFIC SAFETY TO CONDUCT A LOCAL TRAFFIC SAFETY, DUI ENFORCEMENT AND AWARENESS PROGRAM BY APPROVING THE ADDITION OF THE GRANT FUNDS TO THE FY 2016-2017 BUDGET

Staff Reference: Chief Vasquez

Documents:

[ITEM 8.PDF](#)

STAFF REPORT

9. ACCEPTANCE OF THE CITY CLERK'S CERTIFICATION OF

INITIATIVE PETITION ENTITLED “AN INITIATIVE AMENDING THE LA MESA MUNICIPAL CODE TO AUTHORIZE AND REGULATE MEDICAL MARIJUANA DISPENSARIES, AND THE CULTIVATING AND MANUFACTURING OF MEDICAL MARIJUANA IN LA MESA,” AND ADOPTION OF THE FOLLOWING RESOLUTIONS:

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA MESA, CALIFORNIA, ORDERING THE SUBMISSION TO THE VOTERS OF THE CITY OF LA MESA AN ORDINANCE AMENDING THE LA MESA MUNICIPAL CODE TO AUTHORIZE AND REGULATE MEDICAL MARIJUANA DISPENSARIES, AND THE CULTIVATING AND MANUFACTURING OF MEDICAL MARIJUANA IN THE CITY OF LA MESA AT THE GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 8, 2016;

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA MESA, CALIFORNIA, SETTING PRIORITIES FOR FILING WRITTEN ARGUMENTS FOR A BALLOT MEASURE PERTAINING TO AMENDING THE LA MESA MUNICIPAL CODE TO AUTHORIZE AND REGULATE MEDICAL MARIJUANA DISPENSARIES, AND THE CULTIVATING AND MANUFACTURING OF MEDICAL MARIJUANA IN THE CITY OF LA MESA AND DIRECTING THE CITY ATTORNEY TO PREPARE AN IMPARTIAL ANALYSIS; AND

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA MESA, CALIFORNIA, PROVIDING FOR THE FILING OF REBUTTAL ARGUMENTS FOR A BALLOT MEASURE PERTAINING TO AMENDING THE LA MESA MUNICIPAL CODE TO AUTHORIZE AND REGULATE MEDICAL MARIJUANA DISPENSARIES, AND THE CULTIVATING AND MANUFACTURING OF MEDICAL MARIJUANA IN THE CITY OF LA MESA THAT WILL BE SUBMITTED AT THE NOVEMBER 8, 2018 GENERAL MUNICIPAL ELECTION

Staff recommends the Council select option 1 or option 2:

Option 1. (By Separate Action)

- Submit the ordinance, without alteration, to the voters;
- Adopt the Resolution to place the initiative petition on the ballot of the November 8, 2016 General Municipal Election; and
- Adopt the Resolutions setting priorities for filing written arguments and providing for the filing of rebuttal arguments for the ballot measure; or

Option 2.

- Adopt the ordinance, without alteration, at the regular meeting at which the certification of the petition is presented, or within 10 days after it is presented.

Staff Reference: Ms. Kennedy

Documents:

[ITEM 9.PDF](#)

COUNCIL COMMITTEE REPORTS (3 MINUTE LIMIT)

AB 1234 REPORTS (GC 53232.3(D))

CITY ATTORNEY REMARKS

ADJOURNMENT

PLEASE NOTE: pursuant to LMMC § 2.08.010, the second Council meeting in the month of August shall serve as a summer recess. The next Council meeting will be held on Tuesday, September 13, 2016 at 4:00 p.m.



2015-2016 Budget Monitoring Report

Quarter Ending June 30, 2016

The Finance Department produces the quarterly Budget Monitoring Report using month-end financial information from the City's financial system, input from staff in City departments, and relevant information from local, regional, and national sources (e.g., newspapers, economists, League of California Cities, etc.).

If you are new to this report, we suggest that you start by first reviewing the Reader's Guide located at the end of the document for information on the organization and layout of the report.

Please contact Sarah Waller-Bullock at (619) 667-1122 if you have any questions, comments, or suggestions.

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EXECUTIVE SUMMARY

The national economy continued the relatively flat performance experienced during the previous two quarters with most economic indicators about the same in the current quarter. The consensus among most economic forecasts indicates that the economy will continue to grow at a somewhat moderate pace through 2016.

NATIONAL ECONOMIC INDICATORS AND FORECASTS

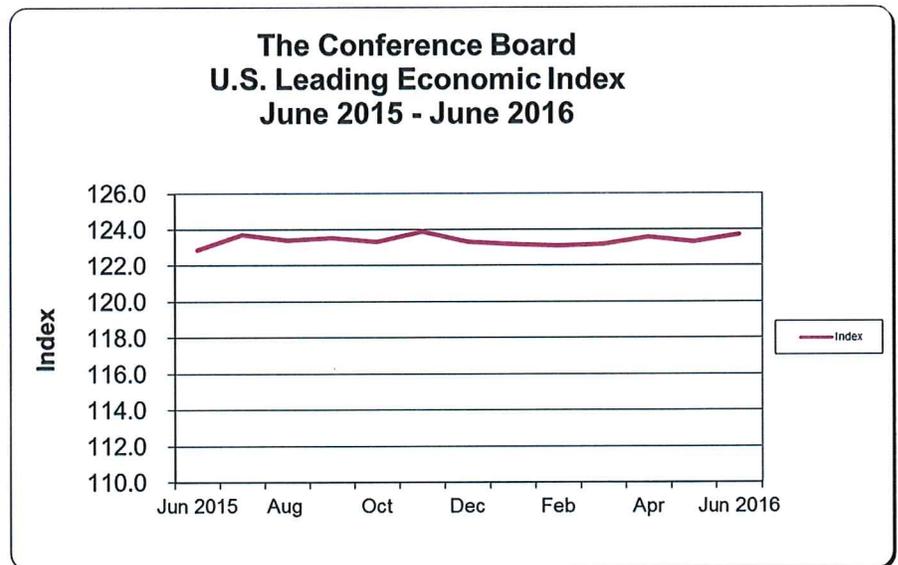
U.S. Leading Economic Index

The U.S. Leading Economic Index (LEI) continued its rather flat performance experienced over the past twelve months with June positive 0.3 percent over May and reversing May's decline of 0.2 percent. Over the past year, the LEI has been mostly mixed or flat with gains experienced in one month reversed by declines in the next, and vice versa.

According to economists at the Conference Board, "The U.S. LEI picked up in June, reversing its May decline.... Improvements in initial claims for unemployment insurance, building permits, and financial indicators were the primary drivers. While the LEI continues to point to moderating economic growth in the U.S. through the end of 2016, the expansion still appears resilient enough to weather volatility in financial markets and a moderating outlook in labor markets

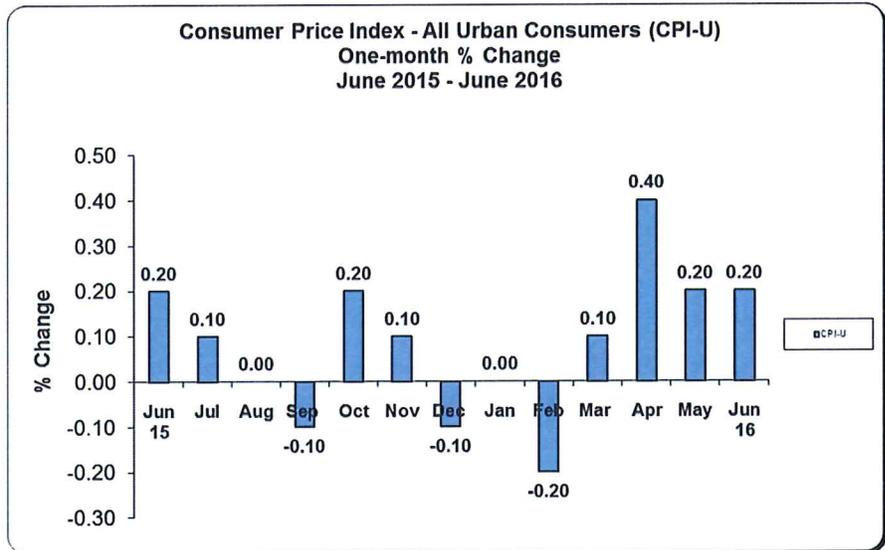
**The Conference Board
 U.S. Leading Economic Index
 (2010 = 100)**

	Index	% Change
Jun 2015	122.9	0.60%
Jul	123.7	0.00%
Aug	123.4	0.00%
Sep	123.5	-0.20%
Oct	123.3	0.50%
Nov	123.9	0.50%
Dec	123.3	-0.30%
Jan	123.2	-0.20%
Feb	123.1	-0.10%
Mar	123.2	0.10%
Apr	123.6	0.50%
May	123.3	-0.20%
Jun 2016	123.7	0.30%



Consumer Price Index

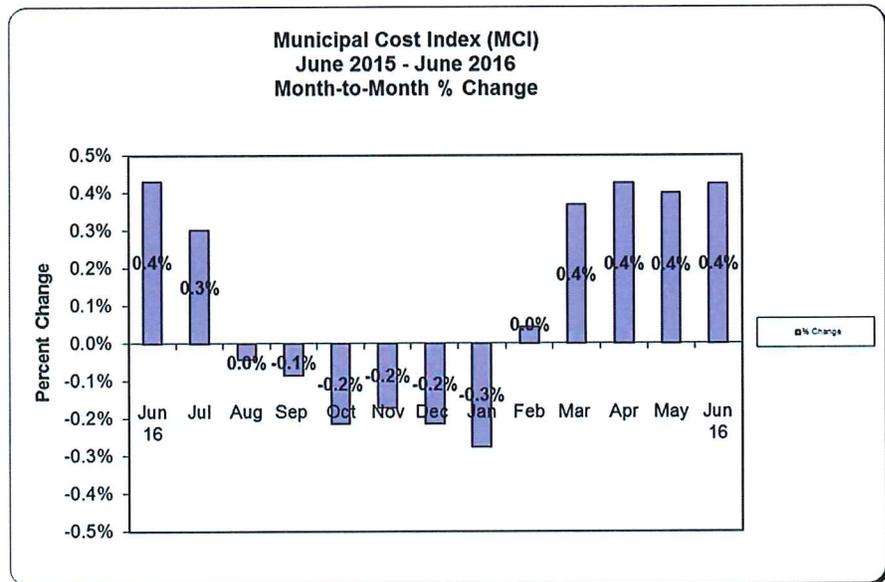
The Consumer Price Index (CPI) was positive in each month this quarter, the first consistently positive quarter since early 2015. The quarter started off with a 0.4 percent increase, led by increases in the energy index (3.4 percent), food index (0.2 percent) and all other items index (0.2 percent). The positive trend continued through May and June with 0.2 percent increases in each month. In both months, the indexes for energy and all items less energy and food led the overall increase with the energy index up 1.2 percent and 1.3 percent in May and June respectively, and the all items less food and energy index up 0.2 percent in each month respectively. The food index decreased 0.2 percent and 0.1 percent in May and June respectively.



Over the past 12 months, the all items index was up 1.0 percent with the index for all items less food and energy increasing 2.3 percent, the energy index decreasing 9.4 percent, and the food index increasing 0.3 percent over the same time period.

Municipal Cost Index

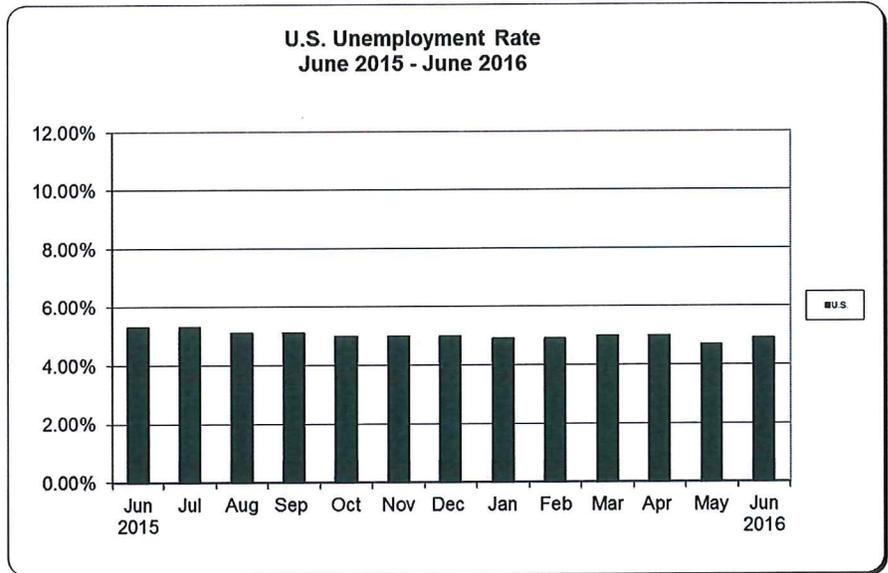
After seven months of negative or no change, the Municipal Cost Index was positive during each month of the current quarter, with each month increasing 0.4 percent respectively. Overall, the MCI has increased 1.0 percent in the past twelve months. The MCI reflects the impact of the costs of labor, materials and contract services on the actual inflation experienced by the City. These costs are all factored into the composite MCI. Major indicators of these



items used for the MCI include the Consumer Price Index, the Producer Price Index and the construction cost indexes published by the U.S. Department of Commerce.

U.S. Unemployment Rate

After declining slightly from 5.0 percent in April to 4.7 percent in May, the US unemployment rate rose slightly to 4.9 percent in June. The national unemployment rate has been below 6 percent since September 2014. These rates remain the lowest since the beginning of 2009. Despite the slight increase from May to June, the number of unemployed persons (7.8 million) and the unemployment rate remains at levels that have prevailed from August 2015 through April 2016. The



The number of long term unemployed was essentially unchanged at 2.0 million in June and has shown little movement. In June, these individuals accounted for 25.8 percent of the unemployed. The job gains that did occur were in leisure and hospitality, health care and social assistance, and financial activities.

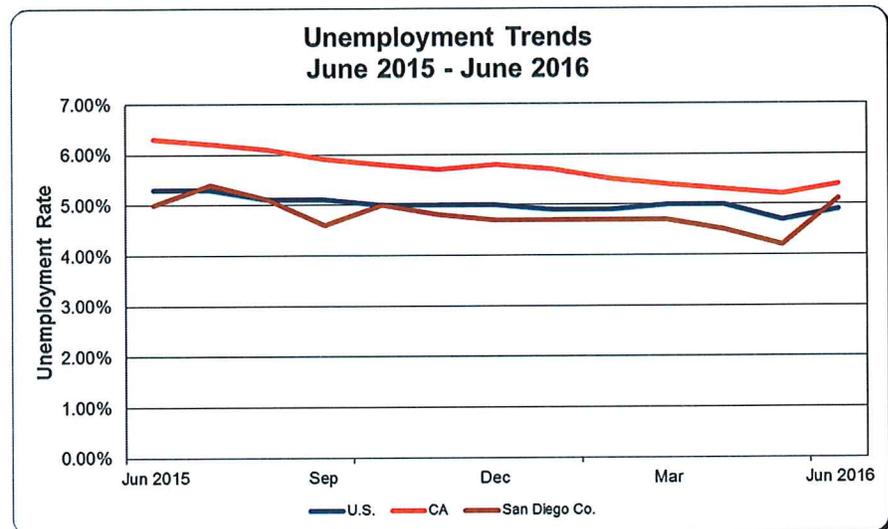
Federal Funds Rate (Discount Rate)

After raising the Federal Funds Rate from 0.00 to 0.25 percent to 0.25 to 0.5 percent in December, the Federal Reserve opted to maintain this level through the current period. In their statement released at the end of June, the Federal Open Market Committee stated, "The Committee currently expects that, with gradual adjustments in the stance of monetary policy, economic activity will expand at a moderate pace and labor market indicators will strengthen. Inflation is expected to remain low in the near term, in part because of earlier declines in energy prices, but to rise to 2 percent over the medium term.... Against this backdrop, the Committee decided to maintain the target range for the federal funds rate at 1/4 to 1/2 percent."

STATE AND LOCAL ECONOMIC INDICATORS AND FORECASTS

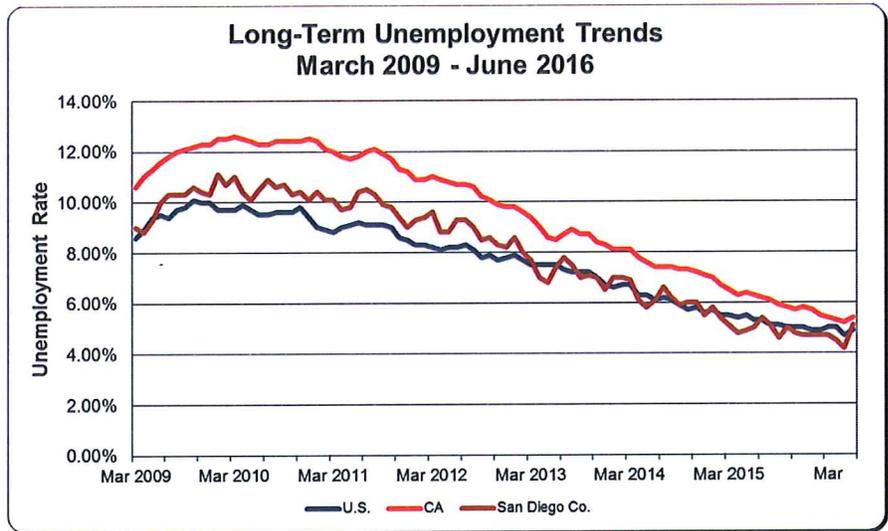
State and Local Unemployment

The unemployment rates for the State declined to 5.2 percent in May before increasing slightly in June to 5.4 percent, returning to the same rate that began the quarter. Despite this slight uptick, these rates are the lowest experienced in the state since before the recession.



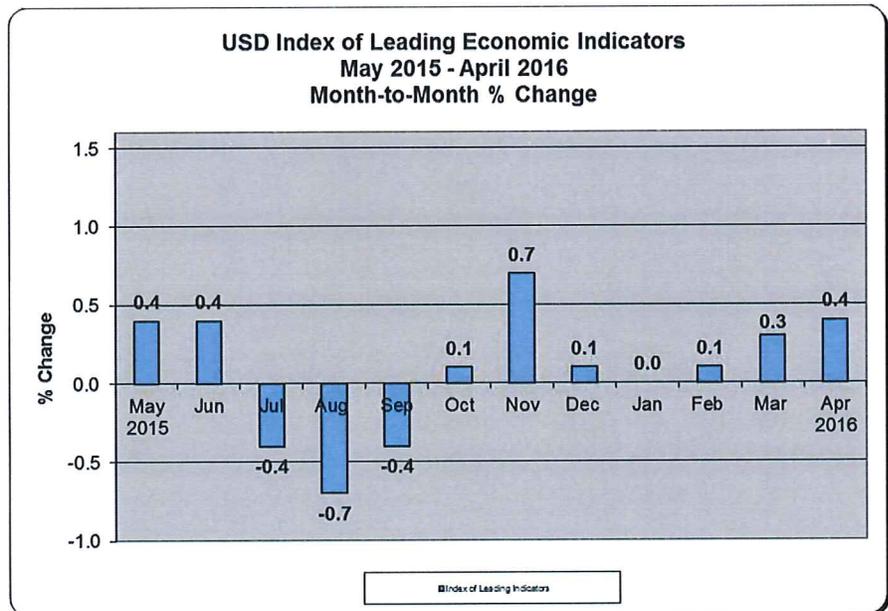
The County of San Diego's unemployment rate dropped below the previous quarter's rate of 4.7 percent to 4.2 percent in May before increasing to 5.1 percent in June. This is the first time since October 2015 that the County unemployment rate has risen higher than 5 percent. The unemployment rate for the city of La Mesa followed the County's trend of dropping to 4.2 percent in May before increasing to 5.2 percent in June.

Looking at unemployment rates from 2009 through the present shows a significant downward trend that began in 2011 and continued through May, ending the quarter with a slight uptick in all indicators in June.



Local Leading Economic Indicators

At the time of this report, the San Diego County Index of Leading Economic Indicators (LEI) were only available through April 2016. Since October 2015, the LEI was either unchanged or positive, and except for the three months of October through December 2015, positive or unchanged for almost two years. April's increase of 0.4 percent put the LEI at its highest level since 2006.

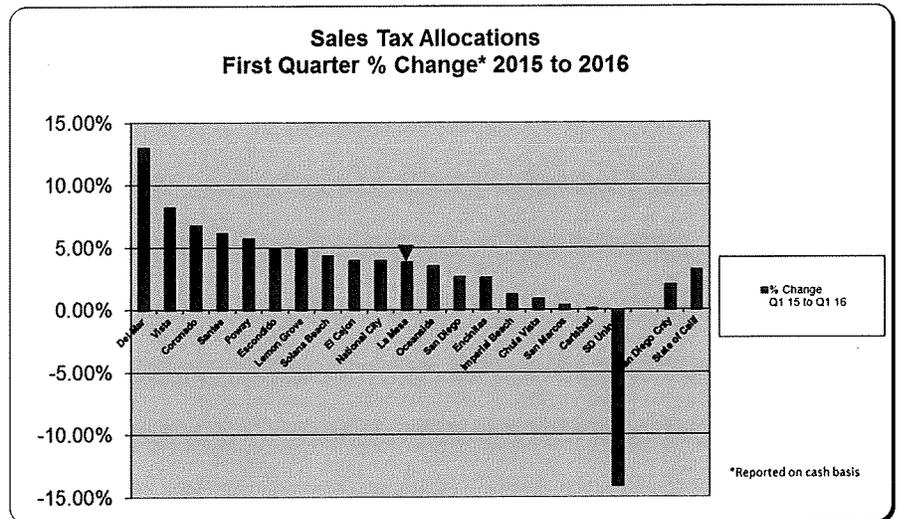


April's 0.4 percent increase was due primarily to gains in local stock prices and the outlook for the national economy with moderate improvement in initial claims for unemployment. There were smaller gains in building permits and the national economy. Offsetting these gains were small decreases in building permits, help wanted advertising, and consumer confidence.

According to Alan Gin, "The outlook for the local economy continues to be for strength in the local economy at least through the end of 2016."

Local Sales Tax Allocations

Sales tax revenues received during the first quarter (January through March calendar year 2016) shows positive growth countywide and 2.0 percent higher than the same quarter in 2015. La Mesa's increase of 3.82 percent is higher than both the county increase and State increase of 3.21 percent.



STATE BUDGET

Little has changed since the last report with the State Budget. In January the Governor presented his 2016-2017 Budget Proposal to the Legislature. Included in the proposed budget are significantly higher revenue estimates than were in previous budgets. These higher revenues in turn generate significant increases in Proposition 98 funding (an additional \$4.3 billion over the 2014-2015 through 2016-2017 period). After satisfying the Prop 98 and Prop 2 requirements, the Governor's proposed budget allocates about \$7 billion in discretionary General Fund resources to Reserves and one-time infrastructure spending. In this budget proposal, the Governor has placed an emphasis on building reserves to over \$10 billion, an increase of more than \$3 billion over previous budgets.

The Governor also commits spending on one-time infrastructure investments using a combination of General Fund and special fund sources. His proposal includes funding for maintenance, repair, and construction of state office buildings, the state highway system, local roads, university campuses, and county jails.

Noticeably absent are any additional cost cutting measures that might threaten local revenues. The City is still dealing with the impacts of previous cost cutting measures, most notably the dissolution of redevelopment and public safety realignment.

Finally the State has begun the defeasance of the Economic Recovery Bonds and repayment of the "Triple Flip" sales tax swap monies to local agencies. The State Department of Finance confirmed that the final repayments will be made by the end of fiscal year 2015-2016. The City of La Mesa's portion is approximately \$850,000 and is reflected in the 2015-2016 revenues.

GENERAL FUND SUMMARY

GENERAL FUND REVENUES

Overall, General Fund revenues received to date for the final quarter of fiscal year 2015-2016 are at expected levels and in line with budget when compared to the same time period last fiscal year. The General Fund's major revenue sources, property tax and sales tax (both base sales & use tax and Proposition L transaction tax) are not received at regular intervals throughout the

fiscal year, but rather towards the middle and end of the fiscal year. For this reason, the revenue streams received from these sources are weighted towards the end of the year and in the case of Sales and Prop L revenues, the final amounts are not known until after the end of the fiscal year.

General Fund Resources	Current Fiscal Year			Prior Year Comparison	
	2015-2016 Budget ¹	YTD Collected (unaudited)	% of Budget Collected	YTD Collected (audited)	% of Budget Collected
Through 99% of Fiscal Year					
Revenues:					
Taxes					
Property Tax	\$ 11,529,500	\$ 11,553,519	100.2%	\$ 10,877,557	100.0%
Former Tax Increment (RDA)	179,400	190,456	106.2%	173,162	98.3%
Sales ²	13,273,900	12,180,624	91.8%	12,092,349	102.9%
Proposition L ²	8,101,400	7,560,339	93.3%	7,891,852	100.6%
Other	2,991,700	3,248,095	108.6%	3,438,942	116.9%
Subtotal taxes	36,075,900	34,733,032	96.3%	34,473,861	102.6%
Licenses & permits	1,132,600	1,502,062	132.6%	1,602,326	100.8%
Fines, forfeitures & penalties	421,700	490,371	116.3%	418,493	89.7%
Use of money and property	759,100	828,142	109.1%	922,340	120.3%
Revenue from other agencies	475,500	1,258,081	264.6%	1,211,756	284.7%
Service charges	1,976,300	2,148,747	108.7%	1,923,228	97.2%
Other revenue	160,780	265,314	165.0%	291,886	372.8%
Total revenues	41,001,880	41,225,748	100.5%	40,843,889	99.8%
Other financing sources:					
Interfund transfers in	2,579,600	2,782,711	107.9%	2,495,473	98.5%
Interfund transfers out	(1,452,500)	(1,542,900)	106.2%	(1,333,260)	96.6%
Total other financing sources	1,127,100	1,239,811		1,162,213	
Plus: Fund Balance at July 1	21,217,250	24,345,022	114.7%	20,531,305	100.5%
Total resources	\$ 63,346,230	\$ 66,810,582	105.5%	\$ 62,537,407	139.5%

¹ Budget reflects any amendments approved by the City Council through the end of the quarter
² Sales and Prop L revenues reflect the Triple Flip repayment and July 2016 payment

- ✓ Final property tax revenues have been received through the end of the year and are within budgetary expectations and slightly higher than the previous year.
- ✓ Base sales tax revenues for the First Quarter Tax Year (received through July 2016) are slightly below budgetary expectations but higher when compared to the same period during the previous fiscal year. Proposition L sales tax revenues received through July are meeting budgetary expectations and also at slightly higher levels when compared to the same period during the previous fiscal year. The final tax apportionment for Fiscal Year 2015-2016 will be received in August and is anticipated to be within budgetary expectations.
- ✓ Proposition L sales tax collections have a somewhat different base than the base sales tax collections. These collections include point-of-sale transactions that occur within the city limits of La Mesa. Proposition L sales tax collections also include transactions that

take place outside the City if the items are being delivered into the City (e.g., furniture or large appliances) and autos and other large vehicles purchased that are being registered in La Mesa.

- ✓ Licenses and permits received through June exceeded budgetary expectations but at levels that were slightly less than those received during the prior fiscal year. This is not unexpected, as the demand for building permits and other construction-related permits, while still high, returns to more normal levels.
- ✓ Fines, forfeitures & penalties have picked up during the last half of the fiscal year and ended the year exceeding both budgetary expectations and revenues received during the prior fiscal year. Also exceeding both budgetary expectations and when compared to the prior fiscal year are revenues received from other agencies and service charges.
- ✓ Unrestricted Proposition L proceeds are being utilized fill the structural budget deficits caused by lower revenues and to pay for ongoing vital City services that otherwise would have been reduced. Proposition L has been instrumental in restoring the City's once depleted reserves.

GENERAL FUND EXPENDITURES

General Fund Expenditures			
Through 99% of Fiscal Year	2015-2016 Budget¹	YTD Encumbered/ Expended²	% of Budget
General Fund Department Expenditures			
Police	\$ 15,991,130	\$ 15,167,888	94.9%
Fire	9,392,010	9,422,248	100.3%
Public Works	8,166,840	6,857,786	84.0%
Administrative Services	7,374,520	6,533,005	88.6%
Community Development	1,570,900	1,523,105	97.0%
Community Services	1,799,380	1,524,382	84.7%
Total General Fund Expenditures	<u>\$ 44,294,780</u>	<u>\$ 41,028,414</u>	92.6%

¹ Budget reflects any amendments approved by the City Council through the end of the quarter

² Includes expenditures encumbered through end of quarter reported

- ✓ All but one department's expenditures are at or below budgetary expectations with ninety-nine percent of the fiscal year completed. The overage in the Fire Department is due to costs incurred through the Heartland JPA and are reimbursed through the JPA reconciliation process.

GENERAL FUND RESERVES

	Actuals				FY 15-16		
	FY 11-12	FY 12-13	FY 13-14	FY 14-15	Original Budget	6-YR Forecast	Revised Estimate
Ending Reserves	11,519,459	14,495,701	20,531,305	24,345,022	20,481,330	24,423,220	26,757,688
Reserves as % of Operating Expenditures	29.4%	36.0%	53.3%	55.0%	47.9%	55.9%	60.4%
Reserves:							
Property Sale (Police Station)	3,050,000	3,050,000	3,050,000	3,050,000	2,350,000	2,350,000	2,350,000
Property Sale (Other land)	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000
Proposition L Revenues	4,469,459	7,445,701	7,982,194	7,891,852	8,101,400	8,101,400	8,101,400
Reserves from Operations	-	-	5,499,111	9,403,171	6,029,930	9,971,820	12,306,288
Total Ending General Fund Reserves	11,519,459	14,495,701	20,531,305	24,345,022	20,481,330	24,423,220	26,757,688

- ✓ The Final 2015-2017 Budget reported estimated General Fund reserves as of June 30, 2015 at \$21,217,250. The actual General Fund reserves as reported in the upcoming June 30, 2015 financial statements are \$24,345,022.
- ✓ The estimated ending reserves reported to the Council as part of the 6-Year Forecast are \$24,423,220 or approximately 56 percent of expenditures. With the fiscal year 99 percent complete, the revised estimated ending General Fund reserves are projected to be slightly higher at \$26.7 million or approximately 60 percent of expenditures.
- ✓ The City Council's reserve policies formally establish two General Fund reserve targets: a Rainy Day Reserve target of 15 percent and an additional Cash Flow Reserve target of 25 percent. Because of the additional Proposition L Sales Tax revenues, a projected small but steady recovery of base sales and property taxes, and continued cost containment measures by departments, the General Fund reserves are projected to meet both the 15 percent Rainy Day Reserve target and the additional Cash Flow Reserve target of 25 percent.

CONCLUSIONS

While most economic indicators for this quarter were relatively flat throughout the quarter, economic projections continue to remain positive with most indicators pointing to moderate growth through 2016. The City's core revenues (property tax, sales tax, and Proposition L sales tax) continue to grow with the economy and are maintaining a moderate pace. Proposition L sales taxes are providing much needed revenues to fill the structural budget deficits caused by lower revenues. Assessed valuations are increasing as housing prices increase and new development takes place. Most General Fund department expenditures are within budgetary expectations. Finally, General Fund reserves at June 30 2015 were higher than anticipated and are anticipated to exceed levels projected in the six-year forecast, consistent with the Council's reserve policies.

READER'S GUIDE

Managing a municipality the size of La Mesa is, in many ways, like managing a for profit corporation. Instead of focusing upon bottom-line profits, La Mesa managers must skillfully steward public dollars and ensure the effectiveness and efficiency of the City's operations. They must live within legislatively approved budgets that are reviewed by residents, business leaders, and others interested in the City.

Like private corporations, public entities report their financial condition on a regular basis. Corporations make reports to stockholders while public entities report to their "stakeholders" -- the individuals and organizations that have a "stake" in the entity's operations.

In addition to an annual financial report and biennial budget document, the City of La Mesa publishes a quarterly Budget Monitoring Report to provide stakeholders with current information about the City's financial condition and performance in the essential areas of the City's operations.

This report is designed to give the reader a sense of how well La Mesa is doing fiscally and what its current successes or challenges might be. It includes a high level overview of the City's financial condition followed by more detailed information on resources and expenditures for those readers who are interested in going beyond the bottom line.

This Reader's Guide has been developed to assist you in reviewing the City of La Mesa's quarterly Budget Monitoring Report. It highlights the type of information contained in each section and presents a glossary of commonly used budget terms.

Please contact Sarah Waller-Bullock at (619) 667-1122 if you have any questions, comments, or suggestions.

QUARTERLY BUDGET MONITORING REPORT ORGANIZATION

Executive Summary – A broad level overview of the City of La Mesa's current financial condition. It begins with comments on the economy, followed by a summary financial table and graph along with any comments highlighting resources and expenditures.

Resources – A more detailed discussion of revenue collections and other resources supporting the City's expenditures. Included in the discussion is a financial table showing the current year's budget, year-to-date collections, and calculated percent of budget collected. The discussion also includes comments on the significant factors and conditions affecting these items.

Appropriations – A more detailed discussion of expenditures and reserves. Included in the discussion is a financial table showing the current year's budget by department, year-to-date expenditures, and calculated percent of budget expended. The discussion also includes comments on the significant factors and conditions affecting these items.

Reserves - Commentary on estimated ending fund balance and its relationship to reserve targets. Included is a table displaying historical ending fund balance related to reserve targets.

FUNDS NOT REPORTED ON

This report focuses on the General Fund which provides the majority of government services. Other funds have been excluded from this report.

GLOSSARY

The following are definitions of some of the more common terms one may encounter in reviewing this document.

Accrual Basis – The basis of accounting under which revenues are recorded when they are earned and expenditures are recorded when they result in liabilities for benefits received.

Accrued Revenue – Revenue earned during the current accounting period but which is not collected until a subsequent accounting period.

Appropriation – Amount authorized for expenditure by the City Council.

Beginning Fund Balance – An account used to record resources available for expenditure in one fiscal year because of revenues collected in excess of the budget and/or expenditures less than the budget in the prior fiscal year.

Budget - A financial operating plan for a given period which displays the expenditures to provide services or to accomplish a purpose during that period together with the estimated sources of revenue (income) to pay for those expenditures. Once the fund totals shown in the budget are appropriated by the City Council, they become maximum spending limits.

Ending Fund Balance - An account used to record resources available at year end as a result of revenues collected in excess of the budget and/or expenditures less than the budget during the fiscal year. The City's operating reserves are budgeted in the General Fund ending fund balance.

Expenditure – The payment for City obligations, goods, and services.

Fiscal Year – A twelve-month period designated as the operating year for accounting and budgeting purposes. The City of La Mesa's fiscal year is July 1 through June 30.

Fund - Governmental accounting systems are organized and operated on a fund basis. A fund is an independent financial and accounting entity with a self-balancing set of accounts in which financial transactions relating to revenues, expenditures, assets, and liabilities are recorded. Funds are established to account for the use of restricted revenue sources and, normally, to carry on specific activities or pursue specific objectives.

General Fund – The financial and accounting entity that comprises typical operations of a municipality such as police, fire, public works, and other departments.

Grants – A contribution by a government or other organization to support a particular function. Grants may be classified as either operational or capital, depending upon the grantor.

M&O (Maintenance and Operating) Costs – Expenditure category that represents amounts paid for supplies and other services and charges.

Proposition L – The La Mesa Vital City Services Measure which was passed by voters on November 4, 2008 authorizing a ¾ cent local transactions and use tax (commonly referred to as a sales tax). This general purpose tax became effective on April 1, 2009.

Reserve – An account used either to set aside budgeted revenues that are not required for expenditure in the current budget or to earmark revenues for a specific future purpose.

Resources - Total dollars available for appropriation, including estimated revenues, interfund transfers, and beginning fund balances.

Revenue - Sources of income received during the fiscal year, operating transfers from other funds, and other financing sources such as the proceeds derived from the sale of fixed assets.

Revenues from Other Agencies – Funds received from federal, state, and other local government sources in the form of grants, shared revenues, and payments in lieu of taxes.

Taxes – Compulsory charges levied by a government for financing services performed for the common benefit of the people. This term does not include specific charges made against particular persons or property for current or permanent benefit, such as special assessments.

Trust Funds – Funds used to account for assets held by a government in a trustee capacity for individuals, private organizations, other governments, and/or other funds. Examples are pension trust funds, nonexpendable trust funds, and expendable trust funds.



REPORT to the MAYOR and MEMBERS of the CITY COUNCIL
From the CITY MANAGER

DATE: August 9, 2016

SUBJECT: Treasurer's Report for the Quarter
and Year Ended June 30, 2016

ISSUING DEPARTMENT: Finance Department – City Treasurer

SUMMARY:

The City's portfolio ended the quarter with a book value of \$59,929,348. This represents an increase of \$12,419,934 from the previous quarter. The market value of the portfolio as of June 30, 2016 was \$60,122,301 and results in a gain from book value of \$192,953.

Government Accounting Standards Board Statement No. 31 (GASB 31) requires all investments to be "marked-to-market" with a corresponding increase or decrease in investment income. This adjustment is made annually at year end and is a "book entry" only. As we maintain a "buy and hold" policy we do not expect to recognize economic gains or losses in our investment portfolio when these securities mature or are called.

Prior to the GASB 31 adjustment referred to above, the City's investment portfolio earned \$130,303 for the quarter and \$499,769 year-to-date. The rate of return on the averaged invested portfolio was 1.01% during the year ended June 30, 2016. With the "GASB 31" adjustment referred to above, earnings were increased by \$192,953 to \$692,722 and 1.40% rate of return year-to-date.

There is a general consensus that interest rates will remain quite low by historical standards. And, when the Federal Reserve does increase the federal funds rate it will do so very gradually so as not to dramatically affect other longer term rates and the markets in general.

City's Strategic Goal

To maintain a financially sound and affordable city government

To achieve the City's Strategic Goal, the City's primary investment objectives in order of priority are **Safety, Liquidity and Earnings**. Key to each of these objectives is a well-diversified portfolio that minimizes credit and interest rate risk, and provides necessary liquidity. The City's portfolio is designed to meet these objectives as summarized in the following table:

Portfolio Diversification (Par Values)

Maturity (Years)	Federal Agencies	Corporate Bonds	Certificates of Deposit	LAIF	Total 06/30/2016	% of Portfolio
0 – 1	\$ 1,000,000	-	\$ 1,492,000	\$32,819,346	\$35,311,346	58.9%
1 – 2	3,000,000	-	2,476,000	-	5,476,000	9.1%
2 – 3	2,000,000	-	2,727,000	-	4,727,000	7.9%
3 – 4	2,000,000	-	2,183,000	-	4,183,000	7.0%
4 – 5	7,975,000	-	2,229,000	-	10,204,000	17.1%
Totals	\$15,975,000	-	\$11,107,000	\$32,819,346	\$59,901,346	100.0%
Portfolio %	26.7%	-	18.5%	54.8%	100.0%	
Earnings Rate	1.47%	-	1.65%	0.55%	1.00%	
Annualized Earnings	\$ 234,100	-	\$ 183,300	\$180,500	\$ 597,900	
Weighted Average Maturity	3.6 yrs.	-	2.4 yrs.	n/a	3.1 yrs.	

SAFETY

Federal Agencies

- Carries the implied guarantee of the U.S. Government

Corporate Bonds

- The City's Investment Policy requires ratings of Double A (AA) or better (California state law requires Single A or better)

Certificates of Deposit

- Guaranteed by the FDIC to \$250,000

Local Agency Investment Fund (LAIF)

- Managed by the Treasurer of the State of California; consists primarily of U.S. Treasuries, Certificates of Deposit and other short-term investments.

LIQUIDITY

LAIF balance of \$32,819,346 represents the City's immediate cash and is 54.8% of the portfolio. Additionally, the portfolio is structured to ladder maturities to provide an additional element of liquidity. As investments mature they can be reinvested at current rates or redeemed to provide additional operating cash. The invested portfolio's average maturity is presently at 3.1 years with \$2,492,000 maturing within one year for added liquidity.

EARNINGS

Portfolio Results

Following are highlights of financial activities:

	12 Months Ended 6/30/15	3 Months Ended 9/30/15	6 Months Ended 12/31/15	9 Months Ended 3/31/16	12 Months Ended 6/30/16
Average YTD Portfolio Bal	\$ 45,701,707	\$ 47,902,013	\$ 45,877,336	\$ 46,871,832	\$ 49,341,618
Quarterly Earnings	\$ 90,802	\$ 108,056	\$ 116,257	\$ 145,153	\$ 130,303
YTD Earnings	\$ 354,257	\$ 108,056	\$ 224,313	\$ 369,466	\$ 499,769
YTD Return	0.78%	0.90%	0.98%	1.05%	1.01%
GASB 31 Adj	\$ 23,751				\$ 192,953
YTD Earnings	\$ 378,008				\$ 692,722

Report to Mayor and Councilmembers

Date: August 9, 2016

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Portfolio Activity for Quarter Ended June 30, 2016

During the quarter six Agency investments were purchased with an average rate of 1.66%. Five Agency investments were called with an average rate of 1.56%. One Corporate investment with a rate of 1.49% matured. One C.D. was purchased with a rate of 1.75%.

	<u>Maturity</u>	<u>Rate</u>	<u>Par Value</u>
<u>Federal Agencies Purchased:</u>			
Federal Home Loan Mortgage Corp	4 year	1.30%	\$ 1,000,000
Federal National Mortgage Association	4 year	1.55%	\$ 1,000,000
Federal Home Loan Mortgage Corp	5 year	1.80%	\$ 1,000,000
Federal Home Loan Bank	5 year	1.60%	\$ 1,000,000
Federal Home Loan Mortgage Corp	5 year	1.85%	\$ 1,000,000
Federal Home Loan Mortgage Corp	5 year	1.875%	\$ 1,000,000

Federal Agencies Called:

Federal Home Loan Bank	4 year	1.54%	\$ 1,000,000
Federal Home Loan Mortgage Corp	5 year	1.00%	\$ 1,000,000
Federal National Mortgage Association	5 year	1.253%	\$ 1,000,000
Federal Farm Credit Bureau	5 year	1.98%	\$ 1,000,000
Federal Home Loan Mortgage Corp	5 year	2.00%	\$ 1,000,000

Corporate Investment Matured:

G.E. Capital	4 year	1.49%	\$ 1,000,000
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Certificate of Deposit Purchased:

First Technology Federal Credit Union	5 year	1.75%	\$ 247,000
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Report to Mayor and Councilmembers

Date: August 9, 2016

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The Investment Committee has allocated up to \$30,000,000 of funds for the invested portfolio. During the quarter ended June 30, 2016 the invested portfolio increased by \$247,000 to \$27,082,000 at par value. We will continue to evaluate the current offerings and the general interest rate environment to optimize future investment acquisitions while working within this \$30,000,000 allocation.

The portfolio complies with California code sections concerning safety and liquidity in the investment of public funds. Investment strategies are based on liquidity requirements and interest rate projections and have been collaboratively determined by the City Treasurer, City Manager, and Director of Finance. The City Treasurer executes trades in accordance with these strategies.

Required Contents of Investment Reports

California Government Code Section 53646(b) suggests that the quarterly investment report of a local agency contain certain items. These items include the type of investment, the issuer's name, the date of maturity of the security, the par amount of the instrument, the market value, and the dollar amount invested in each security. The source of the market value also should be included in the report. The report also must reference all funds that are under the management of external investment providers, such as investment advisors and investment managers. A local government's quarterly report, if submitted, must state the portfolio's compliance with the agency's investment policy or manner in which the portfolio is not in compliance. Finally, the investment report must include a statement regarding the local agency's ability to meet its cash flow needs for the next six months.

Accordingly, I advise you of the following facts in compliance with Government Code Section 53646(b):

1. The source of the valuations included herein is Union Bank, San Francisco, California.
2. No funds are under the management of external providers or managers. Investment decisions are made by a consensus of the City Treasurer, City Manager, and Director of Finance.
3. The City's portfolio remains in strict compliance with the Investment Policy of the City of La Mesa for FY 2015-2016.

Report to Mayor and Councilmembers

Date: August 9, 2016

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4. The City of La Mesa's investment portfolio more than adequately assures the City's ability to meet its cash flow needs during the ensuing six months.

Reviewed by



Yvonne Garrett
City Manager

Respectfully submitted by



Eldon "Bud" Vogt
City Treasurer

Attachments:

- A - Treasurer's Report on Investment Earnings for the Quarter and Year Ended June 30, 2016
- B - Schedule of Investments – Summary
- C - Schedule of Investments – Detail
- D - Investment Policy of the City of La Mesa for FY 2016-2017



Date: August 9, 2016
 To: Mayor and Members of the City Council
 From: Eldon Vogt, City Treasurer
 Subj: TREASURER'S REPORT ON INVESTMENT EARNINGS
 PERIOD ENDED: June 30, 2016

In accordance with Section 53646 (b) of the California Government Code, the following report of earnings yielded on investments is respectfully submitted. This report further specifies that investments have been made pursuant to subdivision (i) of Section 53601, Section 53601.1, and subdivision (i) of Section 53635.

INVESTMENT EARNINGS
PERIOD July 2015-June 2016

<u>MONTHS TO DATE</u>	<u>PRINCIPAL INVESTED</u>
JULY 2015	\$50,659,209
AUGUST 2015	\$47,122,045
SEPTEMBER 2015	\$45,924,785
OCTOBER 2015	\$43,669,227
NOVEMBER 2015	\$44,646,377
DECEMBER 2015	\$43,242,377
JANUARY 2016	\$50,257,994
FEBRUARY 2016	\$48,815,064
MARCH 2016	\$47,509,414
APRIL 2016	\$52,740,744
MAY 2016	\$57,582,828
JUNE 2016	\$59,929,348

<u>TYPES OF EARNINGS</u>	<u>EARNINGS</u>
Investment Earnings Received	\$560,845
Accrued Interest:	
Federal Agencies	43,462
Corporations	48,882
LAIF	39,533

<u>YEAR TO DATE INVESTMENT EARNINGS</u>	\$692,722

<u>PER ANNUM YIELD ON INVESTMENTS</u>	
Total of Monthly Principals Divided by	\$592,099,410
Total Months Invested	12
<u>AVERAGE MONTHLY PRINCIPAL INVESTED</u>	\$49,341,618

INVESTMENT EARNINGS TO DATE \$692,722

PORTION OF YEAR COMPLETED 100%

PER ANNUM RATE ON INVESTMENT EARNINGS TO DATE 1.40%

City of La Mesa
Schedule of Investments-Summary
For the Month Ending June 2016

Issuer	Type of Investment	Maturity Date	Book Value	Market Value
State of California	LAIF 98-37-421	Demand	32,819,346	32,819,346
Federal Agencies	Medium Term Notes	10/17-5/21	15,962,850	16,013,497
Bank Certificate of Deposits	Certificates of Deposits	8/16-6/21	11,147,152	11,289,458
		Totals	59,929,348	60,122,301

I certify that the investment of funds is in conformance with California Government Code section 53600. Those investments valued at below market cost will be held until maturity or until they can be sold without a loss. I also certify that the investment of funds provides the cash flow liquidity to meet the next six month's estimated expenditure requirements.



Eldon Vogt, City Treasurer

**City of La Mesa
Schedule of Investments**

Attachment C

June 2016

CUSIP	Issuer	Type of Investment	Interest		Due Date	Par Value	Book Value	Market Value
			Rate	Beginning Date				
Federal Agencies								
3133EA3J5	FFCB	Medium Term - Fixed Rate	0.900%	10/10/2012	10/10/2017	1,000,000	998,980	1,000,030
3134G3Y38	FHLMC	Medium Term - Step-up	0.900%	11/27/2012	11/27/2017	1,000,000	996,820	1,000,080
3135G0XM0	FNMA	Medium Term - Fixed Rate	1.125%	5/30/2013	5/25/2018	1,000,000	995,880	1,000,380
3135G0GY3	FNMA	Medium Term - Fixed Rate	1.250%	6/28/2013	1/30/2017	1,000,000	1,010,370	1,004,520
3133EE5Y2	FFCB	Medium Term - Fixed Rate	1.940%	8/7/2015	8/4/2020	1,000,000	999,000	1,000,160
3133EFFL6	FFCB	Medium Term - Fixed Rate	1.090%	9/28/2015	9/28/2020	1,000,000	1,000,000	1,001,040
3130A6LR6	FHLB	Medium Term - Fixed Rate	1.750%	10/19/2015	10/19/2020	975,000	975,000	976,307
3137EADM8	FHLMC	Medium Term - Fixed Rate	1.250%	11/13/2015	10/2/2019	1,000,000	986,800	1,011,880
3133EFSJ7	FFCB	Medium Term - Fixed Rate	1.300%	12/14/2015	12/14/2018	1,000,000	1,000,000	1,012,290
3134G8SF7	FHLMC	Medium Term - Fixed Rate	1.900%	3/30/2016	12/30/2020	1,000,000	1,000,000	1,001,190
3136G3LG8	FNMA	Medium Term - Fixed Rate	1.550%	4/28/2016	7/28/2020	1,000,000	1,000,000	1,001,210
3134G9CP0	FHLMC	Medium Term - Fixed Rate	1.300%	5/13/2016	2/13/2020	1,000,000	1,000,000	1,001,760
3134G9FT9	FHLMC	Medium Term - Fixed Rate	1.875%	5/24/2016	5/24/2021	1,000,000	1,000,000	1,000,520
3130A7ZX6	FHLB	Medium Term - Fixed Rate	1.600%	5/25/2016	5/25/2021	1,000,000	1,000,000	1,000,790
3134G9DV6	FHLMC	Medium Term - Fixed Rate	1.850%	5/26/2016	5/26/2021	1,000,000	1,000,000	1,000,540
3134G9NG8	FHLMC	Medium Term - Fixed Rate	1.800%	6/30/2016	6/30/2021	1,000,000	1,000,000	1,000,800
Total Federal Agencies							15,962,850	16,013,497
Bank Certificates of Deposits								
254671DQ0	Discover Bank	Certificate of Deposit--Fixed Rate	1.750%	7/3/2012	7/3/2017	247,000	251,115	249,687
38143AVY8	Goldman Sachs Bank USA	Certificate of Deposit--Fixed Rate	1.800%	7/5/2012	7/5/2017	247,000	250,861	249,574
36160XH34	GE Capital Financial INC	Certificate of Deposit--Fixed Rate	1.800%	7/6/2012	7/6/2017	247,000	250,858	249,579
36157PHJ1	GE Capital Retail Bank	Certificate of Deposit--Fixed Rate	1.800%	7/6/2012	7/6/2017	247,000	250,858	249,579
33764JKQ7	First Bank of Puerto Rico	Certificate of Deposit--Fixed Rate	1.250%	8/24/2012	8/24/2016	249,000	251,388	249,259
29976DNV8	Everbank Jacksonville FLA	Certificate of Deposit--Fixed Rate	0.850%	9/28/2012	9/28/2016	248,000	248,608	248,201
02587DLC0	American Express Centurion Bank	Certificate of Deposit--Fixed Rate	1.350%	10/4/2012	10/4/2016	248,000	250,473	248,585
58403BZD1	Medallian Bank Salt Lake City	Certificate of Deposit--Fixed Rate	0.850%	10/26/2012	10/26/2016	249,000	251,370	249,266
05967ERK7	Bank Popular de Pr Hato Re	Certificate of Deposit--Fixed Rate	1.000%	11/14/2012	11/14/2016	249,000	250,006	249,446
17284A5J3	CIT Bank	Certificate of Deposit--Fixed Rate	1.100%	2/21/2013	2/21/2018	248,000	248,583	250,088
060624XJ7	Bank Baroda	Certificate of Deposit--Fixed Rate	1.350%	3/8/2013	3/8/2018	248,000	248,159	249,902
20033ABE5	Comenity Cap Bank Salt Lake Cl	Certificate of Deposit--Fixed Rate	1.000%	5/3/2013	5/3/2018	249,000	248,746	250,955
06740AZB8	Barclays BK Del Wilmington	Certificate of Deposit--Step Up	0.700%	5/10/2013	4/30/2018	247,000	248,382	250,191
025121JG0	American Chartered Dkschai	Certificate of Deposit--Fixed Rate	1.600%	7/25/2013	7/25/2018	249,000	250,579	252,678
29266NXM4	Enerbank USA Salt Lake City	Certificate of Deposit--Fixed Rate	2.000%	9/26/2013	9/26/2018	249,000	252,152	254,204
32065TAF8	First Kentucky Bank, Inc	Certificate of Deposit--Fixed Rate	1.750%	11/15/2013	11/15/2018	249,000	251,764	254,316
20786AAL9	ConnectOneBank	Certificate of Deposit--Fixed Rate	1.850%	12/13/2013	12/13/2018	249,000	251,565	254,391
88413QAF5	Third Fed Svgs & Ln Assn Ofc	Certificate of Deposit--Fixed Rate	1.750%	1/22/2014	10/22/2018	248,000	250,187	252,712
94768NJPO	Webster Bk Waterbury Conn	Certificate of Deposit--Fixed Rate	1.800%	3/19/2014	3/19/2019	248,000	248,112	252,469

**City of La Mesa
Schedule of Investments**

June 2016

CUSIP	Issuer	Type of Investment	Interest		Due Date	Par Value	Book Value	Market Value
			Rate	Beginning Date				
704692AL6	Peapack Gladstone Bank	Certificate of Deposit--Fixed Rate	1.800%	5/28/2014	5/28/2019	248,000	249,272	254,081
628779FJ4	NBT BK Natl Assn Norwich	Certificate of Deposit--Fixed Rate	1.800%	6/6/2014	6/6/2019	245,000	246,076	250,958
66736AAN9	Northwest Bank	Certificate of Deposit--Fixed Rate	1.700%	7/18/2014	7/18/2019	249,000	249,804	255,265
74267GUQ8	Private Bank and TC CHI	Certificate of Deposit--Fixed Rate	2.000%	7/21/2014	7/22/2019	248,000	248,660	254,126
02587CAF7	American Express Bank	Certificate of Deposit--Fixed Rate	1.950%	7/17/2014	7/19/2019	248,000	248,707	254,123
856284Y81	State Bank of India	Certificate of Deposit--Fixed Rate	2.050%	8/15/2014	7/29/2019	247,000	247,692	253,177
32082BDH9	First Merchants Bank	Certificate of Deposit--Fixed Rate	1.900%	8/14/2014	8/6/2019	248,000	248,625	254,230
981571BL5	Worlds Foremost BK Sydney	Certificate of Deposit--Fixed Rate	2.100%	6/11/2015	6/11/2020	200,000	197,374	204,658
05580ACB8	BMW Bank of North America	Certificate of Deposit--Fixed Rate	2.100%	6/26/2015	6/26/2020	247,000	245,301	254,165
140420SX9	Capital One Bank USA	Certificate of Deposit--Fixed Rate	2.250%	7/1/2015	7/1/2020	247,000	247,000	254,143
14042E4P2	Capital One, National Association	Certificate of Deposit--Fixed Rate	2.300%	7/15/2015	7/15/2020	247,000	247,000	255,099
45780PAL9	Institute for Savings in Newburyport	Certificate of Deposit--Fixed Rate	2.050%	7/31/2015	7/31/2020	249,000	249,000	257,732
02006LST1	Ally Bank Midvale Utah	Certificate of Deposit--Fixed Rate	1.700%	8/7/2015	8/6/2018	245,000	244,878	247,869
27113PAK7	East Boston Savings Bank	Certificate of Deposit--Fixed Rate	1.700%	8/24/2015	8/23/2019	249,000	249,000	256,012
46176PEJ0	Investors Bank	Certificate of Deposit--Fixed Rate	2.000%	8/25/2015	8/25/2020	247,000	247,000	256,161
46147UQS2	Investors Community Bank	Certificate of Deposit--Fixed Rate	1.950%	8/26/2015	8/26/2020	249,000	249,000	258,265
149159KT1	Cathay Bank	Certificate of Deposit--Fixed Rate	0.950%	8/28/2015	5/13/2017	249,000	249,000	249,807
06251AK58	Hapoalim BM New York	Certificate of Deposit--Fixed Rate	1.650%	10/29/2015	10/27/2019	247,000	247,000	253,153
05573J6C3	BMO Harris Bank	Certificate of Deposit--Fixed Rate	1.100%	11/4/2015	11/6/2017	248,000	248,000	249,101
795450WU5	Sallie Mae Bank	Certificate of Deposit--Fixed Rate	1.600%	11/4/2015	11/5/2018	248,000	248,000	251,023
49306SVL7	Keybank National Association	Certificate of Deposit--Fixed Rate	1.100%	11/12/2015	11/13/2017	248,000	248,000	249,131
40434AC72	HSBC Bank USA	Certificate of Deposit--Fixed Rate	1.600%	11/17/2015	11/17/2020	247,000	247,000	249,421
9497482T3	Wells Fargo Bank	Certificate of Deposit--Fixed Rate	1.550%	11/18/2015	11/19/2018	249,000	249,000	252,279
687377DU2	Orrstown Bank	Certificate of Deposit--Fixed Rate	2.000%	12/28/2015	12/28/2020	249,000	249,000	250,975
31938QQ72	First Business Bk Madison WI	Certificate of Deposit--Fixed Rate	1.900%	12/22/2015	12/22/2020	247,000	247,000	251,831
33715LAD2	First Technology Federal CU	Certificate of Deposit--Fixed Rate	1.750%	6/30/2016	6/30/2021	247,000	247,000	247,590
Total Bank CD's							11,147,152	11,289,458
Custodian								
98-37-421	LAIF State of California	Demand	0.552%			32,819,346	32,819,346	32,819,346
Drefus	Union Bank Money Mkt Sweep	Sweep	0.000%			-	-	-
Total Custodian							32,819,346	32,819,346
Totals							59,929,348	60,122,301



INVESTMENT POLICY

of the

City of La Mesa, California

FY 2016-2017

INVESTMENT POLICY
of the
City of La Mesa, California

Sections	Title	Page (s)
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4.	Safekeeping of Securities	7-8
5.	Structure and Responsibilities	8-9
6.	Reporting	9-10
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City of La Mesa, California

Investment Policy

1. POLICY STATEMENT

La Mesa is a “general law” city that derives its power from California State Law. Founded in 1869, the City was incorporated on February 16, 1912. La Mesa employs a “Council – Manager” form of government under which the Council determines policy and the City Manager assures that the policy is implemented.

All funds of the City of La Mesa shall be invested in accordance with principles of sound treasury management and in accordance with the provisions of the California Government Code Sections 53600 et seq. and this Investment Policy (“Policy”). These funds are defined and detailed in the City’s Basic Financial Statements and Independent Auditor’s Report and includes any new funds created unless specifically excluded by the City Council.

Specifically excluded funds are:

- Funds deposited with the State Public Employees’ Retirement System and;
- Bond proceeds that are subject to covenants and restrictions as defined in the Bond’s indenture or are administered under the direct control of the Bond Trustee.

2. INVESTMENT POLICY OBJECTIVES

A. Overall Risk Profile

The objectives of the City of La Mesa’s Investment Program are, in order of priority:

1. Safety of principal of invested funds;
2. Maintenance of sufficient liquidity to meet cash flow needs; and
3. Attainment of the maximum yield possible consistent with the first two objectives.

To achieve these objectives, The City shall consider the following when making an investment:

1. Safety of Principal of Invested Funds

The City shall mitigate the risk to the principal of invested funds by limiting credit and interest rate risks. Credit Risk is the risk of loss due to the failure of a security’s issuer or backer. Interest Rate Risk is the risk that the market value of the City’s portfolio will fall due to an increase in general interest rates.

a) Credit risk will be mitigated by:

- (i) Limiting investments to only the most creditworthy types of securities as evaluated “investment grade” by one of the four Nationally Recognized Statistical Rating Organizations (NRSRO) as determined by the

- Securities and Exchange Commission (SEC), including (1) Standard & Poor's Rating Service, (2) Moody's Investors Service, (3) Fitch Ratings and (4) Dominion Bond Rating Service.
- (ii) By pre-qualifying the financial institutions with which it will do business; and
 - (iii) By diversifying the investment portfolio so that the potential failure of any one issue or issuer will not place an undue financial burden on the City.

b) Interest rate risk will be mitigated by:

- (i) Structuring the City's portfolio so that securities mature to meet the City's cash requirements for ongoing obligations, thereby avoiding the possible need to sell securities on the open market at a loss prior to their maturity to meet those requirements; and
- (ii) Investing primarily in shorter term securities.
- (iii) Not paying a premium for any secondary market security which includes a "call feature", thereby obviating the possibility that the interest realized will be less than anticipated, and/or that the call price will be substantially less than book value, resulting in a potential loss of principal.

2. Liquidity

The City's investment portfolio shall be structured in a manner which emphasizes that securities mature at the same time the cash is needed to meet anticipated demands (Static Liquidity). Additionally, since all possible cash demands cannot be anticipated, the portfolio should consist of securities with active secondary markets (Dynamic Liquidity). The maximum percentage of different investment instruments and maturities is described in Section 3 of this Policy.

3. Yield

Yield on the City's investment portfolio is of secondary importance compared to the safety and liquidity objectives described above. Investments are limited to relatively low risk securities in anticipation of earning a fair return relative to the risk being assumed. While it may occasionally be necessary or strategically prudent for the City to sell a security prior to maturity to either meet unanticipated cash needs or to restructure the portfolio, this policy specifically prohibits trading securities for the sole purpose of speculating on the future direction of interest rates.

B. Basic Investment Strategy

The City shall pursue a "passive" strategy of investment under which investments shall be of "laddered" maturities, facilitating a "buy and hold" process where financial instruments are held until maturity rather than actively bought and sold at various times. An "active" strategy of market timing, sector rotation, indexing to a benchmark and similar strategies are considered inappropriate for the size of the City's portfolio. It is understood that it may be appropriate to sell a particular

security prior to maturity to meet unanticipated cash needs with the approval of the City Treasurer.

The City's investment portfolio shall be structured to provide that sufficient funds from investments are available each month to meet the City's anticipated cash needs. Subject to the objectives stated above, the choice in investment instruments and maturities shall be based upon an analysis of future anticipated cash needs, existing and anticipated revenues, interest rate trends and specific market opportunities. No investment may have a maturity of more than five (5) years from its date of purchase without receiving prior City Council approval. After approval by City Council, reserve funds associated with bond issues may have a maturity of more than five (5) years, up to the earliest date the bonds may be redeemed or mature.

3. **INVESTMENTS**

This section of the Investment Policy identifies the types of investments in which the City will invest its idle or surplus funds.

A. **Standard of Prudence**

The City operates its investment portfolio under the Prudent Investor Standard (California Government Code Section 53600.3) which states in essence that: "When investing, reinvesting, purchasing, acquiring, exchanging, selling, or managing public funds, a trustee shall act with care, skill, prudence, and diligence under the circumstances then prevailing, including, but not limited to, the general economic conditions and the anticipated needs of the Agency, that a prudent person acting in a like capacity and familiarity with those matters would use in the conduct of funds of a like character and with like aims, to safeguard the principal and maintain the liquidity needs of the Agency".

This standard shall be applied in the context of managing the overall portfolio. Investment officers, acting in accordance with written procedures and this investment policy and exercising the above standard of diligence shall be relieved of personal responsibility for an individual security's credit risk or market price changes, provided deviations from expectations are reported in a timely fashion and appropriate action is taken to control adverse developments.

B. **Eligible Securities**

The City is provided a broad spectrum of eligible investments under California Government Code Section 53600 et seq. The City may choose to restrict its permitted investments to a smaller list of securities that more closely fits the City's cash flow needs and requirements for liquidity. If a type of investment is added to California State Code 53600, it will not be added to the City's Authorized Investment List until this policy is amended and approved by the City Council. If a type of investment permitted by the City should be removed from California State Code 53600, it will be deemed concurrently removed from the City's Authorized Investment List, but existing holdings may be held until they mature.

