



CITY OF SOLANA BEACH

SOLANA BEACH CITY COUNCIL, SUCCESSOR AGENCY TO THE REDEVELOPMENT
AGENCY, PUBLIC FINANCING AUTHORITY, AND HOUSING AUTHORITY

AGENDA

Joint REGULAR Meeting

Wednesday, March 10, 2021 * 6:00 p.m.

Teleconference Location Only-City Hall/Council Chambers, 635 S. Highway 101, Solana Beach, California
This meeting will be conducted in accordance with Governor Newsom's Executive Order N-29-20 related to the COVID-19 virus.

MEETING LOCATION WILL NOT BE OPEN TO THE PUBLIC

Due to the Executive Order to stay home, in person participation at City Council meetings will not be allowed at this time. In accordance with the Executive Order to stay home, there will be no members of the public in attendance at Council Meetings. Alternatives to in-person attendance for viewing and participating in City Council meetings are being provided under provided below.

AGENDA MATERIALS

A full City Council agenda packet including relative supporting documentation is posted online www.cityofsolanabeach.org Closed Session Agendas are posted at least 72 hours prior to regular meetings and at least 24 hours prior to special meetings.

WATCH THE MEETING

- Live web-streaming: Meetings web-stream live on the City's website on the City's [Public Meetings](#) webpage. Find the large Live Meeting button.
- Live Broadcast on Local Govt. Channel: Meetings are broadcast live on Cox Communications - Channel 19 / Spectrum (Time Warner)-Channel 24 / AT&T U-verse Channel 99.
- Archived videos online: The video taping of meetings are maintained as a permanent record and contain a detailed account of the proceedings. Council meeting tapings are archived and available for viewing on the City's [Public Meetings](#) webpage.

PUBLIC COMMENTS

- Written correspondence (supplemental items) regarding an agenda item at an open session meeting should be submitted to the City Clerk's Office at clerkoffice@cosb.org with a) Subject line to include the meeting date b) Include the Agenda Item # as listed on the Agenda.
- Correspondence received after the official posting of the agenda, but before 3:00 p.m. (or 3 hrs. prior to the meeting start time) on the meeting day, will be distributed to Council and made available online along with the agenda posting. All submittals received before the start of the meeting will be made part of the record.
- Written submittals will be added to the record and not read out loud.
- The designated location for viewing supplemental documents is on the City's website www.cityofsolanabeach.org on the posted Agenda under the relative Agenda Item.

OR

Verbal comment participation: If you wish to provide a live verbal comment during the meeting, attend the virtual meeting via your computer or call in.

Before Meeting

- Sign up (register) to speak at the virtual meeting for the Zoom webinar as early as possible and at least 3 hours prior to the start of the meeting so that Staff can manage the speaker list.
Public Participation Link: https://us02web.zoom.us/webinar/register/WN_VECJucGMQ2S26sqLRiFBbw
Follow the prompts to enter your name and email address and identify the item you are speaking on.
- Join the meeting by locating your confirmation email, that was sent immediately following registration, which will provide your log-in link.
- Join/Log-In to the meeting at least 15 minutes prior to the start time so that the City Clerk can verify you are ready to speak before the meeting begins.
- If your computer does not have a mic to speak or you have sound issues, you can use the call-in audio information (Zoom ID, Participant ID) from a landline or cell phone to join the meeting for the audio accessibility.
- If you call in as well for better audio, mute your computer's speakers to eliminate feedback so that you do not have two audios competing when you are speaking.

During Meeting:

- Choose Gallery View to see the presentations, when applicable.

- o Participants will be called upon from those who have Registered and their name is identified by the City Clerk calling from the registration list. You will be called on by name and unmuted by the meeting organizer and then you may provide comments for the allotted time. Allotted speaker times are listed under each [Agenda](#) section.

SPECIAL ASSISTANCE NEEDED - AMERICAN DISABILITIES ACT TITLE 2

In compliance with the Americans with Disabilities Act of 1990, persons with a disability may request an agenda in appropriate alternative formats as required by Section 202. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City Clerk's office (858) 720-2400 clerkoffice@cosb.org at least 72 hours prior to the meeting.

CITY COUNCILMEMBERS			
Lesa Heebner, Mayor			
Kristi Becker Deputy Mayor	Kelly Harless Councilmember	David A. Zito Councilmember District 1	Jewel Edson Councilmember District 3
Gregory Wade City Manager	Johanna Canlas City Attorney	Angela Ivey City Clerk	

SPEAKERS:

See Public Participation on the first page of the Agenda for publication participation options.

READING OF ORDINANCES AND RESOLUTIONS:

Pursuant to [Solana Beach Municipal Code](#) Section 2.04.460, at the time of introduction or adoption of an ordinance or adoption of a resolution, the same shall not be read in full unless after the reading of the title, further reading is requested by a member of the Council. If any Councilmember so requests, the ordinance or resolution shall be read in full. In the absence of such a request, this section shall constitute a waiver by the council of such reading.

CALL TO ORDER AND ROLL CALL:

CLOSED SESSION REPORT:

FLAG SALUTE:

PROCLAMATIONS/CERTIFICATES: *Ceremonial*

None at the posting of this agenda

PRESENTATIONS: Ceremonial items that do not contain in-depth discussion and no action/direction.

None at the posting of this agenda

APPROVAL OF AGENDA:

ORAL COMMUNICATIONS:

Note to Public: Refer to [Public Participation](#) for information on how to submit public comment.

This portion of the agenda provides an opportunity for members of the public to address the City Council on items relating to City business and not appearing on today's agenda by having submitted written comments for the record to be filed with the record or by registering to join the virtual meeting online to speak live, per the Public Participation instructions on the Agenda.

Comments relating to items on this evening's agenda are taken at the time the items are heard. Pursuant to the Brown Act, no action shall be taken by the City Council on public comment items. Council may refer items to the City Manager for placement on a future agenda. The maximum time allotted for each speaker is THREE MINUTES (SBMC 2.04.190).

COUNCIL COMMUNITY ANNOUNCEMENTS / COMMENTARY:

An opportunity for City Council to make brief announcements or report on their activities. These items are not agendaized for official City business with no action or substantive discussion.

A. CONSENT CALENDAR: (Action Items) (A.1. - A.6.)

Note to Public: Refer to [Public Participation](#) for information on how to submit public comment.

Items listed on the Consent Calendar are to be acted in a single action of the City Council unless pulled for discussion.

Any member of the public may address the City Council on an item of concern by submitting written correspondence for the record to be filed with the record or by registering to join the virtual meeting online to speak live, per the Public Participation instructions on the Agenda. The maximum time allotted for each speaker is THREE MINUTES (SBMC 2.04.190).

Those items removed from the Consent Calendar by a member of the Council will be trailed to the end of the agenda, while Consent Calendar items removed by the public will be discussed immediately after approval of the Consent Calendar.

A.1. Minutes of the City Council.

Recommendation: That the City Council

1. Approve the Minutes of the February 10, 2021 City Council meetings.

[Item A.1. Report \(click here\)](#)

Posted Reports & Supplemental Docs contain records up to the cut off time, prior to the start of the meeting, for processing new submittals. The final official record containing handouts, PowerPoints, etc. can be obtained through a Records Request to the City Clerk's Office.

A.2. Register of Demands. (File 0300-30)

Recommendation: That the City Council

1. Ratify the list of demands for February 6, 2021 – February 19, 2021.

[Item A.2. Report \(click here\)](#)

Posted Reports & Supplemental Docs contain records up to the cut off time, prior to the start of the meeting, for processing new submittals. The final official record containing handouts, PowerPoints, etc. can be obtained through a Records Request to the City Clerk's Office.

A.3. General Fund Budget Adjustments for Fiscal Year 2020/21. (File 0330-30)

Recommendation: That the City Council

1. Receive the report listing changes made to the Fiscal Year 2020-2021 General Fund Adopted Budget.

[Item A.3. Report \(click here\)](#)

Posted Reports & Supplemental Docs contain records up to the cut off time, prior to the start of the meeting, for processing new submittals. The final official record containing handouts, PowerPoints, etc. can be obtained through a Records Request to the City Clerk's Office.

A.4. City Hall and Fire Station Repair Project. (File 0700-25)

Recommendation: That the City Council

1. Adopt **Resolution 2021-027**:
 - a. Authorizing the City Manager to execute Change Order No. 5 to the construction contract with War Rhino, Inc., in the amount of \$40,000, for the Solana Beach City Hall and Fire Station Water Damage Remediation and Restoration Project, Bid No. 2020-02.
 - b. Authorizing the City Manager to execute change orders up to the amount of the revised contingency of \$135,000.
 - c. Authorizing the transfer of \$40,000 from CIP-23 (City Hall Elevator) to the City Hall and Fire Station Repair Project.
 - d. Authorizing the City Treasurer to amend the FY 2020/21 Adopted Budget accordingly.

[Item A.4. Report \(click here\)](#)

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A.5. Deputy Fire Chief Mutual Aid Deployment Reimbursement. (File 0200-00)

Recommendation: That the City Council

1. Adopt **Resolution 2021-029** authorizing the position of Deputy Fire Chief, when deployed as mutual aid, to be reimbursed portal-to-portal via the California Fire Assistance Agreement.

[Item A.5. Report \(click here\)](#)

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A.6. Destruction of Obsolete Records. (File 0170-50)

Recommendation: That the City Council

1. Adopt **Resolution 2021-013** authorizing the destruction of officially obsolete records.

[Item A.6. Report \(click here\)](#)

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B. PUBLIC HEARINGS: (B.1. – B.3.)

Note to Public: Refer to [Public Participation](#) for information on how to submit public comment.

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An applicant or designee(s) for a private development/business project, for which the public hearing is being held, is allotted a total of fifteen minutes to speak, as per SBMC 2.04.210. A portion of the fifteen minutes may be saved to respond to those who speak in opposition. All other speakers have three minutes each.

After considering all of the evidence, including written materials and oral testimony, the City Council must make a decision supported by findings and the findings must be supported by substantial evidence in the record.

B.1. Public Hearing: Santa Fe Christian Schools, Temporary Use Permit (TUP) for Temporary Modular Buildings. (File 0600-40)

Recommendation: That the City Council

1. Conditionally approve the Santa Fe Christian Schools Temporary Use Permit application for temporary modular classroom buildings.

[Item B.1. Report \(click here\)](#)

Posted Reports & Supplemental Docs contain records up to the cut off time, prior to the start of the meeting, for processing new submittals. The final official record containing handouts, PowerPoints, etc. can be obtained through a Records Request to the City Clerk's Office.

B.2. Public Hearing: 425 S. Granados Avenue, Applicant: Shannon, Case DRP 20-010. (File 0600-40)

The proposed project meets the minimum zoning requirements under the SBMC, may be found to be consistent with the General Plan and may be found, as conditioned, to meet the discretionary findings required as discussed in this report to approve a DRP. Therefore, Staff recommends that the City Council:

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2021-025** conditionally approving a DRP to demolish an existing single-family residence, construct a replacement multi-level, single-family residence with an attached two-car garage and perform associated site improvements at 425 S. Granados Avenue, Solana Beach.
4. Adopt **Resolution 2021-026** ordering the vacation of excess public street right-of-way at 425 S. Granados Avenue.

[Item B.2. Report \(click here\)](#)

Posted Reports & Supplemental Docs contain records up to the cut off time, prior to the start of the meeting, for processing new submittals. The final official record containing handouts, PowerPoints, etc. can be obtained through a Records Request to the City Clerk's Office.

**B.3. Public Hearing: 514 Canyon Drive, Applicant: Ewing, Case 17-19-13
DRP/SDP.** (File 0600-40)

The proposed project meets the minimum zoning requirements under the SBMC, may be found to be consistent with the General Plan and may be found, as conditioned, to meet the discretionary findings required as discussed in this report to approve a DRP and SDP. Therefore, Staff recommends that the City Council:

1. Conduct the Public Hearing: Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings to waive the requirement of the Structure Development Permit process for the revised project design and approve a modified staircase design, adopt **Resolution 2021-028** approving a Development Review Permit (DRP) and Structure Development Permit (SDP) for the revised design of a replacement two-story, single-family residence with an attached garage, and associated site improvements at 514 Canyon Drive, Solana Beach.

[Item B.3. Report \(click here\)](#)

Posted Reports & Supplemental Docs contain records up to the cut off time, prior to the start of the meeting, for processing new submittals. The final official record containing handouts, PowerPoints, etc. can be obtained through a Records Request to the City Clerk's Office.

C. STAFF REPORTS: (C.1.)

Note to Public: Refer to [Public Participation](#) for information on how to submit public comment.

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C.1. SEA Rate Discussion / CEA Default Power Supply Discussion

(File 1010-45,46)

Recommendation: That the City Council

1. Receive the report on SEA wind-down activities, operations and financial forecast through January 2023 and provide direction, as necessary.
2. Provide direction related to SEA rates.
3. Approve **Resolution 2021-031** selecting Clean Energy Alliance preferred default energy product for Solana Beach Customers.

[Item C.1. Report \(click here\)](#)

Posted Reports & Supplemental Docs contain records up to the cut off time, prior to the start of the meeting, for processing new submittals. The final official record containing handouts, PowerPoints, etc. can be obtained through a Records Request to the City Clerk's Office.

WORK PLAN COMMENTS:

Adopted June 12, 2019

COMPENSATION & REIMBURSEMENT DISCLOSURE:

GC: Article 2.3. Compensation: 53232.3. (a) Reimbursable expenses shall include, but not be limited to, meals, lodging, and travel. 53232.3 (d) Members of a legislative body shall provide brief reports on meetings attended at the expense of the local agency "City" at the next regular meeting of the legislative body.

COUNCIL COMMITTEE REPORTS: [Council Committees](#)

REGIONAL COMMITTEES: (outside agencies, appointed by this Council)

- a. City Selection Committee (meets twice a year) Primary-Heebner, Alternate-Edson
- b. Clean Energy Alliance (CEA) JPA: Primary-Becker, Alternate-Zito
- c. County Service Area 17: Primary- Harless, Alternate-Edson
- d. Escondido Creek Watershed Authority: Becker /Staff (no alternate).
- e. League of Ca. Cities' San Diego County Executive Committee: Primary-Becker, Alternate-Harless. Subcommittees determined by its members.
- f. League of Ca. Cities' Local Legislative Committee: Primary-Harless, Alternate-Becker
- g. League of Ca. Cities' Coastal Cities Issues Group (CCIG): Primary-Becker, Alternate-Harless
- h. North County Dispatch JPA: Primary-Harless, Alternate-Becker
- i. North County Transit District: Primary-Edson, Alternate-Harless
- j. Regional Solid Waste Association (RSWA): Primary-Harless, Alternate-Zito
- k. SANDAG: Primary-Heebner, 1st Alternate-Zito, 2nd Alternate-Edson. Subcommittees determined by its members.
- l. SANDAG Shoreline Preservation Committee: Primary-Becker, Alternate-Zito
- m. San Dieguito River Valley JPA: Primary-Harless, Alternate-Becker
- n. San Elijo JPA: Primary-Zito, Primary-Becker, Alternate-City Manager
- o. 22nd Agricultural District Association Community Relations Committee: Primary-Edson, Primary-Heebner

STANDING COMMITTEES: (All Primary Members) (*Permanent Committees*)

- a. Business Liaison Committee – Zito, Edson.
- b. Fire Dept. Management Governance & Organizational Evaluation – Harless, Edson
- c. Highway 101 / Cedros Ave. Development Committee – Edson, Heebner
- d. Parks and Recreation Committee – Zito, Harless
- e. Public Arts Committee – Edson, Heebner
- f. School Relations Committee – Becker, Harless
- g. Solana Beach-Del Mar Relations Committee – Heebner, Edson

CITIZEN COMMISSION(S)

- a. Climate Action Commission: Primary-Zito, Alternate-Becker

ADJOURN:

Next Regularly Scheduled Meeting is March 24, 2021

Always refer the City's website Event Calendar for Special Meetings or an updated schedule.

Or Contact City Hall 858-720-2400

www.cityofsolanabeach.org

AFFIDAVIT OF POSTING

STATE OF CALIFORNIA }
COUNTY OF SAN DIEGO } §
CITY OF SOLANA BEACH }

I, Angela Ivey, City Clerk of the City of Solana Beach, do hereby certify that this Agenda for the March 10, 2021 Council Meeting was called by City Council, Successor Agency to the Redevelopment Agency, Public Financing Authority, and the Housing Authority of the City of Solana Beach, California, was provided and posted on March 3, 2021 at 4:00 p.m. on the City Bulletin Board at the entrance to the City Council Chambers. Said meeting is held at 6:00 p.m., March 10, 2021, in the Council Chambers, at City Hall, 635 S. Highway 101, Solana Beach, California.

Angela Ivey, City Clerk * City of Solana Beach, CA

CITIZEN CITY COMMISSION AND COMMITTEE MEETINGS:

Regularly Scheduled, or Special Meetings that have been announced, are posted on each Citizen Commission's Agenda webpage. See the [Citizen Commission's Agenda webpages](#) or the City's Events [Calendar](#) for updates.

- **Budget & Finance Commission**
- **Climate Action Commission**
- **Parks & Recreation Commission**
- **Public Arts Commission**
- **View Assessment Commission**



CITY OF SOLANA BEACH

SOLANA BEACH CITY COUNCIL, SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY,
PUBLIC FINANCING AUTHORITY, AND HOUSING AUTHORITY

MINUTES

Joint – Closed Session

Wednesday, February 10, 2021 ♦ 5:00 p.m.

Teleconference Location Only-City Hall/Council Chambers, 635 S. Highway 101, Solana Beach, California

This meeting will be conducted in accordance with Governor Newsom’s
Executive Order N-29-20 related to the COVID-19 virus.

CITY COUNCILMEMBERS

Lesa Heebner, Mayor

Kristi Becker
Deputy Mayor

Kelly Harless
Councilmember

David A. Zito
Councilmember
District 1

Jewel Edson
Councilmember
District 3

Gregory Wade
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

CALL TO ORDER AND ROLL CALL:

Mayor Heebner called the meeting to order at 5:00 p.m.

Present: Lesa Heebner, Kristi Becker, Kelly Harless, David A. Zito, Jewel Edson

Absent: None

Also Greg Wade, City Manager

Present: Johanna Canlas, City Attorney
Angela Ivey, City Clerk
Dan King, Assistant City Manager
Mo Sammak, City Engineer/Public Works Dir.
Ryan Smith, Finance Dir.
Joseph Lim, Community Development Dir.

PUBLIC COMMENT ON CLOSED SESSION ITEMS (ONLY): None
Report to Council Chambers and submit speaker slips to the City Clerk before the meeting recesses to closed session.

CLOSED SESSION:

1. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Pursuant to Government Code Section 54956.9(d)(1)

- Coronado, Imperial Beach, Lemon Grove & Solana Beach v. SANDAG, et al
(Case No. 37-2020-00033974-CU-MC-CTL)

2. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION (added 1-9-21)

Pursuant to Government Code Section 54956.9(d)(2)

One (1) Potential cases.

No reportable action.

ADJOURN:

Mayor Heebner adjourned the meeting at 5:41 p.m.

Angela Ivey, City Clerk

Approved: _____

AGENDA ITEM A.1.



CITY OF SOLANA BEACH

SOLANA BEACH CITY COUNCIL, SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY, PUBLIC FINANCING AUTHORITY, AND HOUSING AUTHORITY

MINUTES

Joint REGULAR Meeting

Wednesday, February 10, 2021 ♦ 6:00 p.m.

Teleconference Location Only-City Hall/Council Chambers, 635 S. Highway 101, Solana Beach, California
This meeting will be conducted in accordance with Governor Newsom’s Executive Order N-29-20 related to the COVID-19 virus.

Minutes contain a summary of significant discussions and formal actions taken at a City Council meeting.

- City Council meetings are video recorded and archived as a permanent record. The [video recording](#) captures the complete proceedings of the meeting and is available for viewing on the City's website.
- Posted Reports & Supplemental Docs contain records up to the cut off time prior to meetings for processing new submittals. Complete records containing meeting handouts, PowerPoints, etc. can be obtained through a [Records Request](#).

CITY COUNCILMEMBERS

Lesa Heebner, Mayor

Kristi Becker
Deputy Mayor

Kelly Harless
Councilmember

David A. Zito
Councilmember
District 1

Jewel Edson
Councilmember
District 3

Gregory Wade
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

CALL TO ORDER AND ROLL CALL:

Mayor Heebner called the meeting to order at 6:00 p.m.

Present: Lesa Heebner, Kristi Becker, Kelly Harless, David A. Zito, Jewel Edson

Absent: None

Also Greg Wade, City Manager

Present: Johanna Canlas, City Attorney

Angela Ivey, City Clerk

Dan King, Assistant City Manager

Ryan Smith, Finance Dir.

Mo Sammak, City Engineer/Public Works Dir.

Joseph Lim, Community Development Dir.

CLOSED SESSION REPORT: None

FLAG SALUTE:

PROCLAMATIONS/CERTIFICATES: *Ceremonial*

Black History Month

Mayor Heebner read the proclamation honoring Black History Month.

Shawn McClondon acknowledged the benefit and effort of the proclamation and

encouraged taking steps on this complicated issue that requires consistent, and committed long-term actions.

APPROVAL OF AGENDA:

Motion: Moved by Councilmember Edson and second by Councilmember Zito to approve. **Approved 5/0.** Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

ORAL COMMUNICATIONS:

Note to Public: Refer to [Public Participation](#) for information on how to submit public comment.

This portion of the agenda provides an opportunity for members of the public to address the City Council on items relating to City business and not appearing on today's agenda by having submitted written comments for the record to be filed with the record or by registering to join the virtual meeting online to speak live, per the Public Participation instructions on the Agenda.

Comments relating to items on this evening's agenda are taken at the time the items are heard. Pursuant to the Brown Act, no action shall be taken by the City Council on public comment items. Council may refer items to the City Manager for placement on a future agenda. The maximum time allotted for each speaker is THREE MINUTES (SBMC 2.04.190).

Becky Rapp spoke about Supervisor Desmond's efforts with the 'Let Them Play' initiative, this difficult time of isolation for youth due to COVID, the increase of marijuana use among teens, the lack of physical activity, that all teens cannot afford to travel with the club teams to play sports, and acknowledged Solana Beach's forward thinking on clean air tobacco policies.

COUNCIL COMMUNITY ANNOUNCEMENTS / COMMENTARY:

An opportunity for City Council to make brief announcements or report on their activities. These items are not agendized for official City business with no action or substantive discussion.

A. CONSENT CALENDAR: (Action Items) (A.1. - A.5.)

Note to Public: Refer to [Public Participation](#) for information on how to submit public comment.

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Those items removed from the Consent Calendar by a member of the Council will be trailed to the end of the agenda, while Consent Calendar items removed by the public will be discussed immediately after approval of the Consent Calendar.

A.1. Minutes of the City Council.

Recommendation: That the City Council

1. Approve the Minutes of the January 13, 2021 City Council meetings.

Approved Minutes

http://www.ci.solana-beach.ca.us/index.asp?SEC=F0F1200D-21C6-4A88-8AE1-0BC07C1A81A7&Type=B_BASIC

Motion: Moved by Councilmember Harless and second by Deputy Mayor Becker to approve. **Approved 5/0.** Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

A.2. Register Of Demands. (File 0300-30)

Recommendation: That the City Council

1. Ratify the list of demands for January 9, 2021 – January 22, 2021.

[Item A.2. Report \(click here\)](#)

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Motion: Moved by Councilmember Harless and second by Deputy Mayor Becker to approve. **Approved 5/0.** Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

A.3. General Fund Budget Adjustments for Fiscal Year 2020/21. (File 0330-30)

Recommendation: That the City Council

1. Receive the report listing changes made to the Fiscal Year 2020/21 General Fund Adopted Budget.

[Item A.3. Report \(click here\)](#)

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Motion: Moved by Councilmember Harless and second by Deputy Mayor Becker to approve. **Approved 5/0.** Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

A.4. Coronavirus Emergency Paid Sick Leave Extension. (File 0520-00)

Recommendation: That the City Council

1. Approve **Resolution 2021-014** adopting the side letter agreements with Solana Beach Firefighters' Association (SBFA), Marine Safety Employee Group and the Public Works employees.

[Item A.4. Report \(click here\)](#)

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Motion: Moved by Councilmember Harless and second by Deputy Mayor Becker to approve. **Approved 5/0.** Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

A.5. Emergency Services' Order 2021-002 Lifting the Suspension of Temporary Use Permits (TUPs) during the State Regional Stay at Home Order or County Public Health Order and Conditioning All Issued TUPs to Comply with Applicable Public Health Orders. (File 0230-10)

Recommendation: That the City Council

1. Adopt **Resolution 2021-023**, ratifying and confirming Emergency Order 2021-002.

[Item A.5. Report \(click here\)](#)

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Motion: Moved by Councilmember Harless and second by Deputy Mayor Becker to approve. **Approved 5/0.** Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

B. PUBLIC HEARINGS: (B.1.)

Note to Public: Refer to [Public Participation](#) for information on how to submit public comment.

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An applicant or designee(s) for a private development/business project, for which the public hearing is being held, is allotted a total of fifteen minutes to speak, as per SBMC 2.04.210. A portion of the fifteen minutes may be saved to respond to those who speak in opposition. All other speakers have three minutes each.

After considering all of the evidence, including written materials and oral testimony, the City Council must make a decision supported by findings and the findings must be supported by substantial evidence in the record.

B.1. Public Hearing: 840 Avocado Place, Applicant: Morrison, Case DRP20-004/SDP20-008. (File 0600-40)

The proposed project meets the minimum zoning requirements under the SBMC, may be found to be consistent with the General Plan and may be found, as conditioned, to meet the discretionary findings required as discussed in this report to approve a DRP and administratively issue a SDP. Therefore, Staff recommends that the City Council:

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2021-017** conditionally approving a DRP and an administrative SDP to construct a new two-story, single-family residence with an attached three-car garage and perform associated site improvements on a vacant lot at 840 Avocado Place, Solana Beach.

[Item B.1. Report \(click here\)](#)

[Item B.1. Supplemental Docs \(updated 2-9-21\)](#)

Posted Reports & Supplemental Docs contain records up to the cut off time, prior to the start of the meeting, for processing new submittals. The final official record containing handouts, PowerPoints, etc. can be obtained through a Records Request to the City Clerk's Office.

Katie Benson, Sr. Planner, presented a PowerPoint (on file)

Mayor Heebner opened the public hearing.

Council disclosures.

Will Morrison, applicant, spoke about the progress with Staff and that they would be moving to Solana Beach from Del Mar.

Mark Gross, architect, appreciated the time working with the City.

Council and Mark Gross, architect, discussed that they sent plans to neighbors early before erecting story poles and were successful in working with the neighbors to preserve views.

Council and Joe Dodd, landscape architect, discussed considering vegetation with lower heights than may have been noted on the landscape plans and the type of trees flanking the front driveway.

Motion: Moved by Councilmember Edson and second by Councilmember Zito to close the public hearing. **Approved 5/0.** Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

Motion: Moved by Councilmember Zito and second by Deputy Mayor Becker to approved Staff recommendations. **Approved 5/0.** Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

C. STAFF REPORTS: (C.1. – C.2.)

Note to Public: Refer to [Public Participation](#) for information on how to submit public comment.

Any member of the public may address the City Council on an item of concern by submitting written correspondence for the record to be filed with the record or by registering to join the virtual meeting online to speak live, per the Public Participation instructions on the Agenda. The maximum time allotted for each speaker is THREE MINUTES (SBMC 2.04.190).

C.1. This Item # intentionally left blank.

C.2. Community Grant Program Fiscal Year 2021/22 and Extension of the Community Grant Program FY 2020/21. (File 0330-25)

Recommendation: That the City Council

1. Approve **Resolution 2021-015** authorizing the FY 2021/22 Community Grant Program.
2. Consider approval of **Resolution 2021-016** authorizing an extension of the FY 2020/21 Community Grant Program.

[Item C.2. Report \(click here\)](#)

Posted Reports & Supplemental Docs contain records up to the cut off time, prior to the start of the meeting, for processing new submittals. The final official record containing handouts, PowerPoints, etc. can be obtained through a Records Request to the City Clerk's Office.

Dan King, Assistant City Manager, presented the PowerPoint (on file).

Council and Staff discussed that 5 of the 10 awarded applicants who responded to Staff had not been able to use their funds due to COVID and would desire an extension, whether an additional extension would be needed in December or a repurposing of funds

would be allowed, applicants could request extensions on a case-by-case basis, overall support for possible extensions, and concerns about a second extension due to the many past applicants and current needs for programs.

Motion: Moved by Mayor Heebner and second by Councilmember Harless to approve Staff recommendation. **Approved 5/0**. Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion Carried unanimously.

COMPENSATION & REIMBURSEMENT DISCLOSURE: None

COUNCIL COMMITTEE REPORTS: [Council Committees](#)

REGIONAL COMMITTEES: (outside agencies, appointed by this Council)

STANDING COMMITTEES: (All Primary Members) (*Permanent Committees*)

CITIZEN COMMISSION(S)

ADJOURN:

Mayor Heebner adjourned the meeting at 6:53 p.m.

Angela Ivey, City Clerk

Council Approved: _____



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: March 10, 2021
ORIGINATING DEPT: Finance
SUBJECT: Register of Demands

BACKGROUND:

Section 3.04.020 of the Solana Beach Municipal Code requires that the City Council ratify a register of demands which represents all financial demands made upon the City for the applicable period.

Register of Demands- 02/06/21 through 02/19/21

Check Register-Disbursement Fund (Attachment 1)		\$	470,999.20
Retirement Payroll	February 8, 2021		4,938.00
Council Payroll	February 11, 2021		4,806.70
Federal & State Taxes	February 11, 2021		399.02
PERS Retirement (EFT)	February 11, 2021		519.45
Net Payroll	February 19, 2021		162,219.62
Federal & State Taxes	February 19, 2021		50,960.09
PERS Retirement (EFT)	February 19, 2021		46,244.09

TOTAL		\$	<u>741,086.17</u>
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DISCUSSION:

Staff certifies that the register of demands has been reviewed for accuracy, that funds are available to pay the above demands, and that the demands comply with the adopted budget.

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA.

FISCAL IMPACT:

The register of demands for February 6, 2021 through February 19, 2021 reflects total expenditures of \$741,086.17 from various City funding sources.

CITY COUNCIL ACTION: _____

WORK PLAN:

N/A

OPTIONS:


- Ratify the register of demands.
- Do not ratify and provide direction.

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council ratify the above register of demands.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Check Register – Disbursement Fund

PENTAMATION
 DATE: 02/24/2021
 TIME: 08:35:59

CITY OF SOLANA BEACH, CA
 CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 1
 ACCTPA21

SELECTION CRITERIA: transact.ck_date between '20210206 00:00:00.000' and '20210219 00:00:00.000'
 ACCOUNTING PERIOD: 8/21

FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	98588	02/11/21	5934	CAL EXPRESS	00150005150	RETRV RCRDS REQUEST	0.00	41.00
1011	98589	02/11/21	5983	DOUG APP	135	RFND-B20-0220/632 MAR	0.00	61.63
1011	98589	02/11/21	5983	DOUG APP	001	RFND-B20-0220/632 MAR	0.00	3,108.91
TOTAL CHECK							0.00	3,170.54
1011	98590	02/11/21	5984	ECO MINDED SOLUTIONS INC	001	RFND-SBGR-370/456 S N	0.00	4,477.00
1011	98591	02/11/21	2462	EMBROIDERY IMAGE	00150005400	GIFTS-GREEK/VINSON	0.00	162.33
1011	98592	02/11/21	94	ESGIL CORPORATION	00155005560	BLDG PRMT 12-1-12/31	0.00	18,728.69
1011	98592	02/11/21	94	ESGIL CORPORATION	00155005560	BLDG PRMT 11/10-11/30	0.00	27,429.65
TOTAL CHECK							0.00	46,158.34
1011	98593	02/11/21	5985	GENERATION PROPERTIES LP	001	RFN-DUP20-002/240S CE	0.00	548.00
1011	98593	02/11/21	5985	GENERATION PROPERTIES LP	001	RFN-DUP20-002/240S CE	0.00	2,168.25
TOTAL CHECK							0.00	2,716.25
1011	98594	02/11/21	321	GOLDEN TELECOM, INC.	00150005450	MS HANDSET CORD	0.00	40.78
1011	98595	02/11/21	5138	HDL COREN & CONE	00150005300	CAFR SERVICE 2019-20	0.00	645.00
1011	98596	02/11/21	5982	MICHAEL MONKEN	00150005400	M. MONKEN-LIVESCAN	0.00	57.00
1011	98597	02/11/21	5407	PJ CASTORENA, INC.	55000007750	PWR CONTENT LBL-2019	0.00	2,504.14
1011	98598	02/11/21	5980	MOSSY NISSAN NATIONAL CI	13560006170	20 NISSAN FRONTIER4X4	0.00	31,907.58
1011	98599	02/11/21	5967	TING FIBER INC.	00150005450	FS 1000MBPS-JAN	0.00	348.39
1011	98599	02/11/21	5967	TING FIBER INC.	00150005450	PW 1000MBPS-JAN	0.00	348.39
TOTAL CHECK							0.00	696.78
1011	98600	02/11/21	4899	ZACHARY TOTH	27060006120	STRIKETM-CASTLE 11/27-	0.00	3,193.36
1011	98601	02/11/21	3980	TURNOUT MAINTENANCE COMP	00160006120	MAINT-HOGAN/MALLON	0.00	314.50
1011	98602	02/11/21	1458	THE UNIFORM SPECIALIST	00160006120	UNIFORM-MONKEN	0.00	1,606.32
1011	98603	02/11/21	2097	UT SAN DIEGO - NRTH COUN	00155005550	PUB HRNG-DUP20-002	0.00	349.32
1011	98603	02/11/21	2097	UT SAN DIEGO - NRTH COUN	00155005550	PUB HRNG-DRP 20-004	0.00	397.44
1011	98603	02/11/21	2097	UT SAN DIEGO - NRTH COUN	00155005550	PUB HRNG-1719.13 DRP	0.00	397.44
1011	98603	02/11/21	2097	UT SAN DIEGO - NRTH COUN	00155005550	PUB HRNG-DRP 19-009	0.00	399.93
TOTAL CHECK							0.00	1,544.13
1011	98604	02/11/21	30	VERIZON WIRELESS-SD	00160006140	CODES CELL 12/24-1/23	0.00	141.51
1011	98605	02/11/21	3723	WAGeworks	00150005400	FSA ADMIN-JAN	0.00	128.75
1011	98606	02/11/21	4844	WARWICK GROUP CONSULTANT	45099266190	9926.21 PROF SVC-JAN	0.00	4,945.00
1011	98607	02/18/21	1135	AFFORDABLE PIPELINE SERV	50900007700	J-SEWER CLEANING	0.00	575.00
1011	98607	02/18/21	1135	AFFORDABLE PIPELINE SERV	50900007700	E-SEWER CLEAN-9,702	0.00	4,851.00

PENTAMATION
 DATE: 02/24/2021
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CITY OF SOLANA BEACH, CA
 CHECK REGISTER - DISBURSEMENT FUND

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SELECTION CRITERIA: transact.ck_date between '20210206 00:00:00.000' and '20210219 00:00:00.000'
 ACCOUNTING PERIOD: 8/21

FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	98607	02/18/21	1135	AFFORDABLE PIPELINE SERV	50900007700	C-SEWER CLEAN-19,097	0.00	9,548.50
1011	98607	02/18/21	1135	AFFORDABLE PIPELINE SERV	00165006520	H-STORM DRAIN MAINT	0.00	1,140.00
TOTAL CHECK							0.00	16,114.50
1011	98608	02/18/21	4832	AT&T CALNET 3	00160006150	9391012275 12/24-1/23	0.00	166.16
1011	98608	02/18/21	4832	AT&T CALNET 3	00160006170	9391053651 12/25-1/24	0.00	234.59
1011	98608	02/18/21	4832	AT&T CALNET 3	00150005450	9391012278 12/24-1/23	0.00	3,282.46
1011	98608	02/18/21	4832	AT&T CALNET 3	00150005450	9391012282 12/24-1/23	0.00	22.40
1011	98608	02/18/21	4832	AT&T CALNET 3	00150005450	9391053641 12/24-1/23	0.00	166.16
1011	98608	02/18/21	4832	AT&T CALNET 3	00150005450	9391062899 12/24-1/23	0.00	166.16
TOTAL CHECK							0.00	4,037.93
1011	98609	02/18/21	5051	CINTAS CORPORATION NO. 2	00165006570	FIRST AID SUPPLIES-CH	0.00	36.26
1011	98610	02/18/21	310	CITY OF ENCINITAS	00160006120	FY21 FIRE MGMNT Q1&Q2	0.00	177,907.00
1011	98610	02/18/21	310	CITY OF ENCINITAS	00160006120	FY21 RESRC POOL Q1&Q2	0.00	1,653.09
TOTAL CHECK							0.00	179,560.09
1011	98611	02/18/21	4828	CITY OF ENCINITAS FIRE D	27060006120	VIDEO LRYNGSCPY DVCS	0.00	89.88
1011	98611	02/18/21	4828	CITY OF ENCINITAS FIRE D	00160006120	HELMET NAME STICKERS	0.00	172.66
1011	98611	02/18/21	4828	CITY OF ENCINITAS FIRE D	00160006150	PUBLIC SAFETY VESTS-4	0.00	195.52
1011	98611	02/18/21	4828	CITY OF ENCINITAS FIRE D	00160006120	FIRE PRVNT SUPPLIES	0.00	211.91
1011	98611	02/18/21	4828	CITY OF ENCINITAS FIRE D	00160006120	FIRE PRVNT SUPPLIES	0.00	245.38
1011	98611	02/18/21	4828	CITY OF ENCINITAS FIRE D	00160006120	STRSS & COMM TRAINING	0.00	379.13
TOTAL CHECK							0.00	1,294.48
1011	98612	02/18/21	5171	CORELOGIC SOLUTIONS, LLC	00155005550	PROPERTY PRO DATA-FEB	0.00	96.83
1011	98613	02/18/21	318	COUNTY OF SAN DIEGO ASSE	00155005550	MAP FEE 01/28/21	0.00	2.00
1011	98614	02/18/21	2098	CULLIGAN OF SAN DIEGO	00160006120	WATER FLTR 02/01-3/31	0.00	85.60
1011	98615	02/18/21	134	DIXIELINE LUMBER CO INC	00165006570	VINYL ELBOW	0.00	12.76
1011	98615	02/18/21	134	DIXIELINE LUMBER CO INC	00165006570	ADHESIVE/SEALANT	0.00	13.17
1011	98615	02/18/21	134	DIXIELINE LUMBER CO INC	00165006570	BATTERIES/PROPANE	0.00	15.59
1011	98615	02/18/21	134	DIXIELINE LUMBER CO INC	00165006570	OUTLET COVERS	0.00	33.71
1011	98615	02/18/21	134	DIXIELINE LUMBER CO INC	00165006560	WASHER/BOLTS	0.00	34.91
1011	98615	02/18/21	134	DIXIELINE LUMBER CO INC	00165006570	SPOUT EXTND/DRV GUIDE	0.00	68.05
1011	98615	02/18/21	134	DIXIELINE LUMBER CO INC	00165006570	EPOXY TOOL	0.00	91.59
1011	98615	02/18/21	134	DIXIELINE LUMBER CO INC	00165006570	GLOVES/WIPES	0.00	114.89
1011	98615	02/18/21	134	DIXIELINE LUMBER CO INC	00165006570	SCREW	0.00	1.93
1011	98615	02/18/21	134	DIXIELINE LUMBER CO INC	00165006570	HD CABLE	0.00	9.29
1011	98615	02/18/21	134	DIXIELINE LUMBER CO INC	00165006570	TILE SPRDR/ADHESIVE	0.00	10.45
TOTAL CHECK							0.00	406.34
1011	98616	02/18/21	1985	EXTERIOR PRODUCTS INC	00170007100	REPLACMENT BRACKETS	0.00	464.45
1011	98616	02/18/21	1985	EXTERIOR PRODUCTS INC	00170007100	HOLIDAY BANNERS	0.00	2,780.55
TOTAL CHECK							0.00	3,245.00
1011	98617	02/18/21	2619	GRANICUS INC	00150005450	FY21 CNCL WEB HOST	0.00	3,852.00
1011	98618	02/18/21	87	ISLA VERDE HOA	20575007530	LNDSCAPE MAINT-DEC	0.00	425.00

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 ACCOUNTING PERIOD: 8/21

FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	98618	02/18/21	87	ISLA VERDE HOA	20575007530	LNDSCAPE MAINT-JAN	0.00	425.00
TOTAL CHECK							0.00	850.00
1011	98619	02/18/21	5098	JOSE GARCIA	00165006530	MILEAGE-02/4, 5, 7/21	0.00	32.48
1011	98619	02/18/21	5098	JOSE GARCIA	00165006570	MILEAGE-02/4, 5, 7/21	0.00	32.48
1011	98619	02/18/21	5098	JOSE GARCIA	00165006540	MILEAGE-02/4, 5, 7/21	0.00	64.96
TOTAL CHECK							0.00	129.92
1011	98620	02/18/21	5407	PJ CASTORENA, INC.	00150005300	STVR RENEWAL MAILERS	0.00	560.80
1011	98620	02/18/21	5407	PJ CASTORENA, INC.	00150005300	BC RENEWALS MAILERS	0.00	2,304.99
1011	98620	02/18/21	5407	PJ CASTORENA, INC.	55000007750	CCA WKLY 12/22&12/29	0.00	86.80
1011	98620	02/18/21	5407	PJ CASTORENA, INC.	55000007750	6 MTH TERMNTN MAILER	0.00	1,495.86
1011	98620	02/18/21	5407	PJ CASTORENA, INC.	55000007750	6 MTH TERMNTN MAILER	0.00	1,384.14
TOTAL CHECK							0.00	5,832.59
1011	98621	02/18/21	4708	MUNICIPAL EMERGENCY SERV	00160006120	SCBA REPAIR	0.00	174.53
1011	98622	02/18/21	5041	NATIONAL STORMWATER CENT	00165006520	BORROMEO-CSI RE-CERT	0.00	199.00
1011	98623	02/18/21	2019	NORTH COUNTY EVS, INC	00160006120	ON CALL REPAIR-12/14	0.00	24,748.12
1011	98624	02/18/21	5361	HABITAT PROTECTION, INC	00165006570	PEST CONTROL-DEC-MS	0.00	34.00
1011	98624	02/18/21	5361	HABITAT PROTECTION, INC	00165006570	PEST CONTROL-DEC-FC	0.00	34.00
1011	98624	02/18/21	5361	HABITAT PROTECTION, INC	00165006570	PEST CONTROL-JAN-MS	0.00	34.00
1011	98624	02/18/21	5361	HABITAT PROTECTION, INC	00165006570	PEST CONTROL-JAN-FC	0.00	34.00
1011	98624	02/18/21	5361	HABITAT PROTECTION, INC	00165006570	PEST CONTROL-JAN-PW	0.00	34.00
1011	98624	02/18/21	5361	HABITAT PROTECTION, INC	00165006570	PEST CONTROL-DEC-LC	0.00	35.00
1011	98624	02/18/21	5361	HABITAT PROTECTION, INC	00165006570	PEST CONTROL-JAN-LC	0.00	35.00
1011	98624	02/18/21	5361	HABITAT PROTECTION, INC	00165006570	PEST CONTROL-JAN-FS	0.00	40.00
1011	98624	02/18/21	5361	HABITAT PROTECTION, INC	00165006570	PEST CONTROL-DEC-FS	0.00	40.00
1011	98624	02/18/21	5361	HABITAT PROTECTION, INC	00165006570	PEST CONTROL-DEC-CH	0.00	53.00
1011	98624	02/18/21	5361	HABITAT PROTECTION, INC	00165006570	PEST CONTROL-JAN-CH	0.00	53.00
1011	98624	02/18/21	5361	HABITAT PROTECTION, INC	00160006130	DEAD ANML RVML-01/28	0.00	145.00
1011	98624	02/18/21	5361	HABITAT PROTECTION, INC	00160006130	DEAD ANML RVML-01/06	0.00	145.00
TOTAL CHECK							0.00	716.00
1011	98625	02/18/21	1112	RANCHO SANTA FE SECURITY	00165006560	RESTRM LCK/UNLOCK-JAN	0.00	583.57
1011	98625	02/18/21	1112	RANCHO SANTA FE SECURITY	00165006560	ALARM MONITORING-JAN	0.00	252.00
TOTAL CHECK							0.00	835.57
1011	98626	02/18/21	86	SAN ELIJO HILLS II HOA	20775007550	LNDSCAPE MAINT-DEC	0.00	6,550.00
1011	98626	02/18/21	86	SAN ELIJO HILLS II HOA	20775007550	LNDSCAPE MAINT-JAN	0.00	6,550.00
TOTAL CHECK							0.00	13,100.00
1011	98627	02/18/21	88	SANTA FE HILLS HOA	20475007520	LNDSCAPE MAINT-DEC	0.00	16,250.00
1011	98627	02/18/21	88	SANTA FE HILLS HOA	20475007520	LNDSCAPE MAINT-JAN	0.00	16,250.00
TOTAL CHECK							0.00	32,500.00
1011	98629	02/18/21	141	SANTA FE IRRIGATION DIST	00165006530	011695000 0101-020121	0.00	124.95
1011	98629	02/18/21	141	SANTA FE IRRIGATION DIST	00165006550	011695000 0101-020121	0.00	73.39
1011	98629	02/18/21	141	SANTA FE IRRIGATION DIST	50900007700	005506014 0101-020121	0.00	644.52
1011	98629	02/18/21	141	SANTA FE IRRIGATION DIST	00165006520	005506014 0101-020121	0.00	214.84

PENTAMATION
 DATE: 02/24/2021
 TIME: 08:35:59

CITY OF SOLANA BEACH, CA
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PAGE NUMBER: 4
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SELECTION CRITERIA: transact.ck_date between '20210206 00:00:00.000' and '20210219 00:00:00.000'
 ACCOUNTING PERIOD: 8/21

FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	98629	02/18/21	141	SANTA FE IRRIGATION DIST	20475007520	005979017 0101-020121	0.00	59.55
1011	98629	02/18/21	141	SANTA FE IRRIGATION DIST	20475007520	005979019 0101-020121	0.00	59.55
1011	98629	02/18/21	141	SANTA FE IRRIGATION DIST	20475007520	005979018 0101-020121	0.00	63.32
1011	98629	02/18/21	141	SANTA FE IRRIGATION DIST	20475007520	005979021 0101-020121	0.00	187.03
1011	98629	02/18/21	141	SANTA FE IRRIGATION DIST	20475007520	005979022 0101-020121	0.00	187.03
1011	98629	02/18/21	141	SANTA FE IRRIGATION DIST	20475007520	005979023 0101-020121	0.00	190.80
1011	98629	02/18/21	141	SANTA FE IRRIGATION DIST	20475007520	005979024 0101-020121	0.00	209.65
1011	98629	02/18/21	141	SANTA FE IRRIGATION DIST	20475007520	005979020 0101-020121	0.00	247.35
1011	98629	02/18/21	141	SANTA FE IRRIGATION DIST	20475007520	005979016 0101-020121	0.00	330.29
1011	98629	02/18/21	141	SANTA FE IRRIGATION DIST	00165006560	005506018 0101-020121	0.00	349.14
1011	98629	02/18/21	141	SANTA FE IRRIGATION DIST	20475007520	005979015 0101-020121	0.00	428.31
1011	98629	02/18/21	141	SANTA FE IRRIGATION DIST	20475007520	005979025 0101-020121	0.00	567.80
1011	98629	02/18/21	141	SANTA FE IRRIGATION DIST	00165006560	005506019 0101-020121	0.00	643.20
1011	98629	02/18/21	141	SANTA FE IRRIGATION DIST	20475007520	005979014 0101-020121	0.00	726.14
1011	98629	02/18/21	141	SANTA FE IRRIGATION DIST	20475007520	005979026 0101-020121	0.00	729.91
1011	98629	02/18/21	141	SANTA FE IRRIGATION DIST	20875007580	005506020 0101-020121	0.00	1,349.42
1011	98629	02/18/21	141	SANTA FE IRRIGATION DIST	50900007700	005979008 1202-020121	0.00	82.85
1011	98629	02/18/21	141	SANTA FE IRRIGATION DIST	20475007520	005979012 1202-020121	0.00	117.34
1011	98629	02/18/21	141	SANTA FE IRRIGATION DIST	00165006560	005979005 1202-020121	0.00	247.75
1011	98629	02/18/21	141	SANTA FE IRRIGATION DIST	20475007520	005979011 1202-020121	0.00	349.52
1011	98629	02/18/21	141	SANTA FE IRRIGATION DIST	20475007520	005979010 1202-020121	0.00	563.37
1011	98629	02/18/21	141	SANTA FE IRRIGATION DIST	20475007520	005979009 1202-020121	0.00	736.83
1011	98629	02/18/21	141	SANTA FE IRRIGATION DIST	20475007520	005979007 1202-020121	0.00	1,005.67
1011	98629	02/18/21	141	SANTA FE IRRIGATION DIST	20475007520	005979006 1202-020121	0.00	1,182.86
TOTAL CHECK							0.00	11,672.38
1011	98630	02/18/21	156	SHARP REES-STEALY MEDICA	00150005400	PRE-EMPLOYMENT SCREEN	0.00	608.00
1011	98631	02/18/21	5725	SIEMENS MOBILITY, INC.	00165006540	TRAFFIC SGNL MNT-DEC	0.00	1,087.36
1011	98631	02/18/21	5725	SIEMENS MOBILITY, INC.	00165006540	TRAFFIC CALL OUT-DEC	0.00	120.08
TOTAL CHECK							0.00	1,207.44
1011	98632	02/18/21	5961	TOSDAL APC	55000007750	SEA PROF SVC-JAN	0.00	2,217.80
1011	98633	02/18/21	1458	THE UNIFORM SPECIALIST	00160006120	EMB-BASIN	0.00	10.83
1011	98634	02/18/21	1458	THE UNIFORM SPECIALIST	00160006120	FULL UNIFORM-MONKEN	0.00	1,606.32
1011	98635	02/18/21	2097	UT SAN DIEGO - NRTH COUN	00150005150	CITIZN COMM ADVERT	0.00	250.00
1011	98636	02/18/21	30	VERIZON WIRELESS-SD	00160006120	FIRE CELL 12/29-01/28	0.00	458.73
1011	98636	02/18/21	30	VERIZON WIRELESS-SD	27060006120	FIRE IPAD 12/29-01/28	0.00	114.03
1011	98636	02/18/21	30	VERIZON WIRELESS-SD	00160006120	BC CELL 12/29-01/28	0.00	86.28
1011	98636	02/18/21	30	VERIZON WIRELESS-SD	00160006170	MS IPADS -12/29-01/28	0.00	152.04
TOTAL CHECK							0.00	811.08
1011	98637	02/18/21	662	WEST COAST ARBORISTS, IN	00165006560	TREE SVC-12/16-12/31	0.00	600.00
1011	98638	02/18/21	4763	WESTERN AUDIO VISUAL	00150005450	CHAMBERS TECH-FEB	0.00	499.00
1011	98639	02/18/21	37	XEROX CORPORATION	00150005350	COPIER CLRKS-JAN	0.00	271.68
1011	98639	02/18/21	37	XEROX CORPORATION	00150005350	EXCESS BLK-12/20-1/21	0.00	36.67

PENTAMATION
 DATE: 02/24/2021
 TIME: 08:35:59

CITY OF SOLANA BEACH, CA
 CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 5
 ACCTPA21

SELECTION CRITERIA: transact.ck_date between '20210206 00:00:00.000' and '20210219 00:00:00.000'
 ACCOUNTING PERIOD: 8/21

FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	98639	02/18/21	37	XEROX CORPORATION	00150005350	EXCESS CLR-12/20-1/21	0.00	32.99
1011	98639	02/18/21	37	XEROX CORPORATION	00150005350	FIERY CLRKS-JAN	0.00	122.84
1011	98639	02/18/21	37	XEROX CORPORATION	00150005350	COPIER UPSTAIRS-JAN	0.00	298.25
1011	98639	02/18/21	37	XEROX CORPORATION	00150005350	EXCESS BLK-12/20-1/21	0.00	7.31
1011	98639	02/18/21	37	XEROX CORPORATION	00150005350	EXCESS CLR-12/20-1/21	0.00	23.25
1011	98639	02/18/21	37	XEROX CORPORATION	00150005350	FIERY UPSTAIRS-JAN	0.00	132.61
1011	98639	02/18/21	37	XEROX CORPORATION	00150005350	COPIER PLANNING-JAN	0.00	546.78
1011	98639	02/18/21	37	XEROX CORPORATION	00150005350	EXCESS BLK-12/20-1/21	0.00	41.91
1011	98639	02/18/21	37	XEROX CORPORATION	00150005350	EXCESS CLR-12/20-1/21	0.00	42.37
1011	98639	02/18/21	37	XEROX CORPORATION	00150005350	FIERY PLANNING-JAN	0.00	132.61
TOTAL CHECK							0.00	1,689.27
1011	0208WIRE	02/08/21	1512	WELLS FARGO BANK N.A.	67185008510	BARB BND INT 3/2/21	0.00	27,846.88
1011	0208WIRE	02/08/21	1512	WELLS FARGO BANK N.A.	671	LSS RV FND CSH 3/2/21	0.00	-0.40
1011	0208WIRE	02/08/21	1512	WELLS FARGO BANK N.A.	67285008520	PACIFIC BND INT 3/2/21	0.00	9,365.63
TOTAL CHECK							0.00	37,212.11
1011	V9000233	02/11/21	5504	ALL CITY MANAGEMENT SERV	00165006540	CRSSNG GRD11/01-11/14	0.00	2,682.39
1011	V9000233	02/11/21	5504	ALL CITY MANAGEMENT SERV	00165006540	CRSSNG GRD11/01-11/14	0.00	4,981.61
1011	V9000233	02/11/21	5504	ALL CITY MANAGEMENT SERV	001	CRSSNG GRD11/01-11/14	0.00	-4,981.61
1011	V9000233	02/11/21	5504	ALL CITY MANAGEMENT SERV	001	CRSSNG GRD11/01-11/14	0.00	4,981.61
TOTAL CHECK							0.00	7,664.00
1011	V9000234	02/11/21	5320	BAYSHORE CONSULTING GROU	55000007750	CCA PROF SVC-JAN	0.00	1,425.00
1011	V9000235	02/11/21	11	ICMA PLAN 302817	001	ICMA PD 02/11/21	0.00	6,536.20
1011	V9000236	02/11/21	1130	MCDUGAL LOVE ECKIS SMIT	12050005460	CLM.1904 PROF SVC-DEC	0.00	574.20
1011	V9000236	02/11/21	1130	MCDUGAL LOVE ECKIS SMIT	12050005460	CLM.1904 PROF SVC-OCT	0.00	-70.00
1011	V9000236	02/11/21	1130	MCDUGAL LOVE ECKIS SMIT	12050005460	CLM.1904 PROF SVC-SEP	0.00	-35.00
1011	V9000236	02/11/21	1130	MCDUGAL LOVE ECKIS SMIT	12050005460	CLM.2101 PROF SVC-SEP	0.00	35.00
1011	V9000236	02/11/21	1130	MCDUGAL LOVE ECKIS SMIT	12050005460	CLM.2101 PROF SVC-OCT	0.00	70.00
TOTAL CHECK							0.00	574.20
1011	V9000237	02/11/21	3066	SUMMIT ENVIRONMENTAL GRO	45099266190	9926 PROF SVC SND-JAN	0.00	3,335.00
1011	V9000238	02/18/21	13	SOLANA BEACH FIREFIGHTER	001	FD DUES PD 02/19/21	0.00	813.50
TOTAL CASH ACCOUNT							0.00	470,999.20
TOTAL FUND							0.00	470,999.20
TOTAL REPORT							0.00	470,999.20



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: March 10, 2021
ORIGINATING DEPT: Finance
SUBJECT: **Report on Changes Made to the General Fund Adopted Budget for Fiscal Year 2020/21**

BACKGROUND:

Staff provides a report at each Council meeting that lists changes made to the current Fiscal Year (FY) General Fund Adopted Budget.

The information provided in this Staff Report lists the changes made through February 24, 2021.

DISCUSSION:

The following table reports the revenue, expenditures, and transfers for 1) the Adopted General Fund Budget approved by Council on June 12, 2019 (Resolution 2019-085) and 2) any resolutions passed by Council that amended the Adopted General Fund Budget.

GENERAL FUND - ADOPTED BUDGET PLUS CHANGES						
As of February 24, 2021						
Action	Description	Revenues	Expenditures	Transfers from GF		Net Surplus
Reso 2019-085	Adopted Budget	19,827,600	(19,602,500)	(151,100)	(1)	\$ 74,000
Reso 2020-101	FY2020/21 Amended	(495,000)	361,000	80,000	(2)	20,000
Reso 2021-021	Mid-Year Budget Adjustments	354,000	(354,993)	-		19,007
	(1) Transfers to:		151,100			
	Debt Service for Public Facilities			151,100		
	(2) Transfer to:		(80,000)			
	City CIP Fund			(80,000)		

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA

COUNCIL ACTION:

FISCAL IMPACT:

N/A

WORK PLAN:

N/A

OPTIONS:

- Receive the report.
- Do not accept the report

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council receive the report listing changes made to the FY 2020-2021 General Fund Adopted Budget.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation



Gregory Wade, City Manager



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: March 10, 2021
ORIGINATING DEPT: Engineering Department
SUBJECT: **Council Consideration of Resolution 2021-027 Authorizing the City Manager to Increase the Construction Contingency for the Construction Contract with War Rhino, Inc. for the City Hall and Fire Station Repair Project and Appropriation of Additional Funding**

BACKGROUND:

The City Hall and Fire Station buildings are both relatively old and are in need of regular maintenance. During the past several months, Staff become aware of rain water intrusion inside both buildings. In January 2020, a Professional Services Agreement (PSA) was executed with ET&T Indoor Environmental (ET&T) to conduct a visual inspection in the accessible areas of the City Hall and Fire Station buildings for signs of water damage and elevated moisture. In addition, air samples were collected in representative areas and outside the buildings for qualitative comparison purposes. At the end of the inspections, ET&T prepared a report for each building.

The result of the inspections was that water damage and elevated moisture levels were found at numerous enclosed locations at City Hall. At these locations, the recommendation was to have exploratory cuts made for more in-depth investigation. At the Fire Station, two areas were recommended to have exploratory cuts made for investigation in areas where water damage and elevated moisture levels were found. It is important to note that the analysis determined that there was no immediate threat to public health. Additionally, the analysis verified that the air quality in both facilities was equal to or better than that of the outside, ambient environment. The reports concluded that both facilities met safety standards for occupancy.

In an effort to observe economies of scale, Staff developed a construction project for repair of the water damaged areas as well as replacement of carpet for the first floor at City Hall, painting of the second floor at the Fire Station and replacement of window

CITY COUNCIL ACTION:

coverings at the Fire Station. The project was advertised for construction bids in May 2020, bids were opened in June 2020 and a construction contract was awarded to War Rhino, Inc. on July 8, 2020 for \$83,096.77 and a project contingency amount of \$25,000.

At the November 18, 2020 City Council meeting, the City Council increased the construction contingency by \$70,000, to a total of \$95,000, and appropriated an additional \$53,000. This increase in cost was due to the nature of the work and unforeseen additional work and expenditures.

This item is before the City Council to consider approving Resolution 2021-027 (Attachment 1) that would authorize the City Manager to execute Change Order No. 5 to the construction contract with War Rhino, Inc. to increase the contingency by \$40,000 for the Solana Beach City Hall and Fire Station Water Damage Remediation and Restoration Project, Bid No. 2020-02.

DISCUSSION:

The construction contract for the Solana Beach City Hall and Fire Station Water Damage Remediation and Restoration Project, Bid No. 2020-02, was approved in the amount of \$83,096.77 by the City Council at the July 8, 2020 City Council meeting. As part of the approval, a construction contingency was approved in the amount of \$25,000. At thirty percent (30%), the contingency was larger than normal since projects like this typically present a lot of unknowns and can uncover additional unanticipated work that cannot be ignored. In this case, the extent of the water damage was not known until the work started and the drywall was removed.

When this project was last brought before the City Council on November 18, 2020, six of the 14 areas identified at City Hall and none of the areas at the Fire Station had been exposed for exploratory work. Therefore, the extent of the damage of the six areas had been determined while eight others had not. The appropriation made at that time was based on the known water damage from the exposed areas plus a projection of the water damage in the unexposed areas extrapolated from the completed areas.

Now that all 14 areas at City Hall and both areas at the Fire Station have been exposed, the extent of the water damage throughout the two buildings is known. At City Hall, water damage has been found in the Planning Conference Room, the second floor hallway near the closed-session conference room/employee break room, at the bottom of the southeast stairwell leading from the second floor to the first floor exit to Highway 101 and the main public stairwell on the north side of the building. Water damage was also found at the Fire Station along the first floor hallway near the employee restrooms. Finally, after the project was already underway, Staff was alerted to extensive water damage in the Code Compliance storage closet at the Fire Station that was not identified in the inspection report prepared by ET&T so it was not included as part of the original construction contract.

The supplemental contingency appropriated by the City Council in November 2020 covered the majority of work needed to remediate the additional areas of water damage at City Hall and the Fire Station. However, there is a shortfall of approximately \$40,000 that is required to complete the project. Since all areas have now been exposed, no additional funding beyond the request included with the attached resolution is expected.

CEQA COMPLIANCE STATEMENT:

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301(a) of the State CEQA Guidelines.

FISCAL IMPACT:

The Capital Improvement Program (CIP) appropriated \$90,000 in CIP-08 for deferred maintenance at City Hall and \$55,000 in CIP-16 for deferred maintenance at the Fire Station for a total of \$145,000. The original construction contract with War Rhino, Inc. was for \$83,096.75 and a contingency amount of \$25,000, for total anticipated contract amount of \$108,096.75. As part of Resolution 2020-142, City Council authorized change orders and an increase of the construction contingency by \$70,000, for a construction contract total of \$178,096.75. Resolution 2020-142 appropriated an additional \$53,000, increasing the project appropriation from \$145,000 to \$198,000.