The City's Authorized Investment List

Allowable investment instruments per State Government Code Section 53600 et seq. (as of January 1, 2013)^A applicable to all local agencies^B and detailed in the Local Agency Investment Guidelines (version 13.02) as published by the California Debt and Investment Advisory Commission

Figure 1

INVESTMENT TYPE	MAXIMUM MATURITY ^C	MAXIMUM SPECIFIED % OF PORTFOLIO ^D	MINIMUM QUALITY REQUIREMENTS
Local Agency Bonds	5 years	None	None
U.S. Treasury Obligations	5 years	None	None
State Obligations - CA and Others	5 years	None	None
CA Local Agency Obligations	5 years	None	None
U.S. Agency Obligations	5 years	None	None
Bankers' Acceptances	180 days	40% ^E	None
Commercial Paper - Select Agencies ^F	270 days	25% of the agency's money ^G	"A-1" if the issuer has issued long-term debt it must be rated "A" without regard to modifiers ^H
Commercial Paper - Other Agencies ^I	270 days	40% of the agency's money ^J	"A-1" if the issuer has issued long-term debt it must be rated "A" without regard to modifiers ^H
Negotiable Certificates of Deposit	5 years	30% ^K	None
CD Placement Service	5 years	30% ^K	None
Repurchase Agreements	1 year	None	None
Reverse Repurchase Agreements and Securities Lending Agreements	92 days ^L	20% of the base value of the portfolio	None ^M
Medium-Term Notes ^N	5 years	30%	"A" Rating
Mutual Funds and Money Market Mutual Funds	N/A	20% ^O	Multiple ^{P,Q}
Collateralized Bank Deposits	5 years	None	None
Mortgage Pass-Through Securities	5 years	20%	"AA" Rating ^R
Bank/Time Deposits	5 years	None	None
County Pooled Investment Funds	N/A	None	None
Joint Powers Authority Pool	N/A	None	Multiple ^S
Local Agency Investment Fund (LAIF)	N/A	None	None
Voluntary Investment Program Fund ^T	N/A	None	None

See "Table of Notes for Figure 1" on the next page for footnotes related to this exhibit

TABLE OF NOTES FOR FIGURE 1	
A	Sources: Government Code Sections 16340, 16429.1, 53601, 53601.8, 53635, 53635.2, and 53638.
B	Municipal Utilities Districts have the authority under the Public Utilities Code Section 12871 to invest in certain securities not addressed here.
C	Section 53601 provides that the maximum term of any investment authorized under this section, unless otherwise stated, is five years. However, the legislative body may grant express authority to make investments either specifically or as a part of an investment program approved by the legislative body that exceeds this five year maturity limit. Such approval must be issued no less than three months prior to the purchase of any security exceeding the five-year maturity limit.
D	Percentages apply to all portfolio investments regardless of source of funds. For instance, cash from a reverse repurchase agreement would be subject to the restrictions.
E	No more than 30 percent of the agency's money may be in bankers' acceptances of any one commercial bank.
F	"Select Agencies" are defined as a "city, a district, or other local agency that do[es] not pool money in deposits or investment with other local agencies, other than local agencies that have the same governing body."
G	No more than 10 percent of the agency's money may be invested in any one issuer's commercial paper.
H	Issuing corporation must be organized and operating within the U.S. and have assets in excess of \$500 million.
I	"Other Agencies" are counties, a city and county, or other local agency "that pools money in deposits or investments with other local agencies, including local agencies that have the same governing body." Local agencies that pool exclusively with other local agencies that have the same governing body must adhere to the limits set for "Select Agencies," above.
J	No more than 10 percent of the agency's money may be invested in the commercial paper of any one corporate issuer.
K	No more than 30 percent of the agency's total funds may be invested in CDs authorized under Sections 53601.8, 53635.8, and 53601(i).
L	Reverse repurchase agreements or securities lending agreements may exceed the 92-day term if the agreement includes a written codicil guaranteeing a minimum earning or spread for the entire period between the sale of a security using a reverse repurchase agreement or securities lending agreement and the final maturity dates of the same security.
M	Reverse repurchase agreements must be made with primary dealers of the Federal Reserve Bank of New York or with a nationally or state chartered bank that has a significant relationship with the local agency. The local agency must have held the securities used for the agreements for at least 30 days.
N	"Medium-term notes" are defined in Section 53601 as "all corporate and depository institution debt securities with a maximum remaining maturity of five years or less, issued by corporations organized and operating within the U.S. or by depository institutions licensed by the U.S. or any state and operating within the U.S."
O	No more than 10 percent invested in any one mutual fund.
P	A mutual fund must receive the highest ranking by not less than two nationally recognized rating agencies or the fund must retain an investment advisor who is registered with the SEC (or exempt from registration), has assets under management in excess of \$500 million, and has at least five years experience investing in instruments authorized by Sections 53601 and 53635.
Q	A money market mutual fund must receive the highest ranking by not less than two nationally recognized statistical rating organizations or retain an investment advisor registered with the SEC or exempt from registration and who has not less than five years experience investing in money market instruments with assets under management in excess of \$500 million.
R	Issuer must have an "A" rating or better for the issuer's debt as provided by a nationally recognized rating agency.
S	A joint powers authority pool must retain an investment advisor who is registered with the SEC (or exempt from registration), has assets under management in excess of \$500 million, and has at least five years experience investing in instruments authorized by Section 53601, subdivisions (a) to (o).
T	Local entities can deposit between \$200 million and \$10 billion into the Voluntary Investment Program Fund, upon approval by their governing bodies. Deposits in the fund will be invested in the Pooled Money Investment Account.

Appendix A, "Description of Authorized Investments" is a more detailed description of the authorized investments listed in Figure 1 above.

A thorough investigation of any pool or fund is required prior to investing and on a continual basis. The investigation will, at a minimum, obtain the following information:

- A description of eligible investment securities, and a written statement of investment policies and objectives.
- A description of interest calculations and how it is distributed, and how gains and losses are distributed.
- A description of how securities are safeguarded (including the settlement process) and how often the securities are marked to market and how often an audit is conducted.
- A description of who may invest in the program, how often, what size deposits and withdrawals are permitted.
- A schedule for receiving statements and portfolio listings.
- Does the pool/fund maintain a reserve or retain earnings or is all income after expenses distributed to participants?
- A fee schedule which also discloses when and how fees are assessed.
- Is the pool or fund eligible for bond proceeds and/or will it accept such proceeds?

The purpose of this investigation is to determine the suitability of a pool or fund and evaluate the risk of placing funds with that pool or fund.

One of the purposes of this Investment Policy is to define what investments are permitted. If a type of security is not specifically authorized by this policy, it is not a permitted investment.

C. Qualification of Brokers, Dealers and Financial Institutions

The City Treasurer or his/her designee will establish and maintain a list of the financial institutions and broker/dealers authorized to provide investment and depository services to the City, will perform an annual review of the financial condition and registrations of the authorized financial institutions and broker/dealers, and require annual audited financial statements to be on file for each approved entity. The Investment Committee may limit the number of broker/dealers as deemed appropriate. The City shall annually provide its current Investment Policy to all interested parties, including all financial institutions and broker/dealers approved to do business with the City, by posting the Investment Policy on the City's official website. Upon annual notification of the approved Investment Policy, receipt of the Policy, including confirmation that it has been reviewed by the person(s) handling the City's account, shall be acknowledged in writing within thirty (30) days of such notification. Audited financial statements as required herein shall be submitted annually within 90 days of such notification.

All broker-dealers and financial institutions that desire to become qualified bidders for investment transactions must submit a "Broker-Dealer Application" and related documents relative to eligibility. This includes a current audited financial statement, proof of state registration, proof of FINRA registration and a certification that all persons handling the City's account have received and reviewed the City's Investment Policy and agree to comply with the provisions outlined in the Investment Policy. The City Treasurer or his/her designee may establish any additional criteria deemed appropriate to evaluate and approve any financial services provider. The selection process for broker-dealers shall be open to both "primary dealers" and "secondary/regional dealers" that qualify under Securities and Exchange Commission Rule 15c3-1 (Uniform Net Capital Rule). The provider must have an office in California and the provider's representative must be experienced in institutional trading practices and familiar with the California Government Code as it relates to investments by a City. The current form of the Broker Dealer Questionnaire appears as Appendix B of this policy.

D. Collateralization Requirements

Uninsured Time Deposits with banks and savings and loans shall be collateralized in the manner prescribed by state law for depositories accepting municipal investment funds.

Repurchase Agreements shall be collateralized in accordance with terms specified in the Master Repurchase Agreement. The valuation of collateral securing a Repurchase Agreement will be verified weekly to ensure a minimum of 102% of the value of the transaction being held by the City's depository agent.

E. Diversification

The City will diversify its investments by security type and investment. With the exception of bond reserve funds, bond escrow funds, and any other specific funds approved by the City Council, the City Treasurer or his/her designee and the City's Investment Committee will adopt a strategy that combines current market conditions with the City's cash needs to maintain the maximum degree of safety of principal and liquidity throughout market and budgetary cycles. This strategy will include diversification by investment type and maturity allocations and will be included in the regular quarterly reports to Council. This strategy will be reviewed quarterly and can be changed accordingly.

F. Confirmations

Receipts for confirmation of purchases or sales of authorized securities shall include at a minimum the following information: trade date, settlement date, description of the security, par value, interest rate, price, yield to maturity, City's name, net amount due and third party custodial information.

4. SAFEKEEPING OF SECURITIES

The City shall contract with a bank or banks for the safekeeping of securities that are owned by the City as a part of its investment portfolio or transferred to the City under the terms of a Repurchase Agreement.

All securities owned by the City shall be held in safekeeping by a third party bank trust department acting as agent for the City under the terms of a custody agreement executed by the bank and the City. **All securities will be received and delivered using standard delivery versus payment (DVP) procedures.** The third party bank trustee agreement must comply with Section 53608 of the California Government Code. No outside broker/dealer or advisor may have access to City funds, accounts or investments and any transfer of funds must be approved by the City Treasurer.

The City's current custodian is:

MUFG Union Bank, N.A.
Global Custody Services
350 California Street, Suite 600
San Francisco, CA 94104
ATTN: Elena Aguba
Telephone 415.705.7206.

5. STRUCTURE AND RESPONSIBILITIES

This section of the policy defines the overall structure and areas of responsibility within the investment management program.

A. Responsibilities of the City Treasurer

The City Treasurer is charged with responsibility for maintaining custody of all public funds and securities belonging to or under the control of the City, and for the deposit and investment of those funds in accordance with principles of sound treasury management, applicable laws, ordinances and this Investment Policy. This includes establishing written procedures for the operation of the investment program consistent with this policy. The procedures should include reference to safekeeping, master repurchase agreements, wire transfer agreements, banking services contracts and depository agreements. Such procedures shall also include explicit delegation of authority to persons responsible for investment transactions. No person may engage in an investment transaction except as provided under the terms of this policy and the procedures established by the Treasurer and approved by the Investment Committee.

The current delegation of authority, Appendix C hereof, will be provided to all approved financial institutions. They will be notified of any changes to this delegation in a timely fashion and acknowledge receipt.

B. Responsibilities of the Director of Finance

The Director of Finance is responsible for keeping the City Council fully advised as to the financial condition of the City.

C. Responsibilities of the City Council

The City Council shall consider and adopt a written Investment Policy. As provided in that policy, the Council shall receive, review and accept quarterly investment reports.

D. Responsibilities of the Investment Committee

There shall be an Investment Committee consisting of the Director of Finance, the City Manager, the City Treasurer and their designees. The Committee shall meet quarterly to discuss cash flow requirements, the quarterly investment reports, investment strategies, investment and banking procedures and significant investment related work projects being undertaken in each department that will affect the cash flow management of the City Treasurer. This will require timely reports from the department heads to the Director of Finance concerning significant future cash flow requirements. The Investment Committee, with the approval of the City Council, may retain an external investment manager on behalf of the City. The investment manager will be required to act in accordance with this investment policy.

E. Ethics and Conflicts of Interest

All City officers and employees involved in the investment process shall refrain from personal business activity that could conflict with the proper execution of the investment program, or that could impair their ability to make impartial investment decisions. Those employees and investment officials shall disclose to the appropriate City executive (City Manager, City Attorney, or the Director of Finance) any material financial interests in financial institutions that conduct business within the City, and they shall further disclose any large personal financial/investment positions that could be related to the performance of the City's investments.

6. REPORTING

The City Treasurer shall prepare a quarterly investment report, including a succinct management summary that provides a clear picture of the status of the current investment portfolio and transactions made. This management summary shall be prepared in a manner that will allow the Director of Finance and the City Council to ascertain whether investment activities during the reporting period have complied with the City's Investment Policy.

The quarterly report shall include the following:

- A. A list of individual securities held at the end of the reporting period.
- B. Unrealized gains or losses resulting from amortization or accretion of principal versus market value changes by listing the cost and market value of securities owned by the City.
- C. Dollar weighted yield of the City's investments.
- D. Maturity schedule by type, of each of the City's investments.
- E. Statement of compliance of the City's Investment Policy with California Government Code Section 53601 et seq.

- F. Statement as to ability to meet all scheduled expenditure requirements for the next six months.
- G. Market value, book value, par value and cost basis of all investments.

7. PERFORMANCE STANDARDS

The investment portfolio will be managed in accordance with the standards established within this Investment Policy and should obtain a market rate of return throughout budgetary and economic cycles. The Investment Committee will establish and periodically review the City's portfolio benchmarks and performance. A benchmark will be selected that compares with the portfolio composition, structure and investment strategy at that time.

8. REVIEW OF INVESTMENT POLICY

A. Policy Review

This Investment Policy shall be reviewed annually by the City Council to ensure its consistency with respect to the overall objectives of safety, liquidity and yield. Proposed amendments to the policy shall be prepared by the Treasurer and reviewed by the Investment Committee and City Attorney and then be forwarded to the City Council for consideration. The Investment Committee shall annually review the Investment Policy and any proposed amendments and forward to the City Council for its consideration and adoption at a public meeting.

B. Internal Control and Review

The external auditors shall annually review the investments and general activities associated with the investment program to ensure compliance with this Investment Policy. This review will provide internal control by assuring compliance with policies and procedures established by this Investment Policy.

9. DEFINITIONS

The City has adopted the glossary of terms as published by the State of California Debt and Investment Advisory Commission (Appendix A).

10. ADOPTION OF POLICY

This Policy was duly adopted by the City Council of the City of La Mesa on the 9th day of August, 2016.

APPENDICES

- A. Description of Authorized Investments and Glossary
- B. Broker/Dealer Questionnaire
- C. Delegation of Authority
- D. Quarterly Investment Report Format

APPENDIX A

DESCRIPTION OF AUTHORIZED INVESTMENTS

The City of La Mesa's investments may be placed in those securities as outlined below; the allocation between the various investment instruments may change in order to give the City the best combination of safety, liquidity and higher yield. Surplus funds of local agencies may only be invested in certain eligible securities. The City limits its investments to allowable securities under the State of California statutes (Government Code Section 53601, et seq., Section 53356, et seq., and Section 53595, et seq.) and is further limited to those listed below.

Certificates of Deposit

Certificates of deposit allow the City to select the exact amount and day of maturity as well as the exact depository. Certificates of deposit are issued in any amount for periods of time as short as fourteen days and as long as several years. At any given time, the City may have certificates of deposit in numerous financial institutions.

Collateral is not required for that portion of a deposit, which is insured pursuant to federal law. Currently, the first \$250,000 of a deposit is federally insured by FDIC. Non-negotiable CD's for amounts in excess of federal insurance are not permitted.

Local Agency Investment Fund

The Local Agency Investment Fund (LAIF) of the State of California offers high liquidity because deposits can be wired to the City checking account within twenty-four hours. Interest is computed on a daily basis.

This is a special fund within the State Treasury, which local agencies may use to deposit funds for investment. There is no minimum investment period and the minimum transaction is \$5,000 in multiples of \$1,000 above that, with a maximum of \$50,000,000 for any city. It offers high liquidity because deposits can be converted to cash within twenty-four hours and no interest is lost. All interest is distributed to those agencies participating on a proportionate share determined by the amounts deposited and the length of time they are deposited. Interest is paid quarterly by adding it to the principal.

The State charges participants a small fee to cover reasonable costs associated with operating the investment pool, not to exceed one-quarter of one percent of the earnings.

The interest rates received are fairly stable because of the pooling of the State's surplus cash with the surplus cash deposited by local governments. This creates a well- diversified multi-billion dollar money pool.

U.S. Treasury Securities

U.S. Treasury securities are highly liquid and considered the safest of all investments because they are backed by the full faith and credit of the United States Government.

- **U.S. Treasury Bills** are direct obligations of the United States Government. They are issued weekly with maturity dates up to six months. They are issued and traded on a discount basis and the interest is figured on a 360-day basis using the actual number of

days to maturity. They are issued in the minimum amount of \$10,000 and in multiples of \$5,000 thereafter.

- **U.S. Treasury Notes** are direct obligations of the United States Government. They are issued throughout the year with maturities up to 30 years. Notes are coupon securities paying a fixed amount every six months. The City will not invest in notes having maturities longer than five years.

Federal Agency Securities and Government Sponsored Enterprises

Federal Agency securities are highly liquid and considered to be virtually without credit risk. Federal Agency issues have a partial guarantee directly by the United States Government and are considered "moral" obligations of the U.S. Government (implied guarantee). All Agency obligations that are fixed-rate and meet the maturity restrictions of the State Code and this policy qualify as legal investments and are acceptable as security for public deposits. They usually provide higher yields than regular Treasury issues with all of the same advantages. Examples are:

- **FNMA's (Federal National Mortgage Association)** are used to assist the home mortgage market by purchasing mortgages insured by the Federal Housing Administration and the Farmers Home Administration, as well as those guaranteed by the Veterans Administration.
- **FHLB's (Federal Home Loan Bank Notes and Bonds)** are issued by the Federal Home Loan Bank System to help finance the housing industry. The notes and bonds provide liquidity and home mortgage credit to savings and loan associations, mutual savings banks, cooperative banks, insurance companies and mortgage-lending institutions.
- Other Federal Agency issues are **Federal Home Loan Mortgage Corporation (FHLMC)**, **Federal Farm Credit Bank (FFCB)**, **Small Business Administration Notes (SBA's)**, **Tennessee Valley Authority (TVA's)** and the **Student Loan Marketing Association (SLMA's)**.

Negotiable Certificate of Deposit

Negotiable certificates of deposit are high-grade instruments, generally paying a higher interest rate than regular certificates of deposit. They are liquid because they can be traded in the secondary market.

Local agencies may invest up to 30% of their surplus money in negotiable certificates of deposit. Negotiable certificates of deposit shall at no time exceed the FDIC insurance limit of \$250,000.

Commercial Paper

Commercial paper allows the investment of large amounts of money on a short-term basis at rates higher than passbook savings accounts. Commercial paper is a short-term unsecured promissory note issued by a corporation to raise working capital. These negotiable instruments are purchased at a discount to par value. As an example, corporations such as American Express, International Business Machines (IBM) and General Electric issue commercial paper.

Local agencies are permitted by State law to invest in commercial paper of "prime" quality of the highest ranking or of the highest letter and numerical rating as provided by Moody's Investor's Service, Inc. or Standard and Poor's Corporation (**A1/p1 or A1+/p1**). Purchases of eligible

commercial paper may not exceed 270 days maturity nor exceed 25% of the City's surplus funds.

Medium-Term Corporate Notes

A City may invest in medium term corporate notes with a maximum maturity of five years issued by a corporation organized and operating within the United States, a depository institution licensed by the United States government or any state government and operating within the United States. The California State Code (53601 et seq.) permits cities to invest in corporations with a rating category of "A" or better, but the City will limit its investments in corporate medium term notes to those issued by corporations that have been rated "AA" or its equivalent by two nationally recognized ratings agencies.

Passbook Savings or Money Market Account

Passbook savings account allows us to transfer money from checking to savings and earn interest on smaller amounts of money, which are not available for a longer-term investment.

The passbook savings account is similar to a CD, except not for a fixed term. The interest rate is much lower than CD's, but the savings account provides daily liquidity and funds can be deposited and withdrawn according to our daily needs.

Mutual Funds

Mutual funds allow the City to maintain liquidity and receive money market rates. Mutual Funds are referred to in the Government Code, Section 53601.L, as "shares of beneficial interests issued by diversified management companies". The Mutual Fund must be restricted by its prospectus to be a "Money Market" mutual fund and be limited to the same approved investments as LAIF. These investments include U.S. Treasury and Agency issues, Bankers Acceptances, Commercial Paper, Repurchase Agreements, Certificates of Deposit, and Negotiable Certificates of Deposit. The quality rating and percentage restrictions in each investment category applicable to LAIF also apply to any Mutual Fund.

One of the stated objectives of the Money Market Mutual Fund must be to attempt to maintain a \$1.00 Net Asset Value (NAV). A further restriction is that the purchase price of shares of any mutual fund shall not include any sales commission. Investments in mutual funds shall not exceed 20% of the City's surplus money.

Repurchase Agreements

Repurchase agreements are purchases of securities by the City under an agreement with a term of one (1) year or less whereby the seller will "repurchase" the same securities on or before a specified date or on demand of either party and for a specified amount. The underlying securities must be delivered to the City's custodial account by book entry, physical delivery or a third-party custodial agreement.

GLOSSARY

A

ACCRUED INTEREST

Coupon interest accumulated on a bond or note since the last interest payment or, for a new issue, from the dated date to the date of delivery.

ARBITRAGE

Transactions by which securities are bought and sold in different markets at the same time for the sake of the profit arising from a yield difference in the two markets. The 1986 Tax Reform Act made this practice by municipalities illegal solely as a borrowing tactic, except under certain safe-harbor conditions.

ASSET-BACKED SECURITIES

Securities that are supported by pools of assets, such as installment loans or leases, or by pools of revolving lines of credits. Asset-backed securities are structured as trusts in order to perfect a security interest in the underlying assets.

AVERAGE

An arithmetic mean of selected stocks intended to represent the behavior of the market or some component of it.

B

BANK DEPOSITS

To deposit collateral in the form of currency that may be in the form of demand accounts (checking) or investments in accounts that have a fixed term and negotiated rate of interest.

BANK NOTES

A senior, unsecured, direct obligation of a bank or U. S. branch of a foreign bank.

BANKERS' ACCEPTANCE

A draft or bill or exchange accepted by a bank or trust company. The accepting institution, as well as the

issuer, guarantees payment of the bill.

BASIS POINTS

Refers to the yield on bonds. Each percentage point of yield in bonds equals 100 basis points (1/100% or 0.01%). If a bond yield changes from 7.25% to 7.39%, that is a rate of 14 basis points.

BENCHMARK

A passive index used to compare the performance, relative to risk and return, of an investor's portfolio.

BOND PROCEEDS

The money paid to the issuer by the purchaser or underwriter of a new issue of municipal securities. These moneys are used to finance the project or purpose for which the securities were issued and to pay certain costs of issuance as may be provided in the bond contract.

BONDS

A debt obligation of a firm or public entity. A bond represents the agreement to repay the debt in principal and, typically, in interest on the principal.

BOOK VALUE

The value at which an asset is carried on a balance sheet.

BROKER

A person or firm that acts as an intermediary by purchasing and selling securities for others rather than for its own account.

C

CALLABLE SECURITIES

An investment security that contains an option allowing the issuer to retire the security prior to its final maturity date.

CASH FLOW

A comparison of cash receipts (revenues) to required payments (debt service, operating expenses, etc.).

CERTIFICATE OF DEPOSIT

A short-term, secured deposit in a financial institution that usually returns principal and interest to the lender at the end of the loan period. Certificates of Deposit (CDs) differ in terms of collateralization and marketability. Those appropriate to public agency investing include:

Negotiable Certificates of Deposit

Generally, short-term debt instrument that usually pays interest and is issued by a bank, savings or federal association, state or federal credit union, or state-licensed branch of a foreign bank. The majority of negotiable CDs mature within six months while the average maturity is two weeks. Negotiable CDs are traded in a secondary market and are payable upon order to the bearer or initial depositor (investor).

Non-Negotiable Certificates of Deposit

CDs that carry a penalty if redeemed prior to maturity. A secondary market does exist for these non-negotiable CDs, but include a transaction cost that reduces returns to the investor. Non-negotiable CDs issued by banks and savings and loans are insured by the Federal Deposit Insurance Corporation up to the amount of \$250,000, including principal and interest. Amounts deposited above this amount may be secured with other forms of collateral through an agreement between the investor and the issuer. Collateral may include other securities including Treasuries or agency securities such as those issued by the Federal National Mortgage Association.

CDARS (CERTIFICATE OF DEPOSIT ACCOUNT REGISTRY SYSTEM)

A private CD placement service that

allows local agencies to purchase more than \$250,000 in CDs from a single financial institution (must be a participating institution of CDARS) while still maintaining FDIC insurance coverage. CDARS is currently the only entity providing this service. CDARS facilitates the trading of deposits between the California institution and other participating institutions in amounts that are less than \$250,000 each, so that FDIC coverage is maintained.

CD PLACEMENT SERVICE

A service that allows local agencies to purchase more than \$250,000 in CDs from a single financial institution while still maintaining FDIC insurance coverage. See "CDARS".

COLLATERALIZATION

Process by which a borrower pledges securities, property, or other deposits for the purpose of securing the repayment of a loan and/or security.

COMMERCIAL PAPER

An unsecured short-term promissory note issued by corporations, with maturities ranging from 2 to 270 days.

CORPORATE NOTES AND BONDS

Debt instruments, typically unsecured, issued by corporations, with original maturities in most cases greater than one year and less than ten years.

COUNTY POOLED INVESTMENT FUNDS

The aggregate of all funds from public agencies placed in the custody of the county treasurer or chief finance officer for investment and reinvestment.

COUPON

The annual rate of interest that a bond's issuer promises to pay the bondholder on the bond's face value; a certificate attached to a bond evidencing interest due on a payment date.

CREDIT RATING

Various alphabetical and numerical designations used by institutional investors, Wall Street underwriters, and commercial rating companies to give relative indications of bond and note creditworthiness. Standard & Poor's and Fitch Ratings use the same system, starting with their highest rating, of AAA, AA, A, BBB, BB, B, CCC, CC, C, and D for default. Moody's Investors Service uses AAA, AA, A, BAA, BA, B, CAA, CA, and D. Each of the services use pluses (+), minuses (-), or numerical modifiers to indicate steps within each category. The top four letter categories are considered investment grade ratings.

CREDIT RISK

The chance that an issuer will be unable to make scheduled payments of interest and principal on an outstanding obligation. Another concern for investors is that the market's perception of a corporation's credit will cause the market value of a security to fall, even if default is not expected.

CUSIP NUMBER

The Committee on Uniform Security Information Procedures (CUSIP) Number refers to a security's identification number assigned to each publicly traded security by the CUSIP Service Bureau operated by Standard & Poor's for the American Bankers Association. The CUSIP Number is a nine-character identifier unique to the issuer, the specific issue and the maturity, if applicable (the first six characters identifying the issuer, the next two identifying the security and the last digit providing a check digit to validate the accuracy of the preceding CUSIP number).

CUSTODIAN

A bank or other financial institution that keeps custody of stock certificates and other assets.

D

DEALER

Someone who acts as a principal in all transactions, including underwriting, buying, and selling securities, including from his/her own account.

DEFEASED BOND ISSUES

Issues that have sufficient money to retire outstanding debt when due so that the agency is released from the contracts and covenants in the bond document.

DERIVATIVE

Securities that are based on, or derived from, some underlying asset, reference date, or index.

DISCOUNT

Discount means the difference between the par value of a security and the cost of the security, when the cost is below par. Investors purchase securities at a discount when return to the investor (yield) is higher than the stated coupon (interest rate) on the investment.

DURATION

A measure of the timing of the cash flows to be received from a security that provides the foundation for a measure of the interest rate sensitivity of a bond. Duration is an elasticity measure and represents the percentage change in price divided by the percentage change in interest rates. A high duration measure indicates that for a given level of movement in interest rates, prices of securities will vary considerably.

E

EFFECTIVE DURATION

Duration measures the weighted average of the present value of the cash flows of a fixed-income investment. Effective duration measures the price sensitivity of fixed-income investments, especially for those with

embedded option features such as call options. As yields rise, the effective duration of a callable investment rises to reflect the fact that it has become less likely to be called. The more rates rise, the longer the effective duration will become, approaching the duration to maturity. The converse is true in a declining interest rate environment (that is, the more rates fall, the shorter the effective duration will become, approaching the duration to call). For securities without an embedded option, the duration to call, maturity, and effective duration are all the same. The calculation for effective duration is complicated and involves averaging the duration under a simulation of many possible interest rate scenarios in the future.

EXTENDABLE NOTES

Securities with maturity dates that can be extended by mutual agreement between the issuer and investor. When investing in these types of securities, the maturity date plus the stated extendable option must not exceed the time frames that are allowed in California Government Code or the investment policy for the investment type. F

FIDUCIARY

An individual who holds something in trust for another and bears liability for its safekeeping.

FIRST TIER SECURITIES

Securities that have received shortterm debt ratings in the highest category from the requisite nationally recognized statistical-rating organizations (NRSROs), or are comparable unrated securities, or are issued by money market funds, or government securities. [See SEC Rules: Paragraph (A)(12) of rule 2A-7.]

G

GOVERNMENT ACCOUNTING STANDARDS BOARD (GASB)

A standard-setting body, associated with the Financial Accounting Foundation, which prescribes standard accounting practices for governmental units.

GUARANTEED INVESTMENT CONTRACTS (GICS)

An agreement acknowledging receipt of funds for deposit, specifying terms for withdrawal, and guaranteeing a rate of interest to be paid.

I

INTEREST

The amount a borrower pays to a lender for the use of his or her money.

INVESTMENT AGREEMENTS

Investment agreements are contracts with respect to funds deposited by an investor. Investment agreements are often separated into those offered by banks and those offered by insurance companies. In the former case, they are sometimes referred to as "bank investment contracts."

INVESTMENT OVERSIGHT COMMITTEE

A committee of three to eleven members formed under Section 27131 to monitor and review a county's investment policy by causing an annual audit and discussing its finding at an open meeting. Although cities and other local agencies are not required to compose an investment oversight committee, the State Legislature has declared that all local agencies "should participate in reviewing the policies that guide the investment of those funds."

L

LIQUIDITY

The measure of the ability to convert an instrument to cash on a given date at full face or par value.

LIQUIDITY RISK

The chance that a security, sold prior to maturity, will be sold at a loss of value. For a local agency, the liquidity risk of an individual investment may not be as critical as how the overall liquidity of the portfolio allows the agency to meet its cash needs.

LOCAL AGENCY INVESTMENT FUND

A voluntary investment fund open to government entities and certain non-profit organizations in California that is managed by the State Treasurer's Office.

LOCAL GOVERNMENT INVESTMENT POOL (LGIP)

Investment pools that range from the State Treasurer's Office Local Agency Investment Fund (LAIF) to county pools, to Joint Powers Authorities (JPAs). These funds are not subject to the same SEC rules applicable to money market mutual funds.

M**MARKET RISK**

The chance that the value of a security will decline as interest rates rise. In general, as interest rates fall, prices of fixed income securities rise. Similarly, as interest rates rise, prices fall. Market risk also is referred to as systematic risk or risk that affects all securities within an asset class similarly.

MARKET VALUE

The price at which a security is trading and presumably could be purchased or sold at a particular point in time.

MATURITY

The date on which the principal or stated value of an investment becomes due and payable.

MEDIUM-TERM NOTE

Corporate or depository institution debt securities meeting certain minimum

quality standards (as specified in the California Government Code) with a remaining maturity of five years or less.

MONEY MARKET MUTUAL FUNDS

MMF's are mutual funds that invest exclusively in short-term money market instruments. MMF's seek the preservation of capital as a primary goal while maintaining a high degree of liquidity and providing income representative of the market for short term investments.

MORTGAGE BACKED SECURITIES

Mortgage-backed securities (MBS) are created when a mortgagee or a purchaser of residential real estate mortgages creates a pool of mortgages and markets undivided interests or participations in the pool. MBS owners receive a prorata share of the interest and principal cash flows (net of fees) that are "passed through" from the pool of mortgages. MBS are complex securities whose cash flow is determined by the characteristics of the mortgages that are pooled together. Investors in MBS face prepayment risk associated with the option of the underlying mortgagors to pre-pay or payoff their mortgage. Most MBS are issued and/or guaranteed by federal agencies and instrumentalities (e.g., Government National Mortgage Association (GNMA), Federal National Mortgage Association (FNMA), and Federal Home Loan Mortgage Corporation (FHLMC)).

MORTGAGE PASS-THROUGH OBLIGATIONS

Securities that are created when residential mortgages (or other mortgages) are pooled together and undivided interests or participations in the stream of revenues associated with the mortgages are sold.

MUNICIPAL NOTES, BONDS, AND OTHER OBLIGATIONS

Obligations issued by state and local governments to finance capital and operating expenses.

MUTUAL FUNDS

An investment company that pools money and can invest in a variety of securities, including fixed-income securities and money market instruments.

N

NET ASSET VALUE

Net asset value (NAV) is a term used in the mutual fund industry to determine the average price per share of a pool or mutual fund. How this measure varies over time provides information on whether the pool is stable or variable. NAV is the market value of all securities in a mutual fund, less the value of the fund's liabilities, divided by the number of shares in the fund outstanding. Shares of mutual funds are purchased at the fund's offered NAV.

NET PRESENT VALUE

An amount that equates future cash flows with their value in present terms.

NOTE

A written promise to pay a specified amount to a certain entity on demand or on a specified date. Usually bearing a short-term maturity of a year or less (though longer maturities are issued—see "Medium-Term Note").

O

OPTIONS

An option is a contract that gives the buyer the right to buy or sell an obligation at a specified price for a specified time. Exchange Traded Options are standardized option contracts that are actively traded on the Chicago Board of Exchange on a daily basis whereas Over-the-Counter

Options are traded directly between the buyer and seller at agreed upon prices and conditions (the former type of option is therefore more liquid than the latter).

P

PAR AMOUNT OR PAR VALUE

The principal amount of a note or bond which must be paid at maturity. Par, also referred to as the "face amount" of a security, is the principal value stated on the face of the security. A par bond is one sold at a price of 100 percent of its principal amount.

PORTFOLIO

Combined holding of more than one stock, bond, commodity, real estate investment, cash equivalent, or other asset. The purpose of a portfolio is to reduce risk by diversification.

PREMIUM

Premium means the difference between the par value of a security and the cost of the security, when the cost is above par. Investors pay a premium to purchase a security when the return to the investor (yield) is lower than the stated coupon (interest rate) on the investment.

PRICE

Price is the amount of monetary consideration required by a willing seller and a willing buyer to sell an investment on a particular date.

PRINCIPAL

The face value or par value of a debt instrument, or the amount of capital invested in a given security. PROSPECTUS A legal document that must be provided to any prospective purchaser of a new securities offering registered with the SEC that typically includes information on the issuer, the issuer's business, the proposed use of proceeds, the experience of the issuer's management, and certain certified

financial statements (also known as an “official statement”).

PRUDENT INVESTOR STANDARD

A standard of conduct where a person acts with care, skill, prudence, and diligence when investing, reinvesting, purchasing, acquiring, exchanging, selling, and managing funds. The test of whether the standard is being met is if a prudent person acting in such a situation would engage in similar conduct to ensure that investments safeguard principal and maintain liquidity.

R

REPURCHASE AGREEMENTS

An agreement of one party (for example, a financial institution) to sell securities to a second party (such as a local agency) and simultaneous agreement by the first party to repurchase the securities at a specified price from the second party on demand or at a specified date.

REVERSE REPURCHASE AGREEMENTS

An agreement of one party (for example, a financial institution) to purchase securities at a specified price from a second party (such as a public agency) and a simultaneous agreement by the first party to resell the securities at a specified price to the second party on demand or at a specified date.

RISK

The uncertainty of maintaining the principal or interest associated with an investment due to a variety of factors.

RULE G-37 OF THE MUNICIPAL SECURITIES RULEMAKING BOARD

Federal regulations to sever any connection between the making of political contributions and the awarding of municipal securities business.

S

SAFEKEEPING SERVICE

Offers storage and protection of assets provided by an institution serving as an agent.

SAFETY

In the context of investing public funds, safety relates to preserving the principal of an investment in an investment portfolio; local agencies address the concerns of safety by controlling exposure to risks.

SECURITIES AND EXCHANGE COMMISSION (SEC)

The federal agency responsible for supervising and regulating the securities industry.

SECURITIES LENDING AGREEMENT

An agreement of one party (for example, a local agency) to borrow securities at a specified price from a second party (for example, another local agency) with a simultaneous agreement by the first party to return the security at a specified price to the second party on demand or at a specified date. These agreements generally are collateralized and involve a third CALIFORNIA DEBT AND INVESTMENT ADVISORY COMMISSION party custodian to hold the securities and collateral. Economically similar to reverse repurchase agreement.

T

TAX AND REVENUE ANTICIPATION NOTES (TRANS)

Notes issued in anticipation of receiving tax proceeds or other revenues at a future date.

TIME DEPOSITS

Time deposits are issued by depository institutions against funds deposited for a specified length of time. Time deposits include instruments such as deposit

notes. They are distinct from certificates of deposit (CDs) in that interest payments on time deposits are calculated in a manner similar to that of corporate bonds whereas interest payments on CDs are calculated similar to that of money market instruments.

TRUSTEE, TRUST COMPANY OR TRUST DEPARTMENT OF A BANK

A financial institution with powers to act in a fiduciary capacity for the benefit of the bondholders in enforcing the terms of the bond contract.

U

UNDERWRITER

A dealer that purchases a new issue of municipal securities for resale.

U.S. TREASURY OBLIGATIONS

Debt obligations of the U.S. Government sold by the Treasury Department in the forms of bills, notes, and bonds. Bills are short-term obligations that mature in one year or less and are sold at a discount. Notes are obligations that mature between one year and ten years. Bonds are long-term obligations that generally mature in ten years or more.

W

WEIGHTED AVERAGE MATURITY (WAM)

The average maturity of all the securities that comprise a portfolio, typically expressed in days or years.

Y

YIELD

The current rate of return on an investment security generally expressed as a percentage of the securities current price.

YIELD CURVE

A graphic representation that shows the relationship at a given point in time between yields and maturity for bonds that are identical in every way

except maturity.

Z

ZERO-INTEREST BOND

A bond on which interest is not payable until maturity (or earlier redemption), but compounds periodically to accumulate to a stated maturity amount. Zero-interest bonds are typically issued at a discount and repaid at par upon maturity.

APPENDIX B



Investment Policy

Broker/Dealer Questionnaire

1. Name of Firm: _____

2. Address: _____

3. Telephone: _____

4. Principal(s)/Manager(s)/Partner(s):

Name: _____ Title: _____

Name: _____ Title: _____

5. Is Your Firm:

Broker? Yes No (a firm that does not own the securities being offered)

Dealer? Yes No (a firm that owns a position in the securities being offered)

6. Year Founded: _____

7. Firm's Total Volume of U.S. Government Securities Traded in Most Recent Fiscal Year:

\$ _____

8. Financial Instruments Most Regularly Offered: _____

9. References: (Public sector clients in the local geographical area are preferred):

Name: _____ Title: _____ Telephone: _____

Address: _____

Name: _____ Title: _____ Telephone: _____

Address: _____

Name: _____ Title: _____ Telephone: _____

Address: _____

10. Local Office and Representative assigned to the City of La Mesa account:
NOTE: Your firm must have an office in California (See 3.c of the Policy)

Address: _____

Name: _____ Title: _____ Telephone: _____

11. Has any client sustained a loss on a securities transaction engendered from a misunderstanding or misrepresentation of the risk characteristic of the financial instrument?

Yes No

If Yes, please explain: _____

12. Has your firm, its employees, or local office been the subject of a state or federal investigation for alleged unfair, illegal, or fraudulent activities?

Yes No

If Yes, please explain: _____

13. Please explain your usual custody or delivery process. Who audits these fiduciary systems?

14. Describe the capital line and trading limits imposed on the office that would service the account and conduct business with the City of La Mesa:

15. Please enclose recent audited financial statements and/or other indications of your firm's capitalization.

16. Please describe the limits of insurance (Securities Investor Protection Corporation, excess SIPC, etc.) available:

17. Please provide proof of Financial Industry Regulatory Authority (FINRA) certification.

18. Please provide proof of registration with the State of California.

19. Please provide proof that your firm is qualified under SEC Rule 15C3-1 (Uniform Net Capital Rule).

20. What information do you require of the City of La Mesa?

21. What transaction documents can the City of La Mesa expect to receive from you?

22. Please confirm that you and your representatives have read and understand the City of La Mesa's Investment Policy and are familiar with Government Code Sections 53600 et seq by signing below:

Name: _____

Signature: _____

Title: _____

Date: _____

Attach resumes of all persons receiving a copy of our investment policy.

APPENDIX D

June 2016

CUSIP	Issuer	Type of Investment	Interest			Par Value	Book Value	Market Value
			Rate	Beginning Date	Due Date			
Federal Agencies								
3133EA3J5	FFCB	Medium Term - Fixed Rate	0.900%	10/10/2012	10/10/2017	1,000,000	998,980	1,000,030
3134G3Y38	FHLMC	Medium Term - Step-up	0.900%	11/27/2012	11/27/2017	1,000,000	996,820	1,000,080
3135G0XM0	FNMA	Medium Term - Fixed Rate	1.125%	5/30/2013	5/25/2018	1,000,000	995,880	1,000,380
3135G0GY3	FNMA	Medium Term - Fixed Rate	1.250%	6/28/2013	1/30/2017	1,000,000	1,010,370	1,004,520
3133EE5Y2	FFCB	Medium Term - Fixed Rate	1.940%	8/7/2015	8/4/2020	1,000,000	999,000	1,000,160
3133EFFL6	FFCB	Medium Term - Fixed Rate	1.090%	9/28/2015	9/28/2020	1,000,000	1,000,000	1,001,040
3130A6LR6	FHLB	Medium Term - Fixed Rate	1.750%	10/19/2015	10/19/2020	975,000	975,000	976,307
3137EADM8	FHLMC	Medium Term - Fixed Rate	1.250%	11/13/2015	10/2/2019	1,000,000	986,800	1,011,880
3133EFSJ7	FFCB	Medium Term - Fixed Rate	1.300%	12/14/2015	12/14/2018	1,000,000	1,000,000	1,012,290
3134G8SF7	FHLMC	Medium Term - Fixed Rate	1.900%	3/30/2016	12/30/2020	1,000,000	1,000,000	1,001,190
3136G3LG8	FNMA	Medium Term - Fixed Rate	1.550%	4/28/2016	7/28/2020	1,000,000	1,000,000	1,001,210
3134G9CP0	FHLMC	Medium Term - Fixed Rate	1.300%	5/13/2016	2/13/2020	1,000,000	1,000,000	1,001,760
3134G9FT9	FHLMC	Medium Term - Fixed Rate	1.875%	5/24/2016	5/24/2021	1,000,000	1,000,000	1,000,520
3130A7ZX6	FHLB	Medium Term - Fixed Rate	1.600%	5/25/2016	5/25/2021	1,000,000	1,000,000	1,000,790
3134G9DV6	FHLMC	Medium Term - Fixed Rate	1.850%	5/26/2016	5/26/2021	1,000,000	1,000,000	1,000,540
3134G9NG8	FHLMC	Medium Term - Fixed Rate	1.800%	6/30/2016	6/30/2021	1,000,000	1,000,000	1,000,800
Total Federal Agencies							15,962,850	16,013,497
Bank Certificates of Deposits								
254671DQ0	Discover Bank	Certificate of Deposit--Fixed Rate	1.750%	7/3/2012	7/3/2017	247,000	251,115	249,687
38143AVY8	Goldman Sachs Bank USA	Certificate of Deposit--Fixed Rate	1.800%	7/5/2012	7/5/2017	247,000	250,861	249,574
36160XH34	GE Capital Financial INC	Certificate of Deposit--Fixed Rate	1.800%	7/6/2012	7/6/2017	247,000	250,858	249,579
36157PHJ1	GE Capital Retail Bank	Certificate of Deposit--Fixed Rate	1.800%	7/6/2012	7/6/2017	247,000	250,858	249,579
33764JKQ7	First Bank of Puerto Rico	Certificate of Deposit--Fixed Rate	1.250%	8/24/2012	8/24/2016	249,000	251,388	249,259
29976DNV8	Everbank Jacksonville FLA	Certificate of Deposit--Fixed Rate	0.850%	9/28/2012	9/28/2016	248,000	248,608	248,201
02587DLC0	American Express Centurion Bar	Certificate of Deposit--Fixed Rate	1.350%	10/4/2012	10/4/2016	248,000	250,473	248,585
58403BZD1	Medallion Bank Salt Lake City	Certificate of Deposit--Fixed Rate	0.850%	10/26/2012	10/26/2016	249,000	251,370	249,266
05967ERK7	Bank Popular de Pr Hato Re	Certificate of Deposit--Fixed Rate	1.000%	11/14/2012	11/14/2016	249,000	250,006	249,446
17284A5J3	CIT Bank	Certificate of Deposit--Fixed Rate	1.100%	2/21/2013	2/21/2018	248,000	248,583	250,088
060624XJ7	Bank Baroda	Certificate of Deposit--Fixed Rate	1.350%	3/8/2013	3/8/2018	248,000	248,159	249,902
20033ABE5	Comenity Cap Bank Salt Lake CI	Certificate of Deposit--Fixed Rate	1.000%	5/3/2013	5/3/2018	249,000	248,746	250,955
06740AZB8	Barclays BK Del Wilmington	Certificate of Deposit--Step Up	0.700%	5/10/2013	4/30/2018	247,000	248,382	250,191
025121IG0	American Chartered Dkschai	Certificate of Deposit--Fixed Rate	1.600%	7/25/2013	7/25/2018	249,000	250,579	252,678
29266NXM4	Enerbank USA Salt Lake City	Certificate of Deposit--Fixed Rate	2.000%	9/26/2013	9/26/2018	249,000	252,152	254,204
32065TAF8	First Kentucky Bank, Inc	Certificate of Deposit--Fixed Rate	1.750%	11/15/2013	11/15/2018	249,000	251,764	254,316
20786AAL9	ConnectOneBank	Certificate of Deposit--Fixed Rate	1.850%	12/13/2013	12/13/2018	249,000	251,565	254,391
88419QAF5	Third Fed Svgs & Ln Assn Ofc	Certificate of Deposit--Fixed Rate	1.750%	1/22/2014	10/22/2018	248,000	250,187	252,712
94768NJP0	Webster BK Waterbury Conn	Certificate of Deposit--Fixed Rate	1.800%	3/19/2014	3/19/2019	248,000	248,112	252,469
704692AL6	Peapack Gladstone Bank	Certificate of Deposit--Fixed Rate	1.800%	5/28/2014	5/28/2019	248,000	249,272	254,081
628779FJ4	NBT BK Natl Assn Norwich	Certificate of Deposit--Fixed Rate	1.800%	6/6/2014	6/6/2019	245,000	246,076	250,958
66736AAN9	Northwest Bank	Certificate of Deposit--Fixed Rate	1.700%	7/18/2014	7/18/2019	249,000	249,804	255,265
74267GUQ8	Private Bank and TC CHI	Certificate of Deposit--Fixed Rate	2.000%	7/21/2014	7/22/2019	248,000	248,660	254,126
02587CAF7	American Express Bank	Certificate of Deposit--Fixed Rate	1.950%	7/17/2014	7/19/2019	248,000	248,707	254,123
856284Y81	State Bank of India	Certificate of Deposit--Fixed Rate	2.050%	8/15/2014	7/29/2019	247,000	247,692	253,177
32082BDH9	First Merchants Bank	Certificate of Deposit--Fixed Rate	1.900%	8/14/2014	8/6/2019	248,000	248,625	254,230
981571BL5	Worlds Foremost BK Sydney	Certificate of Deposit--Fixed Rate	2.100%	6/11/2015	6/11/2020	200,000	197,374	204,658
05580ACB8	BMW Bank of North America	Certificate of Deposit--Fixed Rate	2.100%	6/26/2015	6/26/2020	247,000	245,301	254,165
1404205X9	Capital One Bank USA	Certificate of Deposit--Fixed Rate	2.250%	7/1/2015	7/1/2020	247,000	247,000	254,143
14042E4P2	Capital One, National Associatio	Certificate of Deposit--Fixed Rate	2.300%	7/15/2015	7/15/2020	247,000	247,000	255,099
45780PAL9	Institute for Savings In Newbury	Certificate of Deposit--Fixed Rate	2.050%	7/31/2015	7/31/2020	249,000	249,000	257,732
02006LST1	Ally Bank Midvale Utah	Certificate of Deposit--Fixed Rate	1.700%	8/7/2015	8/6/2018	245,000	244,878	247,869
27113PAK7	East Boston Savings Bank	Certificate of Deposit--Fixed Rate	1.700%	8/24/2015	8/23/2019	249,000	249,000	256,012
46176PEJ0	Investors Bank	Certificate of Deposit--Fixed Rate	2.000%	8/25/2015	8/25/2020	247,000	247,000	256,161
46147UQS5	Investors Community Bank	Certificate of Deposit--Fixed Rate	1.950%	8/26/2015	8/26/2020	249,000	249,000	258,265
149159KT1	Cathay Bank	Certificate of Deposit--Fixed Rate	0.950%	8/28/2015	5/13/2017	249,000	249,000	249,807
06251AK58	Hapoalim BM New York	Certificate of Deposit--Fixed Rate	1.650%	10/29/2015	10/27/2019	247,000	247,000	253,153
05573J6C3	BMO Harris Bank	Certificate of Deposit--Fixed Rate	1.100%	11/4/2015	11/6/2017	248,000	248,000	249,101
795450WU5	Sallie Mae Bank	Certificate of Deposit--Fixed Rate	1.600%	11/4/2015	11/5/2018	248,000	248,000	251,023
49306SVL7	Keybank National Association	Certificate of Deposit--Fixed Rate	1.100%	11/12/2015	11/13/2017	248,000	248,000	249,131
40434AC72	HSBC Bank USA	Certificate of Deposit--Fixed Rate	1.600%	11/17/2015	11/17/2020	247,000	247,000	249,421
9497482T3	Wells Fargo Bank	Certificate of Deposit--Fixed Rate	1.550%	11/18/2015	11/19/2018	249,000	249,000	252,279
687377DU2	Orrstown Bank	Certificate of Deposit--Fixed Rate	2.000%	12/28/2015	12/28/2020	249,000	249,000	250,975
31938QQ72	First Business Bk Madison WI	Certificate of Deposit--Fixed Rate	1.900%	12/22/2015	12/22/2020	247,000	247,000	251,831
33715LAD2	First Technology Federal CU	Certificate of Deposit--Fixed Rate	1.750%	6/30/2016	6/30/2021	247,000	247,000	247,590
Total Bank CD's							11,147,152	11,289,458
Custodian								
98-37-421	LAIF State of California	Demand	0.552%			32,819,346	32,819,346	32,819,346
Drefus	Union Bank Money Mkt Sweep	Sweep	0.000%			-	-	-
Total Custodian							32,819,346	32,819,346
Totals							59,929,348	60,122,301



La Mesa Police Department Quarterly Operations Report 2nd Quarter - 2016



Walt Vasquez
Chief of Police

Law Enforcement Operations and Statistics

Part 1 Crimes and Statistics

The City's overall crime rate increased over the same period last year. The 2nd quarter of 2016 concluded with 35.1 crimes per thousand residents compared to 32.4 crimes per thousand in the 2nd quarter of 2015, which represents an 8.6% increase in the number of crimes.

Violent Crimes increased by 30.1% year-to-date compared to the same period in 2015. There were 121 incidents in the 2nd quarter of 2016 compared to 93 in 2015. Robberies increased 32.1% year-to-date. There were 17 robberies in the 2nd quarter of 2016 compared to 14 in 2015.

Property Crimes increased by 6.3% year-to-date compared to the same period in 2015. At the end of the 2nd quarter of 2016, there were 912 property crimes reported compared to 858 at the end of the 2nd quarter of 2015. The following three categories make up the category of Property Crime: Burglary, Theft and Auto Theft. Burglary increased 34%, Theft decreased 2.2% and Auto Theft increased 15.9%. This category also includes a 27.2% increase in vehicle burglaries and a 44.7% increase in residential burglaries.

As noted earlier, Robberies have increased 32.1% year-to-date compared to 2015. Detectives continue to attend regional robbery meetings and collaborate with allied agencies. Six of the 17 robberies have been closed by arrest. The following is one of the significant robbery clearances from the 2nd quarter:

- On 06-05-16, at approximately 2:30 PM, the suspect broke into an occupied apartment on Echo Drive through a bedroom window. As the suspect climbed through the window, some of his personal property fell out of his pocket and onto the floor. The suspect confronted the resident at knife point and ordered the PlayStation 4 be disconnected. While the resident complied with the suspect's demand, the suspect stole several items belonging to the victims' from their bedrooms. After the robbery, the suspect left through the front door. The suspect was positively identified by the victim in a photo lineup. On 06-06-16, the suspect was contacted by La Mesa Detectives near the library in El Cajon. He was in possession of most of the victims' property and a pawn slip for the PlayStation 4. The suspect was arrested for 211 PC - Robbery and 459 PC – Burglary and booked into San Diego County Jail. The victims' property was returned.

There have been several notable burglary arrests during the 2nd quarter of 2016:

- On 02-16-16, there was a residential burglary on Rosebud Lane. The unknown suspect made entry through a kitchen window. An officer collected latent prints on the window where entry was made. On 06-23-16,

detectives received notification that the latent prints had been matched to a known offender. The suspect has a very extensive criminal history. On 06-23-16, the suspect was located and placed under arrest for residential burglary.

- Between 02-18-16 and 02-19-16, an unknown suspect entered the victim's garage on High Street and stole items out of the victim's vehicle. There was a cigarette found at the far end of the garage which did not belong to the victim. An officer collected the cigarette and sent it to the San Diego Sheriff's Crime Lab. On 05-24-16, detectives received notification that DNA found on the cigarette had been matched to a known offender. The suspect has an extensive arrest history and was possibly also responsible for six (6) other residential garage burglaries that occurred around the same time in La Mesa. On 06-24-16, detectives were able to locate the suspect and place him under arrest for residential burglary.
- On 04-13-16, an unknown suspect forced entry into a residence on McKinley Court and stole multiple items including a credit card. The stolen credit card was used at multiple locations in La Mesa and San Diego. Detectives were able to locate video surveillance footage of the suspect. Detectives put out a BOL Flyer of the suspect. A La Mesa Special Investigations Unit detective was able to identify the suspect. On 05-27-16, the suspect was located and arrested for residential burglary and identity theft. The suspect has since pled guilty to the charges.
- On 05-29-16, there was a vehicle burglary at Grossmont Shopping Center and the unknown suspect stole the victim's credit card. The stolen credit card was used in La Mesa and San Diego. Detectives were able to locate video surveillance footage of the suspect using the stolen credit card and were also able to get a license plate of the vehicle the suspect was driving. Detectives followed up with the owner of the vehicle. The owner admitted her ex-boyfriend had been driving her vehicle. The ex-boyfriend matched the suspect photo in the video surveillance. A warrant for his arrest has been filed with the San Diego District Attorney's Office.
- On 05-24-16, 05-25-16, and 05-27-16, two males entered Macy's located at Grossmont Center and grabbed arms full of women's Nike clothing and ran out of the store. Numerous thefts were committed in a similar manner throughout San Diego County. One suspect was positively identified by a sales associate, who witnessed the theft. That suspect was arrested for outstanding warrants by another agency. The commercial burglary detective questioned the suspect in jail. He admitted to committing the three thefts from the Macy's in La Mesa and was "B" booked for commercial burglary and grand theft.

- On 06-04-16, three unknown males entered Target at Grossmont Center and stole approximately \$2,500.00 in razor blades. These suspects are responsible for over \$30,000.00 worth of razor blade thefts throughout San Diego County. One suspect was positively identified by a prior booking photo. That suspect and his vehicle were also wanted in connection to a drive-by shooting which occurred in San Diego. On 6-14-16, at approximately 11:00 pm, the vehicle was located in the parking lot of 5401 Baltimore Drive. La Mesa Patrol responded and surveilled the vehicle. A short time later, patrol observed the identified suspect place something in the trunk of his vehicle, so they detained him and his companion. A 4th waiver search of the vehicle was conducted and more razors were located. The suspect was arrested for an outstanding felony warrant, commercial burglary and grand theft. Other agencies have also filed charges against the suspect for their cases.

Additional Cases

- During this quarter, two (2) operations were conducted for the ABC Grant which was awarded to the La Mesa Police Department in July of 2015. Both operations for this quarter were Shoulder Tap Operations. Minor decoys were used to solicit customers at convenience stores to buy them alcohol. Four (4) arrests were made during these operations for furnishing alcohol to a minor.

Transient Enforcement

The Police Department responded to a total of 417 contacts related to transients during the 2nd quarter of 2016 compared to 389 contacts during the 1st quarter of 2016. The top 3 areas where transients were contacted were as follows:

- 11 contacts were made at 5500 Grossmont Center Drive
- 10 contacts were made at 8011 University Avenue
- 8 contacts were made at 5870 Jackson Drive

Special Investigations Unit (SIU)

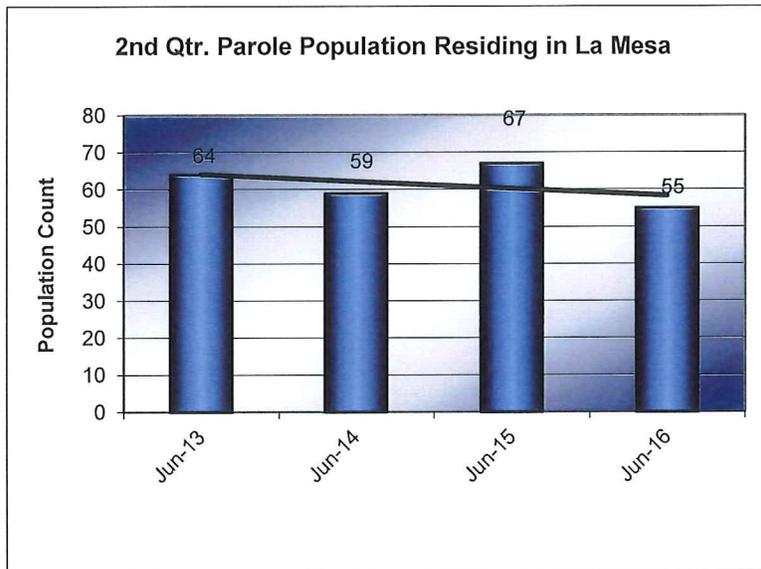
SIU 2nd Quarter Activity

Activity	2nd Quarter 2016	2nd Quarter 2015
Arrests	63	19
Field Interviews	10	28
Citations	7	2
Vehicle Impounds	1	1
Probation Searches	45	51

Parole Searches	7	5
Traffic Stops	68	77
Pedestrian Stops	52	49

Parolees and Probationers

Below is a graph representing the number of individuals on Parole that have resided in La Mesa over the last four years. Please note that the below graph does not include Post-Release Offenders (AB109).



AB109- Public Safety Realignment

The California criminal justice system had a fundamental shift on October 1, 2011 as the result of Assembly Bill 109, the Public Safety Realignment Act. The law changes a number of ways Law Enforcement monitors these offenders. Felons who have committed non-violent, non-serious, and non-sex offenses will be housed in county jail. Those released from state prison, known as Post Release Offenders (PRO), will be supervised by the Probation Department. Probation violations by the PRO population will be served in county jail and will be limited to 180 days.

According to the San Diego County Probation Department, La Mesa currently houses 21 of the Post Release Offenders.

Gang Issues and Enforcement

Based on CAL-Gangs, there are 104 documented gang members living in La Mesa as of the end of the 2nd Quarter of 2016. This number can fluctuate due to the transient nature of some gang members.

Registered Sex Offenders

There are currently 76 active registrants in the City.

Traffic Collisions/Citations/Enforcement Operations

During the 2nd Quarter, the highest ranked location for collisions was Fletcher Parkway and Jackson Drive. During this quarter, the Traffic Unit investigated four serious injury accidents:

1. Vehicle versus pedestrian in the 7400 block of El Cajon Boulevard (1 Fatality).
2. Vehicle versus pedestrian in the 8200 block of Hercules Street (1 Serious Injury).
3. Vehicle versus pedestrian at the intersection of Fletcher Parkway and Baltimore Drive (1 Serious Injury).
4. Vehicle versus motorcyclist at the intersection of La Mesa Boulevard and Hawley Avenue (1 Serious Injury).

DUI Information:

DUI Arrests & Collisions Summary 2012-2016

Year	Arrests	Collisions
2012	226	51
2013	250	62
2014	143	64
2015	95	34
2016 YTD	74	30

Enforcement Operations 2nd Quarter 2016

During the 2nd Quarter, the Traffic Unit conducted two DUI saturation patrols, one traffic enforcement operation, two bicycle and pedestrian enforcement operations and nine distracted driving awareness operations. The Traffic Unit also participated in the following activities:

- Provided mutual aid to the El Cajon Police Department during their Tour De California Race Event.
- Conducted the initial meeting with the UC Berkeley "Safe Street Assessment" program. This program will result in a comprehensive analysis of the City's streets aimed at increasing pedestrian safety.
- Provided traffic control and event security at the La Mesa Flag Day Parade.
- Provided mutual aid to assist in the Special Olympics Torch Run that traversed across the county from Chula Vista to Del Mar.
- The motor officers conducted monthly skills training with the El Cajon Police Department and the Coronado Police Department.
- Two officers attended Drug Recognition Expert (DRE) training. As a result, every officer assigned to the Traffic Division is now DRE trained.
- Officer Gay was recognized with the California MADD Hero award. This state wide recognition is for Officer Gay's commitment to DUI enforcement.
- Motor Officers spent the day at Helix High School educating over 400 students on the dangers of cell phone use while driving.

Community Resource Activities and Information

Graffiti Tracker

ACTIVITY	1 st qtr- 2016	2 nd qtr- 2016	3 rd qtr- 2016	4 th qtr- 2016	YTD Total
Reported Graffiti	157	201			358
Photographed	138	198			336
Cleaned	157	201			358

We continue to proactively patrol city streets looking for graffiti as the reported hits of graffiti accounts for less than 15% of the actual graffiti removed.

School Resource Officers

During the 2nd Quarter of 2016, the SRO gave a total of six (6) classroom presentations on "Bullying," "Being a Good Citizen," "Stranger Danger," and "Internet Safety." The SRO taught three (3) Juvenile Law Classes for the County Juvenile Diversion Program, and completed seven (7) home visits for student truancy issues. The SRO completed numerous reports for violations of Petty Theft - 488 PC, Possession of Marijuana - 11357 (b) H&S, Juvenile Mental Health Hold - 5150 W&I, and Missing Person Runaways. The SRO assisted with two (2) practice school lockdown drills, making sure teachers and facility members were following the School Emergency Response guide procedures.

The SRO assisted with five (5) School Attendance Review Team (SART) meetings, which are attended by students who may be suspended or sent to other campuses, and

their parents. The SRO attended two (2) Juvenile District Attorney SRO meetings and two (2) East County SRO meetings, where we continued to discuss student bullying and drug issues.

The SRO continues to conduct interviews of students/parents where students were involved in incidents, which were considered to be school violations, but not considered criminal by nature, where no formal or written report was taken. During these meetings, the SRO made positive suggestions to students/parents to promote better behavior from the kids. The SRO also continued to combat vehicle and pedestrian traffic around all ten (10) schools before and after school. At times, the SRO even solicited the assistance of the CSO's and Motor Units to help with this endeavor.

Finally, the SRO assisted with security/traffic issues surrounding the Helix High School graduation and the Prom Night Events. He also took part in the Rolando Elementary School graduation ceremony and the City of La Mesa Flag Day Parade. The SRO assisted with the weeklong LMPD 2016 Leadership Camp, and spoke on Juvenile Law Issues at the Annual San Diego County Office of Education Service & Leadership Appreciation Day event.

Crime Prevention/Emergency Preparedness

There are currently 136 Neighborhood Watch groups in the City; Sixteen (16) groups contain at least one Community Emergency Response Team member. The Nextdoor.com social media neighborhood watch is gaining interest with approximately 3,950 La Mesa citizens participating. Facebook has been up since September 2015 and has 789 followers.

Neighborhood Watch Meetings	11
Community Presentations	9
Residential Security Inspections	16
Commercial Security Inspections	4

La Mesa Police Department

Quarterly Crime Statistics - 2nd Quarter 2016

Violent Crime

	2015				2016		2016 YTD	2015 YTD	YTD % Change
	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr			
Homicide	0	2	0	1	0	0	0	2	-100.0%
Cleared	0	2	0	1	0	0	0	2	-100.0%
Rape	5	3	5	2	11	3	14	8	75.0%
Cleared	0	0	3	0	3	2	5	0	N/C
Robbery	14	14	17	18	20	17	37	28	32.1%
Cleared	8	7	7	9	7	6	13	15	-13.3%
Aggravated Assault	28	27	42	18	27	43	70	55	27.3%
Cleared	14	21	28	3	17	17	34	35	-2.9%

Property Crime

	2015				2016		2016 YTD	2015 YTD	YTD % Change
	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr			
Residential	40	54	42	49	66	70	136	94	44.7%
Commercial	30	20	24	17	31	26	57	50	14.0%
Burglary Total	70	74	66	66	97	96	193	144	34.0%
Cleared	19	11	6	4	14	4	18	30	-40.0%
Car Prowl (Included in Theft)	72	86	52	96	74	127	201	158	27.2%
Theft > \$400	107	86	95	134	103	142	245	193	26.9%
Theft \$400 or less	208	200	202	202	172	171	343	408	-15.9%
Theft Total	315	286	297	336	275	313	588	601	-2.2%
Cleared	70	54	71	59	70	34	104	124	-16.1%
Auto Theft	51	62	64	53	75	56	131	113	15.9%
Cleared	2	2	7	1	1	4	5	4	25.0%

Totals

	2015				2016		2016 YTD	2015 YTD	YTD % Change
	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr			
Total Violent	47	46	64	39	58	63	121	93	30.1%
Cleared*	46.8%	65.2%	59.4%	33.3%	46.6%	39.7%	43.0%	55.9%	-23.1%
Total Property	436	422	427	455	447	465	912	858	6.3%
Cleared*	20.9%	15.9%	19.7%	14.1%	19.0%	9.0%	13.9%	18.4%	-24.4%
FBI Index	483	468	491	494	505	528	1033	951	8.6%
Cleared*	23.4%	20.7%	24.8%	15.6%	22.2%	12.7%	17.3%	22.1%	-21.5%

Violent Rate per 1000 Pop.

Property Rate per 1000 Pop.

Index Rate per 1000 Pop.