Staff is now recommending an additional \$40,000 be added to the construction contingency to complete the project, for a total project appropriation amount of \$238,000 and an anticipated construction cost of \$218,096.75. It is also recommended that the additional \$40,000 be transferred from the CIP project for the City Hall elevator (CIP-23) into the City Hall and Fire Station project accounts. The resulting transfer will require no additional appropriations in the Fiscal Year (FY) 2020-21 budget.

WORK PLAN:

This project is not identified in the FY 2020/21 Work Plan.

OPTIONS:

- Adopt Staff recommendations and authorize the City Manager to sign Change Order No. 5.
- Provide alternative direction to Staff.

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council adopt Resolution 2021-027:

1. Authorizing the City Manager to execute Change Order No. 5 to the construction contract with War Rhino, Inc., in the amount of \$40,000, for the Solana Beach City Hall and Fire Station Water Damage Remediation and Restoration Project, Bid No. 2020-02.
2. Authorizing the City Manager to execute change orders up to the amount of the revised contingency of \$135,000.
3. Authorizing the transfer of \$40,000 from CIP-23 (City Hall Elevator) to the City Hall and Fire Station Repair Project.
4. Authorizing the City Treasurer to amend the FY 2020/21 Adopted Budget accordingly.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2021-027

RESOLUTION 2021-027

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO INCREASE THE CONSTRUCTION CONTINGENCY FOR THE CITY HALL AND THE FIRE STATION REPAIR PROJECT AND APPROPRIATION OF ADDITIONAL FUNDING

WHEREAS, in January 2020, a Professional Services Agreement (PSA) was executed with ET&T Indoor Environmental (ET&T) to conduct a visual inspection in the accessible areas of the City Hall and Fire Station buildings for signs of water damage, elevated moisture and/or microbial growth; and

WHEREAS, the result of the inspections was that water damage and elevated moisture levels were found at numerous enclosed locations at City Hall. At these locations, the recommendation was to have exploratory cuts made for more in-depth investigation. At the Fire Station, two areas were recommended to have exploratory cuts made for investigation in areas where water damage and elevated moisture levels were found; and

WHEREAS, this project was advertised for construction bids on May 20, 2020, bids were opened on June 16, 2020 and a construction contract was awarded at the July 8, 2020 City Council meeting; and

WHEREAS, due to unforeseen conditions discovered once construction started, on November 18, 2020, Council approved an increase to the construction contingency of \$70,000 for completion of the project. This increase accounted for six of the 14 locations at City Hall; and

WHEREAS, due to additional unforeseen conditions discovered once all areas were exposed, Staff is recommending an additional construction contingency of \$40,000 be appropriated for completion of the project. This increase accounted for the remaining locations at City Hall and a new location at the Fire Station; and

NOW, THEREFORE, the City Council of the City of Solana Beach, California, does resolve as follows:

1. That the above recitations are true and correct.
2. That the City Council authorizes the City Manager to increase construction contingency amount from \$95,000 to \$135,000, for the Solana Beach City

ATTACHMENT 1

Hall and Fire Station Water Damage Remediation and Restoration Project,
Bid No. 2020-02.

3. That the City Council authorizes the City Manager to execute change orders up to the amount of the revised contingency of \$135,000.
4. That the City Council authorizes the transfer of \$40,000 from CIP-23 (City Hall Elevator) to the City Hall and Fire Station Repair Project.
5. That the City Council authorizes the City Treasurer to amend the FY 2020/21 Adopted Budget accordingly.

PASSED AND ADOPTED this 10th day of March, 2021, at a regular meeting of the City Council of the City of Solana Beach, California by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk



STAFF REPORT

CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: March 10, 2021
ORIGINATING DEPT: Fire Department
SUBJECT: **Council Consideration of Resolution 2021-029: Authorizing Portal to Portal Compensation to Include the Position of Deputy Fire Chief Deployed as Mutual Aid Via California Fire Assistance Agreement (CFAA)**

BACKGROUND:

At any given time, the Fire Department may be called upon to assist the California Office of Emergency Services (Cal OES) by sending fire suppression resources, including apparatuses and personnel, to large-scale wildfires or other disasters throughout the State of California. Cal OES is responsible to provide for the systematic mobilization, organization, and operation of necessary fire and rescue resources through the California Fire and Rescue Mutual Aid System. The terms by which local government fire agencies respond and are reimbursed for their costs to these emergencies are outlined within an agreement known as the California Fire Assistance Agreement (CFAA). The Solana Beach Fire Department participates in the state-wide mutual aid system and provides assistance as requested per the CFAA.

This item is before the City Council to consider approving Resolution 2021-029 (Attachment 1) authorizing portal-to-portal compensation to include the position of Deputy Fire Chief when deployed as mutual aid via the California Fire Assistance Agreement.

DISCUSSION:

The most recent changes to the CFAA occurred in January 2015. Prior to the changes, the City of Solana Beach would be reimbursed portal to portal (time of initial dispatch from the fire station to the time of return to the fire station) for its commitment of resources. When firefighters are deployed on a mutual aid response, the City

COUNCIL ACTION:

compensates the employees from the time they leave the station until the time they return; portal to portal. The effect, under the previous agreement, was the City would be reimbursed the total amount owed for the services.

In 2015, the CFAA was amended to state that personnel will not be reimbursed portal to portal unless the local agency has a Governing Body Resolution on file indicating that the local agency will compensate employees for the entire time of commitment from portal to portal. The City Council adopted such a Governing Body Resolution regarding portal to portal on July 8, 2015 – Resolution 2015-088 (Attachment 2). At that time, the Resolution included the ranks of Battalion Chiefs, Fire Captains, Fire Engineers, and Firefighter/Paramedics.

Since 2015, Battalion Chief Robbie Ford was promoted to the position of Deputy Chief. Chief Ford has the qualifications, knowledge, and skills to perform at a high level during these incidents. In order to be reimbursed portal to portal for the Deputy Fire Chief position, Chief Ford's current rank, the City must adopt a Resolution indicating that the City will compensate the Deputy Fire Chief position for the entire time of commitment, portal to portal. This action will not result in any changes to how the employee is being paid or how the City is being reimbursed. However, if the City does not adopt a Resolution to the above effect, it will only be reimbursed for actual hours worked by the Deputy Chief during a mutual aid response and the City will not be reimbursed for travel time, rest periods, or meal breaks while deployed portal to portal.

The Solana Beach Fire Department has in its employ, fire department response personnel including Deputy Chief, Battalion Chief, Fire Captain, Fire Engineer, and Firefighter/Paramedics. Further, the City of Solana Beach compensates its employees' overtime in accordance with their current Memorandum of Understanding (MOU) or the Management Compensation and Benefits Plan while in the course of their employment. Course of employment includes when said employees are away from their official duty station and assigned to mutual aid responses.

CEQA COMPLIANCE STATEMENT:

N/A

FISCAL IMPACT:

Adoption of this resolution will create no fiscal impact on the City. Reimbursement of costs incurred by the City while personnel are assigned away from their duty station on an emergency incident covered by the CFAA will remain the same as in previous years. All compensation costs will be covered portal to portal and reimbursed back to the City.

Without this updated Governing Body Resolution on file, the City may only be eligible for reimbursement for the Deputy Chief costs incurred while personnel are actively engaged in fire suppression activities. Travel time, rest periods, or meal breaks may not

be reimbursable. However, the City will be required to compensate that employee portal to portal under the terms of the existing MOU.

WORKPLAN:

N/A

OPTIONS:

- Approve Staff recommendation.
- Adopt Staff recommendation with revision
- Provide further direction to Staff

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council adopt Resolution 2021-029 authorizing the position of Deputy Fire Chief, when deployed as mutual aid, to be reimbursed portal-to-portal via the California Fire Assistance Agreement.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2021-029
2. Resolution 2015-088

RESOLUTION 2021-029

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING PORTAL-TO-PORTAL COMPENSATION TO INCLUDE THE POSITION OF DEPUTY FIRE CHIEF DEPLOYED AS MUTUAL AIDE VIA THE CALIFORNIA FIRE ASSISTANCE AGREEMENT (CFAA)

WHEREAS, the Solana Beach Fire Department is a public agency, located in the County of San Diego, State of California; and

WHEREAS, it is the City's desire to provide fair and legal payment to all its employees for time worked; and

WHEREAS, on July 8, 2015 the City of Solana Beach adopted Resolution 2015-088 which included the positions of Battalion Chiefs, Fire Captains, Fire Engineers, Firefighter/Paramedics for portal-to-portal reimbursement via CFAA; and

WHEREAS, the City of Solana Beach now has, in its employ, Fire Department response personnel, which includes the addition of Deputy Chiefs; and

WHEREAS, the Solana Beach Fire Department responds to incidents outside of the City of Solana Beach under the California Fire and Rescue Mutual Aid System; and

WHEREAS, the City of Solana Beach will compensate its employees portal to portal while in the course of their employment and away from their official duty station and assigned to an emergency incident, in support of an emergency incident, or pre-positioned for the emergency response; and

WHEREAS, the City of Solana Beach requests reimbursement from the State and Federal fire agencies for participation in mutual aid incidents under the California Fire Assistance Agreement.

NOW, THEREFORE, the City Council of the City of Solana Beach, California, does resolve as follows:

1. That the above recitations are true and correct.
2. To approve including the position of "Deputy Chief" for portal-to-portal reimbursement via California Fire Assistance Agreement on file in the City Clerk's Office.

PASSED AND ADOPTED this 10th day of March, 2021, at a regular meeting of the City Council of the City of Solana Beach, California by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

RESOLUTION 2015-088

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING OVERTIME AND PORTAL TO PORTAL COMPENSATION REIMBURSEMENT FOR THE FIRE PERSONNEL VIA THE CALIFORNIA FIRE ASSISTANCE AGREEMENT (CFAA)

WHEREAS, The Solana Beach Fire Department is a public agency located in the County of San Diego, State of California; and

WHEREAS, it is the City's desire to provide fair and legal payment to all its employees for time worked; and

WHEREAS, the City of Solana Beach has in its employ, Fire Department response personnel, which include: Battalion Chief, Fire Captain, Fire Engineer, Firefighter/Paramedic; and

WHEREAS, the Solana Beach Fire Department responds to incidents outside of the City of Solana Beach under the California Fire and Rescue Mutual Aid System; and

WHEREAS, the City of Solana Beach will compensate its employees portal to portal while in the course of their employment and away from their official duty station and assigned to an emergency incident, in support of an emergency incident, or pre-positioned for emergency response; and

WHEREAS, the City of Solana Beach will compensate its employees overtime in accordance with their current Memorandum of Understanding or the Management Compensation and Benefits Plan while in the course of their employment and away from their official duty station and assigned to an emergency incident, in support of an emergency incident, or pre-positioned for emergency response; and

WHEREAS, the City of Solana Beach requests reimbursement from State and Federal fire agencies for participation in mutual aid incidents under the California Fire Assistance Agreement.

NOW, THEREFORE, it is resolved by the City Council of the City of Solana Beach as follows:

1. That the above recitations are true and correct.

//

2. To approve the California Fire Assistance Agreement Policy Update on file in the City Clerk's office.

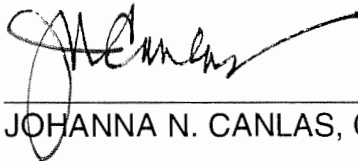
PASSED AND ADOPTED this 8th day of July, 2015, at a regular meeting of the City Council of the City of Solana Beach, California by the following vote:

AYES: Councilmembers – Heebner, Zito, Zahn, Nichols, Marshall
NOES: Councilmembers – None
ABSTAIN: Councilmembers – None
ABSENT: Councilmembers – None



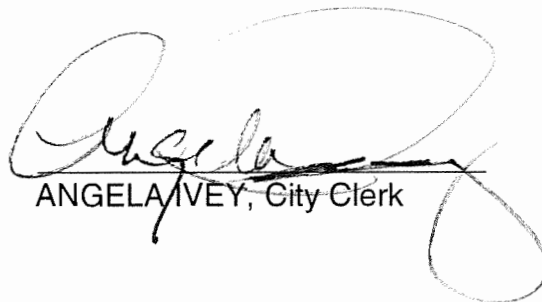
LESA HEEBNER, Mayor

APPROVED AS TO FORM:



JOHANNA N. CANLAS, City Attorney

ATTEST:



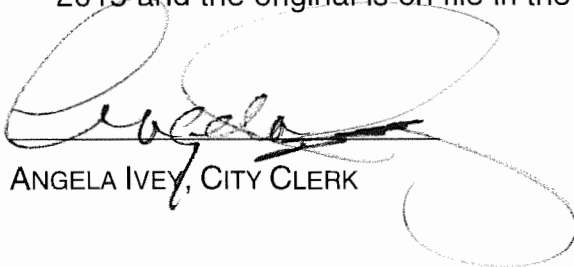
ANGELA IVEY, City Clerk



CERTIFICATION

STATE OF CALIFORNIA }
COUNTY OF SAN DIEGO } §
CITY OF SOLANA BEACH }

I, ANGELA IVEY, City Clerk of the City of Solana Beach, California, DO HEREBY CERTIFY that the foregoing is a full, true and correct copy of **Resolution 2015-088** *approving overtime and portal to portal compensation reimbursement for the fire personnel via the California Fire Assistance Agreement* as duly passed and adopted at a Regular Solana Beach City Council meeting held on the 8th day of July 2015 and the original is on file in the City Clerk's Office.


ANGELA IVEY, CITY CLERK

Certification Date: July 13, 2015



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: March 10, 2021
ORIGINATING DEPT: City Clerk's Office
SUBJECT: **Consideration of Resolution 2021-013 Destruction of Obsolete Records**

BACKGROUND:

Periodically, the City reviews its records to identify those available for official destruction. Destruction of records frees up storage space and helps Staff manage the large volume of records. Stockpiling vast amounts of public records increases the risk of misplacement and increases Staff management and time spent complying with subpoenas and records requests for documents that are no longer required to be retained. Therefore, the City conducts periodic destruction to manage its accumulation of records.

The maintenance and storage of records that are no longer required to be retained can be cumbersome due to inventory maintenance and adds costs for offsite storage. Destruction of approved records is important to lessen the storage needs produced by documents that are no longer needed.

This item is before Council to consider adoption of Resolution 2021-013 (Attachment 1) approving the official destruction of obsolete records.

DISCUSSION:

Destruction of records is permitted in accordance with state law and the City's Records Retention Schedule, which was adopted by Resolution 2000-34 and Resolution 2002-76. The City's Retention Schedule contains state law requirements as well as additional City retention provisions to outline retention periods for various government records.

Resolution 2021-013 contains the attached Lists of Records to be Destroyed (Exhibit A of Resolution 2021-013) itemizing the description of documents that are prepared for

CITY COUNCIL ACTION:

destruction. These documents are obsolete and may be destroyed in compliance with the City's adopted Retention Schedule as well as procedures outlined in the City's Records Management Manual including following all updated retention requirements of state regulations. After careful review of the records by the respective Department Staff, Department Heads, City Attorney and City Clerk/Custodian of Records, 21 boxes of obsolete records were carefully prepared and authorized for destruction.

CEQA COMPLIANCE: N/A

FISCAL IMPACT:

The City will save administrative and storage expenses by destroying records no longer needed and required to be retained. The cost of official destruction of these documents has been assessed as well as the Clerk Department's budget to accommodate this service.

WORK PLAN: N/A

OPTIONS:

- Approve Staff recommendation.
- Do not approve Staff recommendation

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council adopt Resolution 2021-013 authorizing the destruction of officially obsolete records.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation



Gregory Wade, City Manager

Attachments:

1. Resolution 2021-013

RESOLUTION 2021-013

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AUTHORIZING DESTRUCTION OF CERTAIN OBSOLETE RECORDS

WHEREAS, the maintenance of numerous records is expensive, slows document retrieval, and is not required to be maintained after a certain period of time, according to the Solana Beach Records Retention Schedule which adheres to various state codes and regulations; and

WHEREAS, the maintenance of these records does not provide for effective and efficient operation of the government of the City of Solana Beach; and

WHEREAS, Section 34090 of the Government Code of the State of California provides a procedure whereby any City record which has served its purpose and is no longer required may be officially destroyed; and

WHEREAS, the City Council adopted the Records Retention Schedule on June 6, 2000 and adopted a revised Records Retention Schedule on August 20, 2002; and

WHEREAS, the documents proposed for destruction were reviewed by the Department Directors and authorized for official destruction by the City Attorney and City Clerk/Custodian of Records, and are currently compliant with State Code retention requirements.

NOW, THEREFORE, the City Council of the City of Solana Beach, California does resolve as follows:

1. That the above recitations are true and correct.
2. That the records of the City of Solana Beach, as set forth in the attached Lists of Records to be Destroyed (Exhibit A) attached hereto and incorporated herein by this reference, and hereby authorized to be destroyed as provided by Section 34090 et seq. of the Government Code of the State of California and in accordance with the provision of the adopted Solana Beach Records Retention Schedule and upon the consent of the Department Heads, City Attorney, and City Clerk/Custodian of Records.
3. That the City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.
4. That this resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 10th day of March, 2021 at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

AYES: Councilmembers -
NOES: Councilmembers -
ABSTAIN: Councilmembers -
ABSENT: Councilmembers -

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

EXHIBIT A

RESOLUTION 2021-013

Lists of Records to be Officially Destroyed

Box	Dept	Description
1	City Clerk	Unsuccessful Bids 2015-2018
2	City Clerk	Unsuccessful Bid 2016-2017
3	City Clerk	Trash Rate Public Hearing (07-12-17) Prop 218 Returned Mail
4	City Clerk	Dept. Records, Election Materials 1988-2007
5	City Clerk	Citizen Initiative - Measure B (Ordinance 499 failed) 2018
6	Marine Safety	Working files – Vehicles, Jr lifeguard, events, supplies, etc. 1988-2017
7	Marine Safety	Files and binders – Hazardous waste, lobster trap hazards, incident reports, storm water pollution, liability exposure reports, security, communications, & dept info 1988-2014
8	Marine Safety	Bluff failures – Discussion, corresp, complaint logs 1996-2012
9	Finance	Sales Tax Local Revenue Allocation 1999-2002
10	Finance	Sales Tax Local Revenue Allocation 2003-2011
11	Finance	San Elijo JPA – Files, corresp, & statements 1989-1998
12	City Manager	Local & Regional matters - Corresp, notes, reports 1988-2015
13	City Manager	City matters – Corresp 1987-2003
14	Legal	Working files – Notices, logs, corresp, litigation, etc. 1988-2007
15	Engineering	Traffic reports, logs, studies & surveys, mtg agendas & minutes 1987-2004
16	Planning	Private Project Public Hearing Notices Returned Mail
17	City Clerk	Record of Multiple Depts – Clerk, Legal, Code, & Fire 1992-2020
18	Legal	Working files – Reports, certifications, agreements, etc. 2005-2010
19	Legal	Working files – Emails, memos, research, etc.
20	Legal	Working files – Condohotel, claims, nuisances, land use, marijuana dispensaries initiative etc. 2012
21	Planning	Returned Mail Notices 2015- Feb. 2019

LIST OF RECORDS TO BE DESTROYED

The records listed below are scheduled to be destroyed, as indicated on:

List reference pages of Retention Schedule Sections/Pages CC-2

City Clerk – Legal Info, Code Section: GC §§34090, 26202.1

Documents Below Have Been Reviewed and Approved For Destruction:

CITY CLERK RECORDS – BID OPENINGS – UNSUCCESSFUL BIDS

Sewer Pump Station Upgrades, Bid 2018-02

2018 Pavement Maint. & Repairs, 2018-03

Marvista, Canyon, Glenmont Storm Drain, Bid 2018-04

ADA Pedestrian Ramps, Bid 2018-05

ADA Pedestrian Ramps, 2016-01

La Colonia Veteran's Honor Courtyard, Bid 2015-16

2015 Street Maintenance & Repair Project, Bic 2015-05

ADA Pedestrian Ramps – Bid 2015-04

City Clerk Office Expansion, Bic 2015-07

San Dieguito County Park Parking, Bid 2015-01

2016 Sewer Pipeline Repairs, Bid 2016-04

San Andreas Dr. Median Improvements, Bid 2015-02

Lomas Santa Fe Entry Art Wall, Bid 2015-03

Pedestrian Pathway Improvements, Bid 2016-03

City Sidewalk Repair Project, Bid 2016-06

Records Prepared / Inventoried By: <u>Kay Vinson</u>	Signature: _____	1-19-21 Date
Department Head <u>Angela Ivey, City Clerk</u>	Signature: _____	_____ Date
City Clerk/Custodian of Records <u>Angela Ivey, City Clerk</u>	Signature: _____	_____ Date
City Attorney <u>Johanna Canlas, City Attorney</u>	Signature: _____	_____ Date

LIST OF RECORDS TO BE DESTROYED

The records listed below are scheduled to be destroyed, as indicated on:

List reference pages of Retention Schedule Sections/Pages CC2 _____

City Clerk – Legal Info, Code Section: GC §§34090, 26202.1 _____

Documents Below Have Been Reviewed and Approved For Destruction:

City Clerk Records – Bid Openings - Unsuccessful Bids

2017 Pavement Maintenance & Repairs Project, Bid 2017-08

Unsuccessful Bidders: Hardy & Harper, Inc., Frank & Son Paving, Inc., RAP Engineering, Inc., SRM Contracting & Paving, Ramona Paving & Construction Corp., Hazard Construction, Eagle Paving Company, LC Paving, All American Asphalt, ATP General Engineering Contractors, LLC, TC Construction Company, Inc. NOC'd 1-25-18

Seascape Sur Beach Access Stairway – Maintenance & Repairs, Bid 2017-06

Unsuccessful Bidders: Blue Pacific Engineering and Construction, DLG Contractors Inc., RSB Group Inc., New Century Construction Inc., Wright Construction Engineering Corp NOC'd 7-31-18

City Hall Shingle Roof Replacement, Bid 2017-02

Unsuccessful Bidders: Contract West Roofing Inc. NOC'd 10-10-17

Clean & Re-Seal Concrete Lithocrete, Bid 2017-05

Unsuccessful Bidders: Atom Engineering Construction, Inc., MC Painting, Blue Pacific Engineering & Construction, Industrial Coating & Restoration Inc. NOC'd 10-10-17

DG Path Restoration on Solana Beach Coastal Rail Trail, Bid 2017-04

Unsuccessful Bidders: Leonida Builders, Inc., Western Rim Constructors, Inc., S&B Engineering, J Rand Construction, George Weir Asphalt Construction, Inc., IO Environmental & Infrastructure, Inc., BYROM-DAVEY, Inc., Wright Construction NOC'd 8-9-17

ADA Pedestrian Ramp, Bid 2016-10

Unsuccessful Bidders: Ray White Cement, LC Paving, New Century Construction Inc., Nuera Platinum, Miramar General Engineering, A.B. Hashmi Inc., Blue Pacific Engineering & Construction NOC'd 6-29-17

City Sidewalk Repair Project, Bid 2016-06

Unsuccessful Bidders: Kirk Paving, Inc., Miramar General Engineering, Blue Pacific Engineering & Construction, LC Paving NOC'd 11-30-17

La Colonia Community Center Exterior Painting, Bid 2016-08

Rejected Bidders (All Bid's Rejected): K2 Painting, Polychrome Construction Inc., CT Georgiou Painting Co., AJ Fistes Construction, Anemos Enterprises, Inc., TL Veterans Construction Inc., Kronos Painting Inc., Signature Painting, P&P Develop Inc., Stolie Painting, Vasquez Construction Company RES 2017-011

2016 Street Maintenance & Repair Project, Bid 2016-05

Unsuccessful Bidders: RAP Engineering, Inc., SRM Contracting & Paving, George Weir Asphalt Construction Inc., Hardy & Hardy, Inc., ATP General Engineering Contractors, LLC., Hazard Construction, Blue Pacific Engineering & Construction, California Building Evaluation & Construction Inc., PAL General Engineering, Inc., NOC'd 2-6-17

Stevens & Valley Ave. Street Improvements, Bid 2016-09

Unsuccessful Bidders: PAL General Engineering, Inc., Tri-Group Construction & Development, Ramona Paving & Construction Corp., Just Construction, Eagle Paving Company Inc., Southland Paving, Inc., Hazard Construction, DMI Dick Miller Inc., LB Civil Construction NOC'd 11-30-17

Palmitas Street Storm Drain Project, Bid 2016-11

Unsuccessful Bidders: Kana Subsurface Engineering, Jesse Rsnd Construction, Piperin Corporation, K&L Contracting Inc., Crest Equipment, Transtar Pipeline Inc., Byrom-Davey Inc., Burtech Pipeline Inc., PAL General Engineering Inc., Blue Pacific Engineering & Construction, A.B. Hashmi Inc., Eagle Paving Company Inc., New Century Construction Inc., ATOM Engineering Construction Inc., Miramar General Engineering NOC'd 6-29-17

La Colonia Community Center Exterior Painting, Bid 2017-01

Unsuccessful Bidders: European Style Painting Company, CTG Construction, Inc., US National Corp., Color New Co., Anemos Enterprises, Inc., Lunar Painting NOC'd 8-9-17

Records Prepared / Inventoried By: <u>Kay Vinson 1-26-21</u>	Signature: _____	Date 2-9-21
Department Head <u>Angela Ivey, City Clerk</u>	Signature: _____	Date _____
City Clerk/Custodian of Records <u>Angela Ivey, City Clerk</u>	Signature: _____	Date _____
City Attorney <u>Johanna Canlas, City Attorney</u>	Signature: _____	Date _____

LIST OF RECORDS TO BE DESTROYED

The records listed below are scheduled to be destroyed, as indicated on:

List reference pages of Retention Schedule Sections/Pages CW5, CC6

City Clerk – Legal Info, Code Section: CCP§337 et seq; GC §34090, EC §§ 17302, 17306; CA Constitution Art. XIII

Documents Below Have Been Reviewed and Approved For Destruction:

Public hearing (07-12-2017) Prop 218 Protest Only Notices – Returned Mail
Proposed Increase in Rates for Trash Service Charges – Residential and Commercial
1200 envelopes of returned mail

Records Prepared / Inventoried By: Kay Vinson Signature: _____ 1-26-20
Date

Department Head Angela Ivey Signature: _____
Date

City Clerk/Custodian of Records Angela Ivey Signature: _____
Date

City Attorney Johanna N. Canlas Signature: _____
Date

LIST OF RECORDS TO BE DESTROYED

The records listed below are scheduled to be destroyed, as indicated on:

Reference pages of Retention Schedule Sections/Pages: CC1, CC5, CC6, CC11, CW1, CW3, CW4, CW5, AD/HR8

Records Below Have Been Reviewed and Approved For Destruction:

CITY CLERKS DEPT RECORDS

- Notice of Public Hearing – Protests residential & commercial trash rate increase (218), 7-13-11
- Affidavit of Publications, 1992-2003 / Public Workshop Notice-Hotel/Villas Project, March 26, 2001
- Optical Imaging consulting and product RFP, proposals – DMC/Questys, Laserfiche Plus, Liberty Net, 2000
- City Council correspondence, 1995-2004 / Support for “Mad about Milk”, 1998 corresp.
- El Nino Information Packet. 1995 / Alligator info, 1998
- Election Campaign Files: Margaret Schlesinger campaign file, 1990 / Celine Olson campaign file, 1992 / Jack Moore, campaign file, 1990 / Richard Hendlin councilmember file, 1986-1992 / Paul Tompkins councilmember file, 1989-1999 / Tere Renteria councilmember file, 1992-1998 /
- Eden Gardens workshop – submitted documents re. unsafe conditions for pedestrians and proposed solution for protected walkway and intersection at traffic light, 1995
- San Diego Peace Corps Association correspondence re. water management, 1991
- Working file info: Animal Control rules & regulations re. pigeons, veterinary care UCSD, animals unattended vehicles, 1986-2000
- Emergency Service operating procedures, SD County directory, 1983; Long Range weather forecasting, 1987
- Santa Fe Irrigation District presentation, 1991-1992 / Water Authority reports and studies/brochures, 1996-2000
- November 4, 1986 Election – Sample Ballot (no City candidates or measures; County only), Corresp, Polling Place Locations, Unofficial Cumulative Rep, CA. Ballot Pamphlet
- November 3, 1987 Election – Registrar Certificate of Election (non-City) and Official Consolidated Report (non-City)
- 1987 Recall Attempt – failed (Moore, Dodson, Schlesinger) – Working papers, unsigned petitions, corresp, newspaper articles, Secretary of State booklet re. recalling local officials (1985)
- June 7, 1988 Primary Election – Measure U renaming Lomas Santa Fe Drive to Solana Beach Drive correspondence
- November 8, 1988 General Municipal Election – candidate list, publication affidavit, correspondence, oaths office, candidate pckt
- June 1990 Primary Election – official and unofficial county-wide cumulative report (non-City)
- November 1990 Election – Correspondence
- June 2, 1992 Primary Election – correspondence, county news release, 29-Day close precinct/party counts, precinct officer wksp, Spanish sample ballot (non-City)
- November 3, 1992 General Municipal Election – precinct map, affidavits of publication, correspondence,
- November 2, 1993 Consolidated Election – corresp, unofficial county-wide cumulative report, list of poll workers/polling places,
- June 7, 1994 Primary Election – 29-Day Close precinct/party counts, list of poll worker/polling places, correspondence, official/unofficial county-wide cumulative report (non-City)
- November 8, 1994 General Municipal Election – Precinct Map, Correspondence, Affidavit of Publication
- March 26, 1996 Primary Election – correspondence (non-City)
- November 5, 1996 General Municipal Election – Affidavits of publication, newspaper article, Proposition A library flyer, working papers for sample ballot proposition and election, correspondence, candidate lists, precinct map, candidate packet, unofficial faxed results, 29-Day registration, list of poll workers/polling places, candidate nomination paper and candidate forms/flyer
- November 4, 1997 Special Municipal Election – Proposition A, Amend Land Use Element at the Western End of Stevens Avenue West from Light Industrial to High Residential – correspondence, arguments/analysis
- June 2, 1998 Primary Election – Measure L – newspaper results, unofficial results, correspondence, polling places/workers, correspondence, news releases, Spanish ballot, 29-Day close precinct/party counts, argument in favor of Proposition C & L
- November 3, 1998 General Municipal Election – Candidates & 2 Measures – Working papers (Photos, Propositions BB & CC impartial analysis, arguments, etc.), unofficial results, polling place/worker list, Nomination Papers, purchase order copy, unofficial results, news release, Spanish ballot pamphlet, newspaper article, candidate statements, correspondence
- March 2, 1999 Special Election – San Diego County Regional Library Authority – invoice copy, unofficial election results
- March 7, 2000 Primary Election – election results, correspondence, sample ballot (non-City)
- November 7, 2000 General Municipal Election – Candidate & Proposition T re. voter approval re. General Plan changes - correspondence, affidavits of publication, invoices, precinct list, copies of ordinance/resolution, # registered voters, candidate files (nomination paper, copies of FPPC filings), proposition info (arguments, analysis, etc.)
- November 5, 2002 General Municipal Election – Candidates & 2 measures – correspondence, copies of resolutions, invoices, Prop O & P information (arguments, analysis, etc.) candidate info (stmts, nomination papers, FPPC filings, flyers) newspaper articles, election calendar/notices
- October 7, 2003 Statewide Special Election – correspondence (non-City)
- March 2, 2004 Primary Election – correspondence, certified election results (non-City)
- November 2, 2004 General Municipal Election – election information (calendar, candidate statement cost), candidate information (nomination papers, stmts, forms, etc.), invoices, corresp, precinct maps, form 460 for Citizens for N. County coastal cities
- June 6, 2006 Election – Calendar of Events, purchase order
- November 7, 2006 General Municipal Election – Candidate info (statements, receipts), election notices, corresp, ballot information, invoices, calendar of events, translation requir, statement cost estimate, candidate orientation materials, notices/affidavits of publication, election night central info,

Records Prepared / Inventoried By: <u> Kay Vinson </u>	Signature: _____	<u>1-26-20</u> Date
Department Head <u> Angela Ivey </u>	Signature: _____	_____ Date
City Clerk/Custodian of Records <u> Angela Ivey </u>	Signature: _____	_____ Date
City Attorney <u> Johanna N. Canlas </u>	Signature: _____	_____ Date

LIST OF RECORDS TO BE DESTROYED

The records listed below are scheduled to be destroyed, as indicated on:

Reference pages of Retention Schedule Sections/Pages: CC1, CC5, CC6, CC11, CW1, CW3, CW4, CW5, AD/HR8

Records Below Have Been Reviewed and Approved For Destruction:

- March 6, 2007 Special Municipal Election – Ballot info Neighborhood Preservation Ordinance, corresp submitting analysis, arguments

Records Prepared / Inventoried By: <u>Kay Vinson</u>	Signature: _____	<u>1-26-20</u> Date
Department Head <u>Angela Ivey</u>	Signature: _____	_____ Date
City Clerk/Custodian of Records <u>Angela Ivey</u>	Signature: _____	_____ Date
City Attorney <u>Johanna N. Canlas</u>	Signature: _____	_____ Date

LIST OF RECORDS TO BE DESTROYED

The records listed below are scheduled to be destroyed, as indicated on:

List reference pages of Retention Schedule Sections/Pages CC-6

City Clerk – Legal Info, Code Section: SE.C. §§17200_____

Documents Below Have Been Reviewed and Approved For Destruction:

Citizen Initiative Measure B - 959 Genevieve, Specific Plan for a Sr. Care Facility, Proposed Ordinance 499 (failed) for Election 5-7-2018

Records Prepared / Inventoried By: <u>Kay Vinson</u>	Signature: _____	<u>1-26-20</u> Date
Department Head <u>Angela Ivey</u>	Signature: _____	_____ Date
City Clerk/Custodian of Records <u>Angela Ivey</u>	Signature: _____	_____ Date
City Attorney <u>Johanna N. Canlas</u>	Signature: _____	_____ Date

LIST OF RECORDS TO BE DESTROYED

The records listed below are scheduled to be destroyed, as indicated on:

List reference pages of Retention Schedule Sections/Pages E/PW-5, MS-2, CW-6

City Clerk – Legal Info, Code Section: 8 CA Code of Reg. G.C. 3203(b)(1), GC 34090, G.C. 34090.7, HSC 1797.182, CCP 340.5

Documents Below Have Been Reviewed and Approved For Destruction:

Marine Safety Records

Vehicle Purchase/Maintenance Honda PWC Lease and ATV Grant Application, American Honda Motor Co., Inc. Motorcycle Division Grant Application for 2003 Honda Foreman ES 4 x 4 ATV, 4-11-2003 (didn't find on vehicle log), American Honda Motor Co., Inc. AquaTrax Lease Application, 2 AquaTrax F12 (didn't find on vehicle log), Corresp Honda, 1st Amendment to Honda Personal Watercraft Lease Agreement, partially signed, dated 2-2-2005

- Yamaha Bids - Personal watercraft, Honda, Kawasaki, 2006
- Rescue Boat 191, 2004 (didn't find on vehicle log)
- Chevrolet Vehicle Agreement Correspondence, 2003
- SD Regional Fire-Rescue Helicopter Program correspondence, 2003
- Chevy Agreement, Staff Report – Lifeguard Vehicle Sponsorship Agreement, Interoffice Memo, Corresp, 2003, Lifeguard Vehicle Sponsorship Agreement, 2003,
- Trailer website printout, 2016; vehicle purchase survey, 1994;

Jr. Lifeguard Program & Events

Junior Guards, 1996 – 2005: Program Content and Size, proposal, salary schedule, forms, media release, flyers, correspondence, release of liability, application, photos, code of conduct, jr. lifeguard budget, goals and performance, address labels for other junior guard programs / Correspondence, 1993 – 2002 / Public Education, thank yous from students, 2000 / Emergency Notification Forms, 2000 / Junior Lifeguards, 2004-2006: 2004 LA Championships, Program / Dates, Liability Insurance, budget, correspondence, wild rivers survey, off-site rental package-open bay office / Special Events, Applications and Approvals, 1998, 2004-2005 / Enrollments, completed forms, 2004 / Enrollments, completed forms, 2005 (5 folders) / Emergency Notification Forms, completed, 2004 / Scholarship Applications, 2004; Financial Assistance, 1995-1997 / Refunds, 2004 / Extra Uniform Problems, 2004 / Emergency Contact List, 2017 / Budget, 1997-2002

Materials, Supplies & Services

Copies Receipts & invoices for supplies, 2004 / Fletcher Flag Pole replacement, 2004/ Arnette Sunglasses, 2004-2005 / Fitness Direct, bike quote, 2003 and information on all-terrain wheelchair, 2002 / Phone invoices 2004, Space Use / Agreement for public telephones 1993 / Electrical updates 1988 / Turtleguard notes no date

Equipment/Keys Issued Log Binder, 1989-2001

Slides of Lifeguard Training in Cardiopulmonary Resuscitation EM 438 10-70-500

Records Prepared / Inventoried By: <u>Kay Vinson</u>	Signature: _____	<u>1-21-20</u> Date
Department Head <u>Jason Shook</u>	Signature: _____	_____ Date
City Clerk/Custodian of Records <u>Angela Ivey</u>	Signature: _____	_____ Date
City Attorney <u>Johanna N. Canlas</u>	Signature: _____	_____ Date

LIST OF RECORDS TO BE DESTROYED

The records listed below are scheduled to be destroyed, as indicated on:

List reference pages of Retention Schedule Sections/Pages AD/HR-6, MS-1, CW-4

City Clerk – Legal Info, Code Section: Cal Code Reg. 3204(d)(1), CA - 22 CCR 66262.40 - (3Y); CA - 22 CCR 66263.22 - (3Y); CA - CCP 338.1 - (LA5Y); CA - GOV 34090 – (2Y); CA - HSC 25160.8(c)(3)(D) - (AC+3Y), CCP §340.5, 8 Cal Code Reg. §3203(b)(1), CCP §340.5

Documents Below Have Been Reviewed and Approved For Destruction:

Marine Safety Records

Hazardous Waste Binder

Hazardous Waste Active + 5 yr.

Log for Medical Waste on Beach, 1988-1996 / Beach Debris & Incident Reports, 1988-1996 / Protocol for Handling Medical Waste, 1988-1989 / List of Hazardous Waste Haulers/Handlers, 1987-1989 / Classification of Wastes, 1989 / State Funding for Hazardous Waste Spills, 1990 / SD Co. Sheriff Protocol for Handling Flares, 1984 / Hazards on Shellfish Reference Info, 1990 / Liquid Waste/Sewage Reference Info, 1991 / OSHA Requirements for Spill Cleanup, 1989 / Corresp, 1989 / Articles, 1993

Lobster Trap Hazards Binder Line 10 Mar. Saf., Incidents 5 years, until juveniles are 18; line 24, final disposition plus 5 years.

Notes: drowning, 1989, 1986-1990, 1884-1987 / Reports re. hazardous traps, 1981-1993 / Trap Removal Procedures, 1989-1992 / Letters to Lobster fishermen re. hazardous traps, 1986-1992 / Misc. legislation, 1985-1994 / Corresp. 1985- 1994 / Photographs, 1990-1991 / copies of Press Releases, 1986-1995 / Miscellaneous, 1986 / Ledger size – CA Coastal Kelp Resources, 1989 / Lobster Trap Log 2004-2005

Incident Reports, Line 10 Mar. Saf., Incidents 5 years, until juveniles are 18; line 24, final disposition plus 5 years.

J.C. Baldwin Construction, hit mirror on truck on ramp & truck exceeding speed limit-2002 / Incident Reports – 1994/1995 / Incident Reports – 1995/1996 / Jr. life guard, shoulder pain, Jan. 1991 / summons copy, Jr. lifeguard program, broken leg, 1991 / Claimant info sent to San Dieguito Orthopedic Medical Group, 7-25-96, / notes: lifeguard injury, left elbow during PW.C. training, 7-11-04 / Incident reports 1990-1992 / Emails documenting incidents, 2016 / incident, 2014 / incident, 2006 / Dog complaints, 2007 & media release 2014 / corresp 9-9-2009 / hand notes, 2009 /

Storm Water Pollution 1993-1997

Liability Exposure Reports Safety Checklist Parks & Rec Areas, 1991 / Safety Issue re. flooding at crossings at Escondido Crk corresp 1991 / Lomas Santa Fe grade separation: city storm drain & sanitary sewer reloc. corresp 1997

Marine Mammal Stranding Reports & Wildlife Assist Corresp 1990-2002

Facilities Hot Water Heater for Lifeguard Headquarters memo, 1989

Security Rancho Santa Fe Security letter, 2001 / Open/Close Detail, 2004-2005 / Alarm Permit & Information Sheet, 1989 / Service report, 2005 / Corresp. 1989-2001 / Sheriff Dept. Commercial Security Recommendations, 1999 / Building Security Assessment Results Corresp. 2000

Communications Regional 800 MHz Communications System Corresp. Project Briefing & Radio Requirements, 1994 /Radio Channel Transmissions Corresp. 1993-2001 / So Cal Marine Radio Council application / Field Radio Instructor's Guide, 1996 /Radio Code card / Coastal Station Licensing Procedure 1986 / List of Beach & Park facilities for computer aided dispatch system / Regional Implementation Plan 1997

Departmental Information Corresp: SDBC request for bicycle race, 2002; Incident Survey, 1989; TREF Project Wipeout, 1996; Move lifeguard towers to Fairgrounds 2002; Lifeguard Call-out Protocol, 1990; Beaches of Southern California Coalition minutes, 2003; AAA re. SB included in travel guide, 1992 & 1994; Restricted parking spaces in Del Mar, 1993; Safety Services Contact List, 2003; SD County re. beach closures from health hazards, 2003; Fire ring locations, 2002; UCSD research on skin cancer, 2002; Beach access 1990; City Boundaries 1994; / Log & Found Log, 1997-1999 / Staff Lists/Work Schedules, 1999, 2002-2003; 2007-2008 / Monthly Statistical Report, 1996, 2000-2005, 2013-2014 / Map of Coastal condominiums, / Phone survey re. public beach parks, 1994 / Operational purpose & Primary Goals / Helicopters of San Diego, 2004 / State Lifeguard Service Emerg Contact List, 2002 / Solana Beach Lifeguards, summary of General info & resources, not dated / Cost allocation study/fee review 1995, 2001-2002 budget / Media release re. water testing 1992

Records Prepared / Inventoried By: <u> Kay Vinson </u>	Signature: _____	<u>1-5-21</u> Date
Department Head <u> Jason Shook </u>	Signature: _____	_____ Date
City Clerk/Custodian of Records <u> Angela Ivey </u>	Signature: _____	_____ Date
City Attorney <u> Johanna N. Canlas </u>	Signature: _____	_____ Date

LIST OF RECORDS TO BE DESTROYED

The records listed below are scheduled to be destroyed, as indicated on:

List reference pages of Retention Schedule Sections/Pages CW-4, E/PW-5

City Clerk – Legal Info, Code Section: G.C. 34090

Documents Below Have Been Reviewed and Approved For Destruction:

MARINE SAFETY RECORDS

Bluff Failures

- Bluff Failures & Section 227 Prog Parameters, Corresp 2001-2004; Bluff Warning Signs Condition & Inventory, 2003; SD Regional Aquatic Lifesaving Emerg Response Taskforce, undated; Don't Bluff flyers, 2004-2005
- Greg/Santina Seawall, 333/337 Pacific, notice & staff report, 2001; vehicle /equip round trip log, 2002
- Seawall Job Description, Corresp, Emergency Permit, Construction Schedule; Sign Ups, Seawall Construction Project Summaries Corresp & Personnel Costs, 2000
- Surfsong HOA Seawall – Vehicle Equipment Round Trip Log' Construction Schedule; Personnel & Equipment logs, 2004
- Sand Survey Corresp, 2002
- Beach Issue Response & Complaint Logs, 2003-2004
- Surfsong Condo Seacave infill and tiebacks – Agenda report with attachments, 2002
- Del Mar Beach Club work schedule and vehicle/equipment round trip log, 2001-2002
- Cummings Sea Wall, 371 Pacific Ave., agenda report, 2002
- Soil Engineering Co./South Seawall/Surfsong – Corresp, 2006; Vehicle/Equipment Round Trip Log; Personnel Log; Constr Schedule, 2009-2010
- 201-231 Pacific Ave. Sea Cave & Notch Infill Maintenance – Corresp and Vehicle/Equipment Round Trip Log, 2006
- Hajjar Res, 311 Pacific Ave. Sea Wall – Corresp and Vehicle/Equipment Round Trip Log, Equipment Log, Personnel Hour Log, 2008
- 417-423 Pacific Ave. Seawall – Equipment Log, Vehicle/Equipment Round Trip Log, 2008-2009
- 371 Pacific, JC Baldwin – Personnel Log, Equipment Log, Vehicle/Equipment Round Trip Log, Corresp, 2006
- Surfsong HOA Upper Bluff – Construction Schedule, Vehicle/Equipment Round Trip Log, 2006
- Las Brisas, 135 S. Sierra Ave. – Vehicle/Equipment Round Trip Log, Construction Schedule, 2006-2007
- Seascape Shores, 325 S. Sierra, J.C. Baldwin – Corresp, Vehicle/Equipment Round Trip Log, 2006
- Seawall Projects – Equipment, Vehicle/Equipment Round Trip Log, Work Schedule, Personnel Hours, 2001-2003
- Del Mar Shores/Mesa Construction – Permit, 2002-2003
- 333-337 Pacific, Santana/Gregg, Baldwin – Personnel Hours, Equipment Log, 2002
- Baldwin Const. Seawalls – Personnel Hours, Vehicle Equipment Round Trip Log, Projects List, Corresp, 1999-2001
- Steinberg Sea Wall Repair – Personnel Hours, Corresp, Construction Permit, 2003
- Bluff Property Owner Warning Letter, 2000
- Harols Scism Seawall, 357 Pacific Ave., - Staff Reports, Corresp, Work Schedule, Resolution notes, 2002
- Bannash/Crouch Sea Cave Infill, 523-525 Pacific Ave. – Staff Reports, 2001-2002
- Corn Sea Wall Construction – Vehicle/Equipment Round Trip Logs, Corresp, Schedule, Personnel Hours, 2003
- Seawall 2002, Corresp/Notes to Mesa Construction
- Seawall, Fall 2001 – Personnel, Equipment, Schedule, Newspaper article
- Corn/Scism Seawall Project, 325-327 Pacific – Corresp, Permit, Work Schedule, Equipment Round Trip Log, 2001-2002
- Baker Infill, 201-231 Pacific – Staff Report, Corresp, 2000-2001
- Monroe/Pierce Sea Cave Plug, 141/197 Pacific Ave., - Corresp, 2000
- Seawall Ramp Fees – Corresp, 2000
- Old Seawall Schedules – Schedules, Corresp, 2000
- J.C. Baldwin Co. 3rd Quarter – Equipment Round Trip Log, Schedules, 2010
- Hamilton, 407 Pacific Ave., - Equipment Round Trip Log and Schedules, 2009
- Surfsong Seawall – Schedule, Equipment Round Trip Log, 2010
- J.C. Baldwin, 211 Pacific – Personnel Log, Equipment Round Trip Log, 2010-2011
- Seawall Construction – Corr, Equipment Round Trip Log, Personnel Hours, Schedule Notes, 2011-2012
- Kinzel/Greenberg Sea Wall, 325/327 Pacific Ave. – Corr, Permits, Staff Report, Equipment Round Trip Log, 2001
- Colton Seawall, 267, 255, 265, 249 – Corr, Permit, newspaper article, Equipment Log 1999-2000
- Seawall Notices/Permits – Schedule, re. seawall & personnel signatures, Vehicle Weight & Log, 1999-2000
- Report (2) on Conditions of Bluff Warning Signs located along Coastline, Ref: Dangerous Bluff Sign Inventory & Checklist, Summer 2002
- Bluff Danger Signs: Inventory, Fletcher Cove, Tide Park, Del Mar Shores, Seascape – 2001-2004, 1997photo, Emerg Resp Outline,
- Media Release re. Shoreline Strategy Workshops 2003,
- Bluff Discussion, Attorney-Client Work Product Document, Daley & Heft, 1999
- Bluff Projects: Surfsong HOA 2004-2005, Las Brisas HOA 1998, Scism Residence 357 Pacific 2003, Staff Report 135 S. Sierra Las Brisas HOA 1998, Coastal/Bluff Setbacks 2000, 249 Pacific 2015, SignQuote 2004, 355 Pacific 2004, Permit 341-355 Pacific 2005, Emerg Permit 211 S. Helix 2004, Seascape Sur Sea Cave 2004
- Seawall Project Equipment 2002-2006 / Seawall Projects – 2010 / 365/367 Pacific seawall 2009 / Seawall Construction 2005 / Burn/Brehmer 417-423 Pacific 2008 / Chateau/Seascape Equipment Round Trip Log 2000
- Sand Replenishment 1995
- Pictures of various cliff failures 1996-2997

Vehicle/Equipment Log

Records Prepared / Inventoried By: <u> Kay Vinson </u>	Signature: _____	<u>2-1-21</u> Date
Department Head <u> Jason Shook </u>	Signature: _____	_____ Date
City Clerk/Custodian of Records <u> Angela Ivey </u>	Signature: _____	_____ Date
City Attorney <u> Johanna N. Canlas </u>	Signature: _____	_____ Date

LIST OF RECORDS TO BE DESTROYED

The records listed below are scheduled to be destroyed, as indicated on:

List reference pages of Retention Schedule Sections/Pages CW-4, E/PW-5

City Clerk – Legal Info, Code Section: G.C. 34090

Documents Below Have Been Reviewed and Approved For Destruction:

- Inventory Spreadsheet, 1997 / Proposal/Contract for Metal and Hardboard Doors, 2001 Encinitas Equipment Inventory 1989 & 1990 / San Diego Lifeguard Equipment, 1985 / Memo re. loss of wet suit, 1989 / Hot Water Heater, 1989 / Vehicle Purchase Research, 1994 & 2002 / Proposal for lifeguard restroom panel replacement, 1988 / Equipment Maintenance Matrix Inventory Summary, no year / Ford Ranger maintenance records 2000-2001 / Radio Equipment 200302994 / Lifeguard tower inspection, 2001 / Honda Personal watercraft lease agreement 2004 / Budget to replace ATV 2003-2004 / Promissory Note for Yamaha 1998 / Repair Orders 1997-2001 / Trailer invoice 1997 / Procurement requests 1996-1999 / Waverunner media release 1998 / Lifeguard tower refurbishing proposal 2000 / Promotional Agreement Corresp with GM 2003 / Chevrolet brake estimate and park information 2004 / Blank mileage log for #191 / Orange County Public Facilities & Resources meeting re. lifeguard vehicle sponsorship 2002 / Outboard Marine Corporation Conversion Kit 1987 / Sunset Marine reassemble control box 1990 / Invoice for Hobie Rescue Boat repairs 1990 / Corr & information re. Toyota/Yamaha vehicle marketing program, 1996-1997 / Smog Information 1990-1995 / San Diego County work authorization, gas, 1991 / Vehicle Registration copies, 4 Nissans, 1987 / Warranty for Zodiacs inflatable boat 1989 / Registrations for Pickup, Vessel & Trailer 1988, 1999, 2001 / Insurance ID Cards for 1994, 1998 & 2000 Ford, expired 2001 / Application copy for registering Ford pickup 2000 / Invoice for trailer, 1997 / Transfer of 1987 Nissan pickup to Public Works 1992 / Options to Lifeguard Truck purchase memo 2001 / DMV Vessel Certificate Stickers 1988 & 1989 / Owner's Manuals for WaveRunner XL and WaveRunner GP and carbon monoxide brochure / DMV Applications (2) for Registration of 1998 Yamaha 2994

Records Prepared / Inventoried By: <u> Kay Vinson </u>	Signature: _____	<u>2-1-21</u> Date
Department Head <u> Jason Shook </u>	Signature: _____	_____ Date
City Clerk/Custodian of Records <u> Angela Ivey </u>	Signature: _____	_____ Date
City Attorney <u> Johanna N. Canlas </u>	Signature: _____	_____ Date

LIST OF RECORDS TO BE DESTROYED

The records listed below are scheduled to be destroyed, as indicated on:

List reference pages of Retention Schedule Sections/Pages default State Code

City Clerk – Legal Info, Code Section: IRS 31.6001-1 (e)(2) – 4 years; CA RTC 19530 – 3 years

Documents Below Have Been Reviewed and Approved For Destruction:

Finance Dept Records

Sales Tax Local Revenue Allocation

State Board of Equalization Sales Tax File Cards/CDs

1999 – November, December, Dec-Jan

2000 – January, February, March, April, May, June, July, August, September, October, November, December

2001 – January, February, March, April, May, June, July, August, September, October, November, December

2002 – January, February, March, April, May, June, July, August, September, October, Oct-Nov, Nov-Dec, December

Records Prepared / Re-Inventoried By: <u> Kay Vinson </u>	Signature: _____	<u>1-26-20</u> Date
Department Head <u> Marie Berkuti </u>	Signature: _____	_____ Date
City Clerk/Custodian of Records <u> Angela Ivey </u>	Signature: _____	_____ Date
City Attorney <u> Johanna N. Canlas </u>	Signature: _____	_____ Date

LIST OF RECORDS TO BE DESTROYED

The records listed below are scheduled to be destroyed, as indicated on:

List reference pages of Retention Schedule Sections/Pages _____ default State Code below

City Clerk – Legal Info, Code Section: _____ IRS 31.6001-1 (e)(2) – 4 years; CA RTC 19530 – 3 years

Documents Below Have Been Reviewed and Approved For Destruction:

Finance Dept. Records

Sales Tax Local Revenue Allocation Information

2003 – January, February, March, April, April-May, May-June, June, July, August, September, October, November

2005 – Mar-April, July-Aug, Aug-Sept, Sept

2007 – July-Aug., Aug-Sept., Sept-Oct, Nov-Dec

2008 – CD Jan.-Feb, Feb-March, Mar-April, April-May, June-July, Aug-Sept, Sept-Oct, Nov-Dec Dec.-Jan.

2009 – Jan-Feb, Feb-Mar, Mar-April, April-May, May-June, June-July, July-Aug, Sept.-Oct, Oct-Nov, Nov.-Dec

2010 – Jan-Feb, Feb-Mar, April-May, May-June, Aug-Sept, Sept-Oct, Oct-Nov, Nov-Dec, Dec-Jan

2011 – Jan-Feb, Feb.-Mar, Mar-April, April-May

Records Prepared / Inventoried By: <u>Kay Vinson</u>	Signature: _____	<u>1-26-20</u> Date
Department Head <u>Marie Berkuti</u>	Signature: _____	_____ Date
City Clerk/Custodian of Records <u>Angela Ivey</u>	Signature: _____	_____ Date
City Attorney <u>Johanna N. Canlas</u>	Signature: _____	_____ Date

LIST OF RECORDS TO BE DESTROYED

The records listed below are scheduled to be destroyed, as indicated on:

List reference pages of Retention Schedule Sections/Pages: CW-3, CW-4, CW-7, AD/HR-10, CC-2, F/MS-3
City Clerk – Legal Info, Code Section: G.C. 34090, G.C. 34090.7, G.C. 43900, G.C. 12946, G.C. 26202.1

Documents Below Have Been Reviewed and Approved For Destruction:

Finance Dept. Records

- Request for SEJPA Proposal 1989; Correspondence and unsigned copies
- San Elijo JPA – Misc. Correspondence 1988-1992; 1993-1996; 1997-1998
- San Elijo JPA – Ocean Outfall Piping 1992 – Correspondence
- San Elijo JPA – Mgmt. Svcs. Provided by City of Encinitas 1994 – Correspondence
- San Elijo JPA – Garage for /wastewater Collection 1991-1992 Correspondence
- San Elijo JPA – Maintenance Operation of Water Pollution Control Facility 1989 Correspondence
- San Elijo JPA – Water Reclamation Project 1996 Correspondence
- San Elijo JPA 1990 Revenue Bonds Correspondence
- SEJPA Sewer Revenue Bonds – Bond Proceeds 1992 - Correspondence
- SEJPA Sewer Revenue Bonds – Preliminary Official Statement 2/16/90
- SEJPA Sewer Revenue Bonds – Proposals for Producing San Elijo Official Statements 1990
- SEJPA Sewer Revenue Bonds – 1993 Refunding Revenue Bonds Working Papers

Records Prepared / Inventoried By: <u> Kay Vinson </u>	Signature: _____	<u>1-19-21</u> Date
Department Head <u> Marie Berkuti </u>	Signature: _____	_____ Date
City Clerk/Custodian of Records <u> Angela Ivey </u>	Signature: _____	_____ Date
City Attorney <u> Johanna N. Canlas </u>	Signature: _____	_____ Date

LIST OF RECORDS TO BE DESTROYED

The records listed below are scheduled to be destroyed, as indicated on:

List reference pages of Retention Schedule Sections/Pages CW4

City Clerk – Legal Info, Code Section: GC §34090

Documents Below Have Been Reviewed and Approved For Destruction:

CITY MANAGER DEPT

- Correspondence: Office Furniture (1986), Reallocation of Budgeted Funds-Marine Safety (1992), (1994) General Fund Overhead Charges, Staff Time Assessed to Sanitation Fund, (2003) re. Oceanside-Escondido Rail Project, (1989) Regional Transportation Demand Mgmt Program,
- Crime Reports& Corresp, meeting hand notes re. Sheriff's Dept. Beach Patrol (1988-1991)
- Fletcher Cove Corrsp (2005): Proposal for landscape architectural services; Park Implementation & funding; Coastal Commission hydrology/bluff concerns/irrigation; parking in Distillery lot; meeting hand notes
- Fletcher Cove Assessment corresp. (2003-2005): Fletcher Cove Community Center assessment re. building code deficiencies & asbestos report; Restroom Bldg; color plan drawing of park; meeting hand notes; EsGil report on community center bldg& H.M. Pitt Labs
- Correspondence: (2003-2005) re. Gateway/Magellan , (2004) re. Bluffs;
- Interoffice Memos re. budget revisions (1997); **confidential** Brown Act (1998);
- Meeting sign-in registration (2003) RFI Pre-submittal conference
- Correspondence/Memos: Chamber of Commerce (1998-2001), Fair Rewards Crime Commission (1998), Animal Control Services extension from SD County (2002), San Elijo JPA (1988-1992), Comprehensive Shoreline Strategy draft for public review (2004),
- Geologic Hazard Abatement District: Legal analysis of formation - Meyers/Nave& peer review estimate (2002-2003); CalBeach Advocates Corresp (2002); Beach & Bluff Conservancy corresp/report (2002); Encinitas Bluffs GHAD Plan of Control (1994/2004); SANDAG Procedures Guide for LAFCO (2013)
- Local Coastal Program Land Use Plan presentation (2012); Coastal Commission corresp/LUP/and LUP Addendum (2012); Surf rider Bluff/Seawall Advocacy Summary re. LUP (2012); CCC response re. potential impact on Surf song (2012); Public Resources Code 4291-4299 (2012); comments on presentation at CCC Hearing (2012); CCC – LUP Hwy. 101, Distillery staff report/recomm/amendment request (2012)
- Highway 101 Street Improvement & Traffic Calming report (2006)
- Genevieve Street Specific Plan EIR & preliminary grading plan (2015); Residential Care Facility Specific Plan/Project Description (2015)
- Opinion Survey by Source Point (2004)
- Comprehensive Active Transportation Strategy (CATS): Caltrans corresp (2015); Neg Decl Comments & Responses (2015)
- LaColonia deEden Gardens Community Assessment Report by CA State University San Marcos (2014)
- Local Coastal Plan/LUP: Corresp to Council ad hoc committee, Schedule (2009); Coastal Commission Corresp /suggested modifications (2008-2010); Transcript of CCC Hearing (11-3-2008); LUP Processing Timeline & Schedule (2009); Draft Responses to Coastal Commission Comments on LUP/LCP (2008)
- LCP: Corresp from Gary Martin, Louise Abbott Real Estate & Beach & Bluff Conservancy on draft LCP (2006)
- LCP: Valuing the Impact of Seawalls-Univ. of CA (2007); Dwight's Thoughts on Involvement re LCP (2006); Draft Reso Interim Policy Guideline for Bluff Retention Devices (2007); Preliminary Firm List for Bluff Ordinance EIR
- RFQ (2007); Draft Steps & Timeline for Shoreline Mgmt Program (2006-2007); Draft Reso for Interim Fees to Mitigate Sand Loss (2006); Draft LUP Requir & Municipal Code (2007); Article Pressure Equalizing Modules; Corresp re. Feasibility Study Solana/Encinitas Update (2006); Draft Local Coastal Plan (2006); Surf rider Foundation Corresp (2006)
- Corrsp: National League of Cities/Congressional Mtgs (2001); Fletcher Cove Transect (2001);
- Funding/Sand/Bluffs: Non-Federal Methods & Sources of Funding for Study/Project Cost Sharing white paper (1990-1993); Mtgs with non-federal interests Federal Shore Protection Projects Outline, Attendance & Notes (1999); Dept. of Army re. Nation's Water resources Sponsor's Partnership Kit; Wet Weather Monitoring Cost; Summary of all Options; Shore Protection Funds recomby President; Economic Analysis of Beach Spending & Recreational Benefits of US Army Corps Nourishment Project in Solana Beach (2000-2002); SANDAG letter to Coastal Commission re. Beach Sand Mitigation Fund, Shoreline Erosion Committee agendas (1999-2001); Governor Grant Proposal re. Coastal Resources (2001); Congressional approp for Beach Nourishment (2000-2001); Marlow & Company presentation/info /meeting notes re. Beach Nourishment (2001-2002); CA Coastal Coalition info/ Corresp re. coastal sand (1999-2001); Fiscal Impact of Beaches report by Philip King, Ph.D. (1999); American Coastal Coalition (1999); Group Delta Consultants (2000); North County Transit District Corrsp (2000); City of Encinitas Corrsp (2000)
- Coastal Commission – Seawalls notes, copies (2001)
- Corresp/Notes: Bolsa Chica Decision Corresp, roundtable notes (1999); San Elijo JPA (1988-1992)
- Dept. of Army unsigned permits (1999-2001)
- Comprehensive Shoreline Strategy draft for public review (2004)
- Geologic Hazard Abatement District: Legal analysis of formation by Meyers/Nave & peer review estimate (2002-2003); CalBeach Advocates Corrsp (2002); Beach & Bluff Conservancy Corresp /report (2002); Encinitas Bluffs GHAD Plan of Control (1994/2004); SANDAG Procedures Guide for LAFCO (2013)
- Local Coastal Program Land Use Plan presentation (2012); Coastal Commission Corresp /LUP/and LUP Addendum (2012); Surf rider Bluff/Seawall Advocacy Summary re. LUP (2012); CCC response re. potential impact on Surf song (2012); Public Resources Code 4291-4299 (2012); comments on presentation at CCC Hearing (2012); CCC – LUP Hwy. 101, Distillery staff report/recomm/amendment request (2012)
- Highway 101 Street Improvement & Traffic Calming report (2006)

Records Prepared / Inventoried By: <u>A Kay Vinson</u>	Signature: _____	<u>1-25-21</u> Date
Department Head _____	Signature: _____	_____ Date
City Clerk/Custodian of Records _____	Signature: _____	_____ Date
City Attorney _____	Signature: _____	_____ Date

LIST OF RECORDS TO BE DESTROYED

The records listed below are scheduled to be destroyed, as indicated on:

List reference pages of Retention Schedule Sections/Pages CW4

City Clerk – Legal Info, Code Section: GC §34090

Documents Below Have Been Reviewed and Approved For Destruction:

- Genevieve Street Specific Plan EIR & preliminary grading plan (2015); Residential Care Facility Specific Plan/Project Description (2015)
- Opinion Survey by Source Point (2004)
- Comprehensive Active Transportation Strategy (CATS): Caltrans Corrsp (2015); Negative Declaration Comments & Responses (2015)
- LaColonia deEden Gardens Community Assessment Report by California State University San Marcos (2014)
- Local Coastal Plan/LUP: Corresp to Council ad hoc committee & Schedule (2009); Coastal Commission Corresp/suggested modifications (2008-2010); Transcript of CCC Hearing (11-3-2008); LUP Processing Timeline & Schedule (2009); Draft Responses to Coastal Commission Comments on LUP/LCP (2008)
- LCP: Corresp from Gary Martin, Louise Abbott Real Estate & Beach & Bluff Conservancy on draft LCP (2006)
- LCP: Valuing the Impact of Seawalls-Univ. of CA (2007); Dwight's Thoughts on Involvement re LCP (2006); Draft Reso Interim Policy Guideline for Bluff Retention Devices (2007); Preliminary Firm List for Bluff Ordinance EIR RFQ (2007); Draft Steps & Timeline for Shoreline Management Program (2006-2007); Draft Reso for Interim Fees to Mitigate Sand Loss (2006); Draft LUP Requirements & Municipal Code (2007); Article Pressure Equalizing Modules; Corresp re. Feasibility Study Solana/Encinitas Update (2006); Draft Local Coastal Plan (2006); Surfrider Foundation Corresp (2006)
- National League of Cities/Congressional Mtgs (2001)
- Fletcher Cove Transect & Corresp (2001)
- Funding/Sand/Bluffs: Non-Federal Methods & Sources of Funding for Study/Project Cost Sharing white paper (1990-1993); Mtgs with non-federal interests Federal Shore Protection Projects Outline, Attendance, Notes (1999); Dept. of Army re. Nation's Water resources Sponsor's Partnership Kit; Wet Weather Monitoring Cost; Summary of all Options; Shore Protection Funds re comm by President; Economic Analysis of Beach Spending & Recreational Benefits of US Army Corps Nourishment Project in Solana Beach (2000-2002); SANDAG letter to Coastal Commission re. Beach Sand Mitigation Fund, Shoreline Erosion Committee agendas (1999-2001); Governor Grant Proposal re. Coastal Resources (2001); Congressional appropriation for Beach Nourishment (2000-2001); Marlow & Company presentation/info /meeting notes re. Beach Nourishment (2001-2002); CA Coastal Coalition info/Corresp re. coastal sand (1999-2001); Fiscal Impact of Beaches report by Philip King, Ph.D. (1999); American Coastal Coalition (1999); Group Delta Consultants (2000); North County Transit District Corrsp (2000); City of Encinitas Corrsp (2000)
- Bolsa Chica Decision Corresp, roundtable notes (1999)
- Parking Enforcement Daily Log, July-December 1995
- Animal Control Services extension from SD County Corresp (2002)

Records Prepared / Inventoried By: <u> A Kay Vinson </u>	Signature: _____	<u> 1-25-21 </u> Date
Department Head _____	Signature: _____	_____ Date
City Clerk/Custodian of Records _____	Signature: _____	_____ Date
City Attorney _____	Signature: _____	_____ Date

LIST OF RECORDS TO BE DESTROYED

The records listed below are scheduled to be destroyed, as indicated on:

List reference pages of Retention Schedule Sections/Pages CW4

City Clerk – Legal Info, Code Section: GC §34090_____

Documents Below Have Been Reviewed and Approved For Destruction:

CITY MANAGER DEPT

- Alarms, Security (1997-1998): Correspondence re. false alarms, violation notice; other city false alarm notices; Staff reports
- Train Station Dedication Correspondence (1995-1996)
- Cost of Services Study Report (1995); Allocation Factors 2001-2003); Cost Recovery Study (2003)
- Redevelopment/Housing Element Litigation: Correspondence (1991-1992); Mackay, Franco, Quiroz vs. City, Case No. N48644, Answer to Complaint; Legal Aid Society (1990)
- Sheriff Dept. Crime Activity Reports/Correspondence (1987-1992); Deputy Daily Log (1986)
- Chart House correspondence/meeting notes (1993)
- Beachwalk correspondence (1989-1990)
- Casa Blanca Hotel correspondence (1989)
- Argo Stone, 415 S. Cedros correspondence re. business dispute (1989-1991)
- Lomas Santa Fe Deli, 117 Lomas Santa Fe correspondence re. seating/parking (1993)
- William Lewis 32 space parking lot correspondence (1993)
- Sanchez, 748 Ida Ave., building permit correspondence (1994)
- Turf Motel Site Mixed Use, 621 S. Highway 101 correspondence (1993)
- White, 525 Seabright Lane correspondence (1991)
- Beckman, 623 San Julio re. curb, gutter, sidewalk correspondence (1993)
- Moore Condominium Project correspondence (1990)
- Ocheltree, 148 Marine View Ave. correspondence (1991)
- Second Call Police Protection Services correspondence (1992)
- Gang Issues correspondence, presentations, information (1989-1990)
- Problem Oriented Policing presentation/correspondence (1992)
- Special Enforcement Detail Underwater Search and Recovery Unit correspondence (1992)
- We Tip Program correspondence/information (1992)
- Solana Beach Station Grade Separation Ceremony (1996-1999) correspondence, newspaper articles
- Guittard, 326 S. Nardo correspondence (2000)
- Texaco Station, 706 Lomas Santa Fe correspondence (2000-2001)
- Tangaroa Estates correspondence (1998)
- Keystone Communities, 838 S. Cedros, retaining wall correspondence (1997)
- Laisney, 405 S. Granados Ave remodel correspondence (1998)
- Surfride Retail Store, 325 N. Highway 101 correspondence (1998)
- N. Rios developments/demotion correspondence (1995-1998)
- Kaypro Property correspondence; Staff Report re. referendum election 11-4-1997; Costco information (1990-1997)
- Marine View, Eric & Suellen Lodge correspondence (2000)
- Residential Care Facility, Marine View & Genevieve correspondence (2000-2001)
- Bikeway Class II, Lomas Santa Fe (Hirmez/SANDAG) (1988-2003) correspondence, Staff reports, funding allocations
- Tree Programs-Adoption/Planting & Studies (1995-2003): Replanting of Torrey Pine Trees/Marker Dedication; Adopt-a-Tree Program; Linear park photos, articles, flyer, correspondence
- Linear Park Design, Phase I: Staff reports, agendas, construction requires, correspondence, photos, working papers (1996-2001)
- Linear Park/NCTD Funding (1996-2000): Staff reports, correspondence, invoices, grant expenditures, Lomas Santa Fee grade separation punch list; Addendum to MOU with NCTD copy; MOU with NCTD copy
- Road Closes/4th of July (1999-2002): Resident Permits, Correspondence

Records Prepared / Inventoried By: <u> A Kay Vinson </u>	Signature: _____	<u> 1-25-21 </u> Date
Department Head _____	Signature: _____	_____ Date
City Clerk/Custodian of Records _____	Signature: _____	_____ Date
City Attorney _____	Signature: _____	_____ Date

LIST OF RECORDS TO BE DESTROYED

The records listed below are scheduled to be destroyed, as indicated on:

List reference pages of Retention Schedule Sections/Pages CW-3, CW-4

City Clerk – Legal Info, Code Section: G.C. 34090 and 34090.7

Documents Below Have Been Reviewed and Approved For Destruction:

LEGAL DEPT Working Files

- The Gas Company (Southern California Gas Company/SDG&E) Franchise: 1995 - 1996 Correspondence, Draft Ordinance Granting Franchise, Draft Resolution-Notice of Intent 1993, Procedure for Acquiring a Franchise pursuant to the Act of '37, disk with franchise, Caltrans letter, procedures, resolution, Gas Co. checklist
- Bluffs: Correspondence 2000-2001; White Paper (2000) by U.C. Berkeley re. Seawalls, Seacliffs, Beachrock; Release (2001) from California Resources Secretary Announcing New Approach to Fighting Coastal Erosion; The Protection of California's Coast: Past, Present & Future by Griggs, UC Santa Cruz; CalBeach Advocates Correspondence 2001 & Meeting hand notes; Release from the Zumbun Law Firm (4-25-01) California Coastal Commission Held Unconstitutional; EIR Scoping Comments re. Corn/Scism Case No. 17-00-25 (2001); SD Union Tribune newspaper article 5-4-2001;
- Eminent Domain/Pleading **Forms** Working File; Condemnation Forms
- SANDAG Fair Share Housing Allocation memorandum (1992); G.C. 65570
- Dig Alert – CD with Legal Complaint blank form and blank letter (2003)
- Contract Review checklist blank form
- Emergency Procedures Handbook for City Attorney's Ofc; Memo BB&K re. legal issues recent fires (2003) & request for public assistance form
- Emails re. Highway 101 project agreement (2005) reimbursements, disputes, subcommittee meeting, indemnity
- Emails re. interim mitigation fees (2007)
- Parking Enforcement Daily Log, July-December 1995
- Correspondence: City of Carlsbad v. County of San Diego – Booking Fee Litigation Settlement Agreement (1994);
- Litigation Correspondence: City of Carlsbad v. County of San Diego – Booking Fee Litigation Settlement Agreement (1994); Corn/Scism 311-319 Pacific notes re. Answer to Petition for Writ of Mandamus and Complaint for Declaratory and Injunctive Relief (2001); Encinitas Patrol Station Beach Patrol Final Report (1994); Instructions for Lawsuits to Prohibit Harassment (2001); Correspondence re. Church/Office at 531 Stevens Ave. West (2001-2002); Correspondence Community Housing of North County re. Affordable Housing Project (1999); California Housing Finance Agency Affordable Housing Connections Publication 1999; Solana Beach v. Leon Perl Case No. NC 149427 Copy of Settlement Agreement and Release (1993) and Correspondence re. Mackay Judgment/Perl Settlement (1998); Correspondence to Redevelopment Agency re. Restructuring San Dieguito H.S. District Payment Obligation (1998); Corresp re. Viability of Redevelopment Agency (1997-1999); PMW Associates Report re: Redevelop Agency Viability (1997); Redevelopment Plan by Rosenow Spevacek Grp (1990); RDA Tax Increment Negotiations (1997-1998)
- Property Tax Allocation/Litigation: SB 1046 Correspondence (1992); Cities of Encinitas/Solana Beach vs. SD County & LAFCO, Case No. 627435 Notice of Hearing on Demurrer, Interrogatory Responses, Opposition, Denial of Summary Judgment, Motion for Judgment, Order Granting Relief, Points & Authorities, William Keller Declaration, and Correspondence/Hand Notes (1990-1992); City of Highland/County of San Bernardino denial for rehearing correspondence (1991-1992)
- Silverado Apartments, correspondence and copy of agreement with SD County re. housing for elderly households, 2004
- Underground Utility Districts – Correspondence and draft City policy no. 13, 2004
- Stormwater Program draft fee study report, 2004
- City Attorney Opinion re. Ordinance No. 357 re. floor area ratio, 2007
- Attorney Working file and correspondence (labeled Rosa Street Bridge contract dispute)
- Confidential correspondence re. at-will status, 2002 / Agreement for Special Services with Liebert Cassidy Whitmore re. investigation of department head, 2002 / Liabilities Associated with continuing Redevelopment agency, 1999 / Protest of conditions in reso 2004-97 re. shoreline policy / Prevailing Wage Language, 2004 / License agreement for Coastal Rail Trail, 2004 / Draft second amendment to agreement for use of portions of railroad right-of-way / Policy re. sharing confidential information with member agencies, 2004 / Special contract provisions re. prompt payment of funds withheld to subcontractors / Draft agreement with Harker for curb, gutter & pavement patching, 2005 / Cancellation Notice of CATV Franchise Bond – Daniels Cablevision, 2001 / San Elijo Water Reclamation Advisory Committee Final Report dated 1988, 2003 / Offer to Purchase Real Property and Improvements, 635 South Highway 101 copy, 1992 / Ricochet networks information, 2003 / Reimbursement agreement No. 92 with Old Salt Company for traffic signal at Lomas Santa Fe Drive & Rios Ave, 1998 / Rosa Street Pedestrian Bridge work, 2004
- Attorney Working files and correspondence
- Park Station 23-lot subdivision on N. Cedros Ave. 2003/ Sillstrop covenant, 2004 and Resolution 2001-13 / Draft Memo re. amended settlement amgt and judgment re. MacKay, 1992 / Community Housing Works regulatory amgt with Poway copy, 2004 / Draft Declaration of covenants, conditions and restrictions (occupancy and income) / corresp w/City of San Diego re. Transportation Treatment & Disposal of Sewage, 2006 / Sample Waste Diversion Program, 2004 / CA Regional Water Quality Control Board Directive re. Channel Maintenance, 2004 / Daley & Heft corresp re. Solana Beach Flooding, Stevens Creek, 1997, 1998 and 2004 / Attorney relationships with other municipal actors, 2004 (retiree health benefits folder) / Health Benefits for Retirees, 2004; Capping PERS health insurance for annuitants, 2004; change in retiree benefits, 2004 / Coastal Commission – Solana Beach Bluffs, 2004; Malibu website re. LCP implementation suspension, 2002 / Gun control research, 1997-1998 / Housing Element research & corresp, 2005-2008 / Law – Correspondence re. Coastal Bluffs/Retention Devices, CEQA code sections/research, 1992-2000

Records Prepared / Inventoried By: <u>A Kay Vinson</u>	Signature: _____	Date: <u>2-2-21</u>
Department Head <u>Johana N. Canlas</u>	Signature: _____	Date: _____
City Clerk/Custodian of Records <u>Angela Ivey</u>	Signature: _____	Date: _____
City Attorney <u>Johana N. Canlas</u>	Signature: _____	Date: _____

LIST OF RECORDS TO BE DESTROYED

The records listed below are scheduled to be destroyed, as indicated on:

List reference pages of Retention Schedule Sections/Pages CC1, CC5, CC6, CC11, CW1, CW3, CW4, CW5, AD/HR8
 City Clerk – Legal Info, Code Section: _____

Documents Below Have Been Reviewed and Approved For Destruction:

Engineering Records

- Traffic Collision Reports - Accident Reports – (1987-1997)
- Traffic/Speed Study by Linscott, Law & Greenspan (1997) Superceded by 2002 Report
- Traffic Safety Chronological Log and Traffic Safety Chronology by Subject Log (1991-1999)
- Caltrans Traffic Impact Study (January 2001)
- Glenmont Ave Stealth Survey – Speed Survey (June 2004)
- Traffic Technical Advisory Committee (TTAC) Agendas and Meeting Minutes by Katz, Okitsu & Associates (2003-2006)
 - Traffic Investigation
 - Interoffice correspondences regarding TTAC Items
 - Correspondences with residences regarding traffic related items such as restriping, installation of stop signs, school neighborhoods,
 - Highway 101 Traffic Calming Concept Study
 - Photo Enforcement Information

Records Prepared / Inventoried By: <u>Vanessa Rivera</u> Prepped/Verified by Kay Vinson 1-28-21	Signature: _____	8/15/19 <u>1/28/21</u> Date
Department Head: <u>Mo Sammak</u>	Signature: _____	8/15/19 Date
City Clerk/Custodian of Records _____	Signature: _____	_____ Date
City Attorney _____	Signature: _____	_____ Date

LIST OF RECORDS TO BE DESTROYED

The records listed below are scheduled to be destroyed, as indicated on:

List reference pages of Retention Schedule Sections/Pages __CC-9

City Clerk – Legal Info, Code Section: _____CG 34090 -2 years, CCP 337_____

Documents Below Have Been Reviewed and Approved For Destruction:

Planning / Community Development Records

Returned Mail - Private Project Public Hearing Notices

ADDRESS	CASE NO	APPLICANT NAME/BUSINESS
212 S. Cedros Ave	SDP 608	Brixton Cedros, LLC
781 E. Solana Circle	17-16-42	Linda Corsetti
197-201 Pacific Ave	17-15-24	Robert Monroe and Norton Sloan
118 S. Cedros Ave	17-15-12	Adam Carruth
216 Ocean St.	17-16-10	Larry and Audrey Jackel
517 & 521 Pacific Ave	17-15-43	Ronald Lucker and David Winkler
424 Via de la Valle	80-90-28 & 17-12-33	Calvary Lutheran Church
437 S. HWY 101	17-15-40	Muller-Beachwalk (Alfonso's)
437 S. HWY 101	17-13-37	San Diego BeerWorks
533 Lomas Santa Fe	17-05-22	San Dieguito Boys & Girls Club
731 Avocado Place	17-15-44	Alex and Truc Harris
200 Marine View Ave	17-16-19	Verizon Wireless
100 Border Ave	17-16-17	Verizon Wireless
1505 Lomas Santa Fe	17-16-15	T-Mobile c/o Crown Castle
475 Pacific Ave	17-15-28	Roger Mansukhani
336 N. Granados	17-10-19	Mark and Michelle Kadden
360 N. Granados	17-10-20	Ron and Robyn Reis
130 S. Granados	17-06-32	Timothy & Ann McCormick
130 S. Granados	17-08-17	Tim & Ann McCormick
712 Stevens Ave.	17-12-09	COSB Boys & Girls Club of San Dieguito
447 S. Sierra Ave.	17-12-11	Solana Beach and Tennis Club
475 Marview Lane	17-12-07	Louis Miscioscia
455 E. Cliff St.	17-12-06	Donald Davis and Lesa Heebner
742 N. Granados Ave.	17-12-05	Ann Schall
1505 Lomas Santa Fe	17-09-21	Clearwire US LLC

Records Prepared / Inventoried By: <u> Kay Vinson </u>	Signature: _____	1-28-21 Date
Department Head <u> Joe Lim </u>	Signature: _____	_____ Date
City Clerk/Custodian of Records <u> Angela Ivey </u>	Signature: _____	_____ Date
City Attorney <u> Johanna N. Canlas </u>	Signature: _____	_____ Date

LIST OF RECORDS TO BE DESTROYED

The records listed below are scheduled to be destroyed, as indicated on:

Reference pages of Retention Schedule Sections/Pages CC1, CC5, CC6, CC11, CW3, F3, F/MS-3, MS-1, MS-2
 City Clerk – Legal Info, Code Section: GC §34090, CA - CCP 337, GOV 945.6(a)(2), HSC 1797.182, GC 945.6(a)(2)

Documents Below Have Been Reviewed and Approved For Destruction:

Records of Multiple Depts: Clerk, Legal, Code, Fire

City Clerk Records:

- June 6, 2006 Primary Election – Proposition E Beach Area Benefit Transient Occupancy Tax – proposition documents (arguments, proofs, Corresp, impartial analysis) County invoice/refund, copy election results, notices of election
- Party demographics report 10-27-04 / Corresp – 2010 – 2018 / CPI calculation re. contribution limit, 7-14-10 / Election Costs – invoices, Corresp (1997-99, 2000, 2010) / Campaign filing Corresp – 2008
- August 26, 2008 Tri-City Healthcare District Special Mail Ballot Election – copy of sample ballot
- March 6, 2007 Special Municipal Election – Prop. A Ord. 357 – Working papers: Corresp, invoices, refund, election notices, impartial analysis, arguments, unofficial results, draft sample ballot, translations.
Referendum submittal re. Ord. 349, signature withdrawals, election calendar, signature tally, Corresp, certificate of petition sufficiency, precinct info
- November 4, 2008 General Municipal Election – working papers: ballot information, copy certificate to cancel election, notices, Corresp, invoices, affidavit of publication, calendar, Candidate documents: internet permission checklists, signs, nomination paper, 700 copy, receipt, Corresp, ballot designation, candidate statement, ballot designation) precinct info
- June 8, 2010 Primary Election – Proposition L re. Business Tax – calendar, signatures required for petition, ballot information, arguments, Corresp, proofs, impartial analysis
- November 2, 2010 General Municipal Election – precincts, calendar, history of County mail ballot turnout (1980-2009, internet), signature requirements, Candidate documents (nomination petition, signs, code of fair campaign practices, candidate statement, receipt, checklist), Corresp, articles, refund payment request
- November 6, 2012 General Municipal Election – Candidate documents, election info spreadsheet, affidavit of publication
- February 11, 2014 Special Municipal Election – Prop B, Fletcher Cove Community Center – receipt, # pf registered voters / November 4, 2014 General Municipal Election – calendar, Candidate documents, Corresp, invoice, committee spreadsheet, article / November 8, 2016 General Municipal Election – Unsuccessful Candidate documents
- November 6, 2018 General Municipal Election – Unsuccessful Candidate documents / Litigation – Estate of Sherwin v. Office Depot, Inc. 2013-2014
- Notices Received: Bankruptcy case notices (non-City) May 2010 – April 2018 / Public Utility Notices: - SDG&E 2008-2018, AT&T 2012, Area Code 2016, PG&E Decision & Rule Making 2014, Notice of Availability 2013 / Notices: Lands Commission 2013, Encinitas re. SEJPA 2011, Home Finance Authority Clean Energy Prog 2017

City Attorney Records

- Cannabis Initiative 2018 (2020 ballot) – notes, land use plan statistical summary, confidential memo of salient points, municipal code section 17.60.190, initiative measure, Corresp
- View Assessment Commission - Agenda Meeting Notes, Corresp 2015-2017
- Fletcher Cove Community Park Initiative – Corresp, Notes & Memos, Council Use Policy

Code Enforcement Records

Notices of Violation & Invoices – Excessive False Security Alarms 1999 & 2005 / Taxi Operator Permit/Dial-a-Cab – Corresp, checklists, applications, fares, copies of drivers' licenses, vehicle inspection, registration, insurance certificate, taxi operator permit, odometer inspection report, background investigation information, driver identification card, 1995-2007 / Parking Enforcement Daily Log, July-December 1995 / Parking Violation Hearing Disposition 2001; DMV Removals 2004; Corresp 2001; Ticket Wizard DMV Registration Activity Report 2004

Fire Dept Records

Junior Lifeguard file – program flyers 1996 & 1997; Turtleguard Prof Services Agmt copy 2003; Corresp 1995-2000; Budget Information 1992-2000 / Other Department phone numbers 2001/ Drill Report Forms 1997 / Fire information file

Records Prepared / Inventoried By: <u> Kay Vinson </u>	Signature: _____	<u>1-26-20</u> Date
Department Head <u> Angela Ivey </u>	Signature: _____	_____ Date
City Clerk/Custodian of Records <u> Angela Ivey </u>	Signature: _____	_____ Date
City Attorney <u> Johanna N. Canlas </u>	Signature: _____	_____ Date

LIST OF RECORDS TO BE DESTROYED

The records listed below are scheduled to be destroyed, as indicated on:

Reference pages of Retention Schedule Sections/Pages CC1, CC5, CC6, CC11, CW3, F3, F/MS-3, MS-1, MS-2
City Clerk – Legal Info, Code Section: GC §34090, CA - CCP 337, GOV 945.6(a)(2), HSC 1797.182, GC 945.6(a)(2)

Documents Below Have Been Reviewed and Approved For Destruction:

2006-2007: Opportunities for Cooperative effort; Overtime Policy; Promotional Requirmts; FireRMS release notes / San Diego Medical Services Ent, Response Time Exemption Request, 2003 / Corresp: Federal Local Law Enforcement Block Grant Funding (1997-1998) / FIRESCOPE Communications Corresp (1996); CA Office of Emergency Services Corresp re. White Fire Frequencies and Questionnaire (1995-1997) / Emergency Operations Center equipment – equip receipts 2006 / Emergency Operations Center file: Corresp 2006; Out of Zone Strike Team Leaders; Reservoir Status 2006; Fire Chiefs EOC training materials 2007; Full Scale Exercise & Participant Handbook / 2005; Corresp 2005; CERT flyer

Records Prepared / Inventoried By: <u> Kay Vinson </u>	Signature: _____	<u>1-26-20</u> Date
Department Head <u> Angela Ivey </u>	Signature: _____	_____ Date
City Clerk/Custodian of Records <u> Angela Ivey </u>	Signature: _____	_____ Date
City Attorney <u> Johanna N. Canlas </u>	Signature: _____	_____ Date

LIST OF RECORDS TO BE DESTROYED

The records listed below are scheduled to be destroyed, as indicated on:

List reference pages of Retention Schedule Sections/Pages CC4, CW3, CW4

City Clerk – Legal Info, Code Section: GC §34090, GC §34090.7, 34090.

Documents Below Have Been Reviewed and Approved For Destruction:

LEGAL DEPT Working Files

- 001 BRECHTEL STAFF REPORT - Prop T Analysis
- 001 HOUSING ELEMENT - attorney/client correspondence
- 001 I.D. THEFT: FTC RED FLAG RULES
- 001 NORTH COUNTY TRANSIT DISTRICT - Emails/Memoranda, 2007-2008
- 001 LOBBYING CERTIFICATION
- 001 ELECTION - NOVEMBER 2010
- 001 COX FRANCHISE AGREEMENT
- 001 FIREARMS REGULATION AND GUN RESEARCH
- 001 AFFORDABLE HOUSING IMPACT STUDY - Economic Study of Affordable Housing Needs – Drafts
- Misc. Litigation - Coalition of Concerned Owners - Del Mar Beach Club v. Del Mar
- NCTD - Solana Beach Plaza
- PUBLIC RIGHT-OF-WAY ISSUES - 12-29-10 email to City Attorney list serve re. fiber optic cables in public right-of-ways
- 100.1 CITY ATTORNEY - Opinion Firefighter Class B License Liability; Legal Services Agreement; Election Code Violations
- 001.3 City Council Commissions – Shoreline Planning; Council Appointments
- 001.3 View Assessment Commission
- 001.3 Council ADA Policy
- 100.4 DEVELOPMENT FEE MEMO, Potential Return of Unspent Development Fees by Johanna N. Canlas 2010
- FELKER PROPERTY, 258 South Nardo Ave., 2009
- FLETCHER COVE MASTER PLAN
- FLOWER HILL PROMENADE
- GATEWAY RESORT PROJECT file
- HOCK, PAUL PROPERTY, 318 S. Nardo, Subdivision, DRP Project Application, 2010
- LANDSCAPE ORDINANCE – MODEL
- Conflict of Interest, attorney/client correspondence
- SOLANA BEACH SELF STORAGE
- SOLANA HIGHLANDS PROJECT
- TITLE 17 AMENDMENTS
- GENERAL PLAN, 2008
- TRAIN STATION MIXED USE PROJECT, Cedros Crossing, 2005-2008
- AB 32

Records Prepared / Inventoried By: A Kay Vinson Signature: _____ 2-1-21
Date

Department Head Johanna Canlas Signature: _____
Date

City Clerk/Custodian of Records Angela Ivey Signature: _____
Date

City Attorney Johanna Canlas Signature: _____
Date

LIST OF RECORDS TO BE DESTROYED

The records listed below are scheduled to be destroyed, as indicated on:

List reference pages of Retention Schedule Sections/Pages CC4, CW3, CW4

City Clerk – Legal Info, Code Section: GC §34090, GC §34090.7, 340090.6

Documents Below Have Been Reviewed and Approved For Destruction:

LEGAL DEPT Working Files

- Emails re. USES OF peg funds
- Utilities Subcontracting, Utility Undergrounding, Utilities - Lomas Santa Fe Country Club HOA, Utilities - Surf & Turf Wireless
- 001.5 CITY MANAGER, General Matters, Compensation, Memos
- Wireless Telecom Facilities
- Background Material for Possible Future Ordinances, Density Bonus, Golf Cart, Electric Personal Assistive Mobility Devices (EPAMDs), Purchasing Ordinance, View Assessment Commission, Parking Ordinance Research
- Robert Simon & Myra Fleischer - 404 Santa Helena
- 620 San Julio - Grading Violation
- Seascape Condos I - 675 S. Sierra Ave.
- Referendum Correspondence, Notes & Memos, City Documents, Research-Elections, Draft Ordinance/Resolution, Paid Bills
- 035 David King/Janet Leech, 908 Valley Ave., Unpermitted Retailing Walls, Correspondence, Client Documents, Paid Bills, Case File - Structural Evaluation/Pictures
- 036 Jake Lalley, 927 Highland Ave. Case File, Correspondence, Paid Bills
- 037 Michael & Kimberly Lekse, 917 Highland Ave., Zoning Enforcement/Illegal Retaining Wall Case File, Staff Input, Public Notice Package, Map
- 039 Condo Hotel, Client Documents, Research, Attorney Notes & Memos, Correspondence, Ordinance & Issues, Research

Records Prepared / Inventoried By: A Kay Vinson Signature: _____ 2-1-21
Date

Department Head Johanna N. Canlas Signature: _____
Date

City Clerk/Custodian of Records Angela Ivey Signature: _____
Date

City Attorney Johanna N. Canlas Signature: _____
Date

LIST OF RECORDS TO BE DESTROYED

The records listed below are scheduled to be destroyed, as indicated on:

List reference pages of Retention Schedule Sections/Pages CC4, CW3, CW4
 City Clerk – Legal Info, Code Section: GC §34090, GC §34090.7, 34090.6

Documents Below Have Been Reviewed and Approved For Destruction:

LEGAL DEPT Working Files

- 039 Condo Hotel - Covenants, Conditions & Restrictions, Attorney Notes, Correspondence, Initial Study Environmental Checklist, Research & Report
- 041 DRP ISSUES - DRP Findings, Issues - Attorney Notes & Memos, Client Documents, Research, Correspondence
- 056 McLeod Development Agreement, Draft Letter of Offer
- 074 - Daniel & Wendy Braff - Personal Injury
- 074 - Santa Fe Hills HOA Abatement of Public Nuisance
- 077 – Pozo Rica Claims - Correspondence, Notes & Memos, Map
Toyo Schenkel/Maria Gibson Claim; Jean R. Collins Claim; Nancy Snyder Claim; Richard Allamon Claim
- 081 - I-5 NORTH COAST CORRIDOR
North Coast Corridor Project Binder
Keyser Marston Assoc. Invoices, S. Sierra Parking Lot, I-5 North Coast Corridor
Correspondence. Dept. of Transportation, SD Office
North Coast Corridor Draft
- 082 Land Use Element, Reso 94-69, Land Use Element
- Community Development, Public Art Policy
- 088 MARIJUANA DISPENSARIES INITIATIVE, 2012
Correspondence, Notes, Articles; Staff Reports; Memorandums; Research; Client Documents: Summary of CA Medical Marijuana Laws
- 089 MURK V SOLANA BEACH – Correspondence, Bound Documents - Appeal of Denial of SDP #573
- 091 Plastic Bag Reduction

Records Prepared / Inventoried By: <u>A Kay Vinson</u>	Signature: _____	<u>2-1-21</u> Date
Department Head <u>Johanna Canlas</u>	Signature: _____	_____ Date
City Clerk/Custodian of Records <u>Angela Ivey</u>	Signature: _____	_____ Date
City Attorney <u>Johanna Canlas</u>	Signature: _____	_____ Date

LIST OF RECORDS TO BE DESTROYED

The records listed below are scheduled to be destroyed, as indicated on:

List reference pages of Retention Schedule Sections/Pages CW5

City Clerk – Legal Info, Code Section: CCP§337 et seq; GC §34090

Documents Below Have Been Reviewed and Approved For Destruction:

Community Development - Planning

RETURNED MAIL NOTICES

- AAT Solana 101 Project
 - Notice Draft Environmental Impact Report, returned mail approx.150 pieces 7-1-2015
 - Notice – Structure Development Permit Request, 13 pieces returned mail, 1-26-2015
 - Receipt copy \$600. 2-3-15
 - Correction Notice, returned mail approx. 100 pieces, 1-26-2015
- Eric & Michelle Carlborg – Notice Structure Development Permit Request, 3 pieces returned mail, 2-16-2016
 - Notice of Public Hearing, 3 pieces returned mail, 3-8-2017
- Amar Arora & Danielle Aretz – Notice Structure Development Permit Request, 4 pieces returned mail, 3-13-2017
 - Notice of Public Hearing, 2 pieces returned mail, 4-26-2017
- Shai & Rebecca Cherry – Notice of Public Hearing,1 piece returned mail, 8-23-2017
 - Notice Structure Development Permit Request, 2 pieces returned mail, 6-19-2017
- Jonathon & Rebecca Collopy – Courtesy Notice of Development, 1 piece returned mail, 3-23-2-2017
 - Notice of Public Hearing, 1 piece returned mail, 4-26-2017
- Cori & Adam Daniels – Notice Structure Development Permit Request, 9 pieces returned mail, 7-10-2017
 - Notice of Public Hearing, 7 pieces returned mail, 8-23-2017
- James & Emily Blake – Notice of Public Hearing, 2 pieces returned mail, 1-11-2017
 - Notice Structure Development Permit Request, 4 pieces returned mail, 12-19-2016
- Sara Huzer & Christopher Coelho – Notice of Public Hearing, 1 piece returned mail, 5-10-2017
 - Notice Structure Development Permit Request, 3 pieces returned mail, 4-14-2017
- Erin & Mat McBriar – Notice of Structure Development Permit Request, 11 pieces returned mail, 5-15-2017
 - Notice of Public Hearing, 16 pieces returned mail, 6-14-2017
- Joel & Nicole Meredith - Structure Development Permit Request, 1 piece returned mail, 3-15-2017
- Robert Monroe & Norton Sloan – Notice of Public Hearing, 8 pieces returned mail, 9-12-2017
- Solana Beach School District – Courtesy Notice of Development, 6 pieces returned mail, 6-23-2017
 - Courtesy Notice Withdraw of Development, 7 pieces returned mail, 7-10-2017
- Stephen Beck – Notice of Public Hearing, 13 pieces returned mail, 3-14-2018
 - Notice of Structure Development Permit Request, 13 pieces returned mail, 2-22-2018
- Michael Drapkin – Notice of Public Hearing, 17 pieces returned mail, 12-12-2018
 - Structure Development Permit Request, 25 pieces returned mail, 10-15-2018
- Annie Dunne – Structure Development Permit Request, 5 pieces returned mail, 12-13-2018
- Winners Circle Resort – Notice of Public Hearing, approx. 75 pieces returned mail, 11-13-2018
 - Structure Development Permit Request, 62 pieces of returned mail and mailed envelopes, 9-28-2018
- T-Mobile – Public Hearing Notice, 28 pieces returned mail, 1-17-2018
 - Notice of Public Hearing, 28 pieces returned mail, 12-12-12
 - Courtesy Notice of Development, 23 pieces returned mail, 10-29-2012
- San Elijo Lagoon Conservancy – Notice of Public Hearing, 31 pieces returned mail, 2-28-2018
- Raymundo Sandoval – Notice of Public Hearing, 1 piece returned mail, 1-11-2018
- Orville Power/Seaview FA, LLC – Notice of Public Hearing, 10 pieces returned mail, 8-28-2018
- Orville Power/Seaview FA, LLC – Notice of Public Hearing, 18 pieces returned mail, 7-11-2018
- Ryan & Minhthy Meineke – Notice of Public Hearing, 19 pieces of returned mail, 9-26-2018
- Melinda Lou Kelley – Notice of Public Hearing, 4 pieces returned mail, 1-23-2019
 - Structure Development Permit Request, 6 pieces returned mail, 10-4-2018
- Sven Haynie & Julia Miller – Structure Development Permit Request, 21 pieces returned mail, 2-1-2019
- John Freis – Notice of Public Hearing, 3 pieces returned mail, 9-12-2017
 - Courtesy Notice of Development, 2 pieces of returned mail, 8-21-2016

Records Prepared / Inventoried By: <u>A Kay Vinson</u>	Signature: _____	<u>2-4-21</u> Date
Department Head <u>Joe Lim</u>	Signature: _____	_____ Date
City Clerk/Custodian of Records <u>Angela Ivey</u>	Signature: _____	_____ Date
City Attorney <u>Johanna Canlas</u>	Signature: _____	_____ Date



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: March 10, 2021
ORIGINATING DEPT: City Manager's Department
SUBJECT: **Council Consideration of Santa Fe Christian Schools Request for Approval of a Temporary Use Permit (TUP) Application for Eleven (11) Temporary Modular Buildings Due to COVID-19**

BACKGROUND:

The California Department of Public Health (CDPH) has established guidance for schools and school-based programs in an effort to resume in-person instruction that is critical for kids, families, and communities throughout the state. These guidelines provide a framework to support school communities as they determine how to implement in-person instruction.

Santa Fe Christian Schools (SFCS) has prepared a plan in accordance with the CDPH guidance that allows in-person learning. The plan includes a reduced number of students per classroom. Additionally, SFCS plans to begin construction of Phase 1B (Quad Building) at the end of the 2020-2021 school year which will require removal of structures that are currently being used for classrooms.

This item is before Council to consider conditionally approving SFCS' request to allow the installation and use of temporary buildings for in-person learning during Phase 1B construction that would begin in May 2021 and continue through July 2022.

DISCUSSION:

The purpose of SFCS' request for a TUP is intended to assist with the construction of Phase 1B (Quad Building) while complying with CDPH guidance and safety standards related to in-person student learning during the 2021-2022 school year. SFCS is conducting in-person instruction for the 2020-2021 school year consistent with CDPH guidance and safety standards. According to SFCS representatives, it is unknown as to when, or if, the CDPH guidance and safety standards will be relaxed during the 2021-

CITY COUNCIL ACTION:

2022 school year. As a result, SFCS is moving forward with a plan continuing with the existing standards during the next school year which would require the need to make accommodations during Phase 1B construction. Phase 1B construction requires the demolition of existing buildings that are currently being used for in-person instruction. It is anticipated that Phase 1B construction will be completed prior to August 2022, which is why the Applicant is requesting that the temporary modular buildings be allowed through July 2022.

Staff has reviewed the application and supporting information provided by SFCS. SFCS is proposing to install eleven (11) temporary modular buildings (10 buildings for classrooms and one building for bathrooms) to conduct in-person instruction. The temporary modular buildings would be located on the lower field at the southwest corner of the SFCS campus. The plans comply with the development standards of the Zoning Code and SFCS Master Plan. The temporary modular buildings will also require appropriate building, fire, and engineering permits.

Prior to COVID, SFCS had anticipated filling the existing buildings with students without the need for such temporary modular buildings during Phase 1B construction. With the distancing requirements, however, filling classrooms as originally planned would conflict with CDPH guidance and safety standards. The CDPH safety standards optimally require six (6) feet of physical distancing away from one another, measured from back of chair to back of chair, when chairs are pushed into the desk or table. While there are other safety standards, such as face coverings, the physical distancing requirements would impact the number of students that can physically fit in each classroom.

If the City Council determines that the temporary modular building request is compatible with surrounding land uses, the plan sufficiently protects the rights of adjacent residences and landowners, and the plan minimizes any adverse effects on surrounding properties and the environment, they may conditionally approve the TUP application. Staff is recommending that, should the Council approve the TUP, the use of temporary buildings for in-person instruction be limited from May 2021 through July 2022. A draft Notice of Determination conditionally approving the TUP application has been attached for City Council consideration.

CEQA COMPLIANCE STATEMENT:

An Environmental Impact Report was prepared and approved for all phases of the Santa Fe Christian Schools Master Plan project, and the use of temporary modular buildings due to CDPH COVID guidance is covered by the common sense exemption (15061(b)(3)) that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Therefore, this activity not subject to further California Environmental Quality Act (CEQA) review.

FISCAL IMPACT:

There is no fiscal impact associated with this Staff Report.

WORK PLAN:

N/A

OPTIONS:

- Approve Department recommendation.
- Approve Department recommendation with additional conditions/changes.
- Do not approve Department recommendation.
- Provide alternative direction.

DEPARTMENT RECOMMENDATION:

It is recommended that City Council consider conditionally approving the Santa Fe Christian Schools Temporary Use Permit application for temporary modular classroom buildings.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Draft Notice of Determination – Conditionally Approving SFCS TUP Temporary Classroom Buildings
2. SFCS Portable Classroom Plans



CITY OF SOLANA BEACH

635 SOUTH HIGHWAY 101 • SOLANA BEACH, CA 92075-2215 • (858) 720-2400
www.cityofsolanabeach.org FAX (858) 792-6513

NOTIFICATION OF DETERMINATION

APPLICATION NO.: TUP 21-006

APPLICANT: Rod Gilbert (SFCS Temporary Modular Buildings - COVID)

ADDRESS: 838 Academy Drive, Solana Beach

DESCRIPTION:

The applicant has requested consideration of a Temporary Use Permit to allow eleven (11) temporary modular buildings for in-person instruction due to COVID-19 social distancing guidelines of the California Department of Public Health (CDPH).

ENVIRONMENTAL STATUS: An Environmental Impact Report was prepared and approved for all phases of the Santa Fe Christian Schools Master Plan project, and the use of temporary modular buildings due to CDPH COVID guidance is covered by the common sense exemption (15061(b)(3)) that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Therefore, this activity not subject to further California Environmental Quality Act (CEQA) review.

DECISION: **APPROVED WITH CONDITIONS**

CONDITIONS:

Use of the property in reliance on this temporary use permit includes that the Applicant shall provide for and adhere to the following:

A. Community Development Department Conditions:

- I. Eleven (11) temporary modular buildings for in-person instruction shall be permitted in substantial conformance with the application and plans submitted by the applicant, except where otherwise conditioned or required by subsequent building, fire and engineering permits.
- II. Temporary modular buildings shall be limited to classroom bathroom uses.
- III. The temporary modular buildings shall be allowed from May 2021 through July 2022. This shall include the construction installation and removal of the modular buildings.
- IV. Permits for the installation of the temporary modular buildings shall be obtained from the City of Solana Beach Building, Fire and Engineering Departments.
- V. If lighting for the temporary modular buildings is required the direction of lighting must conform with the City's exterior lighting standards and may be required to be modified at the request of the City Manager or their designee to address light glare. Any such modification must be made by SFCS within 24 hours of such request.

- VI. Light trespass shall not exceed a value of 0.02 foot candles measured in the horizontal or vertical plane at a point five feet inside the adjacent property.
- VII. Removal of the temporary modular buildings shall be done prior to August 1, 2022.
- VIII. Other Regulations and Approvals. SFCS is responsible for maintaining compliance with all other applicable regulations, in general and for their industry, and obtaining any approvals required from other agencies, including, but not limited to, the San Diego County Department of Environmental Health, and shall comply with County Health Department Guidelines for such activities.
- IX. The temporary use permit does not confer any property rights on the Applicant. The City has the right to modify or revoke the temporary use permit for any failure to comply with conditions or any other local, state, or federal regulations by the Applicant. In the event of a failure to comply with conditions or any local, state or federal regulation, modifications to or revocations of the temporary use permit may be made administratively without a hearing and the provisions of Solana Beach Municipal Code (SBMC) relating to revocation proceedings, including but not limited to SBMC Section 17.68.010(L)(3), shall not apply.
- X. EXPIRATION: The TUP for the project will expire on July 31, 2022.
- XI. INDEMNIFICATION AGREEMENT: The Applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgements, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Applicant of any claim, action, or proceeding. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Applicant shall pay all of the costs related thereto including, without limitation, reasonable attorney's fees and costs. In the event of a disagreement between the City and Applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions including, but not limited to, settlement or other disposition of the matter. However, the Applicant shall not be required to pay or perform any settlement unless Applicant approves such settlement.

APPEAL:

Pursuant to SBMC Section 17.72.070, this decision may be appealed to the City Council within 15 days of the date of this decision.

Signed:

Date of Determination:

Joseph Lim, AICP
Community Development Director

PROPERTY OWNER

SANTA FE CHRISTIAN SCHOOL
838 ACADEMY DRIVE,
SOLANA BEACH,
SAN DIEGO, CA 92075
(858) 755-8900

PROJECT TEAM

ARCHITECT
Safdie Rabines Architects
925 Fort Stockton Drive
San Diego, CA 92103
(619) 297-6153

ELECTRICAL/DRY UTILITIES
EPI (The Engineering Partners)
10150 Meanley Dr., Suite 300
San Diego, CA 92131
(858) 824-1761

CIVIL ENGINEER
Kimley-Horn and Associates
401 B Street #600
San Diego, CA 92101
(619) 234-9411

MODULAR/PORTABLE BUILDINGS
Elite Modular
P.O. Box 78447
Corona, CA 92877
(951) 422-2500

GEOTECHNICAL ENGINEER

Geocon Incorporated
6960 Flanders Drive
San Diego, CA 92121
(858) 558-6900

DEVELOPMENT SUMMARY

BUILDING USE:
EXISTING: SCHOOL, ADMIN & SPORTS FIELDS

APPLICABLE BUILDING CODE:
2019 CALIFORNIA BUILDING CODE (CBC)
2019 CALIFORNIA ELECTRICAL CODE (CEC)
2019 CALIFORNIA MECHANICAL CODE (CMC)
2019 CALIFORNIA PLUMBING CODE (CPC)
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA FIRE CODE (CFC)
2019 CALIFORNIA GREEN BUILDING CODE (CALGREEN)

CONSTRUCTION TYPE:
TYPE: N/A

TOTAL FLOOR AREA TO BE DEMO'D:
N/A

TOTAL FLOOR AREA PROPOSED:
10,560 SF (11 TEMPORARY PORTABLES @ 960 SF EACH)

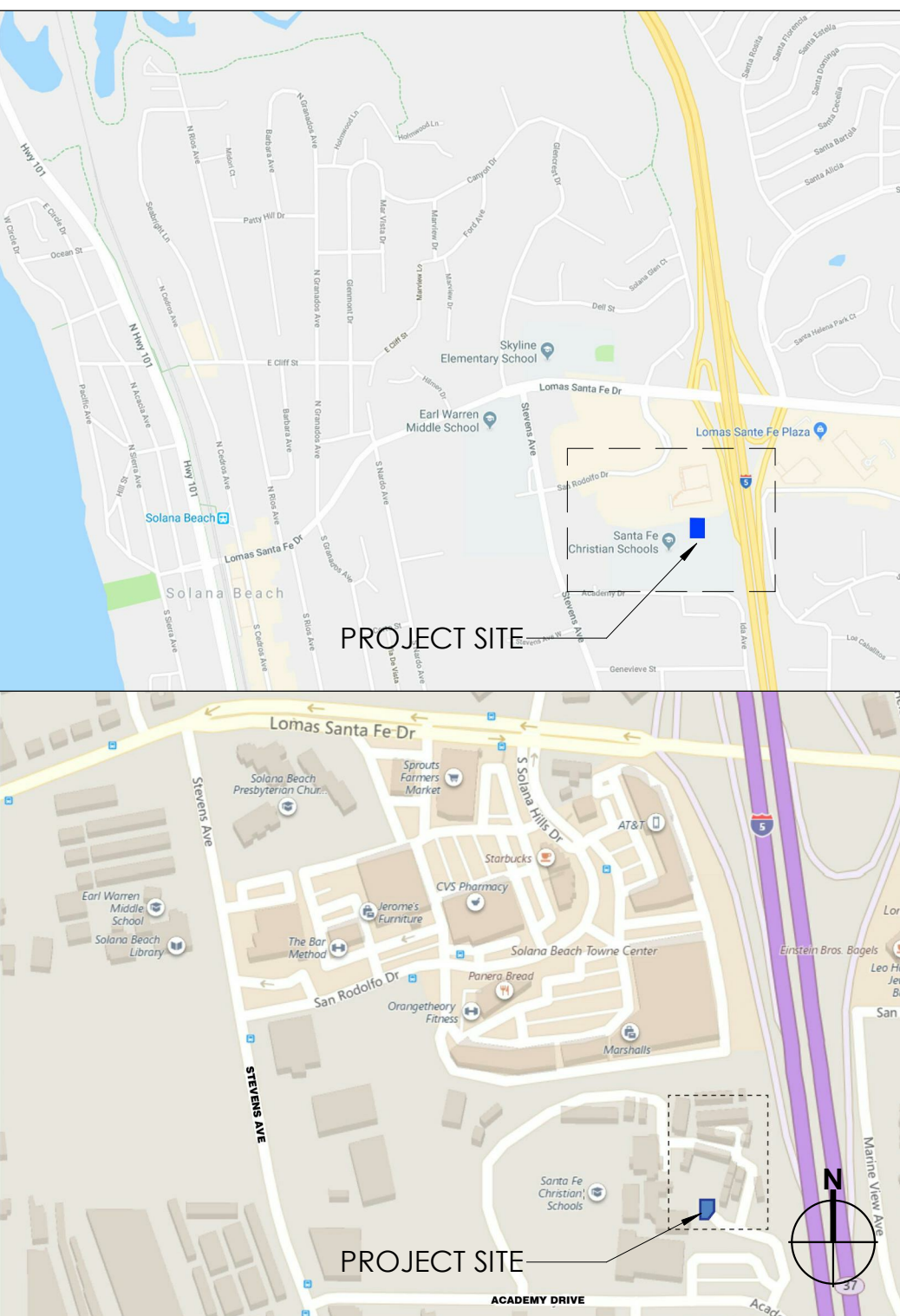
OCCUPANCY TYPE:
E

NUMBER OF STORIES:
1

OCCUPANT LOAD:
48 OCCUPANTS PER PORTABLE

DESCRIPTION OF USE:
10 PORTABLES FOR CLASSROOMS; 1 FOR RESTROOMS

VICINITY MAP



PROJECT/PARCEL INFORMATION

PROJECT SCOPE:
CONSTRUCTION AND SERVICES FOR PORTABLE CLASSROOMS (10) AND PORTABLE RESTROOM (1) ON SOFTBALL FIELD IN THE WEST/SOUTHWEST PORTION OF CAMPUS. SITE IMPROVEMENTS INCLUDE BUT ARE NOT LIMITED TO WALKWAYS, FIRE ACCESS LANE, AND UTILITIES.

PROJECT ADDRESS:
838 ACADEMY DRIVE
SOLANA BEACH
SAN DIEGO, CA 92075

ASSESSOR'S PARCEL NUMBERS:
298-112-29-00, 298-112-30-00

ZONING & OVERLAY ZONES:
MHRd (MEDIUM-HIGH RESIDENTIAL)
HILLSIDE OVERLAY ZONE

LEGAL DESCRIPTION:
PARCEL 1: APN: 298-112-29-00

THE NORTH HALF OF LOT 1, NORTHEAST QUARTER OF THE NORTHEAST QUARTER, SECTION 2, TOWNSHIP 14 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, CITY OF SOLANA BEACH, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED JANUARY 18, 1876. EXCEPT THAT PORTION OF THE NORTH HALF OF LOT 1, NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 14 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, LYING EASTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 2, AS SHOWN ON L. S. MAP NO. 375, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY; THENCE ALONG THE NORTH LINE OF SAID SECTION 2, NORTH 89°06'50" WEST, 279.69 FEET TO A LINE WHICH BEARS NORTH 25°58'24" EAST FROM A POINT BEING AT COORDINATES 7-302, 088.66 FEET AND X-1, 691.37 FEET; THENCE ALONG SAID LINE SOUTH 25°58'24" WEST, 35.54 FEET TO THE LAST SAID POINT; THENCE SOUTH 8°41'11" EAST 175.07 FEET; THENCE SOUTH 16°43'24" EAST, 446.35 FEET; THENCE SOUTH 89°49'37" WEST 227.20 FEET; THENCE SOUTH 0°40'49" WEST 30.00 FEET TO THE SOUTH LINE OF SAID NORTH HALF OF LOT 1; THENCE ALONG SAID LINE, SOUTH 89°19'11" EAST 356.77 FEET TO THE SOUTHEAST CORNER OF SAID NORTH HALF OF LOT 1, AS SHOWN ON SAID L. S. MAP NO. 375.

PARCEL 2: APN: 298-112-30-00

THAT PORTION OF LOT 1, NORTHEAST QUARTER OF THE NORTHEAST QUARTER, SECTION 2, TOWNSHIP 14 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED JANUARY 18, 1876, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID LOT 1, DISTANT ALONG SAID LINE NORTH 89°06'50" WEST 279.69 FROM THE NORTHEAST CORNER OF THE LAND DESCRIBED IN DEED TO THE STATE OF CALIFORNIA, RECORDED NOVEMBER 2, 1961, AS INSTRUMENT NO. 190255 OF OFFICIAL RECORDS; THENCE ALONG WESTERLY BOUNDARY OF SAID STATE LAND, SOUTH 25°58'24" WEST 35.54 FEET; THENCE SOUTH 8°41'11" EAST, 175.07 FEET; THENCE LEAVING SAID WESTERLY BOUNDARY NORTH 3°02'11" WEST 205.30 FEET TO THE POINT OF BEGINNING.

JURISDICTIONAL AUTHORITIES:
CITY OF SOLANA BEACH

EXISTING SITE AREA:
16.31 ACRES (710,424 SF)

SET BACK REQUIREMENTS:
MIN. FRONT SETBACK: 25' - 0"
MIN. SIDE SETBACK: 5' - 0"
MIN. STREET SIDE SETBACK: 10' - 0"
MIN. REAR SETBACK: 25' - 0"

STRUCTURE HEIGHT:
EXISTING: N/A

NUMBER OF STORIES:
EXISTING: N/A

CONDITION OF SOIL:
DISTURBED (PREVIOUSLY GRADED)

SHEET INDEX

01 - GENERAL
G001 PROJECT SHEET INDEX & PROJECT INFORMATION
G002 GENERAL NOTES, SYMBOLS & ABBREVIATIONS
G301 FIRE ACCESS PLAN

02 - CIVIL
C-1 CIVIL IMPROVEMENTS
C-2 FIRE WATER PLAN

04 - ARCHITECTURE
A001 OVERALL CAMPUS PLAN
A101 SITE PLAN - PORTABLE CLASSROOMS

08 - ELECTRICAL
E-001 ELECTRICAL NOTES, ABBREV., SYMBOLS, AND LEGEND
E-101 SITE PLAN
E-102 ENLARGED SITE PLAN
E-201 ELECTRICAL SINGLE LINE DIAGRAM
E-202 PANEL SCHEDULE & VOLTAGE DROP CALCS
E-301 ELECTRICAL DETAILS

09 - PORTABLE
C1 PORTABLE COVER SHEET
A1 FLOOR / ROOF PLAN & INT. ELEVATIONS
A2 EXTERIOR ELEVATIONS & DETAILS
A3 REFLECTED CEILING PLAN & DETAILS
S2 FLOOR FRAMING PLAN & SECTIONS
S3 ROOF FRAMING PLAN & SECTIONS
S4 BUILDING SECTIONS, WALL ELEVATIONS & DETAILS
S6 RAMP PLAN, SECTIONS & DETAILS
E1 ELECTRICAL PLAN SCHEDULES, DETAILS & NOTES
M1 MECHANICAL PLAN, DETAILS & NOTES
CP1 ELITE MODULAR FOUNDATIONS COVER SHEET
WFS-01 STRUCTURAL SPECIFICATIONS WOOD FOUNDATIONS
WF-04 WOOD FOUNDATION PLAN
WFD-01 FOUNDATION DETAILS
SHEET TOTAL: 27

GENERAL NOTES

1. THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING CODE FOUND IN THE STATE OF CALIFORNIA TITLE 24 CCR AS AMENDED AND ADOPTED BY THE CITY OF SOLANA BEACH.
2. THESE PLANS SHALL COMPLY WITH THE 2016 CALIFORNIA BUILDING CODE AND ALL APPLICABLE CITY OF SOLANA BEACH CODES AND ORDINANCES.
3. THE INSPECTOR WILL RECHECK FOR EXPANSIVE SOILS AND/OR GRADING REQUIREMENTS AT THE FIRST FOUNDATION INSPECTION.
4. GENERAL CONTRACTOR TO FIELD VERIFY ALL SITE AND BUILDING CONDITIONS AND NOTIFY THE ARCHITECT IMMEDIATELY UPON FINDING CONDITIONS WHICH ARE NOT INDICATED OR WHICH CONFLICT WITH THE CONSTRUCTION DOCUMENTS.
5. PROVIDE 42"-HIGH GUARDRAIL FOR PORCHES, BALCONIES, DECKS, AND OPEN SIDES OF LANDINGS. MAXIMUM CLEAR OPENING BETWEEN ANY MEMBERS OF THE GUARDRAIL SHALL BE LESS THAN 4".
6. WATER METERS FOR COMBINED DOMESTIC WATER AND FIRE SPRINKLER SYSTEMS SHALL NOT BE INSTALLED UNTIL THE FIRE SPRINKLER SYSTEM HAS BEEN SUBMITTED AND APPROVED BY THE BUILDING OFFICIAL.