4.1/K	3.2/K
31.0/K	29.2/K
35.1/K	32.4/K

La Mesa Police Department

Robbery and Theft - 2nd Quarter 2016

Robbery

	2015				2016		2016	2015	YTD
	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	YTD	YTD	% Change
Street/Highway	5	5	4	8	10	9	19	10	90.0%
Commercial	7	7	11	4	5	5	10	14	-28.6%
Gas or Service Station	1	0	1	1	0	0	0	1	-100.0%
Chain Store	0	0	0	1	1	1	2	0	N/C
Residential	1	2	0	2	1	1	2	3	-33.3%
Bank	0	0	1	1	3	1	4	0	N/C
Miscellaneous	0	0	0	1	0	0	0	0	N/C
Robbery Total	14	14	17	18	20	17	37	28	32.1%
Cleared	8	7	7	9	7	6	13	15	-13.3%
YTD Clearance Rate	35%								

Theft

	2015				2016		2016	2015	YTD
	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	YTD	YTD	% Change
Pocket-Picking	1	2	0	0	1	2	3	3	0.0%
Purse Snatching	2	3	3	6	4	6	10	5	100.0%
Shoplifting	78	73	78	71	59	40	99	151	-34.4%
From Motor Vehicles	114	113	100	146	119	164	283	227	24.7%
Motor Vehicle Parts & Acc.	18	17	24	17	26	21	47	35	34.3%
Bicycles	21	19	19	9	4	11	15	40	-62.5%
From Buildings	47	40	51	62	55	48	103	87	18.4%
From Coin Operated Mach.	0	1	1	0	2	0	2	1	100.0%
All Others	34	18	21	0	5	21	26	52	-50.0%
Theft Total	315	286	297	336	275	313	588	601	-2.2%
Cleared	70	54	71	59	70	34	104	124	-16.1%
YTD Clearance Rate	18%								

La Mesa Police Department

Patrol Statistics - 2nd Quarter 2016

	2015				2016		2016	2015	YTD
	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1st Qtr	2nd Qtr	YTD	YTD	% Change
Primary	5373	5648	6701	5491	5766	5362	11128	11021	1.0%
Officer Initiated	3186	2613	2701	2787	3539	3785	7324	5799	26.3%
Reports Taken	549	631	675	845	733	762	1495	1180	26.7%
Arrests Made	416	413	472	452	503	637	1140	829	37.5%
5150 Detentions	131	120	126	97	112	145	257	251	2.4%
Citations	1111	1032	772	692	879	744	1623	2160	-24.9%
Parking/ Muni Code Citations	28	107	63	130	223	185	408	135	202.2%
Field Interviews	136	167	176	111	96	137	233	303	-23.1%

La Mesa Police Department

Robbery Statistics - 2nd Quarter 2016

Reported Robberies	Year to Date Totals		
	2016	2015	% Change
Street/Highway	19	10	90.0%
Commercial	10	14	-28.6%
Gas or Service Station	0	1	-100.0%
Chain Store	2	0	N/C
Residential	2	3	-33.3%
Bank	4	0	N/C
Miscellaneous	0	0	N/C
Robbery Total	37	28	32.1%
Cleared	13	15	-13.3%

Reported Robberies	2016 Totals		
	Reported	Solved	% Solved
Street/Highway	19	5	26.3%
Commercial	10	4	40.0%
Gas or Service Station	0	0	N/C
Chain Store	2	1	50.0%
Residential	2	2	100.0%
Bank	4	1	25.0%
Miscellaneous	0	0	N/C
Total	37	13	35.1%

La Mesa Police Department Communications - 2nd Quarter 2016

	2016						2016	2015	YTD
	January	February	March	April	May	June	YTD	YTD	% Change
9-1-1	2151	1969	2066	2002	1941	2086	12215	N/A	N/C
7 Digit Emergency Number	604	517	478	560	481	575	3215	N/A	N/C
Non-Emergency Number	5948	5638	5762	5430	6386	5947	35111	N/A	N/C
Ringdown ¹	96	83	128	84	93	77	561	N/A	N/C
Total Incoming	8799	8207	8434	8076	8901	8685	51102	N/A	N/C
Outgoing Calls	1514	1052	1151	1113	1373	1430	7633	N/A	N/C
Total Incoming and Outgoing Calls	10313	9259	9585	9189	10274	10115	58735	N/A	N/C
9-1-1 Answer Time ²	87%	86%	84%	86%	90%	91%	87%	N/A	N/C
Calls For Service ³	6012	5702	5704	5766	6139	5994	35317	N/A	N/C

¹ Ringdown are calls rerouted from Heartland Fire.

² 9-1-1 Answer Time indicates the average percentage of 9-1-1 calls answered within 10 seconds or less.

³ Calls for Service include all calls that generate agency response and officer initiated contact including, assisting citizens, traffic stops, pedestrian stops, front counter contacts, extra patrol, etc.

Communications data reporting began 2nd Quarter 2016.

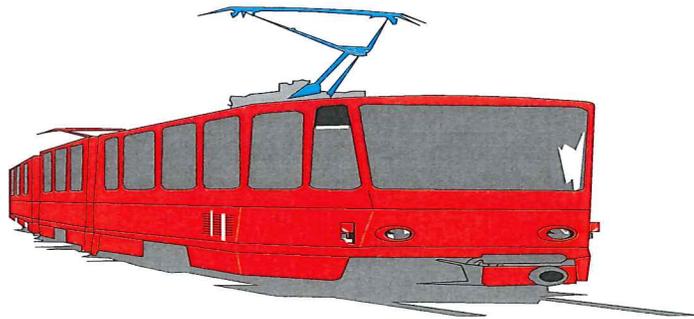
MTS Trolley Crime Report

YTD 2nd Quarter 2016

Part I Crimes		YTD 2nd Quarter 2016	YTD 2nd Quarter 2015	% Change
VIOLENT	Homicide	0	0	N/C
	Rape	1	0	N/C
	Robbery	1	3	-67%
	Aggravated Assault by Vic. Cnt	3	5	-40%
PROPERTY	Res. Burglary	0	0	N/A
	Comm. Burglary	0	0	N/C
	Burglary Total:	0	0	N/C
	Theft	7	3	133%
	Car Prowls (included in Theft Totals)	2	1	100%
	Theft Total:	7	3	133%
	Auto Theft	0	2	-100%
TOTAL VIOLENT:		5	8	-38%
TOTAL PROPERTY:		7	5	40%
FBI INDEX:		12	13	-8%

Location Addresses

7255 Alvarado Road
 9100 Amaya Ct
 8601 Fletcher Py
 8248 La Mesa Bl
 4250 Spring St.



N/A = Not Applicable
 N/C = Not Calculable

Compiled from ARJIS Data

Note: MTS advises that their statistics "do not include incidents that occurred outside the immediate station area. The total number of incidents and arrests will not equal those reflected on other reports."

7/14/2016

La Mesa Trolley Locations Part I Crimes Reported to La Mesa Police

YTD 2nd Quarter 2016

2015

Station Name	Homicide	Rape	Robbery	Aggravated Assault	Burglary	Larceny/ Theft	Vehicle Theft	Arson	Total	Location Address	Larceny / Car Prowl
Alvarado Road	0	0	0	2	0	1	0	0	3	7255 Alvarado Road	1
Amaya Ct.	0	0	1	0	0	0	1	0	2	9100 Amaya Ct	0
Grossmont Center	0	0	2	2	0	0	0	0	4	8601 Fletcher Py	0
La Mesa Blvd	0	0	0	1	0	1	1	0	3	8248 La Mesa Bl	0
Spring St	0	0	0	0	0	1	0	0	1	4250 Spring St.	0
TOTAL	0	0	3	5	0	3	2	0	13		0

2016

Station Name	Homicide	Rape	Robbery	Aggravated Assault	Burglary	Larceny/ Theft	Vehicle Theft	Arson	Total	Location Address	Larceny / Car Prowl
Alvarado Road	0	0	0	0	1	0	0	0	1	7255 Alvarado Road	1
Amaya Ct.	0	0	0	1	0	2	0	0	3	9100 Amaya Ct	0
Grossmont Center	0	0	0	2	0	2	0	0	4	8601 Fletcher Py	1
La Mesa Blvd	0	1	0	0	0	0	0	0	1	8248 La Mesa Bl	0
Spring St	0	0	1	0	0	2	0	0	3	4250 Spring St.	0
TOTAL	0	1	1	3	1	6	0	0	12		2



DATE: August 9, 2016
 TO: Mayor and Members of the City Council
 FROM: Eldon "Bud" Vogt, City Treasurer *ee*
 VIA: Yvonne Garrett, City Manager *YH*
 SUBJECT: Acceptance of Investment Policy for the City of La Mesa for Fiscal Year 2016-2017

Attached is the recommended Investment Policy for the City of La Mesa for the fiscal year 2016-2017. The City's Investment Policy is reviewed annually by the City Council to ensure its consistency with respect to the overall objectives of safety, liquidity and yield. Proposed amendments to the policy are prepared by the Treasurer and reviewed by the Investment Committee and City Attorney and then be forwarded to the City Council for consideration.

The City's Investment Committee, consisting of the City Treasurer, City Manager, and Director of Finance, met on August 2, 2016 to review the current Investment Policy and consider any changes. After review, the Investment Committee unanimously agreed to forward the current policy (updated with fiscal year 2016-2017 dates) to the City Council for acceptance.

If you have any questions, please contact me at extension 125.

Recommendation:

That the City Council and the City Council accept the Investment Policy of the City of La Mesa for fiscal year 2016-2017.

Attachments



INVESTMENT POLICY

of the

City of La Mesa, California

FY 2016-2017

INVESTMENT POLICY
of the
City of La Mesa, California

Sections	Title	Page (s)
1.	Policy Statement	1
2.	Investment Policy Objectives	1-3
3.	Investments	3-7
4.	Safekeeping of Securities	7-8
5.	Structure and Responsibilities	8-9
6.	Reporting	9-10
7.	Performance Standards	10
8.	Review of Investment Policy	10
9.	Definitions	10
10.	Adoption of Policy	10

City of La Mesa, California

Investment Policy

1. POLICY STATEMENT

La Mesa is a “general law” city that derives its power from California State Law. Founded in 1869, the City was incorporated on February 16, 1912. La Mesa employs a “Council – Manager” form of government under which the Council determines policy and the City Manager assures that the policy is implemented.

All funds of the City of La Mesa shall be invested in accordance with principles of sound treasury management and in accordance with the provisions of the California Government Code Sections 53600 et seq. and this Investment Policy (“Policy”). These funds are defined and detailed in the City’s Basic Financial Statements and Independent Auditor’s Report and includes any new funds created unless specifically excluded by the City Council.

Specifically excluded funds are:

- Funds deposited with the State Public Employees’ Retirement System and;
- Bond proceeds that are subject to covenants and restrictions as defined in the Bond’s indenture or are administered under the direct control of the Bond Trustee.

2. INVESTMENT POLICY OBJECTIVES

A. Overall Risk Profile

The objectives of the City of La Mesa’s Investment Program are, in order of priority:

1. Safety of principal of invested funds;
2. Maintenance of sufficient liquidity to meet cash flow needs; and
3. Attainment of the maximum yield possible consistent with the first two objectives.

To achieve these objectives, The City shall consider the following when making an investment:

1. Safety of Principal of Invested Funds

The City shall mitigate the risk to the principal of invested funds by limiting credit and interest rate risks. Credit Risk is the risk of loss due to the failure of a security’s issuer or backer. Interest Rate Risk is the risk that the market value of the City’s portfolio will fall due to an increase in general interest rates.

a) Credit risk will be mitigated by:

- (i) Limiting investments to only the most creditworthy types of securities as evaluated “investment grade” by one of the four Nationally Recognized Statistical Rating Organizations (NRSRO) as determined by the

- Securities and Exchange Commission (SEC), including (1) Standard & Poor's Rating Service, (2) Moody's Investors Service, (3) Fitch Ratings and (4) Dominion Bond Rating Service.
- (ii) By pre-qualifying the financial institutions with which it will do business; and
 - (iii) By diversifying the investment portfolio so that the potential failure of any one issue or issuer will not place an undue financial burden on the City.

b) Interest rate risk will be mitigated by:

- (i) Structuring the City's portfolio so that securities mature to meet the City's cash requirements for ongoing obligations, thereby avoiding the possible need to sell securities on the open market at a loss prior to their maturity to meet those requirements; and
- (ii) Investing primarily in shorter term securities.
- (iii) Not paying a premium for any secondary market security which includes a "call feature", thereby obviating the possibility that the interest realized will be less than anticipated, and/or that the call price will be substantially less than book value, resulting in a potential loss of principal.

2. Liquidity

The City's investment portfolio shall be structured in a manner which emphasizes that securities mature at the same time the cash is needed to meet anticipated demands (Static Liquidity). Additionally, since all possible cash demands cannot be anticipated, the portfolio should consist of securities with active secondary markets (Dynamic Liquidity). The maximum percentage of different investment instruments and maturities is described in Section 3 of this Policy.

3. Yield

Yield on the City's investment portfolio is of secondary importance compared to the safety and liquidity objectives described above. Investments are limited to relatively low risk securities in anticipation of earning a fair return relative to the risk being assumed. While it may occasionally be necessary or strategically prudent for the City to sell a security prior to maturity to either meet unanticipated cash needs or to restructure the portfolio, this policy specifically prohibits trading securities for the sole purpose of speculating on the future direction of interest rates.

B. Basic Investment Strategy

The City shall pursue a "passive" strategy of investment under which investments shall be of "laddered" maturities, facilitating a "buy and hold" process where financial instruments are held until maturity rather than actively bought and sold at various times. An "active" strategy of market timing, sector rotation, indexing to a benchmark and similar strategies are considered inappropriate for the size of the City's portfolio. It is understood that it may be appropriate to sell a particular

security prior to maturity to meet unanticipated cash needs with the approval of the City Treasurer.

The City's investment portfolio shall be structured to provide that sufficient funds from investments are available each month to meet the City's anticipated cash needs. Subject to the objectives stated above, the choice in investment instruments and maturities shall be based upon an analysis of future anticipated cash needs, existing and anticipated revenues, interest rate trends and specific market opportunities. No investment may have a maturity of more than five (5) years from its date of purchase without receiving prior City Council approval. After approval by City Council, reserve funds associated with bond issues may have a maturity of more than five (5) years, up to the earliest date the bonds may be redeemed or mature.

3. INVESTMENTS

This section of the Investment Policy identifies the types of investments in which the City will invest its idle or surplus funds.

A. Standard of Prudence

The City operates its investment portfolio under the Prudent Investor Standard (California Government Code Section 53600.3) which states in essence that: "When investing, reinvesting, purchasing, acquiring, exchanging, selling, or managing public funds, a trustee shall act with care, skill, prudence, and diligence under the circumstances then prevailing, including, but not limited to, the general economic conditions and the anticipated needs of the Agency, that a prudent person acting in a like capacity and familiarity with those matters would use in the conduct of funds of a like character and with like aims, to safeguard the principal and maintain the liquidity needs of the Agency".

This standard shall be applied in the context of managing the overall portfolio. Investment officers, acting in accordance with written procedures and this investment policy and exercising the above standard of diligence shall be relieved of personal responsibility for an individual security's credit risk or market price changes, provided deviations from expectations are reported in a timely fashion and appropriate action is taken to control adverse developments.

B. Eligible Securities

The City is provided a broad spectrum of eligible investments under California Government Code Section 53600 et seq. The City may choose to restrict its permitted investments to a smaller list of securities that more closely fits the City's cash flow needs and requirements for liquidity. If a type of investment is added to California State Code 53600, it will not be added to the City's Authorized Investment List until this policy is amended and approved by the City Council. If a type of investment permitted by the City should be removed from California State Code 53600, it will be deemed concurrently removed from the City's Authorized Investment List, but existing holdings may be held until they mature.

The City's Authorized Investment List

Allowable investment instruments per State Government Code Section 53600 et seq. (as of January 1, 2013)^A applicable to all local agencies^B and detailed in the Local Agency Investment Guidelines (version 13.02) as published by the California Debt and Investment Advisory Commission

Figure 1

INVESTMENT TYPE	MAXIMUM MATURITY ^C	MAXIMUM SPECIFIED % OF PORTFOLIO ^D	MINIMUM QUALITY REQUIREMENTS
Local Agency Bonds	5 years	None	None
U.S. Treasury Obligations	5 years	None	None
State Obligations - CA and Others	5 years	None	None
CA Local Agency Obligations	5 years	None	None
U.S. Agency Obligations	5 years	None	None
Bankers' Acceptances	180 days	40% ^E	None
Commercial Paper - Select Agencies ^F	270 days	25% of the agency's money ^G	"A-1" if the issuer has issued long-term debt it must be rated "A" without regard to modifiers ^H
Commercial Paper - Other Agencies ^I	270 days	40% of the agency's money ^J	"A-1" if the issuer has issued long-term debt it must be rated "A" without regard to modifiers ^H
Negotiable Certificates of Deposit	5 years	30% ^K	None
CD Placement Service	5 years	30% ^K	None
Repurchase Agreements	1 year	None	None
Reverse Repurchase Agreements and Securities Lending Agreements	92 days ^L	20% of the base value of the portfolio	None ^M
Medium-Term Notes ^N	5 years	30%	"A" Rating
Mutual Funds and Money Market Mutual Funds	N/A	20% ^O	Multiple ^{P,Q}
Collateralized Bank Deposits	5 years	None	None
Mortgage Pass-Through Securities	5 years	20%	"AA" Rating ^R
Bank/Time Deposits	5 years	None	None
County Pooled Investment Funds	N/A	None	None
Joint Powers Authority Pool	N/A	None	Multiple ^S
Local Agency Investment Fund (LAIF)	N/A	None	None
Voluntary Investment Program Fund ^T	N/A	None	None

See "Table of Notes for Figure 1" on the next page for footnotes related to this exhibit

TABLE OF NOTES FOR FIGURE 1	
A	Sources: Government Code Sections 16340, 16429.1, 53601, 53601.8, 53635, 53635.2, and 53638.
B	Municipal Utilities Districts have the authority under the Public Utilities Code Section 12871 to invest in certain securities not addressed here.
C	Section 53601 provides that the maximum term of any investment authorized under this section, unless otherwise stated, is five years. However, the legislative body may grant express authority to make investments either specifically or as a part of an investment program approved by the legislative body that exceeds this five year maturity limit. Such approval must be issued no less than three months prior to the purchase of any security exceeding the five-year maturity limit.
D	Percentages apply to all portfolio investments regardless of source of funds. For instance, cash from a reverse repurchase agreement would be subject to the restrictions.
E	No more than 30 percent of the agency's money may be in bankers' acceptances of any one commercial bank.
F	"Select Agencies" are defined as a "city, a district, or other local agency that do[es] not pool money in deposits or investment with other local agencies, other than local agencies that have the same governing body."
G	No more than 10 percent of the agency's money may be invested in any one issuer's commercial paper.
H	Issuing corporation must be organized and operating within the U.S. and have assets in excess of \$500 million.
I	"Other Agencies" are counties, a city and county, or other local agency "that pools money in deposits or investments with other local agencies, including local agencies that have the same governing body." Local agencies that pool exclusively with other local agencies that have the same governing body must adhere to the limits set for "Select Agencies," above.
J	No more than 10 percent of the agency's money may be invested in the commercial paper of any one corporate issuer.
K	No more than 30 percent of the agency's total funds may be invested in CDs authorized under Sections 53601.8, 53635.8, and 53601(i).
L	Reverse repurchase agreements or securities lending agreements may exceed the 92-day term if the agreement includes a written codicil guaranteeing a minimum earning or spread for the entire period between the sale of a security using a reverse repurchase agreement or securities lending agreement and the final maturity dates of the same security.
M	Reverse repurchase agreements must be made with primary dealers of the Federal Reserve Bank of New York or with a nationally or state chartered bank that has a significant relationship with the local agency. The local agency must have held the securities used for the agreements for at least 30 days.
N	"Medium-term notes" are defined in Section 53601 as "all corporate and depository institution debt securities with a maximum remaining maturity of five years or less, issued by corporations organized and operating within the U.S. or by depository institutions licensed by the U.S. or any state and operating within the U.S."
O	No more than 10 percent invested in any one mutual fund.
P	A mutual fund must receive the highest ranking by not less than two nationally recognized rating agencies or the fund must retain an investment advisor who is registered with the SEC (or exempt from registration), has assets under management in excess of \$500 million, and has at least five years experience investing in instruments authorized by Sections 53601 and 53635.
Q	A money market mutual fund must receive the highest ranking by not less than two nationally recognized statistical rating organizations or retain an investment advisor registered with the SEC or exempt from registration and who has not less than five years experience investing in money market instruments with assets under management in excess of \$500 million.
R	Issuer must have an "A" rating or better for the issuer's debt as provided by a nationally recognized rating agency.
S	A joint powers authority pool must retain an investment advisor who is registered with the SEC (or exempt from registration), has assets under management in excess of \$500 million, and has at least five years experience investing in instruments authorized by Section 53601, subdivisions (a) to (o).
T	Local entities can deposit between \$200 million and \$10 billion into the Voluntary Investment Program Fund, upon approval by their governing bodies. Deposits in the fund will be invested in the Pooled Money Investment Account.

Appendix A, "Description of Authorized Investments" is a more detailed description of the authorized investments listed in Figure 1 above.

A thorough investigation of any pool or fund is required prior to investing and on a continual basis. The investigation will, at a minimum, obtain the following information:

- A description of eligible investment securities, and a written statement of investment policies and objectives.
- A description of interest calculations and how it is distributed, and how gains and losses are distributed.
- A description of how securities are safeguarded (including the settlement process) and how often the securities are marked to market and how often an audit is conducted.
- A description of who may invest in the program, how often, what size deposits and withdrawals are permitted.
- A schedule for receiving statements and portfolio listings.
- Does the pool/fund maintain a reserve or retain earnings or is all income after expenses distributed to participants?
- A fee schedule which also discloses when and how fees are assessed.
- Is the pool or fund eligible for bond proceeds and/or will it accept such proceeds?

The purpose of this investigation is to determine the suitability of a pool or fund and evaluate the risk of placing funds with that pool or fund.

One of the purposes of this Investment Policy is to define what investments are permitted. If a type of security is not specifically authorized by this policy, it is not a permitted investment.

C. Qualification of Brokers, Dealers and Financial Institutions

The City Treasurer or his/her designee will establish and maintain a list of the financial institutions and broker/dealers authorized to provide investment and depository services to the City, will perform an annual review of the financial condition and registrations of the authorized financial institutions and broker/dealers, and require annual audited financial statements to be on file for each approved entity. The Investment Committee may limit the number of broker/dealers as deemed appropriate. The City shall annually provide its current Investment Policy to all interested parties, including all financial institutions and broker/dealers approved to do business with the City, by posting the Investment Policy on the City's official website. Upon annual notification of the approved Investment Policy, receipt of the Policy, including confirmation that it has been reviewed by the person(s) handling the City's account, shall be acknowledged in writing within thirty (30) days of such notification. Audited financial statements as required herein shall be submitted annually within 90 days of such notification.

All broker-dealers and financial institutions that desire to become qualified bidders for investment transactions must submit a "Broker-Dealer Application" and related documents relative to eligibility. This includes a current audited financial statement, proof of state registration, proof of FINRA registration and a certification that all persons handling the City's account have received and reviewed the City's Investment Policy and agree to comply with the provisions outlined in the Investment Policy. The City Treasurer or his/her designee may establish any additional criteria deemed appropriate to evaluate and approve any financial services provider. The selection process for broker-dealers shall be open to both "primary dealers" and "secondary/regional dealers" that qualify under Securities and Exchange Commission Rule 15c3-1 (Uniform Net Capital Rule). The provider must have an office in California and the provider's representative must be experienced in institutional trading practices and familiar with the California Government Code as it relates to investments by a City. The current form of the Broker Dealer Questionnaire appears as Appendix B of this policy.

D. Collateralization Requirements

Uninsured Time Deposits with banks and savings and loans shall be collateralized in the manner prescribed by state law for depositories accepting municipal investment funds.

Repurchase Agreements shall be collateralized in accordance with terms specified in the Master Repurchase Agreement. The valuation of collateral securing a Repurchase Agreement will be verified weekly to ensure a minimum of 102% of the value of the transaction being held by the City's depository agent.

E. Diversification

The City will diversify its investments by security type and investment. With the exception of bond reserve funds, bond escrow funds, and any other specific funds approved by the City Council, the City Treasurer or his/her designee and the City's Investment Committee will adopt a strategy that combines current market conditions with the City's cash needs to maintain the maximum degree of safety of principal and liquidity throughout market and budgetary cycles. This strategy will include diversification by investment type and maturity allocations and will be included in the regular quarterly reports to Council. This strategy will be reviewed quarterly and can be changed accordingly.

F. Confirmations

Receipts for confirmation of purchases or sales of authorized securities shall include at a minimum the following information: trade date, settlement date, description of the security, par value, interest rate, price, yield to maturity, City's name, net amount due and third party custodial information.

4. SAFEKEEPING OF SECURITIES

The City shall contract with a bank or banks for the safekeeping of securities that are owned by the City as a part of its investment portfolio or transferred to the City under the terms of a Repurchase Agreement.

All securities owned by the City shall be held in safekeeping by a third party bank trust department acting as agent for the City under the terms of a custody agreement executed by the bank and the City. **All securities will be received and delivered using standard delivery versus payment (DVP) procedures.** The third party bank trustee agreement must comply with Section 53608 of the California Government Code. No outside broker/dealer or advisor may have access to City funds, accounts or investments and any transfer of funds must be approved by the City Treasurer.

The City's current custodian is:

MUFG Union Bank, N.A.
Global Custody Services
350 California Street, Suite 600
San Francisco, CA 94104
ATTN: Elena Aguba
Telephone 415.705.7206.

5. **STRUCTURE AND RESPONSIBILITIES**

This section of the policy defines the overall structure and areas of responsibility within the investment management program.

A. **Responsibilities of the City Treasurer**

The City Treasurer is charged with responsibility for maintaining custody of all public funds and securities belonging to or under the control of the City, and for the deposit and investment of those funds in accordance with principles of sound treasury management, applicable laws, ordinances and this Investment Policy. This includes establishing written procedures for the operation of the investment program consistent with this policy. The procedures should include reference to safekeeping, master repurchase agreements, wire transfer agreements, banking services contracts and depository agreements. Such procedures shall also include explicit delegation of authority to persons responsible for investment transactions. No person may engage in an investment transaction except as provided under the terms of this policy and the procedures established by the Treasurer and approved by the Investment Committee.

The current delegation of authority, Appendix C hereof, will be provided to all approved financial institutions. They will be notified of any changes to this delegation in a timely fashion and acknowledge receipt.

B. **Responsibilities of the Director of Finance**

The Director of Finance is responsible for keeping the City Council fully advised as to the financial condition of the City.

C. **Responsibilities of the City Council**

The City Council shall consider and adopt a written Investment Policy. As provided in that policy, the Council shall receive, review and accept quarterly investment reports.

D. Responsibilities of the Investment Committee

There shall be an Investment Committee consisting of the Director of Finance, the City Manager, the City Treasurer and their designees. The Committee shall meet quarterly to discuss cash flow requirements, the quarterly investment reports, investment strategies, investment and banking procedures and significant investment related work projects being undertaken in each department that will affect the cash flow management of the City Treasurer. This will require timely reports from the department heads to the Director of Finance concerning significant future cash flow requirements. The Investment Committee, with the approval of the City Council, may retain an external investment manager on behalf of the City. The investment manager will be required to act in accordance with this investment policy.

E. Ethics and Conflicts of Interest

All City officers and employees involved in the investment process shall refrain from personal business activity that could conflict with the proper execution of the investment program, or that could impair their ability to make impartial investment decisions. Those employees and investment officials shall disclose to the appropriate City executive (City Manager, City Attorney, or the Director of Finance) any material financial interests in financial institutions that conduct business within the City, and they shall further disclose any large personal financial/investment positions that could be related to the performance of the City's investments.

6. REPORTING

The City Treasurer shall prepare a quarterly investment report, including a succinct management summary that provides a clear picture of the status of the current investment portfolio and transactions made. This management summary shall be prepared in a manner that will allow the Director of Finance and the City Council to ascertain whether investment activities during the reporting period have complied with the City's Investment Policy.

The quarterly report shall include the following:

- A. A list of individual securities held at the end of the reporting period.
- B. Unrealized gains or losses resulting from amortization or accretion of principal versus market value changes by listing the cost and market value of securities owned by the City.
- C. Dollar weighted yield of the City's investments.
- D. Maturity schedule by type, of each of the City's investments.
- E. Statement of compliance of the City's Investment Policy with California Government Code Section 53601 et seq.

- F. Statement as to ability to meet all scheduled expenditure requirements for the next six months.
- G. Market value, book value, par value and cost basis of all investments.

7. PERFORMANCE STANDARDS

The investment portfolio will be managed in accordance with the standards established within this Investment Policy and should obtain a market rate of return throughout budgetary and economic cycles. The Investment Committee will establish and periodically review the City's portfolio benchmarks and performance. A benchmark will be selected that compares with the portfolio composition, structure and investment strategy at that time.

8. REVIEW OF INVESTMENT POLICY

A. Policy Review

This Investment Policy shall be reviewed annually by the City Council to ensure its consistency with respect to the overall objectives of safety, liquidity and yield. Proposed amendments to the policy shall be prepared by the Treasurer and reviewed by the Investment Committee and City Attorney and then be forwarded to the City Council for consideration. The Investment Committee shall annually review the Investment Policy and any proposed amendments and forward to the City Council for its consideration and adoption at a public meeting.

B. Internal Control and Review

The external auditors shall annually review the investments and general activities associated with the investment program to ensure compliance with this Investment Policy. This review will provide internal control by assuring compliance with policies and procedures established by this Investment Policy.

9. DEFINITIONS

The City has adopted the glossary of terms as published by the State of California Debt and Investment Advisory Commission (Appendix A).

10. ADOPTION OF POLICY

This Policy was duly adopted by the City Council of the City of La Mesa on the 9th day of August, 2016.

APPENDICES

- A. Description of Authorized Investments and Glossary
- B. Broker/Dealer Questionnaire
- C. Delegation of Authority
- D. Quarterly Investment Report Format

APPENDIX A

DESCRIPTION OF AUTHORIZED INVESTMENTS

The City of La Mesa's investments may be placed in those securities as outlined below; the allocation between the various investment instruments may change in order to give the City the best combination of safety, liquidity and higher yield. Surplus funds of local agencies may only be invested in certain eligible securities. The City limits its investments to allowable securities under the State of California statutes (Government Code Section 53601, et seq., Section 53356, et seq., and Section 53595, et seq.) and is further limited to those listed below.

Certificates of Deposit

Certificates of deposit allow the City to select the exact amount and day of maturity as well as the exact depository. Certificates of deposit are issued in any amount for periods of time as short as fourteen days and as long as several years. At any given time, the City may have certificates of deposit in numerous financial institutions.

Collateral is not required for that portion of a deposit, which is insured pursuant to federal law. Currently, the first \$250,000 of a deposit is federally insured by FDIC. Non-negotiable CD's for amounts in excess of federal insurance are not permitted.

Local Agency Investment Fund

The Local Agency Investment Fund (LAIF) of the State of California offers high liquidity because deposits can be wired to the City checking account within twenty-four hours. Interest is computed on a daily basis.

This is a special fund within the State Treasury, which local agencies may use to deposit funds for investment. There is no minimum investment period and the minimum transaction is \$5,000 in multiples of \$1,000 above that, with a maximum of \$50,000,000 for any city. It offers high liquidity because deposits can be converted to cash within twenty-four hours and no interest is lost. All interest is distributed to those agencies participating on a proportionate share determined by the amounts deposited and the length of time they are deposited. Interest is paid quarterly by adding it to the principal.

The State charges participants a small fee to cover reasonable costs associated with operating the investment pool, not to exceed one-quarter of one percent of the earnings.

The interest rates received are fairly stable because of the pooling of the State's surplus cash with the surplus cash deposited by local governments. This creates a well-diversified multi-billion dollar money pool.

U.S. Treasury Securities

U.S. Treasury securities are highly liquid and considered the safest of all investments because they are backed by the full faith and credit of the United States Government.

- **U.S. Treasury Bills** are direct obligations of the United States Government. They are issued weekly with maturity dates up to six months. They are issued and traded on a discount basis and the interest is figured on a 360-day basis using the actual number of

days to maturity. They are issued in the minimum amount of \$10,000 and in multiples of \$5,000 thereafter.

- **U.S. Treasury Notes** are direct obligations of the United States Government. They are issued throughout the year with maturities up to 30 years. Notes are coupon securities paying a fixed amount every six months. The City will not invest in notes having maturities longer than five years.

Federal Agency Securities and Government Sponsored Enterprises

Federal Agency securities are highly liquid and considered to be virtually without credit risk. Federal Agency issues have a partial guarantee directly by the United States Government and are considered "moral" obligations of the U.S. Government (implied guarantee). All Agency obligations that are fixed-rate and meet the maturity restrictions of the State Code and this policy qualify as legal investments and are acceptable as security for public deposits. They usually provide higher yields than regular Treasury issues with all of the same advantages. Examples are:

- **FNMA's (Federal National Mortgage Association)** are used to assist the home mortgage market by purchasing mortgages insured by the Federal Housing Administration and the Farmers Home Administration, as well as those guaranteed by the Veterans Administration.
- **FHLB's (Federal Home Loan Bank Notes and Bonds)** are issued by the Federal Home Loan Bank System to help finance the housing industry. The notes and bonds provide liquidity and home mortgage credit to savings and loan associations, mutual savings banks, cooperative banks, insurance companies and mortgage-lending institutions.
- Other Federal Agency issues are **Federal Home Loan Mortgage Corporation (FHLMC), Federal Farm Credit Bank (FFCB), Small Business Administration Notes (SBA's), Tennessee Valley Authority (TVA's)** and the **Student Loan Marketing Association (SLMA's)**.

Negotiable Certificate of Deposit

Negotiable certificates of deposit are high-grade instruments, generally paying a higher interest rate than regular certificates of deposit. They are liquid because they can be traded in the secondary market.

Local agencies may invest up to 30% of their surplus money in negotiable certificates of deposit. Negotiable certificates of deposit shall at no time exceed the FDIC insurance limit of \$250,000.

Commercial Paper

Commercial paper allows the investment of large amounts of money on a short-term basis at rates higher than passbook savings accounts. Commercial paper is a short-term unsecured promissory note issued by a corporation to raise working capital. These negotiable instruments are purchased at a discount to par value. As an example, corporations such as American Express, International Business Machines (IBM) and General Electric issue commercial paper.

Local agencies are permitted by State law to invest in commercial paper of "prime" quality of the highest ranking or of the highest letter and numerical rating as provided by Moody's Investor's Service, Inc. or Standard and Poor's Corporation (**A1/p1 or A1+/p1**). Purchases of eligible

commercial paper may not exceed 270 days maturity nor exceed 25% of the City's surplus funds.

Medium-Term Corporate Notes

A City may invest in medium term corporate notes with a maximum maturity of five years issued by a corporation organized and operating within the United States, a depository institution licensed by the United States government or any state government and operating within the United States. The California State Code (53601 et seq.) permits cities to invest in corporations with a rating category of "A" or better, but the City will limit its investments in corporate medium term notes to those issued by corporations that have been rated "AA" or its equivalent by two nationally recognized ratings agencies.

Passbook Savings or Money Market Account

Passbook savings account allows us to transfer money from checking to savings and earn interest on smaller amounts of money, which are not available for a longer-term investment.

The passbook savings account is similar to a CD, except not for a fixed term. The interest rate is much lower than CD's, but the savings account provides daily liquidity and funds can be deposited and withdrawn according to our daily needs.

Mutual Funds

Mutual funds allow the City to maintain liquidity and receive money market rates. Mutual Funds are referred to in the Government Code, Section 53601.L, as "shares of beneficial interests issued by diversified management companies". The Mutual Fund must be restricted by its prospectus to be a "Money Market" mutual fund and be limited to the same approved investments as LAIF. These investments include U.S. Treasury and Agency issues, Bankers Acceptances, Commercial Paper, Repurchase Agreements, Certificates of Deposit, and Negotiable Certificates of Deposit. The quality rating and percentage restrictions in each investment category applicable to LAIF also apply to any Mutual Fund.

One of the stated objectives of the Money Market Mutual Fund must be to attempt to maintain a \$1.00 Net Asset Value (NAV). A further restriction is that the purchase price of shares of any mutual fund shall not include any sales commission. Investments in mutual funds shall not exceed 20% of the City's surplus money.

Repurchase Agreements

Repurchase agreements are purchases of securities by the City under an agreement with a term of one (1) year or less whereby the seller will "repurchase" the same securities on or before a specified date or on demand of either party and for a specified amount. The underlying securities must be delivered to the City's custodial account by book entry, physical delivery or a third-party custodial agreement.

GLOSSARY

A

ACCRUED INTEREST

Coupon interest accumulated on a bond or note since the last interest payment or, for a new issue, from the dated date to the date of delivery.

ARBITRAGE

Transactions by which securities are bought and sold in different markets at the same time for the sake of the profit arising from a yield difference in the two markets. The 1986 Tax Reform Act made this practice by municipalities illegal solely as a borrowing tactic, except under certain safe-harbor conditions.

ASSET-BACKED SECURITIES

Securities that are supported by pools of assets, such as installment loans or leases, or by pools of revolving lines of credits. Asset-backed securities are structured as trusts in order to perfect a security interest in the underlying assets.

AVERAGE

An arithmetic mean of selected stocks intended to represent the behavior of the market or some component of it.

B

BANK DEPOSITS

To deposit collateral in the form of currency that may be in the form of demand accounts (checking) or investments in accounts that have a fixed term and negotiated rate of interest.

BANK NOTES

A senior, unsecured, direct obligation of a bank or U. S. branch of a foreign bank.

BANKERS' ACCEPTANCE

A draft or bill or exchange accepted by a bank or trust company. The accepting institution, as well as the

issuer, guarantees payment of the bill.

BASIS POINTS

Refers to the yield on bonds. Each percentage point of yield in bonds equals 100 basis points (1/100% or 0.01%). If a bond yield changes from 7.25% to 7.39%, that is a rate of 14 basis points.

BENCHMARK

A passive index used to compare the performance, relative to risk and return, of an investor's portfolio.

BOND PROCEEDS

The money paid to the issuer by the purchaser or underwriter of a new issue of municipal securities. These moneys are used to finance the project or purpose for which the securities were issued and to pay certain costs of issuance as may be provided in the bond contract.

BONDS

A debt obligation of a firm or public entity. A bond represents the agreement to repay the debt in principal and, typically, in interest on the principal.

BOOK VALUE

The value at which an asset is carried on a balance sheet.

BROKER

A person or firm that acts as an intermediary by purchasing and selling securities for others rather than for its own account.

C

CALLABLE SECURITIES

An investment security that contains an option allowing the issuer to retire the security prior to its final maturity date.

CASH FLOW

A comparison of cash receipts (revenues) to required payments (debt service, operating expenses, etc.).

CERTIFICATE OF DEPOSIT

A short-term, secured deposit in a financial institution that usually returns principal and interest to the lender at the end of the loan period. Certificates of Deposit (CDs) differ in terms of collateralization and marketability. Those appropriate to public agency investing include:

Negotiable Certificates of Deposit

Generally, short-term debt instrument that usually pays interest and is issued by a bank, savings or federal association, state or federal credit union, or state-licensed branch of a foreign bank. The majority of negotiable CDs mature within six months while the average maturity is two weeks. Negotiable CDs are traded in a secondary market and are payable upon order to the bearer or initial depositor (investor).

Non-Negotiable Certificates of Deposit

CDs that carry a penalty if redeemed prior to maturity. A secondary market does exist for these non-negotiable CDs, but include a transaction cost that reduces returns to the investor. Non-negotiable CDs issued by banks and savings and loans are insured by the Federal Deposit Insurance Corporation up to the amount of \$250,000, including principal and interest. Amounts deposited above this amount may be secured with other forms of collateral through an agreement between the investor and the issuer. Collateral may include other securities including Treasuries or agency securities such as those issued by the Federal National Mortgage Association.

CDARS (CERTIFICATE OF DEPOSIT ACCOUNT REGISTRY SYSTEM)

A private CD placement service that

allows local agencies to purchase more than \$250,000 in CDs from a single financial institution (must be a participating institution of CDARS) while still maintaining FDIC insurance coverage. CDARS is currently the only entity providing this service. CDARS facilitates the trading of deposits between the California institution and other participating institutions in amounts that are less than \$250,000 each, so that FDIC coverage is maintained.

CD PLACEMENT SERVICE

A service that allows local agencies to purchase more than \$250,000 in CDs from a single financial institution while still maintaining FDIC insurance coverage. See "CDARS".

COLLATERALIZATION

Process by which a borrower pledges securities, property, or other deposits for the purpose of securing the repayment of a loan and/or security.

COMMERCIAL PAPER

An unsecured short-term promissory note issued by corporations, with maturities ranging from 2 to 270 days.

CORPORATE NOTES AND BONDS

Debt instruments, typically unsecured, issued by corporations, with original maturities in most cases greater than one year and less than ten years.

COUNTY POOLED INVESTMENT FUNDS

The aggregate of all funds from public agencies placed in the custody of the county treasurer or chief finance officer for investment and reinvestment.

COUPON

The annual rate of interest that a bond's issuer promises to pay the bondholder on the bond's face value; a certificate attached to a bond evidencing interest due on a payment date.

CREDIT RATING

Various alphabetical and numerical designations used by institutional investors, Wall Street underwriters, and commercial rating companies to give relative indications of bond and note creditworthiness. Standard & Poor's and Fitch Ratings use the same system, starting with their highest rating, of AAA, AA, A, BBB, BB, B, CCC, CC, C, and D for default. Moody's Investors Service uses AAA, AA, A, BAA, BA, B, CAA, CA, and D. Each of the services use pluses (+), minuses (-), or numerical modifiers to indicate steps within each category. The top four letter categories are considered investment grade ratings.

CREDIT RISK

The chance that an issuer will be unable to make scheduled payments of interest and principal on an outstanding obligation. Another concern for investors is that the market's perception of a corporation's credit will cause the market value of a security to fall, even if default is not expected.

CUSIP NUMBER

The Committee on Uniform Security Information Procedures (CUSIP) Number refers to a security's identification number assigned to each publicly traded security by the CUSIP Service Bureau operated by Standard & Poor's for the American Bankers Association. The CUSIP Number is a nine-character identifier unique to the issuer, the specific issue and the maturity, if applicable (the first six characters identifying the issuer, the next two identifying the security and the last digit providing a check digit to validate the accuracy of the preceding CUSIP number).

CUSTODIAN

A bank or other financial institution that keeps custody of stock certificates and other assets.

D

DEALER

Someone who acts as a principal in all transactions, including underwriting, buying, and selling securities, including from his/her own account.

DEFEASED BOND ISSUES

Issues that have sufficient money to retire outstanding debt when due so that the agency is released from the contracts and covenants in the bond document.

DERIVATIVE

Securities that are based on, or derived from, some underlying asset, reference date, or index.

DISCOUNT

Discount means the difference between the par value of a security and the cost of the security, when the cost is below par. Investors purchase securities at a discount when return to the investor (yield) is higher than the stated coupon (interest rate) on the investment.

DURATION

A measure of the timing of the cash flows to be received from a security that provides the foundation for a measure of the interest rate sensitivity of a bond. Duration is an elasticity measure and represents the percentage change in price divided by the percentage change in interest rates. A high duration measure indicates that for a given level of movement in interest rates, prices of securities will vary considerably.

E

EFFECTIVE DURATION

Duration measures the weighted average of the present value of the cash flows of a fixed-income investment. Effective duration measures the price sensitivity of fixed-income investments, especially for those with

embedded option features such as call options. As yields rise, the effective duration of a callable investment rises to reflect the fact that it has become less likely to be called. The more rates rise, the longer the effective duration will become, approaching the duration to maturity. The converse is true in a declining interest rate environment (that is, the more rates fall, the shorter the effective duration will become, approaching the duration to call). For securities without an embedded option, the duration to call, maturity, and effective duration are all the same. The calculation for effective duration is complicated and involves averaging the duration under a simulation of many possible interest rate scenarios in the future.

EXTENDABLE NOTES

Securities with maturity dates that can be extended by mutual agreement between the issuer and investor. When investing in these types of securities, the maturity date plus the stated extendable option must not exceed the time frames that are allowed in California Government Code or the investment policy for the investment type. F

FIDUCIARY

An individual who holds something in trust for another and bears liability for its safekeeping.

FIRST TIER SECURITIES

Securities that have received shortterm debt ratings in the highest category from the requisite nationally recognized statistical-rating organizations (NRSROs), or are comparable unrated securities, or are issued by money market funds, or government securities. [See SEC Rules: Paragraph (A)(12) of rule 2A-7.]

G

GOVERNMENT ACCOUNTING STANDARDS BOARD (GASB)

A standard-setting body, associated with the Financial Accounting Foundation, which prescribes standard accounting practices for governmental units.

GUARANTEED INVESTMENT CONTRACTS (GICS)

An agreement acknowledging receipt of funds for deposit, specifying terms for withdrawal, and guaranteeing a rate of interest to be paid.

I

INTEREST

The amount a borrower pays to a lender for the use of his or her money.

INVESTMENT AGREEMENTS

Investment agreements are contracts with respect to funds deposited by an investor. Investment agreements are often separated into those offered by banks and those offered by insurance companies. In the former case, they are sometimes referred to as "bank investment contracts."

INVESTMENT OVERSIGHT COMMITTEE

A committee of three to eleven members formed under Section 27131 to monitor and review a county's investment policy by causing an annual audit and discussing its finding at an open meeting. Although cities and other local agencies are not required to compose an investment oversight committee, the State Legislature has declared that all local agencies "should participate in reviewing the policies that guide the investment of those funds."

L

LIQUIDITY

The measure of the ability to convert an instrument to cash on a given date at full face or par value.

LIQUIDITY RISK

The chance that a security, sold prior to maturity, will be sold at a loss of value. For a local agency, the liquidity risk of an individual investment may not be as critical as how the overall liquidity of the portfolio allows the agency to meet its cash needs.

LOCAL AGENCY INVESTMENT FUND

A voluntary investment fund open to government entities and certain non-profit organizations in California that is managed by the State Treasurer's Office.

LOCAL GOVERNMENT INVESTMENT POOL (LGIP)

Investment pools that range from the State Treasurer's Office Local Agency Investment Fund (LAIF) to county pools, to Joint Powers Authorities (JPAs). These funds are not subject to the same SEC rules applicable to money market mutual funds.

M**MARKET RISK**

The chance that the value of a security will decline as interest rates rise. In general, as interest rates fall, prices of fixed income securities rise. Similarly, as interest rates rise, prices fall. Market risk also is referred to as systematic risk or risk that affects all securities within an asset class similarly.

MARKET VALUE

The price at which a security is trading and presumably could be purchased or sold at a particular point in time.

MATURITY

The date on which the principal or stated value of an investment becomes due and payable.

MEDIUM-TERM NOTE

Corporate or depository institution debt securities meeting certain minimum

quality standards (as specified in the California Government Code) with a remaining maturity of five years or less.

MONEY MARKET MUTUAL FUNDS

MMF's are mutual funds that invest exclusively in short-term money market instruments. MMF's seek the preservation of capital as a primary goal while maintaining a high degree of liquidity and providing income representative of the market for short term investments.

MORTGAGE BACKED SECURITIES

Mortgage-backed securities (MBS) are created when a mortgagee or a purchaser of residential real estate mortgages creates a pool of mortgages and markets undivided interests or participations in the pool. MBS owners receive a prorata share of the interest and principal cash flows (net of fees) that are "passed through" from the pool of mortgages. MBS are complex securities whose cash flow is determined by the characteristics of the mortgages that are pooled together. Investors in MBS face prepayment risk associated with the option of the underlying mortgagors to pre-pay or payoff their mortgage. Most MBS are issued and/or guaranteed by federal agencies and instrumentalities (e.g., Government National Mortgage Association (GNMA), Federal National Mortgage Association (FNMA), and Federal Home Loan Mortgage Corporation (FHLMC)).

MORTGAGE PASS-THROUGH OBLIGATIONS

Securities that are created when residential mortgages (or other mortgages) are pooled together and undivided interests or participations in the stream of revenues associated with the mortgages are sold.

MUNICIPAL NOTES, BONDS, AND OTHER OBLIGATIONS

Obligations issued by state and local governments to finance capital and operating expenses.

MUTUAL FUNDS

An investment company that pools money and can invest in a variety of securities, including fixed-income securities and money market instruments.

N

NET ASSET VALUE

Net asset value (NAV) is a term used in the mutual fund industry to determine the average price per share of a pool or mutual fund. How this measure varies over time provides information on whether the pool is stable or variable. NAV is the market value of all securities in a mutual fund, less the value of the fund's liabilities, divided by the number of shares in the fund outstanding. Shares of mutual funds are purchased at the fund's offered NAV.

NET PRESENT VALUE

An amount that equates future cash flows with their value in present terms.

NOTE

A written promise to pay a specified amount to a certain entity on demand or on a specified date. Usually bearing a short-term maturity of a year or less (though longer maturities are issued—see "Medium-Term Note").

O

OPTIONS

An option is a contract that gives the buyer the right to buy or sell an obligation at a specified price for a specified time. Exchange Traded Options are standardized option contracts that are actively traded on the Chicago Board of Exchange on a daily basis whereas Over-the-Counter

Options are traded directly between the buyer and seller at agreed upon prices and conditions (the former type of option is therefore more liquid than the latter).

P

PAR AMOUNT OR PAR VALUE

The principal amount of a note or bond which must be paid at maturity. Par, also referred to as the "face amount" of a security, is the principal value stated on the face of the security. A par bond is one sold at a price of 100 percent of its principal amount.

PORTFOLIO

Combined holding of more than one stock, bond, commodity, real estate investment, cash equivalent, or other asset. The purpose of a portfolio is to reduce risk by diversification.

PREMIUM

Premium means the difference between the par value of a security and the cost of the security, when the cost is above par. Investors pay a premium to purchase a security when the return to the investor (yield) is lower than the stated coupon (interest rate) on the investment.

PRICE

Price is the amount of monetary consideration required by a willing seller and a willing buyer to sell an investment on a particular date.

PRINCIPAL

The face value or par value of a debt instrument, or the amount of capital invested in a given security. PROSPECTUS A legal document that must be provided to any prospective purchaser of a new securities offering registered with the SEC that typically includes information on the issuer, the issuer's business, the proposed use of proceeds, the experience of the issuer's management, and certain certified

financial statements (also known as an “official statement”).

PRUDENT INVESTOR STANDARD

A standard of conduct where a person acts with care, skill, prudence, and diligence when investing, reinvesting, purchasing, acquiring, exchanging, selling, and managing funds. The test of whether the standard is being met is if a prudent person acting in such a situation would engage in similar conduct to ensure that investments safeguard principal and maintain liquidity.

R

REPURCHASE AGREEMENTS

An agreement of one party (for example, a financial institution) to sell securities to a second party (such as a local agency) and simultaneous agreement by the first party to repurchase the securities at a specified price from the second party on demand or at a specified date.

REVERSE REPURCHASE AGREEMENTS

An agreement of one party (for example, a financial institution) to purchase securities at a specified price from a second party (such as a public agency) and a simultaneous agreement by the first party to resell the securities at a specified price to the second party on demand or at a specified date.

RISK

The uncertainty of maintaining the principal or interest associated with an investment due to a variety of factors.

RULE G-37 OF THE MUNICIPAL SECURITIES RULEMAKING BOARD

Federal regulations to sever any connection between the making of political contributions and the awarding of municipal securities business.

S

SAFEKEEPING SERVICE

Offers storage and protection of assets provided by an institution serving as an agent.

SAFETY

In the context of investing public funds, safety relates to preserving the principal of an investment in an investment portfolio; local agencies address the concerns of safety by controlling exposure to risks.

SECURITIES AND EXCHANGE COMMISSION (SEC)

The federal agency responsible for supervising and regulating the securities industry.

SECURITIES LENDING AGREEMENT

An agreement of one party (for example, a local agency) to borrow securities at a specified price from a second party (for example, another local agency) with a simultaneous agreement by the first party to return the security at a specified price to the second party on demand or at a specified date. These agreements generally are collateralized and involve a third CALIFORNIA DEBT AND INVESTMENT ADVISORY COMMISSION party custodian to hold the securities and collateral. Economically similar to reverse repurchase agreement.

T

TAX AND REVENUE ANTICIPATION NOTES (TRANS)

Notes issued in anticipation of receiving tax proceeds or other revenues at a future date.

TIME DEPOSITS

Time deposits are issued by depository institutions against funds deposited for a specified length of time. Time deposits include instruments such as deposit

notes. They are distinct from certificates of deposit (CDs) in that interest payments on time deposits are calculated in a manner similar to that of corporate bonds whereas interest payments on CDs are calculated similar to that of money market instruments.

TRUSTEE, TRUST COMPANY OR TRUST DEPARTMENT OF A BANK

A financial institution with powers to act in a fiduciary capacity for the benefit of the bondholders in enforcing the terms of the bond contract.

U

UNDERWRITER

A dealer that purchases a new issue of municipal securities for resale.

U.S. TREASURY OBLIGATIONS

Debt obligations of the U.S. Government sold by the Treasury Department in the forms of bills, notes, and bonds. Bills are short-term obligations that mature in one year or less and are sold at a discount. Notes are obligations that mature between one year and ten years. Bonds are long-term obligations that generally mature in ten years or more.

W

WEIGHTED AVERAGE MATURITY (WAM)

The average maturity of all the securities that comprise a portfolio, typically expressed in days or years.

Y

YIELD

The current rate of return on an investment security generally expressed as a percentage of the securities current price.

YIELD CURVE

A graphic representation that shows the relationship at a given point in time between yields and maturity for bonds that are identical in every way

except maturity.

Z

ZERO-INTEREST BOND

A bond on which interest is not payable until maturity (or earlier redemption), but compounds periodically to accumulate to a stated maturity amount. Zero-interest bonds are typically issued at a discount and repaid at par upon maturity.

APPENDIX B



Investment Policy

Broker/Dealer Questionnaire

1. Name of Firm: _____

2. Address: _____

3. Telephone: _____

4. Principal(s)/Manager(s)/Partner(s):

Name: _____ Title: _____

Name: _____ Title: _____

5. Is Your Firm:

Broker? Yes No (a firm that does not own the securities being offered)

Dealer? Yes No (a firm that owns a position in the securities being offered)

6. Year Founded: _____

7. Firm's Total Volume of U.S. Government Securities Traded in Most Recent Fiscal Year:

\$ _____

8. Financial Instruments Most Regularly Offered: _____

9. References: (Public sector clients in the local geographical area are preferred):

Name: _____ Title: _____ Telephone: _____

Address: _____

Name: _____ Title: _____ Telephone: _____

Address: _____

Name: _____ Title: _____ Telephone: _____

Address: _____

10. Local Office and Representative assigned to the City of La Mesa account:

NOTE: Your firm must have an office in California (See 3.c of the Policy)

Address: _____

Name: _____ Title: _____ Telephone: _____

11. Has any client sustained a loss on a securities transaction engendered from a misunderstanding or misrepresentation of the risk characteristic of the financial instrument?

Yes No

If Yes, please explain: _____

12. Has your firm, its employees, or local office been the subject of a state or federal investigation for alleged unfair, illegal, or fraudulent activities?

Yes No

If Yes, please explain: _____

13. Please explain your usual custody or delivery process. Who audits these fiduciary systems?

14. Describe the capital line and trading limits imposed on the office that would service the account and conduct business with the City of La Mesa:

15. Please enclose recent audited financial statements and/or other indications of your firm's capitalization.

16. Please describe the limits of insurance (Securities Investor Protection Corporation, excess SIPC, etc.) available:

17. Please provide proof of Financial Industry Regulatory Authority (FINRA) certification.

18. Please provide proof of registration with the State of California.

19. Please provide proof that your firm is qualified under SEC Rule 15C3-1 (Uniform Net Capital Rule).

20. What information do you require of the City of La Mesa?

21. What transaction documents can the City of La Mesa expect to receive from you?

22. Please confirm that you and your representatives have read and understand the City of La Mesa's Investment Policy and are familiar with Government Code Sections 53600 et seq by signing below:

Name: _____

Signature: _____

Title: _____

Date: _____

Attach resumes of all persons receiving a copy of our investment policy.

APPENDIX D

June 2016

CUSIP	Issuer	Type of Investment	Interest			Par Value	Book Value	Market Value
			Rate	Beginning Date	Due Date			
Federal Agencies								
3133EA3I5	FFCB	Medium Term - Fixed Rate	0.900%	10/10/2012	10/10/2017	1,000,000	998,980	1,000,030
3134G3Y38	FHLMC	Medium Term - Step-up	0.900%	11/27/2012	11/27/2017	1,000,000	996,820	1,000,080
3135G0XM0	FNMA	Medium Term - Fixed Rate	1.125%	5/30/2013	5/25/2018	1,000,000	995,880	1,000,380
3135G0GY3	FNMA	Medium Term - Fixed Rate	1.250%	6/28/2013	1/30/2017	1,000,000	1,010,370	1,004,520
3133EE5Y2	FFCB	Medium Term - Fixed Rate	1.940%	8/7/2015	8/4/2020	1,000,000	999,000	1,000,160
3133EFFL6	FFCB	Medium Term - Fixed Rate	1.090%	9/28/2015	9/28/2020	1,000,000	1,000,000	1,001,040
3130A6LR6	FHLB	Medium Term - Fixed Rate	1.750%	10/19/2015	10/19/2020	975,000	975,000	976,307
3137EADM8	FHLMC	Medium Term - Fixed Rate	1.250%	11/13/2015	10/2/2019	1,000,000	986,800	1,011,880
3133EFSJ7	FFCB	Medium Term - Fixed Rate	1.300%	12/14/2015	12/14/2018	1,000,000	1,000,000	1,012,290
3134G8SF7	FHLMC	Medium Term - Fixed Rate	1.900%	3/30/2016	12/30/2020	1,000,000	1,000,000	1,001,190
3136G3LG8	FNMA	Medium Term - Fixed Rate	1.550%	4/28/2016	7/28/2020	1,000,000	1,000,000	1,001,210
3134G9CP0	FHLMC	Medium Term - Fixed Rate	1.300%	5/13/2016	2/13/2020	1,000,000	1,000,000	1,001,760
3134G9FT9	FHLMC	Medium Term - Fixed Rate	1.875%	5/24/2016	5/24/2021	1,000,000	1,000,000	1,000,520
3130A72X6	FHLB	Medium Term - Fixed Rate	1.600%	5/25/2016	5/25/2021	1,000,000	1,000,000	1,000,790
3134G9DV6	FHLMC	Medium Term - Fixed Rate	1.850%	5/26/2016	5/26/2021	1,000,000	1,000,000	1,000,540
3134G9NG8	FHLMC	Medium Term - Fixed Rate	1.800%	6/30/2016	6/30/2021	1,000,000	1,000,000	1,000,800
Total Federal Agencies							15,962,850	16,013,497
Bank Certificates of Deposits								
254671DQ0	Discover Bank	Certificate of Deposit--Fixed Rate	1.750%	7/3/2012	7/3/2017	247,000	251,115	249,687
38143AVY8	Goldman Sachs Bank USA	Certificate of Deposit--Fixed Rate	1.800%	7/5/2012	7/5/2017	247,000	250,861	249,574
36160XH34	GE Capital Financial INC	Certificate of Deposit--Fixed Rate	1.800%	7/6/2012	7/6/2017	247,000	250,858	249,579
36157PHJ1	GE Capital Retail Bank	Certificate of Deposit--Fixed Rate	1.800%	7/6/2012	7/6/2017	247,000	250,858	249,579
33764JKQ7	First Bank of Puerto Rico	Certificate of Deposit--Fixed Rate	1.250%	8/24/2012	8/24/2016	249,000	251,388	249,259
29976DNV8	Everbank Jacksonville FLA	Certificate of Deposit--Fixed Rate	0.850%	9/28/2012	9/28/2016	248,000	248,608	248,201
02587DLC0	American Express Centurion Bar	Certificate of Deposit--Fixed Rate	1.350%	10/4/2012	10/4/2016	248,000	250,473	248,585
58403BZD1	Medallian Bank Salt Lake City	Certificate of Deposit--Fixed Rate	0.850%	10/26/2012	10/26/2016	249,000	251,370	249,266
05967ERK7	Bank Popular de Pr Hato Re	Certificate of Deposit--Fixed Rate	1.000%	11/14/2012	11/14/2016	249,000	250,006	249,446
17284A5J3	CIT Bank	Certificate of Deposit--Fixed Rate	1.100%	2/21/2013	2/21/2018	248,000	248,583	250,088
060624XJ7	Bank Baroda	Certificate of Deposit--Fixed Rate	1.350%	3/8/2013	3/8/2018	248,000	248,159	249,902
20033ABE5	Comenity Cap Bank Salt Lake CI	Certificate of Deposit--Fixed Rate	1.000%	5/3/2013	5/3/2018	249,000	248,746	250,955
06740AZB8	Barclays BK Del Wilmington	Certificate of Deposit--Step Up	0.700%	5/10/2013	4/30/2018	247,000	248,382	250,191
02512JG0	American Chartered Dkschai	Certificate of Deposit--Fixed Rate	1.600%	7/25/2013	7/25/2018	249,000	250,579	252,678
29266NXM4	Enerbank USA Salt Lake City	Certificate of Deposit--Fixed Rate	2.000%	9/26/2013	9/26/2018	249,000	252,152	254,204
32065TAF8	First Kentucky Bank, Inc	Certificate of Deposit--Fixed Rate	1.750%	11/15/2013	11/15/2018	249,000	251,764	254,316
20786AAL9	ConnectOneBank	Certificate of Deposit--Fixed Rate	1.850%	12/13/2013	12/13/2018	249,000	251,565	254,391
88413QAF5	Third Fed Svgs & Ln Assn Ofc	Certificate of Deposit--Fixed Rate	1.750%	1/22/2014	10/22/2018	248,000	250,187	252,712
94768NJPO	Webster Bk Waterbury Conn	Certificate of Deposit--Fixed Rate	1.800%	3/19/2014	3/19/2019	248,000	248,112	252,469
704692AL6	Peapack Gladstone Bank	Certificate of Deposit--Fixed Rate	1.800%	5/28/2014	5/28/2019	248,000	249,272	254,081
628779FJ4	NBT BK Natl Assn Norwich	Certificate of Deposit--Fixed Rate	1.800%	6/6/2014	6/6/2019	245,000	246,076	250,958
66736AAN9	Northwest Bank	Certificate of Deposit--Fixed Rate	1.700%	7/18/2014	7/18/2019	249,000	249,804	255,265
74267JQU8	Private Bank and TC CHI	Certificate of Deposit--Fixed Rate	2.000%	7/21/2014	7/22/2019	248,000	248,660	254,126
02587CAF7	American Express Bank	Certificate of Deposit--Fixed Rate	1.950%	7/17/2014	7/19/2019	248,000	248,707	254,123
856284Y81	State Bank of India	Certificate of Deposit--Fixed Rate	2.050%	8/15/2014	7/29/2019	247,000	247,692	253,177
32082BDH9	First Merchants Bank	Certificate of Deposit--Fixed Rate	1.900%	8/14/2014	8/6/2019	248,000	248,625	254,230
981571BL5	Worlds Foremost BK Sydney	Certificate of Deposit--Fixed Rate	2.100%	6/11/2015	6/11/2020	200,000	197,374	204,658
05580ACB8	BMW Bank of North America	Certificate of Deposit--Fixed Rate	2.100%	6/26/2015	6/26/2020	247,000	245,301	254,165
140420SX9	Capital One Bank USA	Certificate of Deposit--Fixed Rate	2.250%	7/1/2015	7/1/2020	247,000	247,000	254,143
14042E4P2	Capital One, National Associatio	Certificate of Deposit--Fixed Rate	2.300%	7/15/2015	7/15/2020	247,000	247,000	255,099
45780PAL9	Institute for Savings in Newbury	Certificate of Deposit--Fixed Rate	2.050%	7/31/2015	7/31/2020	249,000	249,000	257,732
02006LST1	Ally Bank Midvale Utah	Certificate of Deposit--Fixed Rate	1.700%	8/7/2015	8/6/2018	245,000	244,878	247,869
27113PAK7	East Boston Savings Bank	Certificate of Deposit--Fixed Rate	1.700%	8/24/2015	8/23/2019	249,000	249,000	256,012
46176PEJ0	Investors Bank	Certificate of Deposit--Fixed Rate	2.000%	8/25/2015	8/25/2020	247,000	247,000	256,161
46147JQS2	Investors Community Bank	Certificate of Deposit--Fixed Rate	1.950%	8/26/2015	8/26/2020	249,000	249,000	258,265
149159KT1	Cathay Bank	Certificate of Deposit--Fixed Rate	0.950%	8/28/2015	5/13/2017	249,000	249,000	249,807
06251AK58	Hapoalim BM New York	Certificate of Deposit--Fixed Rate	1.650%	10/29/2015	10/27/2019	247,000	247,000	253,153
05573J6C3	BMO Harris Bank	Certificate of Deposit--Fixed Rate	1.100%	11/4/2015	11/6/2017	248,000	248,000	249,101
795450WU5	Sallie Mae Bank	Certificate of Deposit--Fixed Rate	1.600%	11/4/2015	11/5/2018	248,000	248,000	251,023
49306SVL7	Keybank National Association	Certificate of Deposit--Fixed Rate	1.100%	11/12/2015	11/13/2017	248,000	248,000	249,131
40434AC72	HSBC Bank USA	Certificate of Deposit--Fixed Rate	1.600%	11/17/2015	11/17/2020	247,000	247,000	249,421
9497482T3	Wells Fargo Bank	Certificate of Deposit--Fixed Rate	1.550%	11/18/2015	11/19/2018	249,000	249,000	252,279
687377DU2	Orrstown Bank	Certificate of Deposit--Fixed Rate	2.000%	12/28/2015	12/28/2020	249,000	249,000	250,975
31938QQZ7	First Business Bk Madison WI	Certificate of Deposit--Fixed Rate	1.900%	12/22/2015	12/22/2020	247,000	247,000	251,831
33715LAD2	First Technology Federal CU	Certificate of Deposit--Fixed Rate	1.750%	6/30/2016	6/30/2021	247,000	247,000	247,590
Total Bank CD's							11,147,152	11,289,458
Custodian								
98-37-421	LAIF State of California	Demand	0.552%			32,819,346	32,819,346	32,819,346
Drefus	Union Bank Money Mkt Sweep	Sweep	0.000%			-	-	-
Total Custodian							32,819,346	32,819,346
Totals							59,929,348	60,122,301



REPORT to the MAYOR and MEMBERS of the CITY COUNCIL
From the CITY MANAGER

DATE: August 9, 2016

SUBJECT: Ratification of Design Review DRB 16-06 (La Mesa Ventures 1 LLC) –
A new mixed-use building including eight apartments and 1,800
square feet of commercial spaces at 8381 La Mesa Boulevard in the
CD-D (Downtown Commercial/ Urban Design Overlay) zone.

ISSUING DEPARTMENT: Community Development

SUMMARY:

Issues:

1. Does the proposal meet the intent of the Urban Design Program?
2. Is the project consistent with the policies and objectives of the General Plan?

Recommendation:

Staff recommends that the City Council ratify the Design Review Board’s approval of DRB 16-06 as set forth in the Certification of Action (**Attachment C**).

Fiscal Impact:

There would be no impact to the General Fund related to this project. City of La Mesa policy is to recover 100% of the cost of staff time through discretionary application and building permit fees. The City would collect increased property tax revenue from the project upon completion.

Environmental Review:

This request is categorically exempt from environmental review under the California Environmental Quality Act, Class 32.