ATTACHMENT 2



TEMPORARY PORTABLE CLASSROOMS

OWNER
SANTA FE CHRISTIAN SCHOOLS
838 ACADEMY DRIVE
SOLANA BEACH, CA 92075
P: 858.755.8900
F: 858.755.2480

ASSESSOR'S PARCEL NUMBER (APN)
298-112-29-00
298-112-30-00

SAFDIE RABINES ARCHITECTS

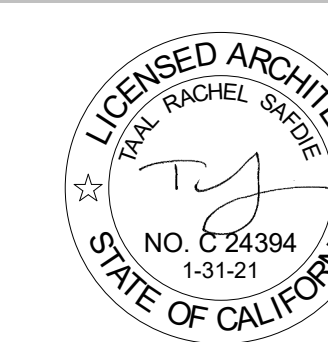
ARCHITECT
Safdie Rabines Architects
925 Fort Stockton Drive
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P: 619.297.6153
F: 619.299.6072
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ELECTRICAL/DRY UTILITIES
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10150 Meanley Dr., Suite 200
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MODULAR/PORTABLE BUILDINGS
ELITE MODULAR
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Corona, CA 92877
P: 951.422.2500

GEOTECHNICAL ENGINEER
Geocon Incorporated
6960 Flanders Drive
San Diego, CA 92121
P: 858.558.6900



REVISIONS

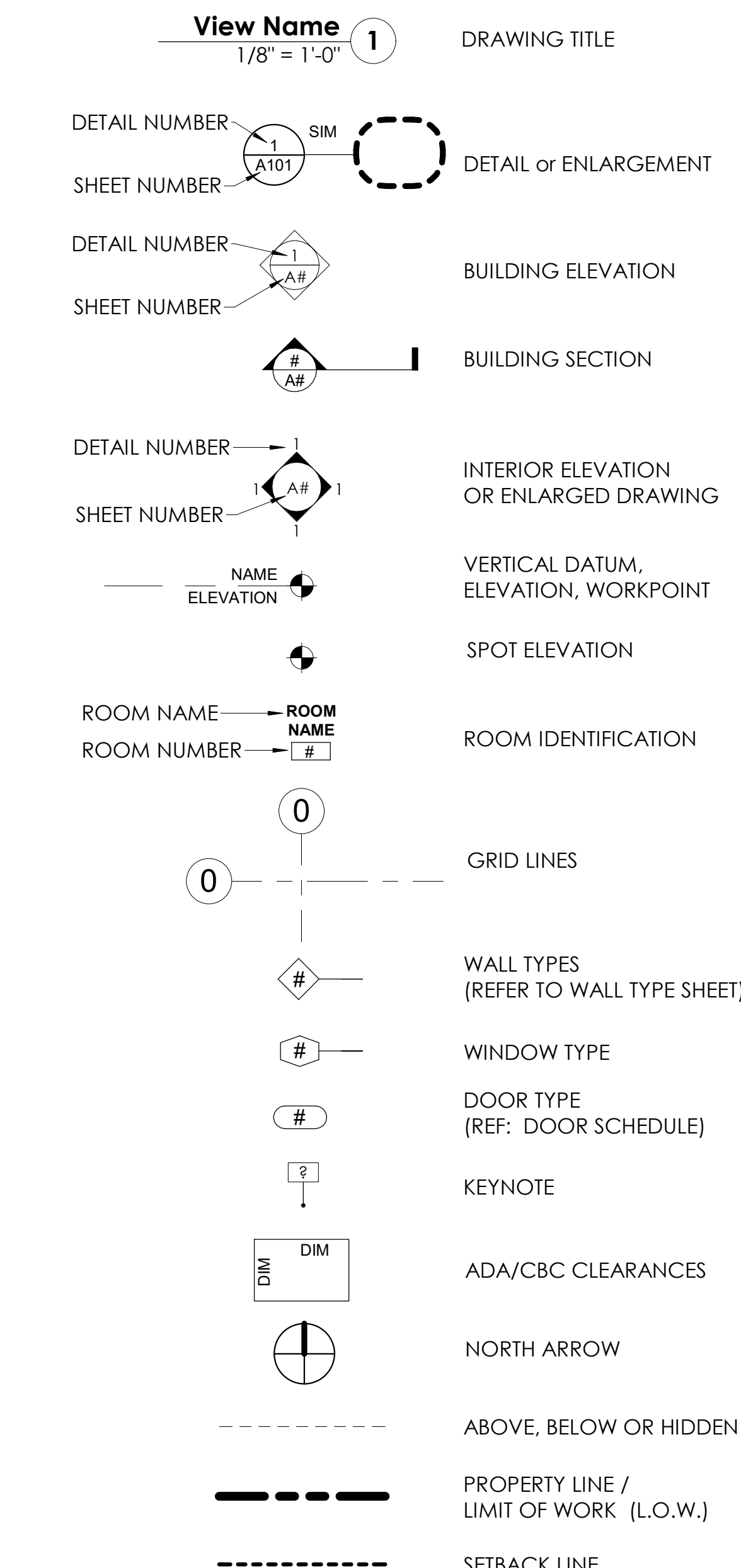
No.	Description	Date
01	Plan Check Submittal	01.07.21

Issue Date 12.07.2020
Scale
SRA Project Number 1816

PROJECT SHEET INDEX & PROJECT INFORMATION

G001

SYMBOLS



ABBREVIATIONS

A.B.	ANCHOR BOLT	D.	DRYER
ABV.	ABOVE	DBL.	DOUBLE
A.C.	ASPHALT CONCRETE	D.F.	DRINKING FOUNTAIN
ACOUS.	ACOUSTICAL	OR	DOUGLAS FIR
A.C.U.	AIR CONDITIONING UNIT	DIA.	DIAMETER
A.D.	AREA DRAIN	DIAG.	DIAGONAL
ADJ.	ADJUSTABLE	DIM.	DIMENSION
AL., ALUM	ALUMINUM	DISP.	DISPENSER
ANOD.	ANODIZED	DN.	DOWN
A.P.	ACCESS PANEL	DR.	DOOR
ARCH.	ARCHITECTURAL	DS.	DOWNSPOUT
		DTL.	DETAIL
		DWG.(S)	DRAWING(S)
BD.	BOARD	E.	EAST
BLDG.	BUILDING	(E.)	EXISTING
BLK.	BLOCK	EA.	EACH
BLKG.	BLOCKING	EL.	ELEVATION
BM.	BEAM	ELEC.	ELECTRICAL
B.M.	BENCH MARK	ELEV.	ELEVATOR
BOT.	BOTTOM	ENCL.	ENCLOSURE
BRG.	BEARING	E.P.	ELECTRICAL PANEL
B.U.R.	BUILT-UP ROOFING	EQ.	EQUAL
		EQPT.	EQUIPMENT
CAB.	CABINET	EXP. JT.	EXPANSION JOINT
C.B.	CATCH BASIN	EXP.	EXPOSED
CEM.	CEMENT	EXT.	EXTERIOR
CER.	CERAMIC		
C.I.	CAST IRON	F.A.	FIRE ALARM
C.J.	CONTROL JOINT	F.D.	FLOOR DRAIN
CLG.	CEILING	FDN.	FOUNDATION
CLKG.	CAULKING	F.E.	FIRE EXTINGUISHER
CLO.	CLOSET	F.F.	FINISH FLOOR
CLR.	CLEAR	F.H.C.	FIRE HOSE CABINET
C.M.U.	CONCRETE MASONRY UNIT	FIN.	FINISH
C.O.	CLEAN OUT	F.L.	FLOW LINE
CTR.	CENTER	FLR.	FLOOR
COL.	COLUMN	FLUOR.	FLUORESCENT
CONC.	CONCRETE	F.O.	FACE OF
CONST.	CONSTRUCTION	F.O.C.	FACE OF CONCRETE
CONT.	CONTINUOUS		
C.W.	COLD WATER		

ABBREVIATIONS

F.O.F.	FACE OF FINISH	PART.	PARTITION
F.O.M.	FACE OF MASONRY	PERF.	PERFORATED
F.O.P.	FACE OF PLYWOOD	PERP.	PERPENDICULAR
F.O.S.	FACE OF STUD	P.L.	PROPERTY LINE
F.O.W.	FACE OF WALL	PL.	PLATE
F.S.	FLOOR SINK	P.LAM.	PLASTIC LAMINATE
FT.	FOOT OR FEET	PLAS.	PLASTER
FTG.	FOOTING	PLMB.	PLUMBING
FURR.	FURRING	PLYWD.	PLYWOOD
		PNL.	PANEL
		PR.	PAIR
		P.T.	PRESSURE TREATED
GA.	GAUGE	R.	RADIUS OR RISE
GALV.	GALVANIZED	R.D.	ROOF DRAIN
G.C.	GENERAL CONTRACTOR	RDWD.	REDWOOD
G.D.	GARBAGE DISPOSAL	REC.	RECESSED
G.I.	GALVANIZED IRON	REFL.	REFLECTED
GL.	GLASS	REFR.	REFRIGERATOR
GND.	GROUND	REINF.	REINFORCED
GR.	GRADE	REQ'D.	REQUIRED
GYP.BD.	GYPSON BOARD	RESIL.	RESILIENT
		RET.	RETAINING
		RM.	ROOM
		R.O.	ROUGH OPENING
H.B.	HOSE BIBB	S.	SOUTH
H.C.	HOLLOW CORE	S&P	SHELF AND POLE
HD.	HEAD	S.C.	SOLID CORE
HDBD.	HARDBOARD	SCHED.	SCHEDULE
HDCP.	HANDICAP	S.D.	STORM DRAIN
HDR.	HEADER	SECT.	SECTION
HDWD.	HARDWOOD	SGL.	SINGLE
HDWR.	HARDWARE	SHR.	SHOWER
HGR.	HANGER	SHT.	SHEET
H.M.	HOLLOW METAL	SHTG.	SHEATING
HORIZ.	HORIZONTAL	SIM.	SIMILAR
		SPEC.	SPECIFICATION
		SQ.	SQUARE
		S.S.	SERVICE SINK
		S.STL.	STAINLESS STEEL
		STD.	STANDARD OR STUD
		STL.	STEEL
		STOR.	STORAGE
		STRUCT.	STRUCTURAL
		SUSP.	SUSPENDED
		SYM.	SYMMETRICAL
		T.	TREAD
		T.C.	TOP OF CURB
		TEL.	TELEPHONE
		TEMP.	TEMPERED
		T&G	TONGUE AND GROOVE
		THK.	THICK
		T.O.	TOP OF
		T.O.C.	TOP OF CONCRETE
		T.O.P.	TOP OF PARAPET
		T.O.S.	TOP OF SHEATING
		T.O.W.	TOP OF WALL
		T.P.H.	TOILET PAPER HOLDER
		T.S.	TUBE STEEL
		TV.	TELEVISION
		TYP.	TYPICAL
(N.)	NEW	UG.	UNDERGROUND
N.	NORTH	U.N.O.	UNLESS NOTED OTHERWISE
N.I.C.	NOT IN CONTRACT		
NO. OR #	NUMBER	V.B.	VAPOR BARRIER
N.R.	NOT RATED	VERT.	VERTICAL
N.T.S.	NOT TO SCALE	V.P.	VENT PIPE
		V.S.	VENT STACK
O.C.	ON CENTER	W.	WASHING MACHINE
O.D.	OUTSIDE DIAMETER OR OVERFLOW DRAIN	W/	WITH
OPNG.	OPENING	W.C.	WATER CLOSET
OPP.	OPPOSITE	WD.	WOOD
O.S.	OVERFLOW SCUPPER	WDW.	WINDOW

GENERAL NOTES

- ALL WORK SHALL BE DONE IN A PROFESSIONAL MANNER AND SHALL CONFORM TO THE REQUIREMENTS AND REGULATIONS OF ALL LOCAL AND STATE AGENCIES HAVING JURISDICTION AND SHALL COMPLY WITH CURRENT U.B.C., U.P.C. AND N.E.C.
- THE SPECIFICATIONS UNDER SEPARATE COVER ARE AN INTEGRAL PART OF THESE CONSTRUCTION DOCUMENTS.
- THE DRAWINGS AND SPECIFICATIONS, INCLUDING DRAWINGS PREPARED BY SPECIFIC ENGINEERING DISCIPLINES (SUCH AS CIVIL, STRUCTURAL, ETC.) ARE COMPLEMENTARY; ITEMS SHOWN IN ANY ONE LOCATION IN THE DRAWINGS SHALL BE CONSIDERED TO BE REQUIREMENTS OF THE CONSTRUCTION CONTRACT IN THE EVENT OF AN INCONSISTENCY BETWEEN THE DRAWINGS AND SPECIFICATIONS OR WITHIN EITHER DOCUMENT. WHERE THE ACTUAL SOLUTION OR INTENT CANNOT BE REASONABLY INFERRED FROM THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL SEEK CLARIFICATION OR INTERPRETATION FROM THE ARCHITECT. ANY INSTALLATION AND/OR CONSTRUCTION PERFORMED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT HIS OWN EXPENSE, AND AT NO EXPENSE TO THE OWNER OR ARCHITECT
- THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE ARCHITECT IMMEDIATELY REGARDING ANY CONFLICTS FOUND IN THE DRAWINGS OR SPECIFICATIONS, WHETHER DURING THE BIDDING PROCESS OR CONSTRUCTION. FOR BIDDING PURPOSES, WHEN INFORMATION IN THE DRAWINGS AND/OR SPECIFICATIONS IS FOUND TO BE IN CONFLICT, THE CONTRACTOR SHALL BASE ITS BID ON THE MORE STRINGENT REQUIREMENT, THE HIGHER QUALITY OR GREATER QUANTITY OF WORK.
- REVIEW THE ARCHITECTURAL DRAWINGS PRIOR TO THE INSTALLATION OF SYSTEMS SHOWN ON CONSULTING ENGINEERS' DOCUMENTS. DISCREPANCIES BETWEEN THE ARCHITECTURAL AND CONSULTING ENGINEERS' DOCUMENTS SHALL BE BROUGHT TO ARCHITECT'S ATTENTION FOR DIRECTION.

GENERAL NOTES - CONTINUED

- CONTRACTOR SHALL BE RESPONSIBLE TO CORRECT ALL WORK INSTALLED IN CONFLICT WITH THE CONSTRUCTION DOCUMENTS AT NO ADDITIONAL EXPENSE TO THE OWNER.
- THE RECOMMENDATIONS CONTAINED IN THE SOIL REPORT FOR EARTHWORK AND FOUNDATION EXCAVATION ARE A PART OF THIS WORK. A COPY OF THIS REPORT IS AVAILABLE AT THE OFFICE OF THE ARCHITECT.
- THE SAFETY OF ALL PARTIES PRESENT AT THE JOB SITE IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ALL WORK IS TO BE PERFORMED IN A PROFESSIONAL MANNER.
- THE CONTRACTOR AND SUB-CONTRACTORS ARE CONSIDERED SPECIALISTS IN THEIR RESPECTIVE FIELDS AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY WORK THAT CAN NOT BE FULLY GUARANTEED, PRIOR TO ORDERING MATERIALS OR PERFORMANCE OF WORK.
- IT IS TO BE THE CONTRACTOR'S AND/OR SUB-CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND PROVIDE ALL SUCH MATERIALS AS ARE SUGGESTED/REQUIRED BY THE MANUFACTURER TO PROPERLY INSTALL ANY AND ALL PRODUCTS.
- THE CONTRACTOR SHALL VERIFY ALL EQUIPMENT LOCATIONS WITH THE EQUIPMENT SUPPLIER AND OWNER'S REPRESENTATIVE FOR PROPER SIZE AND LOCATION OF SUPPORTS, DRAINS, PITCH POCKETS AND OTHER PROVISIONS THAT MUST BE MADE FOR THE PROPER INSTALLATION OF THE EQUIPMENT.
- ALL SUB-CONTRACTOR'S SHALL SUBMIT SHOP DRAWINGS, AS INDICATED IN THE SPECIFICATIONS, TO THE ARCHITECT FOR APPROVAL PRIOR TO PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO STARTING WORK AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OBSERVED.
- THE CONTRACTOR AND HIS SUB-CONTRACTORS ARE RESPONSIBLE FOR REVIEWING THE CONTRACT DOCUMENTS IN DETAIL INCLUDING DIMENSIONS FOR THE PURPOSE OF DETERMINING THAT THE WORK CAN BE PERFORMED AS SHOWN PRIOR TO PROCEEDING WITH THE WORK. IF ANY CONFLICTS ARISE, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK IN QUESTION OR WITH RELATED WORK.
- THE CONTRACTOR SHALL INSPECT THE PREMISES DURING THE COURSE OF BIDDING AND PRIOR TO THE START OF CONSTRUCTION IN ORDER TO BE FAMILIAR WITH POSSIBLE FIELD CONDITIONS THAT MAY ARISE. SUCH CONDITIONS ARE TO BE REFLECTED AND QUALIFIED IN THE BID.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER LOCATION AND SIZE OF OPENINGS FOR ALL TRADES AND SHALL COORDINATE ALL CONSTRUCTION AS INDICATED BY THE CONTRACT DOCUMENTS, INCLUDING SHOP DRAWINGS REVIEWED BY THE ARCHITECT AND OWNER.
- NOT USED
- CONTRACTOR TO MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDING @ 1/4" PER FOOT MINIMUM.
- "TYPICAL" OR "TYP" MEANS IDENTICAL FOR ALL THE SAME CONDITIONS UNLESS OTHERWISE NOTED. "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATION ON THE PLANS.
- CLEAN UP OF THE JOB SITE; DISPOSE OF, OFF THE SITE, ALL DEBRIS PROMPTLY AND IN A MANNER STRICTLY COMPLYING WITH THE REGULATIONS OF THE LOCAL AND STATE AGENCIES HAVING JURISDICTION. REMOVE ALL DEBRIS FROM THE SITE AS WORK PROGRESSES AND LEAVE GROUNDS EACH DAY IN A SATISFACTORY MANNER.
- USE EXISTING DRAINAGE FACILITIES. NO CONCENTRATED DRAINAGE FLOWS ARE PERMITTED OVER ADJACENT PROPERTY LINES. WATER IS TO DRAIN AWAY FROM STRUCTURES FOR A MINIMUM OF 5 FEET AT 2 PERCENT AND BE CONVEYED TO AN APPROVED DRAINAGE FACILITY.
- ADDRESS NUMBERS SHALL BE CLEARLY VISIBLE FROM THE STREET FRONTING THE STRUCTURE, WHERE STRUCTURES ARE LOCATED OFF A ROADWAY ON LONG DRIVEWAYS, A MONUMENT SHALL BE PLACED AT THE ENTRANCE WHERE THE DRIVEWAY INTERSECTS THE MAIN ROADWAY. PERMANENT ADDRESS NUMBERS SHALL BE DISPLAYED ON THIS MONUMENT, MINIMUM FIVE (5) INCH NUMBERS FOR RESIDENTIAL.
- WORK IN RIGHT-OF-WAY: CONTRACTOR IS TO OBTAIN A CONSTRUCTION PERMIT FROM THE ENGINEERING DEPARTMENT AT LEAST 48 HOURS PRIOR TO WORKING IN THE PUBLIC RIGHT-OF-WAY. FAILURE TO DO SO WILL RESULT IN AN ISSUANCE OF A STOP WORK NOTICE AND DOUBLE PERMIT FEES. IT IS THE RESPONSIBILITY OF THE OWNER TO KNOW WHERE HIS/HER PROPERTY LINE IS.
- ALL UTILITIES SERVING THIS SITE SHALL BE INSTALLED UNDERGROUND.
- WELDS IDENTIFIED AS REQUIRING CONTINUOUS OR PERIODIC SPECIAL INSTRUCTION NEED NOT HAVE SPECIAL INSPECTION WHEN THE WELDING IS DONE IN A FABRICATOR'S SHOP APPROVED AND REGISTERED BY THE CITY OF SAN DIEGO. HOWEVER, THE APPROVED FABRICATOR MUST SUBMIT A CERTIFICATE OF COMPLIANCE IN ACCORDANCE WITH CBC SECTION 1701.7
- ALL MISC. ARCHITECTURAL METAL EXPOSED TO VIEW SHOULD RECEIVE CONTINUOUS WELDS GROUND SMOOTH.
- FLASHING SHALL BE OF NON CORROSIVE MATERIALS, AND SHALL BE REMOVABLE WHEN INSTALLED ADJACENT TO OTHER SYSTEMS REQUIRING PERIODIC INSPECTION AND/OR REPLACEMENT. FLASHINGS TO BE LOCATED AT ALL OPENINGS AND WALL PENETRATIONS THAT ARE TRANSVERSE TO THE WATER RESISTIVE BARRIER, EXTENDING TO BEYOND THE VENEER, SLOPED TO DRAIN, AND PANNED UP AT INBOARD EDGES. FINISH MATERIAL COPINGS DO NOT SUBSTITUTE FOR FLASHING.
- STAINLESS STEEL SHALL BE FINISHED WITH NON FERROUS EQUIPMENT
- NOT USED
- THE CONTRACTOR SHALL VERIFY THAT ALL EMBEDDED ITEMS AND MATERIALS ARE IN PLACE AND SECURELY ANCHORED PRIOR TO POURING CONCRETE.
- THE CONTRACTOR SHALL VERIFY DIMENSIONS AND LOCATIONS OF ALL OPENINGS, BASES AND SPECIAL PROVISIONS REQUIRED FOR EQUIPMENT, PLUMBING FIXTURES, DUCTS, PIPING, CONDUIT, FINISH HARDWARE, ETC.
- NOT USED.
- AN ELECTRONICALLY SIGNED AND REGISTERED INSTALLATION CERTIFICATE(S) (CF2R) POSTED BY THE INSTALLING CONTRACTOR SHALL BE SUBMITTED TO THE FIELD INSPECTOR DURING CONSTRUCTION AT THE BUILDING SITE. A REGISTERED CF2R WILL HAVE A UNIQUE 21-DIGIT REGISTRATION NUMBER FOLLOWED BY FOUR ZEROS LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 12 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER OF THE ASSOCIATED CF1R. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL FORMS CF2R IS REVIEWED AND APPROVED.
- AN ELECTRONICALLY SIGNED AND REGISTERED CERTIFICATE(S) OF FIELD VERIFICATION AND DIAGNOSTIC TESTING (CF3R) SHALL BE POSTED AT THE BUILDING SIGNED AND REGISTERED CERTIFICATE(S) OF FIELD VERIFICATION AND DIAGNOSTIC TESTING (CF3R) SHALL BE POSTED AT THE BUILDING SITE BY A CERTIFIED HERS RATER. A REGISTERED CF3R WILL HAVE A UNIQUE 25-DIGIT REGISTRATION NUMBER LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 20 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER OF THE ASSOCIATED CF2R. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL CF3R IS REVIEWED AND APPROVED.

GENERAL NOTES- CONTINUED

- IT IS UNDERSTOOD THAT PLANS FOR THE PROJECT HAVE, AT THIS TIME, BEEN REVIEWED FOR COMPLIANCE WITH ALL APPLICABLE STATE AND CITY REGULATIONS, AND THAT THE PROJECT AS A WHOLE HAS BEEN APPROVED BY THE CITY, WITH THE EXCEPTION OF THE DEFERRED ITEMS LISTED.
- I/WE UNDERSTAND THAT I/WE WILL NOT BE AUTHORIZED ANY INSPECTION OF THE DEFERRED ITEMS PROPOSED PRIOR TO THE SUBMITTAL AND APPROVAL OF PLANS AND/OR CALCULATIONS FOR THOSE DEFERRED ITEMS.
- NOT USED
- THE CONTRACTOR IS THE PERSON OR ENTITY IDENTIFIED AS SUCH IN THE OWNER/CONTRACTOR AGREEMENT AND MEANS THE GENERAL CONTRACTOR OR AT RISK CONSTRUCTION MANAGER, HIS AUTHORIZED REPRESENTATIVE, AND/OR HIS COLLECTIVE SUB-CONTRACTORS. THE CONTRACTOR IS REFERRED THROUGHOUT THE CONTRACT DOCUMENTS AS IF SINGULAR IN NUMBER AND MASCULINE IN GENDER.
- THE TERM "ALIGN" REFERS TO LOCATING DIFFERENT COMPONENTS OF CONSTRUCTION TO PROVIDE A FLUSH, STRAIGHT, TRUE, AND PLUMB RELATION TO ADJACENT MATERIALS.
- THE TERM "AS REQUIRED" REFERS TO COMPONENTS THAT MAY BE REQUIRED TO COMPLETE THE NOTED SYSTEM AS INDICATED IN THE PROJECT DOCUMENTS.
- THE TERM "HOLD" SHALL BE APPLY TO DIMENSIONS CONSIDERED AS ABSOLUTE AND USED FOR LAYOUT AND CONTROL, UNLESS OTHERWISE DIRECTED BY ARCHITECT.
- WHERE WORK OR EQUIPMENT IS INDICATED AS "N.I.C." (NOT IN CONTRACT), SUCH WORK AND/OR EQUIPMENT SHALL BE PROVIDED BY OTHERS. CONTRACTOR SHALL COORDINATE AND COOPERATE TO ACCOMMODATE SUCH INSTALLATION.
- THE TERM "SIMILAR" REFERS TO COMPARABLE CHARACTERISTICS FOR THE ELEVATION, DETAIL NOTED OR FOR A SPECIFIC CONDITION SUCH THAT A COMPLETE SYSTEM AND COMPONENT SHALL BE PROVIDED.
- THE TERM "TYPICAL" REFERS TO COMPARABLE CONDITIONS TO WHICH THE DETAIL, ELEVATION, OR REQUIREMENT SHALL APPLY WHETHER GRAPHICALLY REPRESENTED OR NOT. WHEN A DETAIL OR NOTE IS IDENTIFIED AS "TYPICAL", CONTRACTOR SHALL APPLY THIS DETAIL OR NOTE TO EVERY LIKE CONDITION, WHETHER MIRRORRED OR SHOWN IN OPPOSITE HAND, AND WHETHER OR NOT THE REFERENCE IS REPEATED IN EVERY INSTANCE.
- THE TERM "VERIFY" REFERS TO A CONDITION WHICH MUST BE CONFIRMED PRIOR TO PROCEEDING WITH THE ORDERING OF MATERIAL OR THE FABRICATION AND INSTALLATION OF A COMPONENT.
- ABBREVIATIONS THROUGHOUT THE DOCUMENTS COMPLY WITH DOCUMENT ABBREVIATION LIST OR ARE THOSE IN COMMON USE. ARCHITECT WILL DEFINE THE INTENT OF ANY IN QUESTION.
- ALL DRAWINGS, NOTES, SYMBOLS, ETC. WITHIN THE CONTRACT DOCUMENT SET ARE INTENDED TO CONVEY THE DESIGN INTENT. NO DRAWING, NOTE, SYMBOL, ETC. SHALL SUPERSEDE ANOTHER. ALL CONFLICTS THAT ARISE SHALL BE REPORTED IN WRITING TO THE ARCHITECT FOR CLARIFICATION/RESOLUTION WITH THE DESIGN INTENT. IT IS NOT MEANT TO BE EXHAUSTIVE IN SCOPE OR TOTALLY COMPREHENSIVE IN DETAIL NOR IS IT MEANT TO BE ALL INCLUSIVE OF THE MATERIALS/LABOR TO PRODUCE THE JOB AS INTENDED.
- EACH DRAWING SHEET IS IDENTIFIED BY THE SHEET NUMBER LOCATED AT THE LOWER RIGHT HAND CORNER OF THE DRAWING. THE SHEET TITLE PROVIDES A GENERAL DESCRIPTION OF THE CONTENTS OF THE SHEET. SHEET NUMBER EXAMPLE: A201 "A" INDICATES THE DISCIPLINE THAT CREATED THE DRAWING "2" INDICATES THE DRAWING TYPE "01" INDICATES THE SHEET NUMBER
- SHEET NUMBERS MAY INCLUDE SUPPLEMENTAL CHARACTERS TO PROVIDE ADDITIONAL INFORMATION, SUCH AS PROJECT SECTOR; REFER TO THE DRAWING INDEX FOR A COMPLETE LIST OF SHEETS INCLUDED IN THE DOCUMENT SET.
- DRAWING SET INDEX INDICATES A COMPLETE LIST OF SHEETS CONTAINED IN THE DRAWING SET, INDEXED BY DISCIPLINE, SHEET NUMBER AND SHEET TITLE, IN SEQUENTIAL ORDER. NOTE THAT ALL SEQUENTIAL SHEET NUMBERS MAY NOT BE USED IN THE DRAWING SET.
- DISCIPLINE IDENTIFICATION IS IN THE ORDER BOUND IN THE DRAWING SET. REFER TO THE DRAWING SET INDEX FOR DISCIPLINE CONTAINED IN THIS DRAWING SET: G – GENERAL INFORMATION, A – ARCHITECTURAL, I – INTERIORS, Q – EQUIPMENT, S – STRUCTURAL, M – MECHANICAL, P – PLUMBING, FP – FIRE PROTECTION, E – ELECTRICAL, T – TECHNOLOGY/LOW VOLTAGE
- THE DRAWINGS AND SPECIFICATIONS ARE SEPARATED INTO DISCIPLINES FOR THE CONVENIENCE OF THE ARCHITECT AND CONTRACTOR. SUCH SEPARATIONS IN NO WAY DEFINE OR LIMIT THE SCOPE OR INTENT OF ANY PART OF THE DRAWINGS, OR OF THE DRAWINGS AND SPECIFICATIONS AS A WHOLE. THE FACT THAT THE DRAWINGS ARE SEPARATED IN NO WAY SUGGESTS THAT THE WORK IS NOT TO BE CONSTRUCTED AS A COMPLETE, INTEGRATED AND UNIFIED WHOLE.
- PRIOR TO BEGINNING ANY WORK, THE CONTRACTOR SHALL CONDUCT A WALK THROUGH INSPECTION WITH THE OWNER TO DETERMINE THE CONDITION OF THE WORK ALREADY IN PLACE. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING OR REPLACING EQUIPMENT PRESENTLY IN PLACE THAT IS DAMAGED DURING CONSTRUCTION.
- PRIOR TO START OF WORK, THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH SITE CONDITIONS AS THEY MAY AFFECT CARRYING OUT THE WORK AS DESCRIBED IN THESE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL INVESTIGATE, VERIFY, AND BE RESPONSIBLE FOR ALL CONDITIONS OF THE PROJECT ON WHICH THE WORK IS PERFORMED AND FOR THE SAFETY OF ALL PERSONS AND/OR PROPERTY DURING THE PERFORMANCE OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY ACTUAL FIELD CONDITIONS THAT ARE NOT CONSISTENT WITH THE WORK INDICATED IN THE CONTRACT DOCUMENTS OR THAT REQUIRE MODIFICATION BEFORE PROCEEDING WITH THE WORK. IF WORK CANNOT BE PERFORMED AS SHOWN, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY. WORK PERFORMED AFTER SUCH DISCOVERY, UNLESS AUTHORIZED BY THE ARCHITECT, SHALL BE DONE AT THE CONTRACTOR'S RISK.
- DRAWINGS ARE PREPARED USING DIMENSIONS AND PRODUCT CONFIGURATIONS OR DETAILS OF SPECIFIC MANUFACTURERS, TYPICALLY THE FIRST MANUFACTURER LISTED UNDER "ACCEPTABLE MANUFACTURERS" IN THE SPECIFICATIONS. DIMENSIONS AND DETAILS FOR SPECIFIC PRODUCTS MAY CHANGE BEFORE THEY ARE ACTUALLY INCORPORATED INTO THE WORK AND PRODUCTS BY OTHER MANUFACTURERS MAY ALSO BE ACCEPTABLE. THEREFORE, SINCE ACTUAL INSTALLATION DETAILS AND DIMENSIONS MAY DIFFER FROM THOSE SHOWN, CONTRACTOR SHALL VERIFY INSTALLATION REQUIREMENTS FOR ALL PRODUCTS TO BE INCORPORATED IN THE WORK (INCLUDING PARTITION THICKNESSES FOR RECESSED OR SEMI-RECESSED PRODUCTS), AND IS RESPONSIBLE FOR ACCOMMODATING AND COORDINATING CHANGES TO OTHER MATERIALS OR PRODUCTS THAT ARE NECESSARY BECAUSE OF THESE DIFFERENCES.
- NOT USED



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REVISIONS		
No.	Description	Date
01	Plan Check Submittal	01.07.21

Issue Date Scale
12.07.2020 12" = 1'-0"
SRA Project Number
1816

GENERAL NOTES, SYMBOLS & ABBREVIATIONS

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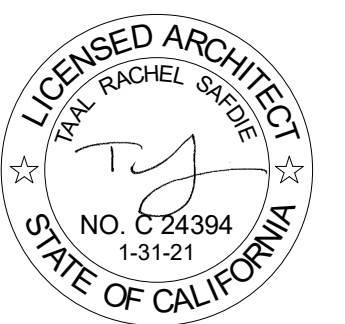
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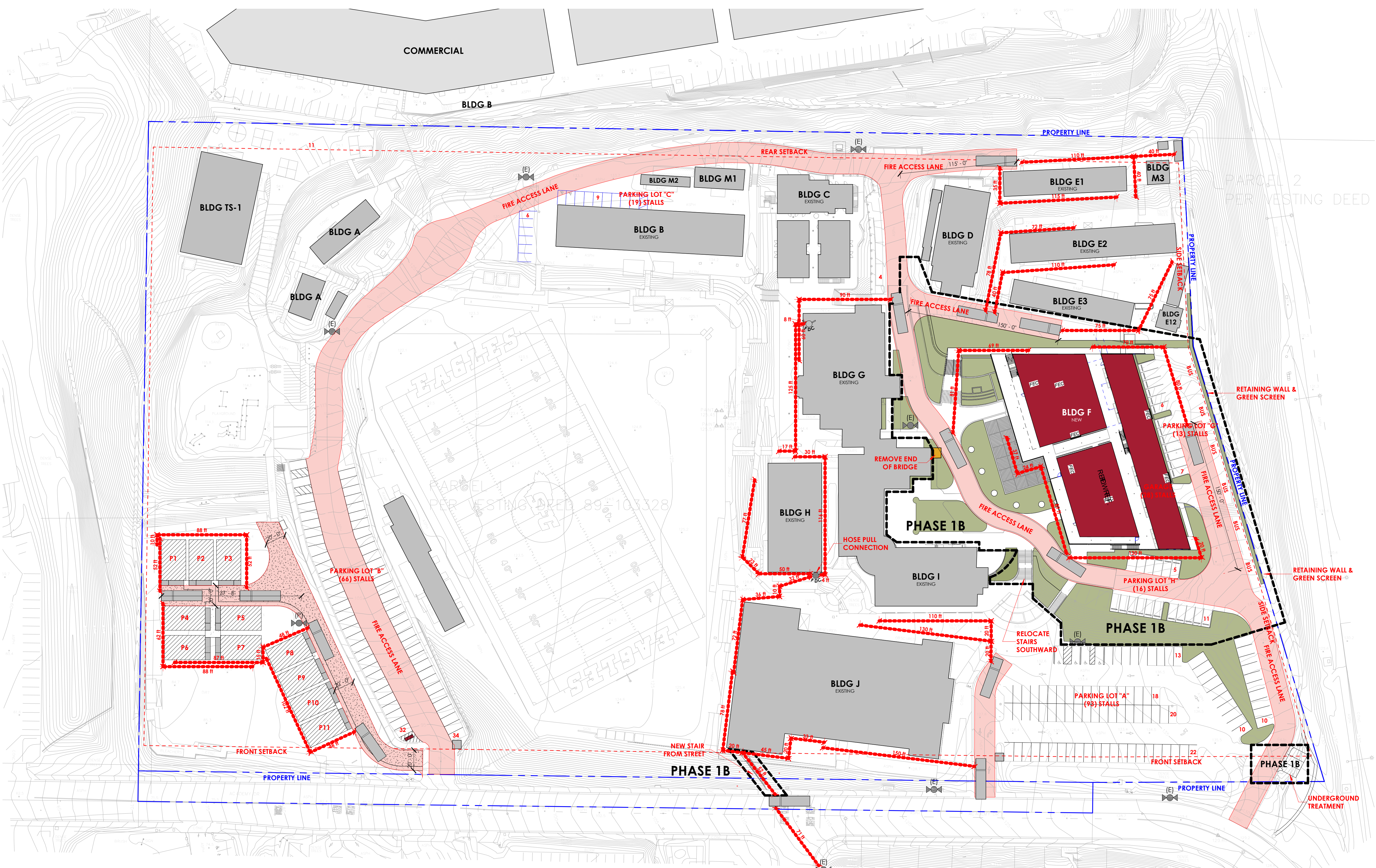


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No.	Description	Date
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Issue Date: 12.07.2020
Scale: As indicated
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FIRE ACCESS PLAN

G301

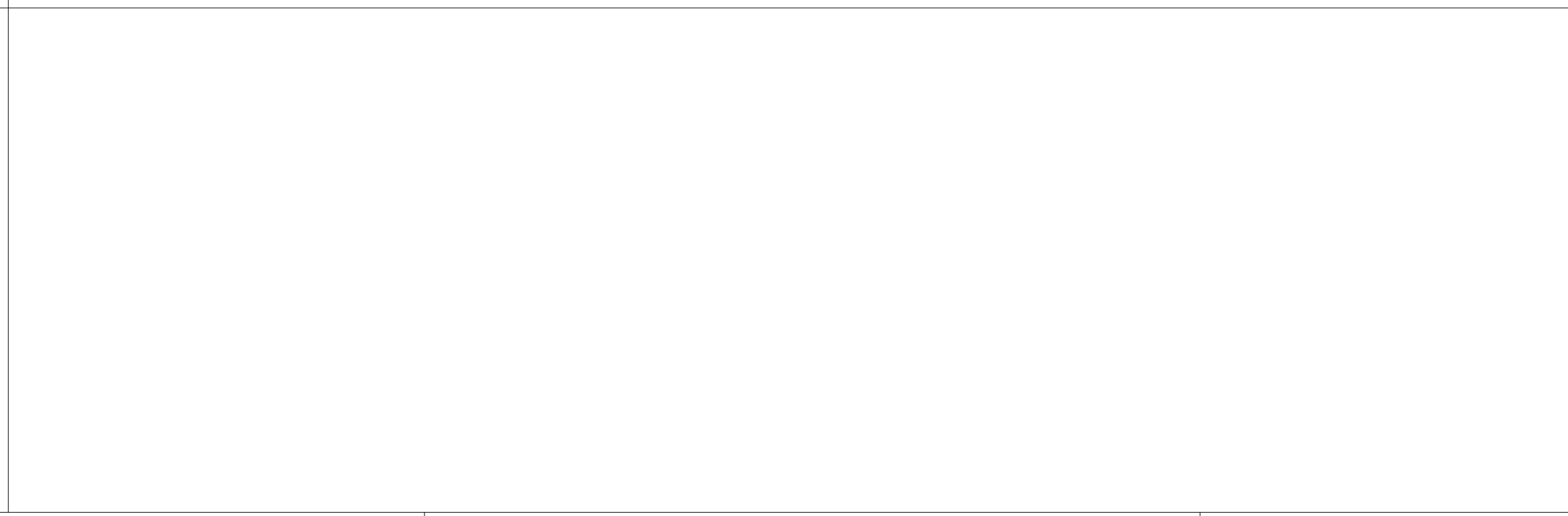


PHASE 1B FIRE ACCESS - PORTABLE CLASSROOMS
1" = 50'-0" 1

GENERAL NOTES

- NOTES ON THIS SHEET ARE AN ACCUMULATION OF ITEMS ON THE PLANS, ELEVATIONS, & SECTION SHEETS. NOT ALL ITEMS ARE FOUND ON EACH SHEET.
- DIMENSIONS SHOWN ARE TYPICAL OF THIS SHEET ONLY, UNLESS NOTED OTHERWISE.
- GRID LINES ARE MEASURED FROM EXTERIOR FACE OF STUD, CMU, & CONCRETE AND FROM THE CENTERLINE OF STEEL MEMBERS, U.N.O.
- OVERALL FLOOR PLAN - INTERIOR DIMENSIONS ARE MEASURED TO FACE OF STUD, U.N.O.
- ENLARGED INTERIOR PLANS, ENLARGED INTERIOR ELEVATIONS, ENLARGED INTERIOR SECTIONS/DETAILS ARE MEASURED TO FACE/EDGE OF FINISHED SURFACE, U.N.O.
- FINISHED FLOOR ELEVATION CALL-OUTS ARE BASED OFF OF 0'-0" AMSL.
- NOT ALL UNDERGROUND & ABOVE-GROUND UTILITIES & EQUIPMENT ARE SHOWN IN THESE DRAWINGS.
- NOT ALL PROJECT ITEMS ARE SHOWN IN THESE DRAWINGS. ITEMS SHOWN ARE FOR GRAPHIC PURPOSES AND SHALL BE VERIFIED WITH THE APPROPRIATE DISCIPLINE'S DOCUMENTS FOR ADDITIONAL DETAILED INFORMATION. CONTRACTOR TO COORDINATE ALL PROJECT ITEMS.
- THIS PROJECT SHALL COMPLY WITH THE CITY OF SOLANA BEACH LIGHTING ORDINANCE.
- REFER TO PORTABLE DRAWINGS FOR ADDITIONAL INFORMATION.
- ALL EXITS ARE TO BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. MANUALLY OPERATED EDGE OR SURFACE-MOUNTED FLUSH BOLTS AND SURFACE BOLTS OR ANY OTHER TYPE OF DEVICE THAT MAY BE USED TO CLOSE OR RESTRAIN THE DOOR OTHER THAN BY OPERATION OF THE LOCKING DEVICE SHALL NOT BE USED.
- A MANUAL AND AUTOMATIC FIRE ALARMS SYSTEM THAT INITIATES THE OCCUPANT NOTIFICATION SIGNAL UTILIZING AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM MEETING THE REQUIREMENTS OF SECTION 907.5.2.2 AND INSTALLED IN ACCORDANCE WITH SECTION 907.6 OF THE CFC. THE SYSTEM SHALL BE INTERCONNECTED UNLESS IT MEETS CFC 907.2.3.1 EXCEPTIONS.
- PROVIDE KEYS TO FIRE DEPARTMENT TO PLACE IN KNOX BOX FOR EMERGENCY ACCESS PER CFC 506.1 AMENDMENT.
- PROVIDE ONE (1) 2A-10BC MIN. RATED FIRE EXTINGUISHER PER 3,000 SF. TRAVEL DISTANCE NOT TO EXCEED 75 FEET PER CFC SECTION 906.

KEYNOTES



LEGEND

- EXISTING BUILDINGS
- NEW BUILDING OR ELEMENT
- EXISTING BUILDING TO BE RENOVATED
- NEW OR EXISTING LANDSCAPE AND IRRIGATION TO BE REFURBISHED
- FIRE ACCESS LANE
- FIRE APPARATUS STAGING LOCATION
- 150'-0" MAX HOSE PULL PER 2016 CALIFORNIA FIRE CODE SECTION 503.1.1.
- EXISTING FIRE HYDRANT LOCATION
- PROPOSED FIRE HYDRANT LOCATION
- FIRE DEPARTMENT CONNECTION



LEGEND

	PROPERTY LINE/RIGHT OF WAY
	EXISTING RETAINING WALL
	EXISTING CONTOUR
	EXISTING SEWER MAIN
	EXISTING STORM DRAIN
	EXISTING WATER MAIN
	EXISTING FIRE MAIN
	EXISTING UNDER GROUND ELECTRICAL
	EXISTING GAS LINE
	EXISTING BACKFLOW PREVENTER
	PROPOSED FIRE HYDRANT (FOR REFERENCE ONLY)
	PROPOSED THRUST BLOCK
	PROPOSED WATER LINE
	PROPOSED FIRE LINE (FOR REFERENCE ONLY)
	PROPOSED 7" PCC HEAVY DUTY CONCRETE
	PROPOSED TENSAR TX7 GEOGRID STABILIZER WITH 6" II AB

- WATER NOTES**
- CONNECT TO EXISTING WATER VALVE (CONTRACTOR TO VERIFY EXISTING PIPE LOCATION)
 - 90° BEND
 - 45° BEND

- UTILITY NOTES**
- ALL WATER LINES TO BE INSTALLED WITH 36" MINIMUM COVER.
 - CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
 - CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
 - PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.
 - ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
 - SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
 - DRY UTILITIES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE DRY UTILITIES PLANS BY OTHERS FOR MORE INFORMATION.
 - SITE ELECTRICAL ROUTING AND INFRASTRUCTURE SHOWN FOR COORDINATION ONLY. SEE SITE ELECTRICAL DRAWINGS BY OTHERS FOR MORE DETAILED DESIGN INFORMATION.
 - ALL TOP OF PIPE ELEVATIONS ARE APPROXIMATE BASED ON AS-BUILT INFORMATION AND TOPOGRAPHY. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION.

ESTIMATED EARTHWORK QUANTITIES

CUT:	0 CY
FILL:	100 CY
NET:	100 CY FILL

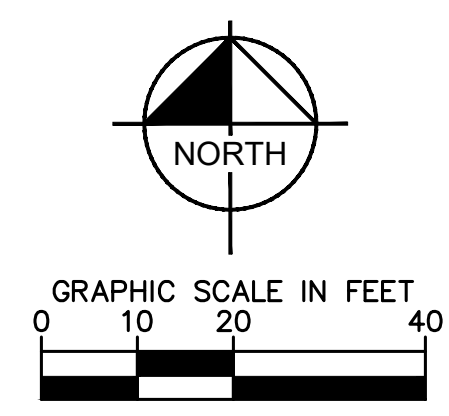
NOTE:
THE ABOVE QUANTITIES ARE APPROXIMATE AND FOR PERMIT PROCESS ONLY. QUANTITIES HAVE BEEN CALCULATED FROM EXISTING GRADE SURFACE TO PROPOSED FINAL GRADE. QUANTITIES ACCOUNT FOR THICKNESS OF PAVEMENT SECTIONS. THEY DO NOT REFLECT SHRINKAGE, SWELL, SUBSIDENCE.

THE CONTRACTOR SHALL RELY ON THEIR OWN EARTHWORK ESTIMATES FOR BIDDING PURPOSES.

CAUTION!! CONTRACTOR TO VERIFY LOCATIONS OF ALL EXISTING UTILITIES.

WATER DATA TABLE

NO.	LENGTH	BEARING	MATERIAL
1	121.81'	N90°00'00"E	¾" SCH. 40 PVC
2	65.91'	S25°00'00"E	¾" SCH. 40 PVC
3	5.00'	N65°00'00"E	¾" SCH. 40 PVC



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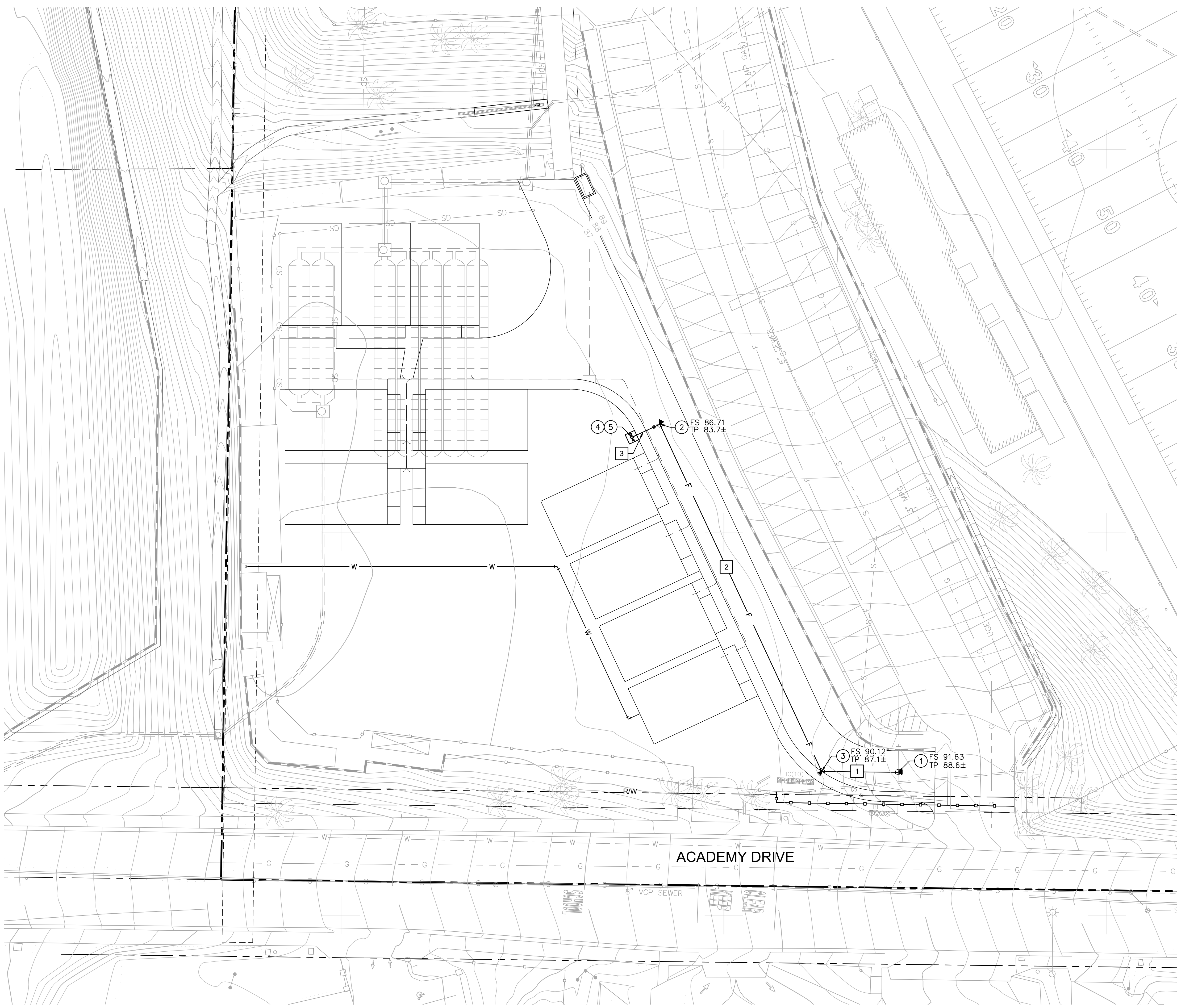
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CIVIL IMPROVEMENTS

C-1



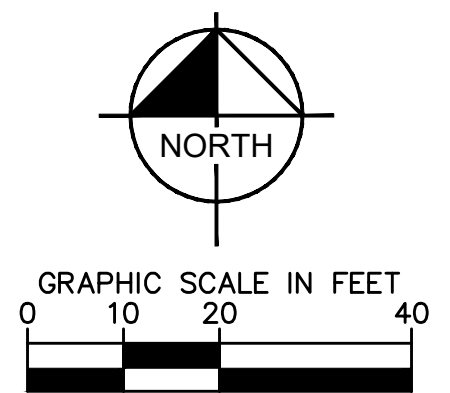
LEGEND

---	PROPERTY LINE/RIGHT OF WAY
---	EXISTING RETAINING WALL
---	EXISTING CONTOUR
S	EXISTING SEWER MAIN
---	EXISTING STORM DRAIN
W	EXISTING WATER MAIN
F	EXISTING FIRE MAIN
UGE	EXISTING UNDER GROUND ELECTRICAL
G	EXISTING GAS LINE
⊗	EXISTING BACKFLOW PREVENTER
⊗	PROPOSED FIRE HYDRANT (FOR REFERENCE ONLY)
▼	PROPOSED THRUST BLOCK
W	PROPOSED WATER LINE
F	PROPOSED FIRE LINE (FOR REFERENCE ONLY)

- FIRE WATER NOTES**
- 1 TEE CONNECTION TO EXISTING 8" WATER LINE WITH THRUST BLOCK PER WT-01 (CONTRACTOR TO VERIFY EXISTING PIPE LOCATION)
 - 2 90° BEND WITH THRUST BLOCK PER SDRSD WT-01
 - 3 45° BEND WITH THRUST BLOCK PER SDRSD WT-01
 - 4 CONCRETE PAD PER SDRSD WF-04
 - 5 INSTALL FIRE HYDRANT PER SDRSD WF-01, CONTRACTOR TO COORDINATE AND VERIFY HYDRANT PORT SIZES SPECIFIC TO FIRE DEPARTMENT INSPECTOR'S REQUIREMENTS

FIRE WATER DATA TABLE

XX	LENGTH	BEARING	MATERIAL
1	29.96'	S89°26'12"E	8" PVC, CL. 200, C-900
2	150.08'	S25°00'00"E	8" PVC, CL. 200, C-900
3	12.00'	N65°00'00"E	6" PVC, CL. 200, C-900



FIRE DESIGN FOR REFERENCE ONLY

Kimley»Horn



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No.	Description	Date
01	Plan Check Submittal	01.07.21

Issue Date: 2020.11.12
 Scale: Per Plan
 SRA Project Number:

FIRE WATER PLAN

C-2

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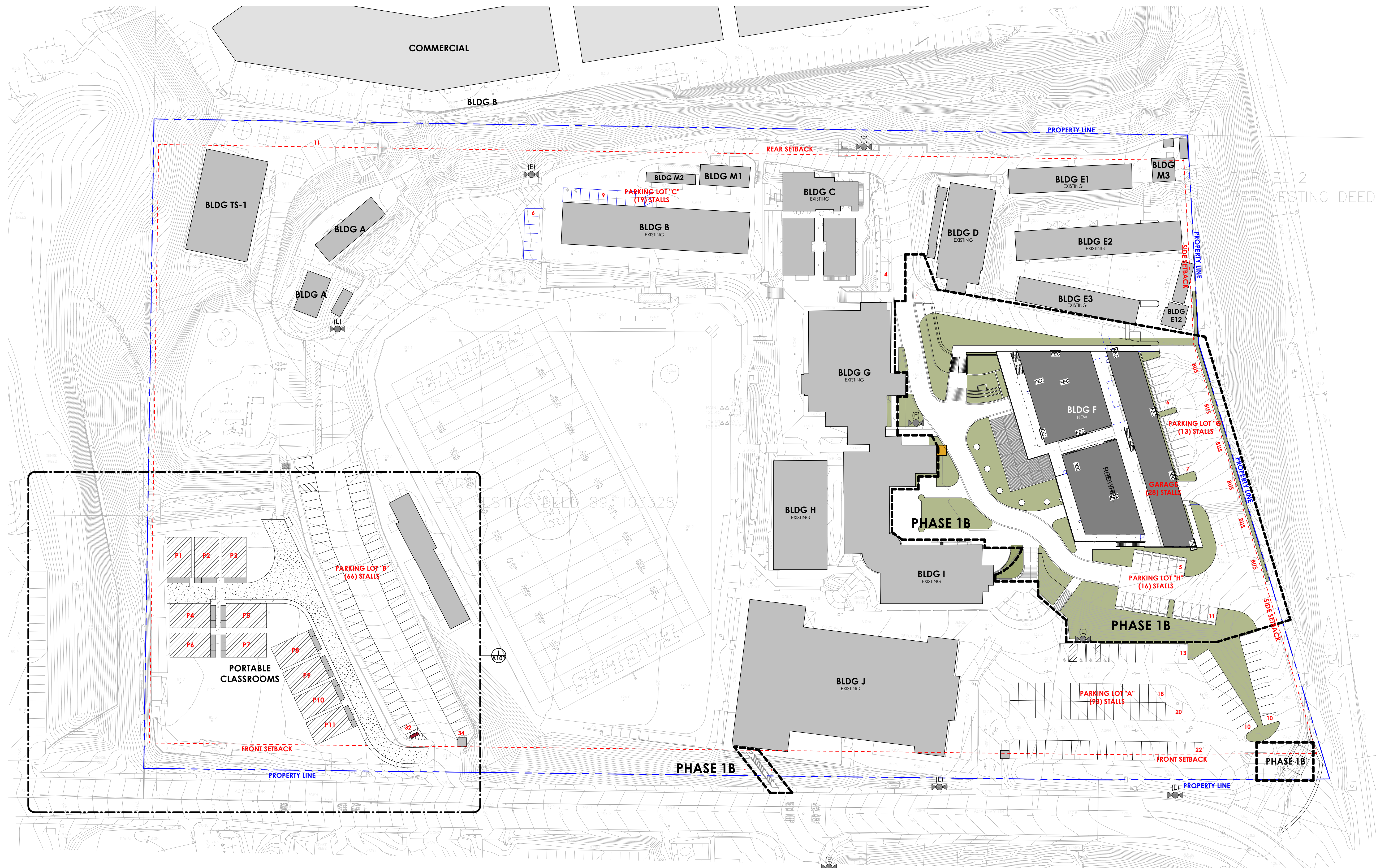


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OVERALL CAMPUS PLAN

A001

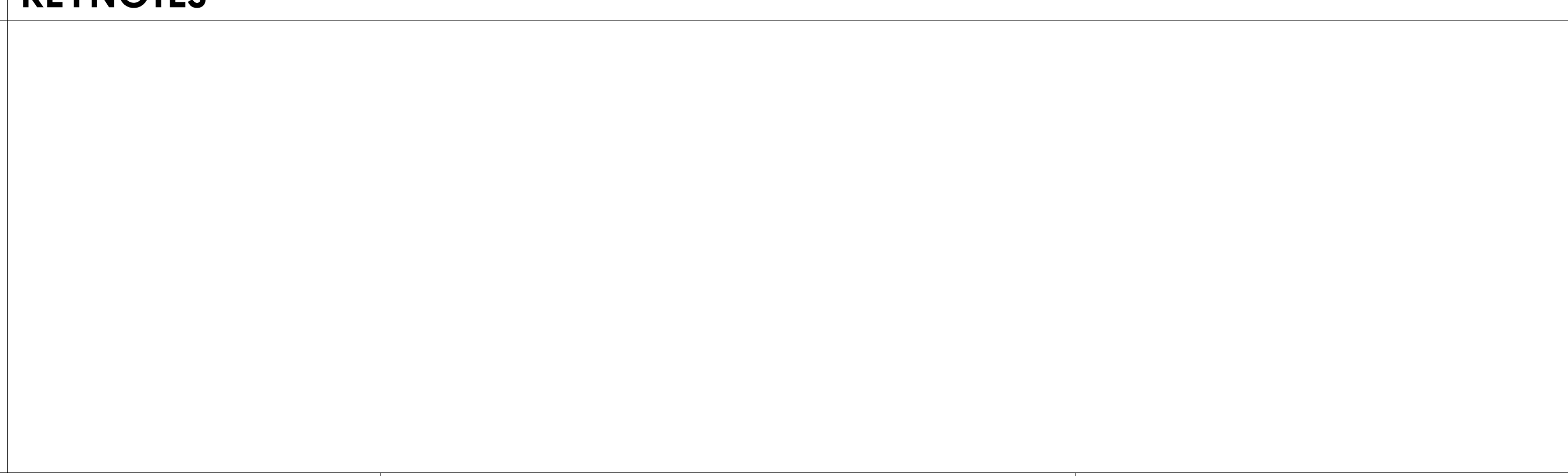


CAMPUS PLAN - PHASE 1B
1" = 50'-0" 1

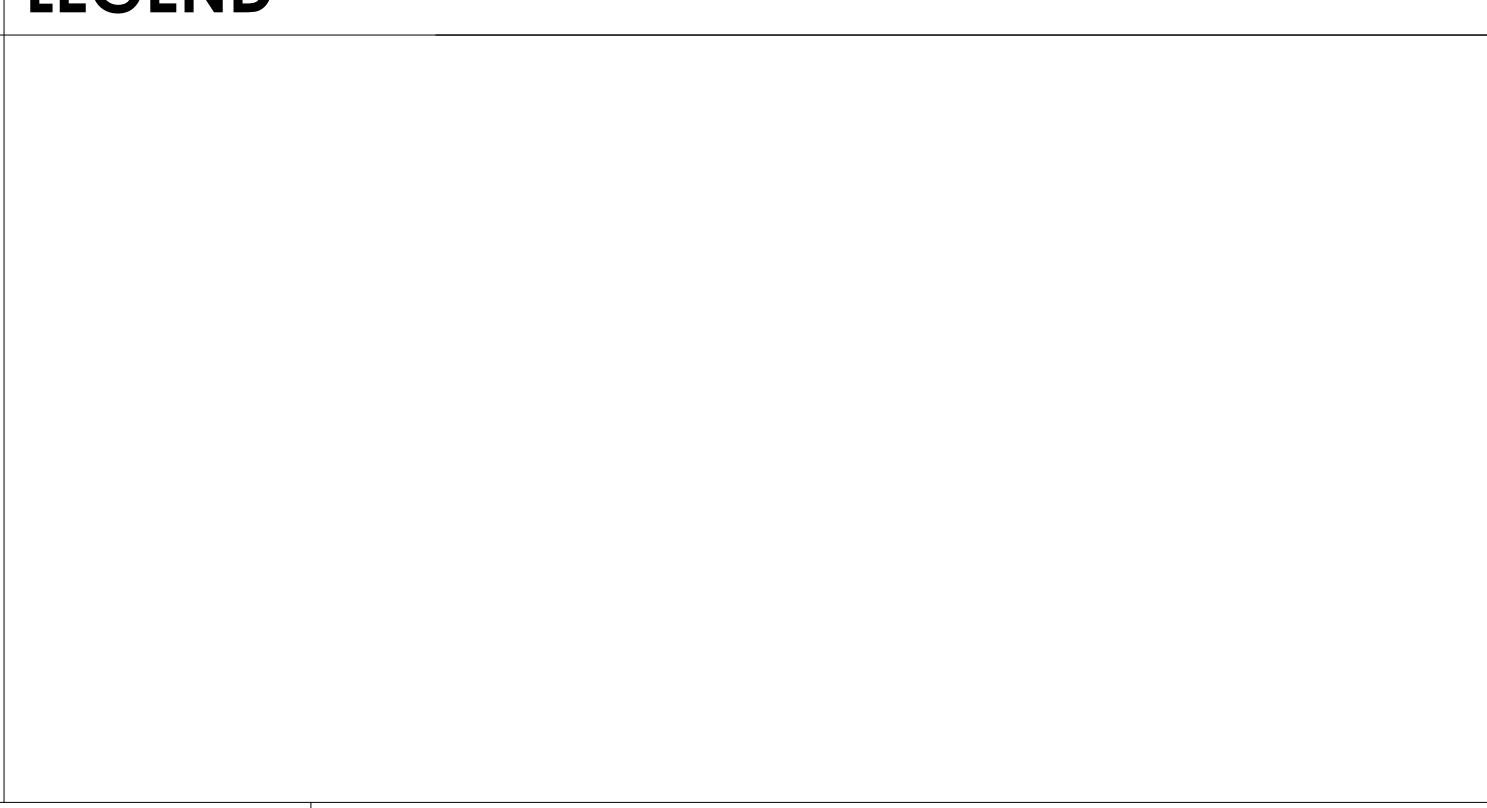
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- OVERALL FLOOR PLAN - INTERIOR DIMENSIONS ARE MEASURED TO FACE OF STUD, U.N.O.
- ENLARGED INTERIOR PLANS, ENLARGED INTERIOR ELEVATIONS, ENLARGED INTERIOR SECTIONS/DETAILS ARE MEASURED TO FACE/EDGE OF FINISHED SURFACE, U.N.O.
- FINISHED FLOOR ELEVATION CALL-OUTS ARE BASED OFF OF 0'-0" AMSL.
- NOT ALL UNDERGROUND & ABOVE GROUND UTILITIES & EQUIPMENT ARE SHOWN IN THESE DRAWINGS.
- NOT ALL PROJECT ITEMS ARE SHOWN IN THESE DRAWINGS. ITEMS SHOWN ARE FOR GRAPHIC PURPOSES AND SHALL BE VERIFIED WITH THE APPROPRIATE DISCIPLINE'S DOCUMENTS FOR ADDITIONAL DETAILED INFORMATION. CONTRACTOR TO COORDINATE ALL PROJECT ITEMS.
- THIS PROJECT SHALL COMPLY WITH THE CITY OF SOLANA BEACH LIGHTING ORDINANCE.
- REFER TO PORTABLE DRAWINGS FOR ADDITIONAL INFORMATION.
- ALL EXITS ARE TO BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. MANUALLY OPERATED EDGE OR SURFACE-MOUNTED FLUSH BOLTS AND SURFACE BOLTS OR ANY OTHER TYPE OF DEVICE THAT MAY BE USED TO CLOSE OR RESTRAIN THE DOOR OTHER THAN BY OPERATION OF THE LOCKING DEVICE SHALL NOT BE USED.
- A MANUAL AND AUTOMATIC FIRE ALARMS SYSTEM THAT INITIATES THE OCCUPANT NOTIFICATION SIGNAL UTILIZING AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM MEETING THE REQUIREMENTS OF SECTION 907.5.2.2 AND INSTALLED IN ACCORDANCE WITH SECTION 907.6 OF THE CFC. THE SYSTEM SHALL BE INTERCONNECTED UNLESS IT MEETS CFC 907.2.3.1 EXCEPTIONS.
- PROVIDE KEYS TO FIRE DEPARTMENT TO PLACE IN KNOX BOX FOR EMERGENCY ACCESS PER CFC 506.1 AMENDMENT.
- PROVIDE ONE (1) 2A-10BC MIN. RATED FIRE EXTINGUISHER PER 3,000 SF. TRAVEL DISTANCE NOT TO EXCEED 75 FEET PER CFC SECTION 906.