BACKGROUND:

This project proposed by La Mesa Ventures 1 LLC consists of the construction of a new above-grade three-story building. Commercial use and parking is proposed on the ground floor, with residential uses off the alley and on levels 2 and 3. Two 1-bedroom units and six 2-bedroom units are proposed varying from 810 square feet to 1,318 square feet in size in three floor plans. Private exterior area serving each unit varies from 90 to 349 square feet. A unique element of the proposed design is the proposed impervious (planted) roof.

The 10,000 square foot project site is located on the south side of La Mesa Boulevard, between 3rd and 4th Streets (**Attachment A**). Surrounding uses include commercial development to the north, east, and west. To the south is a public alley and commercial and residential uses. Access to the site has historically been provided by this alley access and well as through two existing curb cuts on La Mesa Boulevard. Along the La Mesa Boulevard street frontage are sidewalks with parking meters, light standards, manholes and hand-holes in the sidewalk for communications and streetlights. Parallel street parking is currently located on La Mesa Boulevard in front of the subject property. New street improvements on La Mesa Boulevard installed as part of the Downtown Streetscape Improvement Project begin near the intersection of 4th Street to the east.

Existing site improvements include a one-story commercial auto showroom / service building and two rear shed structures, paving and concrete curbing. A canopy roof extends from the east side of the building toward La Mesa Boulevard, permitted in 1948.

Site Development Plan application DAB 16-06 is required by the La Mesa Municipal Code as a ministerial action to ensure compliance with the City's development requirements. The City issued a Certificate of Action by the Development Advisory Board (DAB) on July 25, 2016. This certification outlines standard improvements required to be completed for the development of the site including but not limited to right-of-way (street and alley) improvements, drainage, parking and landscape improvements. The submittal of construction documents must be found to be in substantial conformance to the plans approved by the Development Advisory Board and Design Review Board as Exhibit A. It is important to note that the applicant has provided a green roof concept to satisfy water quality requirements. If, during the final design, this concept is considered infeasible by the applicant the project must include an alternative that meets the water quality requirements.

Design Review application DRB 16-06 is required to ensure that the objectives of the City's Urban Design Program and Urban Design Review are met. On July 25, 2016, Design Review application DRB 16-06 was recommended for approval to the City Council by the Design Review Board (**Attachment C**).

DISCUSSION:

COMMUNITY IMAGE:

The subject property is designated for "Downtown Commercial" use in the La Mesa General Plan. In addition, the subject property is located within the Downtown Village Specific Plan (DVSP).

The Urban Design Program identifies the downtown area as a "Major District". Districts are the medium to large sections of the City that are recognizable as having some common, identifying character. Care should be taken to preserve and enhance this character by means of unity of land use and development.

La Mesa Boulevard is identified as a Minor Path. Paths are the channels along which people move; they are the walkways and streets within, and adjoining, the site. The nearby

La Mesa Springs shopping center to the north is a Major Commercial Node. Nodes are the strategic points, junctures, and concentration areas where people will converge.

The Urban Design Program identifies the downtown area as a special design district and visually sensitive area. The Downtown Village Specific Plan design policies and guidelines should therefore be considered and are addressed in the following information. The DVSP includes this site within the "Village Commercial" cluster as shown on Figure 2 of the plan, and the site abuts a residential area to the south.

PLAN POLICIES:

La Mesa General Plan:

The La Mesa General Plan land use designation of the subject property is "Downtown Commercial". This land use designation promotes a concentrated blend of pedestrian-oriented shops, personal services, professional and government offices, cultural activities, and residential uses. Mixed use that supports the pedestrian character of the Village is encouraged as well as residences above the first floor commercial uses. The Downtown Village Specific Plan offers further elaboration on these policies.

Downtown Village Specific Plan:

An overall goal of the Downtown Village Specific Plan is to encourage residential development within the Specific Plan area. The Specific Plan also encourages diverse architecture, pedestrian scale streets and housing, and generous landscaping along streets and in parking lot areas (p. 8-9). The Specific Plan contains certain development regulations that modify those set forth in the Zoning Ordinance.

The Specific Plan emphasizes the importance of maintaining the continuity of the street wall in commercial areas, and of avoiding blank walls and other dead spaces. Also emphasized is the importance of pedestrian-level detail and ornamentation, screening of utilities and rooftop mechanical equipment, and use of short, low intensity exterior lighting fixtures rather than tall light fixtures.

DESIGN ANALYSIS:

The Design Review Board reviewed the submitted drawings (**Attachment D**) in consideration of the following:

Site Plan:

The existing site is developed with buildings and surface parking. The site is relatively level, varying from about 564 feet at the southeast corner to 559 feet above mean sea level at the southwest corner. The proposed project would alter the site by demolishing existing improvements and redeveloping the property.

Vehicular access to the site is proposed from the public alley along the south property boundary. The existing curb cut on La Mesa Boulevard would be closed. No new street trees are proposed along La Mesa Boulevard because of existing utilities and recent streetscape improvements by the City.

The proposed building as viewed on the site plan appears as three structures, but is connected by two walkways serving the residential units above (**Attachment D**). In accordance with the California Building Code (CBC) regulations, the “three” buildings have been tied together by connecting walls and are thus formally considered as a single structure.

Covered parking occupies the central portion of the site to the north and south of a drive court / drive aisle. Access to the two commercial suites is from both La Mesa Boulevard and from a ramp on the east and stairs on the west from the drive court. Access to the residential units above the commercial suites is from two stairways leading from the east and west sides of the drive court.

The project meets the parking requirements by utilizing the recently adopted policy regarding credit for created public parking. The proposed closure of the existing two driveways on the site creates four additional diagonal parking spaces on La Mesa Boulevard. The property frontage currently contains two parallel parking spaces within the public right-of-way which will be replaced with diagonal spaces.

Two residential units occupy the southeast and southwest portions of the site, including one accessible unit. Access to the accessible unit is from the drive court or from the ramp leading to La Mesa Boulevard. Two common areas are provided on the east and west sides of the drive court for bike racks and plantings, as well as a common trash / recycle enclosure which serves the development off the alley on the east side of the site.

Residents and tenants have vehicular access from the common drive aisle serving the site from the alleyway. Pedestrian access is available from La Mesa Boulevard, the access driveway, and from the drive court.

Architectural Features:

Proposed exterior building materials shown and listed on the elevations include painted stucco with Santa Barbara finish (white) located at the top of the building on the third floor, Hardie-plank lap siding with smooth finish (blue) located at the second and third floors, and natural anodized aluminum operable glazing at second and third floor residential units. Painted metal balustrades and railings are also proposed. Metal balustrade panels are proposed in the drive court.

Thin brick veneer compose the exterior building wall along La Mesa Boulevard at the ground floor and second floor, with a brick cap at the second floor veneer terminus. The

veneer wraps to portions of the east and west elevations. Storefront windows are proposed to be natural anodized aluminum. Metal awnings are proposed over the ground floor commercial spaces. Signage and address locations are shown on the La Mesa Boulevard elevation. A variety of window designs are proposed as shown on the elevations. The 2-story live-work units would be painted grey with stucco finish. The east and west elevations would feature a brown stucco color on the ground floor. Flat roofs would be planted.

A total of eight residences are proposed with four units above ground floor commercial space, two units above parking, and two live-work units off the alley. Three floor plans are proposed for the residential units, which vary from 810 square feet to 1,318 square feet in size. The live-work units have one bedroom and two bathrooms, and all other units are two bedroom, two bath floor plans. Washer / dryers are provided in all residential units.

Private recreational open space is proposed, except for the live-work units, consisting of terraces and balconies. These spaces total 1,902 square feet for each dwelling unit. Exterior wall lights are proposed to illuminate the parking area, exterior entries and walkways. A new trash / recycle enclosure is proposed in the southeast portion of the site, accessed off the alley, consisting of solid building walls with a natural anodized aluminum metal louvre system with doors facing the alley.

Landscape Concept:

There is no existing vegetation on the subject property.

Sheet L-1 depicts four at-grade planters proposed within the drive court area with four Heuchera Santa Ana Cardinal in each planter. Sheet L-2 shows four planters serving each of four roof decks proposed for the Level 3 residences, with four Canyon Prince Wild Rye in each planter.

The majority of landscape area is proposed on rooftops. Four areas totaling 5,121 square feet are proposed to be contain 1-foot by 2-foot fully vegetated modules, 4.25" deep, with integrated irrigation. Varied species are to be planted within the modules. These green roof modules are shown on Sheets L-2 and L-3.

Building Setbacks and Height:

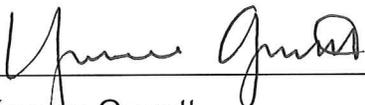
The subject property and surrounding sites are zoned CD. Therefore, there is no building setback applicable to this site relative to the CD zone. The Downtown Village Specific Plan recommends that all street-facing facades should be limited to two stories, with third stories setback at least 10 feet from the street facing façade in order to reduce the apparent building height. The Specific Plan further recommends that the third story of the subject property be used exclusively for residential use (p. 15). The third story of the proposed project fronting La Mesa Boulevard is used exclusively for residential use, and is setback 10 feet from the street as shown on Sheet 9 (east elevation).

Building height is measured from the average level of the low and high point of each building foundation up to the uppermost building plate. The low point at finish grade is at the northwest corner, with the high point at the southeast corner. The proposed building is about 35 feet in height using the City's height definition. Building heights are noted on Sheet 8 and 9, showing the building elevations. The proposed building complies with the 46 foot height limitation of the CD zone. Mechanical equipment and roof parapets are excluded from the height calculation, being higher than the uppermost plate line, in accordance with LMMC Section 24.06.030.F.

CONCLUSION:

Staff recommends that the City Council ratify the Design Review Board's approval of DRB 16-06, as shown on the attached Certification of Action (**Attachment C**).

Reviewed by:



Yvonne Garrett
City Manager

Respectfully submitted by:



Carol Dick
Director of Community Development

Attachments: A – Location map/aerial photograph
 B – Site photographs
 C – Design Review Board Certification of Action
 D – Project plans

Vicinity Map

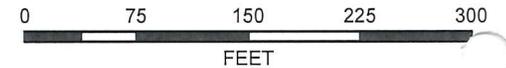


CITY OF
LA MESA
JEWEL of the HILLS

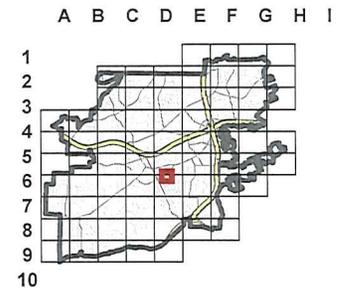
Site Plan Review
Design Review
DAB 16-06 / DRB 16-06

PROPERTY INFORMATION

Applicant	La Mesa Ventures 1, LLC
Site Address	8381 La Mesa Blvd La Mesa, CA 91941
APN	494-422-05-00
Lot Size	.23 acres
General Plan	Downtown Commercial
Zoning	CD-D Downtown Commercial; Urban Design Overlay Zone



DATA SOURCES:
City boundary, SanGIS, 2011
Roads, SanGIS, 2011



Aerial Map



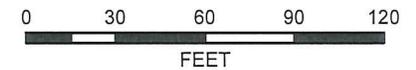
E:\GISPROJ\Currplan\EXHIBITS\2016\DAB16_06.mxd 15 March 2016



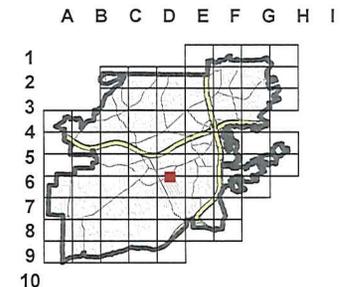
Site Plan Review Design Review DAB 16-06 / DRB 16-06

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City boundary, SanGIS, 2011
Roads, SanGIS, 2011



8381 La Mesa Boulevard / APN: 494-422-05-00
Don Keating Site (dated March 18, 2016)
DAB/DRB 16-06 (La Mesa Ventures I, LLC)



8381 La Mesa Boulevard,
subject site.



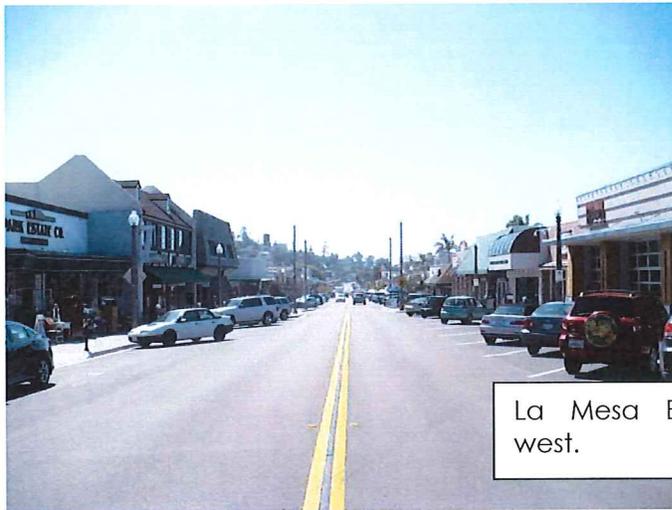
Neighboring Johnny B's to the
east, at the corner of 4th St. and
La Mesa Blvd.



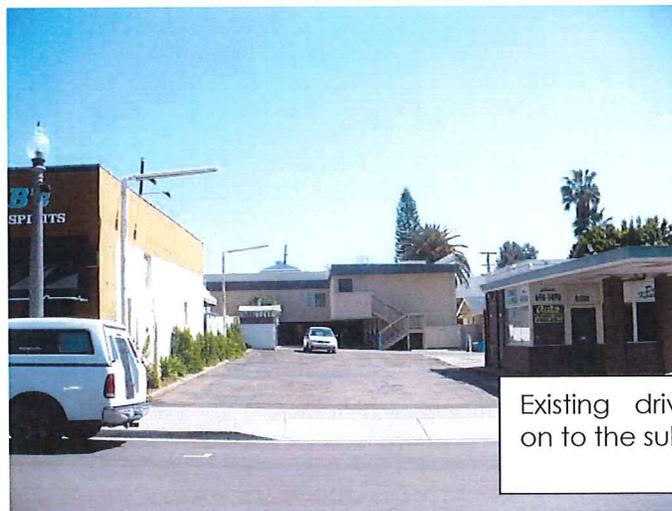
4th Street facing south.



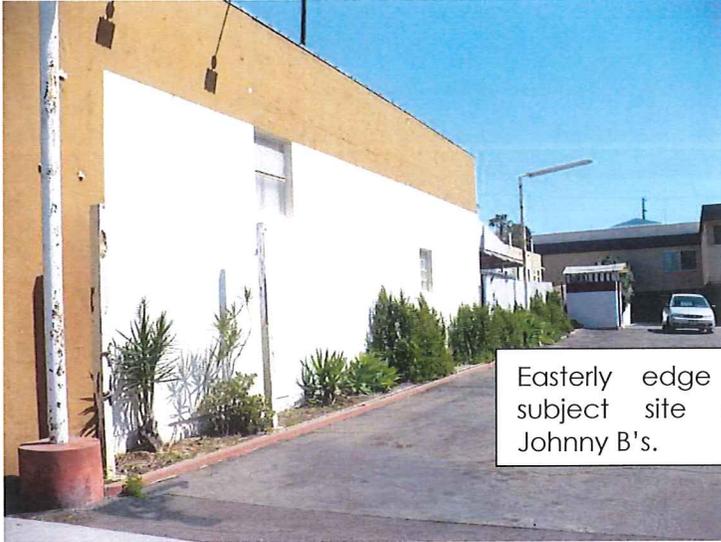
Neighboring commercial uses to the west of the site.



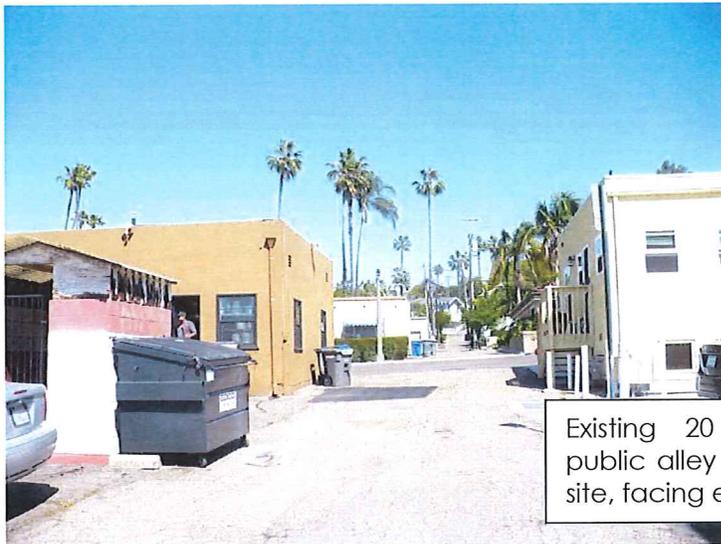
La Mesa Blvd. facing west.



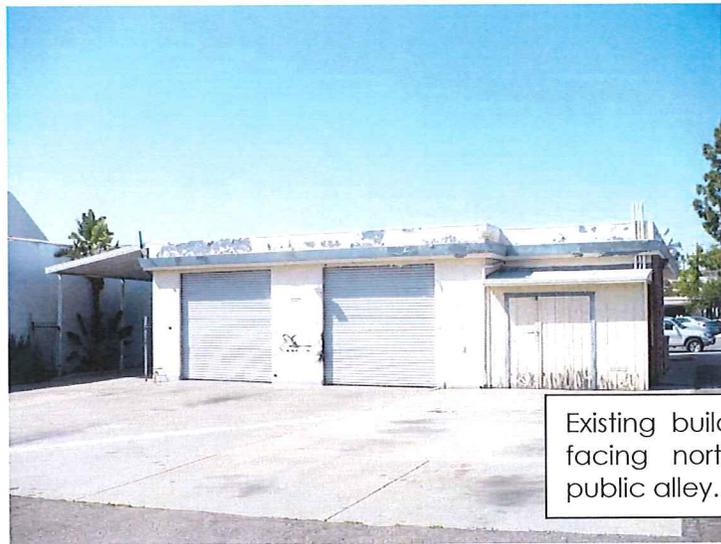
Existing driveway entry on to the subject site.



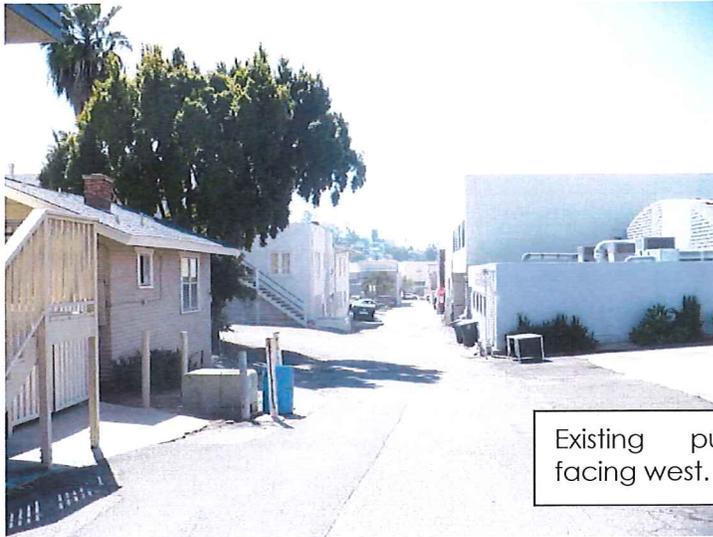
Easterly edge of the subject site next to Johnny B's.



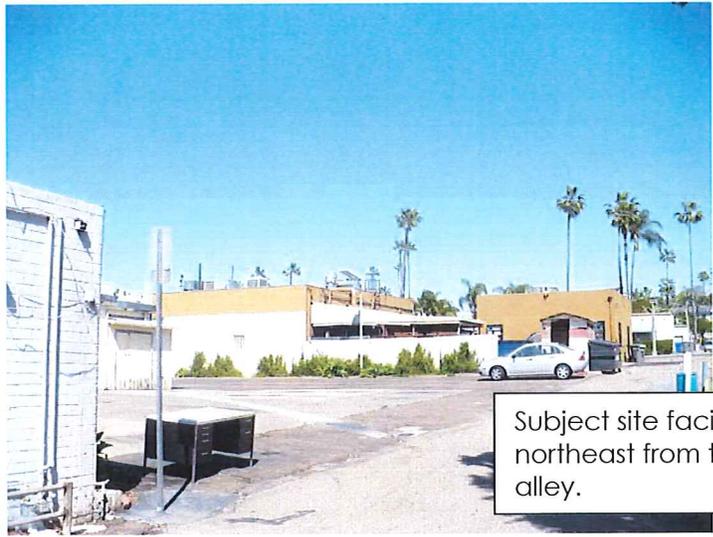
Existing 20 foot wide public alley south of the site, facing east.



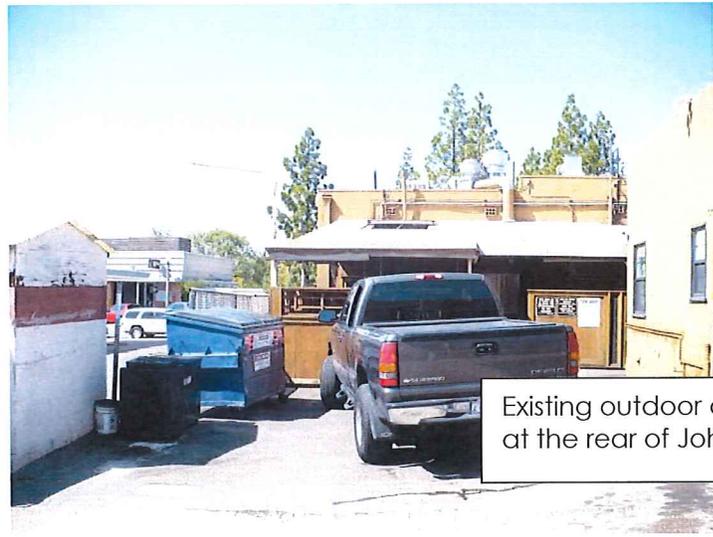
Existing building on site, facing north from the public alley.



Existing public alley facing west.



Subject site facing northeast from the public alley.



Existing outdoor dining area at the rear of Johnny B's.



**CERTIFICATION OF
DESIGN REVIEW BOARD ACTION**

FILE: DRB 16-06 (La Mesa Ventures 1 LLC)

MEETING DATE: July 25, 2016

SUBJECT: Review and recommendation to the City Council of a request to construct a new mixed-use building including eight apartments and 1,800 square feet of commercial space. The subject property is addressed as 8381 La Mesa Boulevard in the CD-D (Downtown Commercial/ Urban Design Overlay) zone.

DETERMINATION: After reviewing the proposal the Board made a motion to recommend approval of DRB 16-06 based on plans dated July 21, 2016 and a finding that the project is consistent with the City's Urban Design Program and the Downtown Village Specific Plan.

The vote on the motion was as follows:

AYES: Dick, Hulitt, Jacobs, McCullough, and Soutowood.
NOES: None.
ABSENT: None.
ABSTAIN: None.

ATTEST:


Chris Jacobs
Senior Planner

E:\cp2016\Resolutions\DRB\DRB-16-06.doc

ATTACHMENT C

SITE DEVELOPMENT PERMIT

for 'LA MESA 8'

a Proposed Mixed-Use Retail + Residential Development
containing 8 Residential Dwelling Units
at 8381 La Mesa Boulevard, La Mesa CA 91941

SITE ADDRESS: 8381 LA MESA BLVD, LA MESA, CA 91941
ASSESSOR'S PARCEL NUMBER: 494-422-05-00

LEGAL DESCRIPTION:

LOTS 7, 8, 9, AND 10 IN BLOCK 4 OF PARK'S ADDITION TO LA MESA SPRINGS, IN THE CITY OF LA MESA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO 993, FIELD IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 5, 1906.

BUILDING USE - EXISTING: AUTOMOTIVE RETAIL SALES
PROPOSED: MIXED-USE RETAIL & RESIDENTIAL

LEGAL JURISDICTION: CITY OF LA MESA

SCOPE OF WORK:

CITY OF LA MESA SITE DEVELOPMENT PERMIT FOR CONSTRUCTION OF A NEW THREE (3) STORY BUILDING ABOVE GRADE STRUCTURE WITH RETAIL SPACE (at grade level) + RESIDENTIAL USES AT LEVEL 1, 2 & 3 WITH AT-GRADE PARKING.

1,800sqft OF RETAIL/RESTAURANT USE IS PROPOSED AT GRADE LEVEL WITH ACTIVATED PEDESTRIAN ACCESS / FRONTAGE ALONG LA MESA BOULEVARD.

8 RESIDENTIAL DWELLING UNITS ARE PROPOSED FROM LEVEL 1 THRU LEVEL 3. NO RESIDENTIAL DWELLING UNITS ARE PROPOSED AT GRADE LEVEL FRONTING LA MESA BOULEVARD.

13x CAR PARKING SPACES ARE PROPOSED IN THE AT GRADE PARKING GARAGE ACCESSED VIA THE REAR ALLEY. 1 SPACE IS DESIGNATED AS VAN-ACCESSIBLE.

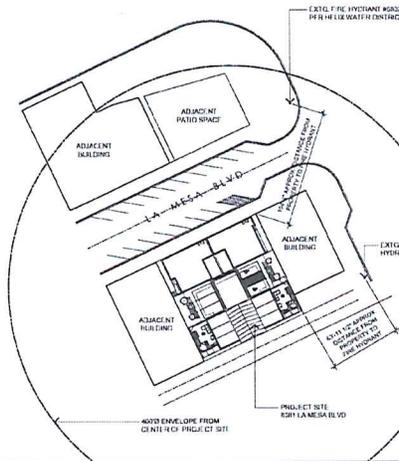
DOWNTOWN NEIGHBORHOOD: VILLAGE COMMERCIAL
ZONING DESIGNATION: CD-D
OVERLAY ZONE DESIGNATION: URBAN DESIGN OVERLAY ZONE

TYPE OF CONSTRUCTION: TYPE V-A
OCCUPANCY CLASSIFICATION: R-2, M, S-1
BUILDING CODE: 2013 CALIFORNIA BUILDING CODE

SITE AREA: 0.230 ACRES (10,000sqft per SURVEY)

SITE HIGHEST EL. (per survey): EL 564.44'
SITE LOWEST EL. (per survey): EL 559.28'

BUILDING HEIGHT ALLOWED: 46'-0"
BUILDING HEIGHT PROPOSED: 39'-0" to top of parapet



VICINITY MAP (FIRE HYDRANT LOCATION)

PROJECT TEAM

OWNER:
LA MESA VENTURES, LLC
8381 La Mesa Boulevard
La Mesa CA 91941
phone: +1 (619) 787-1719
email: la_mesa_ventures@pm.com

DESIGN:
DE BARTOLO + SIMAKI DESIGN STUDIO
303 5th Ave., Suite 201
San Diego, CA 92101
phone: +1 (619) 220-1302
studio: Phyllis De Bartolo
pb@dbstudio.com

ARCHITECT OF RECORD:
SAN DIEGO DRAFTING
3416 4th Avenue
San Diego CA 92103
phone: +1 (619) 240-3337
contact: Shana Walden
swalden@sandiegodrafting.com

ENGINEER:
SNIPES-DYE & ASSOCIATES
6348 Camino Diabla, Suite G5
La Mesa, CA 92042
phone: +1 (619) 687-5234
website: SD Snipes
email: info@snipesdye.com

LANDSCAPE ARCHITECTURE:
CLOUD LANDSCAPE DESIGN, LLC
2323 Richmond Ave
Chicopee MA 01024
phone: +1 (413) 646-0300
website: www.cloudlandscape.com
email: cloudlandscape@cloudlandscape.com

REVISIONS:

CYCLE 2 ISSUES SUBMITTAL
2016.07.19 by PD
CYCLE 1 ISSUES SUBMITTAL
2016.06.21 by PD
DESIGN REVIEW SUBMITTAL
2016.03.08 by PD

DRAWING TITLE:
TITLE SHEET

PROJECT:
PROPOSED MIXED-USE
RETAIL + RESIDENTIAL
DEVELOPMENT at
8381 LA MESA BOULEVARD
LA MESA CA 91941

DATE: 15JAN02
DATE: JANUARY 2016

DRAWN BY: PD
SCALE: NTS
SHEET NO.: A1.01
SHEET: 01 of 21

DEVELOPMENT SUMMARY

- 01 A1.01 TITLE SHEET / DEVELOPMENT SUMMARY & CALCS.
- 02 A1.02 SITE CONTEXT PHOTOS
- 03 C-1 TOPOGRAPHIC SURVEY (BY SNIPES-DYE)
- 04 A2.01 SITE PLAN & LEVEL 1 PLAN
- 05 A2.02 LEVEL 2 PLAN
- 06 A2.03 LEVEL 3 PLAN
- 07 A2.04 ROOF PLAN
- 08 A3.01 SOUTH & NORTH ELEVATIONS
- 09 A3.02 EAST & WEST ELEVATIONS
- 10 A3.03 STREETSCAPE ELEVATIONS
- 11 A4.01 PERSPECTIVE VIEWS
- 12 A5.01 SECTION A-A & B-B
- 13 A6.01 MATERIALS BOARD
- 14 L-1 LANDSCAPING PLAN - LEVEL 1 (BY CLOUD LANDSCAPE)
- 15 L-2 LANDSCAPING PLAN - LEVEL 2 (BY CLOUD LANDSCAPE)
- 16 L-3 GREEN ROOF MODULE LAYOUT (BY CLOUD LANDSCAPE)
- 17 L-4 LANDSCAPE DETAILS (BY CLOUD LANDSCAPE)
- 18 L-4 LANDSCAPE SPECIFICATIONS (BY CLOUD LANDSCAPE)
- 19 L-5 LANDSCAPE SPECIFICATIONS (BY CLOUD LANDSCAPE)
- 20 L-6 LANDSCAPE SPECIFICATIONS (BY CLOUD LANDSCAPE)
- 21 C1.01 CONCEPTUAL GRADING PLAN (BY SNIPES-DYE)

DWELLING UNIT BREAKDOWN:

No.	UNIT TYPE	INT. AREA	EXT. AREA
L1.01	1 BEDROOM (ADA)	810sqft	90sqft
L1.02	1 BEDROOM	810sqft	90sqft
L2.01	2 BEDROOM	1,318sqft	349sqft
L2.02	2 BEDROOM	1,318sqft	349sqft
L2.03	2 BEDROOM	1,295sqft	256sqft
L2.04	2 BEDROOM	1,295sqft	256sqft
L2.05	2 BEDROOM	1,295sqft	256sqft
L2.06	2 BEDROOM	1,295sqft	256sqft

TOTAL No. DWELLING UNITS = 8 **810sqft to 1,318sqft**
(2 x 1 BEDROOMS + 6 x 2 BEDROOMS)

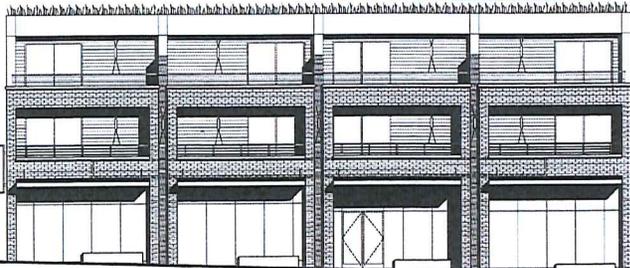
DENSITY: **35 DJU's per ACRES**

PARKING BREAKDOWN

ALLOCATION	REQUIRED
8x RESIDENTIAL DWELLING UNITS (1.5 spaces per dwelling unit)	12 SPACES
VISITOR (20% of provided residential spaces)	2.4 SPACES (included above)
1,800sqft of COMMERCIAL SPACE (3 spaces per 1,000sqft)	5.4 SPACES = 5 (offset)
ACCESSIBLE PARKING RESIDENTIAL (2% of total car spaces = 14 x 2% = 0.28)	1 SPACE (included above)
COMMERCIAL	1 SPACE
TOTAL REQUIRED CAR SPACES	17 SPACES
TOTAL PROPOSED CAR SPACES ON SITE	13 SPACES
TOTAL PROPOSED CAR SPACES (INCLUDING NEW OFF SITE CAR SPACES)	17 SPACES

DRAWING LIST

DEVELOPMENT CALCULATIONS



LA MESA BOULEVARD ELEVATION



LOCALITY MAP

ATTACHMENT D

CYCLE 2 ISSUES SUBMITTAL - 07.19.2016

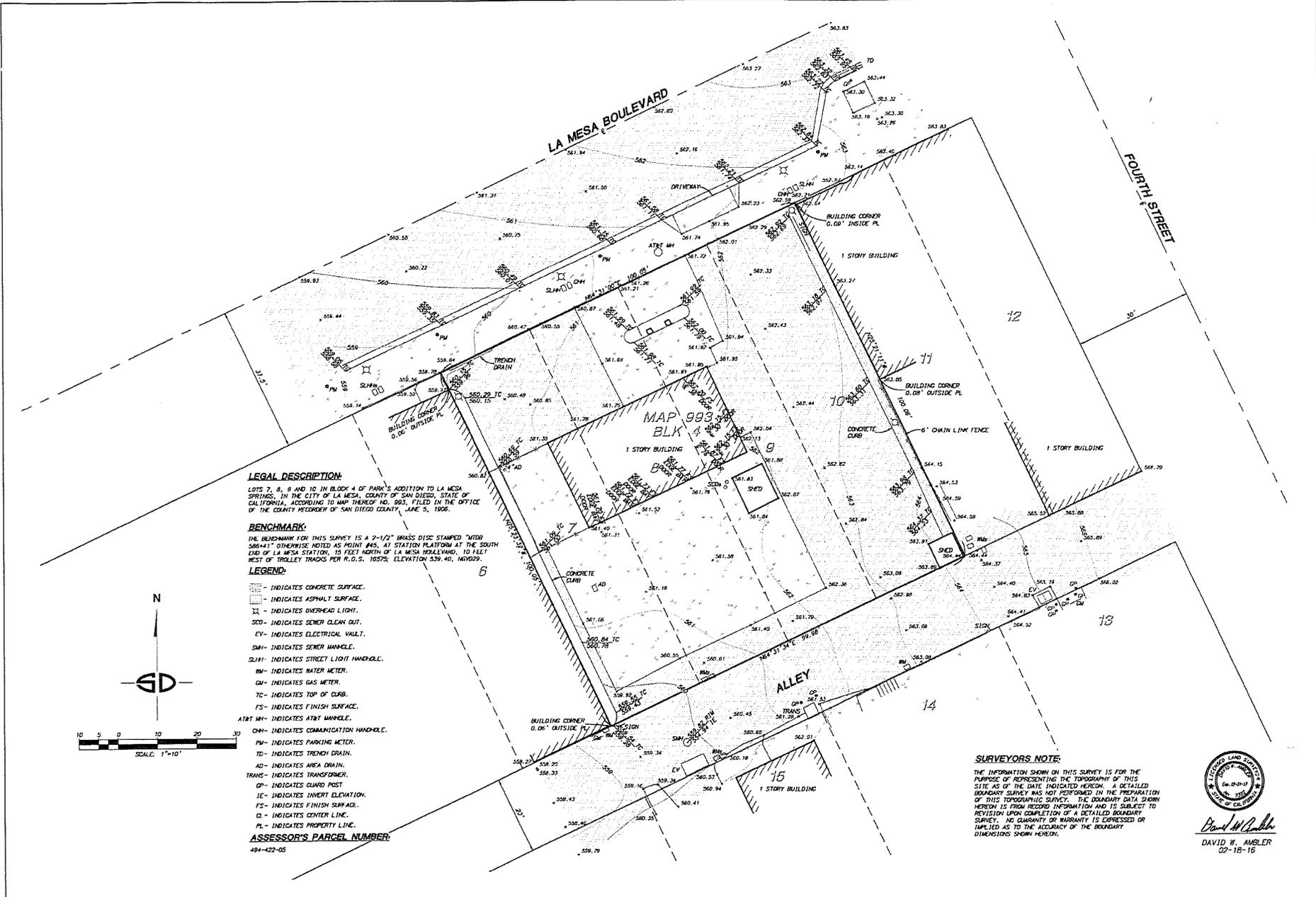


TOPOGRAPHIC SURVEY

8381 LA MESA BOULEVARD, LA MESA, CA 91942
PH (619) 697-9234, FAX (619) 460-2033

SNIPES-DYE ASSOCIATES

LM3121



LEGAL DESCRIPTION:

LOTS 7, 8, 9 AND 10 IN BLOCK 4 OF PARK'S ADDITION TO LA MESA SPRINGS, IN THE CITY OF LA MESA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 993, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 5, 1908.

BENCHMARK:

THE BENCHMARK FOR THIS SURVEY IS A 2-1/2" BRASS DISC STAMPED "NDBR 508441" OTHERWISE NOTED AS POINT #45, AT STATION PLATFORM AT THE SOUTH END OF LA MESA STATION, 15 FEET NORTH OF LA MESA BOULEVARD, 10 FEET WEST OF TROLLEY TRACKS PER R.O.S. 10575; ELEVATION 539.40, NVD029.

LEGEND:

- INDICATES CONCRETE SURFACE.
- INDICATES ASPHALT SURFACE.
- ⊥ INDICATES OVERHEAD LIGHT.
- INDICATES SENER CLEAN OUT.
- ⊕ INDICATES ELECTRICAL VAULT.
- ⊕ INDICATES SENER HANDLE.
- ⊕ INDICATES STREET LIGHT HANDHOLE.
- ⊕ INDICATES WATER METER.
- ⊕ INDICATES GAS METER.
- ⊕ INDICATES TOP OF CURB.
- ⊕ INDICATES FINISH SURFACE.
- ⊕ INDICATES AT&T HANDLE.
- ⊕ INDICATES COMMUNICATION HANDHOLE.
- ⊕ INDICATES PARKING METER.
- ⊕ INDICATES TRENCH DRAIN.
- ⊕ INDICATES AREA DRAIN.
- ⊕ INDICATES TRANSFORMER.
- ⊕ INDICATES GUARD POST.
- ⊕ INDICATES INVERT ELEVATION.
- ⊕ INDICATES FINISH SURFACE.
- ⊕ INDICATES CENTER LINE.
- ⊕ INDICATES PROPERTY LINE.

ASSESSOR'S PARCEL NUMBER:

494-422-05

SURVEYORS NOTE

THE INFORMATION SHOWN ON THIS SURVEY IS FOR THE PURPOSE OF REPRESENTING THE TOPOGRAPHY OF THIS SITE AS OF THE DATE INDICATED HEREON. A DETAILED BOUNDARY SURVEY WAS NOT PERFORMED IN THE PREPARATION OF THIS TOPOGRAPHIC SURVEY. THE BOUNDARY DATA SHOWN HEREON IS FROM RECORD INFORMATION AND IS SUBJECT TO REVISION UPON COMPLETION OF A DETAILED BOUNDARY SURVEY. NO GUARANTEE OR WARRANTY IS EXPRESSED OR IMPLIED AS TO THE ACCURACY OF THE BOUNDARY DIMENSIONS SHOWN HEREON.

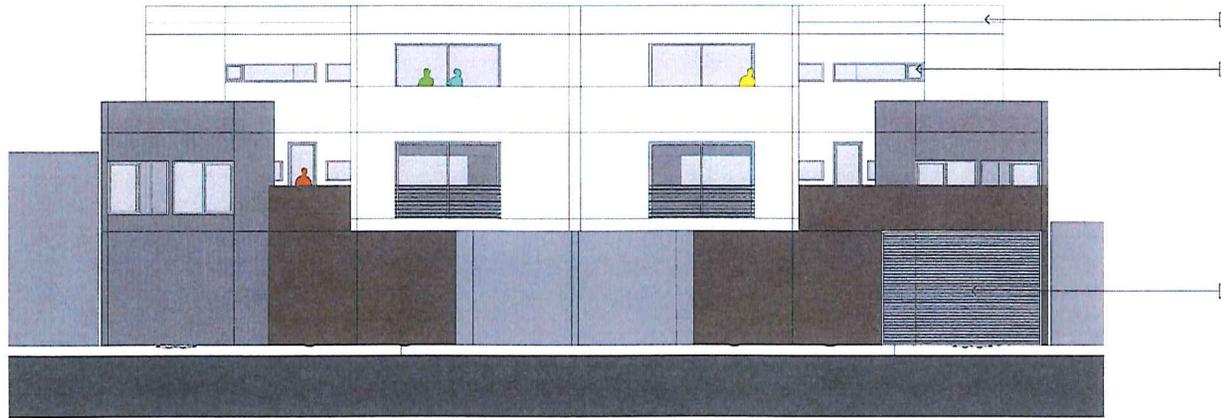


David W. Ambler
DAVID W. AMBLER
02-18-16

NO.	DATE	BY	REVISION
1			



FRONT ELEVATION

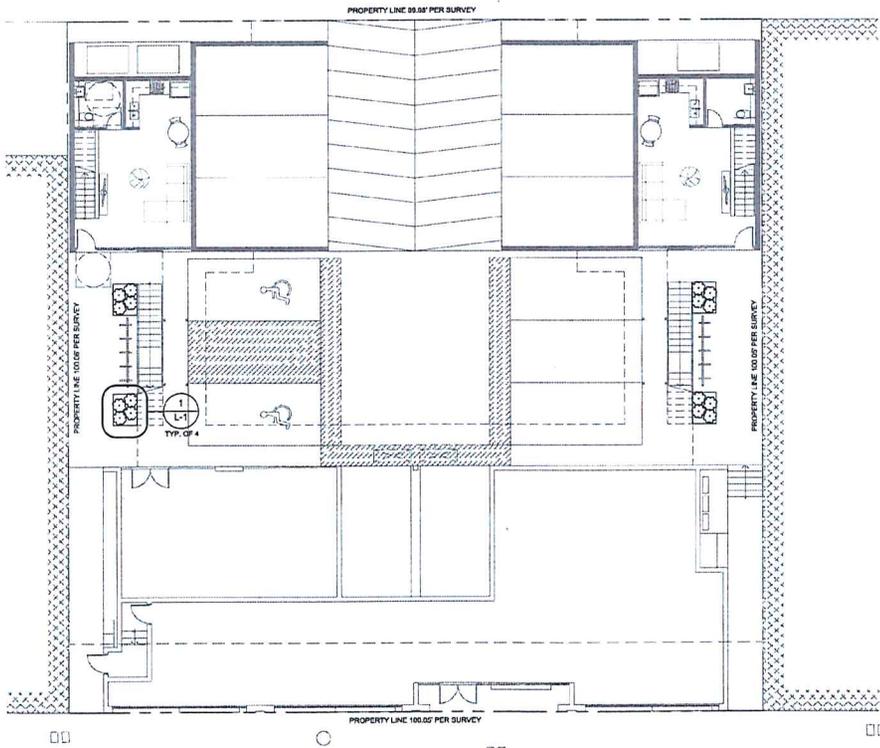


BACK ELEVATION

MATERIALS BOARD

<p>1. PAINTED STUCCO SANTA BARBARA FINISH</p>		<p>None</p> <p>All items, arrangements, drawings, and parts not built on this sheet are the original work product of, owned by, and are the property of others and use of this list work product is limited to a specified period of time. For more information, please contact the architect. Any use, reuse or alteration of any part of this work product, without the written permission of the architect, is prohibited. The architect shall not be responsible for any errors or omissions in this work product and the client shall be notified of any revisions to the construction and conditions shown thereon.</p>
<p>2. HARDIE PLANK LAP SIDING - SMOOTH COLOR: BOOTHBAY BLUE</p>		<p>PROJECT TEAM</p>
<p>3. NATURAL ANODIZED ALUMINUM OPERABLE GLAZING</p>		<p>OWNER:</p> <p>LA MESA VENTURES, LLC.</p> <p>8381 La Mesa Boulevard La Mesa, CA 91941</p> <p>phone: +1 (619) 787 7719 contact: Austin Green email: aaron@laprojects.com</p>
<p>4. PAINTED METAL RAILING</p>		<p>DESIGN:</p> <p>DE BARTOLO + RUSANIC DESIGN STUDIO</p> <p>703 5th Ave, Suite 201 San Diego, CA 92101</p> <p>phone: +1 (619) 275 1272 contact: Patsy De Bartolo email: patsy@dbstudio.com</p>
<p>5. METAL BALUSTRADE PANELS (DRIVE COURT ONLY)</p>		<p>ARCHITECT OF RECORD:</p> <p>SAN DIEGO DRAFTING</p> <p>2316 San Antonio San Diego, CA 92103</p> <p>phone: +1 (619) 580 2337 contact: Simon Wladimir email: simon@sdrafting.com</p>
<p>6. THIN-BRICK VENEER ENDICOTT - FACE BRICK MANGANESE IRONSPOT VELOUR TEXTURE</p>		<p>CIVIL:</p> <p>SWIPES DYE & ASSOCIATES</p> <p>8348 Camino Diabla, Suite 10 La Mesa, CA 92042</p> <p>phone: +1 (619) 697 5234 contact: Bill Swipes email: bill@swipesdye.com</p>
<p>7. FEATURE GLAZED TILE (TO BE DETERMINED)</p>		<p>LANDSCAPE ARCHITECTURE:</p> <p>CLOUD LANDSCAPE DESIGN, LLC</p> <p>7225 Highwood Ave Crownpoint, CO 80016</p> <p>phone: +1 (303) 448 8830 contact: Jonathan Blumel email: john@cloudlandscape.com</p>
<p>8. WALL LUMINAIRES BEGA DUAL LIGHT EMISSION 65 SERIES</p>		<p>REVISIONS:</p>
<p>9. NATURAL ANODIZED ALUMINUM METAL LOUVERS</p>		<p>CYCLE 2 ISSUES SUBMITTAL: 2016.07.19 by PJD</p> <p>CYCLE 1 ISSUES SUBMITTAL: 2016.06.21 by PJD</p> <p>DESIGN REVIEW SUBMITTAL: 2016.03.08 by PJD</p>
<p>10. NOT USED</p>		<p>DRAWING TITLE: MATERIALS BOARD</p>
<p>11. METAL STREET AWNING</p>		<p>PROJECT: PROPOSED MIXED-USE RETAIL + RESIDENTIAL DEVELOPMENT at 8381 LA MESA BOULEVARD LA MESA, CA 91941</p>
		<p>DRAWING PROJECT NO.: 15062</p>
		<p>DATE: JANUARY 2016</p>
		<p>DRAWN BY: PD</p>
		<p>SCALE: NTS</p>
		<p>SHEET NO.: AB.01</p>
		<p>SHEET: 13 of 21</p>

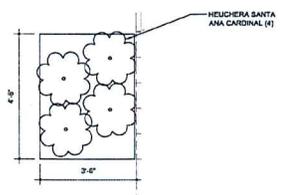
CYCLE 2 ISSUES SUBMITTAL - 07.19.2016



LANDSCAPING PLAN - LEVEL 1
SCALE: 1/8" = 1'-0"



LANDSCAPING LEGEND			
COMMON NAME	QTY	BOTANICAL NAME	SYMBOL
HEUCHERA SANTA ANA CARDINAL	1	HEUCHERA 'SANTA ANA CARDINAL'	#1



1 LANDSCAPE DETAIL
SCALE: 1/2" = 1'-0"

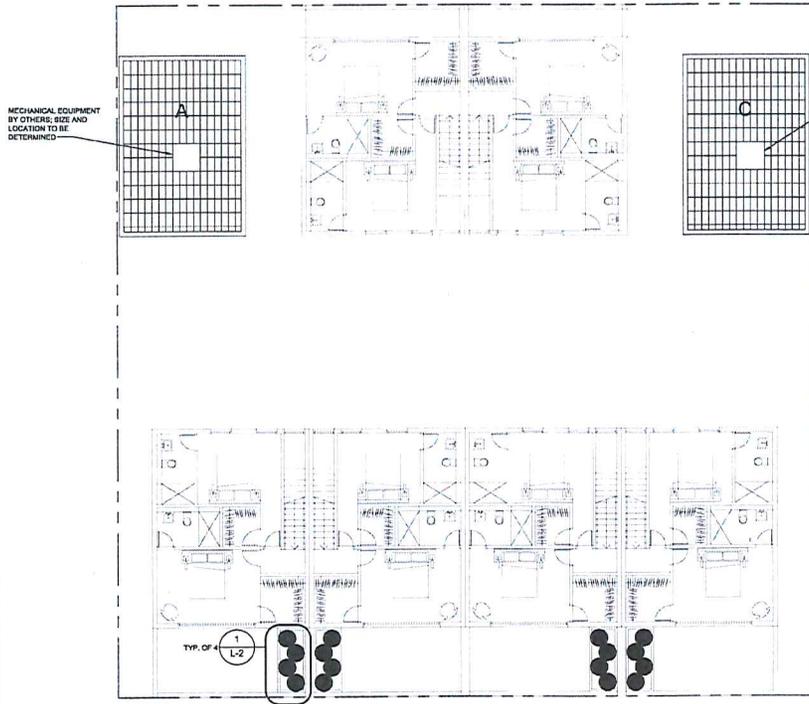
NO.	REVISION	DATE
3	RESUBMITTAL	07/19/16
2	DISCIPLINE CORRECT REV.	05/10/16
1	CONCEPT	04/15/16
0	DESIGN REVIEW	02/16/16

CLOUD LANDSCAPE DESIGN
PHONE: (613) 646-8389
EMAIL: CLOUDLANDSCAPEDSIGN@GMAIL.COM



LANDSCAPE PLANS
8381 LA MESA BLVD.
LA MESA, CA 91941

DATE: 02/23/16

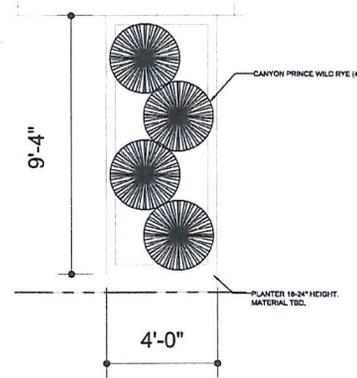


LANDSCAPING PLAN - LEVEL 3  N
SCALE: 1/8" = 1'-0"



BLDG	AREA (SQ. FT.)
A	468
B	1576
C	468
D	2810
TOTAL AREA: 6121 SQ. FT.	

LANDSCAPING LEGEND			
COMMON NAME	QTY	BOTANICAL NAME	SIZE
CANYON PRINCE WILD RYE	16	LEYMUS CONDENSATUS 'CANYON PRINCE'	#2



1 LANDSCAPE DETAIL
SCALE: 1" = 1'-0"

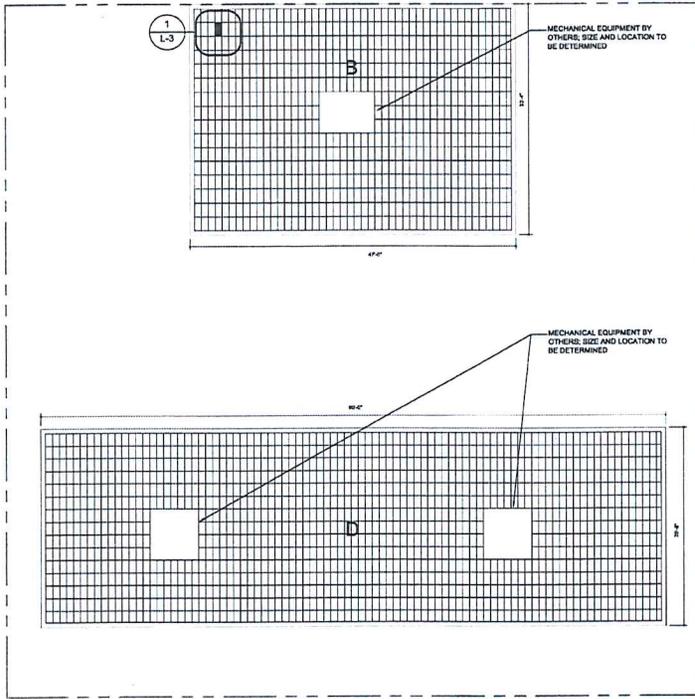
NO.	REVISION	DATE
3	RESUBMITTAL	07/18/16
2	DATE CHANGE	07/18/16
1	DATE CHANGE	07/11/16
0	DESIGN REVIEW	02/16/16

CLOUD LANDSCAPE DESIGN
 PHONE: (613) 646-8389
 EMAIL: CLOUDLANDSCAPEDESIGN@GMAIL.COM
 2786 ADRIAN ST.
 SAN DIEGO, CA 92110



LANDSCAPE PLANS
 8381 LA MESA BLVD.
 LA MESA, CA 91941

DATE: 02/11/16

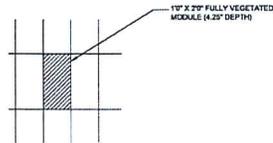


GREEN ROOF MODULE LAYOUT

SCALE: 1/8" = 1'-0"



ROOF AREA	
BLDG	AREA (SQ. FT.)
A	408
B	1978
C	408
D	2810
TOTAL AREA: 5171 SQ. FT.	



- NOTES:
- 1' x 2' FULLY VEGETATED MATURE GREEN ROOF MODULE
 - 4.25" MODULE DEPTH
 - 27.20 LBS. PER SQUARE FOOT WHEN FULLY VEGETATED AND WET
 - SIMPLE PLANT LAYOUT WITH VARIED SPECIES
 - IRRIGATION INTEGRATED INTO MODULE LAYOUT

1 GREEN ROOF MODULE DETAIL

SCALE: 1/2" = 1'-0"

NO.	REVISION	DATE
3	RESUBMITTAL	07/19/16
2	PER COMMENTS REV. 10/10/16	
1	PER COMMENTS REV. 07/16/16	
0	DESIGN REVIEW	02/16/16

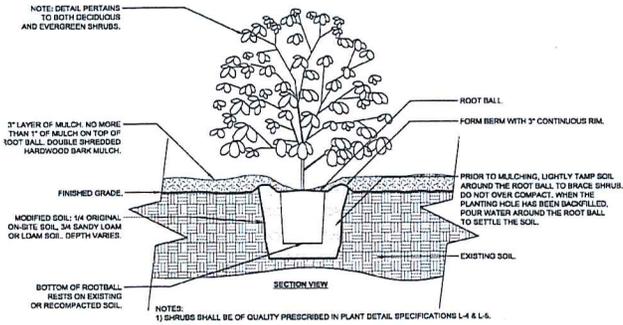
CLOUD LANDSCAPE DESIGN
 PHONE: (613) 646-8369
 EMAIL: CLOUDLANDSCAPEDESIGN@GMAIL.COM

2786 ADRIAN ST.
 SAN DIEGO, CA 92110

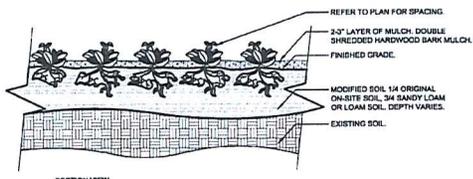


LANDSCAPE PLANS
8381 LA MESA BLVD.
 8381 LA MESA BLVD.
 LA MESA, CA 91981

DATE: 02/20/16

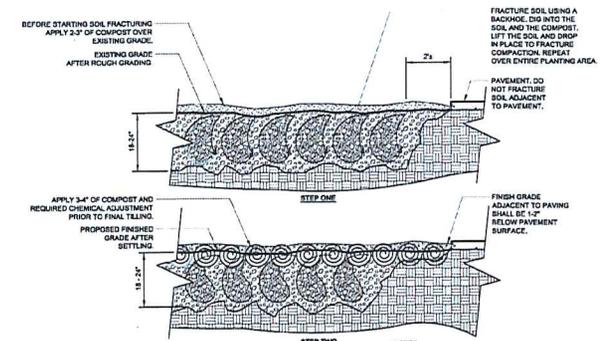


1 SHRUB PLANTING DETAIL
SCALE: NO SCALE



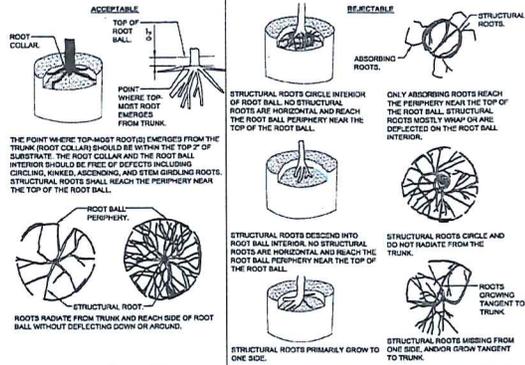
NOTES:
1- SEE PLAN FOR PERENNIAL SPECIES, SIZE, AND SPACING DIMENSION.
2- SMALL ROOTS (1/4\"/>

2 PERENNIAL PLANTING DETAIL
SCALE: NO SCALE



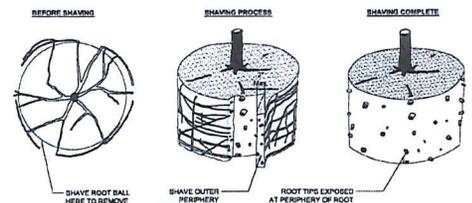
NOTES:
1- FOR PLANTING AREAS NARROWER THAN 4\"/>

3 MODIFY EX. SOIL - COMPACTED SUBSOIL (FRACTURING)
SCALE: NO SCALE



NOTES:
1-OBSERVATION OF ROOTS SHALL OCCUR PRIOR TO ACCEPTANCE. ROOTS AND SUBSTRATE MAY BE REMOVED DURING THE OBSERVATION PROCESS. SUBSTRATE SOIL SHALL BE REPLACED AFTER OBSERVATION HAS BEEN COMPLETED.
2-SMALL ROOTS (1/4\"/>

4 ROOT OBSERVATIONS DETAIL - CONTAINER
SCALE: NO SCALE



NOTES:
1-SHAVING TO BE CONDUCTED USING A SHARP BLADE OR HAND SAW ELIMINATING NO MORE THAN NEEDED TO REMOVE ALL ROOTS ON THE PERIPHERY OF ROOT BALL.
2-SHAVING CAN BE PERFORMED JUST PRIOR TO PLANTING OR AFTER PLACING IN THE HOLE.

5 ROOT BALL SHAVING CONTAINER DETAIL
SCALE: NO SCALE

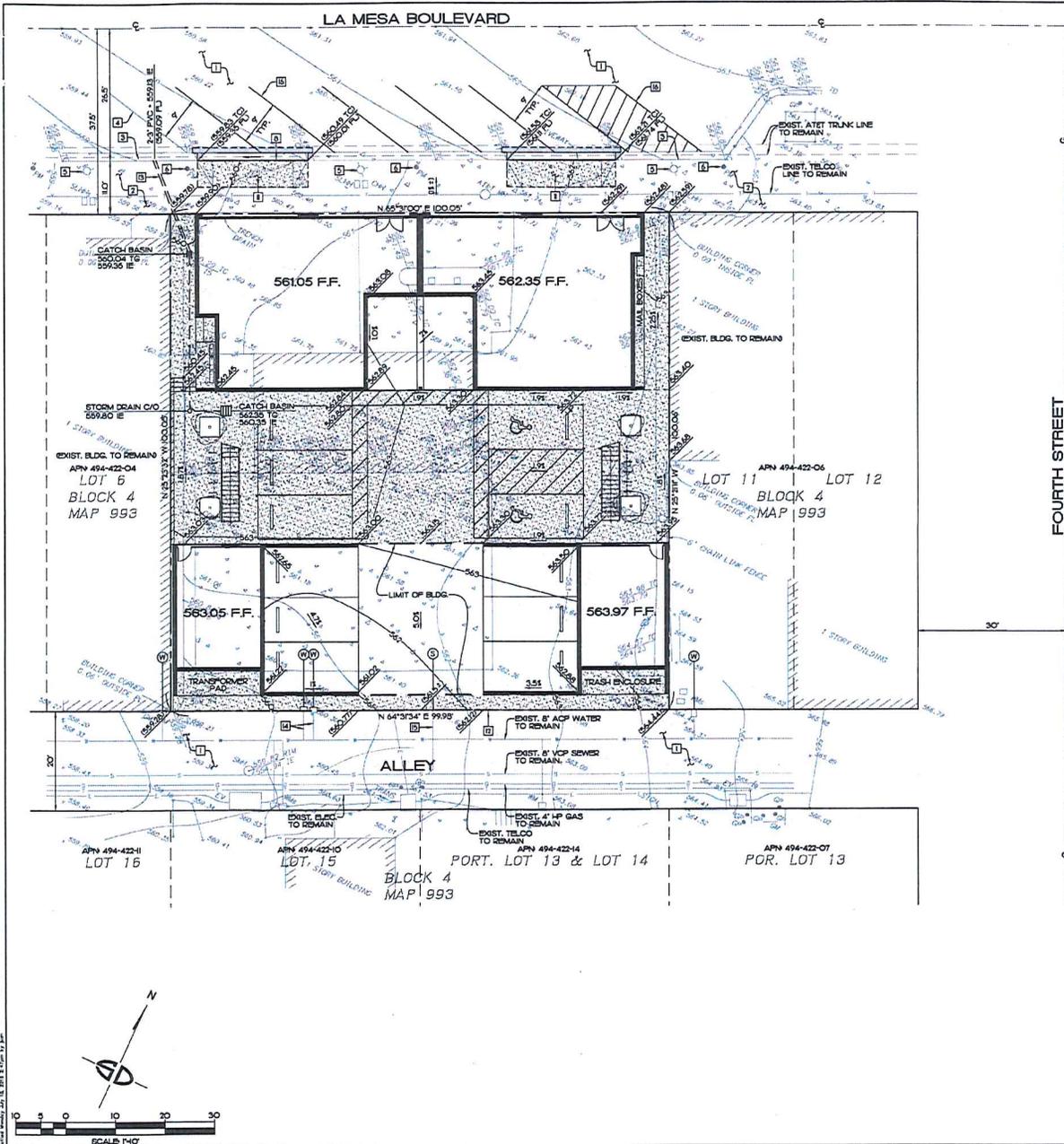
NO.	REVISION	DATE
3	RESUBMITTAL	02/10/16
3	DESIGN DEVELOPMENT	02/10/16
1	DESIGN DEVELOPMENT	02/11/16
0	DESIGN REVIEW	02/18/16

CLOUD LANDSCAPE DESIGN
PHONE: (619) 646-8389
EMAIL: CLOUDLANDSCAPEDESIGN@GMAIL.COM
2786 ARIAN ST.
SAN DIEGO, CA 92110



LANDSCAPE DETAILS
8381 LA MESA BLVD.
8381 LA MESA BLVD.
LA MESA, CA 91941

DATE: 02/11/16



OWNER

LA MESA VENTURES I, LLC
 305 HANCOCK ST. #200
 SAN DIEGO, 92101

PROJECT ADDRESS

8381 LA MESA BLVD.
 LA MESA, CA 92041

APN:
 494-422-05

TOPOGRAPHIC SOURCE

SNIPES-DYE ASSOCIATES
 8348 CENTER DRIVE, SUITE G
 LA MESA, CA 92042
 PH (619) 697-9234
 FAX (619) 460-2033
 DATED FEBRUARY 16, 2016

BENCHMARK

THE BENCH-MARK FOR THIS SURVEY IS A 2-1/2" BRASS DISC STAMPED WITH 56644F OTHERWISE NOTED AS POINT #45, AT STATION PLATFORM AT THE SOUTH END OF LA MESA STATION IS FIFTY NORTH OF LA MESA BOULEVARD, 10 FEET WEST OF TROLLEY TRACKS PER R.O.S. 16075, ELEVATION 539.40, NVD029.

LEGAL DESCRIPTION

LOTS 7, 8, 9 AND 10 IN BLOCK 4 OF PARKS ADDITION TO LA MESA SPRINGS, IN THE CITY OF LA MESA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 993, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 5, 1964.

PROJECT INFORMATION

LOT SIZE: 10,01 SF / 0.23 ACRES
 PROPOSED IMPERVIOUS SURFACE AREA: 4,651 SF
 PROPOSED PREVIOUS SURFACE AREA: 5,266 SF (GREEN ROOFS)
 PROPOSED PREVIOUS SURFACE AREA: 64 SF (PLANTING)
 TOTAL DISTURBED AREA: 0.23 ACRES

KEY NOTES

- 1 EXIST. A.C. PAVEMENT TO REMAIN, TYPICAL
- 2 EXIST. CONC. PAVEMENT TO REMAIN, TYPICAL
- 3 EXIST. CONC. CURB/GUTTER TO REMAIN, TYPICAL
- 4 EXIST. STRIPING TO REMAIN, TYPICAL
- 5 EXIST. STREET LIGHT TO REMAIN, TYPICAL
- 6 EXIST. PARKING METER TO BE RELOCATED, TYPICAL
- 7 SAWCUT & MATCH EXIST. PAVEMENT.
- 8 NOT USED.
- 9 NOT USED.
- 10 NOT USED.
- 11 EXIST. CURB-OUT DRIVEWAY TO BE CLOSED W/ CONC. CURB & SIDEWALK
- 12 MATCH EXIST. A.C. PAVEMENT, TYPICAL
- 13 PROPOSED 2'-3" SIDEWALK UNDERDRAIN PIPES
- 14 EXIST. WATER SERVICE TO REMAIN
- 15 EXIST. SEWER LATERAL TO REMAIN
- 16 PROPOSED PARKING STRIPING

EARTHWORK QUANTITIES

CUT: 10 C.Y.
 FILL: 200 C.Y.
 IMPORT: 220 C.Y.

LEGEND

EXISTING IMPROVEMENTS	
EXISTING CONTOUR	360
EXISTING SPOT ELEVATION	+ 562.35
PROPERTY BOUNDARY / T/MW BOUNDARY	---
EXISTING CONCRETE CURB & GUTTER	---
EXIST. CONC. PAVEMENT	---
EXIST. A.C. PAVEMENT	---
EXIST. OVER-HEAD LIGHT	---
EXIST. PARKING METER	---
EXIST. GAS LINE	---
EXIST. SEWER LINE	---
EXIST. WATER LINE	---
EXIST. LG ELECTRIC LINE	---
EXIST. LG TELCO LINE	---
EXIST. SEWER LATERAL	TO REMAIN
EXIST. WATER SERVICE	TO REMAIN
PROPOSED IMPROVEMENTS	
PROPOSED SPOT ELEVATION	562.05
PROPOSED CONC. PAVEMENT	---
PROPOSED 6" CONC. CURB/GUTTER	---
PROPOSED 6" CONC. CURB	---
PROPOSED BUILDING WALL	---
PROPOSED STEM WALL	---
PROPOSED CATCH BASIN	---
PROPOSED STORM DRAIN CLEANOUT	---
PROPOSED STORM DRAIN PIPE	---
DIRECTION OF DRAINAGE	---

ABBREVIATIONS

- ATET MH - INDICATES ATET MAN-HOLE
- AD - INDICATES AREA DRAIN
- BN - INDICATES BOTTOM OF WALL
- CH - INDICATES COMMUNICATION HAND-OLE
- CL - INDICATES CENTER LINE
- EV - INDICATES ELECTRICAL VALVT.
- FF - INDICATES FINISH FLOOR
- FG - INDICATES FINISH GRADE
- FL - INDICATES FLOW LINE
- FS - INDICATES FINISH SURFACE
- GF - INDICATES GARAGE FLOOR
- GM - INDICATES GAS METER
- GP - INDICATES GUARD POST
- GR - INDICATES GRATE
- HP - INDICATES HIGH POINT
- IE - INDICATES INVERT ELEVATION
- PL - INDICATES PROPERTY LINE
- PM - INDICATES PARKING METER
- SCC - INDICATES SEWER CLEANOUT
- SDCO - INDICATES STORM DRAIN CLEANOUT
- SMH - INDICATES SEWER MAN-HOLE
- TC - INDICATES TOP OF CURB
- TD - INDICATES TRENCH DRAIN
- TRANS - INDICATES TRANSFORMER
- TYP. - INDICATES TYPICAL
- TW - INDICATES TOP OF WALL
- WM - INDICATES WATER METER
- SLH - INDICATES STREET LIGHT HAND-OLE

CONCEPTUAL GRADING PLAN

DATE	BY	REVISION
1/2/16	EL	1

8381 LA MESA BOULEVARD, LA MESA, CA
 8348 CENTER DRIVE, SUITE G, LA MESA, CA 92042, PH (619) 697-9234, FAX (619) 460-2033

SNIPES-DYE ASSOCIATES

REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEERING
 No. 50477
 Exp. 06-30-17
 STATE OF CALIFORNIA

C1.01

ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL FIELD DATA AND THE CORRECTNESS OF ALL CALCULATIONS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL FIELD DATA AND THE CORRECTNESS OF ALL CALCULATIONS.



REPORT to the MAYOR and MEMBERS of the CITY COUNCIL
From the CITY MANAGER

DATE: August 9, 2016

SUBJECT: **DRB 16-16 (T-Mobile)** - Ratification of the Design Review Board's approval of a request to install new antennas and associated equipment serving a wireless communications facility at 4711 Spring Street in the CD-D (Downtown Commercial / Urban Design Overlay) zone.

ISSUING DEPARTMENT: Community Development

SUMMARY:

Issues:

1. Does the proposed wireless communications facility meet the intent of the Urban Design Program policies and the City Council adopted design policies for wireless communications facilities?
2. Is the proposed project consistent with the policies and objectives of the General Plan?

Recommendation:

Staff recommends that the City Council ratify Design Review DRB 16-16 as set forth in the Certificate of Action (**Attachment C**).

Fiscal Impact:

There would be no impact to the General Fund related to the construction of the proposed project. City of La Mesa policy is to recover 100% of the cost of staff time through discretionary application and building permit fees.

Environmental Review:

The project is Categorically Exempt from review under the California Environmental Quality Act Section 15303, Class 3. Class 3 exemptions may be allowed for new construction of accessory structures and equipment where minor modifications are made to the exterior of the structure.

BACKGROUND:

This site is a roughly rectangular shaped parcel located on the east side of Spring Street between La Mesa Boulevard and Lemon Avenue. The parcel is developed with a commercial building that houses equipment for T-Mobile and other wireless facility providers. The building has several levels of flat roofs, with lower elements along portions of the north, south, and west elevations. The site is served by a small, gated parking lot located at the northwest portion of the parcel (**Attachment A**). The building houses wireless communications facilities operated by T-Mobile (formerly Cingular), Sprint and AT&T. A wireless facility for Clearwire Communications was approved in 2009 but was never constructed. Pictures of the existing site are included as **Attachment B**.

The subject property is designated for "Downtown Commercial" land use in the La Mesa General Plan. The parcel is located in the CD-D (Downtown Commercial / Urban Design Overlay) zone.

COMMUNITY IMAGE:

Development in the Downtown Commercial / Urban Design Overlay zone is subject to design review. The Urban Design Program maintains that good architectural design requires overall continuity and consistency with regard to building style, colors and materials. Additionally, the City has adopted design guidelines for wireless communications facilities. Architectural and wireless facility design guidelines include the following:

Fit: The design should be integrated into the existing structure and shall mimic natural elements and are natural in appearance. The design should minimize potential visual impacts and are compatible with their surroundings.

Consistency: There should be architectural consistency between all building elevations, including a consistent use of colors, materials, and detailing. A sense of overall architectural continuity must occur.

Form and texture: The antennas should be integrated architecturally into the style and character of the structure to which they are attached. Antennas shall be screened by natural looking elements.

Scale: The mass and scale of the facility should be appropriate to the site.

Colors: Building color(s) should be compatible and blend with the existing colors of the surrounding neighborhood and community, and strengthen the existing character, not detract or compete for attention. The use of earth tones for the building base color is recommended. Base colors should be complementary and subtle. Accent colors should be used carefully and be complementary to the base color or a variation of its hue. All façade mounted antennas shall be textured and

painted to match the existing structure.

DESIGN ANALYSIS:

The Design Review Board (DRB) reviewed the proposed plans and photo simulations (**Attachment D**) on July 25, 2016, and considered the following:

T-Mobile is proposing to install new antennas and associated equipment for their wireless communications facility on the subject property. The project consists of three new antennas, three new radios ("RRUS"), and related equipment. An overall site plan and roof plan is provided in the plans. The roof plan shows that one new antenna will be mounted on the north, south and west sides of the building. The antenna and radio unit mounting detail is shown on Sheet A-3, with equipment shown on Sheet A-4. The equipment will be sited on a lower roof facing La Mesa Boulevard, within an existing equipment screen enclosure. Existing cable trays will be used to connect cables from the equipment to each antenna and RRUS. Elevations showing each of the three panel antennas are provided on Sheets A-5 thru A-8 of the plans.

The most prominent change is the addition of three new panel antennas on the building, one facing La Mesa Boulevard, Spring Street and Lemon Avenue respectively on the north, west and south building elevations. Visual simulations of the project are included as **Attachment D**. After discussing the project, the DRB recommended approval of Design Review DRB 16-16.

CONCLUSION:

Staff recommends that the City Council ratify the Design Review Board's approval of DRB 16-16 as shown on the attached Certification of Action (**Attachment C**).

Reviewed by:



Yvonne Garrett
City Manager

Respectfully submitted by:



Carol Dick
Director of Community Development

Attachments: A – Vicinity map and aerial photograph.
B – Site photographs.
C – Certificate of Design Review Board Action.
D – Development plans and photo simulations.

Vicinity Map

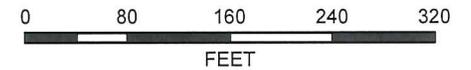


**CITY OF
LA MESA**
JEWEL of the HILLS

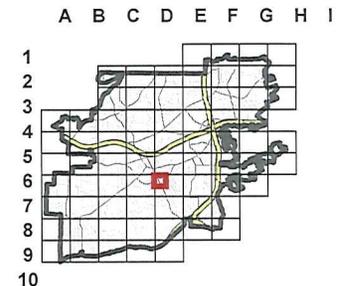
Site Development Plan
Design Review
DAB 16-16 / DRB 16-16

PROPERTY INFORMATION

Applicant	Pacific Bell Telephone Company
Site Address	4711 Spring Street La Mesa, CA 91941
APN	494-403-25-00
Lot Size	.87 acres
General Plan	Downtown Commercial
Zoning	CD-D Downtown Commercial; Urban Design Overlay Zone



DATA SOURCES:
City boundary, SanGIS, 2011
Roads, SanGIS, 2011



Aerial Map



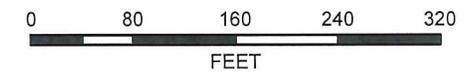
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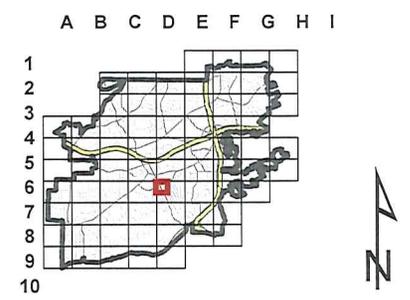
Site Development Plan Design Review DAB 16-16 / DRB 16-16

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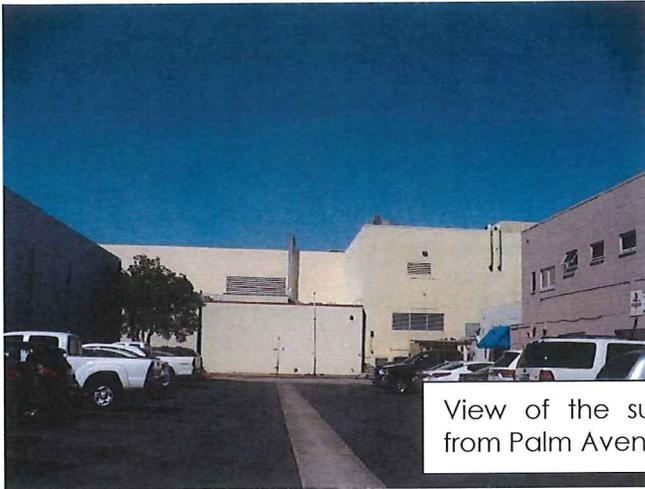
Subject site, 4711 Spring Street



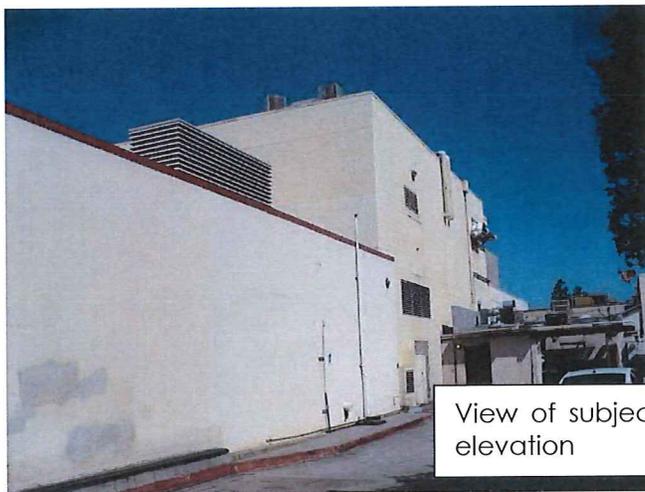
Subject site, La Mesa Boulevard street frontage



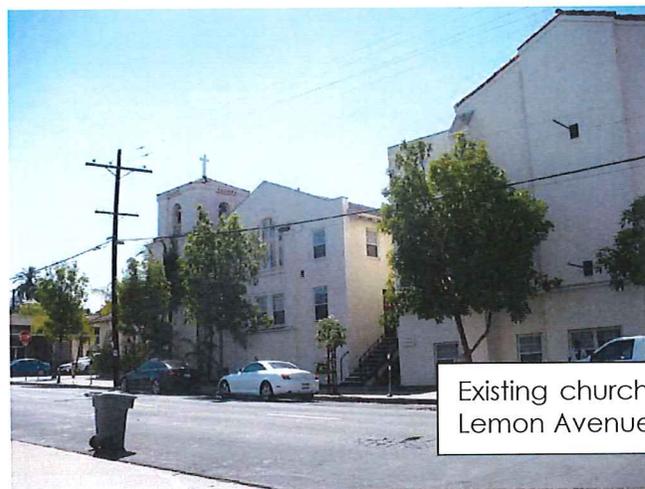
Neighboring properties along La Mesa Boulevard



View of the subject building
from Palm Avenue



View of subject building, east
elevation



Existing church building across
Lemon Avenue



View of subject building from
Lemon Avenue



View of subject building from
Spring Street



La Mesa Boulevard Trolley Station on
Spring Street west of the subject site



**CERTIFICATION OF
DESIGN REVIEW BOARD ACTION**

FILE: DRB 16-16 (T-Mobile)

MEETING DATE: July 25, 2016

SUBJECT: Review and recommendation to the City Council of a request to install new antennas and associated equipment serving a wireless communications facility at 4711 Spring Street in the CD-D (Downtown Commercial / Urban Design Overlay) zone.

DETERMINATION: After reviewing the proposal the Board made a motion to recommend approval of DRB 16-16 based on plans dated June 30, 2016 and a finding that the project is consistent with the City's Urban Design Program.

The vote on the motion was as follows:

AYES: Dick, Hulitt, Jacobs, McCullough, and Soutowood.
NOES: None.
ABSENT: None.
ABSTAIN: None.

ATTEST:

Chris Jacobs
Senior Planner

E:\cp2016\Resolutions\DRB\DRB-16-16.doc

T-Mobile

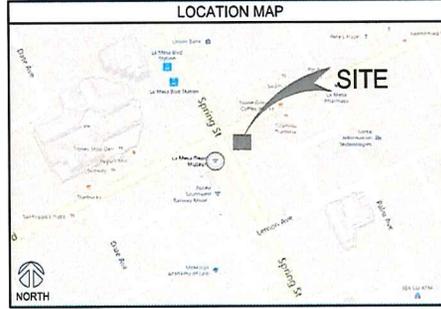
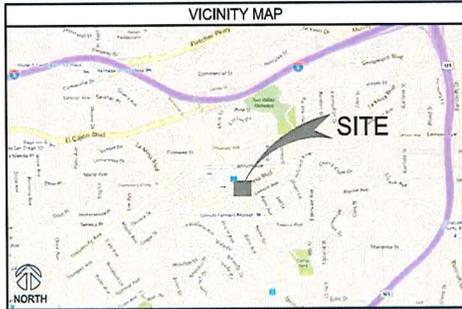


SITE NUMBER: SD06631A
 SITE NAME: SD631 PAC BELL CO-SPRING
 ADDRESS: 4711 SPRING ST.
 LA MESA, CA 91941
 COUNTY: SAN DIEGO
 PROJECT: L700



ALL DOCUMENTS ARE PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

PROJECT INFORMATION	
SITE NAME:	SD631 PAC BELL CO-SPRING
SITE NUMBER:	SD06631A
SITE ADDRESS:	4711 SPRING ST. LA MESA, CA 91941
JURISDICTION:	CITY OF LA MESA
COUNTY:	SAN DIEGO
LATITUDE:	32.76466400°
LONGITUDE:	-117.01936100°
CONSTRUCTION TYPE:	148
A.P.N.:	494-003-25
ZONING CLASSIFICATION:	CD-D
PROPOSED USE:	UNMANNED TELECOMMUNICATION FACILITY
PROPERTY OWNER:	PACIFIC BELL REAL ESTATE 3860 MURPHY CANYON RD, RM 200 SAN DIEGO, CA 92123
LANDLORD CONTACT:	DAVE ECKSTROM (658) 492-5527
T-MOBILE PROJECT MANAGER:	JOSEPH ROSE (658) 334-1112 joseph.rose41@T-Mobile.com
APPLICANT:	SAC WIRELESS ON BEHALF OF T-MOBILE DALL RICHARD (658) 200-6541 dall.richard@sacw.com



SCOPE OF WORK
T-MOBILE PROPOSES TO:
<ul style="list-style-type: none"> INSTALL (3) NEW L700 ANTENNAS INSTALL (3) NEW RADIOS (RRUS_B12) INSTALL (3) NEW RET CABLES INSTALL (3) NEW DC CABLES UPGRADE POWER/RECTIFIER TO SUPPORT L700 REPLACE EXISTING DUL WITH NEW DUS

LEGAL DESCRIPTION
BLK 2, LOTS 16-18* PAR 7 SBE MP270-37-38 IN ALLEY & IN LOTS 1-6 & IN OWNER INFO

GENERAL NOTES
THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

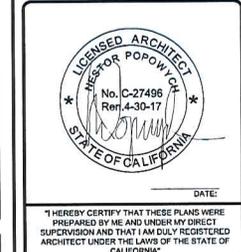
DO NOT SCALE DRAWINGS
CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS & FIELD CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ARCHITECT OR ENGINEER OF RECORD IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

SPECIAL NOTES
<ol style="list-style-type: none"> ALL WORK SHALL BE INSTALLED IN CONFORMANCE WITH CURRENT T-MOBILE CONSTRUCTION INSTALLATION GUIDE. EXISTING CONDITIONS WILL BE VERIFIED IN FIELD, IF SIGNIFICANT DEVIATIONS OR DETERIORATION ARE ENCOUNTERED AT THE TIME OF CONSTRUCTION, A REPAIR PERMIT WILL BE OBTAINED & CONTRACTOR SHALL NOTIFY ARCHITECT OR ENGINEER OF RECORD IMMEDIATELY. CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ARCHITECT OR ENGINEER OF RECORD IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME. THESE DRAWINGS ARE FULL SIZE & SCALEABLE ON 22"x34" SHEET SIZE & ARE NOT REDUCED IN SIZE. STATEMENT THAT COMPLIANCE WITH THE ENERGY CODE IS NOT REQUIRED. SCOPE OF WORK DOES NOT INVOLVE MODIFICATIONS TO EXTERIOR ENVELOPE OF BUILDING, HVAC SYSTEMS OR ELECTRICAL LIGHTING.

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REVISIONS				
REV	DATE	DESCRIPTION	INITIALS	DATE
0	04/04/16	90% CD'S	AR	
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DRIVING DIRECTIONS
DIRECTIONS FROM: 10509 VISTA SORRENTO PKWY, SAN DIEGO CA 92121
<ol style="list-style-type: none"> DEPART VISTA SORRENTO PKWY TOWARD DIRECTORS PL TURN RIGHT ONTO MIRA MESA BLVD TAKE RAMP RIGHT AND FOLLOW SIGNS FOR I-805 SOUTH AT EXIT 17B, TAKE RAMP RIGHT FOR I-8 EAST TOWARD EL CENTRO TAKE RAMP RIGHT FOR SPRING ST TOWARD DOWNTOWN KEEP STRAIGHT ONTO SPRING ST ARRIVE AT SPRING ST

Know what's below, Call before you dig.

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4711 SPRING ST. LA MESA, CA 91941

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

ATTACHMENT D

GENERAL NOTES:

- THIS FACILITY IS EXEMPT FROM HANDICAP REQUIREMENTS PER CBC SECTION 11058.3.4 EXCEPTION #1. THIS FACILITY IS NON-OCCUPABLE SPACE AND ENTERED ONLY BY SERVICE PERSONNEL.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LOCAL BUILDING CODE, THE LATEST EDITION AND ALL OTHER APPLICABLE CODES AND ORDINANCES.
- CONTRACTOR SHALL CONSTRUCT SITE IN ACCORDANCE WITH THESE DRAWINGS AND CONSTRUCTION SPECIFICATIONS 80-1196-1 REV H. THE SPECIFICATION IS THE RULING DOCUMENT AND ANY DISCREPANCIES BETWEEN THE SPECIFICATION AND THESE DRAWINGS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR ENGINEER OF RECORD PRIOR TO PROCEEDING WITH CONSTRUCTION.
- CONTRACTOR SHALL VISIT THE JOB SITE AND SHALL FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PREVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFORMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR ENGINEER OF RECORD PRIOR TO THE COMMENCEMENT OF WORK. NO COMPENSATION WILL BE AWARDED BASED ON CLAIM OF LACK OF KNOWLEDGE OF FIELD CONDITIONS.
- PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT AND APPURTENANCES, AND LABOR NECESSARY TO EFFECT ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS. OWNER PROVIDED MATERIALS WILL INCLUDE THE FOLLOWING, UNLESS NOTED OTHERWISE:
 - TRANSMITTER
 - RF FILTER
 - MFTS RACKS
 - AUXILIARY EQUIPMENT IN MFTS RACK
 - PUMP ASSEMBLY
 - HEAT EXCHANGE
 - HOSE AND HOSE MANIFOLD (ANY COPPER OR STEEL SECTION PROVIDED BY CONTRACTOR)
 - UHF ANTENNA AND MOUNTING BRACKET, GPS ANTENNA AND KU ANTENNAS
 - OHF CAX AND ANTENNAS
 - 480-208 & 208-400 ELECTRICAL TRANSFORMER (RE: E-2 FOR SPECIALIZED TRANSFORMER PROVIDED BY CONTRACTOR)
 - AUTOMATIC TRANSFER SWITCH AND GENERATOR
 - EQUIPMENT SHELTER (SHELTER FURNISH IN FACTORY WITH HVAC EQUIPMENT AND ELECTRICAL DISTRIBUTION PANEL)
 - INTEGRATED LOAD CENTER
 - ANTENNAS, RADIOS & CABLES
- DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS. SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, EXISTING CONDITIONS AND/OR DESIGN INTENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE WORK.
- DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS. ANY SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
- CONTRACTOR SHALL RECEIVE CLARIFICATION IN WRITING, AND SHALL RECEIVE IN WRITING AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEMS NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENT.
- CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE BEST CONSTRUCTION SKILLS AND ATTENTION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER CONTRACT, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK AREA, ADJACENT AREAS AND BUILDING OCCUPANTS THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFORM TO ALL OSHA REQUIREMENTS.
- CONTRACTOR SHALL COORDINATE HIS WORK WITH THE SUPERINTENDENT OF THE BUILDING & GROUNDS & SCHEDULE HIS ACTIVITIES AND WORKING HOURS IN ACCORDANCE WITH THE REQUIREMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH THE WORK OF OTHERS AS IT MAY RELATE TO RADIO EQUIPMENT, ANTENNAS AND ANY OTHER PORTIONS OF THE WORK.
- INSTALL ALL EQUIPMENT AND MATERIAL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
- MAKE NECESSARY PROVISIONS TO PROTECT EXISTING SURFACE, EQUIPMENT, IMPROVEMENTS, PIPING, ETC. AND IMMEDIATELY REPAIR ANY DAMAGE THAT OCCURS DURING CONSTRUCTION.
- IN DRILLING HOLES INTO CONCRETE WHETHER FOR FASTENING OR ANCHORING PURPOSES, OR PENETRATIONS THROUGH THE FLOOR FOR CONDUIT RUNS, PIPE RUNS, ETC., IT MUST BE CLEARLY UNDERSTOOD THAT REINFORCING STEEL SHALL NOT BE DRILLED INTO, CUT OR DAMAGED UNDER ANY CIRCUMSTANCES (UNLESS NOTED OTHERWISE). LOCATIONS OF REINFORCING STEEL ARE NOT DEFINITELY KNOWN AND THEREFORE MUST BE SEARCHED FOR BY APPROPRIATE METHODS AND EQUIPMENT.
- REPAIR ALL EXISTING WALL SURFACE DAMAGE DURING CONSTRUCTION SUCH THAT THEY MATCH AND BLEND IN WITH ADJACENT SURFACE.
- SEAL PENETRATION THROUGH FIRE RATED AREAS WITH U.L. LISTED AND FIRE CODE APPROVED MATERIALS.
- KEEP CONTRACT AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS, AND RUBBISH. EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY OF THE OWNER SHALL BE REMOVED. LEAVE PREMISES IN CLEAN CONDITIONS AND FREE FROM PAINT SPOT, DUST, OR SMUDGES OF ANY NATURE. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL ITEMS UNTIL COMPLETION OF CONSTRUCTION.
- MINIMUM BEND RADIUS OF ANTENNA CABLE SHALL BE IN ACCORDANCE WITH CABLE MANUFACTURERS RECOMMENDATIONS.
- DAMAGE TO EXISTING STRUCTURES AND/OR UTILITIES RESULTING FROM CONTRACTORS NEGLIGENCE SHALL BE REPAIRED AND/OR REPLACED TO THE OWNER'S SATISFACTION AT NO ADDITIONAL COST TO THE CONTRACT.
- ALL CONSTRUCTION IS TO ADHERE TO T-MOBILE'S INTEGRATED CONSTRUCTION STANDARDS UNLESS CALIFORNIA CODE IS MORE STRINGENT.
- THE INTENT OF THE PLANS AND SPECIFICATIONS IS TO PERFORM THE CONSTRUCTION IN ACCORDANCE WITH THE CALIFORNIA BUILDING STANDARDS CODE, TITLE 19 AND 24, CALIFORNIA CODE REGULATIONS. SHOULD ANY CONDITIONS DEVELOP NOT COVERED BY THE APPROVED PLANS AND SPECIFICATIONS WHEREIN THE FINISH WORK WILL NOT COMPLY WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS, A CHANGE ORDER DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY THE JURISDICTION BEFORE PROCEEDING WITH THE WORK.

SITE WORK NOTES:

- DO NOT SCALE BUILDING DIMENSIONS FROM DRAWINGS.
- SIZE, LOCATION, AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON AS-BUILT DRAWINGS BY GENERAL CONTRACTOR AND ISSUED TO ARCHITECT OR ENGINEER OF RECORD AT COMPLETION OF PROJECT.

- ALL EXISTING UTILITIES, FACILITIES, CONDITIONS AND THEIR DIMENSIONS SHOWN ON PLANS HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ARCHITECT OR ENGINEER OF RECORD AND OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORK SCHEDULES AND METHODS OF REMOVING OR ADJUSTING EXISTING UTILITIES.
- CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES BOTH HORIZONTAL AND VERTICALLY PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT OR ENGINEER OF RECORD FOR REVIEW AND INSTRUCTION. AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT OR ENGINEER OF RECORD. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND EXPENSE. CONTRACTOR SHALL CALL LOCAL DIGGER HOT LINE FOR UTILITY LOCATIONS 48 HOURS PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR SHALL CLEAN ENTIRE SITE AFTER CONSTRUCTION SUCH THAT NO PAPER, TRASH, WEEDS, BRUSH OR ANY OTHER DEPOSITS WILL REMAIN. ALL MATERIALS COLLECTED DURING CLEANING OPERATIONS SHALL BE DISPOSED OF OFF-SITE BY THE GENERAL CONTRACTOR.
- ALL SITE WORK SHALL BE CAREFULLY COORDINATED BY THE GENERAL CONTRACTOR WITH LOCAL UTILITY COMPANY, TELEPHONE COMPANY, AND ANY OTHER UTILITY COMPANIES HAVING JURISDICTION OVER THIS LOCATION.

FIRE DEPARTMENT NOTES:

- ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL BE CONSTRUCTED SO AS TO MAINTAIN AN EQUAL OR GREATER FIRE RATING.
- DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME-RETARDANT CONDITION. [CFC 807.1.2]
- CONTRACTOR SHALL VERIFY IN FIELD THE EXISTENCE OR INSTALLATION OF A FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2A-10BC, WITH A CHARGE STATUS ACCEPTABLE TO THE LOCAL FIRE AUTHORITY HAVING JURISDICTION

ELECTRICAL NOTES:

- ELECTRICAL CONTRACTOR SHALL SUPPLY AND INSTALL ANY/ALL ELECTRICAL WORK INDICATED. ANY/ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH DRAWINGS AND ANY/ALL APPLICABLE SPECIFICATIONS. IF ANY PROBLEMS ARE ENCOUNTERED BY APPLYING WITH THESE REQUIREMENTS, CONTRACTOR SHALL NOTIFY CONSTRUCTION MANAGER AS SOON AS POSSIBLE, AFTER THE DISCOVERY OF THE PROBLEMS, AND SHALL NOT PROCEED WITH THAT PORTION OF WORK, UNTIL THE CONSTRUCTION MANAGER HAS DIRECTED THE CORRECTIVE ACTIONS TO BE TAKEN.
- ELECTRICAL CONTRACTOR SHALL VISIT THE JOB SITE AND FAMILIARIZE HIMSELF WITH ANY/ALL CONDITIONS AFFECTING ELECTRICAL AND COMMUNICATION AND MAKE PROVISIONS AS TO THE COST THEREOF. ALL EXISTING CONDITIONS OF ELECTRICAL EQUIP., LIGHT FIXTURES, ETC., THAT ARE PART OF THE FINAL SYSTEM, SHALL BE VERIFIED BY THE CONTRACTOR, PRIOR TO THE SUBMITTING OF HIS BID. FAILURE TO COMPLY WITH THIS PARAGRAPH WILL, IN NO WAY RELIEVE CONTRACTOR OF PERFORMING ALL WORK NECESSARY FOR A COMPLETE AND WORKING SYSTEM.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CEC AND ALL CODES AND LOCAL ORDINANCES OF THE LOCAL POWER & TELEPHONE COMPANIES HAVING JURISDICTION. DO NOT SCALE ELECTRICAL DRAWINGS, REFER TO SITE PLANS AND ELEVATIONS FOR EXACT LOCATIONS OF ALL EQUIPMENT, AND CONFIRM WITH CONSTRUCTION MANAGER ANY SIZES AND LOCATIONS WHEN NEEDED.
- EXISTING SERVICES: CONTRACTOR SHALL NOT INTERRUPT EXISTING SERVICES WITHOUT WRITTEN PERMISSION OF THE OWNER.
- CONTRACTOR SHALL PAY FOR ANY/ALL PERMITS, FEES, INSPECTIONS AND TESTING. CONTRACTOR IS TO OBTAIN PERMITS AND APPROVED SUBMITTALS PRIOR TO THE WORK BEGINNING OR ORDERING EQUIPMENT.
- THE TERM "PROVIDE" USED IN CONSTRUCTION DOCUMENTS AND SPECIFICATIONS, INDICATES THAT THE CONTRACTOR SHALL FURNISH AND INSTALL.
- CONTRACTOR SHALL CONFIRM WITH LOCAL UTILITY COMPANY ANY/ALL REQUIREMENTS SUCH AS THE: LUG SIZE RESTRICTIONS, CONDUIT ENTRY, SIZE OF TRANSFORMERS, SCHEDULED DOWNTIME FOR THE OWNERS' CONFIRMATION, ETC.. ANY/ALL CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER, PRIOR TO BEGINNING ANY WORK.
- MINIMUM WIRE SIZE SHALL BE #12 AWG, NOT INCLUDING CONTROL WIRING, UNLESS NOTED OTHERWISE. ALL CONDUCTORS SHALL BE COPPER WITH THWN INSULATION.
- OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WET/DAMP LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED AREAS.
- IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF THE CONSTRUCTION. CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS FOR THE EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
- ELECTRICAL SYSTEM SHALL BE AS COMPLETELY AND EFFECTIVELY GROUNDED, AS REQUIRED BY SPECIFICATIONS, SET FORTH BY T-MOBILE AND CEC ARTICLE 250.
- ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS, WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND SUBJECT TO REGULATORY INSPECTION AND APPROVAL BY CONSTRUCTION MANAGER.
- ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
- CONTRACTOR SHALL GUARANTEE ANY/ALL MATERIALS AND WORK FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM DATE OF ACCEPTANCE.
- THE CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ANY ADDITIONAL CHARGE AND SHALL INCLUDE THE REPLACEMENT OR THE REPAIR OF ANY OTHER PHASE OF THE INSTALLATION, WHICH MAY HAVE BEEN DAMAGED THEREIN.
- ADEQUATE AND REQUIRED LIABILITY INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LOSS AND ANY/ALL PROPERTY DAMAGE FOR THE DURATION OF WORK.
- PROVIDE AND INSTALL CONDUIT, CONDUCTORS, PULL WIRES, BOXES, COVER PLATES, AND DEVICES FOR ALL OUTLETS AS INDICATED.
- DITCHING AND BACKFILL: CONTRACTOR SHALL PROVIDE FOR ALL UNDERGROUND INSTALLED CONDUIT AND/OR CABLES INCLUDING EXCAVATION AND BACKFILLING AND COMPACTION.
- MATERIALS, PRODUCTS AND EQUIPMENT, INCLUDING ALL COMPONENTS THEREOF, SHALL BE NEW AND SHALL APPEAR ON THE LIST OF U.L. APPROVED ITEMS AND SHALL MEET OR EXCEED THE REQUIREMENTS OF THE NEC, NEMA AND IEC.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR MANUFACTURER'S CATALOG INFORMATION OF ANY/ALL LIGHTING FIXTURES, AND ALL OTHER ELECTRICAL ITEMS FOR APPROVAL BY THE CONSTRUCTION MANAGER PRIOR TO INSTALLATION.
- ANY CUTTING OR PATCHING DEEMED NECESSARY FOR ELECTRICAL WORK IS THE ELECTRICAL CONTRACTOR'S RESPONSIBILITY AND SHALL BE INCLUDED IN THE COST FOR WORK AND PERFORMANCE TO THE SATISFACTION OF THE CONSTRUCTION MANAGER UPON FINAL ACCEPTANCE.
- THE ELECTRICAL CONTRACTOR SHALL LABEL ALL PANELS WITH ONLY TYPEWRITTEN DIRECTORIES. ALL ELECTRICAL WIRING SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.

- DISCONNECT SWITCHES SHALL BE H.P. RATED HEAVY-DUTY, QUICK-MAKE AND QUICK-BREAK ENCLOSURES, AS REQUIRED BY EXPOSURE TYPE.
- ALL CONNECTIONS SHALL BE MADE WITH A PROTECTIVE COATING OF ANTI-OXIDE COMPOUND SUCH AS "NO-OXIDE A" BY DEARBORNE CHEMICAL CO. COAT ALL WIRE SURFACES BEFORE CONNECTING. EXPOSED COPPER SURFACES, INCLUDING GROUNDING BARS, SHALL BE TREATED - NO SUBSTITUTIONS.
- RACEWAYS: CONDUIT SHALL BE SCHEDULE 40 PVC MEETING OR EXCEEDING NEMA TC2-1990. CONTRACTOR SHALL PLUG AND CAP EACH END OF SPARE AND EMPTY CONDUITS AND PROVIDE TWO SEPARATE PULL STRINGS- 200 LBS TEST POLYETHYLENE CORD. ALL CONDUIT BENDS SHALL BE A MINIMUM OF 8FT RADIUS. RGS CONDUITS WHEN SPECIFIED, SHALL MEET UL-6 FOR GALVANIZED STEEL. ALL FITTINGS SHALL BE SUITABLE FOR USE WITH THREADED RIGID CONDUIT. COAT ALL THREADS WITH "BRITE ZINC" OR "GOLD GALV".
- SUPPORT OF ALL ELECTRICAL WORK SHALL BE AS REQUIRED BY CEC.
- CONDUCTORS: CONTRACTOR SHALL USE 98% CONDUCTIVITY COPPER WITH TYPE THWN INSULATION, 800 VOLT, COLOR CODED. USE SOLID CONDUCTORS FOR WIRE UP TO AND INCLUDING NO. 8 AWG. USE STRANDED CONDUCTORS FOR WIRE ABOVE NO. 8 AWG.
- CONNECTORS FOR POWER CONDUCTORS: CONTRACTOR SHALL USE PRESSURE TIGHT INSULATED TWIST-ON CONNECTORS FOR NO. 10 AWG AND SMALLER. USE SOLDERLESS MECHANICAL TERMINAL LUGS FOR NO. 8 AWG AND LARGER.
- SERVICE: 240/120V, SINGLE PHASE, 3 WIRE CONNECTION AVAILABLE FROM UTILITY COMPANY. OWNER OR OWNERS AGENT WILL APPLY FOR POWER.
- TELEPHONE SERVICE: CONTRACTOR SHALL PROVIDE EMPTY CONDUITS WITH PULL STRINGS AS INDICATED ON DRAWINGS.
- ELECTRICAL AND TELCO RACEWAYS TO BE BURIED A MINIMUM OF 2' DEPTH.
- CONTRACTOR SHALL PLACE TWO LENGTHS OF WARNING TAPE AT A DEPTH OF 12" BELOW GROUND AND DIRECTLY ABOVE ELECTRICAL AND TELCO SERVICE CONDUITS. CAUTION TAPE TO READ "CAUTION BURIED ELECTRIC" OR "BURIED TELECOM".

GROUNDING NOTES:

- COMPRESSION CONNECTIONS (2) 2 AWG BARE TINNED SOLID COPPER CONDUCTORS TO GROUNDING BAR. REMOVE CONDUCTORS TO BURIED GROUNDING RING AND PROVIDE PARALLEL EXOTHERMIC WELD.
- EO SHALL USE PERMANENT MARKER TO DRAW THE LINES BETWEEN EACH SECTION AND LABEL EACH SECTION ("P", "A", "N", "T") WITH 1" HIGH LETTERS.
- ALL HARDWARE 18-8 STAINLESS STEEL, INCLUDING LOCK WASHERS, COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING. ALL HARDWARE SHALL BE STAINLESS STEEL 3/8 INCH DIAMETER OR LARGER.
- FOR GROUND BOND TO STEEL ONLY: INSERT A CADMIUM FLAT WASHER BETWEEN LUG AND STEEL. COAT ALL SURFACES WITH AN ANTI-OXIDANT COMPOUND BEFORE MATING.
- NUT & WASHER SHALL BE PLACED ON THE FRONT SIDE OF THE GROUNDING BAR AND BOLTED ON THE BACK SIDE.
- NUMBER OF GROUNDING BARS MAY VARY DEPENDING ON THE TYPE OF TOWER, ANTENNA LOCATION, AND CONNECTION ORIENTATION. PROVIDE AS REQUIRED.
- WHEN THE SCOPE OF WORK REQUIRES THE ADDITION OF A GROUNDING BAR TO AN EXISTING TOWER, THE SUBCONTRACTOR SHALL OBTAIN APPROVAL FROM THE TOWER OWNER PRIOR TO MOUNTING THE GROUNDING BAR TO THE TOWER.
- ALL ELECTRICAL AND GROUNDING AT THE CELL SITE SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE (NEC), NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 780 (LATEST EDITION), CALIFORNIA BUILDING STANDARDS AND MANUFACTURER.

STRUCTURAL SPECIFICATIONS:

- GENERAL
 - GENERAL DETAILS AND NOTES ON THESE SHEETS SHALL APPLY UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE. CONSTRUCTION DETAILS NOT FULLY SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS SHOWN UNDER SIMILAR CONDITIONS.
 - SHORING: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL ALL TEMPORARY BRACING AND SHORING TO INSURE THE SAFETY OF THE WORK UNTIL IT IS IN ITS COMPLETED FORM. THIS INCLUDES UNDERPINNING EXISTING FOOTINGS WHERE APPLICABLE.
 - SAFETY: THESE STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE INDICATED, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION.
- STEEL
 - ALL STRUCTURAL STEEL SECTIONS AND WELDED PLATE MEMBERS SHALL CONFORM TO ASTM A-36 AND BE FABRICATED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE AISC.
 - ALL BOLTS SHALL CONFORM TO ASTM A-307 UNLESS OTHERWISE NOTED ON PLANS.
 - STEEL PIPE COLUMNS SHALL BE GRADE "B" CONFORMING TO ASTM A53.
 - STEEL TUBING SHALL BE GRADE "B" CONFORMING TO ASTM A500.
 - ALL WELDING SHALL BE DONE IN CERTIFIED WELDER'S SHOP UNLESS NOTED OTHERWISE.
 - ALL STRUCTURAL STEEL SHALL HAVE MILL CERTIFICATION. MILL CERTIFICATION SHALL BE KEPT ON THE JOB SITE FOR EXAMINATION BY THE DESIGN ENGINEER AND THE CITY INSPECTOR.
 - ALL HIGH STRENGTH BOLTS SHALL HAVE MILL CERTIFICATION. MILL CERTIFICATION SHALL BE KEPT ON THE JOB SITE FOR EXAMINATION BY THE INSPECTOR.
- CONCRETE
 - STRENGTH: CONCRETE FOR THE PROJECT SHALL HAVE THE FOLLOWING ULTIMATE COMPRESSIVE STRENGTH AT AGE OF 28 DAYS:

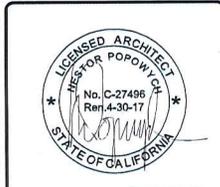
LOCATION	STRENGTH	WT.	SLUMP	ADMIXTURE
F. SLAB & FOOTING	2500 PSI	150 PCF	#	NONE
REBAR GRADES: REINFORCING STEEL SHALL BE CLEAN PREFORMED BARS CONFORMING TO ASTM A616 AS FOLLOWS:				
#4 & SMALLER BARS.....	GRADE 40			
#5 & LARGER BARS.....	GRADE 60			
CEMENT: FOUNDATIONS & SLABS: TYPE I, LOW ALKALI, CONFORMING TO ASTM C-150.				
PIERCER/CAISSON FOOTINGS: TYPE V, LOW ALKALI, CONFORMING TO ASTM C-150.				
AGGREGATE: USED IN THE CONCRETE SHALL CONFORM TO ASTM C-33. USE ONLY AGGREGATES KNOWN NOT TO CAUSE EXCESSIVE SHRINKAGE. THE MAXIMUM SIZE AGGREGATE IN CONCRETE WORK SHALL BE THE FOLLOWING:				
A. FOUNDATIONS & SLABS 9" OR LESS: 3/4" GRAVEL				
B. PIER/CAISSON FOOTING: 1" GRAVEL				
WATER: SHALL BE CLEAN AND FREE FROM DELETERIOUS AMOUNT OF ACIDS, ALKALIS, ORGANIC MATERIALS AND SHALL BE SUITABLE FOR HUMAN CONSUMPTION.				
MIXING: PREPARATION OF CONCRETE SHALL CONFORM TO ASTM C-94. NO MORE THAN 90 MINUTES SHALL ELAPSE BETWEEN CONCRETE BATCHING AND CONCRETE PLACEMENT UNLESS APPROVED BY A TESTING AGENCY.				
SPLICES OF REINFORCING STEEL SHALL BE LAPPED A MINIMUM OF 40 DIAMETERS AND SECURELY WIRED TOGETHER. SPLICES OF ADJACENT REINFORCING BARS SHALL BE STAGGERED WHEREVER POSSIBLE.				



REVISIONS				
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0	04/04/16	90% CD'S	AR	
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REVISIONS				
REV.	DATE	DESCRIPTION	INITIALS	DATE

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET



DATE: _____
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME AND UNDER MY DIRECT SUPERVISION AND THAT I AM DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF CALIFORNIA.

SD631 PAC BELL CO-SPRING
 SD06631A
 4711 SPRING ST.
 LA MESA, CA 91941

SHEET TITLE

GENERAL NOTES

SHEET NUMBER

T-2

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY IN NATURE. ANY USE OR DISCLOSURE OF INFORMATION CONTAINED HEREIN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS STRICTLY PROHIBITED.

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY TO T-MOBILE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO T-MOBILE SERVICES IS STRICTLY PROHIBITED.

- D. TIMBER**
- ALL LUMBER SHALL BE NO. 2 GRADE DOUGLAS FIR, S4S, UNLESS NOTED OTHERWISE
 - ROOF PLYWOOD SHALL MATCH EXISTING PLYWOOD SHEATHING WITH A PANEL SPAN RATING 32/16. EDGE NAIL WITH 8d AT 6" O.C. UNLESS NOTED OTHERWISE ON PLANS. NAIL WITH 8d AT 12" O.C. AT INTERMEDIATE SUPPORTS.
 - THE MAXIMUM MOISTURE CONTENT OF ALL LUMBER SHALL NOT EXCEED 19% AT THE TIME OF INSTALLATION.
 - MINIMUM NAILING SHALL COMPLY WITH TABLE 2304.8.1 OF CALIFORNIA BUILDING CODE. ALL NAILS SHALL BE COMMON WIRE NAILS.
 - ALL BOLTS SHALL HAVE STANDARD CUT WASHERS UNDER HEADS AND/OR NUTS WHERE IN CONTACT WITH WOOD.
 - LAG BOLTS SHALL BE SCREWED INTO PLACE, NOT DRIVEN. LAG BOLTS SHALL BE INSTALLED IN PRE-DRILLED HOLES WITH A DIAMETER EQUAL TO 75% DIAMETER OF BOLTS.
 - CONNECTORS: ALL SHEET METAL FRAMING CONNECTORS SHOWN IN THE PLANS SHALL BE SIMPSON STRONG-TIE CONNECTORS. SUBSTITUTIONS MAY BE MADE WHEN APPROVED BY THE STRUCTURAL ENGINEER.
 - ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH MASONRY OR CONCRETE SHALL BE WOLMANIZED PRESSURE TREATED LUMBER OR A NATURALLY DECAY RESISTANT LUMBER SUCH AS REDWOOD OR CEDAR.

PAINTING NOTES & SPECIFICATIONS:

- A. GENERAL**
- ALL PAINT PRODUCT LINES SHALL BE SHERWIN WILLIAMS UNLESS SPECIFICALLY NOTED OTHERWISE.
 - CONTRACTOR SHALL PREPARE ALL SURFACES AND APPLY ALL FINISHES PER LATEST EDITION OF MANUFACTURER'S SPECIFICATIONS.
 - COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS REGARDING SUFFICIENT DRYING TIME BETWEEN COATS WITH PROVISIONS AS RECOMMENDED BY MANUFACTURER FOR EXISTING WEATHER CONDITIONS.
 - FINISH COLOR AND TEXTURE OF ALL PAINTED SURFACES SHALL MATCH EXISTING ADJACENT SURFACES UNLESS OTHERWISE NOTED.
 - ALL PAINT MATERIAL DATA SHEETS SHALL BE PROVIDED TO THE T-MOBILE CONSTRUCTION MANAGER. PREPARE PREVIOUSLY PAINTED SURFACE BY LIGHT SANDING WITH 400 GRIT SANDPAPER AND NON-HYDROCARBON WASH. PREPARE GALVANIZED SURFACES BY ACID ETCH OR SOLVENT CLEANING IN ACCORDANCE WITH SSPC-SP1.
 - FURNISH DROP CLOTHES, SHIELDS, MASKING AND PROTECTIVE METHODS TO PREVENT SPRAY OR DROPPINGS FROM DAMAGING ADJACENT SURFACES AND FACILITIES.
 - APPLY PAINT BY AIRLESS SPRAY, SANDING LIGHTLY BETWEEN EACH SUCCEEDING ENAMEL COAT ON FLAT SURFACES. APPLY MATERIAL TO ACHIEVE A COATING NO THINNER THAN THE DRY FILM THICKNESS INDICATED.
 - APPLY BLOCK FILTER TO CONCRETE BLOCK CONSTRUCTION AT A RATE TO ENSURE COMPLETE COVERAGE WITH PORES COMPLETELY FILLED.
 - CONTRACTOR SHALL CORRECT RUNS, SAGS, MISSES AND OTHER DEFECTS INCLUDING INADEQUATE COVERAGE AS DIRECTED BY THE T-MOBILE CONSTRUCTION MANAGER. REPAINT AS NECESSARY TO ACHIEVE SURFACES WHICH ARE SMOOTH, EVENLY COATED WITH UNIFORM SHEEN AND FREE FROM BLEMISHES.
- B. COATING SYSTEM SPECIFICATIONS**
- DTM ACRYLIC COATING (SERIES B88) BY SHERWIN WILLIAMS CO. 1MIL DFT PER COAT APPLIED IN TWO COATS OVER DTM BONDING PRIMER (B64S0).
 - 100% ACRYLIC LATEX COATING EQUIVALENT TO A-100 (SERIES A-82) BY SHERWIN WILLIAMS CO. 1 DFT PER COAT APPLIED IN TWO COATS OVER SPECIFIED PRIMER, PAINT & PRIMER
- C. ANTENNAS**
- PRIMER - KEM AQUA E51-W525
TOPCOAT - COROTHANE II B65W200/B60V22
- BTS CABINET**
- PRIMER - KEM AQUA E51-W525
TOPCOAT - COROTHANE II B65W200/B60V22
- COAXIAL JUMPER CABLES**
- PRIMER - AS REQUIRED FOR ADHESION. APPLY ONE COAT OF KEM AQUA WATER REDUCIBLE PRIMER E51W25 REDUCED 25%
TOPCOAT - 2 COATS COROTHANE II POLYURETHANE B65W200/B60V2
- RAW STEEL**
- PRIMER - KEM BOND HS B50WZ4, DMT ACRYLIC PRIMER
TOPCOAT - 2 COATS COROTHANE II POLYURETHANE B65W200/B60V2
- GALVANIZED METAL**
- ACID ETCH WITH COMMERCIAL ETCH OR VINEGAR PRIMER COAT AND FINISH COAT (GALVITE HIGH SOLIDS OR DTM PRIMER/FINISH)
- STAINLESS STEEL**
- PRIMER - OTM WASH PRIMER, B71Y1
TOPCOATS - 2 COATS COROTHANE II POLYURETHANE B65W200/B60V2
- PRE-PRIMED STEEL**
- TOUCH UP ANY RUST OR UN-PRIMED STEEL WITH KEM BOND HS, S50WZ4
- ALUMINUM & COPPER**
- PRIMER - DTM WASH PRIMER, B71Y1
TOPCOAT - 2 COATS COROTHANE II POLYURETHANE B65W200/B60V2
- CONCRETE MASONRY**
- PRIMER - PRO MAR EXTERIOR BLOCK FILLER
TOPCOAT - 2 COATS A-100 LATEX HOUSE & TRIM, SHEEN TO MATCH
- CONCRETE STUCCO (EXISTING)**
- 2 COATS A-100 LATEX HOUSE & TRIM, SHEEN TO MATCH
- STUCCO**
- PRIMER - PRO MAR MASONRY CONDITIONED B-46 W21000
TOPCOAT - SUPERPAINT A-80 SERIES A-89 SATIN A-84 GLOSS
- WOOD**
- PRIMER - A-100 EXTERIOR ALKYD W009D PRIMER Y-24W20
TOPCOAT - 2 COATS A-100 LATEX HOUSE & TRIM SHEEN TO MATCH ADJACENT SURFACES

FIELD CUTS/DAMAGE (PRIOR TO PRIME & PAINT)
FIRST & SECOND COAT - CUPRINOX CLEAR WOOD PRESERVATIVE #158-0356 ALL PENETRATIONS INTO FINISHED CLU-LAMS SHALL BE CALKED WITH "SIKAFLEX" SEALANT

STEEL TOUCH UP
STEEL THAT HAS BEEN WELDED, CUT OR SCRATCHED IN THE FIELD SHALL BE TOUCHED UP WITH GOLD GALVANIZED PAINT.

CONCRETE MASONRY NOTES:

- CONCRETE MASONRY UNITS SHALL BE MEDIUM WEIGHT UNITS CONFORMING TO ASTM C90, (FM=1,500 PSl), MEDIUM WEIGHT (115 PCF).
- MORTAR SHALL BE TYPE "S" (MINIMUM 1,800 PSI AT 2 DAYS).
- GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI AT 28 DAYS.
- ALL CELLS CONTAINING REINFORCING STEEL OR EMBEDDED ITEMS AND ALL CELLS IN RETAINING WALLS AND WALLS BELOW GRADE SHALL BE SOLID GROUTED.
- WHEN GROUTING IS STOPPED FOR ONE HOUR OR LONGER, HORIZONTAL CONSTRUCTION JOINTS SHALL BE FORMED BY STOPPING THE GROUT POUR 1-1/2" BELOW TOP OF THE UPPERMOST UNIT.
- ALL MASONRY CONSTRUCTION TO BE PERFORMED AS PER TMS 402-11ACI 530-1/ASCE 5-1, CBC 2013 CHAPTER 21 AND LOCAL BUILDING ORDINANCES.
- REINFORCING BARS- SEE NOTES UNDER "REINFORCING STEEL" FOR REQUIREMENTS.
- ALL CELLS IN CONCRETE BLOCKS SHALL BE FILLED SOLID WITH GROUT EXCEPT AS NOTED IN THE DRAWINGS AND SPECIFICATIONS.
- BRICKS SHALL CONFORM TO ASTM C-62 AND SHALL BE GRADE MW OR BETTER.

STRUCTURAL CONCRETE NOTES:

- ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301-10, ACI 318-11 AND THE SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
- ALL CONCRETE SHALL HAVE MINIMUM COMPRESSIVE STRENGTH IC=2500PSI AT 28 DAYS UNLESS NOTED OTHERWISE.
- REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPLICES CLASS "B" AND ALL HOOKS SHALL BE STANDARD UNLESS NOTED OTHERWISE.
- THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:

CONCRETE CASTS AGAINST EARTH..... 3 IN.

CONCRETE EXPOSED TO EARTH OR WEATHER:
#6 AND LARGER..... 2 IN.
#5 AND SMALLER & WWF..... 1-1/2 IN.

CONCRETE NOT EXPOSED TO EARTH OR WEATHER OR NOT CAST AGAINST THE GROUND:
SLAB AND WALL..... 3/4 IN.
BEAMS AND COLUMNS..... 1-1/2 IN.

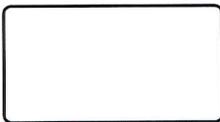
- A 3/4" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE U.N.O. IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.
- HOLES TO RECEIVE EXPANSION/WEDGE ANCHORS SHALL BE 1/8" LARGER IN DIAMETER THAN THE ANCHOR BOLT, DOWEL OR ROD AND SHALL CONFORM TO MANUFACTURERS RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. LOCATE AND AVOID CUTTING EXISTING REBAR WHEN DRILLING HOLES IN CONCRETE SLABS.
- USE AND INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR SHALL BE PER ICC ERI# & MANUFACTURERS WRITTEN RECOMMENDED PROCEDURES.

BATTERY NOTES:

- QUANTITIES OF 500 GAL. OR LESS ARE EXEMPT PER TABLE 3-E OF THE 1997 U.S.G.C.
- SINGLE VESSEL CAPACITIES OF 20 GAL. OR LESS, AND AGGREGATE QUANTITIES NOT IN EXCESS OF 100 GAL. ARE EXEMPT PER ARTICLE 64 OF THE 2013 C.F.C.
- QUANTITIES LESS THAN 50 GAL. ARE EXEMPT FROM C.F.C. ARTICLE 60, AND SHALL NOT REQUIRE PERMIT.
- ANY CHANGES OR ADDITIONS TO BACK-UP BATTERIES MUST COMPLY WITH 2013 C.F.C. ARTICLE 64, AND SHALL NOT CONTAIN ELECTROLYTE QUANTITIES IN EXCESS OF 50

FIRE DEPARTMENT NOTES:

- FIRE DEPARTMENT FINAL INSPECTION REQUIRED, SCHEDULE INSPECTION 2 DAYS IN ADVANCE.
- A GFC PERMIT TO OPERATE BATTERY SYSTEMS WITH STATIONARY LEAD-ACID BATTERIES IS NOT REQUIRED FOR THE QUANTITIES ON SITE.
- A GFC PERMIT MAY BE REQUIRED FOR THE HAZARDOUS MATERIALS ON SITE.
- A HAZARDOUS MATERIALS IDENTIFICATION SIGN IS REQUIRED FOR ALL ENTRANCES INTO BATTERY STORAGE AREAS. LETTERS MUST BE AT LEAST 1" IN HEIGHT AND IN A COLOR WHICH CONTRASTS TO THE BACKGROUND OF THE SIGN AND LIST THE FOLLOWING: "CLASS 1 WATER REACTIVE LIQUID TOXIC LIQUID CORROSIVE LIQUID OTHER HEALTH HAZARD LIQUID"
- AN APPROVED METHOD TO NEUTRALIZE SPILLED ELECTROLYTE SHALL BE PROVIDED IN THE BATTERY ROOM.
- BATTERIES SHALL BE PROVIDED WITH SAFETY VENTING CAPS.
- LOCATIONS AND CLASSIFICATIONS OF EXTINGUISHERS SHALL BE IN ACCORDANCE WITH THE UNIFORM FIRE CODE STANDARD 10-1 AND PLACEMENT IS SUBJECT TO APPROVAL OF THE FIRE INSPECTOR.
- STORAGE, DISPENSING OR USE OF ANY FLAMMABLE AND COMBUSTIBLE LIQUIDS, FLAMMABLE AND COMPRESSED GASES, AND OTHER HAZARDOUS MATERIALS SHALL COMPLY WITH UNIFORM FIRE CODE REGULATIONS.
- EXIST DOORS SHALL BE ABLE TO OPEN FROM THE INSIDE WITHOUT THE USE OF KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
- ADDRESS NUMBERS SHALL BE A MINIMUM 8 INCHES HIGH AND PLAINLY VISIBLE FROM ROADWAY BUILDING IS ADDRESSED ON.
- REQUIRED SIGNAGE SHALL INCLUDE LETTERING HEIGHT OF AT LEAST ONE INCH, IN A COLOR THAT CONTRASTS TO THE SIGN BACKGROUND, AND SHALL BE PROMINENTLY DISPLAYED.
- REQUIRED SIGNAGE SHALL INCLUDE, BUT MAY NOT BE LIMITED TO, APPLICABLE TYPES FROM EXAMPLES SHOWN HEREIN (SEE SIGNAGE).



REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
0	04/04/16	90% CD's	AR
1	04/08/16	100% CD's	FR
2	05/19/16	LL COMMENTS	CA

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET



DATE: _____
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME AND UNDER MY DIRECT SUPERVISION AND THAT I AM DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF CALIFORNIA.

SD631 PAC BELL CO-SPRING
SD06631A
4711 SPRING ST.
LA MESA, CA 91941

SHEET TITLE

GENERAL NOTES

SHEET NUMBER

T-3

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY TO T-MOBILE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO T-MOBILE SERVICES IS STRICTLY PROHIBITED.

	DETAIL REFERENCE		PROPERTY LINE
	ELEVATION REFERENCE		CENTER LINE
	SECTION REFERENCE		FIBER CABLE
	AZIMUTH ARROW		GROUNDING CABLE
	ELEVATION BUBBLE		
	MECHANICAL GRND. CONN.		
	CADWELD		
	GROUND BUS BAR		
	EXISTING T-MOBILE ANTENNAS		
	PROPOSED T-MOBILE ANTENNAS		
	T-MOBILE RADIO		

LEGEND	SCALE	4
	N.T.S.	

- CONSTRUCTION DRAWINGS: SD06631A_A_E_SD06631A-00-70912; SD06631A; BY: DEPRATTI INC;
- 05/27/12
- SCOPE OF WORK: RFDS_SD06631A_0_(L7000)_Signed_012916
- SITE WALK: -
- SITE SURVEY: -

REFERENCED DOCUMENTS	SCALE	3
	N.T.S.	

NOTICE

Radio frequency fields beyond this point may exceed the FCC general public exposure limit.

Obey all posted signs and site guidelines for working in radio frequency environments.
In accordance with Federal Communications Commission rules on radio frequency emissions 47 CFR 1.1307 (b)

CAUTION

Beyond this point: Radio frequency fields at this site may exceed FCC rules for human exposure.

For your safety, obey all posted signs and site guidelines for working in radio frequency environments.
In accordance with Federal Communications Commission rules on radio frequency emissions 47 CFR 1.1307 (b)

WARNING

Beyond this point: Radio frequency fields at this site exceed the FCC rules for human exposure.

Failure to obey all posted signs and site guidelines for working in radio frequency environments could result in serious injury.
In accordance with Federal Communications Commission rules on radio frequency emissions 47 CFR 1.1307 (b)

ALERTING SIGNS

DANGER

HAZARDOUS MATERIAL STORAGE AREA

WARNING

THIS FACILITY CONTAINS
CORROSIVE LIQUID
TOXIC LIQUID CLASS 1
WATER REACTIVE LIQUID

IN CASE OF
EMERGENCY
CALL
1-866-400-6040

SITE NUMBER: SD06631A
SITE NAME: SD631 PAC BELL
CO-SPRING



INFORMATION SIGN

ABBREVIATION	DEFINITION	GRND.	GROUND
A.B.	ANCHOR BOLT	HDR.	HEADER
ABV.	ABOVE	HGR.	HEIGHT
AC	AIR CONDITIONING	ICGR.	ISOLATED COPPER GROUND BUS
ACU	AIR CONDITIONING UNIT	IGR	INTERIOR GROUND RING
ACCA	ANTENNA CABLE COVER ASSY.	IN. (")	INCHES
ADDL	ADDITIONAL	INT.	INTERIOR
A.F.F.	ABOVE FINISHED FLOOR	POUNDS	POUNDS
A.F.G.	ABOVE FINISHED GRADE	LB. (#)	LAG BOLTS
A.G.L.	ABOVE GRADE LEVEL	L.B.	LINEAR FEET (FOOT)
ALUM.	ALUMINUM	L.F.	LONG (TUDINAL)
ALT.	ALTERNATE	L	MASTER GROUND BUS
ANT.	ANTENNA	MGR	MASCONRY
APPRX.	APPROXIMATE(LY)	MFR.	MANUFACTURER
APX	APEX	MAX.	MAXIMUM
ARCH.	ARCHITECT(URAL)	M.B.	MACHINE BOLT
ASSY.	ASSEMBLY	MECH.	MECHANICAL
AWG.	AMERICAN WIRE GAUGE	MFR.	MANUFACTURER
BCN	BEACON	MIN.	MINIMUM
BD.	BOLLARD	MISC.	MISCELLANEOUS
BDK	BRASS DISK	MTL.	METAL
BLDG.	BUILDING	MW	MICROWAVE
BLK	BLOCK	(N)	NEW
BLKG.	BLOCKING	NO. (#)	NUMBER
BM	BEAM / BENCH MARK	N.T.S.	NOT TO SCALE
B.N.	BOUNDARY NAILING	O.C.	ON CENTER
BTOW.	BARE TINNED COPPER WIRE	CH.	OVERHEAD
B.O.F.	BOTTOM OF FOOTING	CHP	OPENING
BTM.	BOTTOM	OPNG.	PRECAST CONCRETE
BRC.	BRACE	P/C	PLYWOOD
BTS	BASE TRANSCIVER STATION	PLY.	POWER PROTECTION CABINET
B.W.F.	BARBED WIRE FENCE	PFC	POUNDS PER SQUARE FOOT
BU	BACK-UP CABINET	P.S.F.	POUNDS PER SQUARE INCH
CAB.	CABINET	P.S.I.	PRESSURE TREATED
CANT.	CANTILEVER(ED)	P.T.	POWER (CABINET)
C.I.P.	CAST IN PLACE	PWR.	QUANTITY
C.L.F.	CHAIN LINK FENCE	QTY.	RADIUS
CLG.	CEILING	R.	RADIATION CENTER
CLR.	CLEAR	RAD. CTR.	RADIO BASE STATION
COL.	COLUMN	RBS	REFERENCE
CONC.	CONCRETE	REF.	REINFORCEMENT(ING)
CONN.	CONNECTION(OR)	REINF.	REQUIRED
CONST.	CONSTRUCTION	REQD.	RADIO FREQUENCY
CONT.	CONTINUOUS	RF	RIGID GALVANIZED STEEL
CPD	CONCRETE PAD	RGS	REMOTE RADIO UNIT
C.T.	CABLE TRAY	RRU	REMOTE RADIO HEAD
d	PENNY (NAILS)	RRH	SCHEDULE
DBL	DOUBLE	SCH.	SHEET
DEF.	DEFINITION	SHT.	SIMILAR
DEPT.	DEPARTMENT	SIM.	SPECIFICATION(S)
D.F.	DIAGNOSIS	SPEC.	SP
DIA. (Ø)	DIAMETER	SQ.	SQUARE
DIAG.	DIAGONAL	S.S.	STAINLESS STEEL
DIM.	DIMENSION	STD.	STANDARD
DR.	DOOR	STL.	STEEL
DWG.	DRAWING(S)	STRUC.	STRUCTURAL
DWL	DOWEL(S)	T.B.D.	TO BE DETERMINED
EA.	EACH	T.B.R.	TO BE RESOLVED
EBX	ELECTRICAL BOX	TEMP.	TEMPORARY
EG	EQUIPMENT GROUND	THK.	THICKNESS
EGR	EQUIPMENT GROUND RING	TMA	TOWER MOUNTED AMPLIFIER
EL	ELEVATION	T.N.	TOE NAIL
ELEC.	ELECTRICAL	T.O.A.	TOP OF ANTENNA
ELEV.	ELEVATOR	T.O.C.	TOP OF CURB
EM	ELECTRICAL METER	T.O.F.	TOP OF FOUNDATION
E.M.T.	ELECTRICAL METALLIC TUBING	T.O.P.	TOP OF PLATE (PARAPET)
E.O.P.	EDGE OF PAVEMENT	T.O.S.	TOP OF STEEL
EQ. (*)	EQUAL	T.O.W.	TOP OF WALL
EVLT	ELECTRICAL VAULT	TWR.	TOWER
ENG.	EXPANSION	TYP.	TYPICAL
EXST.	EXISTING	U.G.	UNDER GROUND
EXT.	EXTERIOR	U.L.	UTILITY POLE
FAB.	FABRICATION(OR)	U.N.O.	UNLESS NOTED OTHERWISE
F.N.	FINISH FLOOR	V.I.M.	VERIFY IN FIELD
F.O.	FINISH GRADE	W.	WIDE(WIDTH)
FINL	FINISHED	WD.	WOOD
FLR.	FLOOR	WP.	WEATHERPROOF
FDN.	FOUNDATION	WT.	WEIGHT
F.C.	FACE OF CONCRETE		
F.M.	FACE OF MASONRY		
F.S.	FACE OF STUD		
F.W.	FACE OF WALL		
F.S.	FINISHED SURFACE		
FT. (')	FOOT(FEET)		
FTG.	FOOTING		
GA.	GAUGE		
GL	GALVANIZE(D)		
G.F.I.	GROUND FAULT INTERRUPTER		
GEN	GENERATOR		
GLB.	GLOBAL POSITIONING SYSTEM		
GRG.	GROWTH RADIO CABINET		

ABBREVIATIONS	SCALE	1
	N.T.S.	