KEYNOTES



LEGEND



TEMPORARY PORTABLE CLASSROOMS

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298-112-30-00

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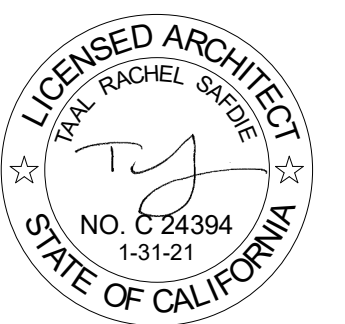
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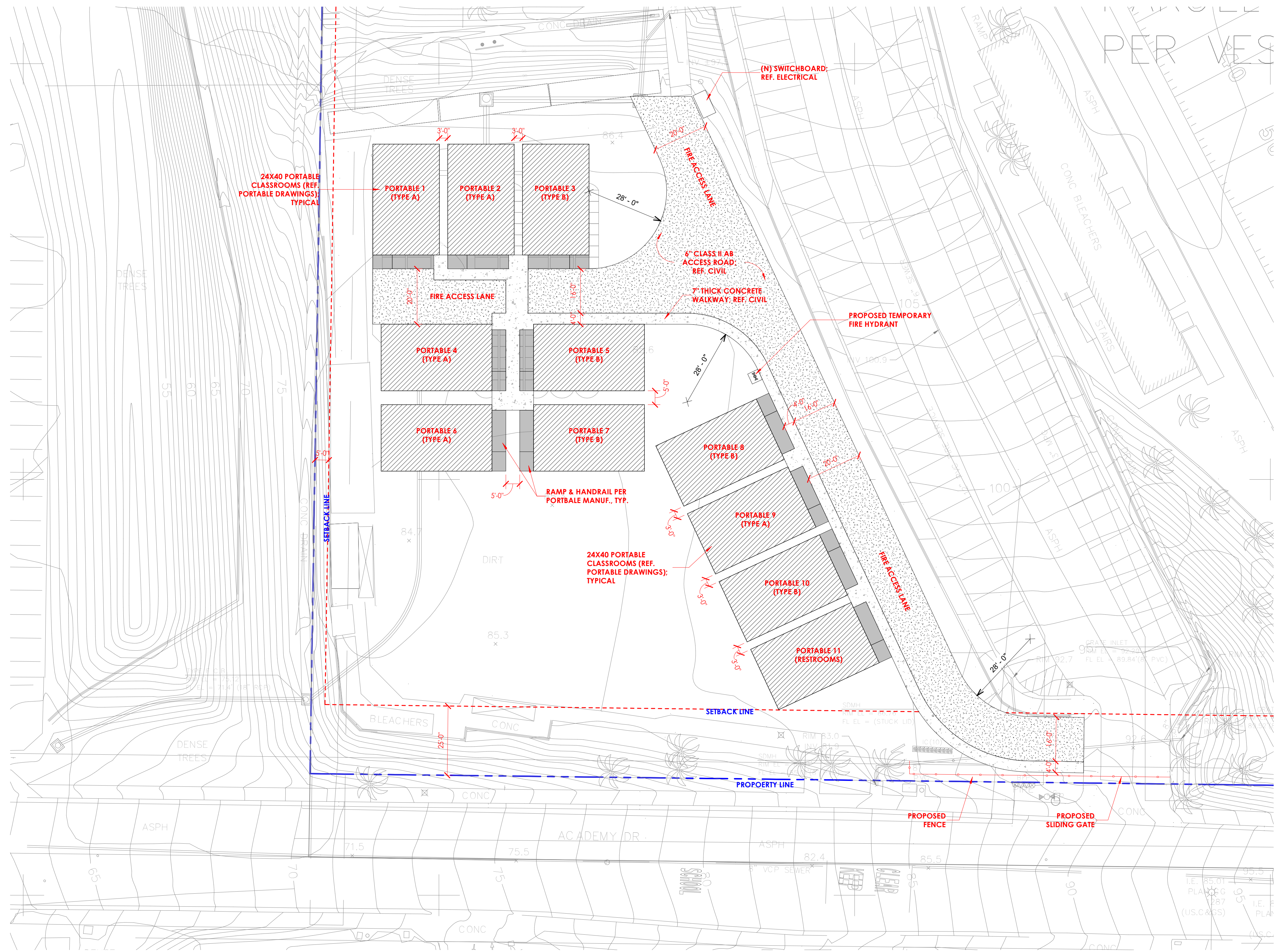


REVISIONS		
No.	Description	Date
01	Plan Check Submittal	01.07.21

Issue Date	Scale
12.07.2020	As indicated
SRA Project Number	1816

SITE PLAN - PORTABLE CLASSROOMS

A101



SITE PLAN - PORTABLE CLASSROOMS
1
1" = 20'-0"

GENERAL NOTES

- NOTES ON THIS SHEET ARE AN ACCUMULATION OF ITEMS ON THE PLANS, ELEVATIONS, & SECTION SHEETS. NOT ALL ITEMS ARE FOUND ON EACH SHEET.
- DIMENSIONS SHOWN ARE TYPICAL OF THIS SHEET ONLY, UNLESS NOTED OTHERWISE.
- GRID LINES ARE MEASURED FROM EXTERIOR FACE OF STUD, CMU, & CONCRETE AND FROM THE CENTERLINE OF STEEL MEMBERS, U.N.O.
- OVERALL FLOOR PLAN - INTERIOR DIMENSIONS ARE MEASURED TO FACE OF STUD, U.N.O.
- ENLARGED INTERIOR PLANS, ENLARGED INTERIOR ELEVATIONS, ENLARGED INTERIOR SECTIONS/DETAILS ARE MEASURED TO FACE/EDGE OF FINISHED SURFACE, U.N.O.
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KEYNOTES

LEGEND

ELECTRICAL NOTES, ABBREV, SYMBOLS, AND LEGEND



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ELECTRICAL NOTES, ABBREV, SYMBOLS AND LEGEND

E-001

POWER

+48" INDICATES MOUNTING HEIGHT ABOVE FINISHED FLOOR

PH OR Ø PHASE

UTILITY BOX, WEATHERPROOF.

NON-FUSED SAFETY DISCONNECT SWITCH. SHALL NOT BE MTD. MORE THAN 48" AFF UON

FUSED SAFETY DISCONNECT SWITCH. FUSES PER EQUIPMENT MANUFACTURER RECOMMENDATION OR AS OTHERWISE NOTED. SHALL NOT BE MTD. MORE THAN 48" AFF UON

JUNCTION OF OUTLET BOX CEILING OR WALL MOUNTED AS INDICATED. LOCATE ABOVE ACCESSIBLE CEILING UON.

TRANSFORMER PAD MOUNTED TYPE (PLAN VIEW)

POWER TRANSFORMER

GROUND

CABLE TAP

GROUND FAULT INTERRUPTER CIRCUIT BREAKER

UTILITY METER

IN-LINE METER

SWITCH AND FUSE DESIGNATION
 NUMBER OF POLES
 SWITCH SIZE
 FUSE SIZE
 FUSE CLASS

DISCONNECT SWITCH "F" INDICATED FUSE TYPE
 NUMBER OF POLES
 SWITCH SIZE
 FUSE SIZE
 FUSE CLASS

CIRCUIT BREAKER
 NUMBER OF POLES
 AMPS FRAME
 AMPS TRIP
 KAIC RATING

MOTOR

DEMOLITION

DEMOLITION NOTE REFERENCE

SYMBOL INDICATES FIXTURE, DEVICE, OUTLET OR EQUIPMENT TO BE REMOVED.

DASHED SYMBOL WITH "R" INDICATES FIXTURE, DEVICE, OUTLET OR EQUIPMENT TO BE RELOCATED.

SYMBOL WITH "NR" INDICATES NEW LOCATION OR RELOCATED FIXTURE, DEVICE, OUTLET OR EQUIPMENT.

SYMBOL WITH "E" INDICATES EXISTING FIXTURE, DEVICE, OUTLET OR EQUIPMENT TO REMAIN.

EXISTING WIRING TO BE REMOVED, ABANDON CONDUIT.

EXISTING WIRING TO BE REMOVED (SINGLE LINE).

NEW WIRE INSTALLED IN EXISTING CONDUIT.

REMOVE EXISTING WIRE, EXISTING CONDUIT TO REMAIN.

GENERAL NOTES

- REFER TO SINGLE LINE DIAGRAM FOR CONDUIT AND CONDUCTOR SIZE TO PANELS. CONDUIT RUNS MAY NOT BE SHOWN ON DRAWINGS, BUT ARE PART OF THIS CONTRACT.
- DRAWINGS ARE DIAGRAMMATIC ONLY. ROUTING OF RACEWAYS SHALL BE AT THE OPTION OF THE CONTRACTOR UNLESS OTHERWISE NOTED AND SHALL BE COORDINATED WITH OTHER SECTIONS. DO NOT SCALE THE ELECTRICAL DRAWINGS FOR LOCATIONS OF ANY ELECTRICAL ITEMS OR FEATURES.
- ALL CONDUCTORS SHALL BE COPPER #12 AWG MINIMUM SIZE. TYPE THHN/THWN-2 THERMOPLASTIC, 600 VOLT, 90 DEGREES CELSIUS DRY AND UL LISTED UNLESS OTHERWISE NOTED.
- PVC SCHEDULE 40 WILL BE USED FOR INSTALLATION BENEATH SLAB OR BELOW GRADE. AN EQUIPMENT GROUNDING CONDUCTOR SHALL BE PROVIDED IN ALL CONDUIT RUNS.
- ALL ABOVE GROUND INDOORS CONDUIT INSTALLATIONS WILL USE ELECTRICAL METALLIC TUBING (EMT) CONDUITS.
- ALL ABOVE GROUND OUTDOORS CONDUIT SUBJECT TO DAMAGE WILL USE RIGID CONDUIT.

RACEWAYS

CONDUIT TERMINATED AND CAPPED

WIRING OR CONDUIT CONCEALED IN WALL OR CEILING

WIRING OR CONDUIT EXPOSED

WIRING OR CONDUIT CONCEALED UNDERGROUND, OR IN FLOORS ABOVE GRADE LEVEL.

FLEXIBLE CONDUIT

CONDUIT HOMERUN TO PANELBOARD. TEXT INDICATES ELECTRICAL PANEL DESIGNATION AND CIRCUIT NUMBERS.

HASH MARKS ON CONDUIT RUNS INDICATE NUMBER OF #12 CURRENT CARRYING CONDUCTORS CONTAINED THEREIN. TWO #12 AND ONE #12 GROUND WIRE ARE INDICATED WHEN HASH MARKS ARE NOT SHOWN. NUMERALS ADJACENT TO HASH MARKS ON CONDUIT RUNS INDICATE SIZE OF CONDUCTORS IN LIEU OF #12. ALL CONDUITS SHALL CONTAIN ONE GROUND WIRE SIZED PER C.E.C. TABLE 250-95, BUT NOT SMALLER THAN #12. FOR EXAMPLE:

2#12, 1/2" C.	5#12, 1/2" C.
3#12, 1/2" C.	6#12, 1/2" C.
4#12, 1/2" C.	7#12, 1/2" C.

ABBREVIATIONS

A	AMPERE	LTG	LIGHTING
ADA	AMERICAN DISABILITIES ACT	LPS	LIGHTNING PROTECTION SYSTEM
AC	ALTERNATING CURRENT		
AC	ASPHALT CONCRETE		
AF	AMP FRAME	MCM	THOUSAND CIR MILS
AFF	ABOVE FINISHED FLOOR	MH	MANHOLE
AIC	AMPERE INTERRUPTING CAPACITY	MTD	MOUNTED
AL	ALUMINUM	MFR	MANUFACTURER
AS	AMP SWITCH	MCA	MINIMUM CIRCUIT AMPS
		MTS	MANUAL TRANSFER SWITCH
BLDG	BUILDING	N	NORTH, NEW
C	CONDUCTOR, CONDUIT		
CFL	COMPACT FLUORESCENT LAMP	NO.	NUMBER
CKT	CIRCUIT	NP	NAME PLATE
COMM	COMMUNICATION	NTS	NOT TO SCALE
CSFM	CALIF. STATE FIRE MARSHALL	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
CU	COPPER	NEC	NATIONAL ELECTRIC CODE
DWG	DRAWING		
DW	DOMESTIC WATER	OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
E	EXISTING	PCC	PORTLAND CEMENT CONCRETE
ECB	ENCLOSED CIRCUIT BREAKER		
ELEC	ELECTRICAL	RGS	RIGID GALV STEEL
EPO	EMERGENCY POWER OFF PUSH BUTTON		
ETR	EXISTING TO REMAIN	SHT	SHEET
EQPT	EQUIPMENT	S/S	STAINLESS STEEL
		SWT	SWITCH
GALV	GALVANIZED	SYM	SYMMETRICAL
GEN	GENERATOR	SWBD	SWITCHBOARD
GFI	GROUND FAULT INTERRUPTER		
GND, G	GROUND	T	TRANSFORMER
GR	GROUND ROD	TYP	TYPICAL
GTC	GENERATOR TAP CAN	UL	UNDERWRITER'S LABORATORY
		UNO	UNLESS NOTED OTHERWISE
		V	VOLTAGE
HID	HIGH INTENSITY DISCHARGE		
HPS	HIGH PRESSURE SODIUM	WW	WASTE WATER
HT	HEIGHT	W	WIRE
HV	HIGH VOLTAGE	WP	WEATHERPROOF
		W/	WITH
		XFMR	TRANSFORMER
INC	INCANDESCENT LAMP		
INSUL	INSULATING		
INT	INTERRUPTING		
K	THOUSAND		
KCMIL	THOUSAND CIRCULAR MILS		
KV	KILOVOLTS		
KVA	KILOVOLT-AMPERE		
KW	KILOWATT		

GENERAL

DETAIL NUMBER DESIGNATION.

SHEET DETAIL APPEARS (ILLUSTRATED) ON.

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
E-001	ELECTRICAL NOTES, ABBREV, SYMBOLS AND LEGEND
ES-101	SITE PLAN
ES-102	ENLARGED SITE PLAN
E-201	ELECTRICAL SINGLE LINE DIAGRAM
E-202	PANEL SCHEDULE & VOLTAGE DROP CALCS
E-301	ELECTRICAL DETAILS



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EPI PROJECT # 120-425E

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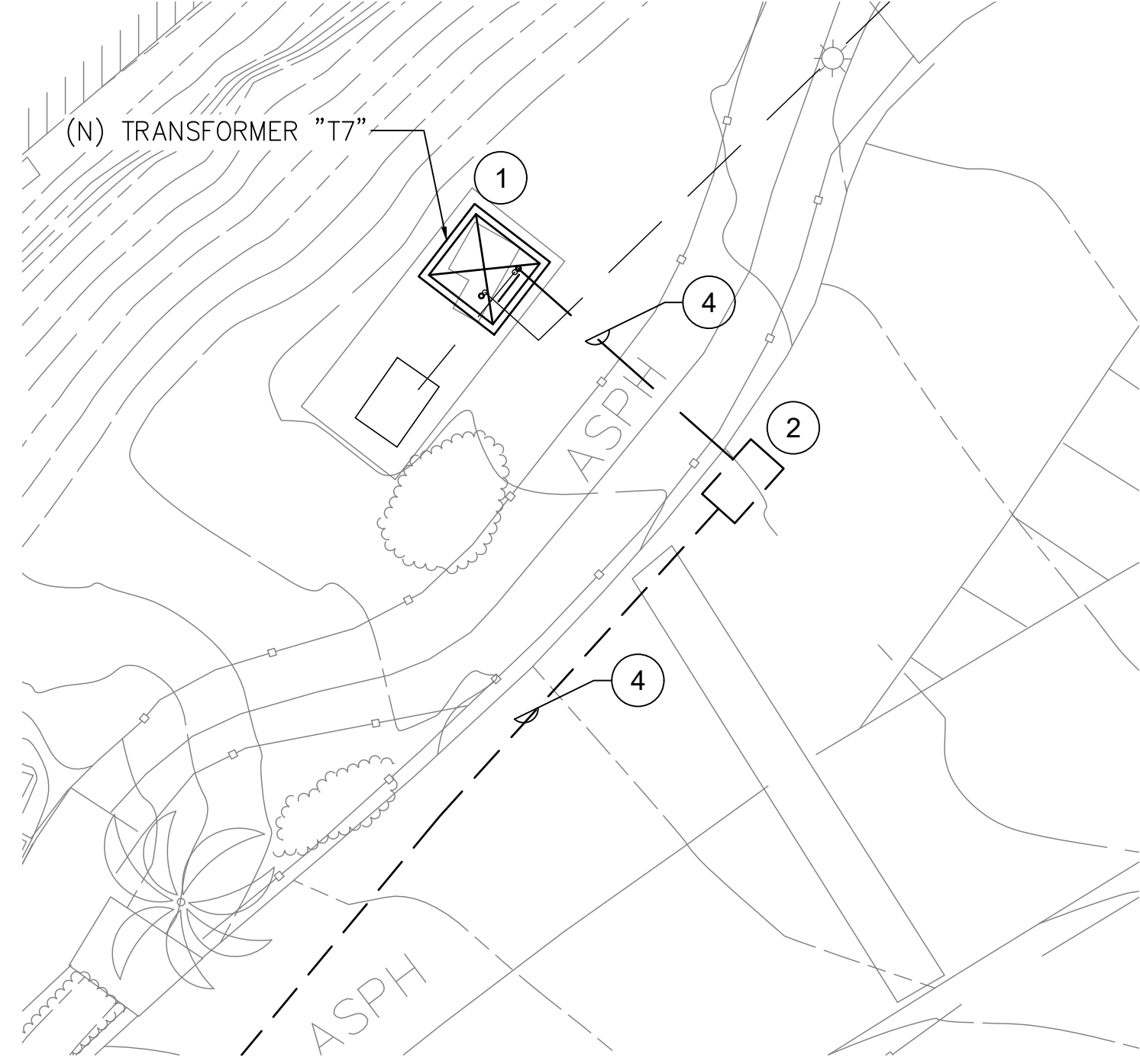
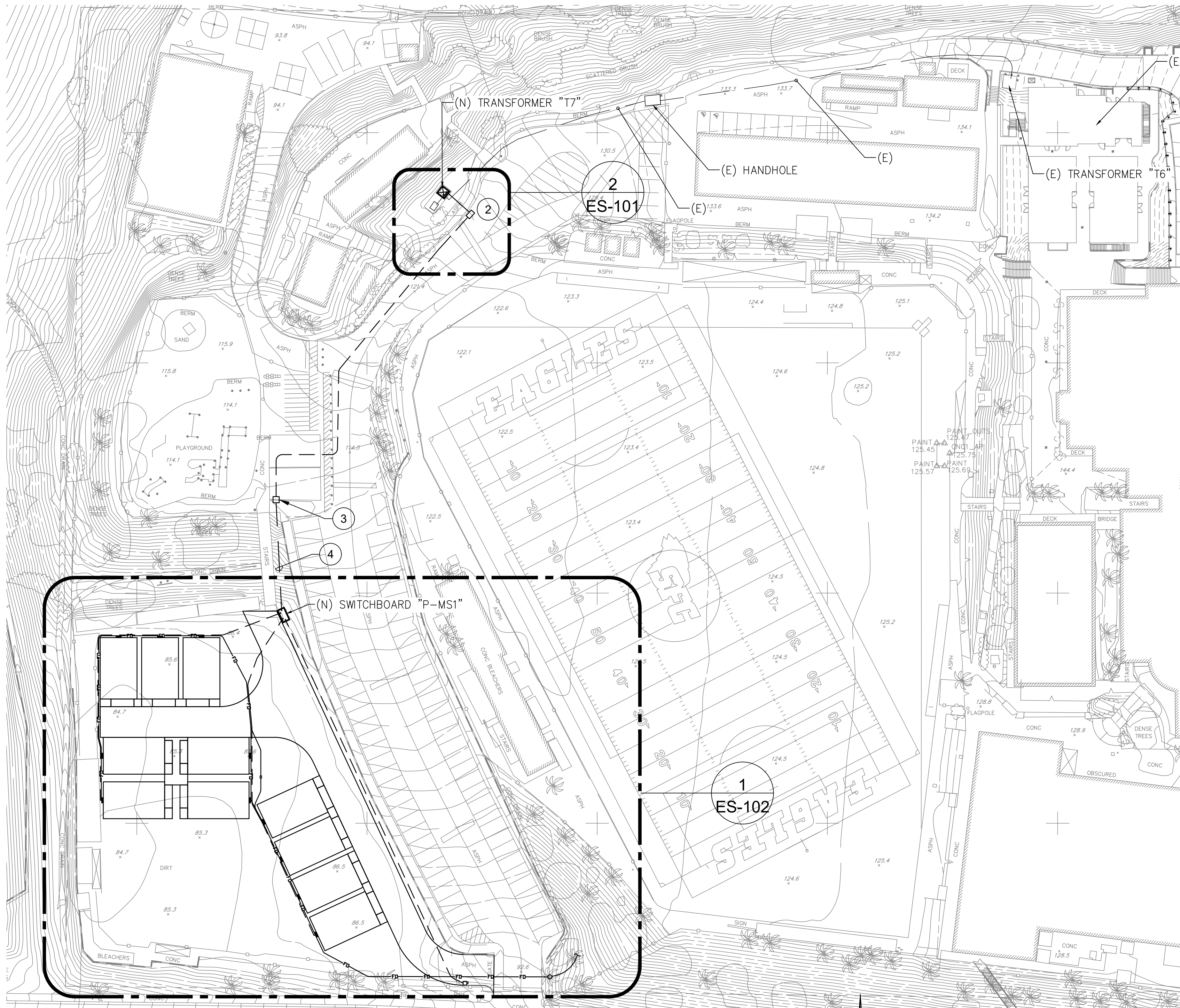
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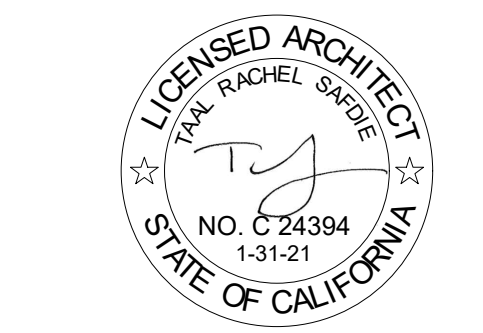
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2 ENLARGED TRANSFORMER DETAIL
ES-101 SCALE: 1:10

1 SITE PLAN
ES-101 SCALE: 1:40

- KEY NOTES:**
- 1 REPLACE TRANSFORMER 'T7'. SEE SINGLE LINE DIAGRAM ON E-201 FOR DETAILS.
 - 2 PROVIDE MINIMUM 30" X 30" X 24" ELECTRICAL HANDHOLE, TRAFFIC RATED. SEE DETAIL 3, SHEET E301.
 - 3 PROVIDE MINIMUM 30" X 30" X 24" ELECTRICAL HANDHOLE, PEDESTRIAN RATED. SEE DETAIL 3, SHEET E301.
 - 4 PROVIDE CONDUIT AND FEEDERS PER SINGLE LINE DIAGRAM ON E-201.



REVISIONS

No.	Description	Date
01	Plan Check Submittal	01.07.21

Issue Date _____ Scale _____
SRA Project Number _____

SITE PLAN



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EPI PROJECT # 120-425E

ES-101

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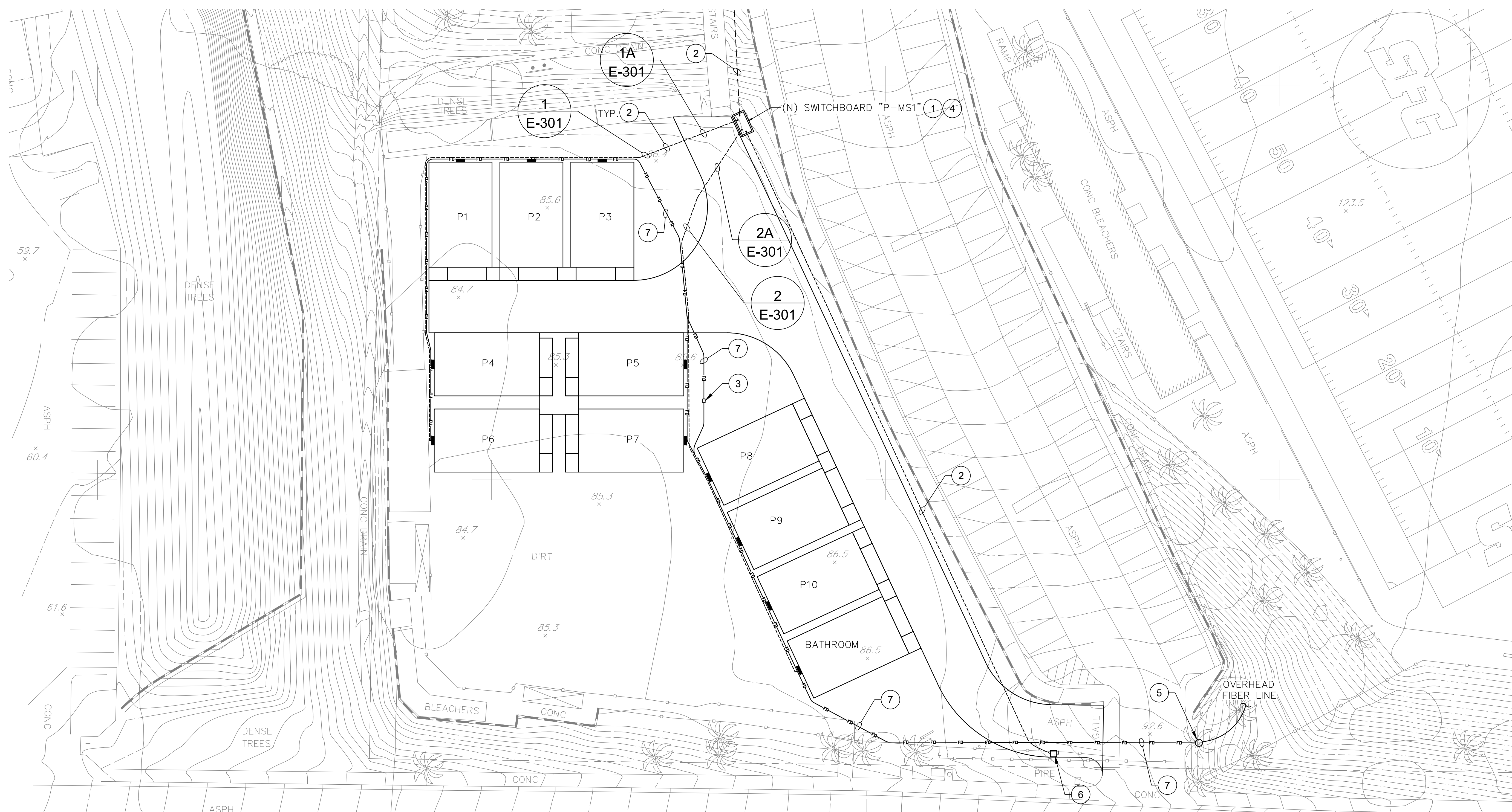


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No.	Description	Date
01	Plan Check Submittal	01.07.21

Issue Date _____ Scale _____
SRA Project Number _____

ENLARGED SITE PLAN

ES-102



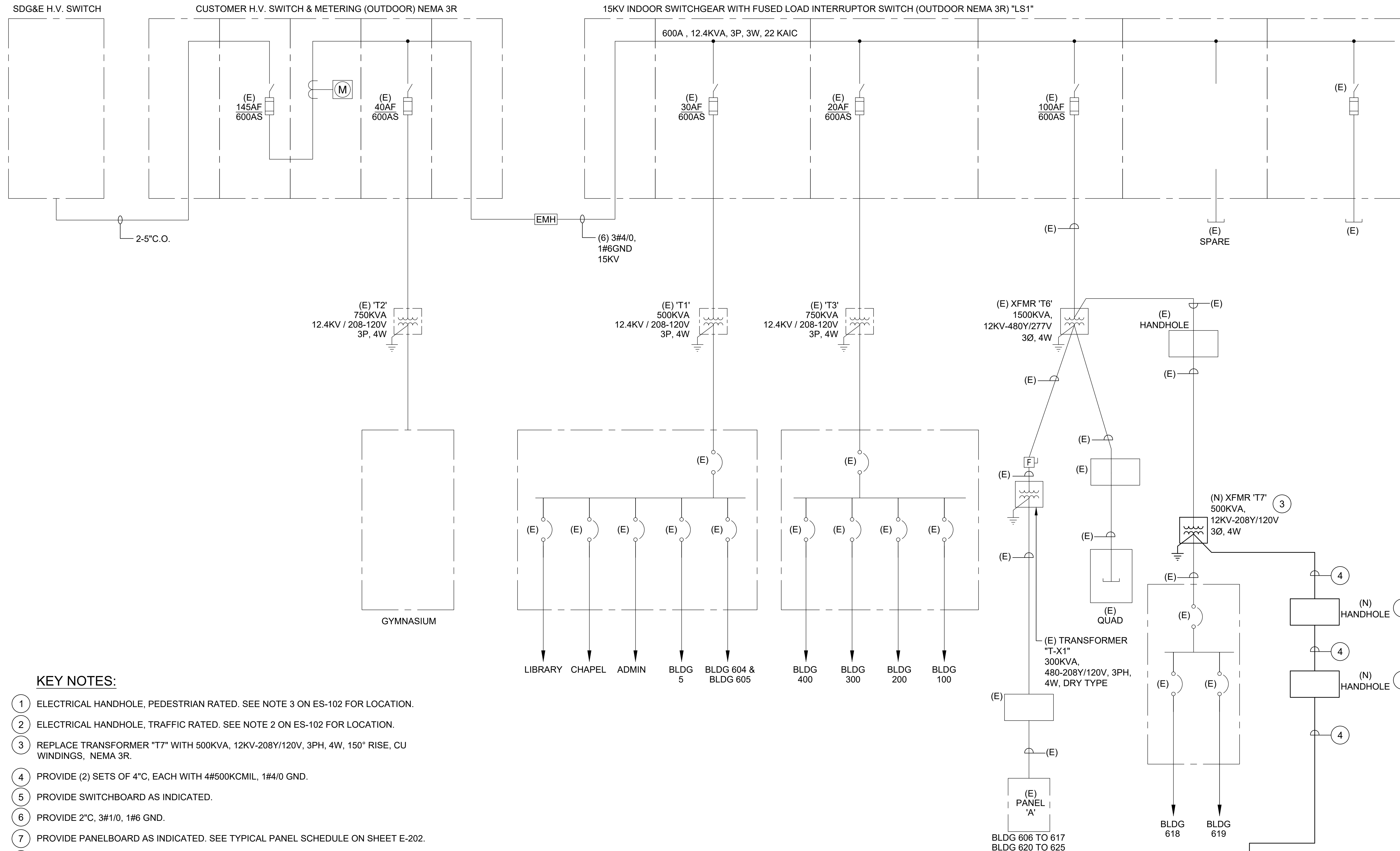
KEY NOTES:

- 1 PROVIDE SWITCHBOARD. SEE E-201 FOR SINGLE LINE DIAGRAM.
- 2 PROVIDE CONDUIT AND FEEDERS PER SINGLE LINE DIAGRAM ON E-201.
- 3 PROVIDE 11" X 17" X 12" FIBER OPTIC HANDHOLE, PEDESTRIAN RATED. SEE DETAIL 5, SHEET E-301.
- 4 PROVIDE CAST IN PLACE CONCRETE PAD. SEE DETAIL 5, SHEET E-301.
- 5 INTERCEPT POINT FOR FIBER OPTIC.
- 6 PROVIDE FUSED DISCONNECT SWITCH, NEMA 3R MOUNTED ON UNISTRUT SUPPORT MOTORIZED GATE. SEE E-201 FOR DETAILS.
- 7 PROVIDE 2" C FOR FIBER OPTIC. BORE CONDUIT UNDER EXISTING PAVED ROAD.



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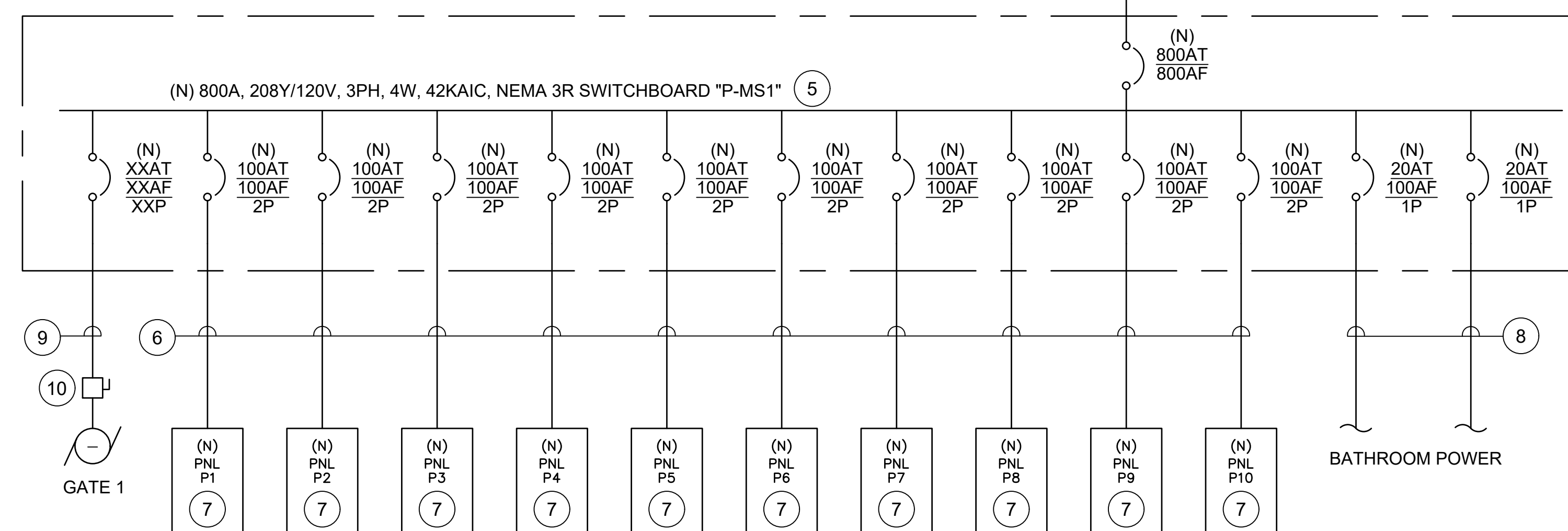
EPI PROJECT # 120-425E



KEY NOTES:

- 1 ELECTRICAL HANDHOLE, PEDESTRIAN RATED. SEE NOTE 3 ON ES-102 FOR LOCATION.
- 2 ELECTRICAL HANDHOLE, TRAFFIC RATED. SEE NOTE 2 ON ES-102 FOR LOCATION.
- 3 REPLACE TRANSFORMER "T7" WITH 500KVA, 12KV-208Y/120V, 3PH, 4W, 150' RISE, CU WINDINGS, NEMA 3R.
- 4 PROVIDE (2) SETS OF 4"C, EACH WITH 4#500KCMIL, 1#4/0 GND.
- 5 PROVIDE SWITCHBOARD AS INDICATED.
- 6 PROVIDE 2"C, 3#1/0, 1#6 GND.
- 7 PROVIDE PANELBOARD AS INDICATED. SEE TYPICAL PANEL SCHEDULE ON SHEET E-202.
- 8 PROVIDE 1-1/2"C, 6#6 AWG, 2#8 GND.
- 9 PROVIDE X"C, X#X AWG, 1#X GND.
- 10 PROVIDE (XXAF/XXAS, 208V, XPH) FUSED DISCONNECT SWITCH, NEMA 3R.

ELECTRICAL SINGLE LINE DIAGRAM
SCALE: NONE



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ELECTRICAL SINGLE LINE DIAGRAM

**TEMPORARY
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PANEL "P1" - "P10"			LOCATION: PORTABLE						BUSS RATING: 100A		208/120V, 1ø, 3W	
			MAIN: 100AT/100AF 2P								MOUNTING: SURFACE	
			PANEL DEVICE MIN 10 KAIC								NEMA 3R	
LOCATION	VOLTAMPS		CR	BRK	A	B	BRK	CR	VOLTAMPS		LOCATION	
	øA	øB							øA	øB		
RECEPTS/CLOCK	540		1	20	*		20	2	910		INTERIOR/EXIT LIGHTS	
RECEPTS/CLOCK		360	3	20	*		20	4		864	INTERIOR LIGHTS	
HVAC	5500		5	70	*			- 6			SPACE	
HVAC		5500	7	2P	*			- 8			SPACE	
SPACE			9	-	*			- 10			SPACE	
SPACE			11	-	*			- 12			SPACE	
SPACE			13	-				- 14			SPACE	
SPACE			15	-				- 16			SPACE	
SPACE			17	-				- 18			SPACE	
			øA = 6950		øB = 6724							
TOTAL CONNECTED VA =			13.7		KVA		NOTES:					
TOTAL			13.7		KVA							
CONNECTED LOAD =			13.7		KVA							
MINIMUM FEEDER SIZE =			57.0		A							

VOLTAGE DROP CALCULATION													ENTER WIRE SIZE HERE. FOR 1/0, ENTER 10000. FOR 2/0, ENTER 20000. FOR 3/0, ENTER 30000.		COPPER CONDUCTOR? (1 = YES)		
FROM	TO	SUPPLY VOLTAGE	PHASE	VOLTAGE DROP		CONNECTED LOAD		DISTANCE (FEET)	K-FACTOR (OHMS)	PARALLEL RUNS	CIRCULAR MILS	WIRE SIZE (AWG)					
				%	VOLTS	VA	AMPS										
XFMR "T7"	PORTABLES SWBD "P-MS1"	208	3	1.813	3.77	160,000	444.12	380	12.9	2	500000	500KCMIL	500	1			
"P-MS1"	P10	208	1	1.861	3.87	13,728	66.00	240	12.9	1	105600	1/0	10000	1			
"P-MS1"	BATHROOM POWER	120	1	3.059	3.67	1,600	13.33	280	12.9	1	26240	6	6	1			
TOTAL VD TO WORST CASE SCENARIO:				3.67%													

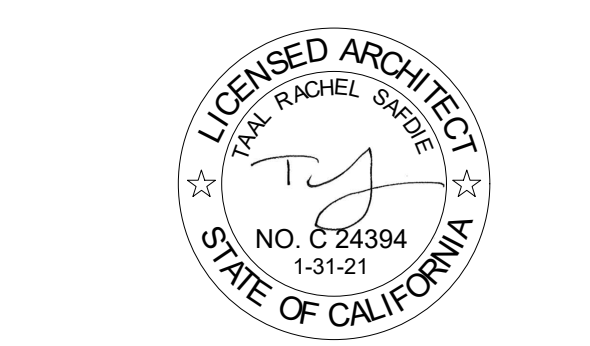
PANEL SCHEDULE AND VOLTAGE DROP CALCULATION
SCALE: NONE



EPI THE ENGINEERING PARTNERS, INC.
CONSULTING ENGINEERS
10150 MEANLEY DRIVE, SUITE 200
SAN DIEGO, CA 92131
(858) 824-1761 FAX (858) 824-1768

**PANEL SCHEDULE &
VOLTAGE DROP
CALCS**

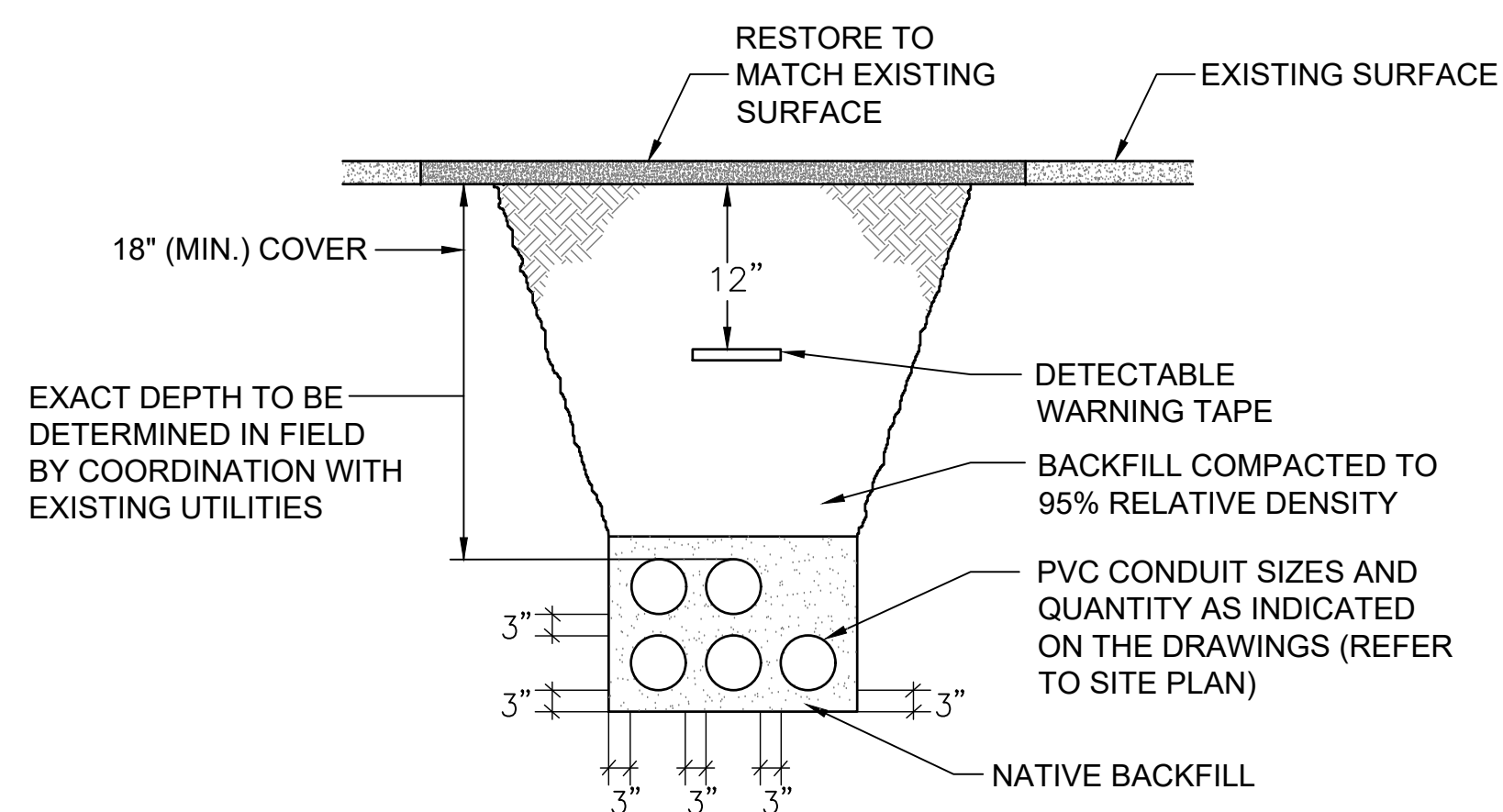
E-202



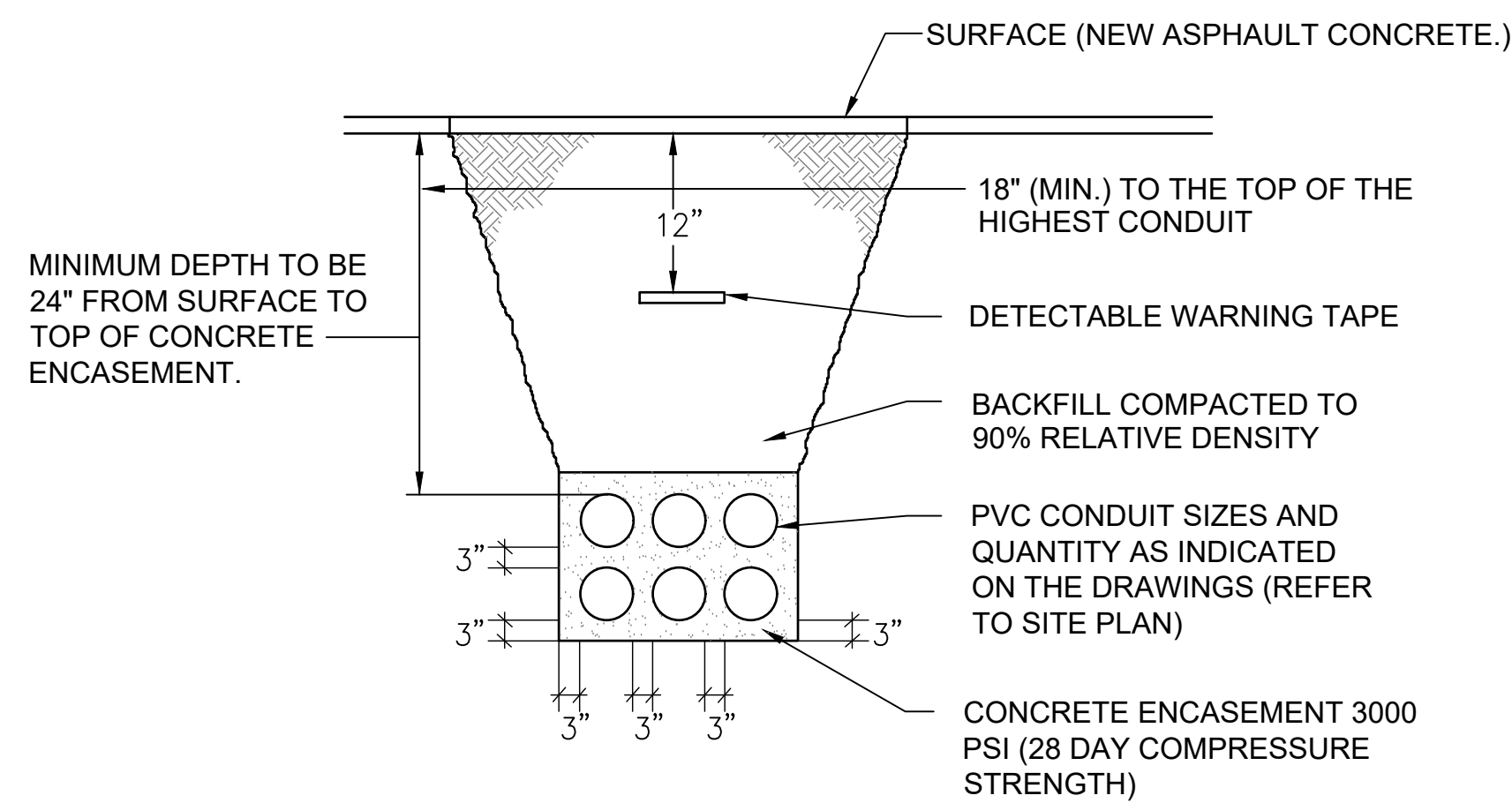
REVISIONS

No.	Description	Date
01	Plan Check Submittal	01.07.21

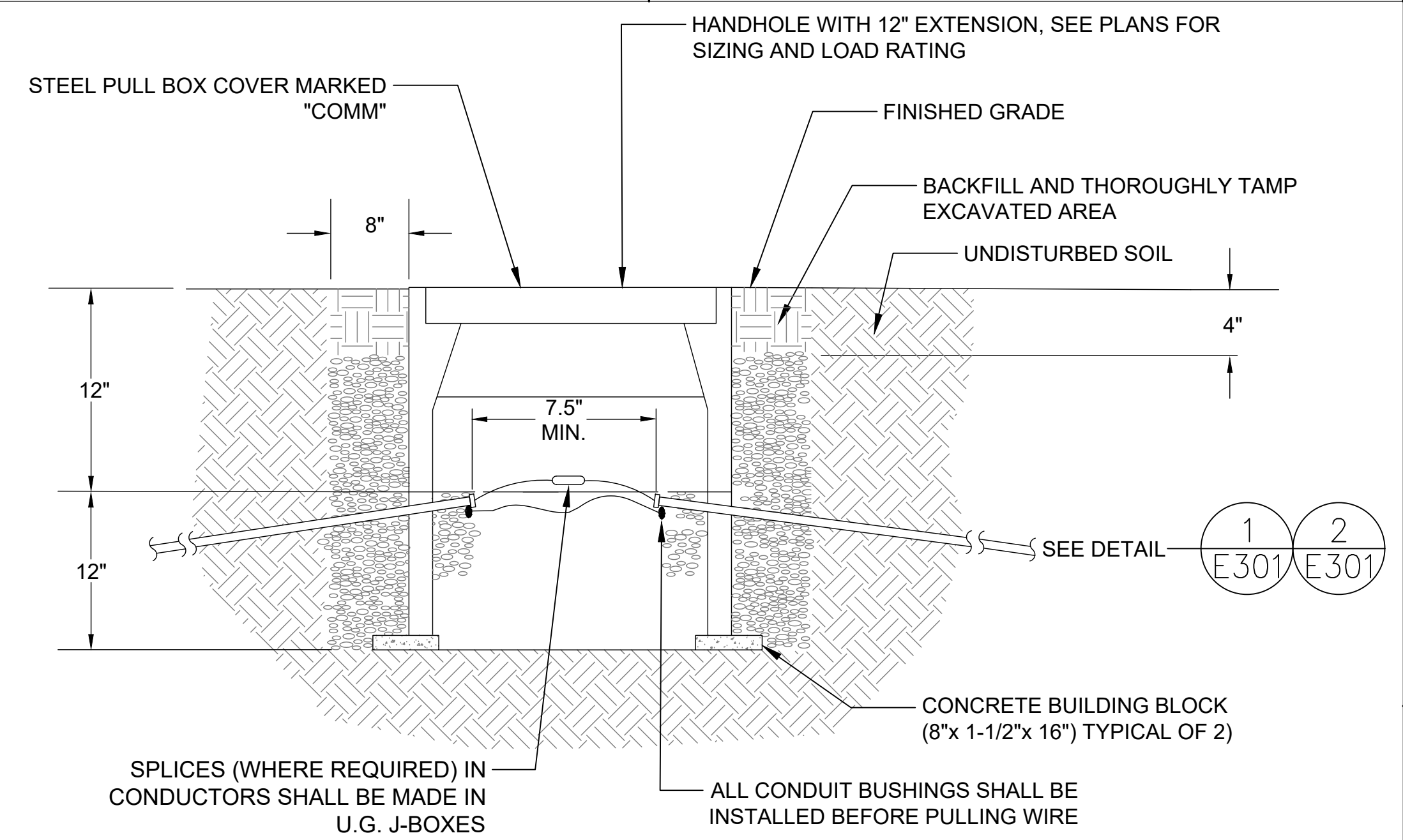
Issue Date _____ Scale _____
SRA Project Number _____



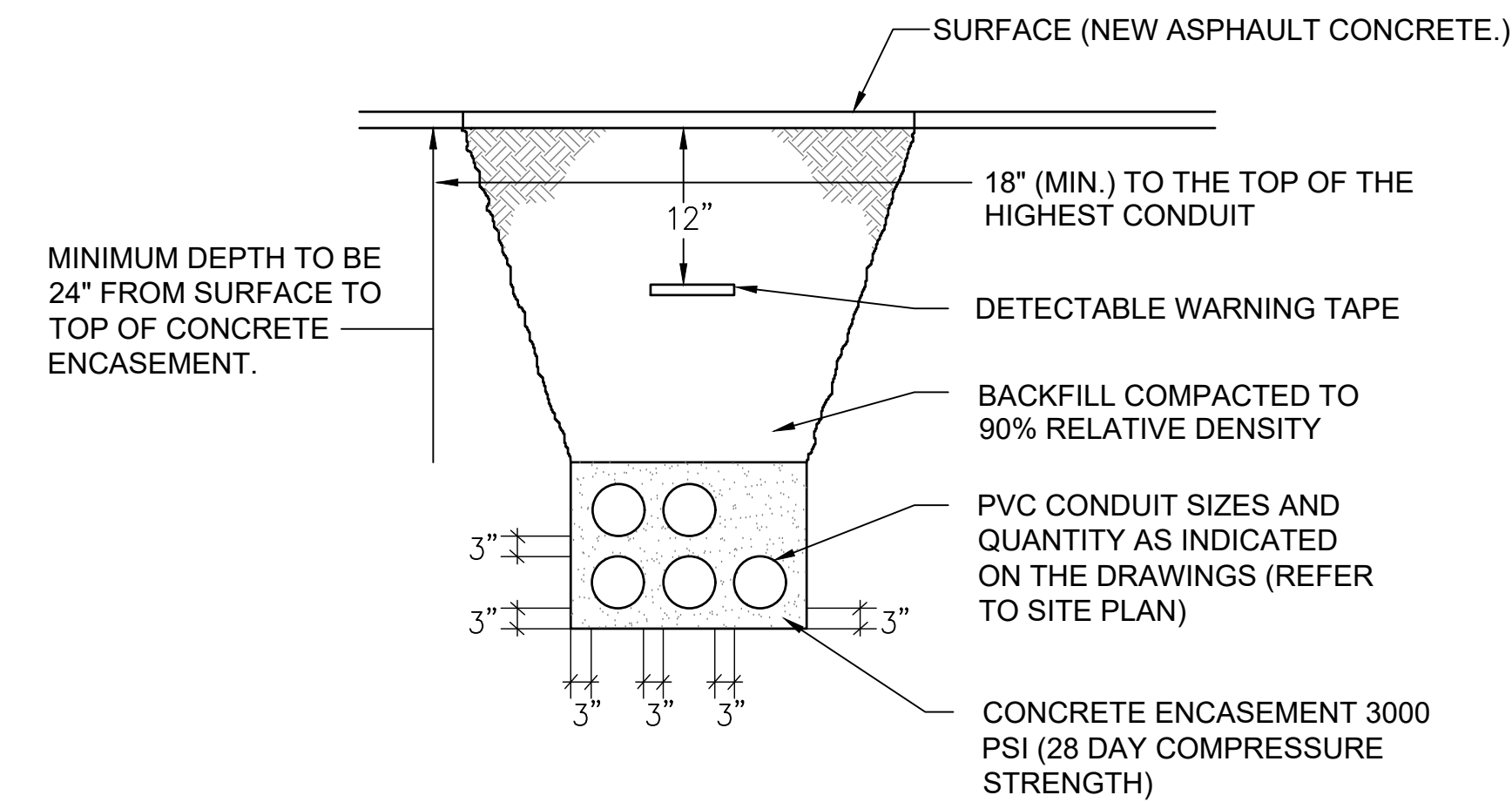
1 TRENCH DETAIL (LANDSCAPE)
E301 SCALE: NOT TO SCALE



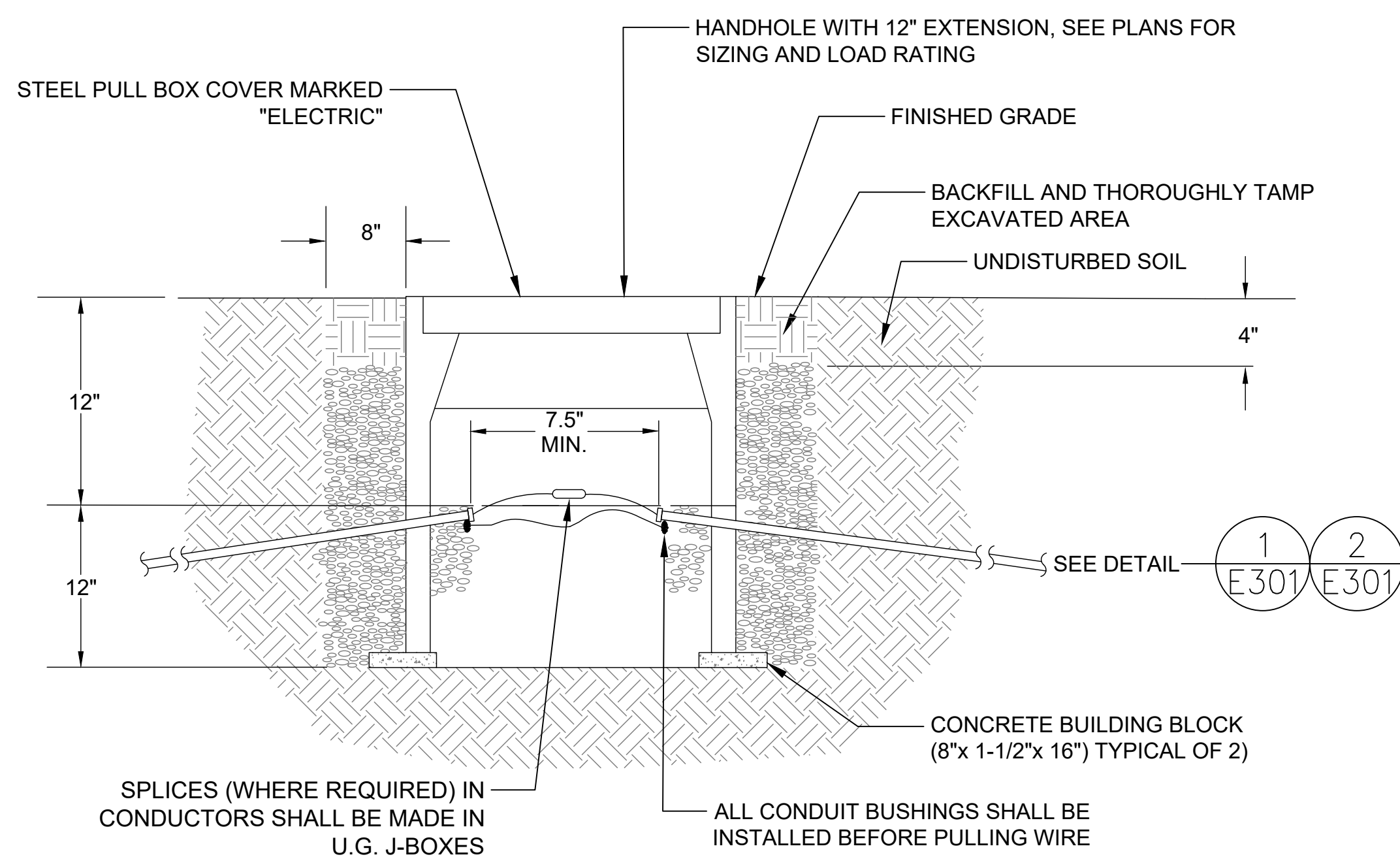
2 TRENCH DETAIL (HARDSCAPE)
E301 SCALE: NOT TO SCALE



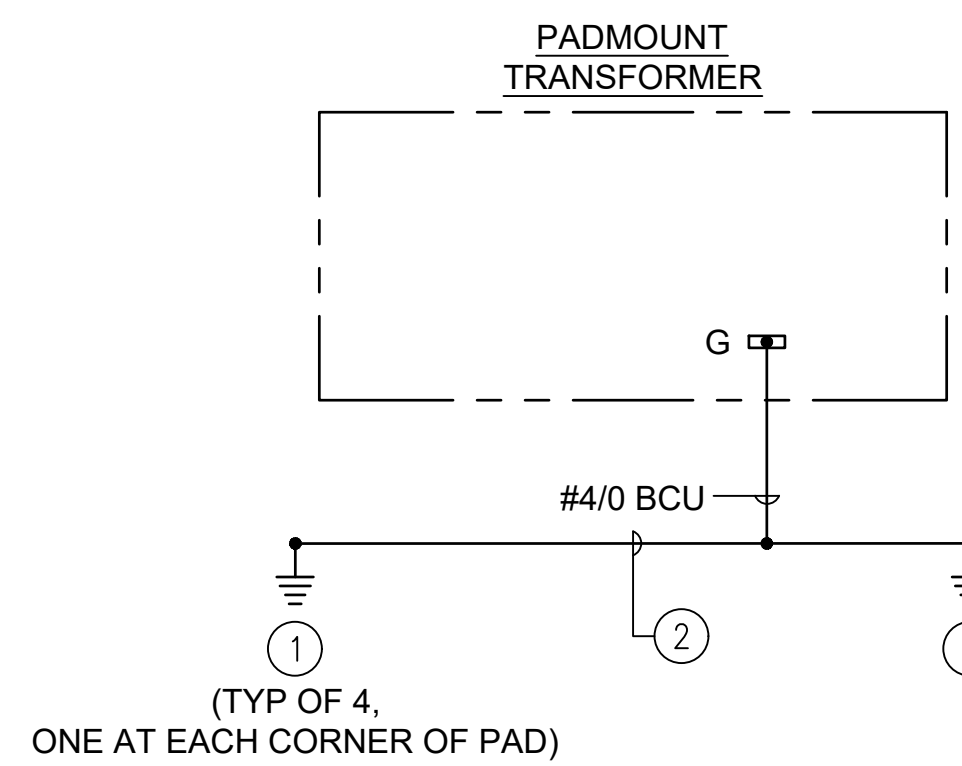
5 FIBER OPTIC HANDHOLE DETAIL
E301 SCALE: NOT TO SCALE



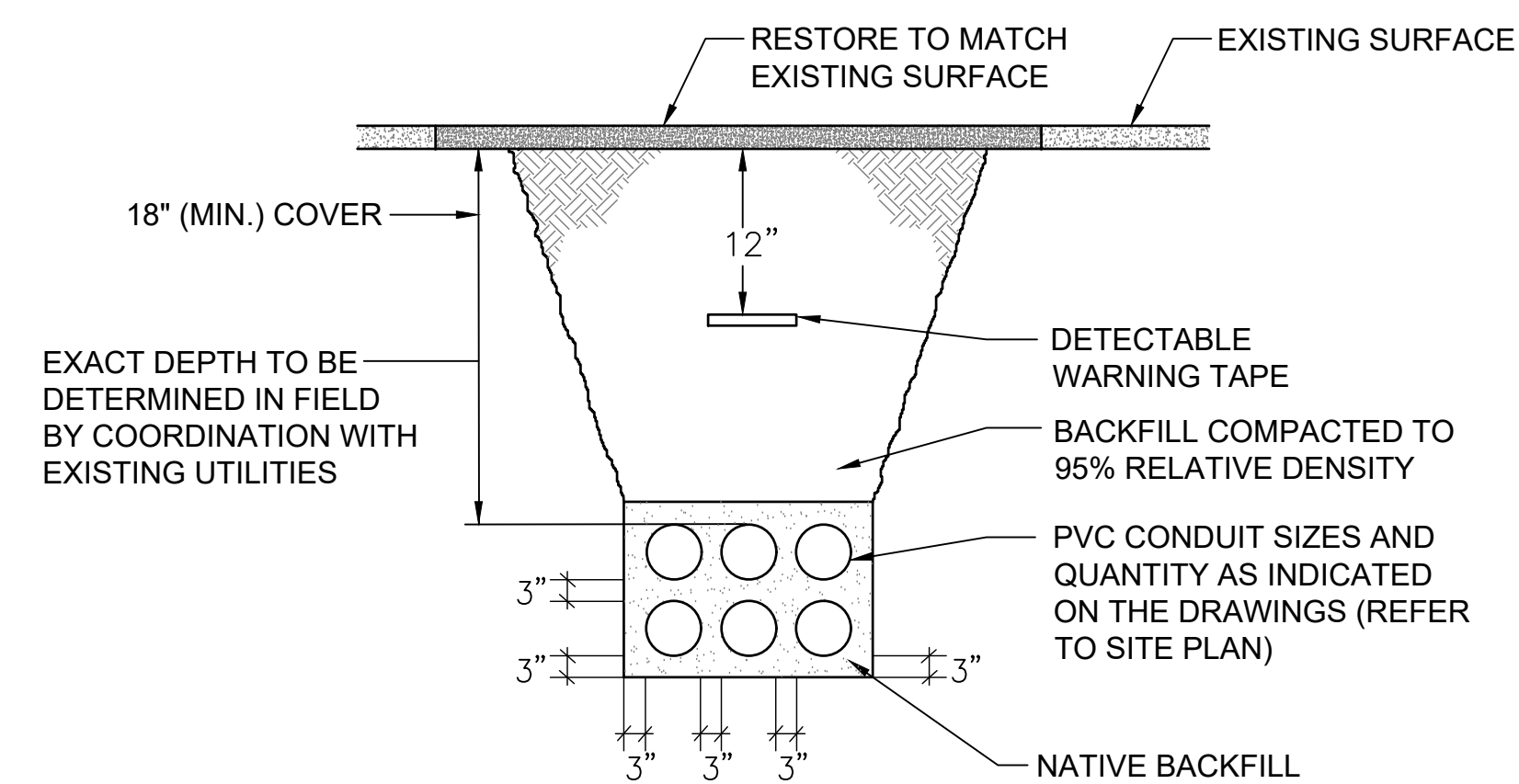
1A TRENCH DETAIL (HARDSCAPE)
E301 SCALE: NOT TO SCALE



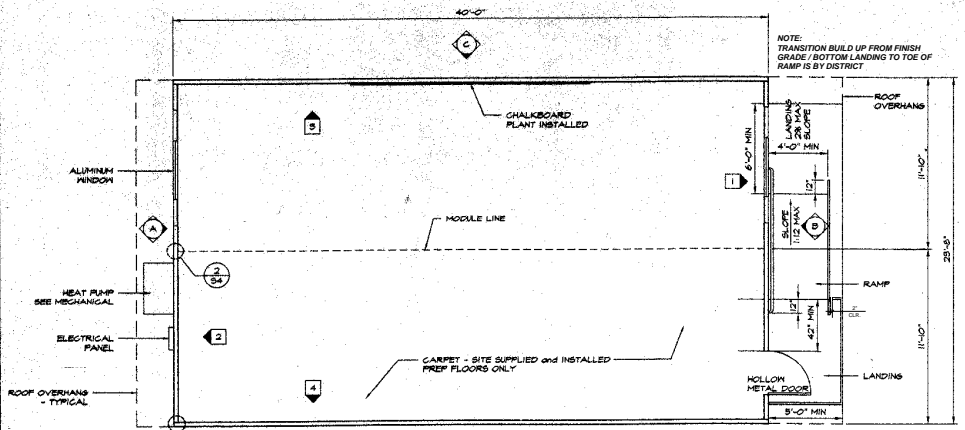
3 SECONDARY ELECTRIC HANDHOLE DETAIL
E301 NOT TO SCALE



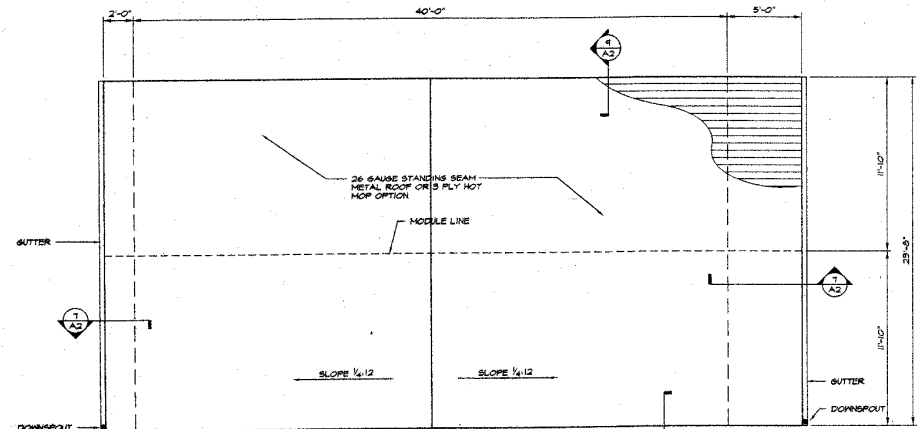
4 TRANSFORMER GROUNDING DETAIL
E301 SCALE: NOT TO SCALE



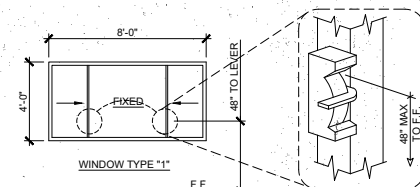
2A TRENCH DETAIL (LANDSCAPE)
E301 SCALE: NOT TO SCALE



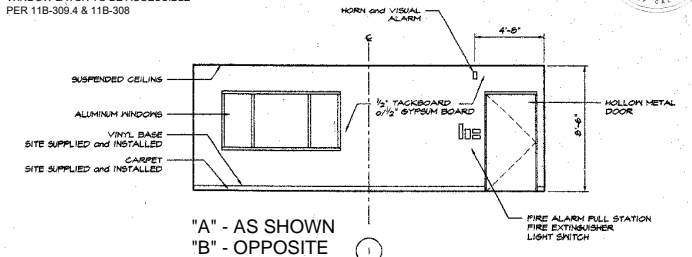
FLOOR PLAN
 1/A1 1/4" = 1'-0"
 "A" - AS SHOWN
 "B" - OPPOSITE



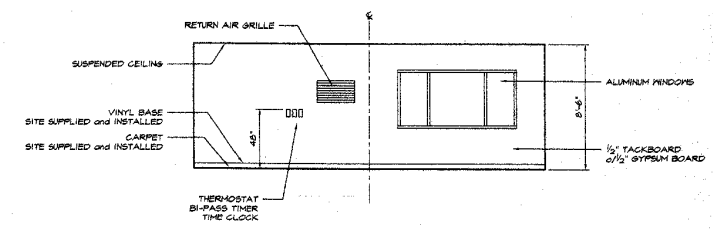
ROOF PLAN
 2/A1 1/4" = 1'-0"



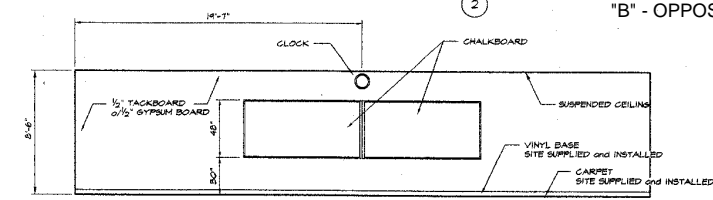
NOTE:
 WINDOW LATCH TO BE ACCESSIBLE
 PER 11B-309.4 & 11B-308



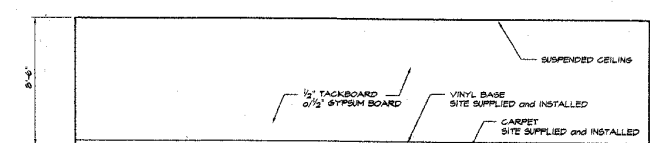
"A" - AS SHOWN
 "B" - OPPOSITE



"A" - AS SHOWN
 "B" - OPPOSITE



3



INTERIOR ELEVATIONS
 5/A1 1/4" = 1'-0"



NO.	DATE	REVISION

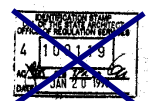
COLE VER SCHREIER &
 ASSOCIATES
 STRUCTURAL ENGINEERS INC.
 2800 VENTURE OAKS WAY
 SUITE 300
 SACRAMENTO, CA 95835
 (916) 967-3300



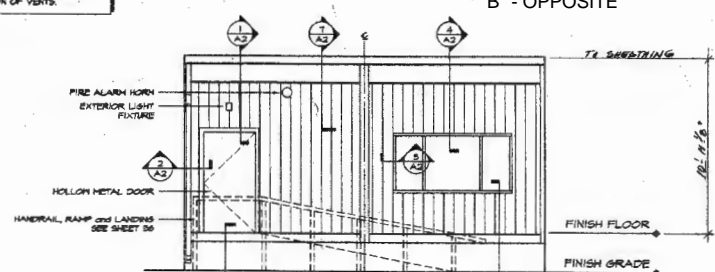
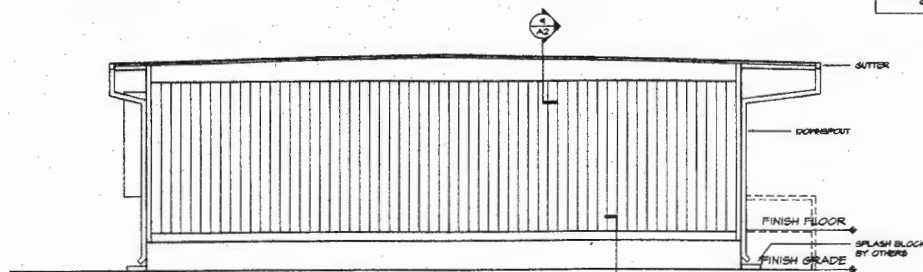
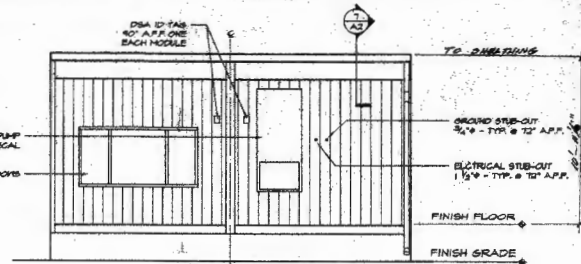
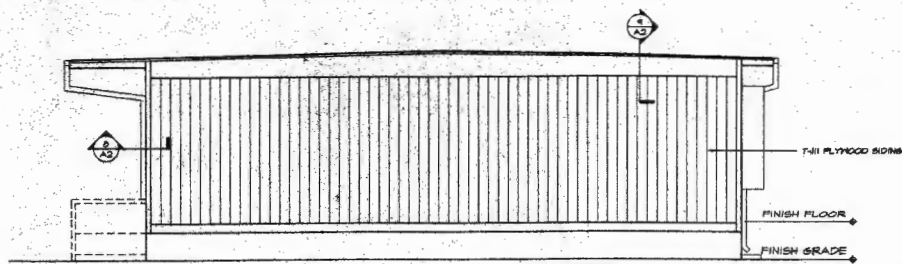
ECO BUILDING SYSTEMS INC.
 FACTORY-BUILT HOUSING SYSTEM
 MANUFACTURING FACILITY
 1400 Norris Road
 Rosemead, California 91066
 (626) 999-4042 Ext.
 CORPORATE OFFICES
 8316 Chatterton Mesa Blvd., #204
 San Diego, California 92111
 (619) 576-9727 Ext.