T-Mobile

16550 MISTA TORRENTO PKWY #200
SAN DIEGO, CA 92121
#619.736.3700

SDC

WIRELESS

5015 SHOREHAM PL., SUITE 105
SAN DIEGO, CA 92121
www.sdcwireless.com
619.736.3700

REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
0	04/04/16	90% CD's	AR
1	04/08/16	100% CD's	FR
2	05/19/16	LL COMMENTS	CA

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

LICENSED ARCHITECT
WESTON POPPOVIC
No. C-27496
Ret. 4-30-17

STATE OF CALIFORNIA

DATE: _____

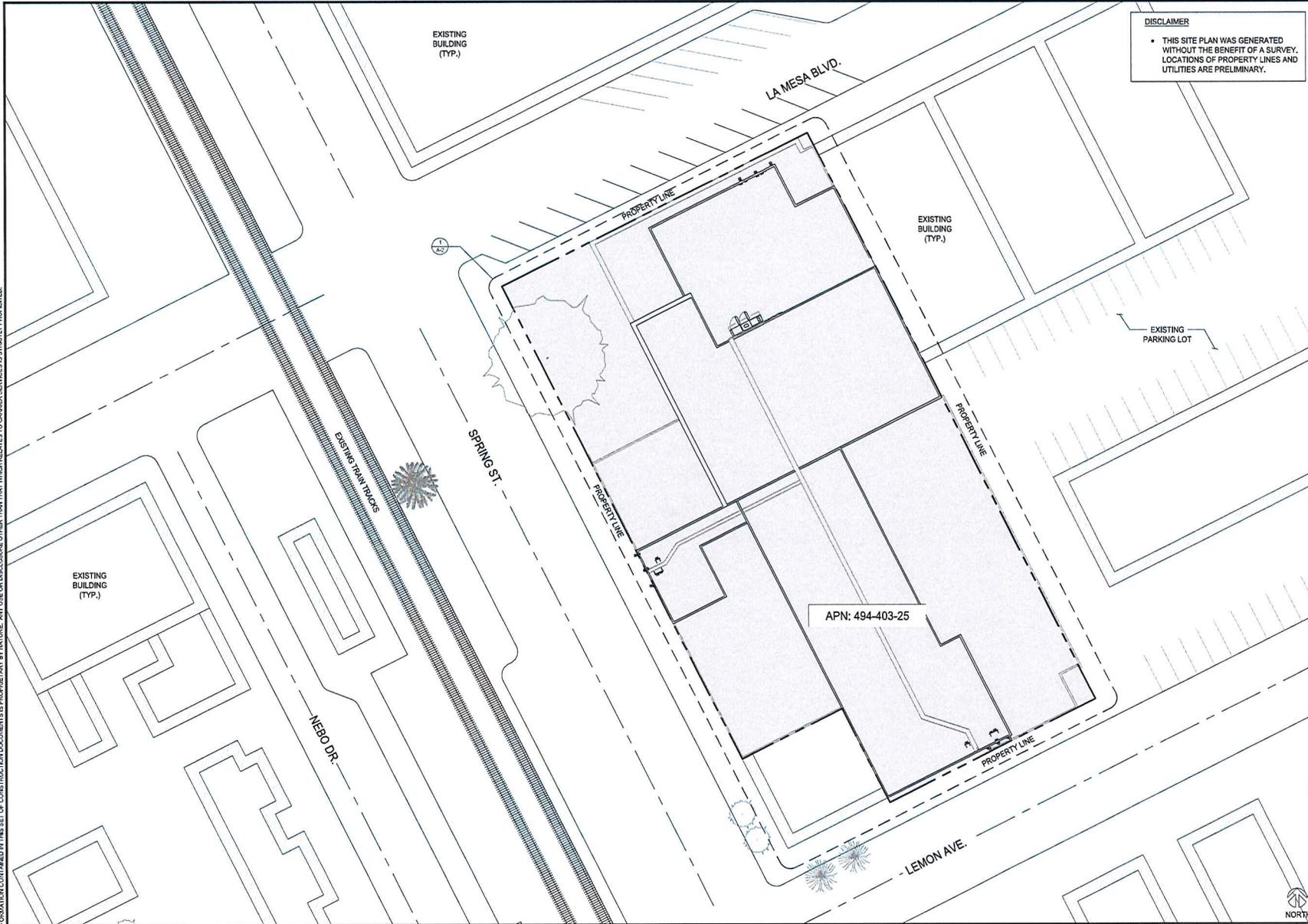
* I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME AND UNDER MY DIRECT SUPERVISION AND THAT I AM DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF CALIFORNIA *

SD631 PAC BELL CO-SPRING
SD06631A
4711 SPRING ST.
LA MESA, CA 91941

SHEET TITLE
REFERENCED DOCUMENTS,
SIGNAGE, ABBREVIATIONS,
& LEGEND

T-4

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO COURTESY SERVICES IS STRICTLY PROHIBITED.



DISCLAIMER
 • THIS SITE PLAN WAS GENERATED WITHOUT THE BENEFIT OF A SURVEY. LOCATIONS OF PROPERTY LINES AND UTILITIES ARE PRELIMINARY.

T-Mobile
 16500 VISTA SORRENTO PALMY #250
 SAN DIEGO, CA 92121
 T-MOBILE.COM

SOC WIRELESS
 5015 SHOREHAM PL.
 SUITE 100
 SAN DIEGO, CA 92122
 WWW.SOCW.COM
 619.736.2769



REVISIONS

REV.	DATE	DESCRIPTION	INITIALS
0	04/04/16	90% CD's	AR
1	04/08/16	100% CD's	FR
2	05/19/16	LL COMMENTS	CA

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

DATE: _____

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME AND UNDER MY DIRECT SUPERVISION AND THAT I AM DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF CALIFORNIA.

SD631 PAC BELL CO-SPRING
 SD06531A
 4711 SPRING ST.
 LA MESA, CA 91941

SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER

A-1

OVERALL SITE PLAN

SCALE: 1"=20'-0" (22x34)
 (OR) 1/2"=20'-0" (11x17)

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CORRESPONDING SERVICES IS STRICTLY PROHIBITED.



REVISIONS				
REV.	DATE	DESCRIPTION	INITIALS	
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1	04/08/16	100% CD's	FR	
2	05/19/16	LL COMMENTS	CA	

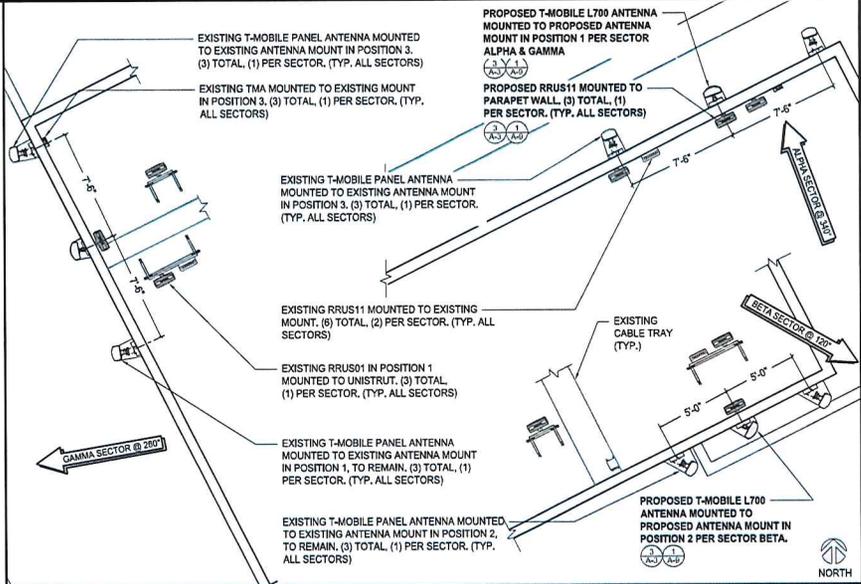
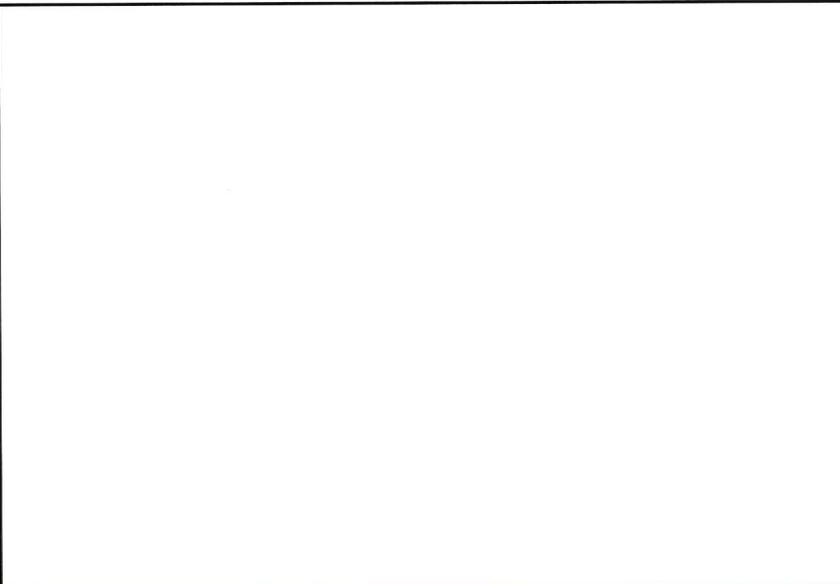
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SD631 PAC BELL CO-SPRING
SD06831A
4711 SPRING ST.
LA MESA, CA 91941

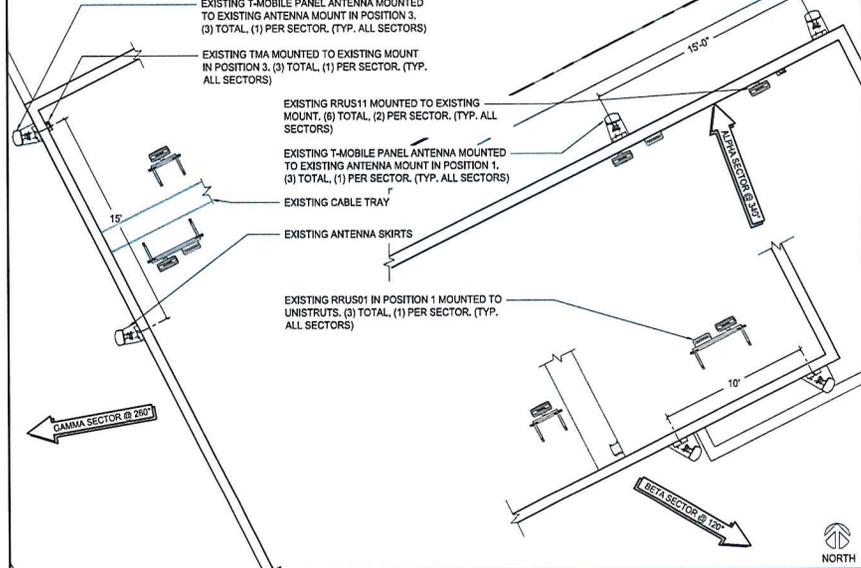
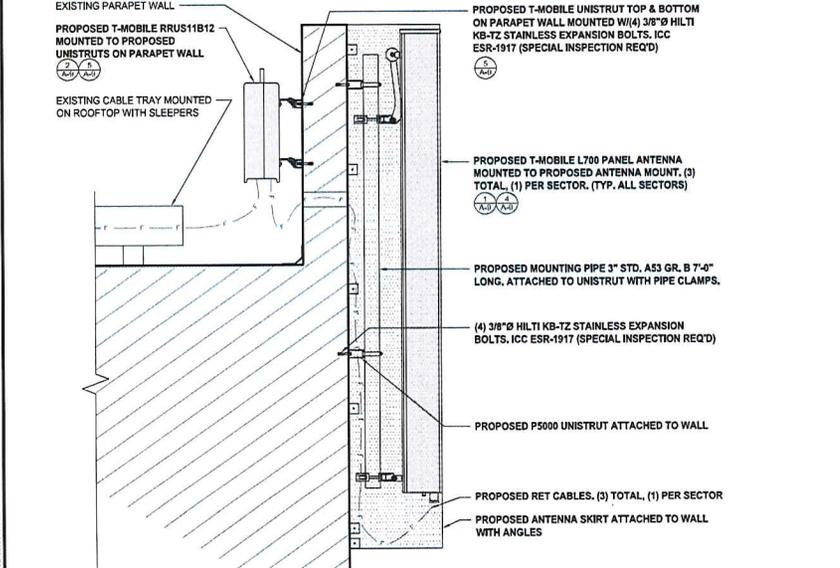
SHEET TITLE
EXISTING & PROPOSED ANTENNA PLANS, & MOUNTING DETAIL

SHEET NUMBER
A-3



NOT USED SCALE: N.T.S. 4

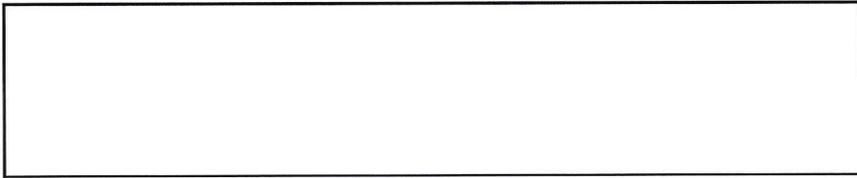
PROPOSED ANTENNA PLAN SCALE: 1/4"=1'-0" (22x34) (OR) 1/8"=1'-0" (11x17) 2



ANTENNA MOUNTING DETAIL SCALE: 1"=1'-0" (22x34) (OR) 1/2"=1'-0" (11x17) 3

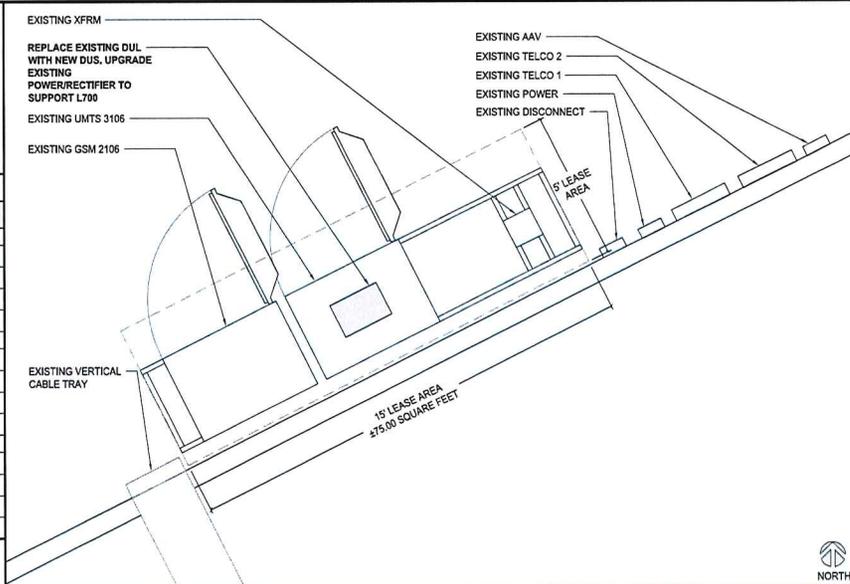
EXISTING ANTENNA PLAN SCALE: 1/4"=1'-0" (22x34) (OR) 1/8"=1'-0" (11x17) 1

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PROPOSED ANTENNA SCHEDULE

SECTOR	AZIMUTH	RAD CENTER	POSITION	EXISTING OR PROPOSED	ANTENNA MODEL	TMA	CABLE	CABLE LENGTH AS PER RFDS
ALPHA	340°	38°-0"	1	EXISTING	TMBXX-6516-R2M	(1) RRU501B2 (1) RRU511B2	(1) FIBER (1) FIBER	16'-0" 16'-0"
			2	EXISTING	TMBXX-6516-R2M	(1) RRU511B4 (1) TWIN AWS	(2) FIBER (2) 7/8" COAX	16'-0" 124'-0"
			3	PROPOSED	APXVF24-C-A20	(1) RRU511B12	(2) FIBER	16'-0"
BETA	120°	38°-0"	1	EXISTING	TMBXX-6516-R2M	(1) RRU501B2 (1) RRU511B2	(1) FIBER (1) FIBER	16'-0" 16'-0"
			2	EXISTING	TMBXX-6516-R2M	(1) RRU511B4 (1) TWIN AWS	(2) FIBER (2) 1-5/8" COAX	16'-0" 238'-0"
			3	PROPOSED	APXVF24-C-A20	(1) RRU511B12	(2) FIBER	16'-0"
GAMMA	260°	38°-0"	1	EXISTING	TMBXX-6516-R2M	(1) RRU501B2 (1) RRU511B2	(1) FIBER (1) FIBER	16'-0" 16'-0"
			2	EXISTING	TMBXX-6516-R2M	(1) RRU511B4 (1) TWIN AWS	(2) FIBER (2) 1-5/8" COAX	16'-0" 180'-0"
			3	PROPOSED	APXVF24-C-A20	(1) RRU511B12	(2) FIBER	16'-0"

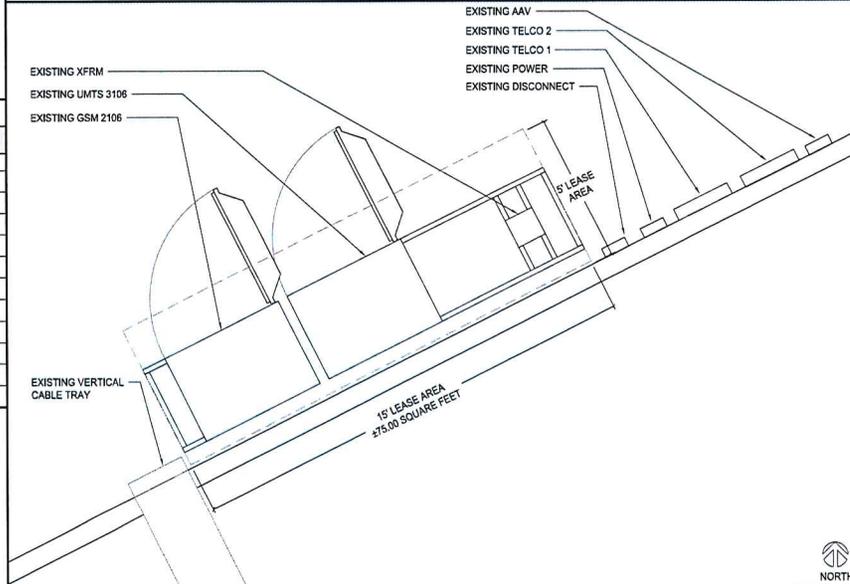


PROPOSED EQUIPMENT PLAN

SCALE: 1/2"=1'-0" (22x34)
(OR) 1/4"=1'-0" (11x17) 2

EXISTING ANTENNA SCHEDULE

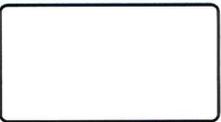
SECTOR	AZIMUTH	RAD CENTER	POSITION	EXISTING OR PROPOSED	ANTENNA MODEL	TMA	CABLE	CABLE LENGTH AS PER RFDS
ALPHA	340°	38°-0"	1	EXISTING	TMBXX-6516-R2M	(1) RRU501B2 (1) RRU511B2	(1) FIBER (1) FIBER	16'-0" 16'-0"
			2	EXISTING	TMBXX-6516-R2M	(1) RRU511B4 (1) TWIN AWS	(2) 7/8" COAX	124'-0"
BETA	120°	38°-0"	1	EXISTING	TMBXX-6516-R2M	(1) RRU501B2 (1) RRU511B2	(1) FIBER (1) FIBER	16'-0" 16'-0"
			2	EXISTING	TMBXX-6516-R2M	(1) RRU511B4 (1) TWIN AWS	(2) 1-5/8" COAX	238'-0"
GAMMA	260°	38°-0"	1	EXISTING	TMBXX-6516-R2M	(1) RRU501B2 (1) RRU511B2	(1) FIBER (1) FIBER	16'-0" 16'-0"
			2	EXISTING	TMBXX-6516-R2M	(1) RRU511B4 (1) TWIN AWS	(2) 1-5/8" COAX	180'-0"



EXISTING EQUIPMENT PLAN

SCALE: 1/2"=1'-0" (22x34)
(OR) 1/4"=1'-0" (11x17) 1

PROPOSED & EXISTING ANTENNA SCHEDULES 3



REV	DATE	DESCRIPTION	APPROVED
0	04/04/16	90% CD's	AR
1	04/08/16	100% CD's	FR
2	05/19/16	LL COMMENTS	CA

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

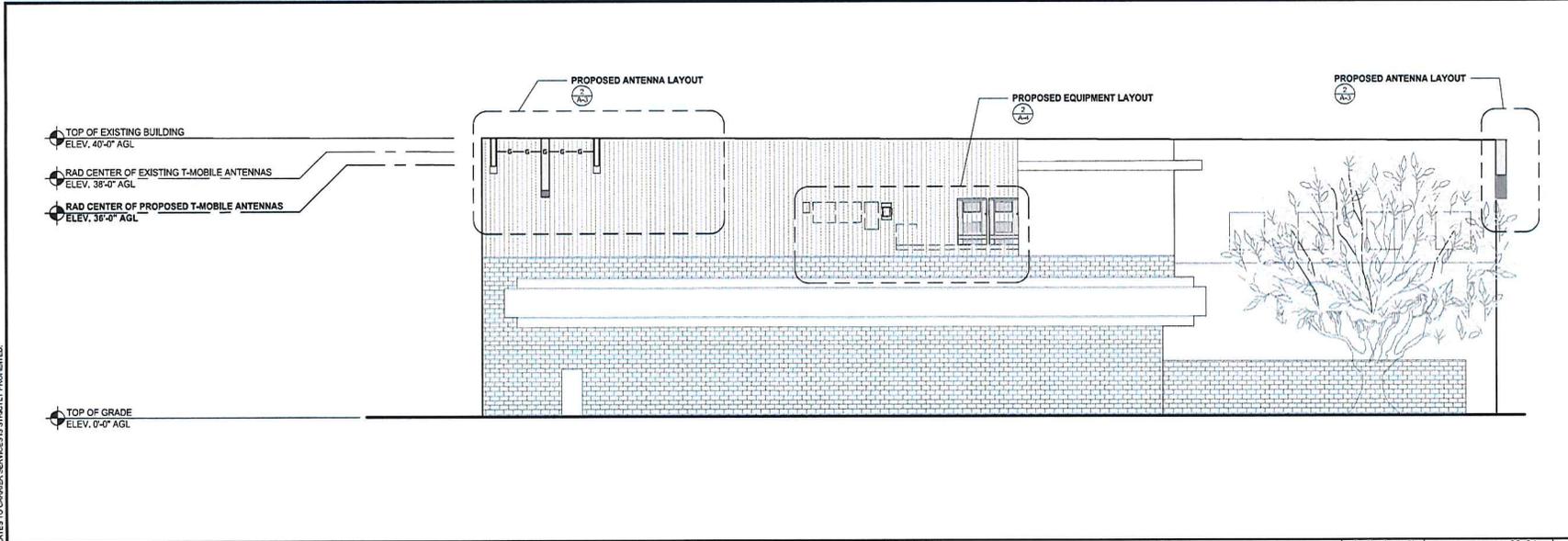


SD631 PAC BELL CO-SPRING
SD06631A
4711 SPRING ST.
LA MESA, CA 91941

SHEET TITLE
**EXISTING & PROPOSED
EQUIPMENT PLANS &
SCHEDULES**

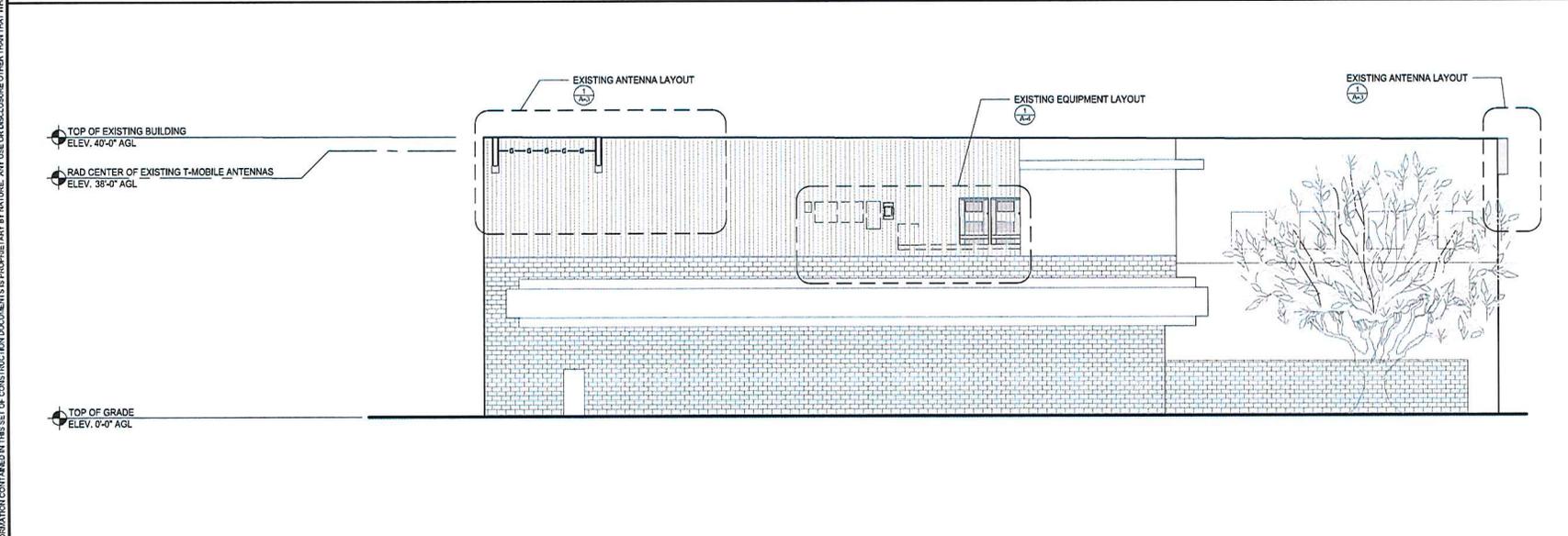
SHEET NUMBER
A-4

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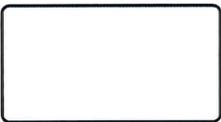
PROPOSED NORTH ELEVATION

0 2' 4' 8' SCALE: 1/8"=1'-0" (22x34)
(OR) 1/16"=1'-0" (11x17) 2



EXISTING NORTH ELEVATION

0 2' 4' 8' SCALE: 1/8"=1'-0" (22x34)
(OR) 1/16"=1'-0" (11x17) 1



REVISIONS				
REV	DATE	DESCRIPTION	INITIALS	DATE
0	04/04/16	90% CD's	AR	
1	04/08/16	100% CD's	FR	
2	05/19/16	LL COMMENTS	CA	

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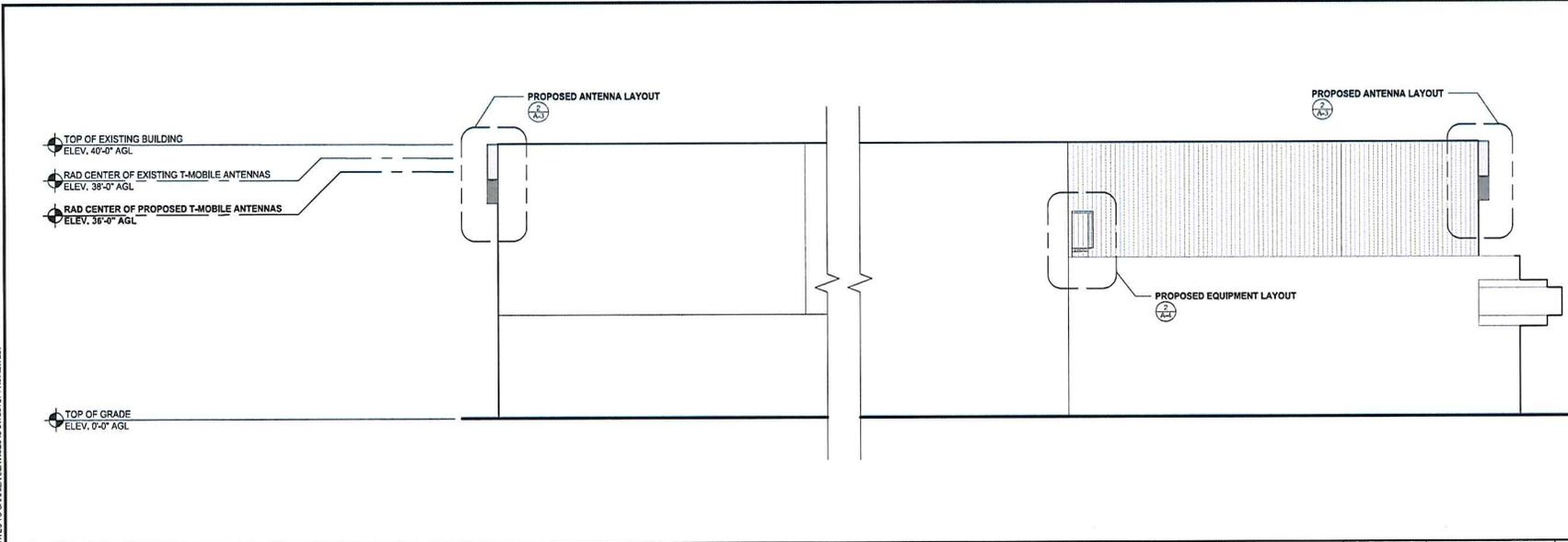
DATE: _____
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME AND UNDER MY DIRECT SUPERVISION AND THAT I AM DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF CALIFORNIA.

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SHEET TITLE
**EXISTING & PROPOSED
NORTH ELEVATIONS**

SHEET NUMBER
A-5

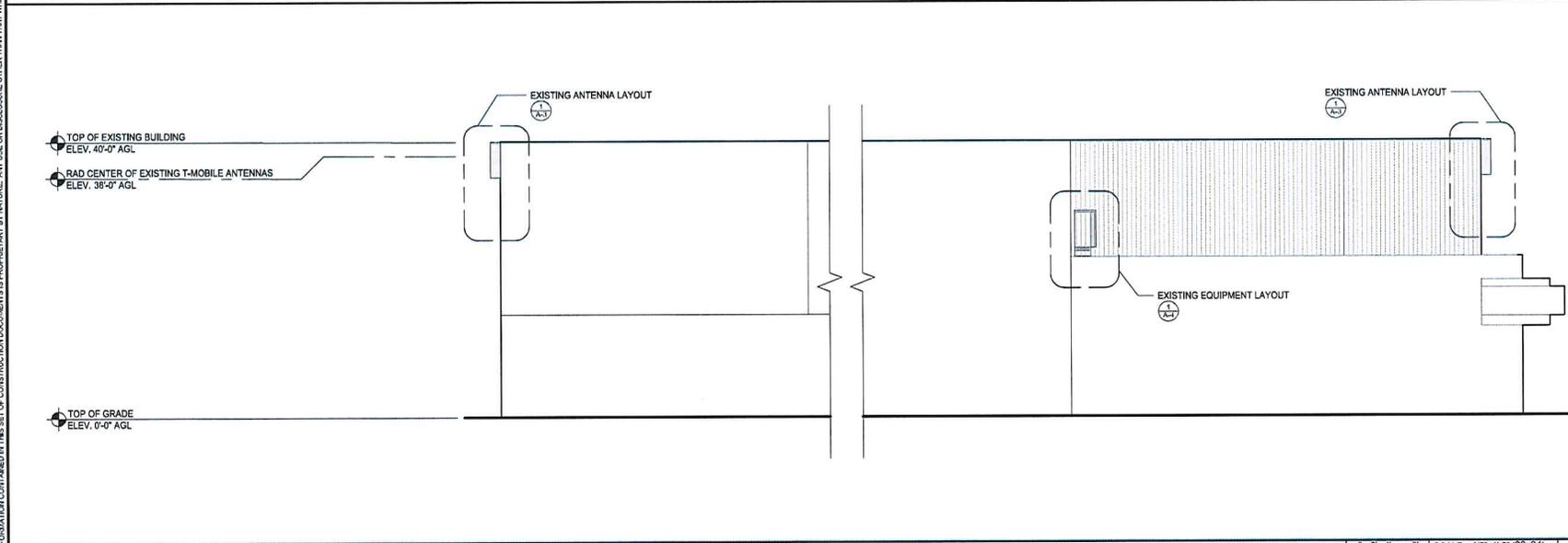
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PROPOSED EAST ELEVATION

0 2' 4' 8' SCALE: 1/8"=1'-0" (22x34)
(OR) 1/16"=1'-0" (11x17)

2



EXISTING EAST ELEVATION

0 2' 4' 8' SCALE: 1/8"=1'-0" (22x34)
(OR) 1/16"=1'-0" (11x17)

1



REVISIONS				
REV.	DATE	DESCRIPTION	INITIALS	DATE
0	04/04/16	90% CD's	AR	
1	04/08/16	100% CD's	FR	
2	05/19/16	LL COMMENTS	CA	

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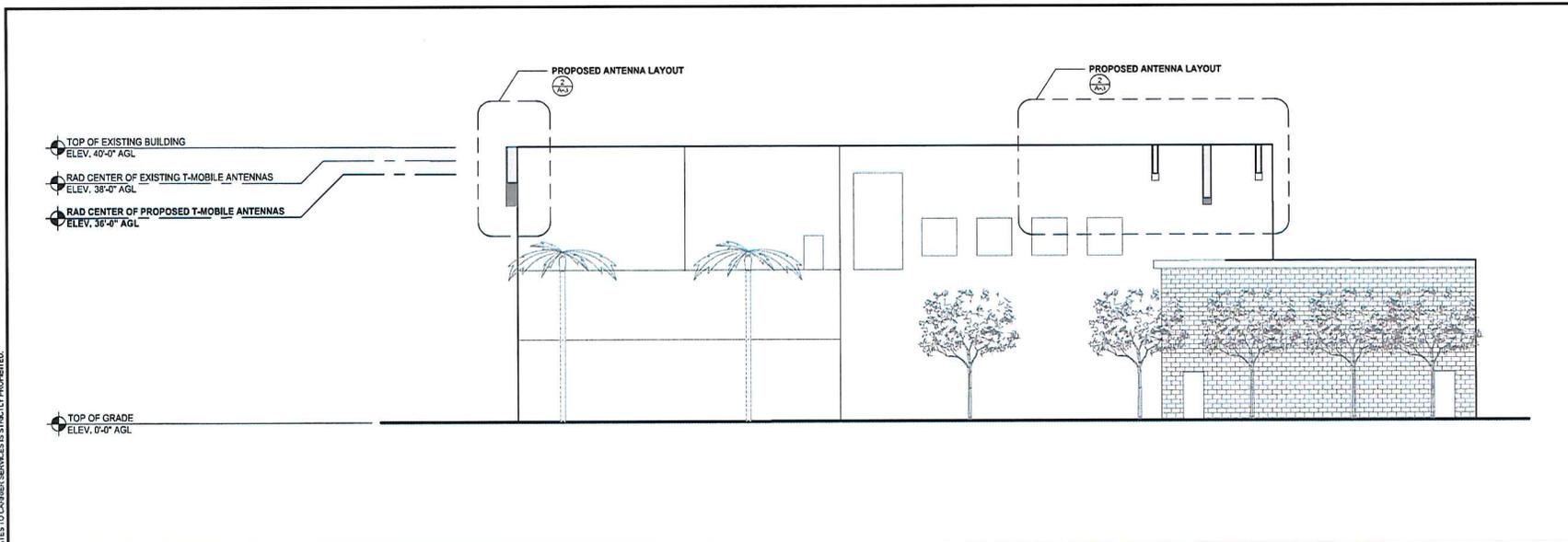
DATE: _____
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SHEET TITLE
EXISTING & PROPOSED EAST ELEVATIONS

SHEET NUMBER
A-6

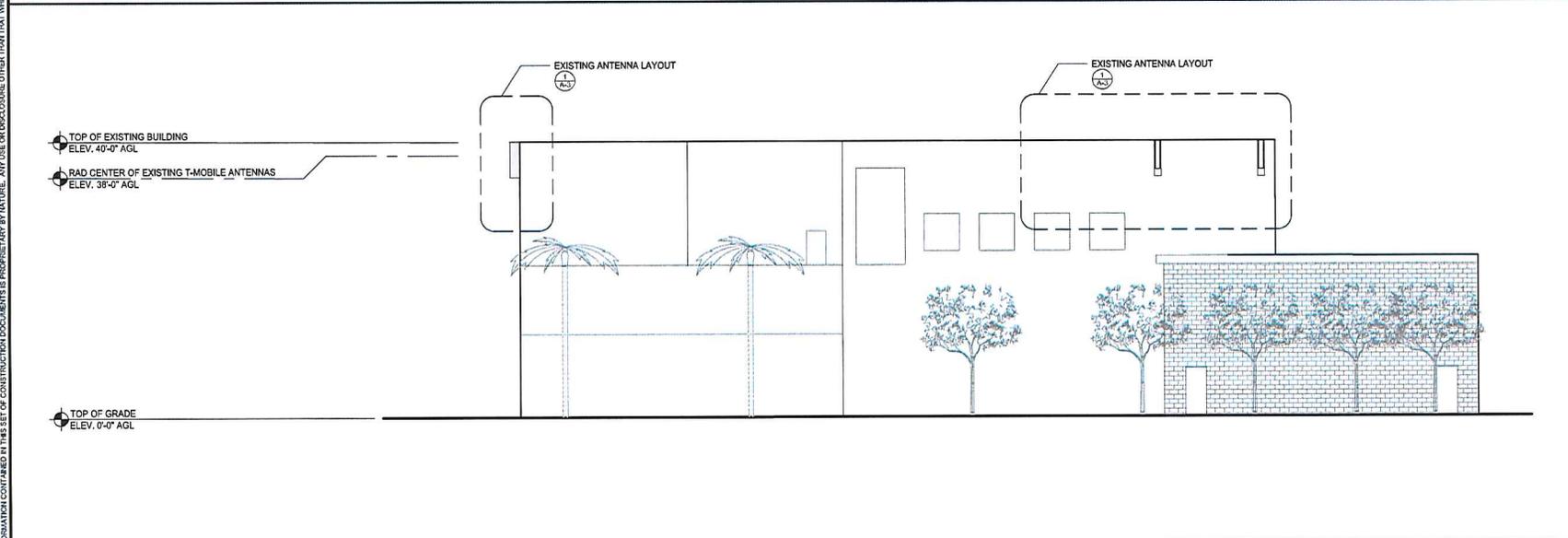
THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARBON SERVICES IS STRICTLY PROHIBITED.



PROPOSED SOUTH ELEVATION

0 2' 4' 8" SCALE: 1/8"=1'-0" (22x34)
(OR) 1/16"=1'-0" (11x17)

2



EXISTING SOUTH ELEVATION

0 2' 4' 8" SCALE: 1/8"=1'-0" (22x34)
(OR) 1/16"=1'-0" (11x17)

1



REVISIONS				
REV.	DATE	DESCRIPTION	INITIALS	
0	04/04/16	90% CD's	AR	
1	04/08/16	100% CD's	FR	
2	05/19/16	LL COMMENTS	CA	

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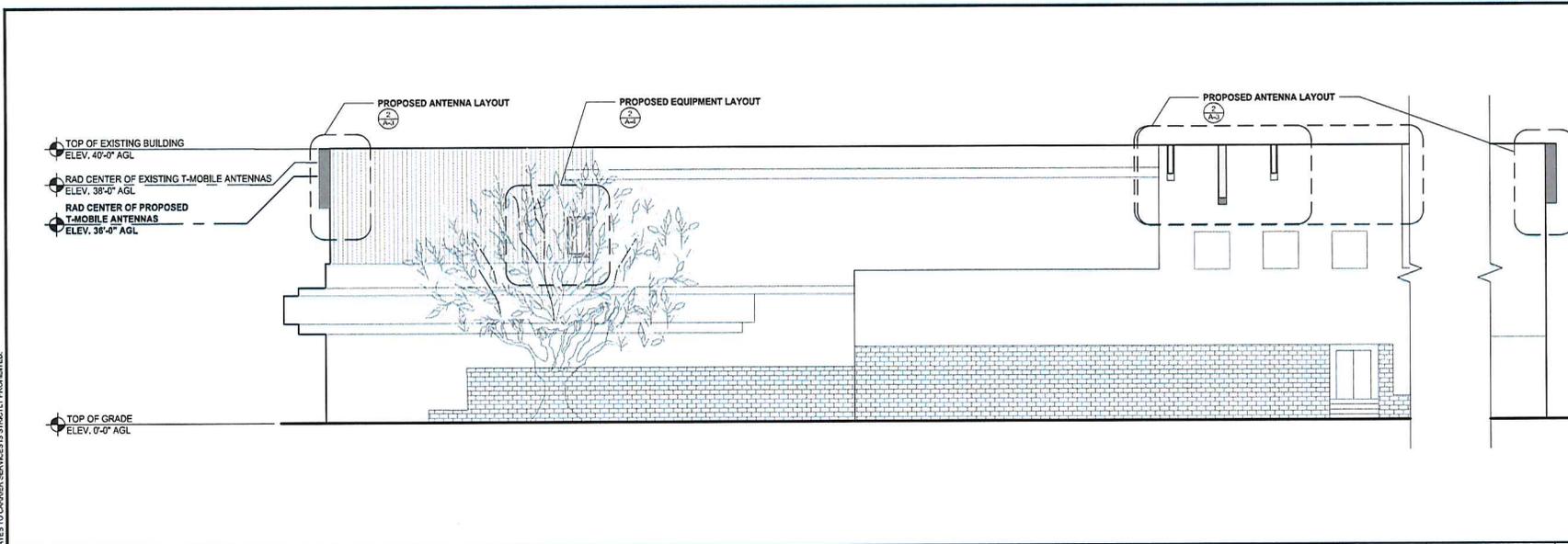
DATE: _____
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LA MESA, CA 91941

SHEET TITLE
**EXISTING & PROPOSED
SOUTH ELEVATIONS**

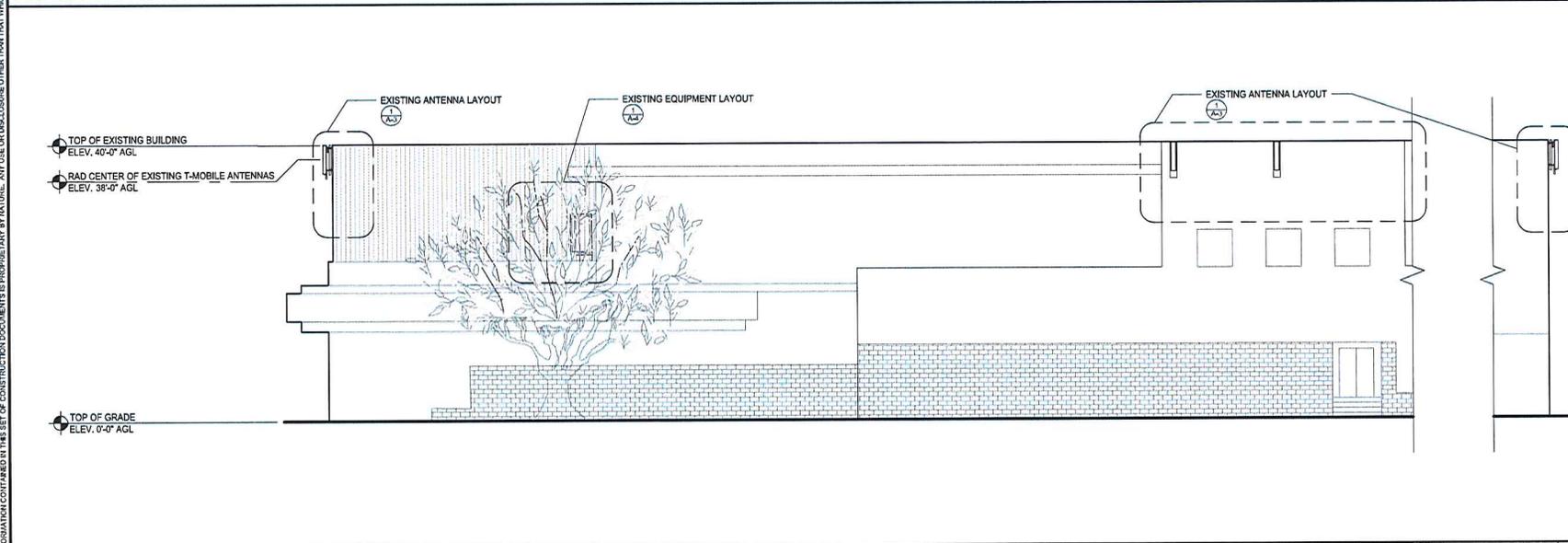
SHEET NUMBER
A-7

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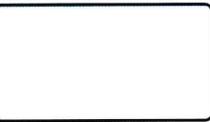
PROPOSED WEST ELEVATION

0 2' 4' 8' SCALE: 1/8"=1'-0" (22x34)
(OR) 1/16"=1'-0" (11x17) 2



EXISTING WEST ELEVATION

0 2' 4' 8' SCALE: 1/8"=1'-0" (22x34)
(OR) 1/16"=1'-0" (11x17) 1



REVISIONS				
REV.	DATE	DESCRIPTION	INITIALS	
0	04/04/16	90% CD's	AR	
1	04/08/16	100% CD's	FR	
2	05/19/16	LL COMMENTS	CA	

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET



DATE: _____
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4711 SPRING ST.
LA MESA, CA 91941

SHEET TITLE
EXISTING & PROPOSED
WEST ELEVATIONS

SHEET NUMBER
A-8

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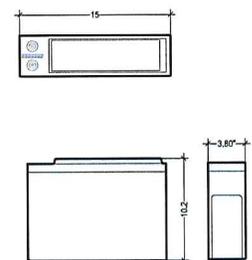
	<p>EXISTING RECTIFIERS TO BE UPGRADED TO SUPPORT L700 EQUIPMENT</p>  <p>(4) EXISTING BATTERIES: NORTHSTAR NSB 100 FT TO REMAIN AS IS</p> <p>EXISTING ERICSSON RBS 2106</p>	<p>BATTERY MANUFACTURER: NORTHSTAR</p> <p>MODEL NUMBER: NSB 100 FT</p> <p>ELECTROLYTE CONTENT PER BATTERY: 1.2 GALLONS</p> <p>ELECTROLYTE HAZARD CLASSIFICATION PER '13 C.F.C. (8.7% SULFURIC ACID): CORROSIVE</p> <p>NUMBER OF BATTERIES INSTALLED: 4 (4 MAX PER CABINET)</p> <p>TOTAL ELECTROLYTE CONTAINED ON SITE (1.2GAL. X 4 X CABINETS): 4.8 GAL. (24 GAL. MAX)</p>	<p>EXISTING RECTIFIERS TO BE UPGRADED TO SUPPORT L700 EQUIPMENT</p>  <p>(4) EXISTING BATTERIES: BATTERY CORPS BC-12V26FT TO REMAIN AS IS</p> <p>EXISTING ERICSSON RBS 3106</p>	<p>BATTERY MANUFACTURER: BATTERY CORPS</p> <p>MODEL NUMBER: BC-12V26FT</p> <p>ELECTROLYTE CONTENT PER BATTERY: 1.2 GALLONS</p> <p>ELECTROLYTE HAZARD CLASSIFICATION PER '13 C.F.C. (8.7% SULFURIC ACID): CORROSIVE</p> <p>NUMBER OF BATTERIES INSTALLED: 4 (4 MAX PER CABINET)</p> <p>TOTAL ELECTROLYTE CONTAINED ON SITE (1.2GAL. X 4 X CABINETS): 4.8 GAL. (24 GAL. MAX)</p>
		TOTAL ELECTROLYTE CONTAINED ON SITE (4.8GAL. PER CABINET X 2 CABINETS):		14.4 GAL. (24 GAL. MAX)



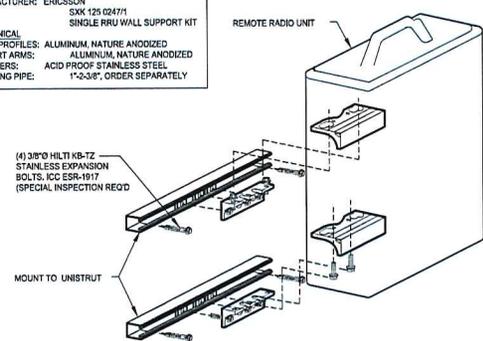
NOT USED

EXISTING BATTERY CALCULATIONS

MANUFACTURER: BATTERY CORP	MODEL: BC-12V26FT
8 HOUR CAPACITY TO 1.75VPC @ 20°C (68°F):	26Ah
FLAOT VOLTAGE:	12V
NOMINAL VOLTAGE:	12V
IMPEDANCE (1MHz):	3.7
CONDUCTANCE:	1,268 S
SHORT CIRCUIT CURRENT:	3,500 A
MAXIMUM CHARGE CURRENT:	NO LIMIT
WEIGHT:	22Lbs.
HEIGHT:	10.2 in.
WIDTH:	3.86 in.
DEPTH:	15 in.
TERMINAL:	M6F



MANUFACTURER: ERICSSON	MODEL: SXX 125 02471	MECHANICAL CLAMP PROFILES: ALUMINUM, NATURE ANODIZED	SUPPORT ARMS: ALUMINUM, NATURE ANODIZED	FASTENERS: ACID PROOF STAINLESS STEEL	MOUNTING PIPE: 1"-2.3/8", ORDER SEPARATELY
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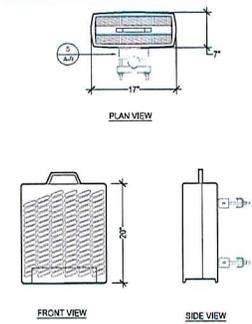


REMOTE RADIO UNIT

(4) 3/8"Ø HILTI KB-TZ STAINLESS EXPANSION BOLTS, I20 ESR-1017 (SPECIAL INSPECTION REQD)

MOUNT TO UNISTRUT

MANUFACTURER: ERICSSON	MODEL: RRUS-11
FREQUENCY RANGE:	1710 - 2155 MHz
IMPEDANCE:	50 OHMS
AZIMUTH BW:	84.5° ± 8"
ELEVATION BW:	7.2° ± 1.2"
GAIN, dBi:	17.5 ± 0.3
POLARIZATION:	±45°
VSWR:	1.2611 ± 0.5
PORT-TO-PORT ISOLATION:	>30 dB
ELECTRICAL TILT RANGE:	2° - 10°
ELECTRICAL DOWNTILT:	± 0.5°
MAX. INPUT POWER:	250 WATTS
LIGHTNING PROTECTION: DC GROUND	1.3 dB
ELECTRICAL TILT ACC.:	<0.55"
AZIMUTH ±90W:	11.5"
MECHANICAL NET WEIGHT:	50 LBS (INCLUDING MOUNTING BRACKET)
DIMENSION (LxWxD):	16.7x17x7.2"
COLOR:	WHITE
MOUNTING:	STANDARD MOUNTING BRACKET
HARDWARE MATERIAL:	HOT DIP GALVANIZED



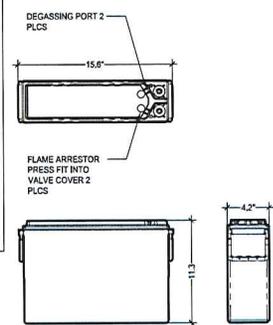
REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
0	04/04/16	90% CD's	AR
1	04/08/16	100% CD's	FR
2	05/19/16	LL COMMENTS	CA

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

BATTERY

WALL MOUNTED RADIO

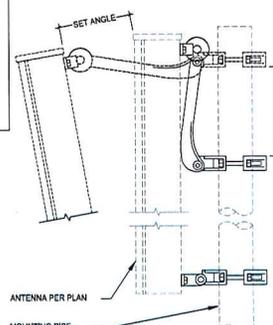
MANUFACTURER: NORTHSTAR	MODEL: NSB 100FT BLUE BATTERY
10 HOUR CAPACITY TO 1.50VPC @ 25°C (77°F):	84Ah
8 HOUR CAPACITY TO 1.75VPC @ 25°C (77°F):	83Ah
10 HOUR CAPACITY TO 1.50VPC @ 20°C (68°F):	82Ah
FLAOT VOLTAGE:	12V
NOMINAL VOLTAGE:	12V
IMPEDANCE (1MHz):	3.7
CONDUCTANCE:	1,268 S
SHORT CIRCUIT CURRENT:	3,500 A
MAXIMUM CHARGE CURRENT:	NO LIMIT
WEIGHT:	74Lbs. (34kg)
HEIGHT:	11.3 in.
WIDTH:	4.2 in.
DEPTH:	15.6 in.
TERMINAL:	FEMALE M8x1.25
TERMINAL TORQUE:	6.0 Nm. (71 In-lbs)



DEGASSING PORT 2 PLCS

FLAME ARRESTOR PRESS FIT INTO VALVE COVER 2 PLCS

MANUFACTURER: RFS	MODEL: APM40 UNIVERSAL MOUNTING KIT	GENERAL BRAND: SUITABLE FOR ALL BASE STATION ANTENNAS UP TO 2.8MM LONG	DIMENSIONS: PIPE DIAMETER: 60-120MM	MATERIAL: ALUMINUM GALVANIZED STEEL
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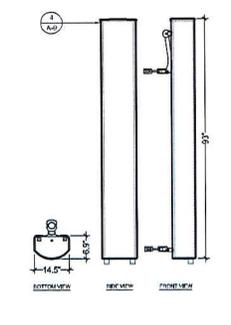
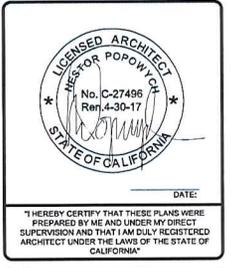
SET ANGLE

SLIDE TO ADJUST

ANTENNA PER PLAN

MOUNTING PIPE

MANUFACTURER: RFS	MODEL: APXV24-C-A20
FREQUENCY RANGE:	898 - 928, 936-954 MHz
HORIZONTAL BEAMWIDTH:	67°, 62°
VERTICAL BEAMWIDTH:	10.1°, 8.3°
BEAM TILT:	0° - 10°
VSWR, RETURN LOSS:	<1.41, 1.51
INPUT POWER PER PORT:	500 WATTS
POLARIZATION:	DUAL 45°
IMPEDANCE:	50 OHM
ANTENNA BRAND:	ANDREW
ANTENNA TYPE:	DUALPOL
BAND:	SINGLE BAND
BRAND:	RFS
LIGHTNING PROTECTION:	DC GROUND
RADIATOR MATERIAL:	ALUMINUM
RADOME MATERIAL:	FIBERGLASS, UV RESISTANT
RF CONNECTOR INTERFACE:	7 - 16 LONG NECK FEMALE BOTTOM
RF CONNECTOR QUANTITY:	2
WIND LOADING MAX.:	510 LBF @ 115KM/H
WIND SPEED MAX.:	125 MPH
DIMENSIONS (DxLxW):	6.0"x30"x14.5"
NET WEIGHT:	50.7 LBS
MOUNTING HARDWARE:	APM40-2

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SHEET TITLE
EQUIPMENT DETAILS & SPECIFICATIONS

SHEET NUMBER
A-9

BATTERY

APM40-2 - ANTENNA MOUNTING BRACKET

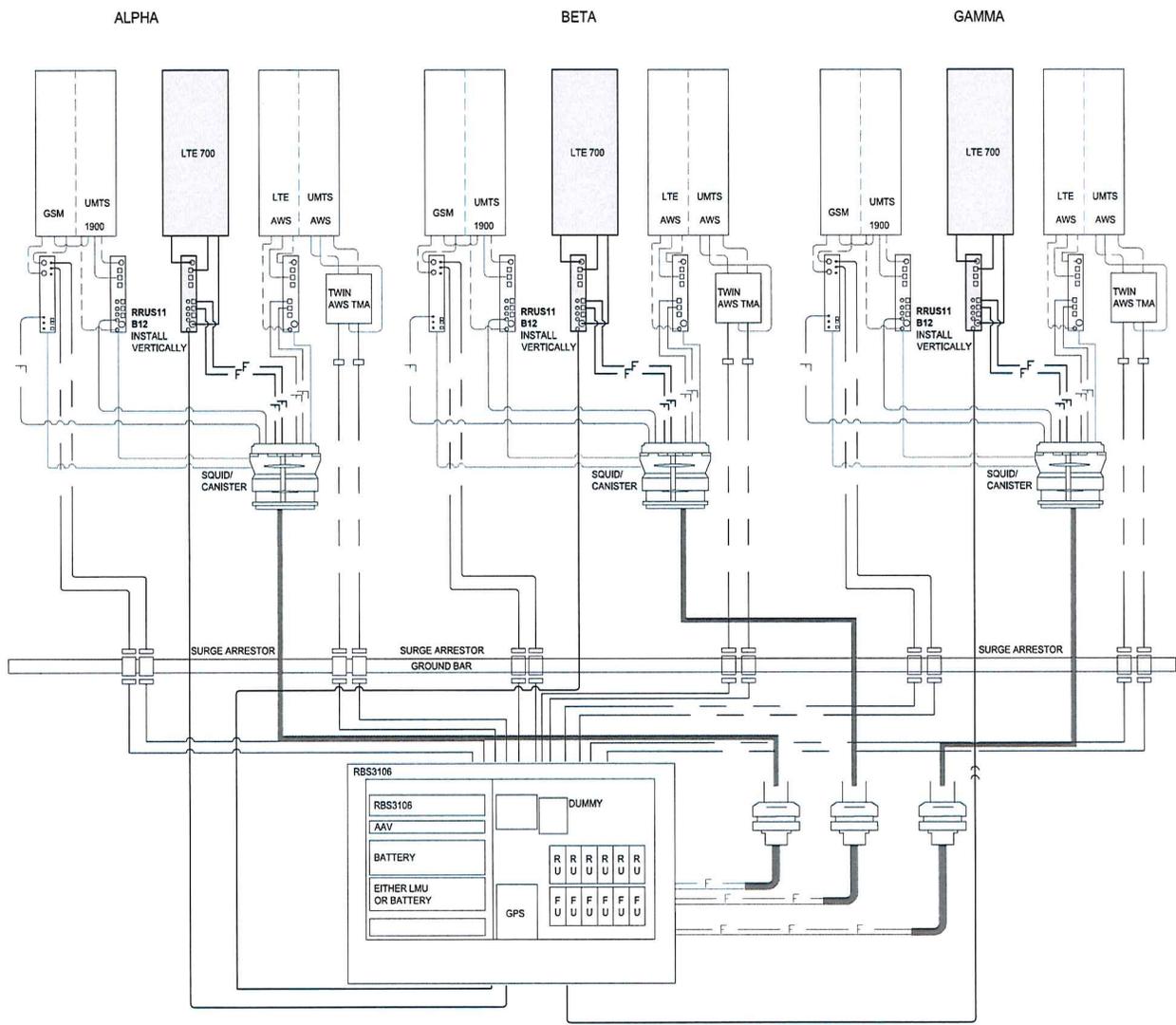
2"=1'-0" (22x34)	6
1"=1'-0" (11x17)	

N.T.S.	4
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APXV24-C-A20 ANTENNA

1/2"=1'-0" (22x34)	1
3/4"=1'-0" (11x17)	

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EQUIPMENT CONFIGURATION

SCALE
N.T.S. 1



REVISIONS			
REV.	DATE	DESCRIPTION	INITIALS
0	04/04/16	90% CD's	AR
1	04/08/16	100% CD's	FR
2	05/19/16	LL COMMENTS	CA

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET



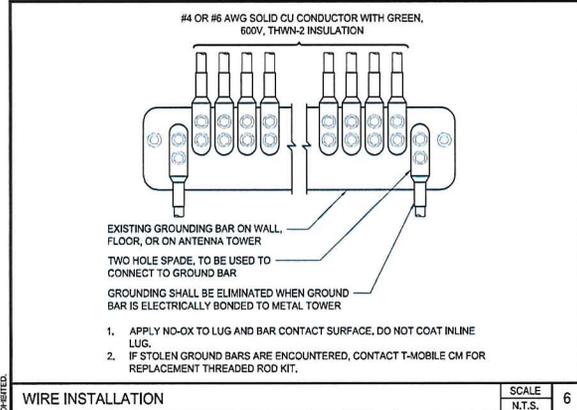
DATE: _____
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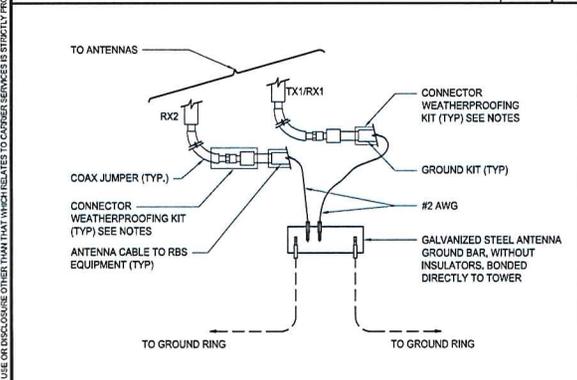
SHEET TITLE
 EQUIPMENT
 CONFIGURATION

SHEET NUMBER
 A-10

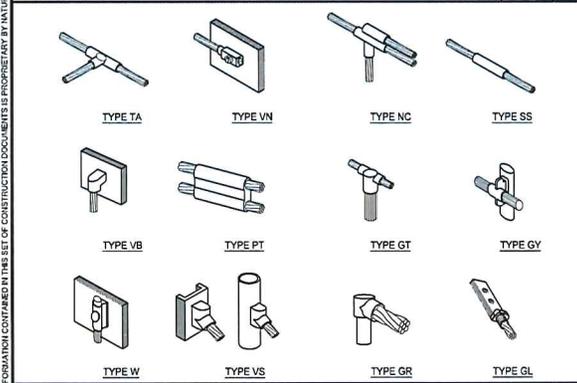
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WIRE INSTALLATION SCALE N.T.S. 6



GROUND CABLE CONNECTION SCALE N.T.S. 5



EXOTHERMIC WELD CONNECTIONS SCALE N.T.S. 4

- 1 ANTENNA GROUND BUS BAR NEAR ANTENNA MOUNTS WITH COAX GROUND KIT. SEE DETAIL 5/G-1.
- 2 EQUIPMENT GROUND BUS BAR NEAR EQUIPMENT WITH COAX GROUND KIT. SEE DETAIL 6/G-1.
- 3 #6 AWG GROUND FROM ANTENNA GROUND BUS BAR TO TIE INTO EXISTING GROUNDING SYSTEM (TYP OF (2) PLACES), SEE DETAIL 6/G-1.
- 4 #6 AWG GROUND FROM ANTENNAS TO ANTENNA GROUND BUS BAR. SEE DETAIL 5/G-1.
- 5 #6 AWG GROUND FROM RADIOS TO ANTENNA GROUND BUS BAR. SEE DETAIL 5/G-1.
- 6 #6 AWG GROUND MMBTS GROWTH CABINET TO EQUIPMENT GROUND BUSS BAR. SEE DETAIL 6/G-1.
- 7 #6 AWG GROUND FROM NEW GROUND BUS BAR TO TIE INTO EXISTING GROUNDING SYSTEM (TYP OF (2) PLACES), SEE DETAIL 4/G-1.

GROUNDING LEGEND

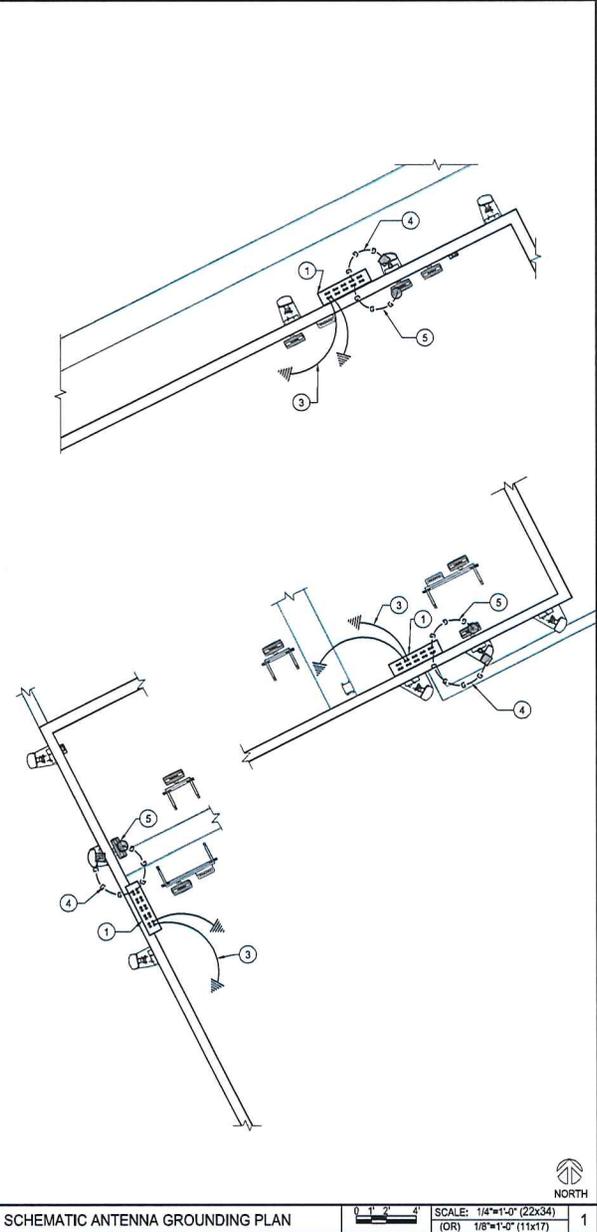
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
⊗	COPPER GROUND ROD	⊗	TEST WELL
⊙	MECHANICAL CONNECTION	▬▬▬▬	GROUND BAR
⊠	CADWELD CONNECTION	— e —	GROUNDING WIRE

FIELD VERIFY & TIE INTO EXISTING GROUNDING SYSTEM

GROUNDING KEY SCALE N.T.S. 3

1. ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL INSTALLATION AND CONSTRUCTION MAY VARY DUE TO SITE SPECIFIC CONDITIONS.
2. GROUND ALL ANTENNA BASES, FRAMES, CABLE RUNS, AND OTHER METALLIC COMPONENTS USING GROUND WIRES AND CONNECT TO SURFACE MOUNTED BUS BARS. FOLLOW ANTENNA AND BTS MANUFACTURERS PRACTICES FOR GROUNDING REQUIREMENTS. GROUND COAX SHIELDS AT BOTH ENDS AND EXIT FROM TOWER OR POLE USING MFR'S PRACTICES.
3. ALL GROUND WIRE SHALL BE GREEN INSULATED WIRE ABOVE GROUND.
4. CONTRACTOR TO VERIFY AND TEST GROUND TO SOURCE. GROUNDING AND OTHER OPERATIONAL TESTING WILL BE WITNESSED BY A T-MOBILE REPRESENTATIVE.
5. REFER TO DIVISION 16 GENERAL ELECTRIC; GENERAL ELECTRICAL PROVISION AND COMPLY WITH ALL REQUIREMENTS OF GROUNDING STANDARDS.
6. CONTRACTOR TO ABIDE BY ALL T-MOBILE SAFETY STANDARDS DURING SITE CONSTRUCTION.
7. CONTRACTOR SHALL REFER TO T-MOBILE STANDARDS FOR GROUNDING CONNECTIONS & INSTALLATION METHODS.
8. ELECTRICAL CONTRACTOR TO PROVIDE DETAILED DESIGN OF GROUNDING SYSTEM, AND RECEIVE APPROVAL OF DESIGN BY AUTHORIZED T-MOBILE REPRESENTATIVE. PRIOR TO INSTALLATION OF GROUNDING SYSTEM, PHOTO DOCUMENT ALL CADWELDS AND GROUND RING.
9. NOTIFY CONSTRUCTION MANAGER IF THERE ARE ANY DIFFICULTIES INSTALLING GROUNDING SYSTEM DUE TO SITE SOIL CONDITIONS.
10. GROUNDING ROD NOTES (WHERE APPLICABLE)
11. ELECTRICAL CONTRACTOR SHALL ORDER GROUND RESISTANCE TESTING ONCE THE GROUND SYSTEM HAS BEEN INSTALLED; A QUALIFIED INDIVIDUAL, UTILIZING THE FALL OF POTENTIAL METHOD, SHOULD PERFORM THE TEST. THE REPORT WILL SHOW THE LOCATION OF THE TEST AND CONTAIN NO LESS THAN 9 TEST POINTS ALONG THE TESTING LINE, GRAPHED OUT TO SHOW THE PLATEAU.
12. POINT GROUND TEST OR 3 POINT 62% TESTS WILL NOT BE ACCEPTED AS ALTERNATIVES TO THE AFORE MENTIONED GROUND TESTS. TEST SHALL BE PERFORMED WHILE THE COUNTERPOISE IS ISOLATED. TEST SHALL BE PERFORMED WHILE THE COUNTERPOISE IS ISOLATED FROM THE A/C SYSTEM GRIDS AND EXISTING COMMUNICATIONS FACILITY.

GENERAL GROUNDING NOTES SCALE N.T.S. 2



SCHEMATIC ANTENNA GROUNDING PLAN SCALE 1



REVISIONS

REV.	DATE	DESCRIPTION	INITIALS
0	04/04/16	90% CD'S	AR
1	04/08/16	100% CD'S	FR
2	05/19/16	LL COMMENTS	CA

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET



DATE: _____
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME AND UNDER MY DIRECT SUPERVISION AND THAT I AM DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF CALIFORNIA.

SD631 PAC BELL CO-SPRING
 SD06631A
 4711 SPRING ST.
 LA MESA, CA 91941

SHEET TITLE
 SCHEMATIC GROUNDING
 PLANS, NOTES & DETAILS

SHEET NUMBER
 G-1

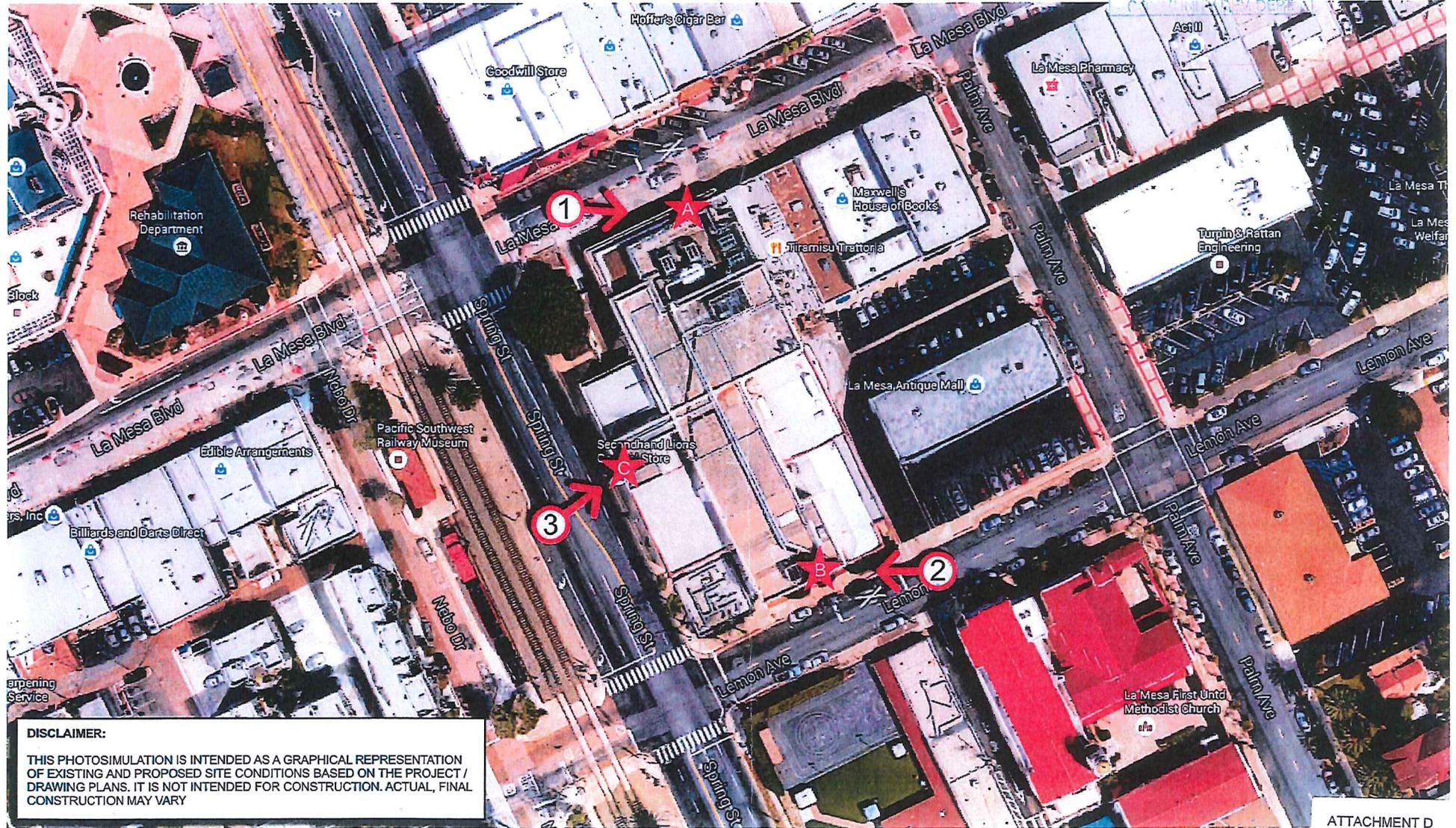
**VICINITY MAP
PHOTOSIMULATION VIEWPOINTS**



L700 PROJECT
SD06631A
DF631 PAC BELL CO-SPRING
4711 SPRING ST.
LA MESA, CA 91941

RECEIVED
JUN 30 2016
CITY OF LA MESA
COMMUNITY DEVELOPMENT

SD
WIRELESS
5015 SHOREHAM PLACE, SUITE 150
SAN DIEGO, CA 92122
OFFICE: (619) 736-3760



DISCLAIMER:
THIS PHOTOSIMULATION IS INTENDED AS A GRAPHICAL REPRESENTATION OF EXISTING AND PROPOSED SITE CONDITIONS BASED ON THE PROJECT / DRAWING PLANS. IT IS NOT INTENDED FOR CONSTRUCTION. ACTUAL, FINAL CONSTRUCTION MAY VARY



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LA MESA, CA 91941



WIRELESS
5015 SHOREHAM PLACE, SUITE 150
SAN DIEGO, CA 92122
OFFICE: (619) 736-3766

PHOTOSIMULATION VIEWPOINT 1

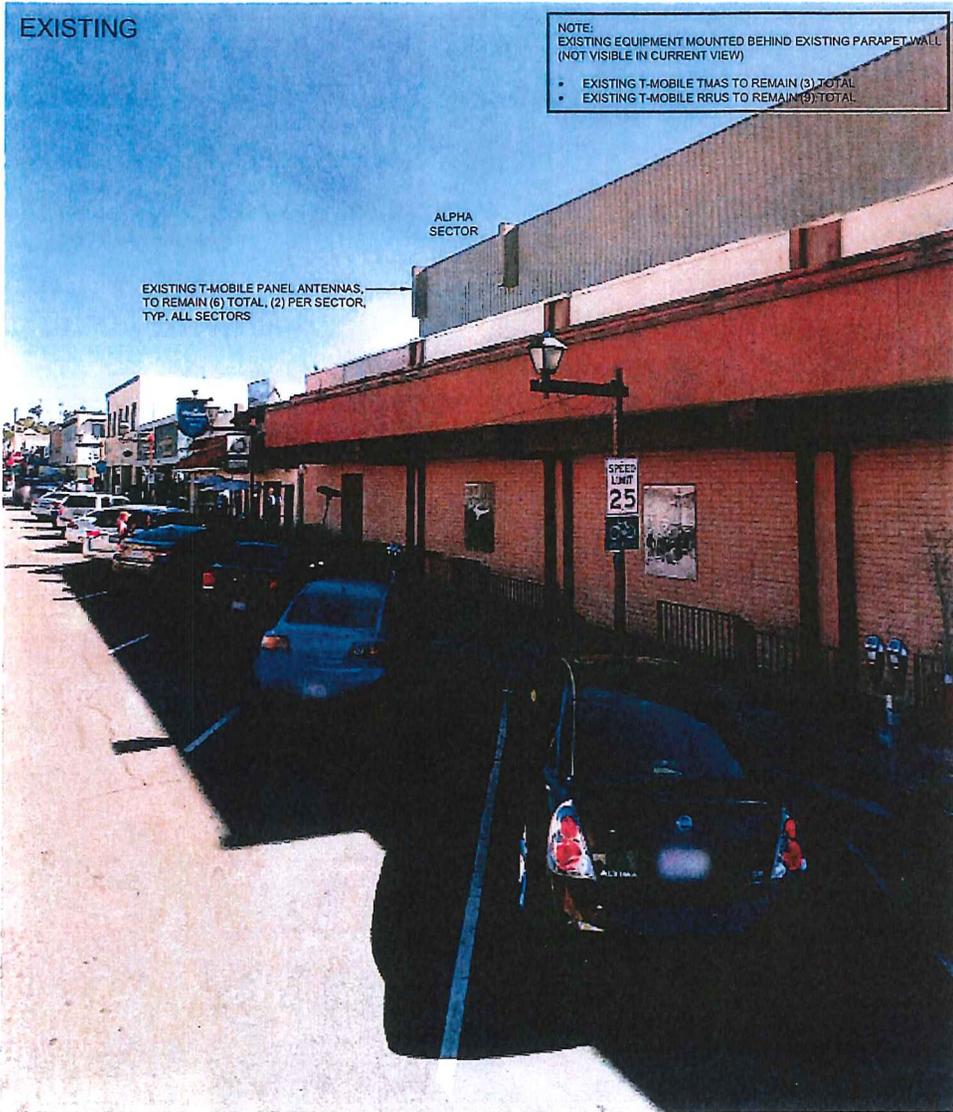
EXISTING

NOTE:
EXISTING EQUIPMENT MOUNTED BEHIND EXISTING PARAPET WALL
(NOT VISIBLE IN CURRENT VIEW)

- EXISTING T-MOBILE TMAS TO REMAIN (3) TOTAL
- EXISTING T-MOBILE RRUS TO REMAIN (9) TOTAL

ALPHA
SECTOR

EXISTING T-MOBILE PANEL ANTENNAS,
TO REMAIN (6) TOTAL, (2) PER SECTOR,
TYP. ALL SECTORS



NEW

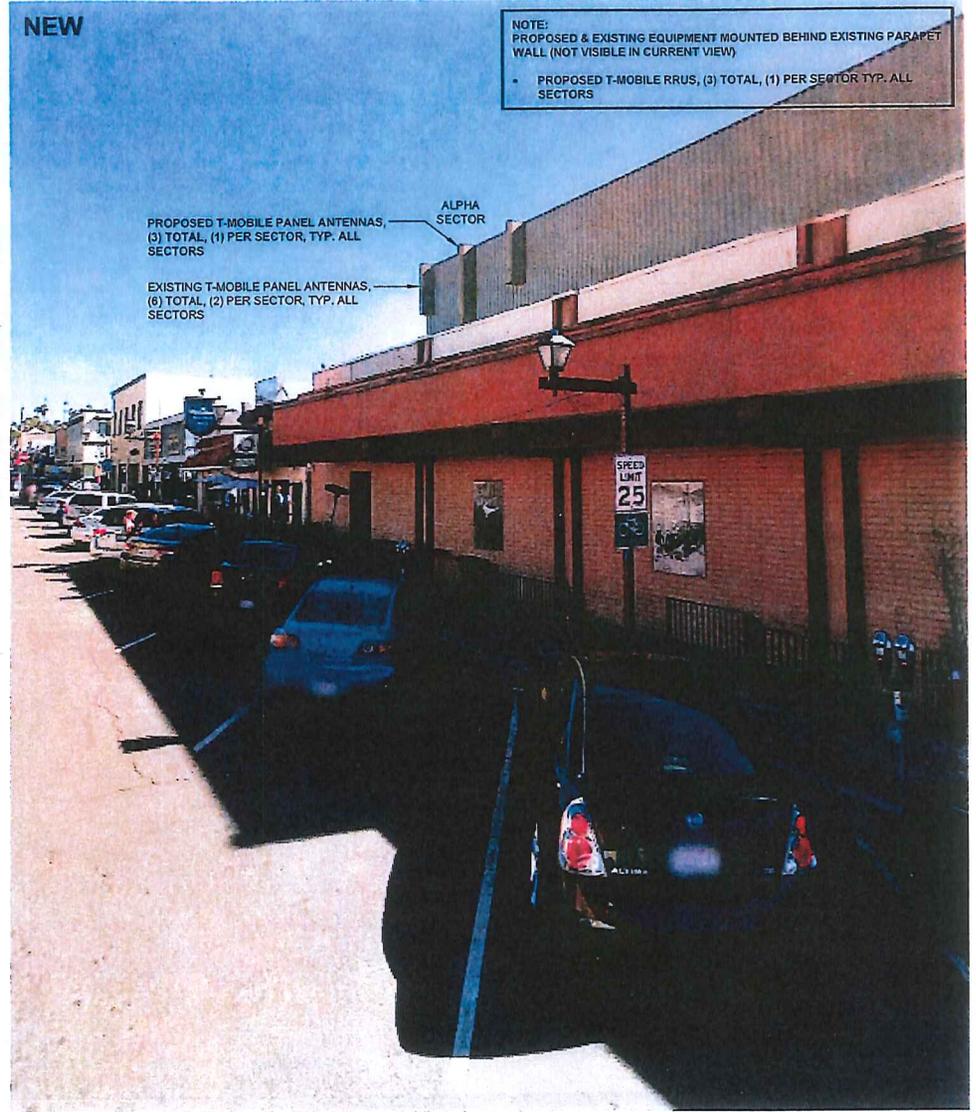
NOTE:
PROPOSED & EXISTING EQUIPMENT MOUNTED BEHIND EXISTING PARAPET
WALL (NOT VISIBLE IN CURRENT VIEW)

- PROPOSED T-MOBILE RRUS, (3) TOTAL, (1) PER SECTOR TYP. ALL
SECTORS

ALPHA
SECTOR

PROPOSED T-MOBILE PANEL ANTENNAS,
(3) TOTAL, (1) PER SECTOR, TYP. ALL
SECTORS

EXISTING T-MOBILE PANEL ANTENNAS,
(6) TOTAL, (2) PER SECTOR, TYP. ALL
SECTORS





L700 PROJECT
SD06631A
DF631 PAC BELL CO-SPRING
4711 SPRING ST.
LA MESA, CA 91941

SDC
WIRELESS
5015 SHOREHAM PLACE, SUITE 150
SAN DIEGO, CA 92122
OFFICE: (619) 738-3788

PHOTOSIMULATION VIEWPOINT 2

EXISTING

NOTE:
EXISTING EQUIPMENT MOUNTED BEHIND EXISTING PARAPET WALL
(NOT VISIBLE IN CURRENT VIEW)

- EXISTING T-MOBILE TMAS TO REMAIN (3) TOTAL
- EXISTING T-MOBILE RRUS TO REMAIN (5) TOTAL



NEW

NOTE:
PROPOSED & EXISTING EQUIPMENT MOUNTED BEHIND EXISTING PARAPET
WALL (NOT VISIBLE IN CURRENT VIEW)

- PROPOSED T-MOBILE RRUS, (5) TOTAL, (1) PER SECTOR TYP. ALL SECTORS





L700 PROJECT
SD06631A
DF631 PAC BELL CO-SPRING
4711 SPRING ST.
LA MESA, CA 91941

SOC
WIRELESS
5915 SHOREHAM PLACE, SUITE 150
SAN DIEGO, CA 92122
OFFICE: (619) 736-3766

PHOTOSIMULATION VIEWPOINT 3

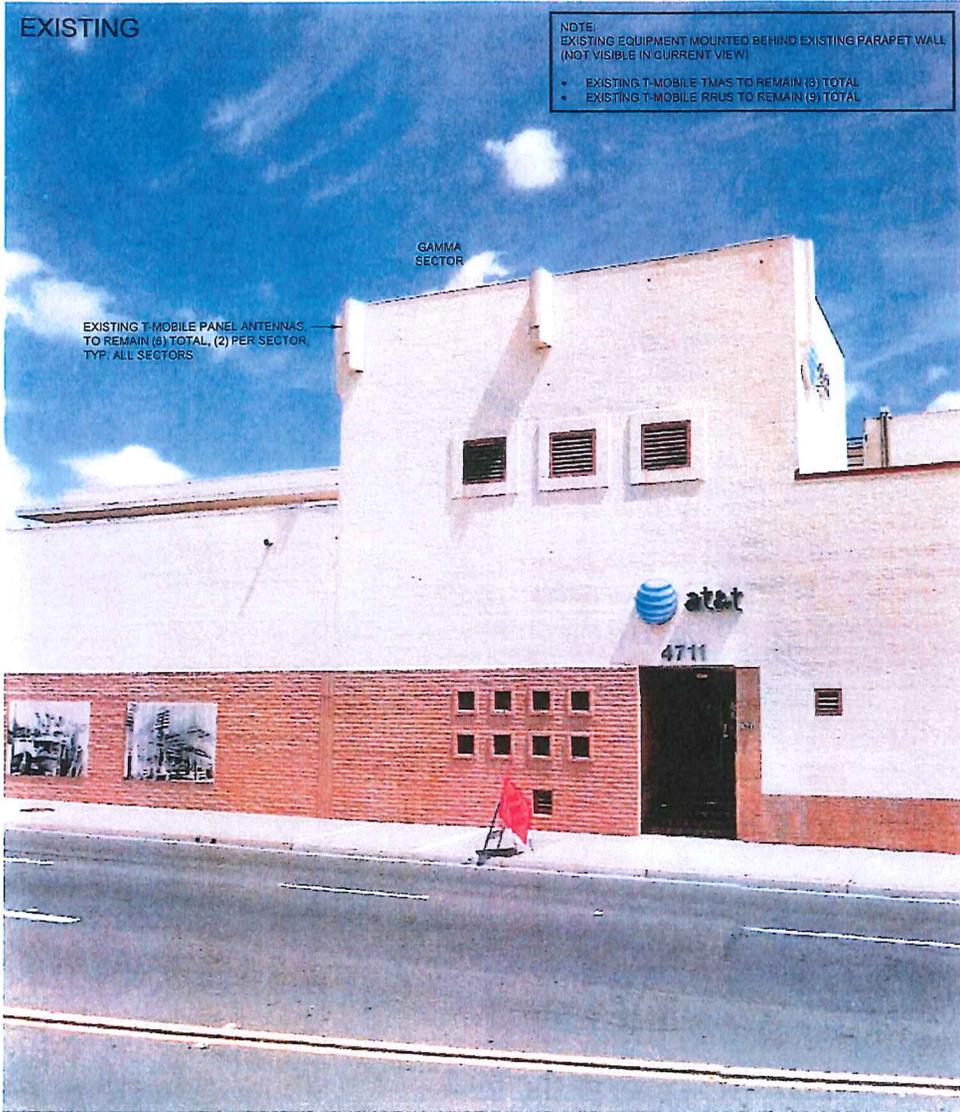
EXISTING

NOTE:
EXISTING EQUIPMENT MOUNTED BEHIND EXISTING PARAPET WALL
(NOT VISIBLE IN CURRENT VIEW)

- EXISTING T-MOBILE TMAS TO REMAIN (3) TOTAL
- EXISTING T-MOBILE RRUS TO REMAIN (5) TOTAL

GAMMA
SECTOR

EXISTING T-MOBILE PANEL ANTENNAS
TO REMAIN (6) TOTAL, (2) PER SECTOR
TYP. ALL SECTORS



NEW

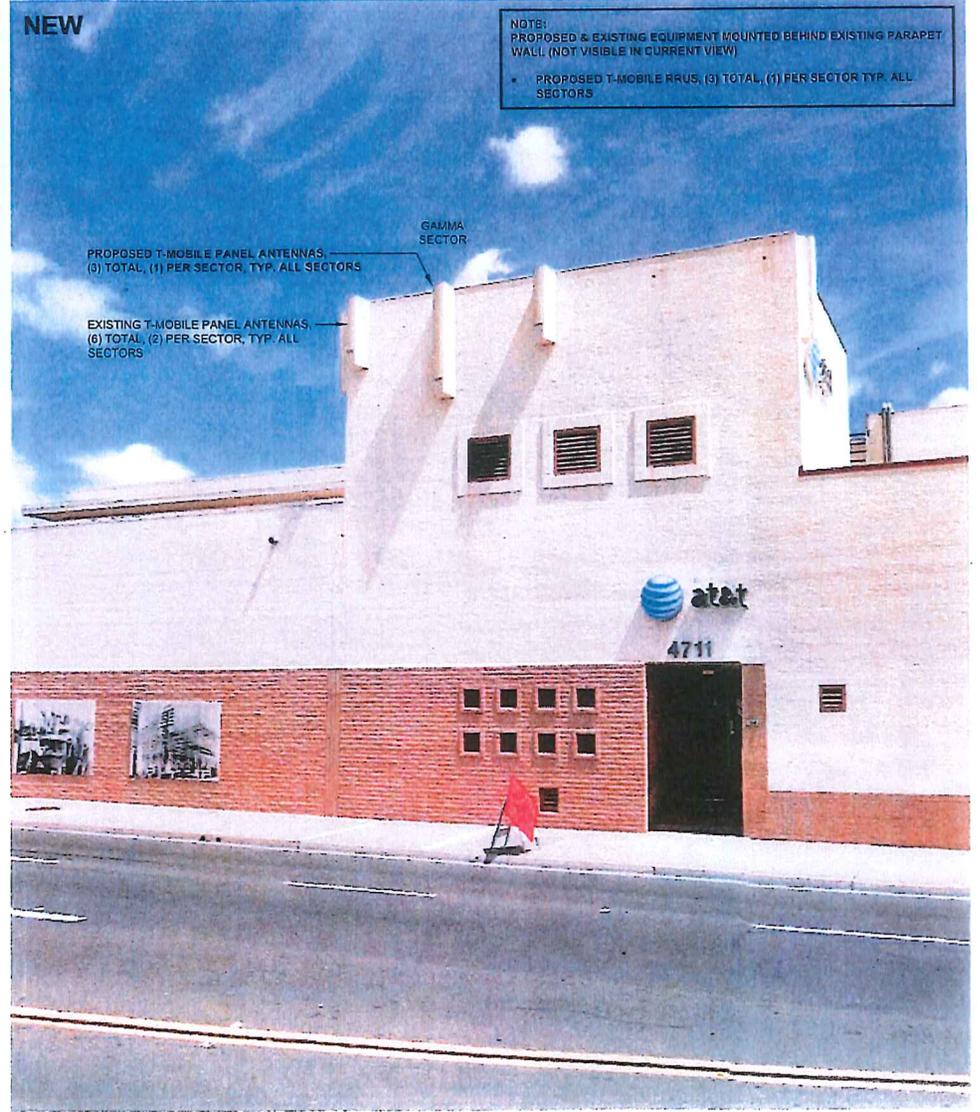
NOTE:
PROPOSED & EXISTING EQUIPMENT MOUNTED BEHIND EXISTING PARAPET WALL
(NOT VISIBLE IN CURRENT VIEW)

- PROPOSED T-MOBILE RRUS, (3) TOTAL, (1) PER SECTOR TYP. ALL SECTORS

GAMMA
SECTOR

PROPOSED T-MOBILE PANEL ANTENNAS
(3) TOTAL, (1) PER SECTOR, TYP. ALL SECTORS

EXISTING T-MOBILE PANEL ANTENNAS
(6) TOTAL, (2) PER SECTOR, TYP. ALL SECTORS

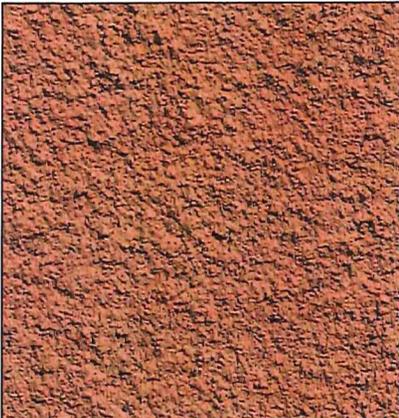


T-Mobile

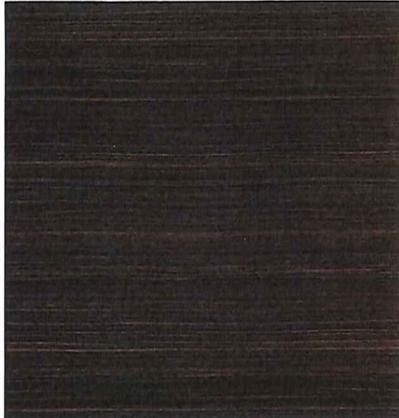
SD06631A
SD631 PAC BELL CO-SPRING
4711 SPRING ST. LA MESA, CA 91941



DISCLAIMER:
ACTUAL COLORS MAY VARY (FIELD VERIFY)



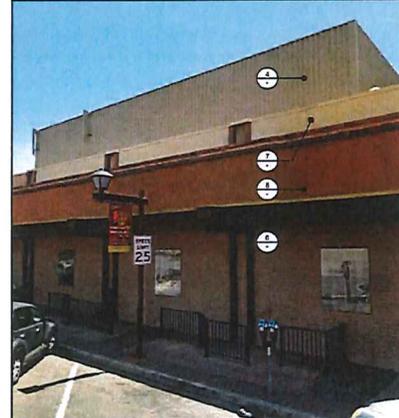
STUCCO (MAIN COLOR) SCALE N.T.S. 8



WOOD BEAM/COLUMNS (ACCENT COLOR) SCALE N.T.S. 6



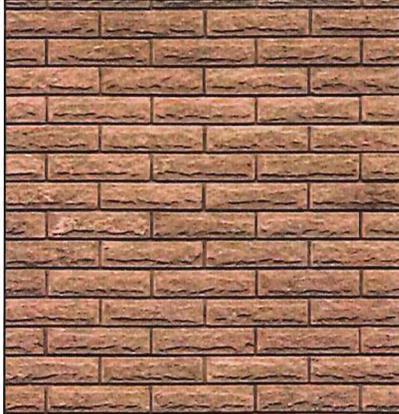
CORRUGATED SCREEN WALL (MAIN COLOR) SCALE N.T.S. 4



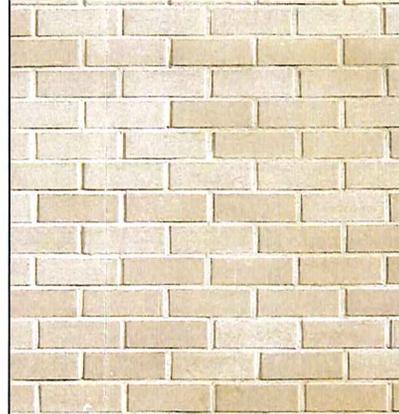
CONTEXT SCALE N.T.S. 2



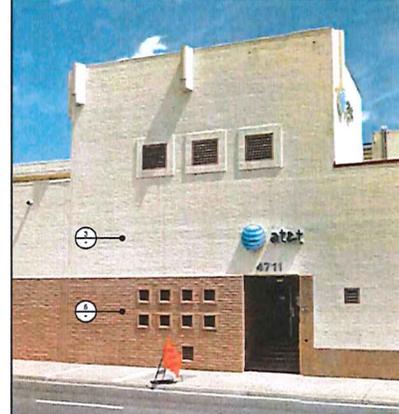
STUCCO (MAIN COLOR) SCALE N.T.S. 7



BRICK (ACCENT COLOR) SCALE N.T.S. 5



BRICK (MAIN COLOR) SCALE N.T.S. 3



CONTEXT SCALE N.T.S. 1

REVISIONS			
REV.	DATE	DESCRIPTION	BY/APP.
0	6/29/2016	MATERIALS BOARD	JE

SD631 PAC BELL CO-SPRING
SD06631A
4711 SPRING ST. LA MESA, CA 91941

SHEET TITLE
MATERIALS BOARD

SHEET NUMBER
MB

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY TO T-MOBILE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CONSTRUCTION SERVICES IS STRICTLY PROHIBITED.



REPORT to the MAYOR and MEMBERS of the CITY COUNCIL
From the CITY MANAGER

DATE: August 9, 2016

SUBJECT: Resolution to Approve Cooperative Purchase for a Replacement Wastewater Combination Truck to be Used for the Maintenance of the Sanitary Sewer System

ISSUING DEPARTMENT: Public Works

SUMMARY:

Issues:

Should the City Council approve the cooperative purchase of a replacement wastewater combination truck in the amount of \$456,174.23?

Recommendation:

That the City Council adopt the resolution to approve the cooperative purchase of a replacement wastewater combination truck in the amount of \$456,174.23.

Fiscal Impact:

Funds are budgeted in the Equipment Replacement Fund, Wastewater Operations, in the amount of \$458,600. No General Fund money will be used.

Strategic Goals:

- Continue to improve high quality municipal services.

BACKGROUND:

The Wastewater section of the Public Works Operations Division uses two combination trucks to maintain the sanitary sewer system and to respond to emergency sewer overflows. These combination trucks are often referred to as Vactor trucks. At least one of the combination trucks is used daily and frequently both are. One of the combination trucks is at the end of its efficient operational life and is scheduled to be replaced.

DISCUSSION:

In accordance with La Mesa Municipal Code Section 2.40.190 – Cooperative purchasing, the Purchasing Officer shall have the authority to join with other public jurisdictions in cooperative purchasing plans, programs or pricing agreements.

A cooperative purchasing program for the purchase of the replacement combination truck has been identified through the Houston-Galveston Area Council. The city has used this program to purchase other equipment. Once the order is placed for this unit, the truck will be built and is anticipated to arrive within 10 months. The purchase price of the replacement equipment is \$456,174.23.

CONCLUSION:

Staff recommends that the City Council adopt the resolution to approve the cooperative purchase of a replacement combination truck for the Public Works Department in the amount of \$456,174.23.

Reviewed by:


Yvonne Garrett
City Manager

Respectfully submitted by:


Gregory P. Humora
Director of Public Works/City Engineer


Leon P. Firsh
Assistant Director of Public Works


Scott A. Munzenmaier
Purchasing Officer

Attachments: A. Resolution

RESOLUTION NO. 2016-

RESOLUTION TO APPROVE COOPERATIVE PURCHASE FOR A REPLACEMENT WASTEWATER COMBINATION TRUCK TO BE USED FOR THE MAINTENANCE OF THE SANITARY SEWER SYSTEM

WHEREAS, the Wastewater section of the Public Works Operations Division currently has a combination truck which is at the end of its efficient operational life and is scheduled to be replaced;

WHEREAS, the City of La Mesa Municipal Code section 2.40.190 – Cooperative purchasing, grants the Purchasing Officer the authority to join with other public jurisdictions in cooperative purchasing, programs or pricing agreements; and

WHEREAS, a cooperative purchasing program for the purchase of the replacement combination truck has been identified through the Houston-Galveston Area Council and the city has used this program to purchase other equipment.

BE IT AND IT IS HEREBY RESOLVED by the City Council of the City of La Mesa, California, that the City Council approves the cooperative purchase for a replacement combination truck for the Public Works Department in the amount of \$456,174.23.

PASSED AND ADOPTED at a Regular meeting of the City Council of the City of La Mesa, California, held the 9th day of August, 2016, by the following vote, to wit:

AYES:

NOES:

ABSENT:

CERTIFICATE OF CITY CLERK

I, MARY J. KENNEDY, CMC, City Clerk of the City of La Mesa, California, do hereby certify the foregoing to be a true and exact copy of Resolution No. 2016-, duly passed and adopted by the City Council of said City on the date and by the vote therein recited.

MARY J. KENNEDY, CMC, City Clerk

(SEAL OF CITY)

ATTACHMENT A



REPORT to the MAYOR and MEMBERS of the CITY COUNCIL
From the CITY MANAGER

DATE: August 9, 2016

SUBJECT: Resolution Authorizing Submittal of a Grant Application for the Highway Safety Improvement Program for the Replacement of Select Warning, School, and Regulatory Signs City-wide, Accepting said Grant if Awarded, and Appropriating Funds for the Project

ISSUING DEPARTMENT: Public Works

SUMMARY:

Issue:

Should City Council adopt a resolution authorizing submittal of a grant application to the Highway Safety Improvement Program for the replacement of select warning, school, and regulatory signs city-wide along with accepting and appropriating said grant?

Recommendation:

Staff recommends that the City Council adopt a resolution authorizing submittal of a grant application to the Highway Safety Improvement Program for replacing select warning, school, and regulatory signs city-wide along with accepting and appropriating the grant if awarded.

Fiscal Impact:

The cost estimate for this project is \$161,100. The grant has no matching requirement; therefore, no City funds are required. No General Funds will be used. If awarded, the grant funds will be appropriated into Capital Improvement Program fund 302.

City's Strategic Goals:

- Effective and efficient traffic circulation and transportation.

BACKGROUND:

The Federal Highway Administration (FHWA) has identified that adequately maintained retroreflective street signs (signs) improve nighttime driving and reduce the risk of crashes. The FHWA indicates that only 25% of travel occurs in dark conditions, yet accounts for 50% of crashes. Signs deteriorate over time due to sunlight and weather damage and require replacement to meet FHWA guidelines.

DISCUSSION:

The City of La Mesa's current sign inventory includes signs that require replacement to meet the FHWA guidelines. City staff has identified a grant (Highway Safety Improvement Program-HSIP) that would replace warning, school, and regulatory signs. If awarded, the grant amount of \$161,100 will replace a portion of existing warning, school, and regulatory signs with those meeting the FHWA guideline. The City will be applying for the entire construction cost of this project and no improvements will be proposed that are not eligible for the grant funding.

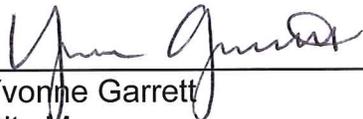
CONCLUSION:

This grant offers an opportunity to replace necessary warning, school, and regulatory signs that have lost retro-reflectivity as identified in research for the Highway Safety Improvement Program grant. Staff recommends City Council adopt a resolution authorizing:

1. Submittal of a grant application in the amount of \$161,100 to the Highway Safety Improvement Program to fund the replacement of warning, school, and regulatory signs;
2. the Mayor to execute the grant funding agreement; and
3. acceptance and appropriation of the grant funds, and creation of a Capital Improvement Program project in fund 302.

Reviewed by:

Respectfully submitted by:



Yvonne Garrett
City Manager



for Gregory P. Humora
Director of Public Works/City Engineer

Attachment A: Resolution

RESOLUTION NO. 2016 -

RESOLUTION AUTHORIZING SUBMITTAL OF A GRANT APPLICATION FOR THE HIGHWAY SAFETY IMPROVEMENT PROGRAM FOR THE REPLACEMENT OF SELECT WARNING, SCHOOL, AND REGULATORY SIGNS CITY-WIDE, ACCEPTING SAID GRANT IF AWARDED AND APPROPRIATING FUNDS FOR THE PROJECT

WHEREAS, the Federal Highway Administration has identified that adequately maintained retroreflective street signs improve nighttime driving and reduce the risk of crashes;

WHEREAS, retroreflective street signs deteriorate over time due to sunlight and weather damage and require replacement to meet FHWA guidelines;

WHEREAS, the City of La Mesa's current sign inventory includes signs that require replacement to meet FHWA guidelines; and

WHEREAS, City staff has identified a Highway Safety Improvement Program grant that would replace a portion of existing warning, school, and regulatory signs.

BE IT AND IT IS HEREBY RESOLVED by the City Council of the City of La Mesa, California, that the City approves the submittal of a Highway Safety Improvement Program Grant application in the amount of \$161,100, and if awarded the grant, appropriates those funds into Capital Improvement Program fund 302 for the replacement of select warning, school, and regulatory signs city-wide; provided however, that if the actual revenue received from the source specified should be more or less than the amount set forth herein, that the appropriations shall be adjusted to equal the amount actually received.

PASSED AND ADOPTED at a Regular meeting of the City Council of the City of La Mesa, California, held the 9th day of August, 2016, by the following vote, to wit:

AYES:

NOES:

ABSENT:

CERTIFICATE OF THE CITY CLERK

I, MARY KENNEDY, CMC, City Clerk of the City of La Mesa, California, do hereby certify the foregoing to be a true and exact copy of Resolution No. 2016-, duly passed and adopted by the City Council of said City on the date and by the vote therein recited.

MARY J. KENNEDY, CMC, City Clerk

(SEAL OF CITY)

ATTACHMENT A



REPORT to the MAYOR and MEMBERS of the CITY COUNCIL
From the CITY MANAGER

DATE: August 9, 2016

SUBJECT: Approval of a Memorandum of Understanding between the San Diego County Sheriff's Department and the La Mesa Police Department for the Regional Realignment Response (R3) Group

ISSUING DEPARTMENT: Police Department

SUMMARY:

Issues:

1. Should the City Council adopt a resolution to approve the Police Department's participation with the San Diego County Sheriff's Department in the Regional Realignment Response (R3) Group's enforcement efforts and funding allocation?
2. Should the City Council authorize the Chief of Police to sign an MOU with the San Diego County Sheriff's Department for the Regional Realignment Response (R3) Group funding allocation, which will reimburse personnel overtime expenses related to AB 109 enforcement?

Recommendations:

Staff recommends that the City Council:

1. Adopt a resolution to approve the Police Department's participation with the San Diego County Sheriff's Department in the Regional Realignment Response (R3) Group's enforcement efforts and funding allocation.
2. Authorize the Chief of Police to sign an MOU with the San Diego County Sheriff's Department for the Regional Realignment Response (R3) Group

funding allocation, which will reimburse personnel overtime expenses related to AB 109 enforcement.

Fiscal Impact:

There will be no fiscal impact for the City of La Mesa. This funding allocation will allow the Police Department to receive full reimbursement for the cost of overtime up to \$43,995. Staff work to oversee the funding allocation will not result in added expenditures.

City Strategic Goals:

This response meets the City's goal of providing a safe community.

BACKGROUND:

Public Safety Realignment, also known as AB109 or prison realignment, was approved by the California State Legislature and became effective as of October, 2011. This law has mandated the release from state prison of approximately 30,000 convicted felons into local communities to become the responsibility of local jurisdictions. The released prisoners are to be classified as non-serious, non-violent, and non-sexual offenders by the state. Since then, the City of La Mesa and other San Diego County cities have been directly impacted by the large number of prisoners being released to the custody and supervision of our local communities, resulting in a recent increase in property crimes. Currently there are approximately 21 realigned offenders who are known to reside in the City of La Mesa, with another 2,231 living within San Diego County.

In order to formulate a coordinated plan and response to the mandated release of these prisoners, the San Diego County Community Corrections Partnership was formed. In July 2016, the San Diego County Sheriff's Department received state funds to support the San Diego County Community Corrections Partnership's primary goal—that of public safety. The funding has been allocated to create a Regional Realignment Response (R3) Group to develop and implement a targeted, proactive, intelligence-based approach to control and counteract the risks associated with realigned offenders released into the San Diego County community.

This funding will allow a multi-agency partnership within San Diego County to monitor, track, and combat the effects of prison realignment within San Diego County. This partnership will allow neighboring agencies to work together in a more global and proactive approach. The Group's goal is to reduce criminal activity by these released criminals by increasing the law enforcement presence and special, targeted operations in La Mesa and in the surrounding communities. The Police Department will work in

Report to Mayor and Councilmembers

Date: August 9, 2016

Page: 3 of 3

conjunction with state, local, and federal agencies in partnership during multiple special enforcement operations.

These special enforcement operations will not enforce Title 8 (US Immigration law). The Police Department will enforce state law and local ordinances against violators in San Diego County. The Police Department will utilize R3 funding for overtime to support operations as follows:

- Conduct multiple and ongoing operations targeting criminal offenses, crime trends, and realignment offenders both in La Mesa and surrounding communities.
- Staffing will typically consist of one sergeant, four officers and one communications dispatcher one day per month in support of special/targeted operations, with further operations as needed.

The City Attorney has reviewed and approved the MOU as to content and form.

CONCLUSION:

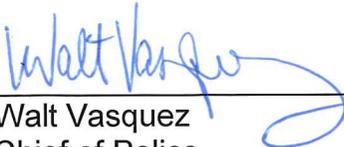
Staff recommends that the City Council adopt a resolution to approve the Police Department's participation with the San Diego County Sheriff's Department in the Regional Realignment Response (R3) Group's enforcement efforts and funding allocation. Staff further recommends that the City Council authorize the Chief of Police to sign an MOU with the San Diego County Sheriff's Department for the Regional Realignment Response (R3) Group funding allocation, which will reimburse personnel overtime expenses related to AB 109 enforcement.

Staff Reference: Lt. Chad Bell

Reviewed by:

Respectfully submitted by:

David E. Witt
City Manager



Walt Vasquez
Chief of Police

- Attachments: A. La Mesa Grant Fund Allocation
B. MOU
C. Resolution
D. Post Release Offender Fact Sheet

EXHIBIT A
FY 2016 Regional Realignment Response Group
ALLOCATION SUMMARY

AGENCY NAME	2016 Total Allocation
San Diego County Sheriff's Department	327,721
San Diego County Probation	85,410
Carlsbad Police Department	21,768
Chula Vista Police Department	81,378
Coronado Police Department	20,000
El Cajon Police Department	36,484
Escondido Police Department	140,000
La Mesa Police Department	43,995
National City Police Department	45,000
Oceanside Police Department	47,569
San Diego Police Department	150,675
Grand Total San Diego County Region	\$ 1,000,000

**AGREEMENT FOR THE
2016 REGIONAL REALIGNMENT RESPONSE (R3)**

1. PARTIES TO THE AGREEMENT

This Agreement is between the COUNTY OF SAN DIEGO ("COUNTY"), the CITY OF CARLSBAD, the CITY OF CHULA VISTA, the CITY OF CORONADO, the CITY OF EL CAJON, the CITY OF ESCONDIDO, the CITY OF LA MESA, the CITY OF NATIONAL CITY, the CITY OF OCEANSIDE, the CITY OF SAN DIEGO ("CITIES"), collectively the "PARTIES", for program support of the Regional Realignment Response Group ("R3").

1.1 Party Departments or Agencies Participating in the Agreement

For the COUNTY, participating agencies are the Sheriff's Department ("SHERIFF") and the Probation Department ("PROBATION"). For the CITIES, participating agencies are their respective police department.

2. RECITALS

2.1 COUNTY through SHERIFF received funds from the State of California Local Revenue Fund 2011, Community Corrections Subaccount to continue the Regional Realignment Response Group (R3) program.

2.2 Funds shall be used to support the R3 program and its primary goal of public safety by developing and implementing a targeted, proactive, intelligence-based approach to control and counteract the risks associated with realigned offenders (which include those sentenced pursuant to California Penal Codes 1170(h)(5)(A) PC and 1170(h)(5)(B) PC and Post Release Community Supervision Offenders) released into San Diego County.

2.3 Government Code §55632 authorizes COUNTY through SHERIFF and PARTIES, to contract with SHERIFF for provision of joint law enforcement services.

2.4 PARTIES desire to enter into an agreement with provisions concerning the nature and extent of R3 collaboration, services rendered, and compensation.

2.5 COUNTY, by action of the Board of Supervisors on June 28, 2016 (3), approved and authorized the SHERIFF to execute expenditure contracts to use 2016 R3 funds to reimburse all PARTIES for overtime expenses incurred in R3 activities not to exceed the amounts described in Exhibit A - Agency Allocations, during the project period July 1, 2016 to December 31, 2017.

2.6 PARTIES agree to maintain documentation supporting all expenditures reimbursed from R3 funds.

NOW THEREFORE, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, PARTIES jointly intend that COUNTY through SHERIFF will reimburse, and PARTIES will provide, a level of R3 services, as set forth in this Agreement.

3. PURPOSE AND INTENT

The purpose of this Agreement is to satisfy the R3's goal of ensuring public safety in the post AB 109 environment.

4. SCOPE OF SERVICES

4.1 Method of Service Delivery

SHERIFF will maintain the R3 funding and will be administratively responsible for reimbursement of PARTIES' obligations under this Agreement.

4.2 Overview of Basic Services

PARTIES will provide R3 activities ("Activities") in their designated areas of jurisdiction and/or in coordination with other R3 partner agencies in order to counteract the risks associated with realigned offenders released into San Diego County.

4.2.1 Framework of Operations

A Regional Realignment Response Group (R3 Group) is formed to oversee R3 Operations and Activities. The Membership of the Group will consist of the Designated Coordinators of each PARTY, as outlined in Section 6.2.3. The R3 Group will meet every 6 months to discuss and plan R3 Operations and Activities.

4.2.2 Regional Sub-Groups

Regional Sub-Groups are created for the Northern, Central, and Southern areas of the County. The Regional Sub-Groups are responsible for the planning and coordination of allied or regional operations involving two or more PARTIES. Membership of the Regional Sub-Groups is as follows:

NORTHERN: A Police Lieutenant from the cities of Escondido, Carlsbad, Oceanside, a Lieutenant from SHERIFF, and a Supervising Probation Officer from PROBATION.

CENTRAL: A Police Lieutenant from the cities of San Diego, El Cajon, La Mesa, a Lieutenant from SHERIFF, and a Supervising Probation Officer from PROBATION.

SOUTHERN: A Police Lieutenant from the cities of San Diego, National City, Chula Vista, a Lieutenant from SHERIFF, a Commander from the City of Coronado, and a Supervising Probation Officer from PROBATION.

5. TERM OF AGREEMENT

5.1 Initial Term

The term of this Agreement shall be July 1, 2016 and shall continue in effect through and terminate at midnight on December 31, 2017 subject to the termination provision in sections 5.2 and 5.3 below.

///

5.2 Option to Extend

COUNTY shall have the option to renew this Agreement for successive one year increments beyond December 31, 2017. Renewal or extension of the Agreement beyond December 31, 2017 shall be subject to available funding.

5.3 Termination

Subject to the applicable provisions of state law, each PARTY may terminate its participation in this Agreement upon ninety-day (90) minimum written notice to the other PARTIES.

6. STANDARDS OF SERVICE: OBLIGATIONS OF THE PARTIES

6.1 Anticipated Outcome

The anticipated outcome of the R3 Activities, provided by PARTIES under this Agreement, is increased law enforcement presence in each respective PARTY's designated area of jurisdiction in order to counteract the risks associated with realigned offenders released into San Diego County. The anticipated outcome will be reached by achieving the goals and accomplishing the missions set forth below by the PARTIES.

6.1.1 PARTIES will provide enhanced enforcement by increasing patrol presence in areas where realigned offenders reside, jurisdictions where they are released, and areas they are known to frequent. This patrol presence will include 4th waiver searches, probation compliance checks, directed patrol, and coordinated multi-agency sweeps. In addition, PARTIES will utilize their unique investigatory areas of expertise in operations.

6.1.2 Increase intelligence/information sharing among PARTIES, including but not limited to the following activities:

- (a) Utilize Criminal Intelligence Analysts, dedicated to the R3 program, located at the San Diego Law Enforcement Coordination Center (SD-LECC). The SD-LECC will serve as the centralized clearinghouse for information and documentation of realigned offender post-release packets.
- (b) Conduct meetings every 6 months with a minimum of one representative from each PARTY.
- (c) Increase information sharing during operations.

6.1.3 Prior to R3 "Activities", or Operations, an Operations Plan must be approved by the Regional Realignment Response Group. The Operations Plan is to be submitted by the Operations Coordinator via email to R3G@sdsheriff.org at least 72 hours prior to the operation.

6.1.4 At the conclusion of each shift (Operation) funded by Regional Realignment Response (R3), law enforcement officers in each agency will complete a Daily Activity Report (DAR). The DAR will be submitted to the agency's designated Operation's Coordinator.

6.1.5 At the conclusion of each shift (Operation) funded by R3, the Operation Coordinator will email the following to R3G@sdsheriff.org:

- (a) An OVERALL Operation Statistics Form
- (b) All Daily Activity Report (DAR) Forms (from Deputies/Officers)
- (c) A complete Operation Roster (includes all personnel assigned to operation with sign in and sign out times)

6.2 Personnel Qualifications and Assignment

6.2.1 Qualifications

Each PARTY shall ensure that personnel it assigns to perform activities pursuant to this Agreement meet the minimum qualification for their specific classification.

6.2.2 Management, Direction and Supervision; Independent Contractors

The hiring, firing, management, direction, and supervision of each PARTY's personnel, the standards of performance, the discipline of each PARTY'S personnel, and all other matters incident to the performance of such services, shall be performed by and be the responsibility of each PARTY in each PARTY's sole but reasonable judgment and in accord with the provisions of applicable labor agreements. Each PARTY shall be the appointing authority for all its personnel provided to R3 by this AGREEMENT. PARTIES shall have no liability for any direct payment of salary, wages, indemnity, or other compensation or benefit to any other PARTY's personnel.

Each PARTY and its respective officers, agents, and employees are independent contractors and are not officers, agents and employees of any other PARTY. Each PARTY's personnel are under the direct and exclusive supervision of that PARTY, and each PARTY assumes full responsibility for the performance of its own personnel in connection with this Agreement. No PARTY has the authority to bind any other PARTY.

6.2.3 Designated Coordinators

SHERIFF shall select and designate a coordinator who shall manage and direct the R3. Each other PARTY shall select and designate a coordinator under this Agreement. The designated coordinators for each PARTY shall represent their agency on the R3 Group outlined in Section 4.2.2, perform the activities outlined in Section 6.1.5 and implement, as needed, appropriate procedures governing the performance of all requirements under this Agreement and shall be responsible for meeting and conferring in good faith in order to address any disputes which may arise concerning implementation of this Agreement.

6.2.4 Staffing for Basic Services

PARTIES shall ensure that adequate numbers of their qualified respective personnel are provided to R3 Activities at all times during the term of this Agreement to meet the Basic Services, Scope of Services, and Standards of Service commitments set forth herein.

6.2.5 Equipment and Supplies

Each PARTY will supply its own personnel with all supplies and/or prescribed safety gear, body armor, and/or standard issue equipment necessary to perform R3 Activities under this agreement.

7. COST OF SERVICES/CONSIDERATION

7.1 General

As full consideration for the satisfactory performance and completion by PARTIES of Activities set forth in this Agreement, COUNTY through SHERIFF shall reimburse PARTIES for personnel assigned to perform R3 Activities on the basis of claims and submittals as set forth hereunder not to exceed the amounts specified in Exhibit A -Agency Allocations. Such payments by COUNTY through SHERIFF are dependent on the continued availability of funds from the County Local Revenue Fund 2011, Community Corrections Subaccount.

7.2 Personnel Costs/Rate of Compensation

During the term of this Agreement, COUNTY through SHERIFF shall reimburse PARTIES for overtime worked by personnel assigned to perform R3 Activities based upon the actual costs incurred by PARTIES to provide Activities under this Agreement, not to exceed the amounts specified in Exhibit A –Agency Allocations.

7.3 Method of Payment

PARTIES shall submit correct and complete reimbursement forms, labor reports, and timesheets, as documentation that represents amounts due under this Agreement to SHERIFF no later than the final business day of the subsequent month from the month being claimed. All requests for reimbursement shall be sent to:

San Diego County Sheriff s Department
Grants Unit (R3G)
P. O. Box 939062
San Diego, CA 92193-9062

7.3.1 Reimbursement forms, labor reports and timesheets must have the signature of PARTY's designated coordinator or his or her designee, certifying that the invoice, labor reports and timesheets are true and correct.

7.3.2 PARTIES shall provide payroll records for every person whose costs are reimbursable under this Agreement, to include, at a minimum, the person's name, classification, duty position, task, regular hourly rate, overtime-hourly rate, overtime hours worked, date overtime worked, and fringe benefit rate and cost. PARTIES shall make available to SHERIFF for inspection, upon request, all payroll records and any other records that relate to the Basic Services provided under this Agreement.

7.3.3 Within sixty (60) business days upon receipt of valid invoice and complete documentation, SHERIFF will reimburse PARTIES for the Basic Services agreed to.

7.3.4 Each PARTY is responsible for tracking the claims submitted by their agency to ensure the total claims do not exceed the Agency allocations provided in Exhibit A.

8. INDEMNIFICATION - WORKERS COMPENSATION, EMPLOYMENT

8.1 The COUNTY shall fully indemnify and hold harmless non-County PARTIES and their respective officers, employees and agents, from any claims, losses, fines, expenses (including attorneys' fees and court costs and/or arbitration costs), costs, damages or liabilities arising from or related to (1) any workers' compensation claim or demand or other workers' compensation proceeding arising from or related to, or claimed to arise from or relate to, employment which is brought by an employee of the COUNTY or any contract labor provider retained by the COUNTY, or (2) any claim, demand, suit, or other proceeding arising from or related to, or claimed to arise from or relate to, the status of employment (including without limitation, compensation, demotion, promotion, discipline, termination, hiring, work assignment, transfer, disability, leave or other such matters) which is brought by an employee of the COUNTY or any contract labor provider retained by the COUNTY.

8.2 Each non-County PARTY shall fully indemnify and hold harmless the COUNTY, its officers, employees, and agents, from any claims, losses, fines, expenses (including attorneys' fees and court costs or arbitration costs), costs, damages or liabilities arising from or related to (1) any workers' compensation claim or demand or other workers' compensation proceeding arising from or related to, or claimed to arise from or relate to, employment which is brought by an employee of that respective agency or any contract labor provider retained by that respective agency, or (2) any claim, demand, suit, or other proceeding arising from or related to, or claimed to arise from or relate to, the status of employment (including without limitation, compensation, demotion, promotion, discipline, termination, hiring, work assignment, transfer, disability, leave or other such matters) which is brought by an employee of that respective agency or any contract labor provider retained by that respective agency.

8.3 Each non-County PARTY shall fully indemnify and hold harmless the other non-County PARTIES, its officers, employees, and agents, from any claims, losses, fines, expenses (including attorneys' fees and court costs or arbitration costs), costs, damages or liabilities arising from or related to (1) any workers' compensation claim or demand or other workers' compensation proceeding arising from or related to, or claimed to arise from or relate to, employment which is brought by an employee of that respective agency or any contract labor provider retained by non-County party, or (2) any claim, demand, suit, or other proceeding arising from or related to, or claimed to arise from or relate to, the status of employment (including without limitation, compensation, demotion, promotion, discipline, termination, hiring, work assignment, transfer, disability, leave or other such matters) which is brought by an employee of that respective law enforcement agency or any contract labor provider retained by the law enforcement agency.

9. INDEMNIFICATION RELATED TO ACTS OR OMISSIONS; NEGLIGENCE

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9.1 Claims Arising From Sole Acts or Omissions of a PARTY

Each PARTY to this Agreement hereby agrees to defend and indemnify the other PARTIES to this Agreement, their agents, officers and employees, from any claim, action or proceeding against the other PARTIES, arising solely out of its own acts or omissions in the performance of this Agreement. At each PARTY's sole discretion, each PARTY may participate at its own expense in the defense of any claim, action or proceeding, but such participation shall not relieve any PARTY of any obligation imposed by this Agreement. PARTIES shall notify each other promptly of any claim, action or proceeding and cooperate fully in the defense.

9.2 Claims Arising From Concurrent Acts or Omissions

The PARTIES hereby agree to defend themselves from any claim, action or proceeding arising out of the concurrent acts or omissions of the PARTIES. In such cases, PARTIES agree to retain their own legal counsel, bear their own defense costs, and waive their right to seek reimbursement of such costs, except as provided in paragraph 9.4 below.

9.3 Joint Defense

Notwithstanding paragraph 9.2 above, in cases where PARTIES agree in writing to a joint defense, PARTIES may appoint joint defense counsel to defend the claim, action or proceeding arising out of the concurrent acts or omissions of PARTIES. Joint defense counsel shall be selected by mutual agreement of PARTIES. PARTIES agree to share the costs of such joint defense and any agreed settlement in equal amounts, except as provided in section 9.4 below. PARTIES further agree that no PARTY may bind the others to a settlement agreement without the written consent of the others.

9.4 Reimbursement and/or Reallocation

Where a trial verdict or arbitration award allocates or determines the comparative fault of the parties, PARTIES may seek reimbursement and/or reallocation of defense costs, settlement payments, judgments and awards, consistent with such comparative fault.

10. GENERAL PROVISIONS

10.1 Notices

Any notice, request, demand or other communication required or permitted hereunder shall be in writing and may be personally delivered or given as of the date of mailing by depositing such notice in the United States mail, first-class postage prepaid and addressed as follows or, to such other place as each party may designate by subsequent written notice to each other:

To COUNTY and SHERIFF:

Sheriff
San Diego County Sheriff's Department
P. O. Box 939062
San Diego, CA 92193

Chief Probation Officer
Probation Department
9444 Balboa Avenue, Ste. 500
San Diego, CA 92123

To Non-County PARTIES:

Chief of Police
Carlsbad Police Department
2560 Orion Way
Carlsbad, CA 92010

Chief of Police
Chula Vista Police Department
315 Fourth Avenue
Chula Vista, CA 91910

Chief of Police
Coronado Police Department
700 Orange Avenue
Coronado, CA 92118

Chief of Police
El Cajon Police Department
100 Civic Center Way
El Cajon, CA 92020

Chief of Police
Escondido Police Department
1163 North Centre City Parkway
Escondido, CA 92026

Chief of Police
La Mesa Police Department
8085 University Ave
La Mesa, CA 91942

Chief of Police
National City Department
1200 National City Blvd
National City, CA 91950

Chief of Police
Oceanside Police Department
3855 Mission Ave
Oceanside, CA 92058

Chief of Police
San Diego Police Department
1401 Broadway
San Diego, CA 92101

A notice shall be effective on the date of personal delivery if personally delivered before 5:00p.m. on a business day or otherwise on the first business day following personal delivery; or two (2) business days following the date the notice is postmarked, if mailed; or on the first business day following delivery to the applicable overnight courier, if sent by overnight courier for next business day delivery and otherwise when actually received.

10.2 Amendment

This Agreement may be modified or amended only by a written document signed by the COUNTY through SHERIFF and the affected PARTY or PARTIES, and no oral understanding or agreement shall be binding on any PARTY or PARTIES.

10.3 Entire Agreement

This Agreement constitutes the complete and exclusive statement of agreement between the COUNTY and Non-County PARTIES with respect to the subject matter hereto. As such, all prior written and oral understandings are superseded in total by this Agreement.

10.4 Construction

This Agreement will be deemed to have been made and shall be construed, interpreted, governed, and enforced pursuant to and in accordance with the laws of the State of

California. The headings and captions used in this Agreement are for convenience and ease of reference only and shall not be used to construe, interpret, expand, or limit the terms of the Agreement and shall not be construed against any one party.

10.5 Waiver

A waiver by COUNTY or Non-County PARTIES of a breach of any of the covenants to be performed by COUNTY or Non-County PARTIES shall not be construed as a waiver of any succeeding breach of the same or other covenants, agreements, restrictions, or conditions of this Agreement. In addition, the failure of any party to insist upon strict compliance with any provision of this Agreement shall not be considered a waiver of any right to do so, whether for that breach or any subsequent breach. The acceptance by COUNTY or Non-County PARTIES of either performance or payment shall not be considered a waiver of PARTY's preceding breach of this Agreement.

10.6 Authority to Enter Agreement

COUNTY and Non-County PARTIES have all requisite power and authority to conduct their respective business and to execute, deliver, and perform the Agreement. Each PARTY warrants that the individuals who have signed this Agreement have the legal power, right, and authority to make this Agreement and to bind each respective party.

10.7 Cooperation

COUNTY through SHERIFF and Non-County PARTIES will cooperate in good faith to implement this Agreement.

10.8 Counterparts

This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original, but all of which together shall constitute one and the same instrument.

10.9 Severability

This Agreement is subject to all applicable laws and regulations. If any provision of this Agreement is found by any Court or other legal authority, or is agreed upon by the PARTIES, to be in conflict with any law or regulation, then the conflicting provision shall be considered null and void. If the effect of nullifying any conflicting provision is such that a material benefit of this Agreement to any PARTY is lost, then the Agreement may be terminated at the option of the affected PARTY, with the notice as required in this Agreement. In all other cases, the remainder of this Agreement shall be severable and shall continue in full force and effect.

10.10 Representation

PARTIES' Chief, or their respective designee, shall represent PARTIES in all discussions pertaining to this Agreement. SHERIFF, or his or her designee, shall represent SHERIFF in all discussions pertaining to this Agreement.

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10.11 Dispute Resolution Concerning Services and Payment

In the event of any dispute concerning services and payment arising from this Agreement, the SHERIFF, or his or her designee, and PARTIES' Chief of Police, or his or her respective designee, will meet and confer within 10 (ten) business days after receiving notice of the dispute to resolve the dispute.

10.12 Termination of Funding

In the event that funding for reimbursement of costs related to R3 Activities is terminated, this Agreement in its entirety shall be considered null and void and COUNTY through SHERIFF and PARTIES shall no longer be required to provide R3 Activities as described herein. In such event, the COUNTY through SHERIFF and PARTIES shall meet immediately, and if agreed upon by the COUNTY through SHERIFF and PARTIES, mutually develop and implement within a reasonable time frame, a transition plan for the provision of R3 Activities through alternate means.

10.13 Obligation

This Agreement shall be binding upon the successors of the PARTIES.

10.14 California Law

This Agreement is executed and delivered within the State of California and the rights and obligations of the PARTIES hereto shall be construed and enforced in accordance with, and governed by the laws of the State of California.

IN WITNESS WHEREOF, the PARTIES hereto have executed this Agreement on this _____ day of _____, 2016.

**COUNTY OF SAN DIEGO
SHERIFF'S DEPARTMENT**

**COUNTY OF SAN DIEGO
PROBATION DEPARTMENT**

William D. Gore
Sheriff

Adolfo Gonzales
Chief

**CARLSBAD POLICE
DEPARTMENT**

**CHULA VISTA
POLICE DEPARTMENT**

Neil Gallucci
Chief

David Bejarano
Chief

///

**CORONADO POLICE
DEPARTMENT**

Jon Froomin
Chief

**ESCONDIDO POLICE
DEPARTMENT**

Craig Carter
Chief

**NATIONAL CITY
POLICE DEPARTMENT**

Manuel Rodriguez
Chief

**SAN DIEGO POLICE
DEPARTMENT**

Shelley Zimmerman
Chief

Approved as to form and legality:

Mark Day
Senior Deputy

CITY OF EL CAJON

Douglas Williford
City Manager

**LA MESA POLICE
DEPARTMENT**

Walt Vasquez
Chief

**OCEANSIDE POLICE
DEPARTMENT**

Frank McCoy
Chief

CITY OF SAN DIEGO

Mayor Kevin Faulconer
or Designee

Approved as to form:
**JAN GOLDSMITH, CITY ATTY.,
CITY OF SAN DIEGO**

Linda L. Peter
Deputy City Attorney

RESOLUTION NO. 2016-_____

RESOLUTION OF APPROVAL OF A MEMORANDUM OF UNDERSTANDING BETWEEN THE
SAN DIEGO COUNTY SHERIFF'S DEPARTMENT AND THE LA MESA POLICE
DEPARTMENT FOR THE REGIONAL REALIGNMENT RESPONSE (R3) GROUP

WHEREAS, the Public Safety Realignment Act became effective October 1, 2011, resulting in the release of approximately 30,000 convicted felons into local communities;

WHEREAS, currently La Mesa has 21 of these offenders residing in the City with an additional 2,231 residing in San Diego County;

WHEREAS, a recent increase in property crime has coincided with the release of these prisoners;

WHEREAS, the San Diego County Community Correction Partnership was created to formulate a coordinated plan and law enforcement response to the mandated release of these prisoners, with subsequent funding by the State to pay for law enforcement's response;

WHEREAS, the La Mesa Police Department desires to enter into a partnership with local agencies coordinated by the San Diego County Sheriff's Department to conduct proactive law enforcement operations within the terms of a Memorandum of Understanding;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of La Mesa authorizes the Chief of Police to sign the Memorandum of Understanding with the San Diego County Sheriff's Department to use State allocated funds to participate in partnership with local agencies to target special enforcement operations related to the impact of the mandated release of State prisoners.

PASSED AND ADOPTED at a Regular meeting of the City Council of the City of La Mesa, California, held the 9th day of August 2016, by the following vote, to wit:

AYES:

NOES:

ABSENT:

CERTIFICATE OF CITY CLERK

I, MARY J. KENNEDY, City Clerk of the City of La Mesa, California, do hereby certify the foregoing to be a true and exact copy of Resolution No. 2016-_____ duly passed and adopted by the City Council of said City on the date and by the vote therein recited.