FOR CONSTRUCTION

24' x 40'	
PROJECT NO.	47122
DATE	JULY, 1997
ENGINEERED BY	BJK
DRAWN BY	PHD
SHEET NAME	FLOOR PLAN ROOF PLAN INTERIOR ELEVATIONS
SHEET NO.	A1



ALDWS 11-7-97 4:12:22 PM EST

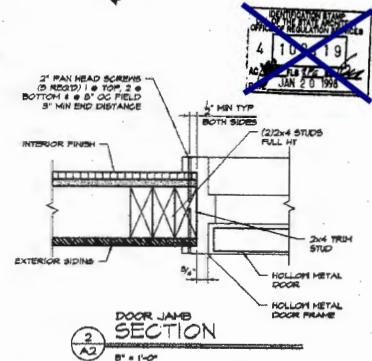
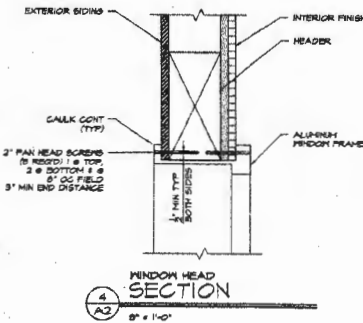
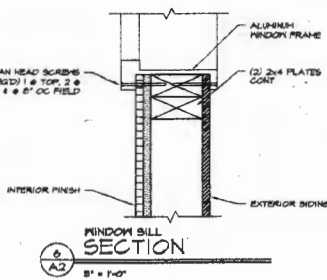
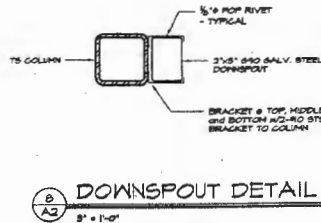


NOTE: SEE FOUNDATION PLAN FOR SIZE AND LOCATION OF VENTS.

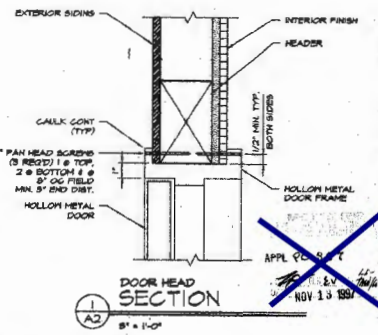
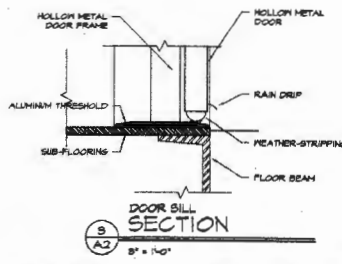
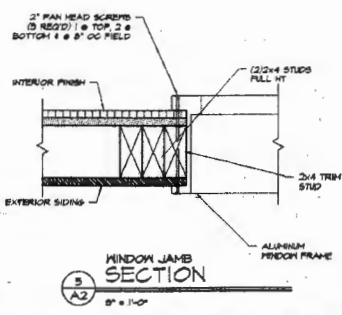
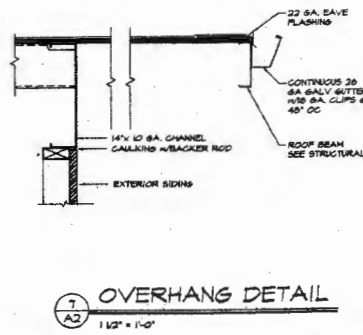
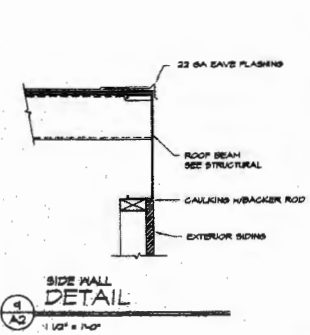
"A" - AS SHOWN
"B" - OPPOSITE

EXTERIOR ELEVATIONS

"A" - AS SHOWN
"B" - OPPOSITE



~~NO WORK TO BE DONE
4 10 1991
NO SITE VISIT
JUN 20 1991~~



~~NO WORK TO BE DONE
APPL. 11/13/91
NOV 13 1991~~

NO.	DATE	REVISION
1	11/13/91	ISSUE FOR CONSTRUCTION

COLE THE ARCHITECT & ENGINEERS
1000 WILSON ROAD, SUITE 101
SANTA ANA, CALIFORNIA 92705
(714) 952-2000



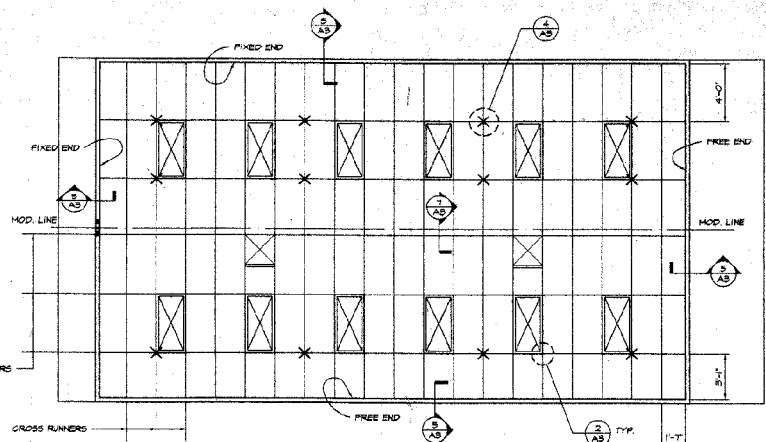
ECO BUILDING SYSTEMS INC.
FACTORY-BUILT HOUSING SYSTEM
MANUFACTURING FACILITY
1600 Wilson Road
San Diego, California 92111
(619) 596-4111 Voice
(619) 596-4111 Telex
(619) 596-9797 Fax

FOR CONSTRUCTION

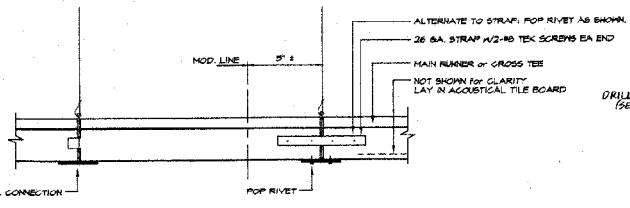
PROJECT NO.	4732
DATE	JULY, 1991
ENGINEERED BY	BJR
DRAWN BY	PHD
SHEET NAME	EXTERIOR ELEVATIONS AND DETAILS
SHEET NO.	A2

METAL SUSPENSION FOR LAY IN PANEL CEILING

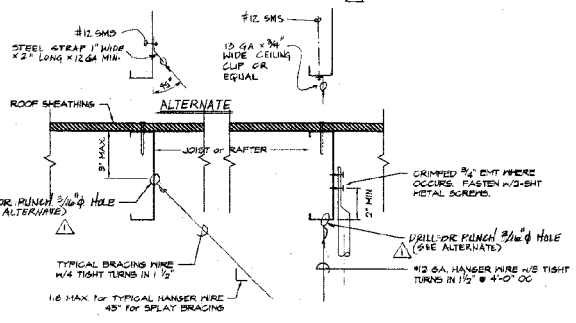
- 12 GA. (140) HANGER WIRES MAY BE USED FOR UP TO AND INCLUDING 4'-0" X 4'-0" GRID SPACINGS. ALONG MAIN RUNNER, SPLICES WILL NOT BE PERMITTED IN ANY HANGER WIRES (UNLESS SPECIFICALLY APPROVED BY DSA/ISS).
- PROVIDE 12 GA. HANGER WIRES WITHIN 2" OF THE EDGE OF ALL MAIN AND CROSS RUNNERS OR AT 1/4 OF THE LENGTH OF THE END TEE (WHICHEVER IS LESS AT THE PERIPHERY OF THE CEILING).
- PROVIDE TRAFFIC OR OTHER SUPPLEMENTARY SUPPORT MEMBERS AT OBSTRUCTIONS TO MAINTAIN HANGER SPACING. PROVIDE ADDITIONAL HANGERS, STRUTS OR BRACES AS REQUIRED AT ALL CEILING BREAKS, SOFFITS OR DISCONTINUOUS AREAS. HANGER WIRES THAT ARE MORE THAN 1 IN 6 OF PLUMB ARE TO HAVE COUNTER BRACED WIRES. CEILING GRID MEMBERS MAY BE ATTACHED TO NOT MORE THAN 2 ADJACENT WALLS. CEILING GRID MEMBERS SHOULD BE AT LEAST 1/2" FREE OF OTHER WALLS. IF WALLS RUN DIAGONALLY TO CEILING GRID SYSTEM, ONE END OF MAIN AND CROSS RUNNERS SHOULD BE FREE AND A MINIMUM OF 1/2" CLEAR OF WALL.
- AT THE PERIPHERY OF THE CEILING, HANGER WIRES ARE NOT CONNECTED TO THE ADJACENT WALL. PROVIDE INTERCONNECTION BETWEEN THE RUNNERS AT THE FREE END. LATERAL BRACINGS, A METAL STRUT OR A 10 GA. WIRE WITH A POSITIVE MECHANICAL CONNECTION TO THE RUNNERS MAY BE USED. WHERE THE PERPENDICULAR DISTANCE FROM THE WALL TO THE FIRST PARALLEL RUNNERS IS 12" OR LESS, THIS INTERLOCK IS NOT REQUIRED.
- PROVIDE SETS OF 4-#12 GA. SPLAYED BRACING WIRES ORIENTED 40° FROM EACH OTHER AT THE FOLLOWING SPACINGS:
 - (A) PLACE SETS OF SPLAY WIRES AT A SPACING NOT MORE THAN 12'-0" ON CENTER.
 - (B) PROVIDE SPLAY WIRES AT LOCATIONS NOT MORE THAN 1/2 THE ABOVE SPACING FROM EACH PERIMETER WALL OR AT THE EDGE OF VERTICAL CEILING OFFSETS. THE SLOPE OF THESE WIRES SHOULD NOT EXCEED 45° FROM THE PLANE OF THE CEILING AND SHOULD BE TAUT WITHOUT CAUSING THE CEILING TO LIFT. SPLICE IN BRACING WIRES ARE NOT PERMITTED WITHOUT SPECIAL DSA/ISS APPROVAL.
- FASTEN HANGER WIRES WITH NOT LESS THAN 3 TIGHT TURNS. FASTEN SPLAY WIRES WITH 4 TIGHT TURNS. MAKE ALL TIGHT TURNS WITH A DISTANCE OF 1/2" HANGER OR BRACING WIRE ANCHORS TO THE STRUCTURE SHOULD BE INSTALLED IN SUCH A MANNER THAT THE DIRECTION OF THE FORCE ALIGNS AS CLOSELY AS POSSIBLE WITH THE DIRECTION OF THE FORCE ACTING ON THE WIRE.
- SEPARATE ALL CEILING HANGING AND BRACING WIRES AT LEAST 6 INCHES FROM ALL UNBRACED DUCTS, PIPES, JOINTS, ETC. IT IS ACCEPTABLE TO ATTACH LIGHTWEIGHT ITEMS, SUCH AS SINGLE ELECTRIC CONDUIT NOT EXCEEDING 1/2" NOMINAL DIAMETER, TO HANGER WIRES USING CONNECTORS ACCEPTABLE TO DSA/ISS.
- ATTACH ALL LIGHT FIXTURES AND AIR TERMINALS TO THE CEILING GRID RUNNERS TO RESIST A HORIZONTAL FORCE EQUAL TO THE WEIGHT OF THE FIXTURES.
- FLUSH OR RECESSED LIGHT FIXTURES AND AIR TERMINALS OR SERVICES WEIGHING LESS THAN 50 POUNDS MAY BE SUPPORTED DIRECTLY ON THE RUNNERS OF A HEAVY DUTY GRID SYSTEM BUT, IN ADDITION, THEY MUST HAVE A MINIMUM OF 2-#2 GA. SLACK SAFETY WIRES ATTACHED AT DIAGONAL CORNERS AND ANCHORED TO THE STRUCTURE ABOVE. ALL 4 FT. X 4 FT. LIGHT FIXTURES MUST HAVE SLACK SAFETY WIRES AT EACH CORNER.
- CLASSIFICATION OF CEILING GRID:
 - CLASSIFICATION OF CEILING GRID IS HEAVY DUTY CHICAGO METALLIC PER ASTM G083 MANUFACTURER'S CATALOG NUMBER - MAIN RUNNER HEAVY DUTY MAIN TEE OR EQUAL #200-01
 - MANUFACTURER'S CATALOG NUMBER - CROSS RUNNER CHICAGO METALLIC #200-01 CROSS TEES
 - MANUFACTURER'S CATALOG NUMBER OF DETAIL FOR RUNNER SPLICE N/A.
 - ACOUSTICAL PANELS SHALL BE 3/8" MINIMUM THICK MINERAL FIBERBOARD OR VINYL FACED FIBROGLASS LAY-IN PANELS SQUARE EDGE ASTM FLAME SPREAD CLASS 1, 0.4" X 48" MODULAR SIZE LIGHT REFLECTION 78% MINIMUM NOISE REDUCTION COEFFICIENT OF 0.65 MINIMUM. MAXIMUM SPOKE DENSITY NOT EXCEED 450.



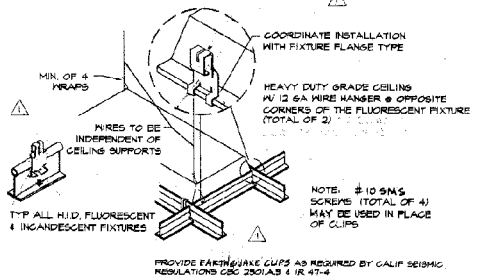
REFLECTED CEILING PLAN



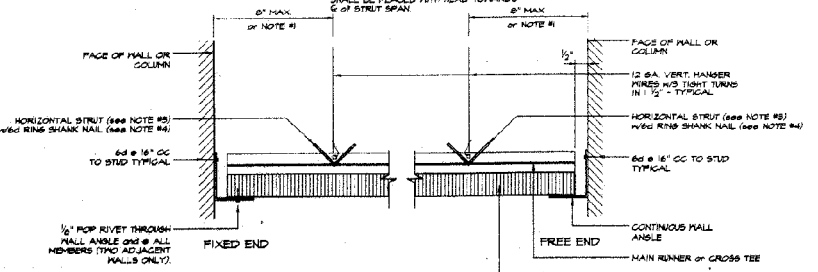
7 CONNECTIONS
8' = 1'-0"



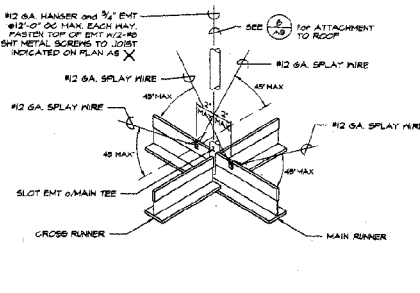
6 BOTTOM OF JOIST CONNECTION
8' = 1'-0"



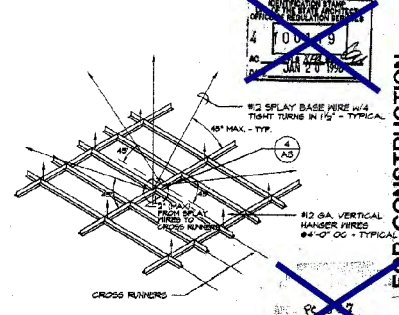
2 DETAIL of LIGHT FIXTURE
NO SCALE



5 GRID CONNECTION DETAILS
8' = 1'-0"



4 DETAIL
NO SCALE



3 CEILING GRID DETAIL
NO SCALE

NO.	DATE	REVISION
1	12-30-97	HFRS, ZLAR

CALL THE SECRETARY & EXECUTIVE DIRECTOR OF THE CALIFORNIA REGISTERED PROFESSIONAL ENGINEERS BOARD
SUITE 500
1000 MARQUETTE, CA 94103
(415) 962-0280



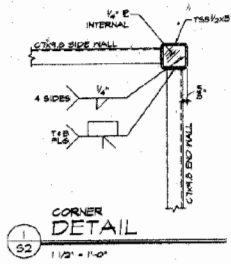
ECO BUILDING SYSTEMS INC.
FACTORY-BUILT HOUSING SYSTEM
MANUFACTURING FACILITY
1400 Norris Road
Bakersfield, California 93306
(805) 399-4444 FAX

CORPORATE OFFICES
8376 Chalmers Mesa Blvd., #204
San Diego, California 92171
(619) 576-9777 FAX

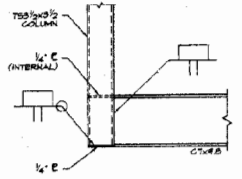
FOR CONSTRUCTION

PROJECT NO: 47122
DATE: JULY, 1997
ENGINEERED BY: BUR
DRAWN BY: PHD
SHEET NAME:
REFLECTED CEILING PLAN AND DETAILS

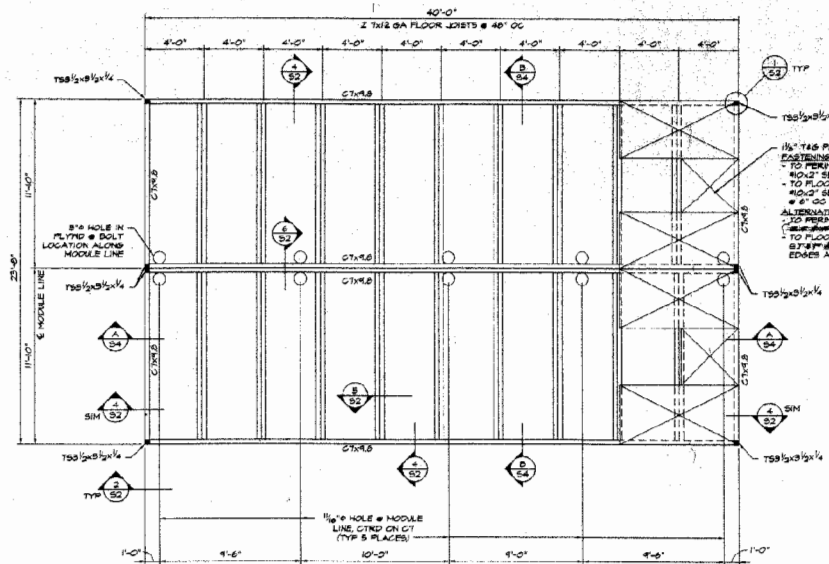
SHEET NO:
A3
OF 888



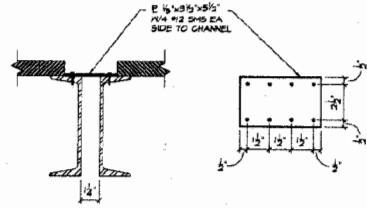
1
52
CORNER DETAIL
1 1/2" = 1'-0"



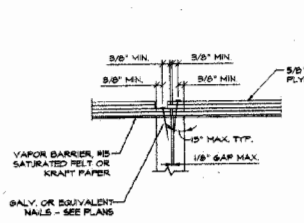
2
52
COLUMN TO PERIMETER CHANNEL ELEVATION
1 1/2" = 1'-0"



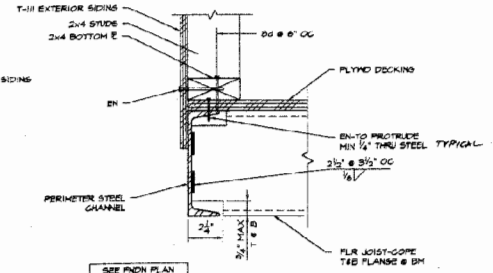
3
52
FLOOR FRAMING PLAN
1/4" = 1'-0"



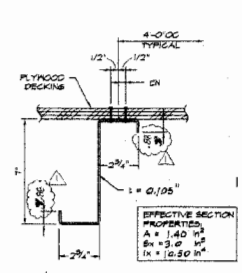
4
52
MOD-LINE CONNECTION DETAIL (ALTERNATE)
5" = 1'-0"



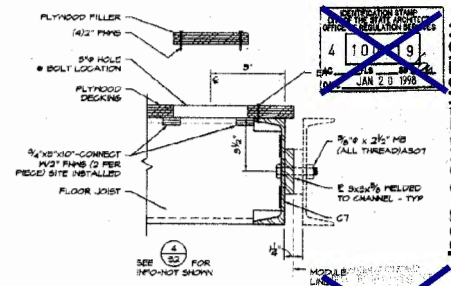
5
52
TYPICAL SIDING JOINT DETAIL
1/4" = 1'-0"



6
52
FLOOR FRAME AT WALL SECTION
5" = 1'-0"



7
52
12 GA FLOOR JOIST (ASTM A575 GRADE 36) DETAIL
5" = 1'-0"



8
52
FLOOR FRAME & MODULE LINE SECTION
5" = 1'-0"

OFFICE OF THE COUNTY CLERK
SANTA CLAY COUNTY
JAN 20 1998

NOV 13 1997

NO.	DATE	REVISION
1	2.20.97	MP'S CLARIFICATION

CALL THE ARCHITECT FOR
STRUCTURAL ENGINEERING INC.
2500 VENTURA BLVD. #400
SANTA MONICA, CA 90401
(818) 366-2500



ECO BUILDING SYSTEMS INC.
FACTORY-BUILT HOUSING SYSTEM
MANUFACTURING FACILITY
CORPORATE OFFICES
1400 14th St. #204
Bakersfield, California 93308
(805) 576-4111 Voice
(805) 576-4002 Fax

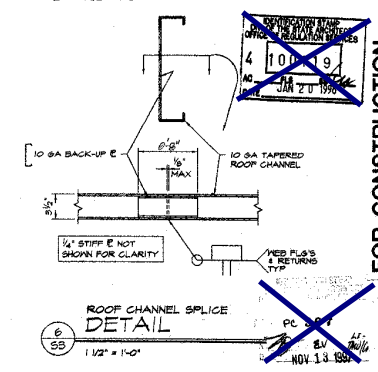
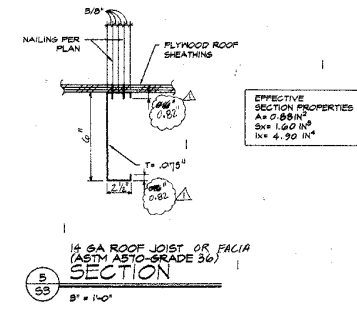
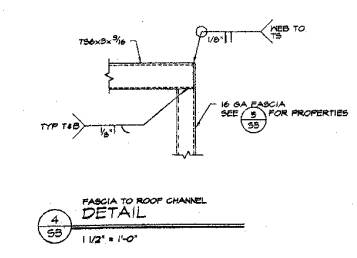
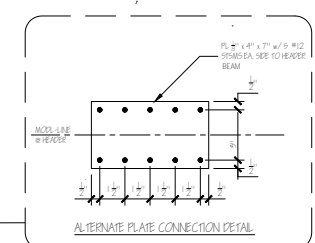
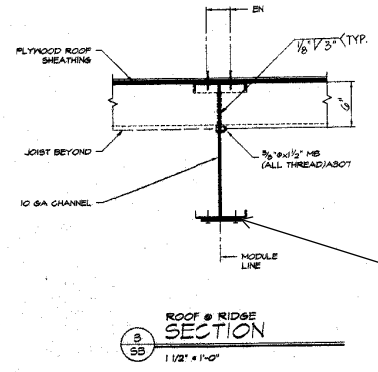
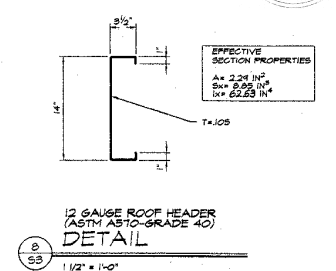
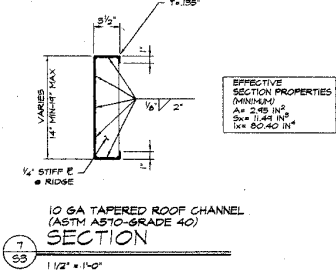
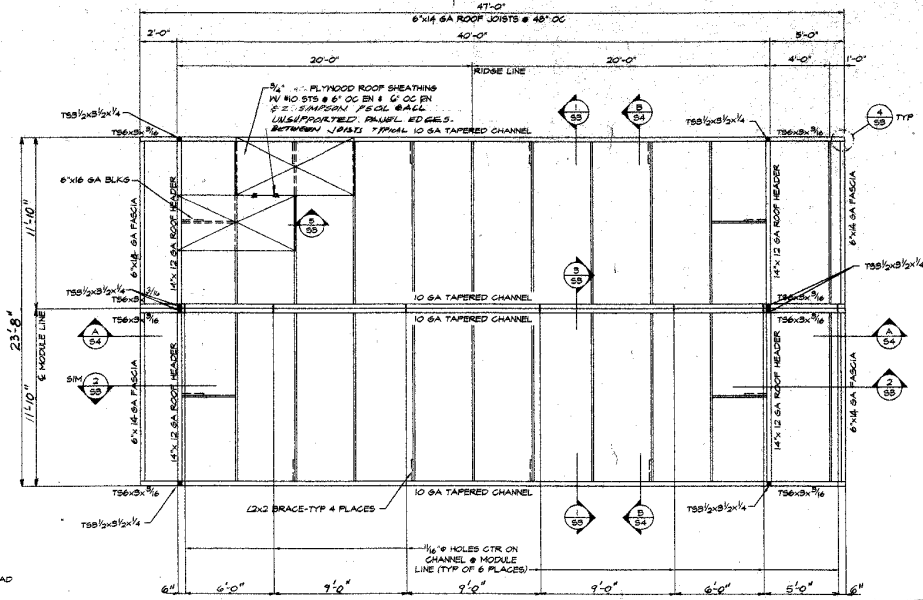
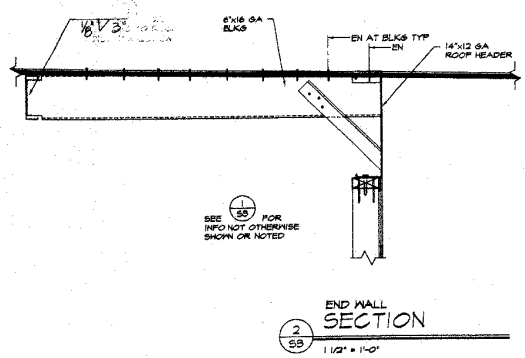
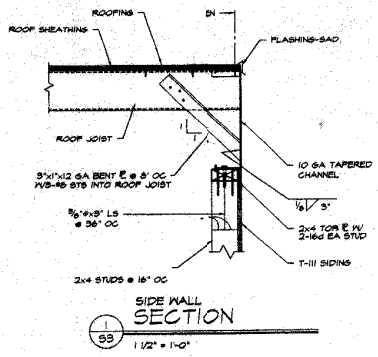
FOR CONSTRUCTION

24' x 40'

PROJECT NO. 4722
DATE: JULY, 1997
ENGINEERED BY: BJM
DRAWN BY: KDT

SHEET NAME:
FLOOR FRAMING PLAN AND SECTIONS

SHEET NO.
52



NO.	DATE	REVISION
1	12/30/07	HR'S CLARIFICATION

COLE TEE SCHUBERT & ASSOCIATES
 ARCHITECTURAL ENGINEERS INC.
 2001 CENTRAL OAKS WAY
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 SACRAMENTO, CA 95833
 (916) 987-3300



ECO BUILDING SYSTEMS INC.
FACTORY-BUILT HOUSING SYSTEM
MANUFACTURING FACILITY

CORPORATE OFFICES
 1400 Norcut Blvd, #204
 San Diego, California 92111
 (619) 576-4411 Voice
 (619) 576-0797 Fax

FOR CONSTRUCTION

PROJECT NO: 47122
 DATE: JULY, 1997
 ENGINEERED BY: BUR
 DRAWN BY: KOT
 SHEET NAME: ROOF FRAMING PLAN AND SECTIONS
 SHEET NO: S3

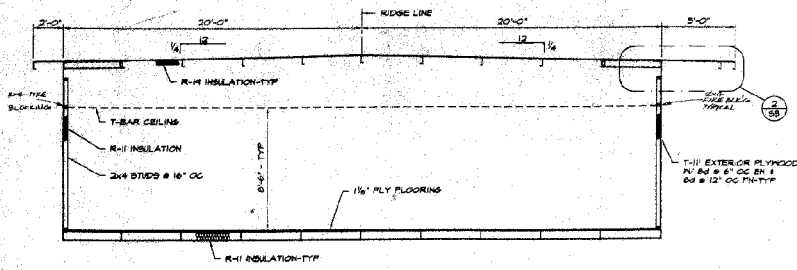


EFFECTIVE SECTION PROPERTIES	
A = 2.24 IN ²	S = 0.29 IN
I = 0.625 IN ⁴	X = 0.625 IN

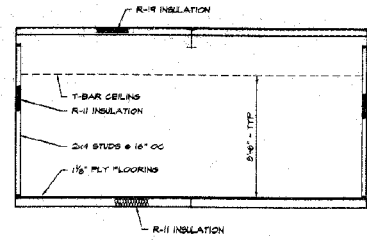
EFFECTIVE SECTION PROPERTIES (MINIMUM)	
A = 2.05 IN ²	S = 0.24 IN
I = 0.52 IN ⁴	X = 0.50 IN

EFFECTIVE SECTION PROPERTIES	
A = 0.88 IN ²	S = 1.60 IN
I = 4.90 IN ⁴	

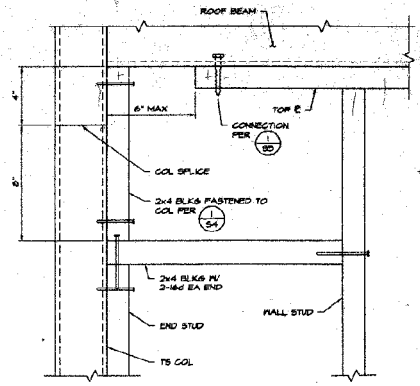
NOV 13 1997



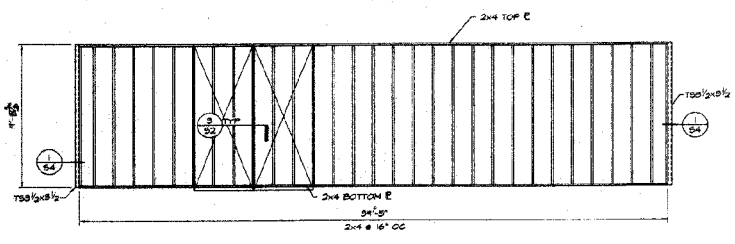
LONGITUDINAL BUILDING SECTION
 1/4" = 1'-0"



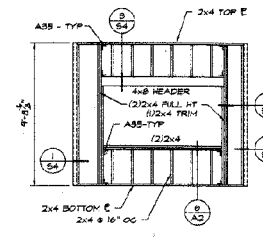
TRANSVERSE BUILDING SECTION
 1/4" = 1'-0"



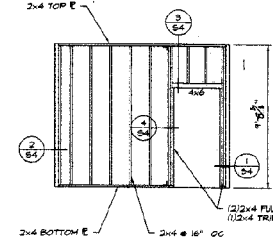
ALTERNATE MALL CORNER DETAIL
 1/4" = 1'-0"



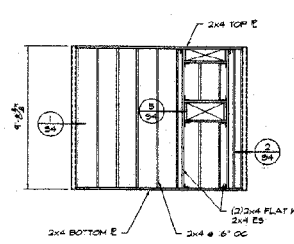
SIDE MALL ELEVATION
 1/4" = 1'-0"



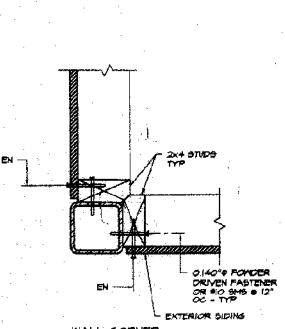
END MALL W/ WINDOW ELEVATION
 1/4" = 1'-0"



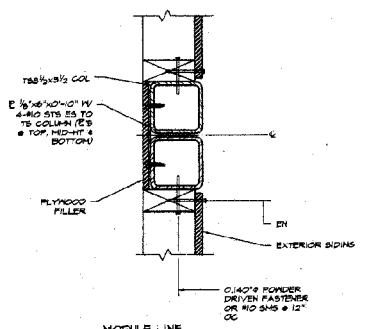
END MALL W/ DOOR ELEVATION
 1/4" = 1'-0"



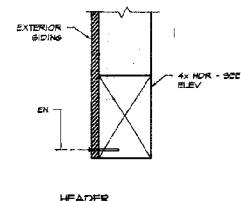
END MALL W/ AC ELEVATION
 1/4" = 1'-0"



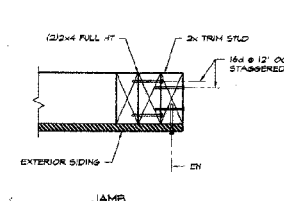
MALL CORNER PLAN DETAIL
 1/4" = 1'-0"



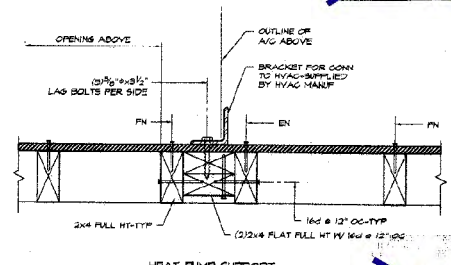
MODULE LINE PLAN DETAIL
 1/4" = 1'-0"



HEADER SECTION
 1/4" = 1'-0"



JAMB SECTION
 1/4" = 1'-0"



HEAT PUMP SUPPORT PLAN DETAIL
 1/4" = 1'-0"



FOR CONSTRUCTION

NO. DATE REVISION
 12 SYSTEMS CLARIFICATION

COLE TEE SCHUBERT & ASSOCIATES ARCHITECTURAL ENGINEERS INC. 3000 VENTURE DRIVE SUITE 300 SACRAMENTO, CA 95833 (916) 428-2981

REGISTERED PROFESSIONAL ENGINEER STATE OF CALIFORNIA

REGISTERED ARCHITECT STATE OF CALIFORNIA

ECO BUILDING SYSTEMS INC.
FACTORY-BUILT HOUSING SYSTEM
MANUFACTURING FACILITY

CORPORATE OFFICES
 831C Claitor Ave. Blvd., #324
 7600 Norwalk Road
 Norwalk, CA 94551
 (925) 390-1111 Fax
 (925) 390-4942 Fax

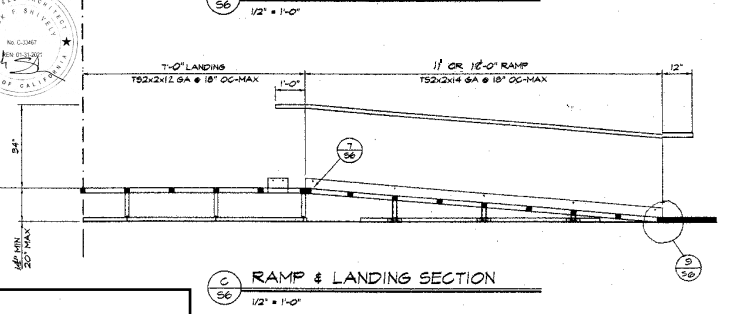
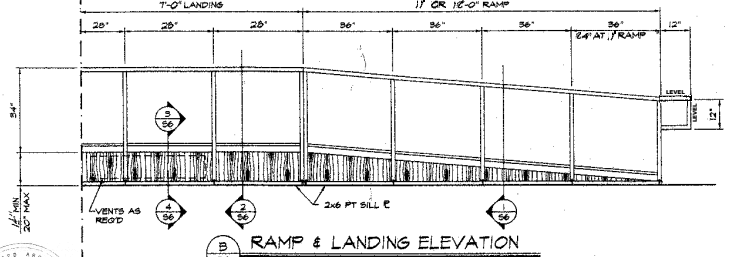
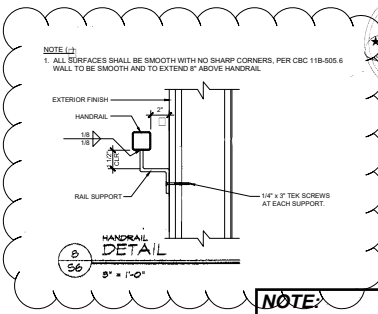
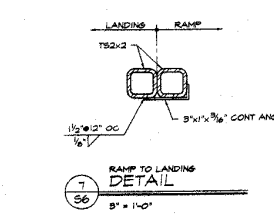
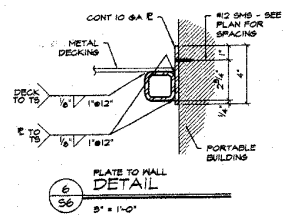
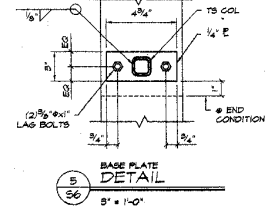
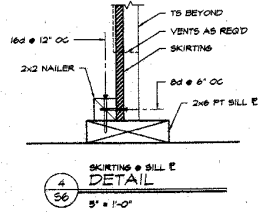
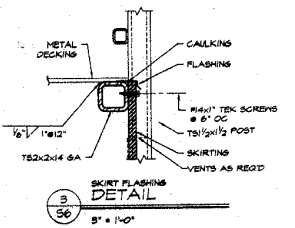
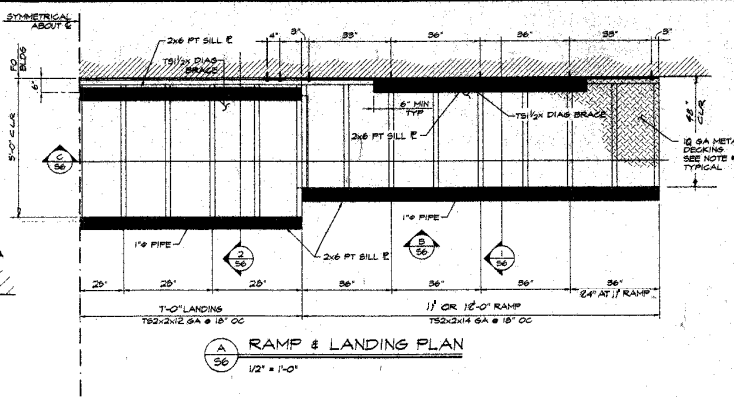
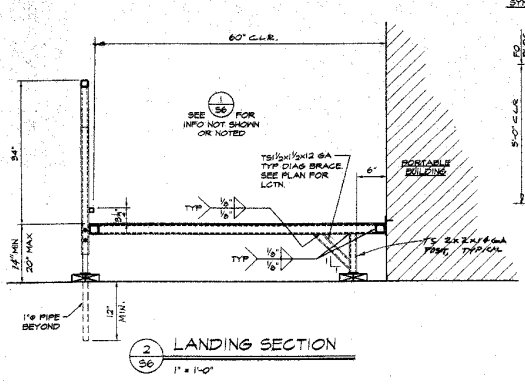
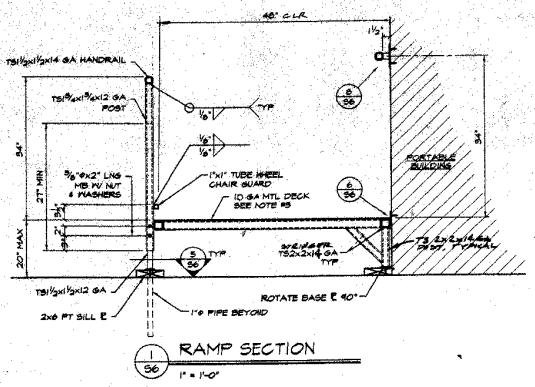
24 x 40

PROJECT NO. #122
 DATE JULY, 1997
 ENGINEERED BY: BLR
 DRAWN BY: KDT

SHEET NAME:
**BUILDING SECTIONS,
 WALL ELEVATIONS
 AND DETAILS**

SHEET NO:
S4
 OF 444

NOV 13 1997



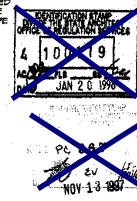
NOTE:
TRANSITION BUILD UP FROM
FINISH GRADE / BOTTOM LANDING
TO TOE OF RAMP IS BY DISTRICT

$I_x = .223 \text{ m}^4$
 $S_x = .323 \text{ m}^3$
 $A = .553 \text{ sq in}$
 $T_S = 2 \times 2 \times 14 \text{ GA } (175)$
ASTM A570 - GRADE 50
SECTION PROPERTIES

$I_x = .277 \text{ m}^4$
 $S_x = .517 \text{ m}^3$
 $A = .699 \text{ sq in}$
 $T_S = 1 1/2 \times 1 1/2 \times 12 \text{ GA } (105)$
ASTM A570 - GRADE 50
SECTION PROPERTIES

$I_x = .165 \text{ m}^4$
 $S_x = .220 \text{ m}^3$
 $A = .339 \text{ sq in}$
 $T_S = 1 1/2 \times 1 1/2 \times 12 \text{ GA } (105)$
ASTM A570 - GRADE 50
SECTION PROPERTIES

- NOTES:**
- RAMP: RAMPS SHALL NOT SLOPE MORE THAN 1" IN 20"
 - HANDRAILS; HANDRAILS AT BOTH SIDES OF RAMP @ 54"
 - DECKING: 1/2" DIA DIAMOND E LANDING AND RAMP TO HAVE NON SLIP SURFACE. 7/16" E @ .135"
 - PROVIDE BRACING OF RAMP TO BLDG FRAMEWORK TO TOE TO BOTH SIDES
 - GROUND LIGS: PROVIDE RAMP COVERS VENT SPACES. PROVIDE VENT OPENINGS IN RAMP SKIRTING EQUAL TO AMOUNT OF COVERED VENTS.
- DUE TO VARYING SITE CONDITIONS THE MAXIMUM HEIGHT OF FINISH FLOOR TO GRADE IS 20". THEREFORE IT IS POSSIBLE THAT THE ACCESS RAMP ATTACHED TO THE BUILDING MUST BE 20" AT A SLOPE OF 1/2". ARCHITECT MUST TAKE INTO ACCOUNT THAT THE RAMP SUPPLIED BY S.B.S. IS 12'-0" LONG AT A SLOPE OF 1/2". THEREFORE THE ARCHITECT WILL HAVE TO DESIGN AND PROVIDE SUFFICIENT DETAILS OF RAMP EXTENSIONS AND BOTTOM LANDING DEPENDING ON PARTICULAR SITE CONDITIONS. S.B.S. IS NOT RESPONSIBLE FOR RAMP EXTENSION EXCEEDING THE ORIGINAL PLAN AS SHOWN ON THIS SHEET.



NO.	DATE	REVISION

COLE YEE SCHUBERT & ASSOCIATES
STRUCTURAL ENGINEERS INC.
2500 VENTURE GARDEN WAY
SACRAMENTO, CA 95833
(916) 990-2200



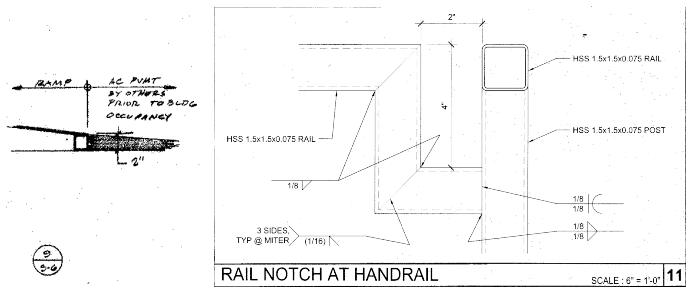
ECO BUILDING SYSTEMS INC.
FACTORY-BUILT HOUSING SYSTEM
MANUFACTURING FACILITY

CORPORATE OFFICES
3510 Clarendon Mesa Blvd., #204
Bakersfield, CA 93311
(805) 576-4411 Voice
(805) 576-5707 Fax

24' x 40'

PROJECT NO: 4112
DATE: JULY, 1997
ENGINEERED BY: BJK
DRAWN BY: KDT
SHEET NAME:
RAMP PLAN, SECTIONS AND DETAILS
SHEET NO:
S6
OF ###

FOR CONSTRUCTION

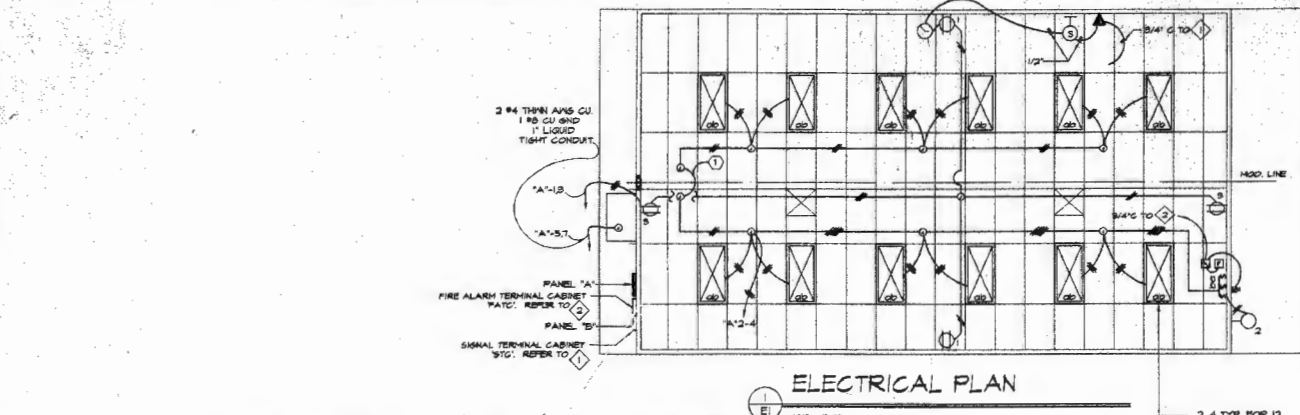


RAIL NOTCH AT HANDRAIL SCALE: 1" = 1'-0" 11

ELECTRICAL SYMBOLS

NOTE: ALL SYMBOLS MAY NOT BE USED ON THIS PROJECT

	2 X 4' 4" LAMP LAY-IN FLUORESCENT FIXTURE WITH MATT HESER LAMPS AND BALLASTS. DUAL LEVEL SWITCHES.
	WALL BRACKET EXTERIOR DAMP LABEL FIXTURE 22W COMPACT FLUORESCENT VANDAL RESISTANT 18"-8" A.F.P. (TO BOTTOM) PROVIDE INTEGRAL PHOTOCELL.
	TELEPHONE OUTLET 4" SQUARE BOX WITH ONE DEVICE RING AND BLANK PLATE 444"
	SINGLE POLE TOGGLE SWITCH 4-1/2" A.F.P. 120V AC
	SINGLE POLE TOGGLE SWITCH-LETTER DENOTES SWITCHING 4-1/2" A.F.P. 120V AC
	DUPLEX CONVENIENCE RECEPTACLE 16" A.F.P. 120V
	ARROW DENOTES HOSE RUN, FLASHES DENOTE APPROX NUMBER OF PIPES, LETTER & NUMBER DENOTES PANEL AND CIRCUIT.
	PROVIDE 4" SQUARE BOX @ 80" FOR PA SPEAKER
	CLOCK OUTLET MOUNT AT 17-8" A.F.P. UNLESS NOTED OTHERWISE 120V
	JUNCTION BOX SIZED PER N.E.C.
	PANEL LOCATION 18"-8" A.F.P. TO TOP, SEE DET. FOR MOUNTING & NO. OF BREAKERS, A.I.C. GROUNDING SPECIAL REQUIREMENTS.
	FIRE ALARM PULL STATION BY OTHERS, 148" A.F.P. 4" JUNCTION BOX WITH 1-DEVICE RING AND BLANK PLATE
	FIRE ALARM HORN/STROBE BY OTHERS, 80" TO BOTTOM OF DEVICE 4" JUNCTION BOX WITH 1-DEVICE RING AND BLANK PLATE
	FIRE ALARM EXTERIOR HORN BY OTHERS, 11'-0" A.F.P. 4" JUNCTION BOX WITH 1-DEVICE RING AND BLANK PLATE
	INDICATED REFERENCE NOTE CALL-OUT



ELECTRICAL PLAN

2.4 TYP. FOR 12

VOLTS: 120/240 V		PANEL: 'A'		FEED: BOTTOM	
MAIN: 100 A BREAKER		LOCATION: EXTERIOR		MOUNTING: SURFACE	
LOAD		CIRCUIT BREAKER (NEMA BR)		LOAD	
RECEPT/CLK	340	1	2	3	40
RECEPTS	360	1	2	3	864
LVAC	500	2	2	2	
HVAC	500	1	1	1	
WATTS/PHASE A=6492 B=624		910 864 B=624		WATTS/PHASE	
TOTAL 13614		63.7 AMPS		120/208 VOLTS	

	WATT	VA	TOTAL
LIGHTING	1714	1284	2218
RECEPTACLES	4000	1008	5008
MOTOR LOADS	11000	1008	11000
LARGEST MOTOR	4184	228	118
		13614	

15.84 / 208 = 75.6 AMPS

"A" - AS SHOWN
"B" - OPPOSITE

GENERAL NOTES:

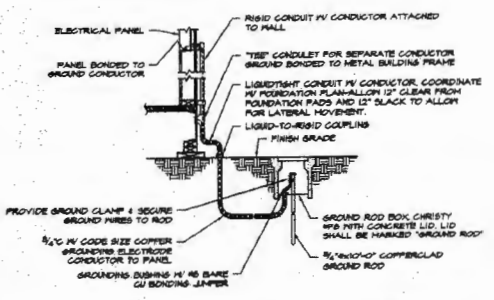
- MOBILE TO MOBILE CONNECTIONS TO BE MADE IN FIELD. FACTORY SHALL COLOR CODE AND TAG ALL CROSS-OVERTS. BRIFT CONDUITS SHALL BE TAGGED BY FACTORY AS TO SYSTEM FOR PROPER MATCHING IN FIELD.
- ALL WIRING SHALL BE 1/2" (THIN AWG) AWG CU IN 1/2" CONDUIT EXCEPT AS SHOWN ON PLANS.
- REFER TO ARCHITECTURAL PLANS FOR EXACT WALL LOCATIONS, DIMENSIONS, AND CONFIGURATION. NO DOOR SPRINGS FOR VERIFICATION OF SWITCH AND OUTLET LOCATIONS.
- WIRING SHALL CONFORM WITH C.E.C. ARTICLE 310-8-1 NOTE 6 ALLOWABLE AMPACITY OF WIRE IS NOTED WITH NO MORE THAN 3 CONDUCTORS IN RACETRACK. NEUTRAL CONDUCTORS ARE NOT COUNTED.
- ALL APPLIANCES, DEVICES, EQUIPMENT, FITTINGS AND MATERIAL SHALL BE LISTED OR APPROVED BY AN APPROVED TESTING AGENCY AND SHALL BE INSTALLED PER MANUFACTURERS INSTRUCTIONS AND TERMS OF THEIR LISTING.
- ALL WORK SHALL CONFORM TO THE 1993 EDITION OF THE CALIFORNIA ELECTRICAL CODE.
- BOBBS SHALL BE SUFFICIENT SIZE AND SHALL BE PROVIDED IN ACCORDANCE WITH THE 1993 CALIFORNIA ELECTRICAL CODE.
- WHERE SUBJECT TO PHYSICAL DAMAGE, CONDUCTORS SHALL BE ADEQUATELY PROTECTED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE. ELECTRICAL APPLIANCES SHALL BE SEPARATED FROM ADJACENT COMBUSTIBLE MATERIAL.
- ALL CONDUCTORS SHALL BE ENCLOSED IN CONDUIT EXCEPT LOW VOLTAGE T-STAT WIRES.
- SUFFICIENT ACCESS AND WORKING SPACES SHALL BE PROVIDED AND MAINTAINED ABOUT ALL ELECTRICAL EQUIPMENT TO PERMIT READY AND SAFE OPERATION AND MAINTENANCE OF SUCH EQUIPMENT IN ACCORDANCE WITH THE 1993 CALIFORNIA ELECTRICAL CODE.
- OUTDOOR FIXTURES AND EQUIPMENT SHALL CONFORM TO THE CALIFORNIA ELECTRICAL CODE. OUTDOOR CONVENIENCE RECEPTACLES SHALL BE OF THE GASKETED COVER TYPE AND SHALL BE PROTECTED BY GROUND FAULT INTERRUPTER PROTECTION. EXTERIOR PENETRATIONS SHALL BE SEALED TO RESIST THE ENTRANCE OF AIR OR WATER.
- BRANCH CIRCUIT PANEL, BOARD GROUNDING SHALL BE IN ACCORDANCE WITH THE 1993 CALIFORNIA ELECTRICAL CODE.
- ALL WIRING SHALL CONFORM TO THE 1993 CALIFORNIA ELECTRICAL CODE AND THE CALIFORNIA CODE OF REGULATIONS.
- PROVIDE EQUIPMENT ANCHORAGE PER 1914 CEC TABLE 18A-0. ALL ELECTRICAL EQUIPMENT SHALL BE BRACED AND ANCHORED. RESIST A HORIZONTAL FORCE ACTING IN ANY DIRECTION USING THE FOLLOWING CRITERIA:
EQUIPMENT ON GRADE: 50% OF OPERATING WEIGHT
EQUIPMENT ON STRUCTURE: 100% OF OPERATING WEIGHT
FOR FLEXIBLY MOUNTED EQUIPMENT USE 1/2 THE ABOVE VALUES AND FOR SHALTTANDBEN VERTICAL FORCE USE 1/3 THE HORIZONTAL FORCE.
THE ABOVE VALUES ARE FOR AN IMPORTANCE FACTOR, 1.10 AND SEISMIC ZONE, 2,0-4.
- WHERE ANCHORAGE DETAILS ARE NOT SHOWN ON THE DRAWINGS THE FIELD INSTALLATION SHALL BE SUBJECT TO THE APPROVAL OF THE ELECTRICAL ENGINEER AND THE FIELD ENGINEER OF THE DIVISION OF THE STATE ARCHITECT.
- ALL FIXTURE LENS SHALL BEET OR EXCEED 1914 CEC SECTION 2605.
- THE DRAWINGS INDICATE DIAGRAMMATICALLY THE DESIRED LOCATION OR ARRANGEMENT OF CONDUIT RIMS AND ARE TO BE FOLLOWED AS CLOSELY AS POSSIBLE. PROPER JOINTMENT MUST BE DESCRIBED IN EXECUTING THE WORK SO AS TO SECURE THE BEST POSSIBLE INSTALLATION IN THE AVAILABLE SPACE AND TO OVERCOME OBSTACLES TO PHYSICAL LIMITATIONS.
- FIRE ALARM SYSTEM SHALL ADHERE WITH EXISTING SITE CONDITIONS AND TYPE. IF AUTOMATIC, PROVIDE HEAT DETECTOR IN ATTIC.

REFERENCE NOTES:

- SIGNAL TERMINAL BOX, 6" X 8" X 4" NEMA 3R, WALL MOUNTED AT 156" A.F.P.
- FIRE ALARM BOX, 6" X 8" X 4" NEMA 3R, WALL MOUNTED AT 156" A.F.P.

LIGHTING NOTES:

- BUILDING LIGHTING SHUT-OFF**
THE BUILDING IS SEPARATELY METERED AND LESS THAN 8000 SQUARE FEET; EXEMPT FROM THE SHUT-OFF REQUIREMENT.
- OVERCURE FOR BUILDING LIGHTING SHUT-OFF**
N/A
- AUTOMATIC CONTROL DEVICES CERTIFIED**
ALL AUTOMATIC CONTROL DEVICES SPECIFIED ARE CERTIFIED. ALL ALTERNATE EQUIPMENT SHALL BE CERTIFIED AND INSTALLED AS DIRECTED BY THE MANUFACTURER.
- FLUORESCENT BALLAST AND LUMINAIRES CERTIFIED**
ALL FLUORESCENT FIXTURES SPECIFIED FOR THE PROJECT ARE CERTIFIED AND LISTED IN THE DIRECTORY. ALL INSTALLED FIXTURES SHALL BE CERTIFIED.
- TANDEN PRIMS FOR 170-WATT BALLASTS**
ALL ONE AND THREE LAMP FLUORESCENT FIXTURES ARE TANDEN PRIMED WITH THE (2) LAMP BALLAST PRIMS REQUIRED BY STANDARDS SUBCHAPTER 150.05.
- INDIVIDUAL ROOM/AREA CONTROLS**
EACH ROOM AND AREA IN THIS BUILDING IS EQUIPPED WITH A SEPARATE SWITCH OR OCCUPANCY SENSOR DEVICE FOR EACH AREA WITH FLOOR-TO-CEILING WALLS.
- UNIFORM ILLUMINATION FOR INDIVIDUAL ROOMS**
ALL ROOMS AND AREAS GREATER THAN 100 SQUARE FEET AND MORE THAN 10 WATTS PER SQUARE FOOT OF LIGHTING LOAD SHALL BE CONTROLLED WITH B-I-LEVEL SWITCHING FOR UNIFORM REDUCTION OF LIGHTING WITHIN THE ROOM.
- DAYLIT AREA CONTROL**
ALL ROOMS WITH WINDOWS AND SKYLIGHTS THAT ARE GREATER THAN 250 SQUARE FEET, AND THAT ARE FOR THE EFFECTIVE USE OF DAYLIGHT IN THE AREA SHALL HAVE 50% OF THE LAMPS IN EACH DAYLIT AREA CONTROLLED BY A SEPARATE SWITCH OR.
- CONTROL OF EXTERIOR LIGHTS**
EXTERIOR MOUNTED FIXTURES AND SERVED FROM THE ELECTRICAL PANEL INSIDE THE BUILDING ARE CONTROLLED WITH A DIRECTIONAL PHOTOCELL.



- NOTE:
1. CHECK TRADE SHALL CHECK AREA FOR EXIST. CONDUITS, SEWER, GAS & WATER PIPING BEFORE DRIVING GROUND RODS.
2. BOND SEPARATE CONDUCTORS FROM GROUND ROD TO ELECTRICAL PANEL & TO METAL BUILDING FRAME (CEC 250-8) IN ADDITION TO THE DETAIL. SHOW ABOVE BOND THE ELECTRICAL GROUND TO METAL WATER PIPE ENCLOSED AT LEAST 10 FEET INTO SOIL. IF AVAILABLE (CEC 250-8 & 250-8.5).
3. ALL MODELS OF METAL FRAME BUILDINGS SHALL BE ELECTRICALLY BONDED TOGETHER (BOLTING ONLY IS NOT ACCEPTABLE BONDING). BONDING SHALL INCLUDE METAL RAFT.
4. CHECK RESISTANCE TO GROUND ROD. IF RESISTANCE EXCEEDS 25 OHMS, INSTALL ADDITIONAL GROUND RODS BY CONDUCTORS AS SHOWN SEPARATED AT LEAST 6'-0" UNTIL RESISTANCE IS REDUCED TO 25 OHMS OR LESS (CEC 250-8.4).
5. SITE INSPECTOR IS TO WITNESS AND VERIFY THE GROUNDING TEST.

GROUNDING DETAIL
NOT TO SCALE

NO. DATE REVISION

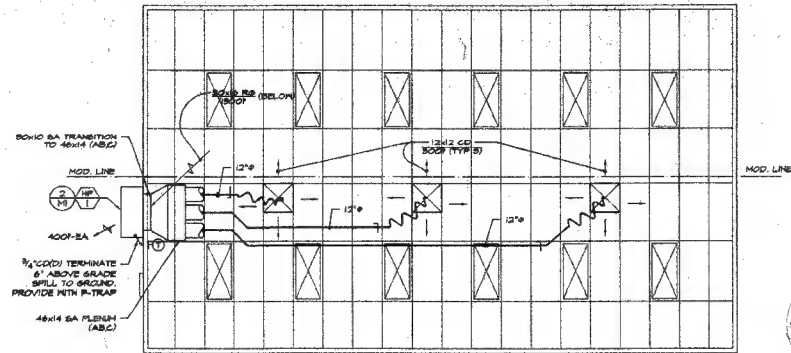
ECO BUILDING SYSTEMS INC. FACTORY-BUILT HOUSING SYSTEM MANUFACTURING FACILITY

7800 Norwalk Road
Bakersfield, California 93306
(805) 390-4642 Fax

FOR CONSTRUCTION

PROJECT NO. 47122
DATE: JEL, WHT
ENGINEER BY: EJA
DRAWN BY: KDT
SHEET NAME:
ELECTRICAL PLAN
SCHEDULES,
DETAILS & NOTES

SHEET NO.
E1
NOV 13 2006



"A" - AS SHOWN
"B" - OPPOSITE

EQUIPMENT SCHEDULE

HP-1 ALTERNATE "M" MANUFACTURER'S WALL MOUNT HEAT PUMP UNIT, MODEL HV-44H-08, 1800 CFM @ 85° E.S.P. COOLING; TOTAL CAPACITY = 48.0 MBH; DESIRED CAPACITY = 51.5 MBH @ 80° F INLET F AND 85° F O.A. TEMP.; HEATING CAPACITY = 46.0 MBH @ 40° F O.A. TEMP.; ELECTRICAL COMPRESSOR = 2.8 AMPS; OUTDOOR FAN MOTOR = 1.5 AMPS; INDOOR FAN MOTOR = 1.5 AMPS; MCA = 71; ALL @ 200V-1Ø; FURNISH WITH FACTORY MOUNTED 8 KW STRIP HEATER (120°/240°); FILTER, SUPER POWER VENTILATOR, 6-INCH O.A. ADJUSTABLE SEER = 10.5; HSPF = 8.7; SET OUTSIDE SUPPLY AIR @ 57.5 CFM INT @ 180° F.

MECHANICAL NOTES:

- HEATING, VENTILATING, AND AIR CONDITIONING SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE STATE AND LOCAL CODE REQUIREMENTS IN ADDITION TO THE LATEST ADOPTED EDITION OF THE C.M.C.
- HEAT PUMP UNIT SHALL BE EQUIPPED WITH A FRESH AIR DAMPER THAT PROVIDES THE UNIT WITH AT LEAST 25% FRESH AIR.
- EACH MECHANICAL SYSTEM SHALL BE EQUIPPED WITH A READILY ACCESSIBLE MANUALLY ADJUSTABLE AUTOMATIC MEANS OF REDUCING THE ENERGY USED FOR COOLING/HEATING DURING PERIODS OF NON-USE OR ALTERNATIVE USES OF THE BUILDING SERVED BY THE SYSTEM.
- EQUIPMENT WHICH REQUIRES PREVENTIVE MAINTENANCE FOR EFFICIENT OPERATION SHALL BE FURNISHED WITH COMPLETE NECESSARY MAINTENANCE INFORMATION, REQUIRED ROUTINE MAINTENANCE ACTIONS SHALL BE CLEARLY STATED AND INCORPORATED ON AN ACCESSIBLE LABEL WHICH MAY BE LIMITED TO IDENTIFYING, BY TITLE AND/OR PUBLICATION NUMBER, THE OPERATION AND MAINTENANCE MANUAL FOR THAT PARTICULAR MODEL, AND TYPE OF PRODUCT, AT LEAST ONE COPY OF THE INFORMATION SHALL BE FURNISHED BY THE MANUFACTURER FOR THE ORIGINAL OWNER UPON REQUEST. CONTRACTOR SHALL INSTRUCT OWNER'S OPERATORS ON OPERATION AND MAINTENANCE OF A.C. SYSTEM.
- WHEN THE DRAWINGS OR SPECIFICATIONS CALL FOR SIZES OR GRADE DIFFERENT THAN REQUIRED BY THE GOVERNING CODES AND REGULATIONS, THE CONTRACTOR SHALL PROVIDE AND INSTALL THE LARGER SIZE AND/OR HIGHER GRADE. NOTHING ON THE DRAWING OR IN THESE SPECIFICATIONS IS TO BE CONSTRUED TO PERMIT WORK IN VIOLATION OF THE CODES AND REGULATIONS.
- UNLESS OTHERWISE NOTED, ALL MATERIALS AND EQUIPMENT SHALL BE NEPA OF THE BEST GRADE AND THE LATEST PRODUCTS AS LISTED IN THE LATEST PRINTED CATALOGS.
- ALL MATERIAL AND EQUIPMENT OF THE SAME TYPE AND/OR CLASS SHALL BE STANDARD PRODUCT OF THE SAME MANUFACTURER.
- THERMOSTAT SHALL BE LOCATED IN A READILY ACCESSIBLE AREA SERVED BY THE HEATING AND AIR CONDITIONING UNIT. THERMOSTAT SHALL BE OF THE AUTOMATIC CHANGE-OVER TYPE TO SEQUENCE HEATING AND COOLING; HEATING AND COOLING ADJUSTABLE TEMPERATURE DIFFERENTIAL SHALL BE 1/2°F; CONTROLS SHALL HAVE THE CAPACITY OF TERMINATING ALL HEATING AT A TEMPERATURE OF NO MORE THAN 1°F AND OF TERMINATING ALL COOLING AT A TEMPERATURE LESS THAN 1°F.
- EACH HEAT PUMP SHALL BE PROVIDED WITH A SEVEN-DAY PROGRAM CLOCK AND SHALL BE EQUIPPED WITH A BY-PASS THERM.
- MOUNT HP UNITS PER MANUFACTURER'S RECOMMENDATIONS. COORDINATE WITH STRUCTURAL FOR FRAMING OF SUPPLY, AND RETURN DUCT WALL PENETRATIONS.

SPECIFICATIONS:

- DUCT WORK:**
- SHALL BE COMMERCIAL GRADE GALVANIZED IRON AND COMPLY WITH RECOMMENDATIONS OF THE BRANCHA WIRE & DUCT CONNECTION STANDARDS. METAL AND FLEXIBLE LATEST EDITION PRESSURE CLASSIFICATION 1" P.C. DUCT WORK SHALL BE FIRMLY SECURED TO THE STRUCTURE AND COMPLETELY ISOLATED FROM THE FAN UNIT WITH VENTILAS FLEX CONNECTION. SQUARE ELBOWS SHALL BE PROVIDED WITH DOUBLE THICKNESS TURNING VANES.
 - WRAP IN-LINED SUPPLY AND RETURN DUCTS WITH 0.2" FIBERGLASS FRK FACED DUCT WRAP 2" THICK AND 18 PER CENT ROOT DENSITY. INSULATION SHALL BE WRAPPED ENTIRELY AROUND DUCT AND FIRMLY SECURED IN PLACE WITH NO. 16 WIRE SPACED NO OVER 1'-0" ON CENTERS AND EACH SIDE OF EACH STANDING SEAM OVER EACH INSULATION JOINT. LAP ALL INSULATION JOINTS 3" MINIMUM.
 - FLEXIBLE DUCT SHALL BE THERMAFLEX M-40C. SUPPORT FLEXIBLE DUCTS AT 30' MAXIMUM WITH 1-1/2" X 2-1/2" SAGE STRAPS. MAXIMUM LENGTH OF FLEXIBLE DUCT SHALL BE 70'. FLEXIBLE DUCT CONNECTIONS TO SHEET METAL DUCTS OR COLLARS SHALL BE MADE WITH ZINC-COATED IRON CLINCH-TYPE OR STAINLESS STEEL DRAIN BANDS. THE SUPPLY DIFFUSER SHALL BE SUPPORTED BY A HANGING OF TWO NO. 12 GAGE SAFETY WIRE SECURELY CONNECTED TO THE DIFFUSER AND THE STRUCTURE ABOVE.

AIR BALANCE:

- BALANCE AIR QUANTITIES OF SUPPLY AND EXHAUST TO THOSE GIVEN ON DRAWINGS. OBTAIN FIRST THE GROSS QUANTITIES AT SUPPLY AND EXHAUST FANS AND MAIN DUCTS TO A ROUGH APPROXIMATION. BRANCH DUCTS SHOULD THEN BE PROPORTIONED AS NEAR AS POSSIBLE AND FINALLY EACH ROOM SUPPLY AND EXHAUST SHALL BE ADJUSTED. IT SHOULD BE EMPHASIZED THAT THIS ENTIRE OPERATION IS OF A TRIAL AND ERROR NATURE AND AS MANY AS FIVE OR SIX RUNS THROUGH COMPLETE SYSTEM MAY BE REQUIRED TO GET PROPER BALANCE. MEASURE THE AMPHRE READINGS OF EACH MOTOR INPUT AFTER FINAL ADJUSTMENTS HAVE BEEN MADE. UPON SATISFACTORY COMPLETION OF BALANCE AND OPERATIONAL TEST, SUBMIT THREE (3) SETS OF REPORTS TO THE ARCHITECT ON BALANCE FINAL READINGS, SUMMARY OF FAN CFM DELIVERY RATES, STATIC PRESSURE RATINGS, MOTOR AMPERE INPUT, AND GENERAL SUMMARY OF TEST RESULTS. SPECIFIED RATINGS AND MOTOR NAMEPLATE RATINGS SHALL BE LISTED WITH MEASURED READINGS.
- AIR BALANCE SHALL BE DONE IN ACCORDANCE WITH AND SHALL INCLUDE ALL ITEMS REQUIRED BY THE ASSOCIATED AIR BALANCE CODES. AIR QUANTITIES SHALL BE BALANCED TO WITHIN PLUS OR MINUS 5 PERCENT OF DESIGN AIR QUANTITIES.
- INSTALL NON FILTERS IN HEAT PUMP UNITS PRIOR TO BALANCING SYSTEMS.
- AIR BALANCING SHALL BE DONE BY INDEPENDENT AIR BALANCE CONTRACTOR.

EQUIPMENT SCHEDULE:

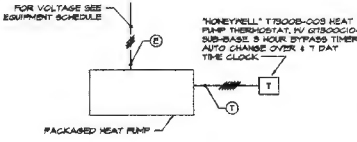
HP-1 "BARD" WALL MOUNT HEAT PUMP UNIT, MODEL HW 462-008, 1800 CFM @ 8.20" E.S.P. COOLING; TOTAL CAPACITY = 47.8 MBH; DESIRED CAPACITY = 50.0 MBH @ 80° F INLET F AND 85° F O.A. TEMP.; HEATING CAPACITY = 50.50 MBH @ 40° F O.A. TEMP.; ELECTRICAL COMPRESSOR = 2.80 AMPS; COMPRESSOR MOTOR = 1.5 AMPS; INDOOR FAN MOTOR = 2.5 AMPS; INDOOR FAN MOTOR = 8.5 AMPS; MCA = 64; ALL @ 200V-1Ø; FURNISH WITH FACTORY MOUNTED 8 KW STRIP HEATER (120°/240°); FILTER, SUPER POWER VENTILATOR, 6-INCH O.A. ADJUSTABLE SEER = 10.5; HSPF = 10.1; SET OUTSIDE SUPPLY AIR @ 400 CFM INT @ 80° F.

GRILLES AND DIFFUSER SCHEDULE:

- "T15" MODEL TDC SQUARE CEILING DIFFUSER, 24"x24" CEILING MODULE FOR T-8BAR CEILING, OBD, WHITE FINISH.
- "T15" MODEL B08AL RETURN GRILLE, 5/4" SPACING, 0" DEFLECTION OBD, WHITE FINISH.

LEGEND:

- | | |
|----------|---------------------------------|
| CD, RS | CEILING DIFFUSER, RETURN GRILLE |
| CFM | CFM |
| Ø | DIAMETER |
| 12x10 | RECTANGULAR DUCT, 12x10 |
| EA | EXHAUST AIR |
| ~ | FLEXIBLE DUCT |
| CD | CONDENSATE DRAIN |
| ⊕ | THERMOSTAT |
| (R), (D) | RISE, DROP |



- FOR VOLTAGE SEE EQUIPMENT SCHEDULE
- ① FANING BY MECHANICAL CONTRACTOR
② FANING BY ELECTRICAL CONTRACTOR
- HP UNIT CONTROL DIAGRAM**
- NO SCALE

EQUIPMENT ANCHORAGE:

ALL MECHANICAL EQUIPMENT SHALL BE BRACED AND ANCHORED TO RESIST A HORIZONTAL FORCE ACTING IN ANY DIRECTION USING THE FOLLOWING CRITERIA:

EQUIPMENT ON GRADE	50% OF OPERATING HEIGHT
EQUIPMENT ON STRUCTURE	50% OF OPERATING HEIGHT

FOR FLEXIBLY MOUNTED EQUIPMENT USE 4x THE ABOVE VALUES, AND FOR SMALL TANKS VERTICAL FORCE USE 1/3 THE HORIZONTAL FORCE. THE ABOVE VALUES ARE FOR AN IMPORTANCE FACTOR, I=1.0 AND SEISMIC ZONE, Z=0.4.

WHERE ANCHORAGE DETAILS ARE NOT SHOWN ON THE DRAWINGS THE FIELD INSTALLATION SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT AND THE FIELD ENGINEER OF THE DIVISION OF THE STATE ARCHITECT.



NO.	DATE	REVISION
17-50	1/7	MFB'S CLAR.



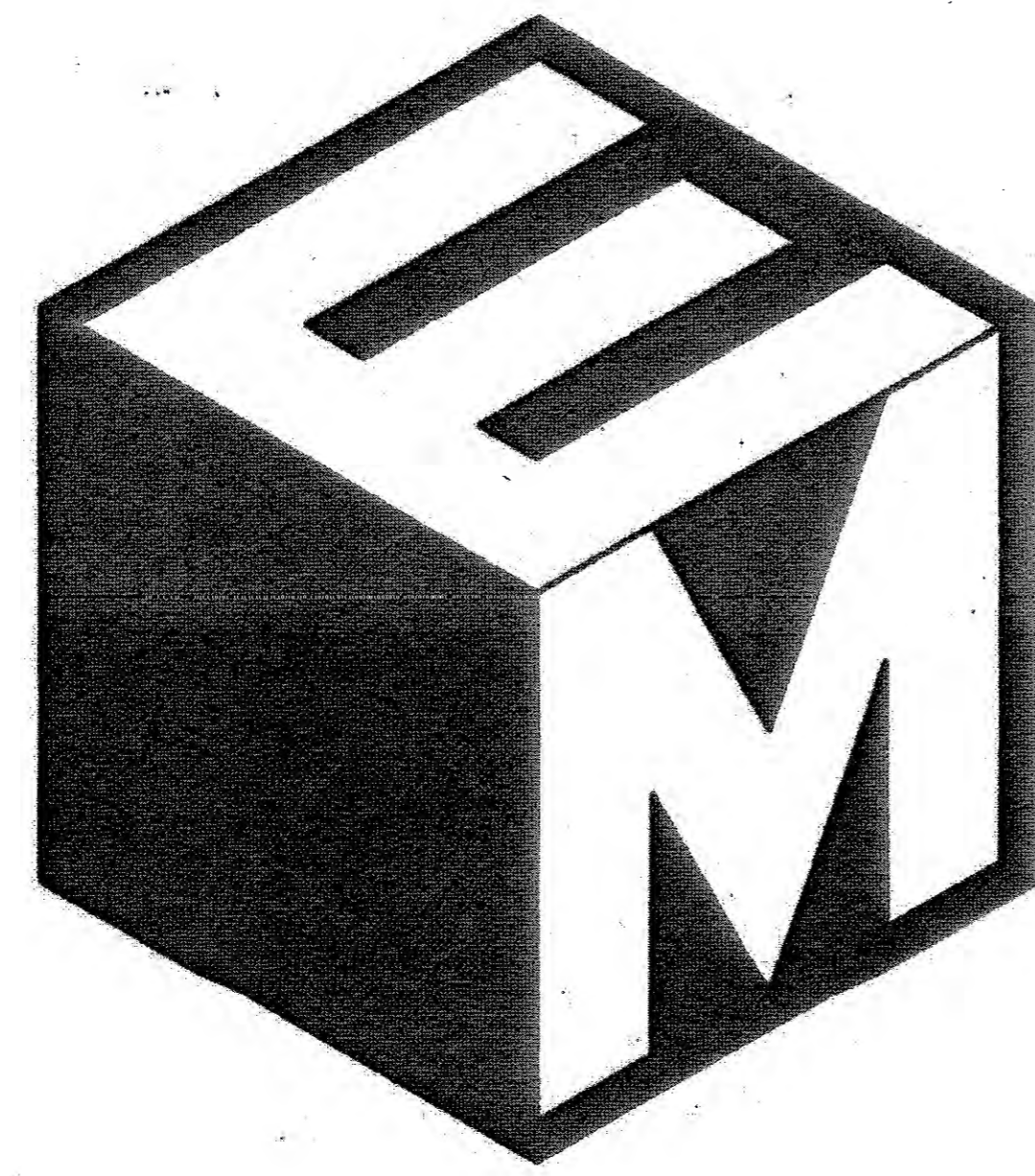
ECO BUILDING SYSTEMS INC.
FACTORY-BUILT HOUSING SYSTEM
MANUFACTURING FACILITY
1480 Normo Road
Tulare, California 93208
(805) 399-4011, 1111 Yoder
(805) 399-4011, 1111 Yoder
(805) 399-4011, 1111 Yoder

CORPORATE OFFICES
8116 Greenwood Avenue, #200
San Diego, California 92121
(619) 576-4011, 1111 Yoder
(619) 576-4011, 1111 Yoder

FOR CONSTRUCTION

24' x 40'

PROJECT NO: 4722
DATE: JULY, 1997
ENGINEERED BY: EJR
DRAWN BY: KDT
SHEET NAME:
MECHANICAL PLAN, DETAILS AND NOTES
SHEET NO:
M1
OF 0888



ELITE MODULAR WOOD & CONCRETE FOUNDATIONS PC

ELITE MODULAR LEASING & SALES, INC.
P.O. BOX 78447 CORONA CA 92877
PHONE: 951-422-2500 FAX: 951-943-3074

NOTE:
BELOW STATEMENT APPLICABLE AT W.U.I. AREAS ONLY

FOUNDATION PC TO BE COMPLIANT WITH WILD / URBAN INTERFACE ZONE (WUI)

- EXTERIOR UNDER FLOOR VENTS TO BE FULLY COVERED WITH CORROSION RESISTANT OPENING & NO LESS THAN 1/16". BUT NO MORE THAN 1/8" IN SIZE PER CBC 706A
- EXTERIOR WALLS MUST BE COMPRISED OF NON-COMBUSTIBLE MATERIAL PER CBC 707A
- THE SKIRTING BETWEEN THE FLOOR AND THE GRADE MUST BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL PER CBC 707A

NOTE: SEE DETAILS 6, 7, 8 & 9 ON SHEET DWF-01 FOR (WUI) DETAIL REFERENCES

SHEET INDEX

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WF-05	WOOD FOUNDATION PLAN - 24' x 40' (20+15 PSF)
WF-06	WOOD FOUNDATION PLAN - 24' x 40' (20+15 PSF)
WF-07	WOOD FOUNDATION PLAN - 24' x 40' (20+15 PSF)
WF-08	WOOD FOUNDATION PLAN - 24' x 40' (100+15 PSF)
WF-09	WOOD FOUNDATION PLAN - 24' x 40' (100+15 PSF)
WF-10	WOOD FOUNDATION PLAN - 24' x 40' (100+15 PSF)
WF-11	WOOD FOUNDATION PLAN - 24' x 40' (100+15 PSF)
WF-12	WOOD FOUNDATION PLAN - 24' x 40' (100+15 PSF)
WF-13	WOOD FOUNDATION PLAN - 24' x 40' (100+15 PSF)
WF-14	WOOD FOUNDATION PLAN - 24' x 40' (100+15 PSF)
WF-15	WOOD FOUNDATION PLAN - 24' x 40' (100+15 PSF)
WFD-01	WOOD FOUNDATION DETAILS - W.U.I. COMPLIANT OPTIONS
WFD-02	WOOD FOUNDATION DETAILS
CONCRETE FOUNDATION	
CFS-01	STRUCTURAL SPECIFICATIONS - CONCRETE FOUNDATIONS
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CFA-02	CONCRETE FOUNDATION PLAN - ABOVE GRADE - CONCRETE FLOOR
CFA-03	CONCRETE FOUNDATION PLAN - ABOVE GRADE
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CFA-200	CONCRETE FOUNDATION PLAN - ABOVE GRADE

PREVIOUSLY APPROVED PC A-NUMBERS FOR USE WITH THIS FOUNDATION PC.

PC-BASE	DATE	SIZE	FLOOR LOAD	BLDG MFG
PC-80	09/11/1988	24x40	50/50+20/100#	MODTECH
PC-76	02/15/1992	24x40	50/50+20/100#	MODTECH
PC-14	02/15/1992	24x40	50/50+20/100#	AURORA
PC-343	05/14/1999	24x40	50/50+20/100#	MODTECH
PC-375	08/30/1998	24x40	50/50+20/100#	MODTECH
PC-204	09/03/1990	24x40	50/50+20/100#	MODTECH
PC-04-104725	07/07/2005	24x40	50/50+20/100#	MODTECH
PC-04-104119	10/20/2005	24x40	50/50+20/100#	MODTECH
PC-370	09/12/1999	24x40	50/50+20/100#	MODTECH
PC-106884	10/27/2007	24x40	50/50+20/100#	CURRENT/EMI
PC-04-100975	07/07/2005	24x40	50/50+20/100#	MSI
PC-253	05/10/1999	24x40	50/50+20/100#	AURORA
PC-04-107244	09/03/2005	24x40	50/50+20/100#	MSI
PC-367	07/20/1999	24x40	50/50+20/100#	EBB
PC-350	09/04/1997	24x40	50/50+20/100#	PAGE SEEBER
PC-360	05/10/1999	24x40	50/50+20/100#	AURORA

PC-BASE	DATE	SIZE	FLOOR LOAD	BLDG MFG
04-104795	05/02/2008	24-144x40	50/50+20/100#	MODTECH
04-103937	02/24/2008	24x36x40	50/50+20/100#	SILVER CREEK
04-109289	02/09/2010	24-20x40	50/50+20/100#	SILVER CREEK
04-110772	10/29/2011	24-20x40	50/50+20/100#	SILVER CREEK
PC-4-109619	02/09/2010	24x36x40	50/50+20/100#	SILVER CREEK
PC-4-11147	04/02/2010	24x36x40	50/50+20/100#	SILVER CREEK
PC-4-114027	04/14/2010	24x36x40	50/50+20/100#	SILVER CREEK
PC-4-113886	02/06/2010	24x36x40	50/50+20/100#	SILVER CREEK
PC-4-114102	08/04/2010	24x36x40	50/50+20/100#	SILVER CREEK
PC-243	05/04/1995	24x36x40	50/50+20/100#	MODTECH
PC-79	11/26/1990	24x36x40	50/50+20/100#	MODTECH
PC-358	04/13/1995	24x36x40	50/50+20/100#	MODTECH
PC-266	05/24/1995	24x36x40	50/50+20/100#	MODTECH
PC-104268	12/01/1991	24x36x40	50/50+20/100#	MODTECH
PC-104801	05/13/2005	24x36x40	50/50+20/100#	MODTECH
158	07/21/1997	24x36x40	50/50+20/100#	MODTECH
PC-100335	03/30/1998	24x36x40	50/50+20/100#	AURORA
04-101055	05/20/2009	24x36x40	50/50+20/100#	AURORA
233	08/24/1997	24x36x40	50/50+20/100#	MSI
P-23	10/16/1997	24x36x40	50/50+20/100#	MSI
04-105195	07/09/2003	24x36x40	50/50+20/100#	WALDEN
04-116668	07/24/2018	24x36x40-120x40	50/50+15/100/150#	SILVER CREEK

APPLICABLE CODES

LIST OF 2016 CALIFORNIA CODE OF REGULATIONS

- 2016 CALIFORNIA ADMINISTRATIVE CODE (CAC), PART 1, TITLE 24 C.C.R.
- 2016 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R.
(2015 INTERNATIONAL BUILDING CODE VOLUMES 1-2 AND 2016 CALIFORNIA AMENDMENTS)
- 2016 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
(2014 NATIONAL ELECTRICAL CODE AND 2016 CALIFORNIA AMENDMENTS)
- 2016 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.
(2015 UNIFORM MECHANICAL CODE AND 2016 CALIFORNIA AMENDMENTS)
- 2016 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
(2015 UNIFORM PLUMBING CODE AND 2016 CALIFORNIA AMENDMENTS)
- 2016 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R.
- 2016 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R.
(2015 INTERNATIONAL FIRE CODE AND 2016 CALIFORNIA AMENDMENTS)
- 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24 C.C.R.
- 2013 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R.
TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS.
- 2007 ASME A17.1 (w/A17.1b)/CSA B44-08 (ADDENDA) SAFETY CODE FOR ELEVATORS AND ESCALATORS



REV#1 APPROVED
DIVISION OF THE STATE ARCHITECT
ACS FLS SSS
A# 04-116292 DATE 11/5/2018

REV#2 APPROVED
DIVISION OF THE STATE ARCHITECT
ACS FLS SSS
A# 04-116292 DATE 10/14/2018

REV#3 APPROVED
DIVISION OF THE STATE ARCHITECT
ACS FLS SSS
A# 04-116292 DATE 7/26/2019

ELITE MODULAR LEASING & SALES, INC.
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PROJECT NAME:

SHEET TITLE:

COVER SHEET



CARPENTRY:

- 1. SCOPE OF WORK: CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES TO INSTALL CARPENTRY
2. WORKMANSHIP:
A. FRAMING: SECURELY NAILED, BRIDGED AND BLOCKED TO FORM RIGID STRUCTURE, WORK CUT, FITTED AND ASSEMBLED LEAVE, PLUMBING AND TRUE LINE. TRIM IN AS LONG LENGTHS AS POSSIBLE WITH ALL STANDING TRIM IN ONE PIECE. TRIM SEALED AT ALL EDGES.
B. NAILING: IN ACCORDANCE WITH THE TITLE 24 CCR-TABLE 2304.10.1 NAILS SHALL BE CORROSION RESISTANT BOX NAILS.
C. MACHINE APPLIED NAILING SHALL HAVE PRIOR DEMONSTRATION AND APPROVAL BY DSA FIELD INSPECTOR AND THE ARCHITECT. THIS APPROVAL IS SUBJECT TO CONTINUOUS SATISFACTORY PERFORMANCE. PLYWOOD SHALL HAVE A MINIMUM THICKNESS OF 3/8". IF NAIL HEADS PENETRATE THE OUTER PLY MORE THAN WOULD BE NORMAL FOR A HAND HAMMER OR IF MINIMUM ALLOWABLE EDGE DISTANCES ARE NOT MAINTAINED, THE PERFORMANCE WILL BE DEEMED UNSATISFACTORY.
D. TRIM: SEALED AT ALL EDGES. SEALANT PAINTED TO MATCH TRIM OR SIDING.

MATERIAL SPECIFICATIONS:

- 1. STRUCTURAL FRAMING SHALL BE HEM FIR-LARCH GRADED IN ACCORDANCE WITH THE STANDARD GRADING RULES OF THE WESTERN WOOD PRODUCTS ASSOCIATION OR STANDARD GRADING RULES NO. 16 OF THE WEST COAST LUMBER INSPECTION BUREAU, LATEST EDITIONS. GRADES SHALL BE AS OF FOLLOWS UNLESS NOTED OTHERWISE ON THE DRAWINGS. (HEM FIR SOUTH IS NOT ALLOWED) EACH PIECE SHALL BE GRADE MARKED AND NO PIECE MAY FALL BELOW GRADES INDICATED. ALL FRAMING EXCEPT AS NOTED HEM FIR #2.
2. PLYWOOD SHALL BE AS SHOWN ON THESE DRAWINGS WITH EXTERIOR GLUE IN ACCORDANCE WITH U.S. PRODUCT STANDARD PS 1-07. ALL PANELS SHALL BE MARKED WITH AN APA GRADE MARK WITH AN IDENTIFICATION INDEX AS SHOWN ON DRAWINGS. USE 4"x8" PANELS- MINIMUM, EXCEPT AT BOUNDARIES AND AT FRAMING CHANGES WHERE MINIMUM PANEL DIMENSION SHALL BE 24" AT ROOFS AND FLOORS AND 12" AT WALLS.
3. BOLTS FOR TIMBER CONNECTIONS SHALL CONFORM TO SNAI/ASME STANDARD B18.2.1-2012 & 2015 EDITION OF NDS (THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION BY THE NATIONAL FOREST PRODUCTS ASSOCIATION) BOLTS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF 2015 NDS.
4. BOLT HOLES SHALL BE 1/2 TO 1/16 INCH LARGER THAN BOLT DIAMETER. BOLTS SHALL BE FULL BODY WITH MINIMUM YIELD STRENGTH OF 45,000PSI. RE-TIGHTEN BOLTS BEFORE CLOSING IN WORK. LAG SCREWS SHALL BE STEEL AND CONFORM TO ANSI/ASME STANDARDS B18.2.1 AND 2015 NDS. HOLES FOR LAG SCREWS SHALL BE BORED THE SAME DEPTH AND DIAMETER AS THE SHANK. THE REMAINING DEPTH OF PENETRATION OF THE SCREW SHALL BE BORED TO 70% OF THE SHANK DIAMETER. OR QUARTER INCH (1/4") DIAMETER LAG SCREWS NEED NOT HAVE PRE-DRILLED HOLES IF IT CAN BE SHOWN THAT WOOD MEMBERS ARE NOT DAMAGED DURING INSTALLATION. PROVIDE FULL DIAMETER BODY LAG SCREWS WITH BENDING YIELD STRENGTHS PER TABLE 11J IN NDS.
5. PROVIDE MALLEABLE IRON WASHERS OR EQUIVALENT CUT PLATE WASHERS (NOT LESS THAN A STANDARD CUT WASHER) UNDER NUTS AND BOLT OR LAG SCREWS HEADS WHICH BEAR ON WOOD.
6. WOOD SCREWS SHALL CONFORM TO ANSI/ASME STANDARD B18.6.1 AND THE REQUIREMENTS OF THE 2015 NDS. GALVANIZED OR OTHER CORROSION RESISTANT COATING WHERE EXPOSED TO WEATHER OR USED IN FOUNDATIONS. SCREWS SHALL BE STEEL WITH CUT THREADS AND BENDING YIELD STRENGTHS PER TABLE 11L IN NDS.
7. WOOD MEMBERS SHALL BE CUT OR NOTCHED ONLY AS SHOWN ON STRUCTURAL DRAWINGS.
8. WHEN REQUIRED NAILING TENDS TO SPLIT WOOD MEMBERS, NAIL HOLES SHALL BE PRE-BORED TO 3/4 OF THE NAIL DIAMETER.
9. STRUCTURAL NAILING SHALL BE WITH BOX NAILS PER ALL REQUIREMENTS OF 2015 NDS. NAILING NOT SPECIFICALLY INDICATED SHALL COMPLY WITH CCR TITLE 24, PART 2, TABLE 2304.10.1 ALL NAILS SHALL BE GALVANIZED OR OTHER CORROSION RESISTANT COATING WHERE EXPOSED TO WEATHER, IN FOUNDATIONS AND AS NOTED ON PLANS. PER THE REQUIREMENTS OF CCR TITLE 24, PART 2, WITH MINIMUM BENDING YIELDS PER TABLE 11N IN NDS. (SEE NAIL EQUIVALENCE BELOW)
10. NAIL EQUIVALENCE: (PROVIDE MINIMUM NAIL LENGTHS AS REQUIRED FOR SPECIFIED PENETRATION, TYPICAL: U.N.O)
6D EQUALS .113" DIA - PROVIDE 1.36" MINIMUM POINT PENETRATION
8D EQUALS .131" DIA - PROVIDE 1.57" MINIMUM POINT PENETRATION
11. PRESERVE PRESERVATIVE TREATMENT SHALL BE PER SECTION 2303.1.9. CCR TITLE 24, PART 2. PROVIDE QUALITY MARK ON AL TREATED FOUNDATION MEMBERS THAT COMPLY WITH CBC 2303.1.9.1. ALL FOUNDATION MEMBERS SHALL BE MARKED AS "FOR GROUND CONTACT" OR "FOR ABOVE GROUND USE" AS APPROPRIATE. PRESERVE TREATED MATERIAL SHALL COMPLY WITH ANPA STANDARD U1 AS REQUIRED BY CBC 2303.1.9 TREAT ALL CUT ENDS OF PRESERVE TREATED MEMBERS WITH AN APPROVED PRESERVATIVE. (WILLARD WB COOPER GREEN 3X OR AN APPROVED EQUIVALENT) WHERE NOTED MEMBERS BELOW THE SUB FLOOR THAT ARE NOT A PART OF THE FOUNDATION SHALL BE PRESERVE TREATED.
12. ONLY MATERIALS IN CONTACT WITH THE GROUND NEEDS TO BE PRESERVE TREATED, ALL OTHER FOUNDATION LUMBER CAN BE DF OR HF#2 OR EQUAL.
13. IF MACHINE NAILING IS UTILIZED FOR THIS PROJECT, CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF CCR TITLE 24, PART 2. MACHINE NAILING IS SUBJECT TO APPROVAL BY THE STRUCTURAL ENGINEER OR ARCHITECT AND THE DIVISION OF THE STATE ARCHITECT.
14. FASTENERS FOR PRESERVE-PRESERVATIVE TREATED AND FIRE-RETARDANT TREATED WOOD SHALL COMPLY WITH SECTION 2304.10.5 OF CBC.
15. NAILS AND SPIKES USED IN WET OR EXTERIOR LOCATIONS SHALL COMPLY WITH SECTION 2304.10.5 OF CBC.
16. SHIM MATERIAL SHALL BE PLYWOOD CD EXP 1 OR EQUAL (NOT PRESERVE TREATED)
17. USE LUMBER IN GOOD CONDITION IS ACCEPTABLE FOR USE IN FOUNDATION SYSTEM
18. THE PLATES SHALL CONFORM TO A-1011 GRADE 33.

SITE INSTALLATION REQUIREMENTS FOR DSA CLASSROOM BUILDINGS:

IN THE CASE OF EQUIPMENT LOCATED IN THE STATE OF CALIFORNIA, THE LESSEE (SCHOOL DISTRICT) IS RESPONSIBLE FOR THE SITE BEING CLEARED (FREE OF GRASS, TREES, SHRUBS, ETC) AND GRADED TO WITHIN 4 1/2" OF LEVEL GRADE FOR EACH BUILDING. IF THE SITE EXCEEDS THE 4 1/2" LEVEL GRADE REQUIREMENT ADDITIONAL COSTS MAY BE CHARGED TO LESSEE.
UNDER NO CIRCUMSTANCES SHOULD THE SITE BE GREATER THAN 9" FROM LEVEL GRADE OR HAVE LESS THAN 1000 PSF MINIMUM SOIL BEARING PRESSURE.
PRIOR TO DELIVERY, THE LESSEE SHALL MARK THE FOUND CORNERS OF THE BUILDING ON THE SITE, INCLUDING DOOR LOCATION. SHOULD SPECIAL HANDLING BE REQUIRED TO EITHER PLACE, INSTALL OR RELOCATE THE CLASSROOM ON THE LESSEE'S SITE DUE TO SITE OBSTRUCTION SUCH AS FENCING, LANDSCAPING, OTHER CLASSROOMS, ETC. ADDITIONAL COST WILL BE CHARGED TO LESSEE

SITE INSTALLATION REQUIREMENTS FOR DSA CLASSROOM BUILDINGS:

- 1. PROVIDE ELECTRICAL GROUND TEST PER DSA IR E-1
2. FIELD WELDING FOR WELDING THE PLATE OPTION. (IF USED, REQUIRES TEST AND INSPECTION)
THE EXAMPLE FORM DSA 103'S SHOWN ON THIS SHEET ARE FOR ILLUSTRATION PURPOSES ONLY. A FORM DSA 103 IS TO BE COMPLETED FOR EACH APPLICATION THAT THIS PC IS BEING INCORPORATED INTO AND ALL EXAMPLE FORM DSA 103'S ARE TO BE CROSSED OUT ON THIS DRAWING.
3. NO OTHER TEST AND INSPECTIONS ARE REQUIRED.

SPECIFICATIONS RELOCATABLE CLASSROOMS

GENERAL REQUIREMENTS:

- 1. THE REQUIREMENTS OF THE GENERAL CONDITIONS OF THE AGREEMENT AND THESE GENERAL REQUIREMENTS APPLY TO THE SEVERAL TRADE SECTIONS WITH THE SAME FORCE AS THOUGH FULLY REPEATED IN EACH SECTION.
2. NAME BRANDS ARE INDICATED TO ESTABLISH A STANDARD OF QUALITY ITEMS OF EQUAL OR BETTER QUALITY MAY BE SUBSTITUTED FOR THE LISTED BRAND NAME PRODUCTS

SCOPE OF WORK:

- 1. THE WORK CONSISTS OF INSTALLING ON-SITE MODULAR RELOCATABLE BUILDINGS AS DEFINED HEREIN, SHOWN AND DETAILED ON THE DRAWINGS
2. ALL REQUIREMENTS OF CCR (CALIFORNIA CODE REGULATION) TITLE 19 AND 24 RELATING TO INSPECTIONS AND VERIFIED REPORTS SHALL BE COMPLIED WITH AND SHALL INCLUDE:
A. GENERAL RESPONSIBLE CHARGE OF FIELD ADMINISTRATION BY THE ARCHITECT OF RECORD,
B. INSPECTION DURING THE COURSE OF CONSTRUCTION BY AN INSPECTOR APPROVED BY DSA (DIVISION OF THE STATE ARCHITECT) AND THE DISTRICT ARCHITECT. THE INSPECTOR SHALL BE RESPONSIBLE FOR AND APPROVED TO INSPECT THE GENERAL CONSTRUCTION, WELDING, MECHANICAL AND ELECTRICAL WORK, COST OF THESE INSPECTIONS SHALL BE BORNE BY THE SCHOOL DISTRICT.
C. ON SITE INSPECTION OF THE BUILDING INSTALLATION, ELECTRICAL AND UTILITY OF THE BUILDING INSTALLATION OR CONNECTION BY AN INSPECTOR APPROVED BY THE DSA AND RETAINED BY THE SCHOOL DISTRICT.
D. OTHER SPECIAL TEST OR INSPECTIONS AS MAY BE REQUIRED BY DSA COST OF THESE INSPECTION TEST SHALL BE BORNE BY THE SCHOOL DISTRICT

WORK NOT INCLUDED:

- 1. ALL ON SITE OR OFF SITE UTILITIES AND THE CONNECTION OF THEM TO THE BUILDING UNLESS INDICATED ON THE DRAWINGS
2. ALL LEVELING, GRADING OR OTHER SITE PREPARATION (EXCEPT CONCRETE OR WOOD LEVELING STRIPS, WHERE REQUIRED) UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
3. FIRE ALARM SYSTEM, PROGRAM BELL, LOCK, PUBLIC ADDRESS SYSTEM, INTERCOM SYSTEM, TV SYSTEM, COMPUTER DATA OR ANY OTHER LOW VOLTAGE SYSTEM, UNLESS OTHERWISE INDICATED ON THE DRAWINGS OR THE LEASE AGREEMENT.

ACCESSIBILITY OF SITE:

THE SCHOOL DISTRICT SHALL PROVIDE ACCESS TO THE SITE FOR THE INSTALLATION OF THE BUILDING. REMOVAL OF TREES, SHRUBS, FENCING, SPRINKLERS, ETC. NECESSARY FOR MOVE-IN AND REMOVAL OF THE BUILDINGS SHALL BE THE RESPONSIBILITY OF THE SCHOOL DISTRICT.

SITE ASSEMBLY:

- 1. SCOPE OF WORK: CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES TO PREPARE THE BUILDING ELEMENTS, TRANSPORT THEM FROM PLANT TO THE SITE AND COMPLETE THE ASSEMBLY AT THE SITE. THE CONDITION OF THE SITE, SUCH AS DRAINAGE AND SOIL BEARING CAPACITY, SHALL BE THE RESPONSIBILITY OF THE SCHOOL DISTRICT AND THE ARCHITECT ARCHITECT.
2. ASSEMBLY OF ELEMENTS:
A. IN A LOCATION ON THE SITE AS DETERMINED BY THE DISTRICT ARCHITECT. THE CONTRACTOR SHALL PLACE THE FOUNDATION AS DETAILED ON THE DRAWINGS.
B. THE ELEMENTS SHALL BE BROUGHT TO THE SITE ON A WHEEL ASSEMBLY AND TRANSFERRED TO THE PREPARED SITE. GREAT CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE ELEMENTS BY RACKING OR BUMPING.
C. CONNECTION OF THE ELEMENTS TOGETHER SHALL BE DONE ACCORDING TO INSTRUCTIONS ON THE DRAWINGS. FLASHING, TRIM AND OTHER LOOSE ITEMS SHALL BE INSTALLED PER PLANS AND DETAILS OF THE ORIGINAL BUILDING MANUFACTURER'S DRAWINGS.

DESIGN DATA:

FLOOR LIVE LOAD = 50 PSF, 50+20 PSF PARTITIONS, 100 PSF
ROOF LIVE LOAD = 20 PSF REDUCIBLE FOR TRIBUTARY AREA
WIND SPEED = 120 MPH (V) (3 SECOND GUST), Kzt = 1.0, I = 1.0
SNOW LOAD = PROJECT IS NOT LOCATED IN A SNOW REGION
BUILDING CODES = 2015 IBC AND 2015 CBC

SEISMIC DESIGN DATA:

BASIC SEISMIC FORCE RESISTING SYSTEM = STEEL MOMENT FRAME
ANALYSIS PROCEDURE USED = EQUIVALENT LATERAL FORCE
SEISMIC DESIGN CATEGORY = E (PER CBC SECTION 1613A.3.5)
DESIGN BASE SHEAR: 24x40 BUILDING = 9460 # (ROOF, FLOOR, WALLS & PARTITIONS)
36x40 BUILDING = 14190 # (ROOF, FLOOR, WALLS & PARTITIONS)
48x40 BUILDING = 18920 # (ROOF, FLOOR, WALLS & PARTITIONS)

I1 = 1.0 Cs2 = 0.497 R1 = 3.5 SITE CLASS = D
Ss = 3.73 MAPPED VALUE MAX / 0.75 Ss = 2.611 (FOR DESIGN VALUE MAX)
SDS = 1.74 (SITE SPECIFIC DOCUMENTATION JUSTIFYING SDS SHALL BE SUBMITTED TO DSA PRIOR TO APPROVAL)
S1 = 1.389 SD1 = 1.389
RISK CATEGORY = II

FLOOD DESIGN DATE:

PROJECT IS NOT LOCATED IN A FLOOD ZONE

SOIL BEARING:

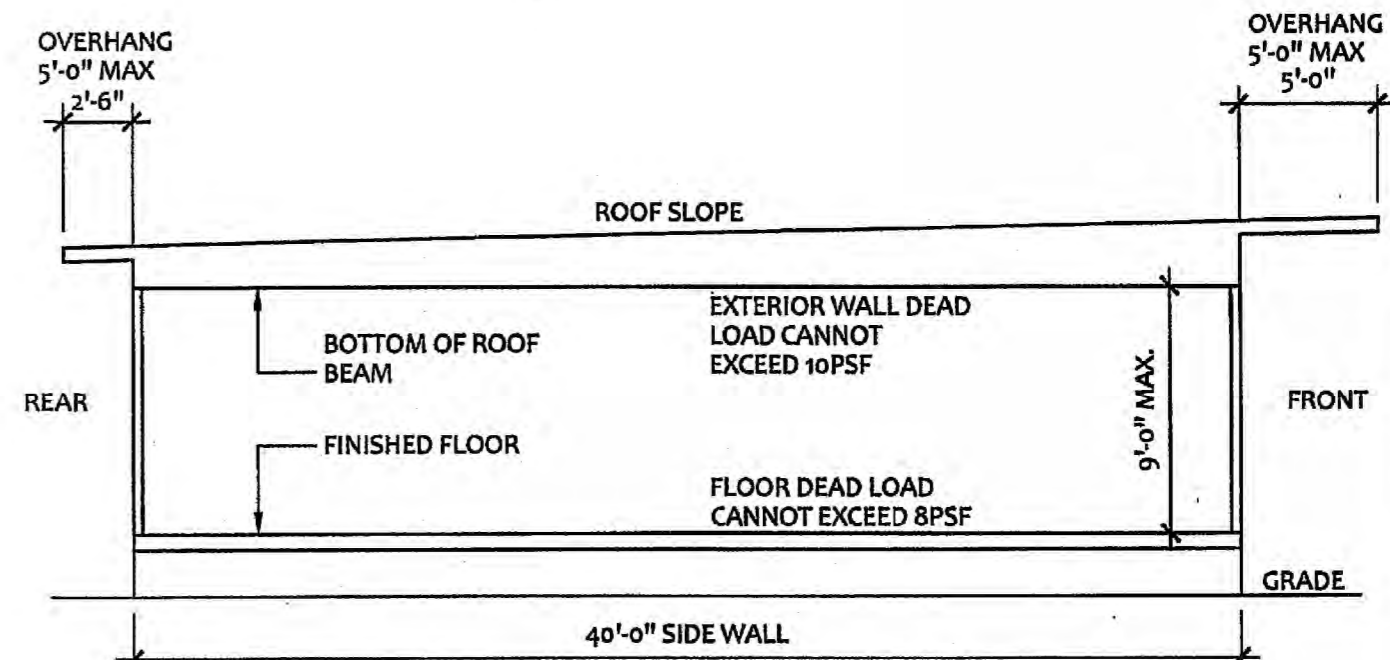
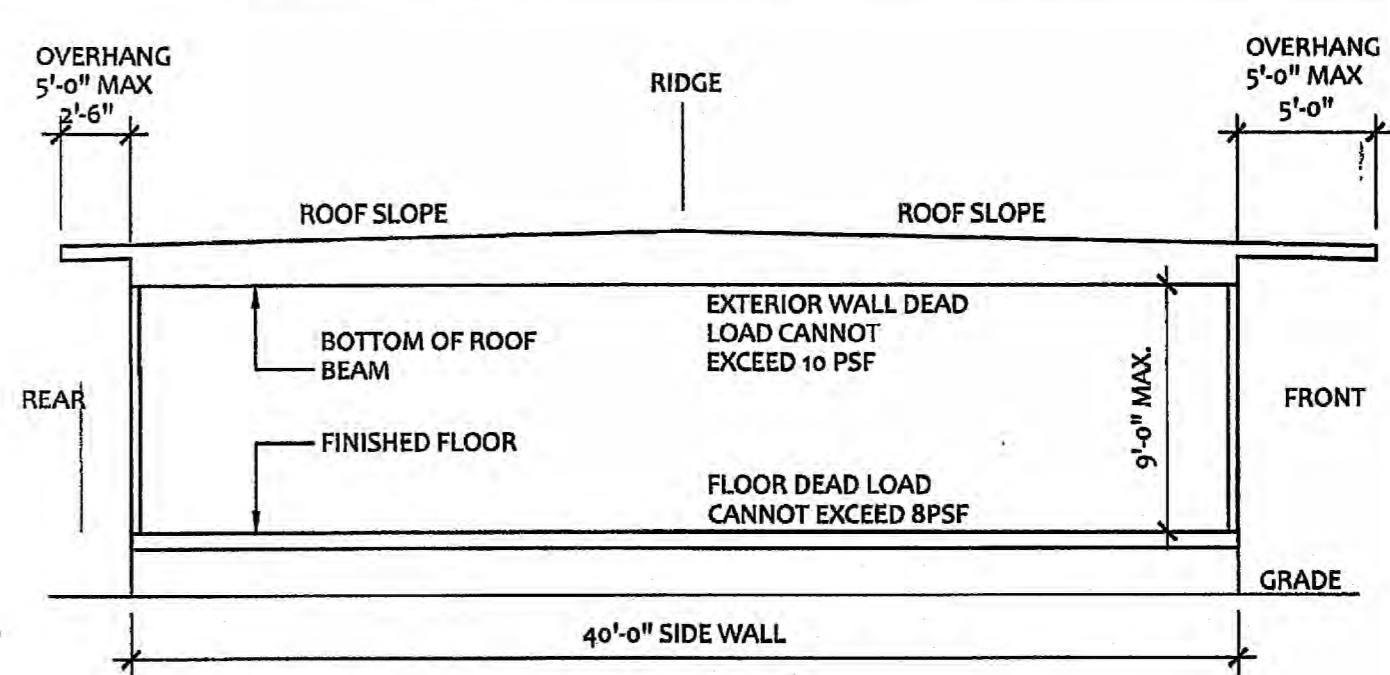
ALLOWABLE SOIL BEARING = 1,000 PSF

LIMITATIONS FOUNDATION PC ONLY:

FOUNDATION ONLY PC IS DESIGNED TO SUPPORT THE SUPERSTRUCTURE FOR THE RELOCATABLE BUILDINGS AS LISTED ON THIS DRAWING.

THE DESIGN CALCULATIONS ARE BASED ON THE FOLLOWING:

- 1. DAS APPROVED STOCKPILE BUILDINGS
2. ROOF OVERHANGS OF 5'-0" MAXIMUM
3. SINGLE SLOPE OR DUAL SLOPE BUILDINGS
WALL HEIGHT: 9'-0" MAXIMUM ON DUAL SLOPE BUILDINGS.
WALL HEIGHT: 10'-4" MAXIMUM ON SINGLE SLOPE BUILDINGS.
(HEIGHT DETERMINED FROM FINISH FLOOR IN BUILDING TO BOTTOM OF STEEL ROOF STRUCTURE: BEAMS OR ROOF HEADERS)
4. WALL DEAD LOAD OF 10PSF (NOT STUCCO)
5. FLOOR DEAD LOAD OF 8PSF



TYPICAL ELEVATIONS ARE SHOWN TO CLARIFY FOUNDATION PC ONLY LIMITATIONS DOCUMENTATION SHALL BE PROVIDED BY ENGINEER OR GENERAL RESPONSIBLE CHARGE TO BE REVIEWED AND APPROVED BY THE DSA STRUCTURAL PLAN REVIEWER

DSA 103 Listing of Structural Tests & Special Inspections - 2016 CBC form with fields for Project Name, District, Application No., and Date Submitted.

IMPORTANT: This form is only a summary list of structural tests and some of the special inspections required for the project. Generally, the structural tests and special inspections noted on this form are those that will be performed by the Geotechnical Engineer of Record, Laboratory of Record, or Special Inspector. The actual complete test and inspection program must be performed as detailed on the DSA approved documents. The appendix at the bottom of this form identifies work NOT subject to DSA requirements for special inspection or structural testing. The project inspector is responsible for providing inspection of all facets of construction, including but not limited to, special inspections not listed on this form such as structural wood framing, high-load wood diaphragms, cold-formed steel framing, anchorage of non-structural components, etc., per Title 24, Part 2, Chapter 17A.
NOTE: This form is also available for projects submitted for review under the 2007 and 2010 editions of the California Building Code (CBC) unless otherwise noted.

Table with columns: Required, TEST OR SPECIAL INSPECTION, and Remarks and Notes. Rows include SOILS, CONCRETE, MASONRY, STEEL, ALUMINUM, WOOD, and OTHER.

List of required verified report(s):

Table with columns: KEY to Columns, Type, and Performed By. Rows include Continuous, Periodic, and Test inspections.

ELITE MODULAR LEASING & SALES, INC. P.O. BOX 78447 CORONA CA 92877 PHONE: 951-422-2500 FAX: 951-943-3074

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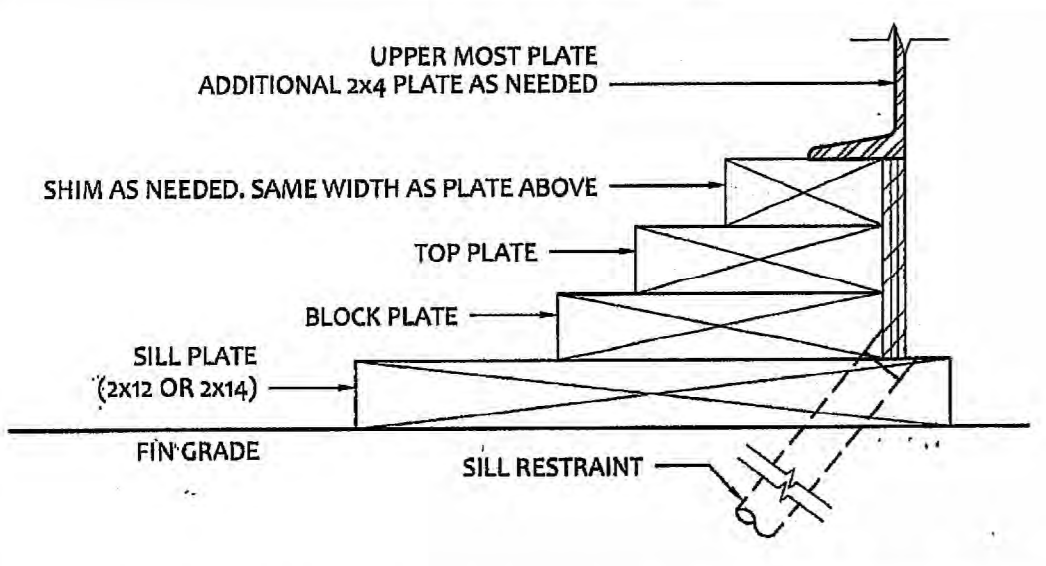
PROJECT NAME: SHEET TITLE: STRUCTURAL SPECIFICATIONS WOOD FOUNDATIONS

REGISTERED PROFESSIONAL ENGINEER OF RECORD DIVISION OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES No. 3692 DATE SIGNED NOV 08 2017 LICENSE EXPIRES 6-30-18

PROJECT SPECIFIC STATE AGENCY APPROVAL IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT OFFICE OF REGULATION SERVICES 04-116392 DATE: NOV 14 2017

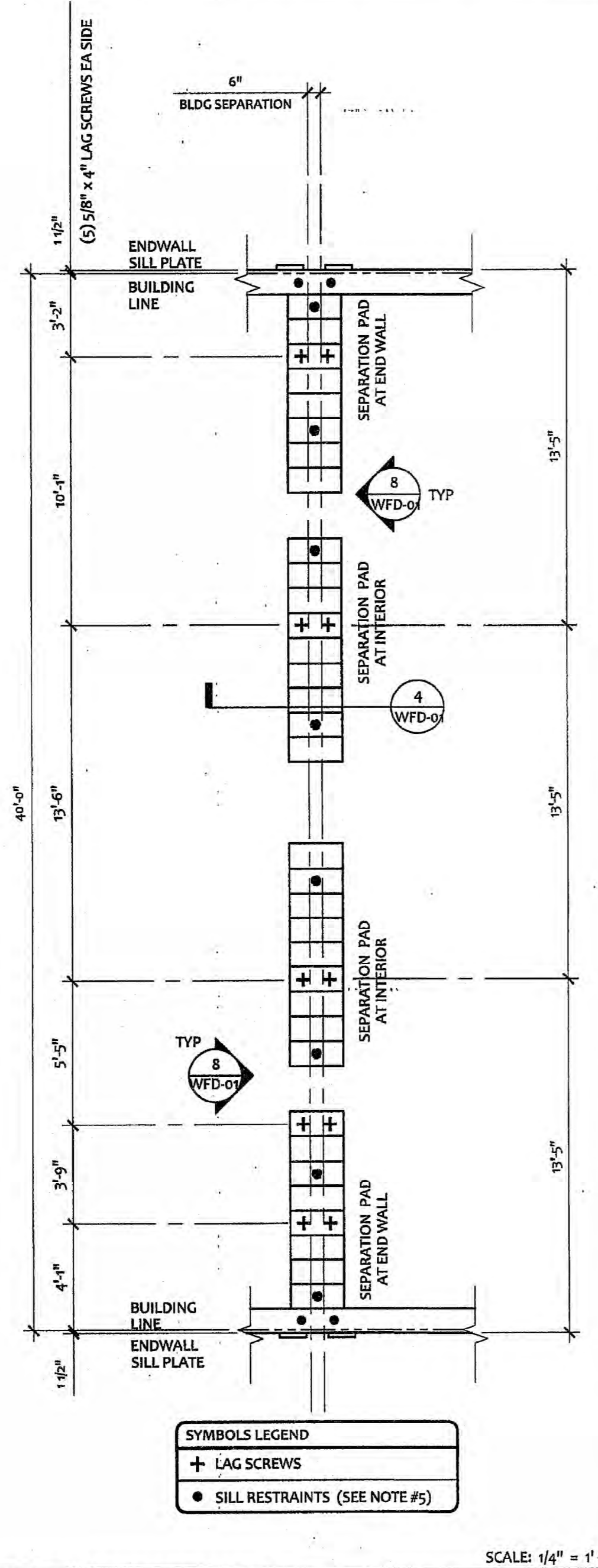
REVISIONS table with columns for revision number and description.