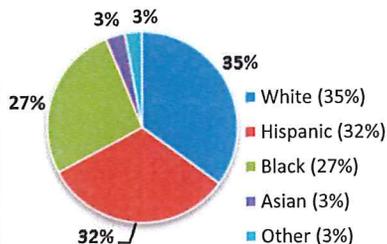
MARY J. KENNEDY, CMC, City Clerk

(SEAL OF CITY)

**SAN DIEGO COUNTY
PRCS/MS* FACT SHEET
2,231 Under Supervision
February 15, 2016**

Public Safety Realignment, or AB109, changed who supervises certain released prisoners. Post Release Community Supervision (PRCS) offenders are now supervised by the Probation Department rather than by state parole. The legislation also created a population of Mandatory Supervision offenders, or MSOs. These offenders receive a "split" sentence, meaning a portion of their time is completed in local custody and the balance under mandatory probation supervision.

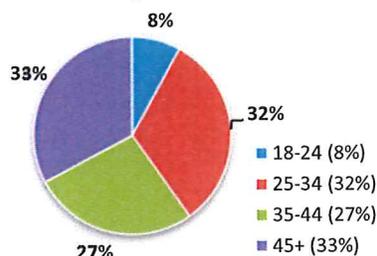
Ethnicity



County Supervisorial District

District	Number		# Transient	
	#	%	#	%
District 1	411	23%	13	3%
District 2	414	24%	24	5%
District 3	87	5%	4	1%
District 4	432	25%	42	9%
District 5	397	23%	48	10%
Out of County	17	1%		
No known district			342	72%
TOTAL	1758	79%	473	21%

Age



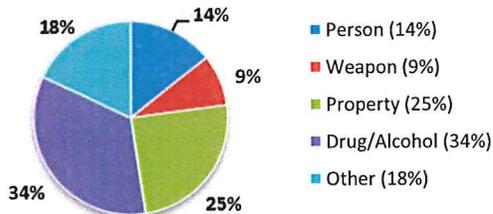
City

City	Number	# Transient
Alpine	9	0
Bonita	8	0
Bonsall	1	0
Boulevard	1	0
Campo	69	0
Cardiff	0	0
Carlsbad	12	1
Chula Vista	106	0
Coronado	0	0
Del Mar	1	0
Descanso	1	0
Delzura	1	0
El Cajon	124	18
Encinitas	5	0
Escondido	111	9

City	Number	# Transient
Fallbrook	25	2
Guatay	1	0
Imperial Beach	17	0
Jamul	3	0
Julian	3	0
La Jolla	0	0
La Mesa	21	0
Lakeside	27	2
Lemon Grove	36	1
National City	63	0
Oceanside	70	18
Pala	1	0
Pauma Valley	5	0
Poway	10	0
Ramona	19	0

City	Number	# Transient
Rancho SantaFe	0	0
San Diego	754	57
San Marcos	18	0
San Ysidro	8	0
Santa Ysabel	2	0
Santee	14	2
Solana Beach	3	0
Spring Valley	62	0
Valley Center	10	2
Vista	182	19
Warner Springs	1	0
Out of County	17	1
NO KNOWN CITY		342
TOTAL	1758	473

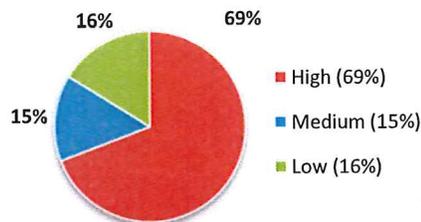
Committing Offense Type



**Number of
Registered Sex
Offenders**
70**

**Male = 88%
Female = 12%**

Assessed Risk Level



Committing Offense

Unlawful Burning, Arson	10
Assault	289
Auto Theft	147
Burglary	177

Drugs	697
Driving Under the Influence	71
Sex Crimes ***	29
Theft	207

Manslaughter	2
Weapons	191
Other	411
TOTAL	2231

* Includes PRCS & Mandatory Supervision offenders in the community (offenders in-custody are excluded)

** Low/Medium risk sex offender per Static 99/SARATSO

*** Not all sex crimes are committed by registered sex offenders



**REPORT to the MAYOR and MEMBERS of the CITY COUNCIL
From the CITY MANAGER**

DATE: August 9, 2016

SUBJECT: Acceptance and appropriation of the Office of Traffic Safety Grant for the 2016-2017 Selective Traffic Enforcement Program

ISSUING DEPARTMENT: Police Department

SUMMARY:

Issues:

1. Should the City Council accept and appropriate funds from the 2016-2017 California Office of Traffic Safety Grant to pay for overtime and training expenses incurred during the twelve (12) month Selective Traffic Enforcement Program?

Recommendations:

1. Staff recommends that the Council accepts and appropriates funds from the 2016-2017 California Office of Traffic Safety Grant for a Selective Traffic Enforcement Program in the amount of \$70,000.00 for overtime and training expenses incurred during the twelve (12) month program as outlined in the staff report. The funds will be appropriated in fund 213, Public Safety Grants

Fiscal Impact:

Participation by the La Mesa Police Department will be limited to paid overtime for Police Sergeant(s), Police Officer(s), Community Service Officer(s), Downtown Operations Assistant(s), Communication Supervisor(s) and Police Dispatcher(s) for selected traffic enforcement operations during the twelve (12) month period of October 1, 2016 thru September 30, 2017. Monies will also be used for specified equipment purchases and training in the enforcement of drug and alcohol impaired driving.

Total costs are not to exceed the final grant award of \$70,000.00 and will be reimbursed by billing the Office of Traffic Safety. With City Council approval, the maximum amount that the Office of Traffic Safety would reimburse the City of La Mesa would be \$70,000.00. The funds will be appropriated and expended from the Public Safety Grant (213) Fund.

City's Strategic Goal:

This grant meets the City's strategic goal of providing a safe community.

BACKGROUND:

In February 2016, the La Mesa Police Department applied for this grant through the Office of Traffic Safety. This is a competitive Grant that many cities apply for and it was awarded to the City of La Mesa for speed, distracted driver, driving under the influence, and pedestrian/ bicycle safety enforcement. The goal is to improve public safety in the above areas by using selective enforcement techniques to address the problem.

The Selective Traffic Enforcement Program's overall goal is to reduce the number of persons killed and/or injured in collisions related to the listed enforcement areas.

This grant is designed to use local police resources within their primary jurisdictions on an overtime basis to conduct "best practice" strategies, including community education, DUI checkpoints, speed enforcement, distracted driver enforcement and pedestrian safety enforcement. All of these operations will take place at various times during a twelve (12) month period from October 1, 2016 thru September 30, 2017.

During the same period in 2015, the most recent year with complete data available, the La Mesa Police Department investigated a total of 189 traffic collisions, where 3 people were killed and 232 people were injured. The number one collision factor associated with these collisions was driving under the influence of alcohol/ drugs.

During this grant's twelve (12) month enforcement program, the La Mesa Police Department will be scheduling approximately (1) DUI checkpoint, (6) Driving Under the Influence saturation patrols, (2) enforcement operations targeting, but not limited to, "speed" violations, (3) enforcement operations targeting bicyclists and pedestrian violations, and (2) enforcement operations focusing on violations of "distracted driving." All of these operations will be conducted on an overtime basis where the officers will be working above and beyond the normal patrol staffing levels.

CONCLUSION:

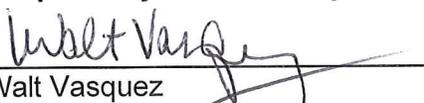
Staff recommends that the City Council approve the acceptance of this grant and appropriation of the related funds.

Staff reference: Lieutenant Greg Runge

Reviewed by:


Yvonne Garrett
City Manager

Respectfully submitted by:


Walt Vasquez
Chief of Police

Attachments: A. Certification and Assurances
B. Resolution

EXHIBIT A

CERTIFICATIONS AND ASSURANCES

Page 1

Failure to comply with applicable Federal statutes, regulations, and directives may subject Grantee Agency officials to civil or criminal penalties and/or place the State in a high risk grantee status in accordance with 49 CFR §18.12.

The officials named on the grant agreement, certify by way of signature on the grant agreement signature page, that the Grantee Agency complies with all applicable Federal statutes, regulations, and directives and State rules, guidelines, policies and laws in effect with respect to the periods for which it receives grant funding. Applicable provisions include, but are not limited to, the following:

- 23 U.S.C. Chapter 4—Highway Safety Act of 1966, as amended
- 49 CFR Part 18—Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments
- 23 CFR Part 1200—Uniform Procedures for State Highway Safety Grant Programs

NONDISCRIMINATION

The Grantee Agency will comply with all Federal statutes and implementing regulations relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (Pub. L. 88-352), which prohibits discrimination on the basis of race, color or national origin (and 49 CFR Part 21); (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. 1681-1683 and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. 794), and the Americans with Disabilities Act of 1990 (Pub. L. 101-336), as amended (42 U.S.C. 12101, *et seq.*), which prohibits discrimination on the basis of disabilities (and 49 CFR Part 27); (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. 6101-6107), which prohibits discrimination on the basis of age; (e) the Civil Rights Restoration Act of 1987 (Pub. L. 100-259), which requires Federal-aid recipients and all sub-recipients to prevent discrimination and ensure nondiscrimination in all of their programs and activities; (f) the Drug Abuse Office and Treatment Act of 1972 (Pub. L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (g) the comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (Pub. L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (h) Sections 523 and 527 of the Public Health Service Act of 1912, as amended (42 U.S.C. 290dd-3 and 290ee-3), relating to confidentiality of alcohol and drug abuse patient records; (i) Title VIII of the Civil Rights Act of 1968, as amended (42 U.S.C. 3601, *et seq.*), relating to nondiscrimination in the sale, rental or financing of housing; (j) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (k) the requirements of any other nondiscrimination statute(s) which may apply to the application.

EXHIBIT A

CERTIFICATIONS AND ASSURANCES

Page 2

BUY AMERICA ACT

The Grantee Agency will comply with the provisions of the Buy America Act (49 U.S.C. 5323(j)), which contains the following requirements:

Only steel, iron and manufactured products produced in the United States may be purchased with Federal funds unless the Secretary of Transportation determines that such domestic purchases would be inconsistent with the public interest, that such materials are not reasonably available and of a satisfactory quality, or that inclusion of domestic materials will increase the cost of the overall project contract by more than 25 percent. Clear justification for the purchase of non-domestic items must be in the form of a waiver request submitted to and approved by the Secretary of Transportation.

POLITICAL ACTIVITY (HATCH ACT)

The Grantee Agency will comply with provisions of the Hatch Act (5 U.S.C. 1501-1508) which limits the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

CERTIFICATION REGARDING FEDERAL LOBBYING

Certification for Contracts, Grants, Loans, and Cooperative Agreements

The undersigned certifies, to the best of his or her knowledge and belief, that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
3. The undersigned shall require that the language of this certification be included in the award documents for all sub-award at all tiers (including subcontracts, sub-grants, and contracts under grant, loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

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CERTIFICATIONS AND ASSURANCES

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RESTRICTION ON STATE LOBBYING

None of the funds under this program will be used for any activity specifically designed to urge or influence a State or local legislator to favor or oppose the adoption of any specific legislative proposal pending before any State or local legislative body. Such activities include both direct and indirect (e.g., "grassroots") lobbying activities, with one exception. This does not preclude a State official whose salary is supported with NHTSA funds from engaging in direct communications with State or local legislative officials, in accordance with customary State practice, even if such communications urge legislative officials to favor or oppose the adoption of a specific pending legislative proposal.

CERTIFICATION REGARDING DEBARMENT AND SUSPENSION

Instructions for Primary Certification

1. By signing and submitting this grant agreement, the Grantee Agency Official is providing the certification set out below.
2. The inability of a person to provide the certification required below will not necessarily result in denial of participation in this covered transaction. The prospective participant shall submit an explanation of why it cannot provide the certification set out below. The certification or explanation will be considered in connection with the department or agency's determination whether to enter into this transaction. However, failure of the Grantee Agency Official to furnish a certification or an explanation shall disqualify such person from participation in this transaction.
3. The certification in this clause is a material representation of fact upon which reliance was placed when the department or agency determined to enter into this transaction. If it is later determined that the Grantee Agency Official knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the department or agency may terminate this transaction for cause or default.
4. The Grant Agency Official shall provide immediate written notice to the department or agency to which this grant agreement is submitted if at any time the Grantee Agency Official learns its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.
5. The terms *covered transaction*, *debarred*, *suspended*, *ineligible*, *lower tier covered transaction*, *participant*, *person*, *primary covered transaction*, *principal*, *grant agreement*, and *voluntarily excluded*, as used in this clause, have the meaning set out in the Definitions and coverage sections of 49 CFR Part 29. You may contact the department or agency to which this grant agreement is being submitted for assistance in obtaining a copy of those regulations.
6. The Grantee Agency Official agrees by submitting this grant agreement that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is proposed for debarment under 48 CFR Part 9, subpart 9.4, debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency entering into this transaction.

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Page 4

7. The Grantee Agency Official further agrees by submitting this grant agreement that it will include the clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion-Lower Tier Covered Transaction," provided by the department or agency entering into this covered transaction, without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions.
8. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that it is not proposed for debarment under 48 CFR Part 9, subpart 9.4, debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant may decide the method and frequency by which it determines the eligibility of its principals. Each participant may, but is not required to, check the list of Parties Excluded from Federal Procurement and Non-procurement Programs.
9. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.
10. Except for transactions authorized under paragraph 6 of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is proposed for debarment under 48 CFR Part 9, subpart 9.4, suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency may terminate this transaction for cause or default.

Certification Regarding Debarment, Suspension, and Other Responsibility Matters-Primary Covered Transactions

- (1) The Grantee Agency Official certifies to the best of its knowledge and belief, that its principals:
 - (a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded by any Federal department or agency;
 - (b) Have not within a three-year period preceding this grant agreement been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of record, making false statements, or receiving stolen property;
 - (c) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or Local) with commission of any of the offenses enumerated in paragraph (1)(b) of this certification; and
 - (d) Have not within a three-year period preceding this application/grant agreement had one or more public transactions (Federal, State, or local) terminated for cause or default.
- (2) Where the Grantee Agency Official is unable to certify to any of the Statements in this certification, such prospective participant shall attach an explanation to this grant agreement.

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Instructions for Lower Tier Certification

1. By signing and submitting this grant agreement, the prospective lower tier participant is providing the certification set out below.
2. The certification in this clause is a material representation of fact upon which reliance was placed when this transaction was entered into. If it is later determined that the prospective lower tier participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal government, the department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.
3. The prospective lower tier participant shall provide immediate written notice to the person to which this grant agreement is submitted if at any time the prospective lower tier participant learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.
4. The terms *covered transaction*, *debarred*, *suspended*, *ineligible*, *lower tier covered transaction*, *participant*, *person*, *primary covered transaction*, *principal*, *grant agreement*, and *voluntarily excluded*, as used in this clause, have the meanings set out in the Definition and Coverage sections of 49 CFR Part 29. You may contact the person to whom this grant agreement is submitted for assistance in obtaining a copy of those regulations.
5. The prospective lower tier participant agrees by submitting this grant agreement that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is proposed for debarment under 48 CFR Part 9, subpart 9.4, debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency with which this transaction originated.
6. The prospective lower tier participant further agrees by submitting this grant agreement that it will include the clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion—Lower Tier Covered Transaction," without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions. (See below)
7. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that it is not proposed for debarment under 48 CFR Part 9, subpart 9.4, debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant may decide the method and frequency by which it determines the eligibility of its principals. Each participant may, but is not required to, check the List of Parties Excluded from Federal Procurement and Non-procurement Programs.
8. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

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9. Except for transactions authorized under paragraph 5 of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is proposed for debarment under 48 CFR Part 9, subpart 9.4, suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal government, the department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.

Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion—Lower Tier Covered Transactions:

1. The prospective lower tier participant certifies, by submission of this grant agreement, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.
2. Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this grant agreement.

RESOLUTION NO. 2016-___

RESOLUTION OF THE CITY OF LA MESA AUTHORIZING THE ACCEPTANCE AND APPROPRIATION OF A GRANT FROM THE CALIFORNIA OFFICE OF TRAFFIC SAFETY TO CONDUCT A LOCAL TRAFFIC SAFETY, DUI ENFORCEMENT AND AWARENESS PROGRAM BY APPROVING THE ADDITION OF THE GRANT FUNDS TO THE FY 2016-2017 BUDGET

WHEREAS, intoxicated, distracted and speeding drivers create significant traffic safety problems;

WHEREAS, the California Office of Traffic Safety has awarded to the City of La Mesa grant funds for a Selective Traffic Enforcement Program for Local Law Enforcement Agencies;

WHEREAS, the participating law enforcement agency is the La Mesa Police Department; and

WHEREAS, the City Council of the City of La Mesa has agreed that increasing selective traffic enforcement is an important element in improving public safety.

IT IS HEREBY RESOLVED by the City Council of the City of La Mesa, that the City Council authorizes the acceptance and appropriation of a grant from the Office of Traffic Safety, in the amount of \$70,000.00, to conduct a twelve (12) month Selective Traffic Enforcement Program; provided, however, that if the actual revenue received from the source specified should be more or less than the amount set forth herein, that the appropriations shall be adjusted to equal the amount actually received. The appropriation will be in fund 213, Public Safety Grants.

BE IT FURTHER RESOLVED that the City Council approves the addition of the grant funds to FY 2016-2017 budget in accounts 2104-6103 and 2104-6420.

PASSED AND ADOPTED at a Regular meeting of the City Council of the City of La Mesa, California, held the 9th day of August 2016, by the following vote, to wit:

AYES:

NOES:

ABSENT:

CERTIFICATE OF CITY CLERK

I, MARY J. KENNEDY, City Clerk of the City of La Mesa, California, do hereby certify the foregoing to be a true and exact copy of Resolution No. 2016-___, duly passed and adopted by the City Council of said City on the date and by the vote therein recited.

MARY J. KENNEDY, CMC, City Clerk

(SEAL OF CITY)



REPORT to the MAYOR and MEMBERS of the CITY COUNCIL
From the CITY MANAGER

DATE: August 9, 2016

SUBJECT: Acceptance of City Clerk's Certification of Initiative Petition Entitled "An Initiative Amending the La Mesa Municipal Code to Authorize and Regulate Medical Marijuana Dispensaries, and the Cultivating and Manufacturing of Medical Marijuana in La Mesa" and adoption of related resolutions

ISSUING DEPARTMENT: City Clerk

SUMMARY:

Issues:

1. Should the ordinance entitled "An Initiative Amending the La Mesa Municipal Code to Authorize and Regulate Medical Marijuana Dispensaries, and the Cultivating and Manufacturing of Medical Marijuana in La Mesa" be submitted to the voters of La Mesa, without alteration, on November 8, 2016?
2. Should the City Council adopt the proposed ordinance entitled "An Initiative Amending the La Mesa Municipal Code to Authorize and Regulate Medical Marijuana Dispensaries, and the Cultivating and Manufacturing of Medical Marijuana in La Mesa," without alteration, at the regular meeting at which the certification of the initiative petition is presented, or within 10 days after it is presented?

Recommendation:

Staff recommends the Council select option 1 or option 2:

Option 1. (By Separate Action)

- Submit the ordinance, without alteration, to the voters;
- Adopt the Resolution to place the initiative petition on the ballot of the November 8, 2016 General Municipal Election; and
- Adopt the Resolutions setting priorities for filing written arguments and providing for the filing of rebuttal arguments for the ballot measure; or

Option 2.

- Adopt the ordinance, without alteration, at the regular meeting at which the certification of the petition is presented, or within 10 days after it is presented.

Fiscal Impact:

The cost projection from the Registrar of Voters for a ballot measure on the November 8, 2016 General Municipal Election is \$18,000 to \$25,000.

BACKGROUND:

An initiative petition entitled "An Initiative Amending the La Mesa Municipal Code to Authorize and Regulate Medical Marijuana Dispensaries, and the Cultivating and Manufacturing of Medical Marijuana in La Mesa" was submitted by the proponents to the City Clerk's office on June 24, 2016, and was delivered to the Registrar of Voters for the verification of signatures on June 24, 2016. The text of the proposed ordinance is attached as Exhibit 1 and the ballot title and summary prepared by the City Attorney is attached as Exhibit 2. To qualify an initiative petition for a regular election, signatures of ten percent (10%) of the registered voters is required.

This report notifies the City Council that the San Diego County Registrar of Voters has examined the records of registration and determined that the initiative petition has been signed by the required number of City of La Mesa registered voters (3,010). The City Clerk, therefore, certifies the initiative petition, filed on June 24, 2016, as sufficient and states that it contains not less than ten percent (10%) of the registered voters of the City of La Mesa. The Certification is attached as Exhibit 3.

DISCUSSION:

According to the California Elections Code Section 9215, the legislative body shall do one of the following:

1. Submit the ordinance, without alteration, to the voters.
2. Adopt the ordinance, without alteration, at the regular meeting at which the certification of the petition is presented, or within 10 days after it is presented.

Please note that the Registrar of Voters must receive the resolution ordering the submission of the ordinance to the voters of La Mesa, no later than Friday, August 12, 2016 for it to be included on the November 8, 2016 ballot.

The Council is also being asked to determine whether to adopt a resolution setting priorities for filing written arguments for the ballot measure and a resolution providing for the filing of rebuttal arguments for the ballot measure.

If the Council determines to adopt the resolution allowing arguments and rebuttals, *does the City Council wish to allow its members to submit an argument in favor or against the measure?* The law allows the City Council (or a subcommittee thereof) to authorize Councilmembers to author arguments in favor of, or against, the measure.

If Councilmembers (or a subcommittee thereof) are authorized to file written arguments, the City Council must also consider whether rebuttal arguments are to be allowed. *Does the City Council wish to allow rebuttals to the arguments in favor of or against the measure?*

Arguments are not to exceed 300 words in length and rebuttals may not exceed 250 words in length (EC 9282; EC 9285). Arguments and rebuttals may not be signed by more than five persons.

Since the City will be consolidating the election with San Diego County Registrar of Voters for the statewide General Election, the deadlines for the submittal of arguments and rebuttals will be the same deadlines as set by the Registrar of Voters as follows:

August 24 Arguments in favor of or against a ballot measure are due at the City Clerk's office (EC 9286(b).)

August 25 City Clerk to "trade" direct arguments with author from each side for preparation of rebuttals.

September 1 Rebuttal arguments due at the City Clerk's office.

For your information, the City Attorney requested a copy of a report from the December 2, 2015 Council meeting pertaining to the new state legislation entitled "The Medical Marijuana Regulation and Safety Act" be included in this report (Exhibit 6).

Reviewed by:


Yvonne Garrett
City Manager

Respectfully submitted by:


Mary Kennedy, CMC
City Clerk


Glenn Sabine
City Attorney

Exhibits:

1. Medical Marijuana Activity Zoning Ordinance
2. Ballot Title and Summary prepared by the City Attorney
3. Certification of Initiative Petition
4. California Elections Code Sections 9215
5. Resolutions
6. Memo from the City Attorney dated December 2, 2015
7. Fiscal Statement

CITY OF LA MESA
RECEIVED
2016 / 07 / 13 PM 12: 02
MARY J KENNEDY
CITY CLERK

MEDICAL MARIJUANA ACTIVITY ZONING ORDINANCE
OF LA MESA

WHEREAS, in 1996 the voters of the State of California, including voters in the City of La Mesa passed Proposition 215, the Compassionate Use Act, that allows the use of marijuana for medical purposes when recommended by a physician and excludes from criminal prosecution the patient and the primary caregiver, as defined; and

WHEREAS, in 2003, the State of California enacted Senate Bill 420, the Medical Marijuana Program Act (MMPA), which established requirements for the issuance of voluntary identification cards; provided a defense to criminal charges related to the cultivation, possession, sale, or storage of medical marijuana; prohibited the distribution of marijuana for profit; exempted from prosecution qualified patients and designated primary caregivers who associate to collectively or cooperatively cultivate marijuana for medical purposes; required the Attorney General to issue guidelines for the security and non-diversion of medical marijuana; and allowed cities to adopt and enforce laws consistent with the MMPA; and

WHEREAS, in 2015, the State of California enacted Senate Bill 643, Assembly Bill 266, and Assembly Bill 243, comprising the Medical Marijuana Regulation and Safety Act and establishing a comprehensive regulatory framework for the production, transportation, and sale of medical marijuana.

WHEREAS, under federal law, the possession, transfer, or sale of marijuana remains a criminal act; and

WHEREAS, all powers not delegated by the United States Constitution to the United States nor prohibited by it to the states are reserved to the states or the people, pursuant to the Tenth Amendment of the United States Constitution; and

WHEREAS, in the State of California, zoning is a local matter exercised by the cities pursuant to the police powers set forth in Article XI, Section 7 of the California Constitution; and

WHEREAS, the City Council now desires to exercise its police powers solely to provide for the zoning of Dispensaries in such a manner as to limit the impact on the City generally and residential neighborhoods in particular; NOW, THEREFORE,

BE IT ORDAINED, by a vote of the people of the City of La Mesa as follows:

Section 1. Definitions

"Premise" is defined to mean the legal parcel(s) of land and the improvements on it, including building(s), store(s), shop(s), apartment(s), or other designated structure.

"Dispensary" as defined by Section 19300.5 of the California Business and Professions Code.

"Path Of Travel" is defined to mean a continuous, unobstructed way of pedestrian passage by means of which the altered area may be approached, entered, and exited, and which connects the altered area with an exterior approach (including sidewalks, streets, and parking areas), an entrance to the facility, and other parts of the facility.

"Cultivation" as defined by Section 19300.5 of the California Business and Professions Code.

"Cultivation Site" as defined by Section 19300.5 of the California Business and Professions Code.

"Cultivator" is the organization or entity holding the Conditional Use Permit for *cultivation* activity at a location authorized by the City.

"Manufactured Cannabis" as defined by Section 19300.5 of the California Business and Professions Code.

"Cannabis Concentrate" means *manufactured cannabis* that has undergone a process to concentrate the cannabinoid active ingredient.

"Edible Cannabis Product" as defined by Section 19300.5 of the California Business and Professions Code.

"Manufacturer" as defined by Section 19300.5 of the California Business and Professions Code.

Manufacturing Site as defined by Section 19300.5 of the California Business and Professions Code.

Distributor as defined by Section 19300.5 of the California Business and Professions Code.

Distribution Site means a location where medical cannabis obtained from a license *cultivator* or medical cannabis products from a licensed *manufacturer* is temporarily stored, prior to delivery to a licensed *dispensary* and as part of performing a *Distributor*'s duties under state law.

"*Plant Canopy*" is the amount of cannabis that can be grown which is the aggregate area of vegetative growth of live marijuana plants.

"*Minor-Oriented Facility*" means any after school program, teen center, club for boys and/or girls, children's theater, or children's museum, where the primary use is devoted to people under the age of 18.

Playground means any outdoor *premises* or grounds, owned or operated by the City, that contains any play or athletic equipment primarily used, or primarily intended to be used by, any person less than eighteen (18) years old.

"*Vending Machine*" means any electronic or mechanical device or appliance, the operation of which depends upon the insertion of money, whether in coin or paper currency, or other things representative of value, which dispenses or releases a product.

"*Small Specialty Indoor Cultivation*" is defined to mean cultivation in compliance with the regulations for a Cultivation License Type 1A (Specialty Indoor License), defined in California Business and Professions Code section 19332, subdivision (g)(2), and subject to all applicable sections of Senate Bill 643, Assembly Bill 266, and Assembly Bill 243.

"*Nursery Cultivation*" is defined to mean cultivation in compliance with the regulations for a State Cultivation License Type 4 (Nursery License), defined in California Business and Professions Code section 19332, subdivision (g)(10), and subject to all applicable sections of Senate Bill 643, Assembly Bill 266, and Assembly Bill 243.

Section 2. Dispensaries

Dispensaries shall be permitted with a Conditional Use Permit in General Commercial (C), Light Industrial and Commercial Services (CM) and Industrial Services and Manufacturing (M) zones subject to the following restrictions and regulations.

- a) *Dispensaries* shall maintain the following minimum separation between uses, as measured by *path of travel*.
 - (1) 1,000 feet from City designated licensed childcare centers, *playgrounds, minor-oriented facilities, other Dispensaries, or schools*. For purposes of this section, *school* means any public or private institution of learning providing instruction in kindergarten or grades 1 to 12, inclusive, but does not include any private school in which education is primarily conducted in private homes.
- b) Consultations by medical professionals shall not be a permitted at a *dispensary*.
- c) Lighting shall be provided to illuminate the interior of the *dispensary*, facade, and the immediate surrounding area, including any accessory uses, parking lots, and adjoining sidewalks. Lighting shall be hooded or oriented so as to deflect light away from adjacent properties.
- d) Security shall be provided at the *dispensary* which shall include operable cameras, alarms, and a security guard. The security guard shall be licensed by the State of California and be present on the *premises* during business hours.
- e) *Signs* shall be posted on the outside of the *dispensary* and shall only contain the name of the business, limited to two colors.
- f) The name and emergency contact phone number of an operator or manager shall be posted in a location visible from outside of the *dispensary* in character size at least two inches in height.
- g) The *dispensary* shall operate only between the hours of 7:00 a.m. and 9:00p.m., seven days a week.
- h) The use of *Vending Machine* which allow access to medical marijuana except by a responsible person, is prohibited. For purposes of this Section, a vending

machine is any device which allows access to medical marijuana without a human intermediary.

- i) Applicants for Conditional Use Permit for cannabis manufacturing must provide written proof that the building owner and management condone cannabis manufacturing activity on the *premise*.
- j) A Conditional Use Permit for a *dispensary site* shall expire no later than five (5) years from the date of issuance.
- k) The City has may charge a reasonable set application fee for a Conditional Use Permit for a *dispensary site* and, as well as reasonable set annual fee for maintaining the *dispensary Site* Conditional Use Permit. Such fees shall be established by the City planning department.
- l) A Conditional Use Permit for a *dispensary site* may be revoked or suspended due to legitimate loitering complaints, noise complaints, upon City confirmation of the smell or loitering nuisance, or non-compliance with the Conditional Use Permit, or non-compliance with other applicable state or local regulation. The licensee shall have a reasonable opportunity and time to cure the complaint or possible non-compliance as defined in this section before being subject to revocation or suspension.
- m) The applicant must meet any additional standard criteria and fulfill any additional standard requirements typically associated with obtaining a Conditional Use Permit in the City. The City shall review all qualifying applications at a reasonable pace and level of review equivalent to other land use projects requiring a conditional use permit.
- n) Rules, regulations and local permitting requirements imposed on a Dispensary by the City shall conform to the State licensing requirements for a Dispensary, as set forth by the California Business and Professions Code, Division 8, Chapter 3.5.

Section 3. Commercial *Cultivation*

Commercial *Cultivation Sites* are prohibited in residential zones. *Cultivation Sites* shall be permitted in Industrial Service and Manufacturing (M) zones with a Conditional Use Permit subject to the following restrictions and regulations.

- a) All *cultivation* must occur on the interior of a building using exclusively artificial lighting.
- b) A Conditional Use Permit may be issued for *Small Specialty Indoor Cultivation* or *Nursery Cultivation*. All other commercial cultivation of medical marijuana is strictly prohibited. A Conditional Use Permit applicant must specify whether the applicant will be cultivating *Small Specialty Indoor Cultivation* or *Nursery Cultivation* on site. Only one cultivation type will be permitted per premise. Any cultivation must conform to the *plant canopy* and other limits set forth by the applicable California State License Category for the *cultivation site*.
- c) Plants may only be cultivated in response to a pre-existing supply or purchase agreement with a licensed *dispensary* or *distributor*. For each plant, the *cultivator* must be able to show an active purchase order requiring this plant from a licensed *dispensary* or *distributor*. The *dispensary* or *distributor* with which a *cultivator* has a supply or purchase agreement must be licensed by a municipal or county jurisdiction within the state of California.
- d) A unique identifier, such as, but not limited to, a zip tie or a bar code, shall be attached at the base of each plant or tray, batch, or other unit containing plants measuring less than 12 inches in height. A unique identifier, such as, but not limited to, a zip tie, shall be issued for each medical marijuana plant greater than 12 inches in height. This unique identifier shall identify the *dispensary* or *distributor* for which the plant is being grown. Records of plants, and their associated *dispensary* or *distributor* must be kept by the *cultivator*, and must be made available to City auditors upon request. .
- e) Security shall be provided at the commercial *cultivation site* which shall

- include operable cameras, alarms, and a security guard. The security guard shall be licensed by the State of California and be present on the *premise*.
- f) From a public right of way, there shall be no visual evidence of *cultivation* either within or outside the facility. Adverse impacts of *cultivation* shall be mitigated so that a "public nuisance" as defined by California Civil Code section 3480 does not exist, including but not limited to adverse impacts of dust, glare, heat, noise, noxious gases, odor, smoke, traffic, vibration, or the use or storage of hazardous materials, processes, products or wastes. If an adverse impact occurs, a licensee shall have a reasonable opportunity and time to cure the complaint, adverse impact, or possible non-compliance as defined in this section before being subject to revocation, suspension, or other discipline.
 - g) No external signage shall be allowed, other than the address of the premise.
 - h) No public access or sales shall be allowed on the *premise*. Only directors, officers, managers, employees, contractors of the cultivator shall be present on the premises. Transporters and representatives of dispensaries, distributors, manufacturers, testing labs, and other licensees under the Medical Marijuana Regulation and Safety Act shall be allowed on the *premise* with prior notice to and permission by the cultivator to conduct business as required and appropriate.
 - i) All employees of the organization to which the Conditional Use Permit is issued shall be subject to a background check. Any person who has been convicted of a felony may not be employed by *commercial cultivator* or operate, manage, control, or own a *commercial cultivator* entity.
 - j) The City encourages *cultivators* to operate in an environmentally sustainable manner. Preference will be given to applicant for Conditional Use Permits who show their commitment to environmentally sustainable practices including building LEED certification and adoption of EPA WaterSense identified water saving technologies.
 - k) To discourage theft and vandalism, the City will not publicly publish the

exact addresses of *commercial cultivation sites*. Other aggregate information regarding conditional use permits for *cultivation* including, but not limited to, number of permits issued, districts where said permits were issued, and the organizations to whom such permits were issued shall be available upon request.

- l) Applicants for Conditional Use Permit for *commercial cultivation* must provide written proof that the building owner and management condone *cultivation* activity on the *premise*.
- m) A Conditional Use Permit for *commercial cultivation site* may be revoked or suspended due to failure to enact a correction ordered by the city in response to a legitimate smell complaints, noise complaints, upon City confirmation of the smell or noise nuisance. A Conditional Use Permit may also be revoked or suspended for non-compliance with the regulations set forth in this ordinance or failure to comply with state regulations. The holder of a Conditional Use Permit shall have a reasonable opportunity and time to cure the complaint, nuisance, or possible non-compliance as defined in this section before being subject to revocation or suspension.
- n) The City has may establish a set a reasonable application fee for a Conditional Use Permit for a *cultivation site* and, as well as set a reasonable annual fee for maintaining the *cultivation site* Conditional Use Permit. Such fees shall be established by the City planning department.
- o) The applicant must meet any additional standard criteria and fulfill any additional standard requirements typically associated with obtaining a Conditional Use Permit in the City. The City shall review all qualifying applications at a reasonable pace and level of review equivalent to other land use projects requiring a conditional use permit.
- p) Rules, regulations and local permitting requirements imposed on a *Cultivation Site* by the City shall conform to the State licensing requirements for a *Cultivation Site*, as set forth by the California Business and Professions Code, Division 8, Chapter 3.5.

Section 4. *Manufacturing*

Manufacturing Sites are prohibited in residential zones. *Manufacturing Sites* shall be permitted in Industrial Service and Manufacturing (M) zones with a Conditional Use Permit subject to the following restrictions and regulations.

- a) Extraction of *cannabis concentrates* with butane or other flammable gases is prohibited.
- b) All manufacturing must conform to the medical marijuana processing rules and requirements, including those for testing, labeling and quality assurance, set forth by the California Department of Public Health.
- c) Security shall be provided at the *manufacturing site* which shall include operable cameras, alarms, and a security guard. The security guard shall be licensed by the State of California and be present on the *premise*.
- d) No external signage shall be allowed, other than the address of the premise.
- e) No public access or sales shall be allowed on the *premise*. Only directors, officers, managers, employees, contractors of the manufacturer shall be present on the premises. Transporters and representatives of dispensaries, distributors, cultivators, testing labs, and other licensees under the Medical Marijuana Regulation and Safety Act shall be allowed on the *premise* with prior notice to and permission by the manufacturer to conduct business as required and appropriate.
- f) All employees of the organization to which the Conditional Use Permit is issued shall be subject to a background check. Any person who has been convicted of a felony may not be employed by *manufacturer*.
- g) Any manufacturing site that produces *edible cannabis product* must have at least one owner, director, officer, manager, or employee that has passed a state-approved food safety certification exam.
- h) Any manufacturing site that produces *edible cannabis products* that require baking or refrigeration must be also be a California-licensed commercial kitchen or in a cottage kitchen with a class B permit.
- i) Applicants for Conditional Use Permit for cannabis manufacturing must

provide written proof that the building owner and management condone cannabis manufacturing activity on the *premise*.

- j) The City has may establish a set reasonable application fee for a Conditional Use Permit for a *manufacturing site* and, as well as set reasonable annual fee for maintaining the *manufacturing site* Conditional Use Permit. Such fees shall be established by the City planning department.
- k) A Conditional Use Permit for *manufacturing site* may be revoked or suspended due to failure to correct a correction ordered by the city in response to a legitimate smell complaints, noise complaints, upon City confirmation of the smell or noise nuisance. A Conditional Use Permit may also be revoked or suspended for non-compliance with the regulations set forth in this ordinance or failure to comply with state regulations. The holder of a Conditional Use Permit shall have a reasonable opportunity and time to cure the complaint, nuisance, or possible non-compliance as defined in this section before being subject to revocation or suspension.
- l) The applicant must meet any additional standard criteria and fulfill any additional standard requirements typically associated with obtaining a Conditional Use Permit in the City. The City shall review all qualifying applications at a reasonable pace and level of review equivalent to other land use projects requiring a conditional use permit.
- m) Rules, regulations and local permitting requirements imposed on a *Manufacturing Site* by the City shall conform to the State licensing requirements for a *Manufacturing Site*, as set forth by the California Business and Professions Code, Division 8, Chapter 3.5.

Section 6. Personal Use *Cultivation*

A qualified patient or a personal caregiver may cultivate up to eight marijuana plants for personal use. Personal use cultivation must conform to state law and local codes, including, but not limited to, nuisance codes, building codes, electrical codes and waste disposal codes. Personal use cultivation may also be further restricted, or disallowed, by a building's owner, management or governing housing association.

Section 7. That a full reading of this ordinance is dispensed with prior to its passage, a written or printed copy having been available to the City Council and the public prior to the day of its passage.

Section 8. That this ordinance shall take effect and be in force on the thirtieth day from and after its final passage, except that the provisions of this ordinance applicable inside the Coastal Overlay Zone, which are subject to California Coastal Commission jurisdiction as a City of Local Coastal Program amendment, shall not take effect until the date the California Coastal Commission unconditionally certifies those provisions as a local coastal program amendment.

Section 9. If any section, sub-section, sentence, clause, phrase, part, or other portion of this measure, or application thereof, is held to be invalid or unconstitutional by a final judgment of a court of competent jurisdiction, such decision shall not affect the remaining portions or provisions of this measure. It is hereby declared by the people voting for this measure that this measure, and each section, sub-section, sentence, clause, phrase, part, or portion thereof would have been adopted or passed even if one or more sections, sub-sections, sentences, clauses, phrases, parts or portions, or the application thereof, are declared invalid or unconstitutional.

Section 10 This measure is inconsistent with and intended as an alternative to any other initiative or measure placed on the same ballot that addresses the same subject matter as this measure. In the event that this measure and another initiative or measure addressing the same subject matter as this measure, or any part thereof, is approved by a majority of voters as the same election, and this measure receives a greater number of affirmative votes than any other such initiative or measure, then this measure shall prevail and control in its entirety and said other initiative or measure shall be rendered void and without any legal effect.

Section 11. The undersigned voters of the City do hereby request that this ordinance be put to a vote of the people in a special election.

AN INITIATIVE AMENDING THE LA MESA MUNICIPAL CODE TO AUTHORIZE AND REGULATE MEDICAL MARIJUANA DISPENSARIES, AND THE CULTIVATING AND MANUFACTURING OF MEDICAL MARIJUANA IN LA MESA

The La Mesa Municipal Code (Municipal Code) presently prohibits medical marijuana dispensaries (dispensaries), and the cultivating and manufacturing of medical marijuana in La Mesa. This initiative is citizen-sponsored and would amend the Municipal Code to repeal that prohibition and permit, upon the issuance of a conditional use permit (CUP), dispensaries, and the cultivating and manufacturing of medical marijuana in specified zones subject to certain restrictions.

Specifically, the initiative would permit dispensaries upon the issuance of a CUP in General Commercial (C), Light Industrial and Commercial Services (CM), and Industrial Services and Manufacturing (M) zones. The initiative requires that dispensaries maintain a minimum 1,000 feet separation from licensed childcare centers, playgrounds, minor-oriented facilities, other dispensaries and schools. Among other things, the initiative requires the following for dispensaries: security measures (e.g., cameras, alarms and guards), restrictions on hours of operation (7:00 a.m. to 9:00 p.m., seven days a week), provisions for revocation, and compliance with other City requirements (which shall be compliance with State law).

Regarding cultivation, the initiative would specifically prohibit commercial cultivation sites in residential zones; provided, however, that these sites would be permitted in Industrial Service and Manufacturing (M) zones upon the issuance of a CUP. Among other things, the initiative requires the following for commercial cultivation sites: plants may only be cultivated in response to a pre-existing supply or purchase agreement with a licensed dispensary or distributor, security measures (e.g., cameras, alarms and guards), no adverse impacts to the environment, no public access or sales, background checks and no employment of felons, provisions for revocation, and compliance with other City requirements (which shall be in compliance with State law).

Regarding manufacturing, the initiative would specifically prohibit manufacturing sites in residential zones; provided, however, that these sites would be permitted in Industrial Service and Manufacturing (M) zones upon the issuance of a CUP. Among other things, the initiative requires the following for manufacturing sites: no extraction of cannabis concentrates with butane or other flammable gases, compliance with medical marijuana processing rules and requirements promulgated by the California Department of Public Health, security measures (e.g., cameras, alarms and guards), no public access or sales, background checks and no employment of felons, provisions for revocation, and compliance with other City requirements (which shall be in compliance with State law).

The initiative also provides that a qualified patient or a personal caregiver may cultivate up to eight marijuana plants for personal use; provided, however, that personal use cultivation must comply with state and local laws.

Finally, the initiative states that it would take effect and be in force on the thirtieth day from and after its final passage.



Certification of Sufficiency

I, Mary Kennedy, City Clerk of the City of La Mesa, California, do hereby certify that:

The petition entitled "An Initiative Amending the La Mesa Municipal Code to Authorize and Regulate Medical Marijuana Dispensaries, and the Cultivating and Manufacturing of Medical Marijuana in La Mesa" was filed with the City Clerk's office on June 24, 2016;

That said petition consists of 397 sections;

That each section contains signatures purporting to be signatures of qualified electors of the City of La Mesa; and

That on June 24, 2016 I delivered to the San Diego County Registrar of Voters a petition entitled, "An Initiative Amending the La Mesa Municipal Code to Authorize and Regulate Medical Marijuana Dispensaries, and the Cultivating and Manufacturing of Medical Marijuana in La Mesa" for the verification of signatures.

Further, that based on the County of San Diego Registrar of Voters' signature verification letter dated August 4, 2016 (attached), I have determined the following facts regarding this petition:

1. That the number of signatures required to qualify the initiative for a regular election (10% of 33,091) is 3,010; and
2. That the number of signatures verified as valid by the County of San Diego Registrar of Voters is 3,010.

Based on the above, the petition is deemed sufficient.

This certification will be presented to the City Council at its next regular meeting to be held on Tuesday, August 9, 2016.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of La Mesa this 5th day of August 2016.

/s/ Mary J. Kennedy
Mary J. Kennedy, CMC
City Clerk



County of San Diego

MICHAEL VU
Registrar of Voters

REGISTRAR OF VOTERS

County Operations Center Campus
5600 Overland Avenue, Suite 100, San Diego, California 92123-1266

CYNTHIA L. PAES
Assistant Registrar of Voters

Telephone: (858) 565-5800 Toll-free: 1 (800) 696-0136 TDD: (858) 694-3441
Facsimile: (858) 694-2955 Web Address: www.sdvote.com

August 4, 2016

Mary Kennedy, City Clerk
City of La Mesa
8130 Allison Ave
La Mesa, CA 91942

OFFICE OF THE REGISTRAR OF VOTERS
CITY OF LA MESA
2016 AUG 4 9 51 AM PDT

Re: Medical Marijuana Dispensaries

The "AN INITIATIVE AMENDING THE LA MESA MUNICIPAL CODE TO AUTHORIZE AND REGULATE MEDICAL MARIJUANA DISPENSARIES, AND THE CULTIVATING AND MANUFACTURING OF MEDICAL MARIJUANA IN LA MESA" initiative petition was filed with the Registrar of Voters on June 24, 2016. As directed by your office, the Registrar of Voters conducted a verification of 4,235 signatures (of 5,193 signatures submitted). **Of this number, a total of 3,010 signatures have been verified to be valid.** Results of the verification process are as follows:

- Number of sections submitted.....397
- Number of signatures submitted5,193
- Number of signatures verified4,235
- Number of signatures found to be valid.....3,010
- Number of signatures found NOT to be valid (Includes 109 duplicates).....1,225
- Number of signatures required for qualification3,010

If you have questions, please contact Michael Vu at (858) 505-7201 or Norma Westbrook at (858) 505-7302.

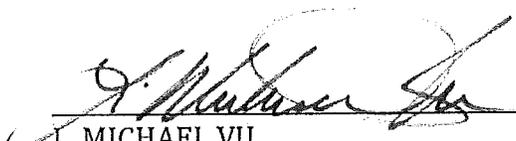

L. MICHAEL VU
Registrar of Voters

EXHIBIT 4

ELECTIONS CODE - ELEC

DIVISION 9. MEASURES SUBMITTED TO THE VOTERS [9000 - 9610] (*Division 9 enacted by Stats. 1994, Ch. 920, Sec. 2.)*

CHAPTER 3. Municipal Elections [9200 - 9295] (*Chapter 3 enacted by Stats. 1994, Ch. 920, Sec. 2.)*

ARTICLE 1. Initiative [9200 - 9226] (*Article 1 enacted by Stats. 1994, Ch. 920, Sec. 2.)*

9215. If the initiative petition is signed by not less than 10 percent of the voters of the city, according to the last report of registration by the county elections official to the Secretary of State pursuant to Section 2187, effective at the time the notice specified in Section 9202 was published, or, in a city with 1,000 or less registered voters, by 25 percent of the voters or 100 voters of the city, whichever is the lesser number, the legislative body shall do one of the following:

- (a) Adopt the ordinance, without alteration, at the regular meeting at which the certification of the petition is presented, or within 10 days after it is presented.
- (b) Submit the ordinance, without alteration, to the voters pursuant to subdivision (b) of Section 1405, unless the ordinance petitioned for is required to be, or for some reason is, submitted to the voters at a special election pursuant to subdivision (a) of Section 1405.
- (c) Order a report pursuant to Section 9212 at the regular meeting at which the certification of the petition is presented. When the report is presented to the legislative body, the legislative body shall either adopt the ordinance within 10 days or order an election pursuant to subdivision (b).

(Amended by Stats. 2000, Ch. 55, Sec. 18. Effective January 1, 2001.)

RESOLUTION NO. 2016-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA MESA, CALIFORNIA, ORDERING THE SUBMISSION TO THE VOTERS OF THE CITY OF LA MESA AN ORDINANCE AMENDING THE LA MESA MUNICIPAL CODE TO AUTHORIZE AND REGULATE MEDICAL MARIJUANA DISPENSARIES, AND THE CULTIVATING AND MANUFACTURING OF MEDICAL MARIJUANA IN LA MESA AT THE GENERAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 8, 2016

WHEREAS, under the provisions of the laws relating to general law cities in the State of California, a General Municipal Election shall be held on November 8, 2016;

WHEREAS, pursuant to authority provided by statute a petition has been filed with the legislative body of the City of La Mesa, California signed by more than ten per cent (10%) of the number of registered voters of the City to submit a proposed ordinance amending the La Mesa Municipal Code to authorize and regulate medical marijuana dispensaries, and the cultivating and manufacturing of medical marijuana in the City of La Mesa;

WHEREAS, the County of San Diego Registrar of Voters examined the records of registration and ascertained that the petition was signed by the requisite number of voters, and has so certified, and the City Clerk has certified the initiative petition; and

WHEREAS, the City Council is authorized and directed by statute to submit the proposed ordinance to the voters.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LA MESA, CALIFORNIA DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. That pursuant to the requirements of the laws of the State of California relating to General Law Cities, there is called and ordered to be held in the City of La Mesa, California on Tuesday, November 8, 2016 a General Municipal Election.

SECTION 2. That the City Council, pursuant to its right and authority, does order submitted to the voters at the General Municipal Election the following proposed measure:

Shall the Ordinance amending the La Mesa Municipal Code to authorize and regulate medical marijuana dispensaries, and the cultivating and manufacturing of medical marijuana, in the City of La Mesa, be adopted?	YES
	NO

SECTION 3. That the text of the ordinance submitted to the voters is attached as Exhibit "A."

SECTION 4. That the ballots to be used at the election shall be in form and content as required by law.

SECTION 5. That the City Clerk is authorized, instructed and directed to coordinate with the County of San Diego Registrar of Voters to procure and furnish any and all official ballots, notices, printed matter and all supplies, equipment and paraphernalia that may be necessary in order to properly and lawfully conduct the election.

SECTION 6. That the polls for the election shall be open at seven o'clock a.m. of the day of the election and shall remain open continuously from that time until eight o'clock p.m. of the same day when the polls shall be closed, pursuant to Election Code Section 10242, except as provided in Section 14401 of the Elections Code of the State of California.

SECTION 7. That in all particulars not recited in this resolution, the election shall be held and conducted as provided by law for holding municipal elections.

SECTION 8. That notice of the time and place of holding the election is given, and the City Clerk is authorized, instructed and directed to give further or additional notice of the election, in time, form and manner as required by law.

SECTION 9. The City Council authorizes the City Clerk to administer said election and all reasonable and actual election expenses shall be paid by the City upon presentation of a properly submitted bill.

SECTION 10. That the City Clerk shall certify to the passage and adoption of this Resolution.

PASSED AND ADOPTED at a Regular meeting of the City Council of the City of La Mesa, California, held the 8th day of August 2016, by the following vote, to wit:

AYES:

NOES:

ABSENT:

CERTIFICATE OF CITY CLERK

I, MARY J. KENNEDY, City Clerk of the City of La Mesa, California, do hereby certify the foregoing to be a true and exact copy of Resolution No. 2016-__, duly passed and adopted by the City Council of said City on the date and by the vote therein recited.

MARY J. KENNEDY, CMC, City Clerk

(SEAL OF CITY)

RESOLUTION NO. 2016-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA MESA, CALIFORNIA, SETTING PRIORITIES FOR FILING WRITTEN ARGUMENTS FOR A BALLOT MEASURE PERTAINING TO AMENDING THE LA MESA MUNICIPAL CODE TO AUTHORIZE AND REGULATE MEDICAL MARIJUANA DISPENSARIES, AND THE CULTIVATING AND MANUFACTURING OF MEDICAL MARIJUANA IN LA MESA AND DIRECTING THE CITY ATTORNEY TO PREPARE AN IMPARTIAL ANALYSIS

WHEREAS, a General Municipal Election is to be held in the City of La Mesa, California, on November 8, 2016, at which there will be submitted to the voters the following measure:

Shall the Ordinance amending the La Mesa Municipal Code to authorize and regulate medical marijuana dispensaries, and the cultivating and manufacturing of medical marijuana, in the City of La Mesa, be adopted?	YES
	NO

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LA MESA, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. The City Council authorizes its members to file written arguments, not to exceed 300 words against the Measure described above and which is contained in Exhibit "A" to this Resolution, which Exhibit is incorporated by reference. All written arguments filed by any person in favor of or against the Measure shall be accompanied by the printed names and signatures of the persons submitting the arguments in accordance with Article 4, Chapter 3, Division 9 of the Elections Code of the State of California. The arguments may be changed or withdrawn until and including the date fixed by the City Clerk after which no arguments for or against the City measure may be submitted to the City Clerk.

The arguments shall be filed with the City Clerk, signed, with the printed name(s) and signature(s) of the author(s) submitting it, or if submitted on behalf of an organization, the name of the organization, and the printed name and signature of at least one of its principal officers who is the author of the argument. The arguments shall be accompanied by the Form of Statement To Be Filed By Author(s) of Argument.

SECTION 2. That the City Council directs the City Clerk to transmit a copy of the measure to the City Attorney, unless the organization or salaries of the office of the City Attorney are affected. The City Attorney shall prepare an impartial analysis of the measure not exceeding 500 words showing the effect of the measure on the existing law and the operation of the measure. If the measure affects the organization or salaries of the office of the city attorney, the city clerk shall prepare the impartial analysis. The analysis shall include a statement indicating whether the measure was placed on the ballot by a petition signed by the requisite number of voters or by the governing body of the city. In the event the entire text of the measure is not printed on the ballot, or in the voter information portion of the sample ballot, there shall be printed immediately below the impartial analysis, in no less than 10-point type, the following: "The above statement is an impartial analysis of Measure __. If you desire a copy of the measure, please call the election official's office at 619.667.1120 and a copy will be mailed at no

cost to you.” The impartial analysis shall be filed by the date set by the City Clerk for the filing of primary arguments.

SECTION 3. That the City Clerk shall certify to the passage and adoption of this Resolution.

PASSED AND ADOPTED at a Regular meeting of the City Council of the City of La Mesa, California, held the 9th day of August 2016, by the following vote, to wit:

AYES:

NOES:

ABSENT:

CERTIFICATE OF CITY CLERK

I, MARY J. KENNEDY, City Clerk of the City of La Mesa, California, do hereby certify the foregoing to be a true and exact copy of Resolution No. 2016-, duly passed and adopted by the City Council of said City on the date and by the vote therein recited.

MARY J. KENNEDY, CMC, City Clerk

(SEAL OF CITY)

RESOLUTION NO. 2016-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA MESA, CALIFORNIA, PROVIDING FOR THE FILING OF REBUTTAL ARGUMENTS FOR A BALLOT MEASURE PERTAINING TO AMENDING THE LA MESA MUNICIPAL CODE TO AUTHORIZE AND REGULATE MEDICAL MARIJUANA DISPENSARIES, AND THE CULTIVATING AND MANUFACTURING OF MEDICAL MARIJUANA IN THE CITY OF LA MESA THAT WILL BE SUBMITTED AT THE NOVEMBER 8, 2018 GENERAL MUNICIPAL ELECTION

WHEREAS, § 9285 of the Elections Code of the State of California authorizes the City Council, by majority vote, to adopt provisions to provide for the filing of rebuttal arguments for City measures submitted at municipal elections.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LA MESA, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. That pursuant to Section 9285 of the Elections Code of the State of California, when the elections official has selected the arguments for and against the measure which will be printed and distributed to the voters, the elections official shall send a copy of an argument in favor of the proposition to the authors of any argument against the measure and a copy of an argument against the measure to the authors of any argument in favor of the measure immediately upon receiving the arguments.

The author or a majority of the authors of an argument relating to a City measure may prepare and submit a rebuttal argument not exceeding 250 words or may authorize in writing any other person or persons to prepare, submit, or sign the rebuttal argument.

A rebuttal argument may not be signed by more than five authors.

The rebuttal arguments shall be filed with the City Clerk, signed, with the printed name(s) and signature(s) of the author(s) submitting it, or if submitted on behalf of an organization, the name of the organization, and the printed name and signature of at least one of its principal officers, not more than 10 days after the final date for filing direct arguments. The rebuttal arguments shall be accompanied by the Form of Statement To Be Filed By Author(s) of Argument.

Rebuttal arguments shall be printed in the same manner as the direct arguments. Each rebuttal argument shall immediately follow the direct argument which it seeks to rebut.

SECTION 2. That the provisions of Section 1 shall apply only to the election to be held on November 8, 2016, and shall then be repealed.

SECTION 3. That the City Clerk shall certify to the passage and adoption of this Resolution.

PASSED AND ADOPTED at a Regular meeting of the City Council of the City of La Mesa, California, held the 9th day of August 2016, by the following vote, to wit:

AYES:

NOES:

ABSENT:

CERTIFICATE OF CITY CLERK

I, MARY J. KENNEDY, City Clerk of the City of La Mesa, California, do hereby certify the foregoing to be a true and exact copy of Resolution No. 2016-__, duly passed and adopted by the City Council of said City on the date and by the vote therein recited.

MARY J. KENNEDY, CMC, City Clerk

(SEAL OF CITY)



DATE: December 2, 2015
TO: Mayor and City Council
FROM: City Attorney *[Signature]*

SUBJECT: MEDICAL MARIJUANA REGULATION AND SAFETY ACT (COMPRISED OF AB 266, AB 243 and SB 643) —IMPACT ON LOCAL CONTROL OF MEDICAL MARIJUANA RELATED ACTIVITIES

INTRODUCTION AND PURPOSE

As you are aware, the Governor signed three bills into law this past session (noted above) related to medical marijuana. The three bills were “triple joined” which means that all three bills had to be signed into law for any of them to become effective. The bills, together, enact the Medical Marijuana Regulation and Safety Act by amending various sections of the Business and Professions Code, Fish and Game Code, Government Code, Health and Safety Code, Labor Code, Revenue and Taxation Code and Water Code, relating to medical marijuana (“MMRSA”). The MMRSA, therefore, is lengthy and somewhat complex. As such, this memorandum summarizes and simplifies its essential components that impact the City’s existing law, and provides options for the Council to consider (via the adoption of attached ordinances) for purposes of retaining local control over medical marijuana dispensaries and related uses.¹

LOCAL REGULATIONS—MEDICAL MARIJUANA DISPENSARIES AND RELATED USES PROHIBITED

Pursuant to the concept of “permissive zoning” land uses that are not explicitly listed in a zoning code are prohibited. Therefore, if a city’s zoning ordinance does not explicitly list medical marijuana dispensaries and related uses, that ordinance may be interpreted to prohibit such dispensaries and uses. *City of Claremont v. Kruse* (2009) 177 CA 4th 1153; *City of Corona v. Naulis* (2008) 166 CA 4th 418. Similarly, the City of La Mesa (“City”) enacted a permissive zoning code (promulgated in La Mesa Municipal Code (“LMMC”) Section 24.01.060), which does not explicitly (or otherwise) list or authorize medical marijuana dispensaries and related uses as permitted uses; and, therefore, such dispensaries and uses are prohibited in the City.

Further, in *City of Riverside v. Inland Empire Patients Health and Wellness Ctr., Inc.* (2013) 56 CA4th 729, the State supreme court ruled unanimously that California law regarding medical marijuana, the Compassionate Use Act and Medical Marijuana

¹ See Attachment “A” for the complete versions of the three bills constituting the MMRSA.

Program Act (respectively, the CUA and MMPA)² did not preempt local ordinances that completely and permanently ban medical marijuana facilities. In reaching this conclusion, the court recognized that the local police power, which derives from Art XI, Section. 7 of the California Constitution, “includes broad authority to determine, for purposes of public health, safety, and welfare, the appropriate uses of land within a local jurisdiction’s borders, and preemption by state law is not lightly presumed.” 56 C4th at 738.

MMRSA OVERVIEW—IMPACTS ON LOCAL REGULATIONS

- Local prohibition or regulation:
Cities may continue to prohibit or regulate medical marijuana businesses and related uses within their jurisdictions. Local authority remains intact under the MMRSA.
- State license required:
All medical marijuana businesses—dispensary sales, delivery service, cultivation or transport, must obtain a state license.³
- State license not enough:
A medical marijuana business in any city may only operate if it has permission from the State and permission from the City (known as “dual licensing”).
- Enforcement:
Revocation of local permission (permit) to operate requires a medical marijuana business to terminate operations because MMRSA requires dual licensing. Note that subsequent to approval by the State, a city may enforce State law under the MMRSA.
- State law penalties (in addition to local penalties) for unlicensed activity:
MMRSA imposes civil and criminal penalties for operating without a State license.

CULTIVATION—FOLLOW-UP ACTION TO MAINTAIN LOCAL CONTROL

Pursuant to the MMRSA, if a city does not have a land use ordinance in place regulating or prohibiting the cultivation of medical marijuana, either expressly or otherwise under the principles of permissive zoning, or chooses not to administer a conditional use permit program, then commencing March 1, 2016, the State Department of Food and Agriculture will be the sole licensing authority for medical marijuana cultivation applicants—no dual licensing will apply.

As discussed above, the LMMC enacted a permissive zoning code which does not explicitly (or otherwise) list or authorize medical marijuana dispensaries and related

² See Attachment “B” for a more detailed analysis of the CUA and MMPA.

³ The Department of Consumer Affairs estimates it will begin issuing State licenses in January 2018. The Department of Food and Agriculture and the Department of Public Health also have licensing authority under the MMRSA. Businesses operating in compliance with local ordinances will get priority in the State licensing application process.

uses as permitted uses; and, therefore, such dispensaries and uses are prohibited in the City. Nevertheless, in an abundance of caution, to maintain local control, the City Attorney (and League of California City Officials) recommends that such authority, prohibiting medical marijuana dispensaries and related uses, including cultivation, be formally re-affirmed and confirmed. Attachment "C" contains a draft ordinance, properly agendized and ready for introduction and first reading at this meeting, re-affirming and confirming such authority.

If the Council does not adopt the draft ordinance, a stronger argument may be made that the City intended to relinquish its regulatory authority to the State for purposes of permitting the cultivation of medical marijuana.

DELIVERIES—FOLLOW-UP ACTION TO MAINTAIN LOCAL CONTROL

Pursuant to the MMRSA, if a city does not expressly prohibit the delivery of medical marijuana within its jurisdiction, delivery may be authorized pursuant to State dispensary license.⁴ This means that a permissive zoning ordinance may not be relied upon as regulatory authority for any "delivery" component related to medical marijuana. As such, if a city intends to prohibit the delivery of medical marijuana within its jurisdiction, the city must adopt an ordinance expressly prohibiting delivery services and mobile dispensaries.

Presently, the City relies upon its permissive zoning code to prohibit any "delivery" component related to medical marijuana. However, to maintain local control over any such component, under the MMRSA, the City must adopt an ordinance expressly prohibiting "delivery" (as defined) of any medical marijuana product or derivative, before the State begins issuing any State dispensary licenses. The State currently estimates that it will begin issuing dispensary licenses in January 2018; however, the issuance could occur sooner. Attachment "D" contains a draft ordinance, properly agendized and ready for introduction and first reading at this meeting, expressly prohibiting mobile dispensing and delivery of marijuana.

If the Council does not adopt the draft ordinance before the State begins issuing dispensary licenses, a State licensed dispensary will be authorized to deliver medical marijuana in the City, irrespective of any contrary City regulations.

CITY COUNCIL OPTIONS—REGARDING THE IMPACT OF THE MMRSA

1. Maintain local regulatory control over (continue to prohibit) the cultivation of medical marijuana in the City:

Action required:

⁴ Codified at Business and Professions Code Sections 19340(a). See also Section 19340(b)(1).

Adopt ordinance entitled, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA MESA RE-AFFIRMING AND CONFIRMING THAT THE CULTIVATION OF MARIJUANA IS PROHIBITED PURSUANT TO THE PERMISSIVE ZONING CODE ENACTED IN THE LA MESA MUNICIPAL CODE; AND, THEREFORE, THE STATE IS PROHIBITED FROM ISSUING A LICENSE FOR THE CULTIVATION OF MARIJUANA IN THE CITY OF LA MESA."

A

2. Maintain local regulatory control over (continue to prohibit) the delivery and mobile dispensing of medical marijuana in the City:

Action required:

Adopt ordinance entitled, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA MESA ADDING CHAPTER 9.46 TO THE LA MESA MUNICIPAL CODE FOR THE PURPOSE OF EXPRESSLY PROHIBITING MOBILE DISPENSING AND DELIVERY OF MARIJUANA."

B

3. Relinquish local regulatory control to the State (pursuant to the MMRSA) regarding the cultivation of medical marijuana in the City:

Action required:

Do not adopt ordinance identified in Item 1 (above) and direct staff to return to Council with clarifying amendments to the zoning code.

4. Relinquish local regulatory control to the State (pursuant to the MMRSA) regarding the delivery and mobile dispensing of medical marijuana in the City:

No action required.

5. Maintain local regulatory control (continue to prohibit) the cultivation, mobile dispensary and delivery of medical marijuana; however, authorize and regulate the same at a later date:

Action required:

Adopt both Ordinances identified in Items 1 and 2 (above) and direct staff to agendize the subject at a later date.

cc: City Manager

CERTIFICATE OF CITY/DIRECTOR OF FINANCECertification of Unappropriated Reserves

I HEREBY CERTIFY that the money required for the appropriation of funds for the purpose as docketed is available in the Treasury, or is anticipated to come into the Treasury, and is otherwise unappropriated.

Amount \$ _____ Fund _____

Purpose _____

Director of Finance

City of La Mesa

Date _____

By _____

Unappropriated Reserves Available Balance \$ _____

Certification of Unencumbered Balance

I HEREBY CERTIFY that the indebtedness and obligation as docketed can be incurred; that sufficient monies to meet the obligations are actually in the Treasury, or are anticipated to come into the Treasury to the credit of the appropriation from which the same are to be drawn; and that said monies now actually in the treasury, together with the monies anticipated to come into the Treasury, to the credit of said appropriation are otherwise unencumbered.

Amount Not to Exceed \$25,000.00



Director of Finance

City of La Mesa

Date: 08/05/16

By: Mary Kennedy

Fund: 1302 Dept./Activity: 1302-6430

\$25,000.00 from 1302-6430 (available \$37,520.00)

Purpose: Adopt a resolution to place the initiative petition on the ballot of the November 8, 2016 General Municipal Election.

CERTIFICATE NO. 1512