PROJECT NO: DRAWN BY: Y.C. SCALE: AS NOTED DATE: APRIL 25, 2017 SHEET NUMBER WFS-01



FOUNDATION PLATE DESCRIPTION

- BUILDINGS OVER 2160 SF, MUST BE INSTALLED ON A PERMANENT CONCRETE FOUNDATION PER IR 16-146 SECTION 4.
- FOUNDATION PLAN HAS A 1/4" ADDED AT EACH MODULE LINE AND DOES NOT MATCH THE FLOOR PLAN. ADDITIONAL LENGTH ADDED FOR GROWTH THAT IS EXPERIENCED WHEN SETTING MULTIPLE MODULAR FLOORS.
- FOUNDATION VENTS THAT OCCUR UNDER RAMP LANDINGS, PROVIDE AN EQUAL AREA OF SCREENED VENT IN LANDING SKIRT.
- WOOD SILL (FOOTING) PLATES SHALL BE PRESSURE TREATED HEM-FIR AND MAY BEAR DIRECTLY ON SOIL OR PAVED SURFACE. GRASS OR TURF SHALL BE CLEARED TO BARE SOIL UNDER THE ENTIRE AREA OF THE BUILDING BY OTHERS. THE WOOD SILL FOOTING PLATE MAY SUPPORT CONTINUOUS BLOCKING AND SHEATHING SKIRT WHICH NEED NOT BE TREATED.
- SILL RESTRAINT:** THE FOUNDATION SHALL BE DESIGNED TO PREVENT SLIDING ON THE SUPPORTING SURFACE BY ATTACHING THE WOOD FOUNDATION PLATES FOR THE BUILDING, RAMPS AND STAIRS TO THE GROUND WITH RESTRAINING DEVICES. AN ACCEPTABLE DESIGN WOULD INCORPORATE ONE-INCH DIAMETER STANDARD WEIGHT (1.315" ACTUAL O.D.) HOT DIPPED GALVANIZED PIPES OR ONE-INCH DIAMETER SOLID STEEL RODS SPACED AT NOT MORE THAN 10'-0" O.C. ONE PIPE / ROD SHALL BE LOCATED A MAXIMUM OF TWO FEET FROM EACH CORNER IN BOTH DIRECTIONS AND A MINIMUM OF TWO PIPES / RODS PER DISCONTINUOUS FOUNDATIONS STRIP. PIPES SHOULD PENETRATE INTO SOIL, CONCRETE, AND/OR PAVING A MINIMUM OF 12" MEASURED VERTICALLY. ALTERNATE OR EQUIVALENT DESIGNS, WHEN PROVIDED WITH STRUCTURAL CALCULATIONS AND DETAILS, WILL BE SUBMITTED TO DSA FOR REVIEW AND APPROVAL.
- STACKED WOOD MEMBERS FOR FOUNDATIONS AND PRESSURE TREATED LUMBER SHALL BE NAILED WITH HOT DIPPED GALVANIZED PER ASTM A-153.
- VENTILATION OPENINGS SHALL BE COVERED FOR EITHER HEIGHT AND WIDTH WITH CORROSION - RESISTANT WIRE MESH, WITH A CLEAR "THROUGH" DIMENSION NOT EXCEEDING 1/8" ACTING AS A VERMIN BARRIER.
- VENTING CALCULATION REQUIREMENTS FOR MULTIPLE BUILDING SETS MUST BE CALCULATED WITH OVERALL SQUARE FOOTAGE INCLUDING SEPARATION.
- FOR FOUNDATION ANCHORAGE ON CONCRETE PAD, SEE DETAIL 15/WFD-01.
- IF OPTIONAL ENDWALL VENTS ARE APPLIED, SILL PLATE AND BLOCK PLATE MUST BE CONTINUOUS. VENT OPENINGS SHALL BE BROKEN ABOVE THE BLOCK PLATE.
- FOR FOUNDATION SPLICE - SEE 5/WFD-01.
- CRAWLSPACE VAPOR RETARDERS (OPTIONAL):** THE OPTIONAL TOTAL AREA OF VENTILATION OPENINGS IS PERMITTED TO BE REDUCED TO 1/1500 FACTOR WITH AN APPROVED VAPOR RETARDER MATERIAL PER CBC SECTION 1203.3.2(2).
MATERIALS: GROUND SURFACE COVERED WITH AN APPROVED VAPOR RETARDER MATERIAL; MUST HAVE A PERM RATING OF ONE OR LESS; SHOULD BE CONTINUOUS; POLYETHYLENE FILM (≥ 6 MIL); POOL LINER (PUNCTURE RESISTANT); AND POLYETHYLENE FILM WITH RAT SLAB.
INSTALLATION RECOMMENDATIONS: OVERLAP JOINTS BY 6 INCHES; TAPE OR SEAL ALL JOINTS; ATTACH VAPOR RETARDER OVER SILL PLATE PER 10/WFD-01; SEAL TO ALL PIERS AND OTHER PENETRATIONS.
- ENDWALL VENTS (IF REQ'D) SHALL BE LOCATED A MIN OF 24" FROM BUILDING CORNERS. MAXIMUM ONE ENDWALL VENT PER 12'-0" MODULE.
- CONCRETE FLOOR LOAD IS INCLUDED IN THE CONCRETE FOUNDATION OPTION FOR FOUNDATION & ANCHORAGE DESIGN, I.E. THERE IS NO CONCRETE FLOOR FOR WOOD FOUNDATION OPTION. THERE IS CONCRETE FLOOR FOR CONCRETE FOUNDATION OPTION.
- IF PARAPET IS HIGHER THAN 18". COMBINATION REQUIRES A 2 X 14" OR 2 X 16" SILL PLATE @ EXTERIOR OF BUILDING.
- 150 PSF FLOOR LIVE LOAD OPTION CANNOT BE USED WITH THE STUCCO WALL OPTION.
- VENTS AT MODLINE FOUNDATIONS. THE MINIMUM CRITERIA REQUIREMENT AS FOLLOWS:
A. VENTS HAVE A MINIMUM OF 2 SILL/BLOCKING PLATES BENEATH.
B. VENTS ARE A MAXIMUM OF 6" LONG x 3" MIN. HIGH.
C. VENTS ARE SPACED A MINIMUM OF 8" APART (EDGE TO EDGE) AND 24" MIN. FROM CORNERS.



FOOTING AT SEPARATION-ONE BUILDING

- 60'-6" x 40' BUILDING: 2420 SF / 150 = 16.13 SF VENT REQ'D
(4) - "A" VENT = 5.25 SF
(10) - "C" VENT = 11.25 SF
16.5 SF TOTAL VENTILATION (> 16.13 SF)
- 73'-0" x 40' BUILDING: 2920 SF / 150 = 19.46 SF VENT REQ'D
(5) - "A" VENT = 5.25 SF
(12) - "C" VENT = 13.50 SF
20.06 SF TOTAL VENTILATION (> 19.46 SF)
(VAPOR BARRIER REQUIRED)
- 85' x 40' BUILDING: 3400 SF / 150 = 22.66 SF VENT REQ'D
(6) - "A" VENT = 7.875 SF
(14) - "C" VENT = 15.25 SF
23.63 SF TOTAL VENTILATION (> 22.66 SF)
(VAPOR BARRIER REQUIRED)
- 97'-6" x 40' BUILDING: 3900 SF / 150 = 26 SF VENT REQ'D
(7) - "A" VENT = 9.1875 SF
(16) - "C" VENT = 18.00 SF
27.8 SF TOTAL VENTILATION (> 26 SF)
(VAPOR BARRIER REQUIRED)
- 109'-6" x 40' BUILDING: 4380 SF / 150 = 29.2 SF VENT REQ'D
(7) - "A" VENT = 9.1875 SF
(18) - "C" VENT = 20.25 SF
29.43 SF TOTAL VENTILATION (> 29.2 SF)
(VAPOR BARRIER REQUIRED)
- 122'-0" x 40' BUILDING: 4880 SF / 150 = 32.53 SF VENT REQ'D
(8) - "A" VENT = 10.5 SF
(20) - "C" VENT = 22.5 SF
33 SF TOTAL VENTILATION (> 32.53 SF)
(VAPOR BARRIER REQUIRED)

NOTE:
VENTING REQUIREMENTS MAY BE RE-CALCULATED
DEPENDING ON GRADE CONDITIONS ON A PER-JOB BASIS

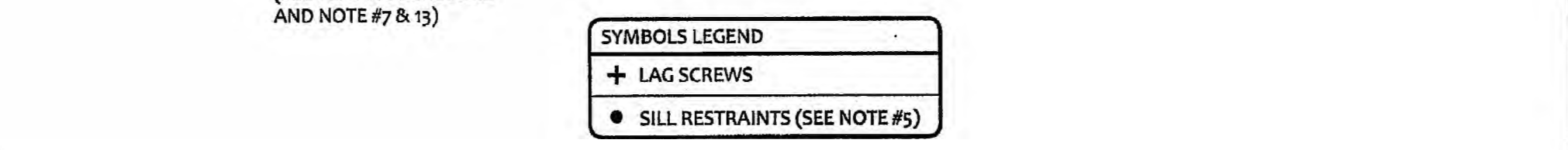
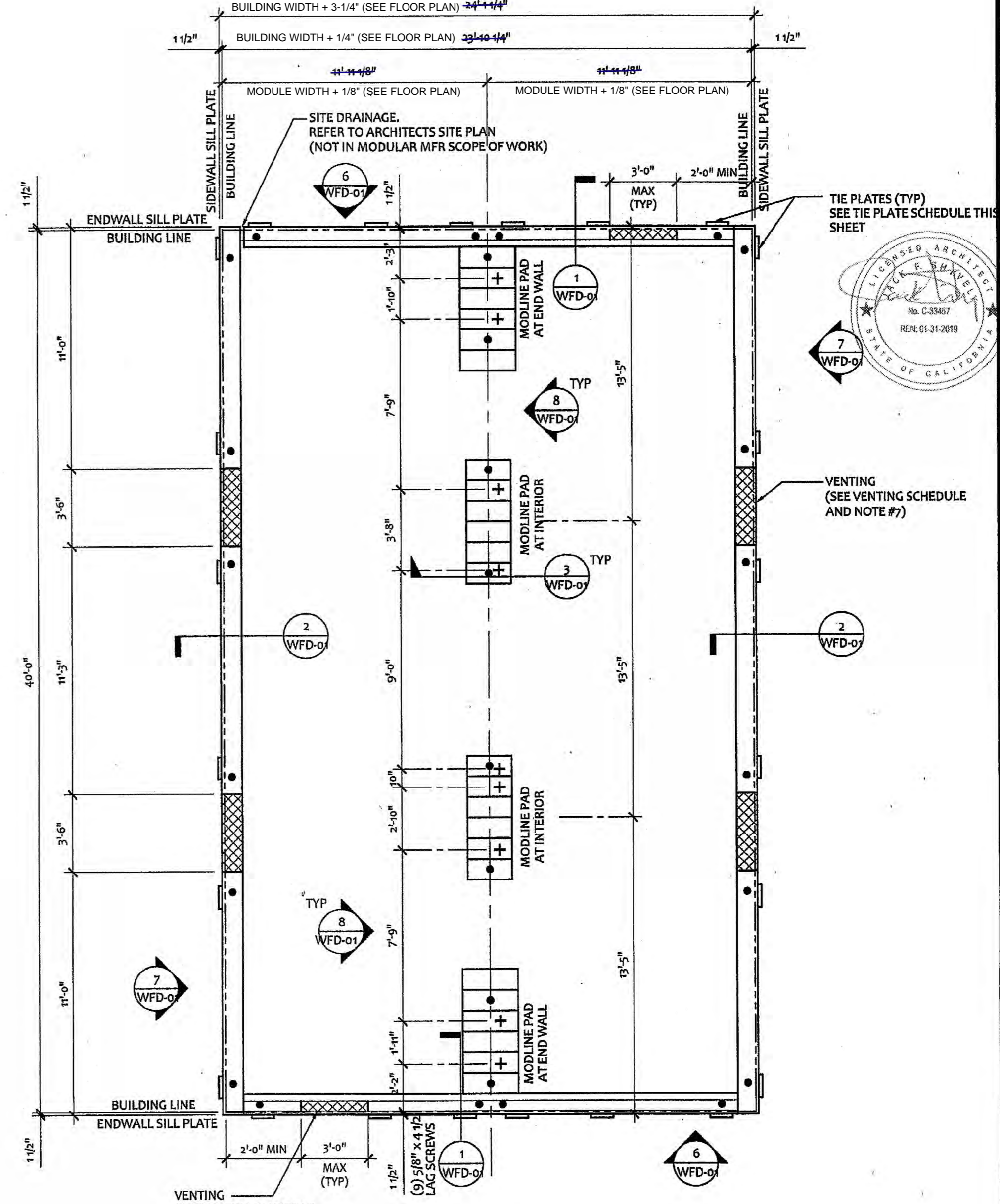
3 VENTING CALCULATIONS (VARIOUS BLDG. SIZES)

NOTES

WOOD FOUNDATION PLATE SCHEDULE - 50 + 15 PSF						
PLATES	END WALL	SIDE WALL	MODLINE PAD AT END WALL	MODLINE PAD AT INTERIOR	SEPARATION PAD AT ENDWALL ONE BLDG	SEPARATION PAD AT INTERIOR ONE BLDG
ADDITIONAL TOP PLATE (AS NEEDED)	2x4	2x4	2x6	2x6	2x12	2x12
TOP	2x6	2x6	2x8	2x8	2x12	2x12
BLOCK	2x8	2x8	2x10	2x10	2x12	2x12
SILL	2x12 (2x14) ⁵	2x12 (2x14) ⁵	(6) 2x12 x 2'-0"	(6) 2x12 x 2'-6"	(7) 2x12 x 2'-0"	(10) 2x12 x 2'-0"

KEY PLAN VENTING SCHEDULE		NAILING SCHEDULE	
VENT "A" (SIDEWALL): 3'-6" x 4'-5" = 1.3125 S.F. VENTILATION	(3) 16d BOX NAILS	BUILDING SIZE	PLATE TO PLATE ATTACHMENT BELOW UPPER MOST PLATE
VENT "B" (ENDWALL): 3'-0" x 3" = 0.75 S.F. VENTILATION	5" OC AT ENDWALL - 1 / F=0.50	24' x 40'	12" OC AT SIDEWALL - 2 / F=0.50
VENT "C" (ENDWALL): 3'-0" x 4 1/2" = 1.125 S.F. VENTILATION	12" OC AT SEPARATION - 4 / F=0.50	BUILDING SIZE	BUILDING AREA
		24' x 40'	960 SF
		REQ. VENTING	SIDE VENTING
		6.4 SF (1/150)	3'-6" x 4'-5" = (4) 1.3125 SF/EIA (5.25 SF TOTAL)
		END VENTING	TOTAL VENTING SUPPLIED
		3'-0" x 3" = (2) .75 SF/EIA (1.5 SF TOTAL)	6.75 SF

TIE PLATE SCHEDULE			
BUILDING SIZE	SIDE WALL TIE PLATES	END WALL TIE PLATES	TOTAL NUMBER OF TIE PLATES
24' x 40'	6	6	24



FOUNDATION PLAN

ELITE MODULAR LEASING & SALES, INC.
P.O. BOX 78447
CORONA CA 92877
PHONE: 951-422-2500
FAX: 951-943-3074

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PROJECT NAME:
SHEET TITLE:
WOOD FOUNDATION PLAN
24x40 (50 & 50+15 PSF)

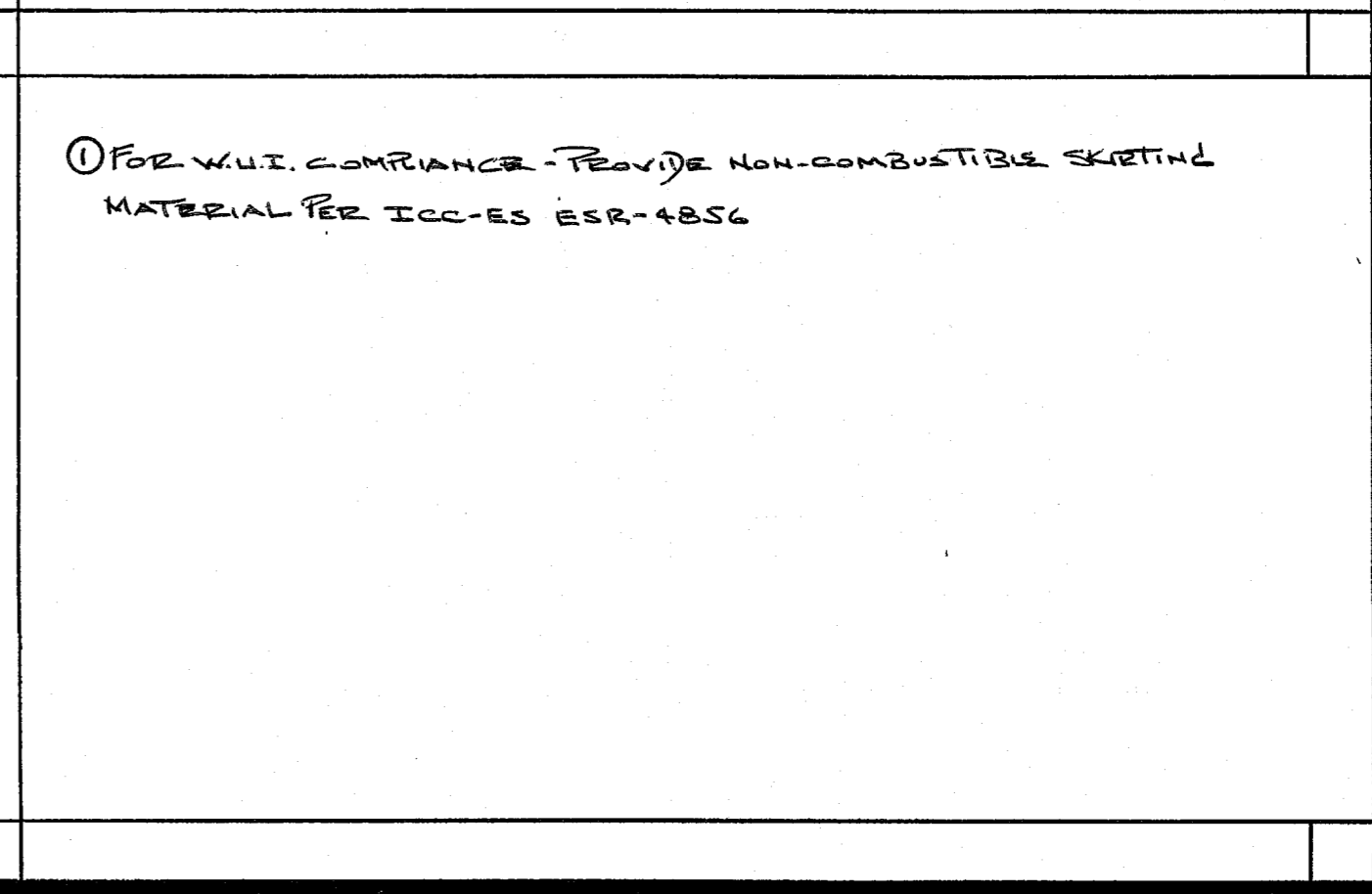
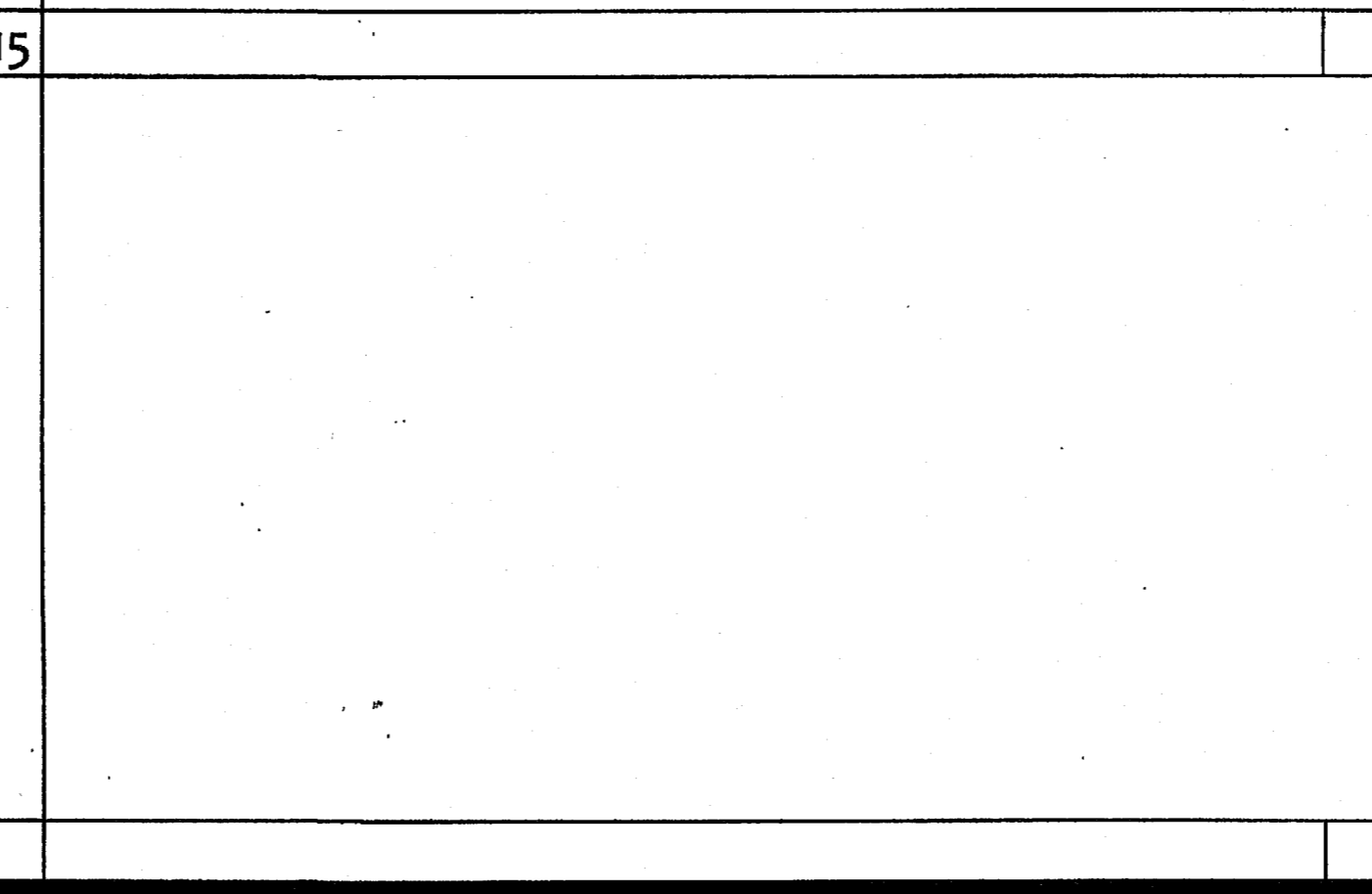
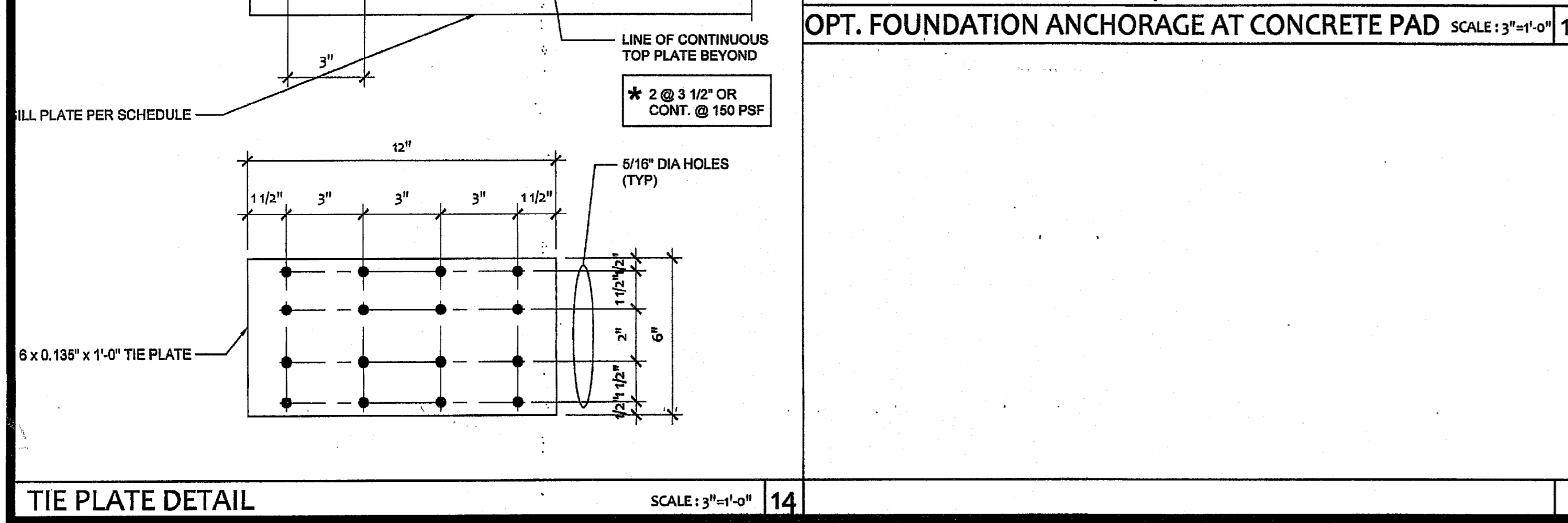
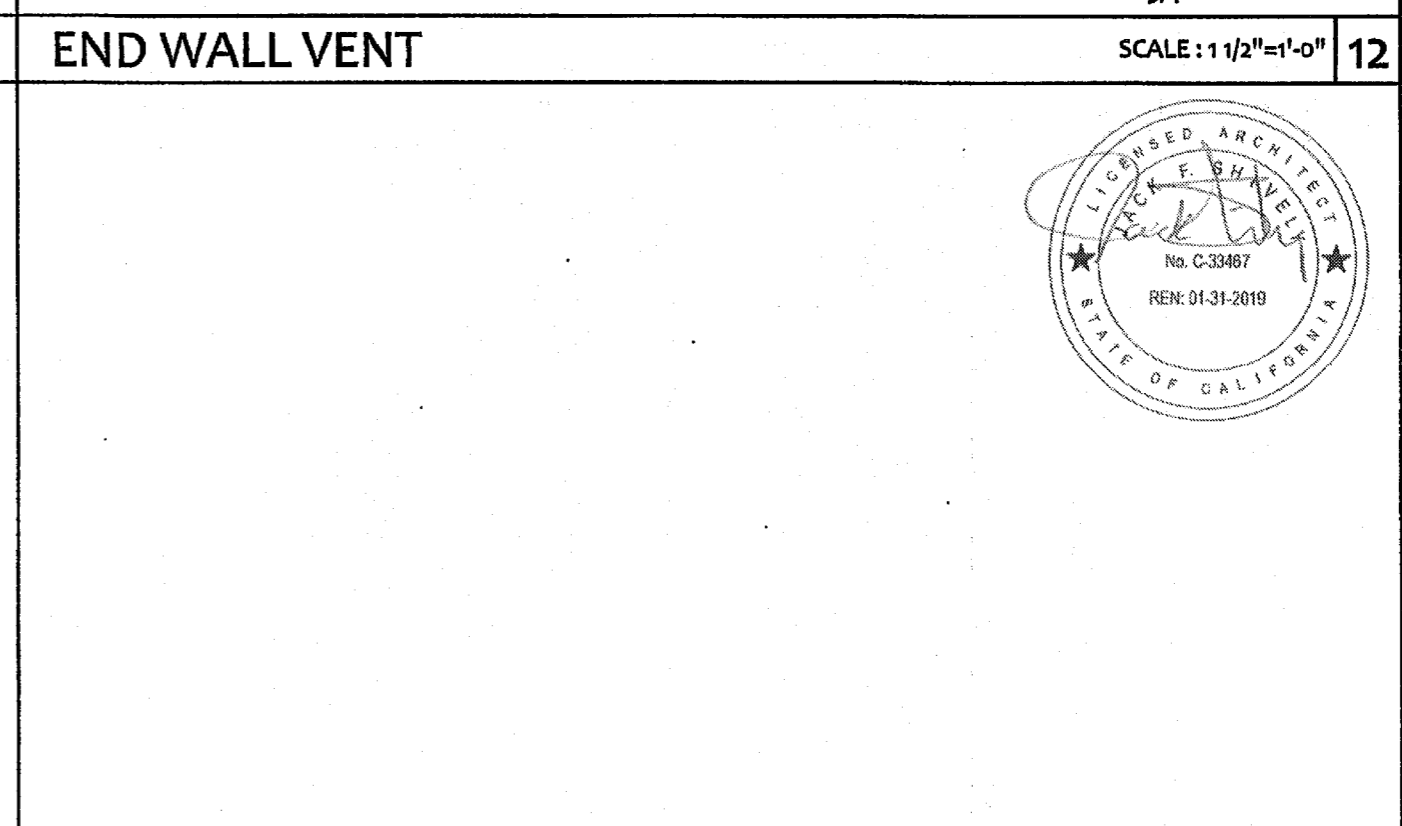
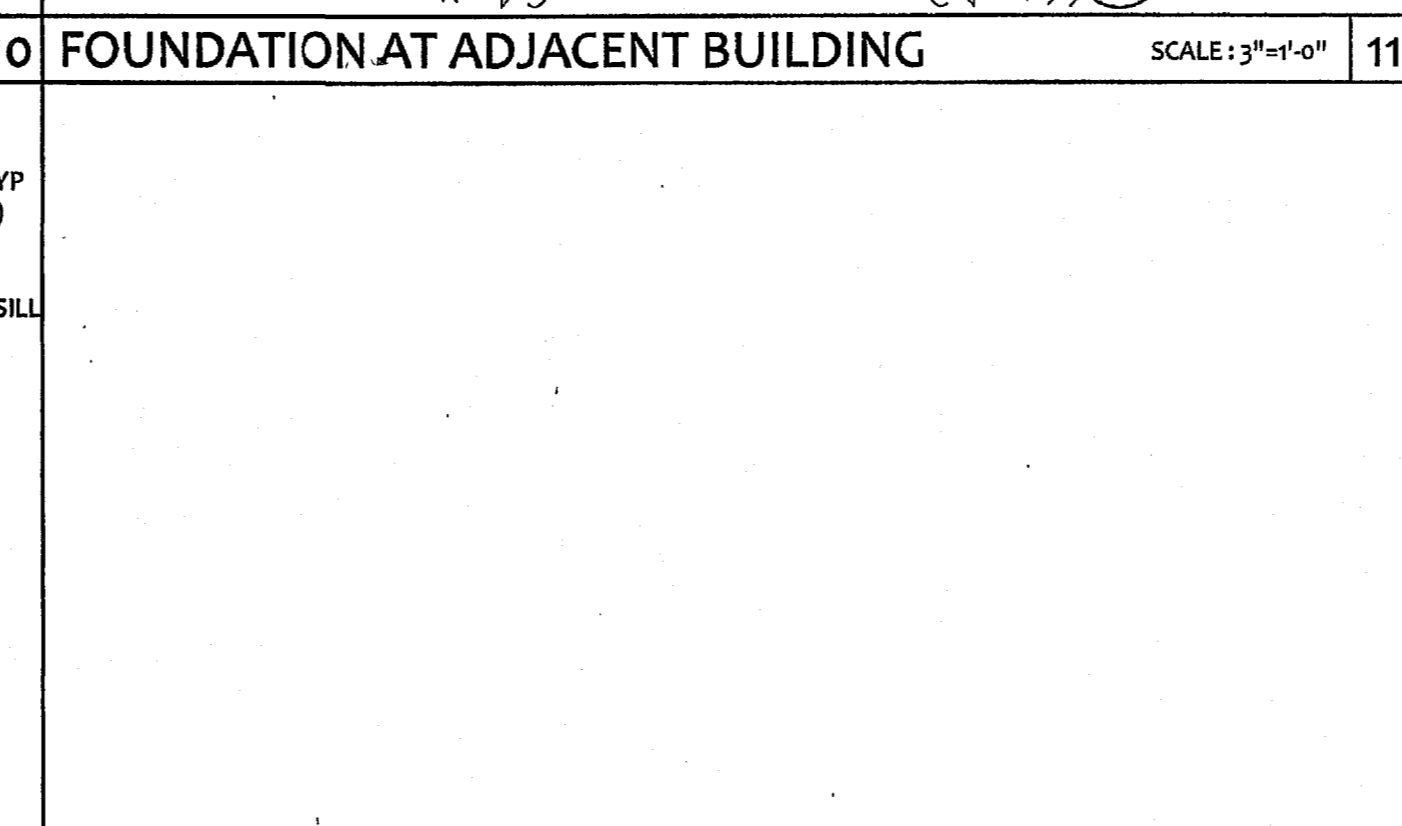
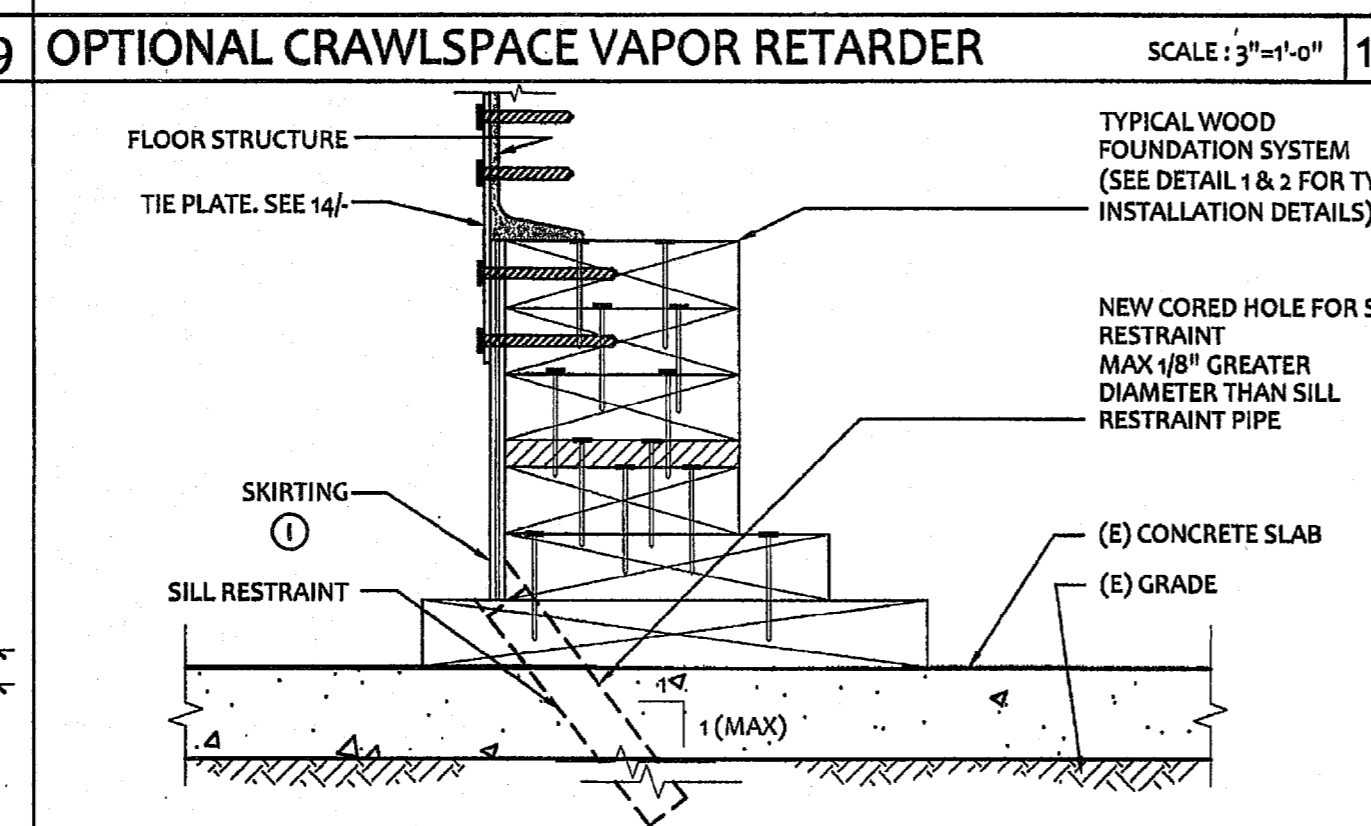
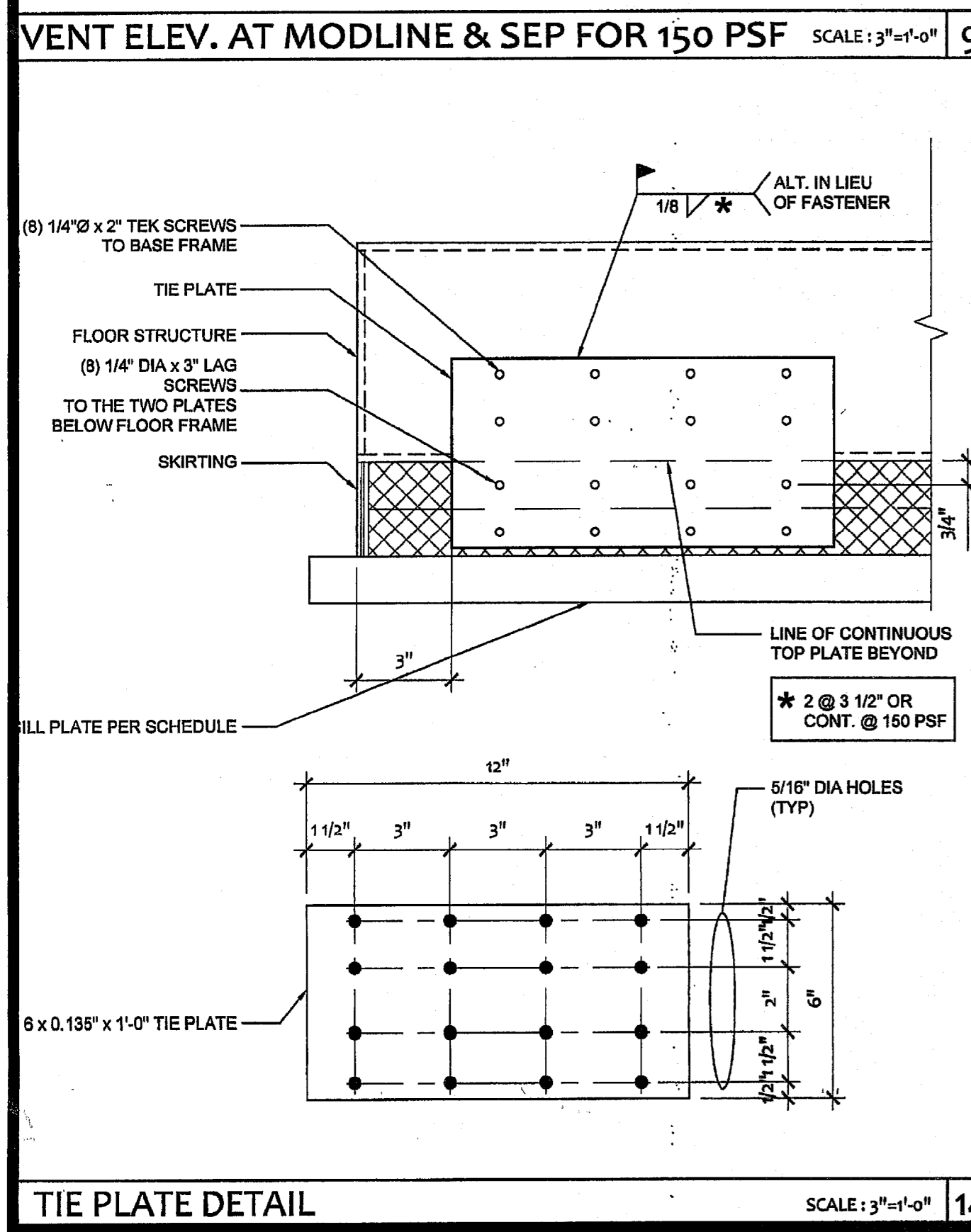
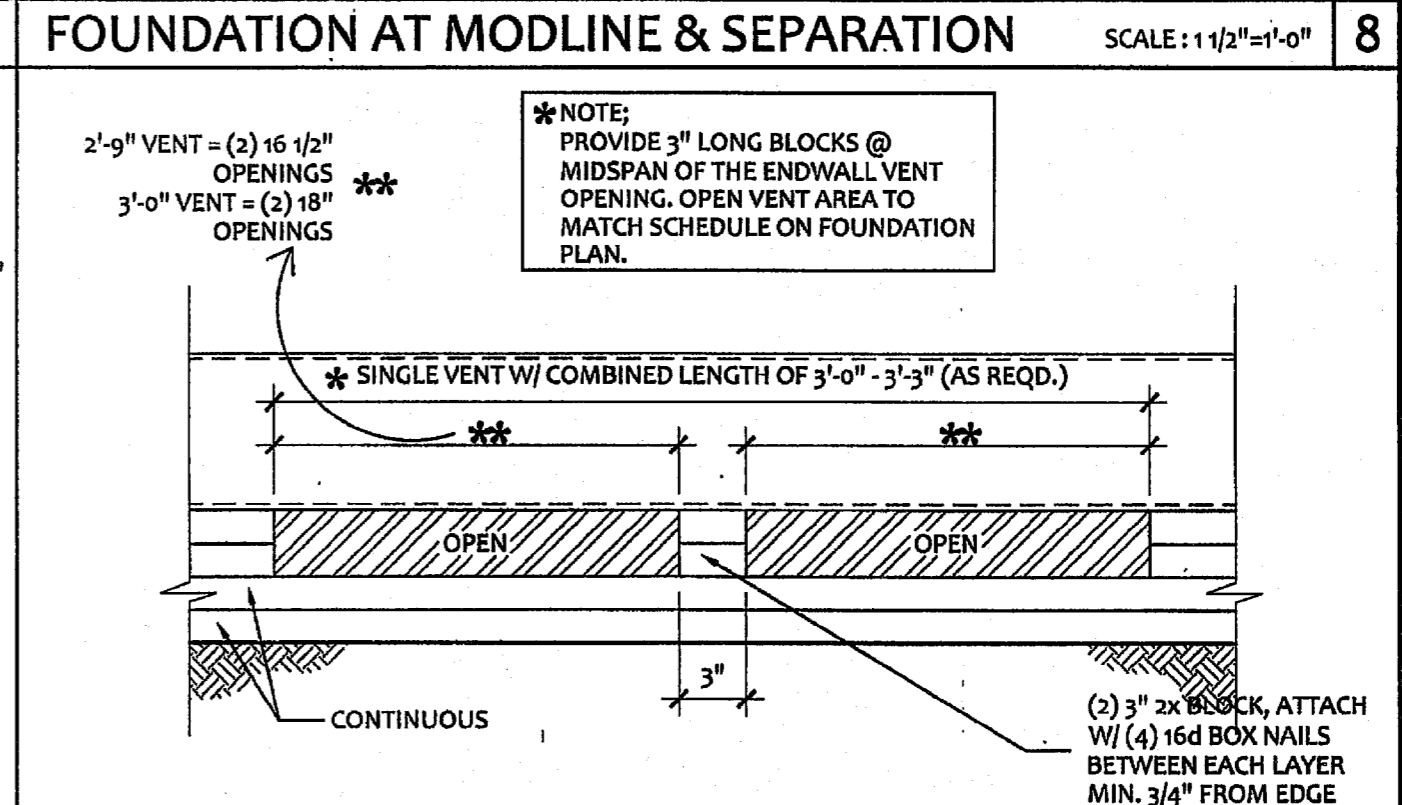
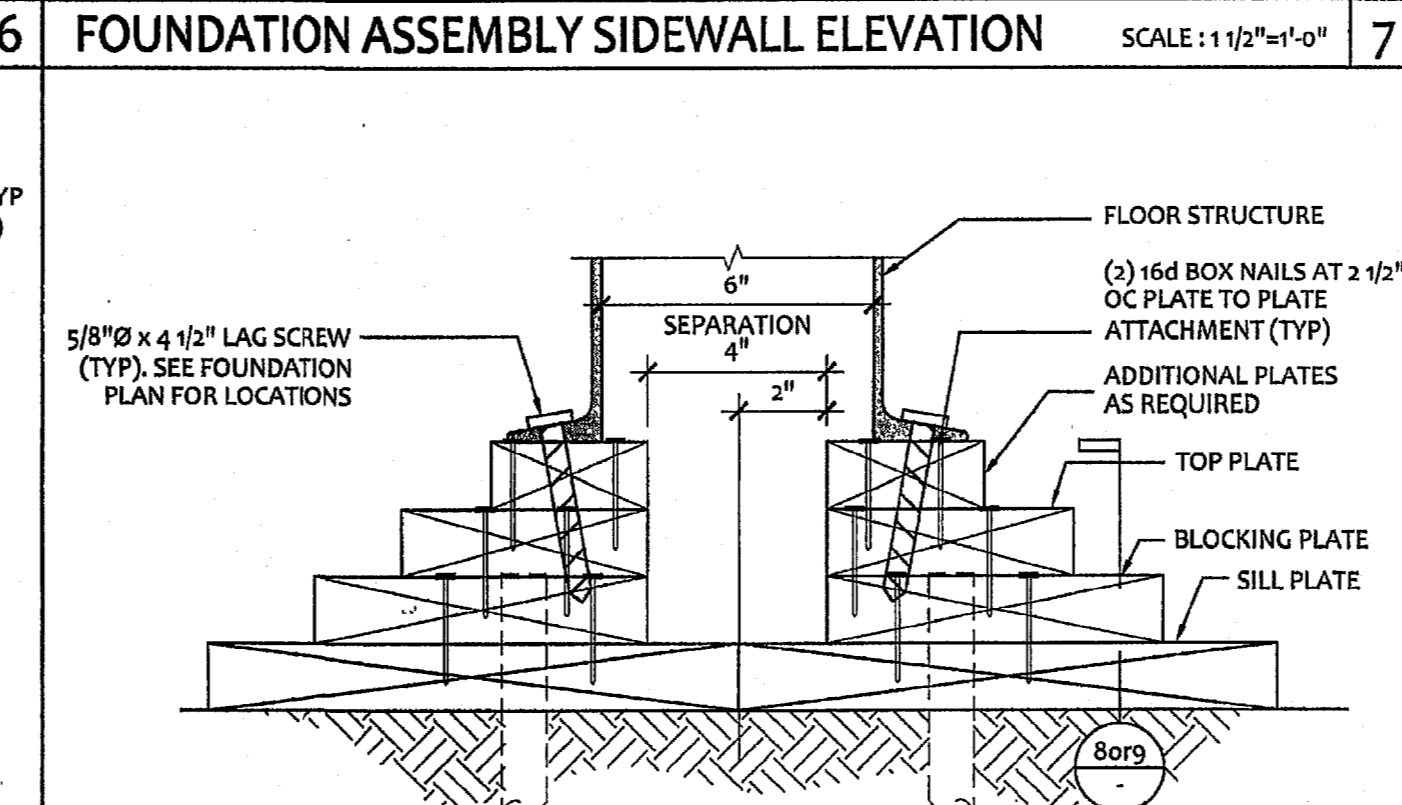
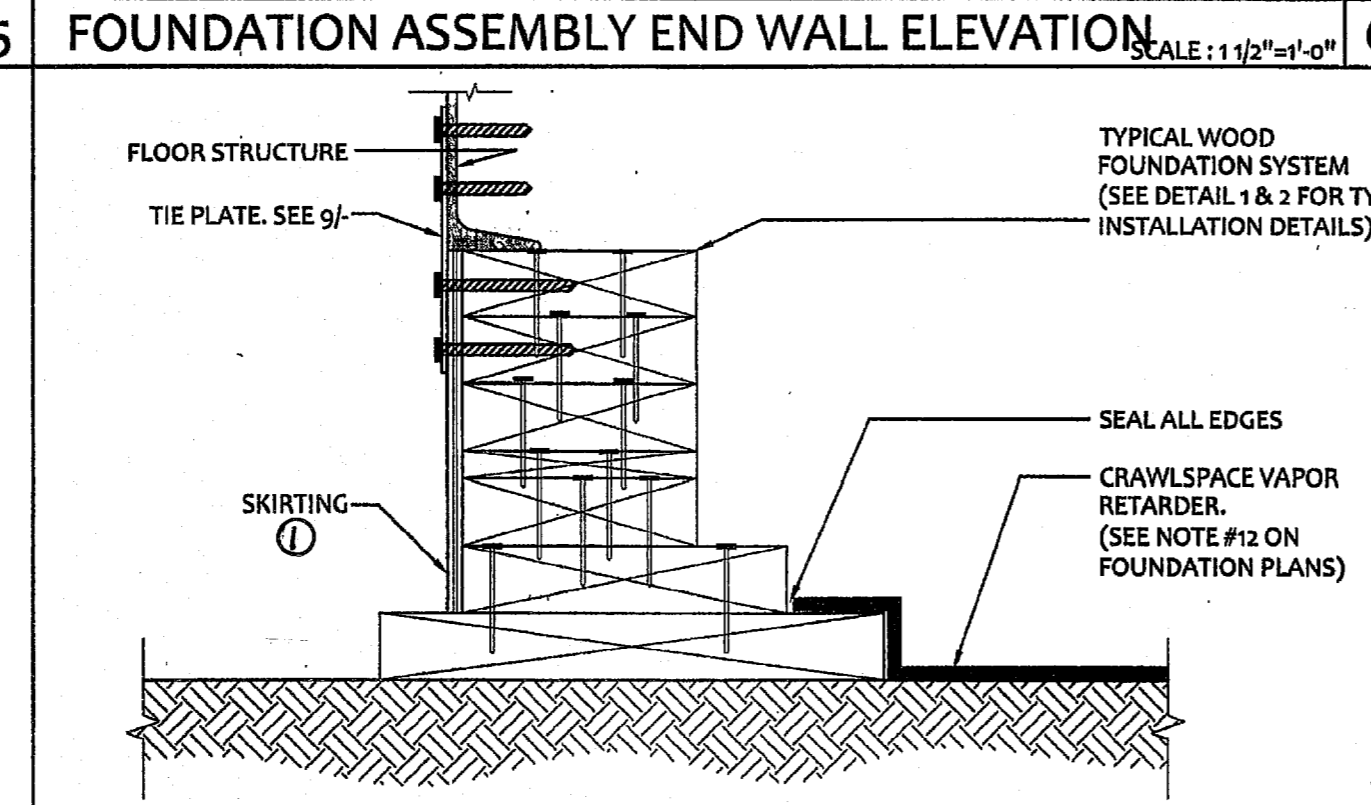
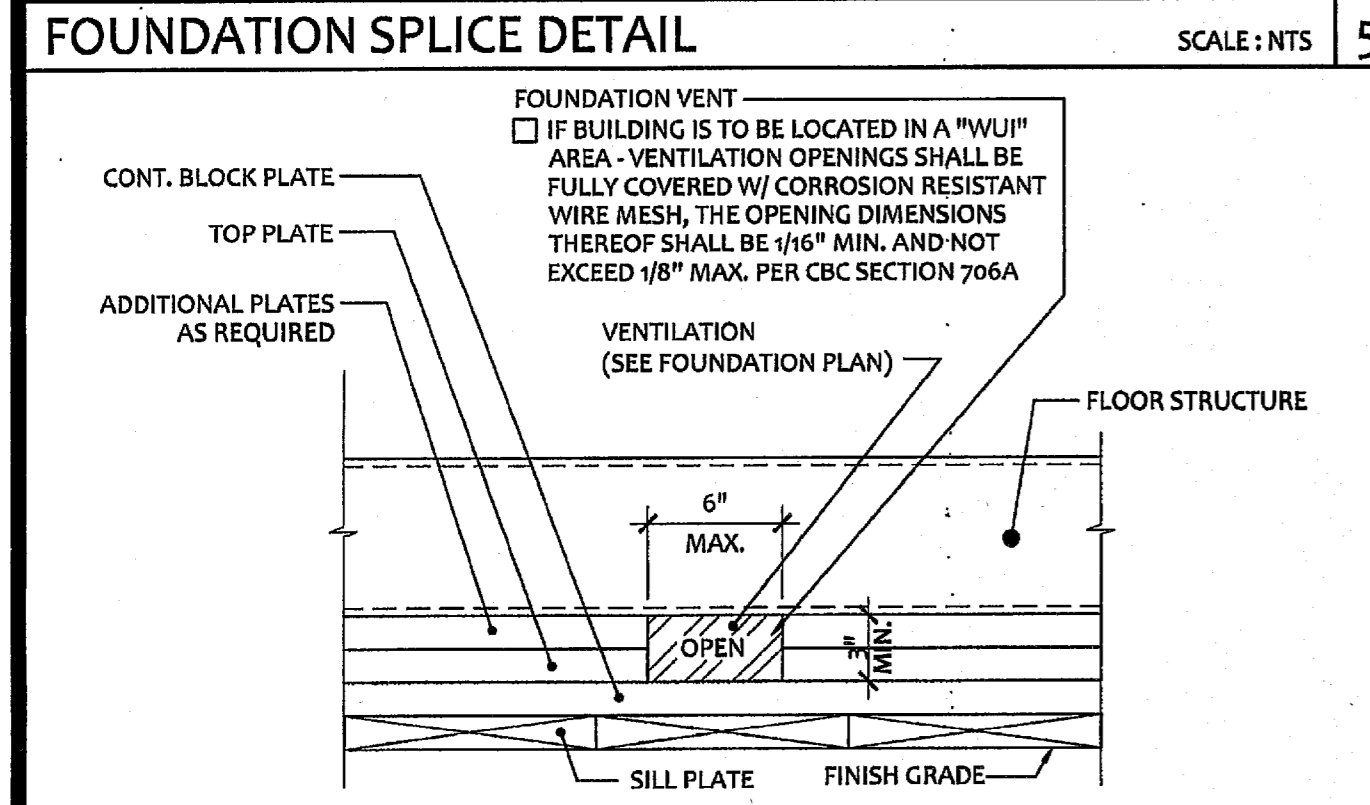
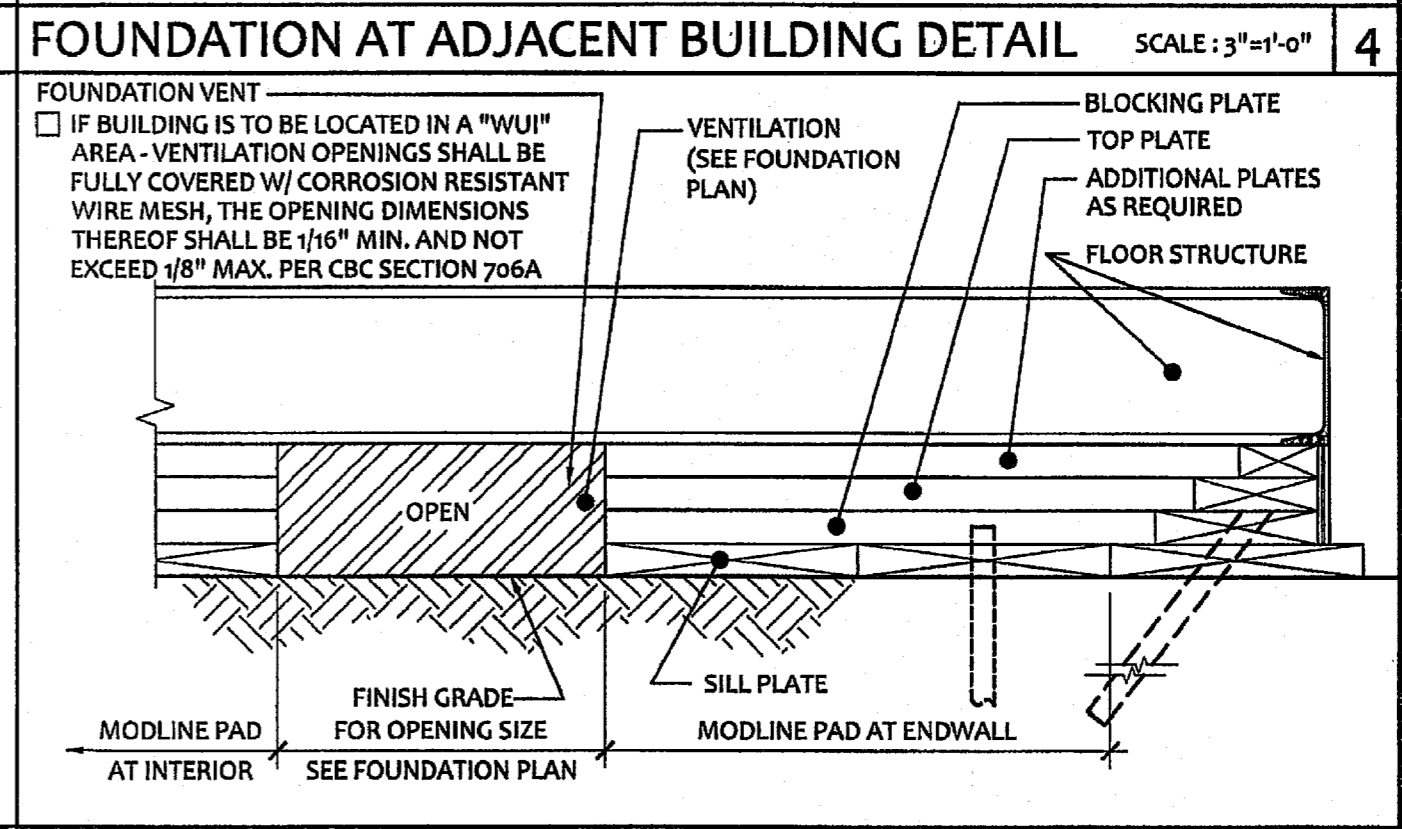
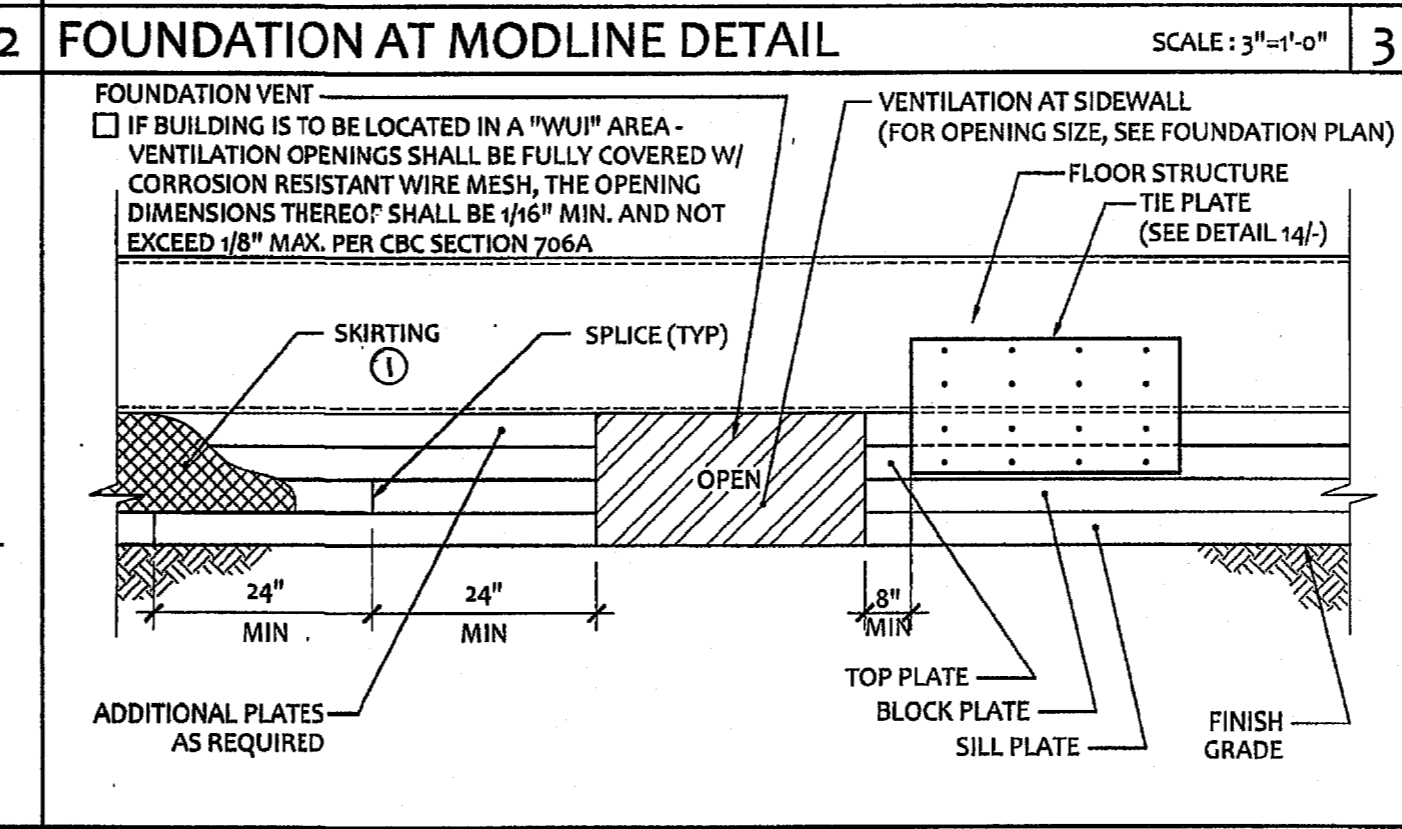
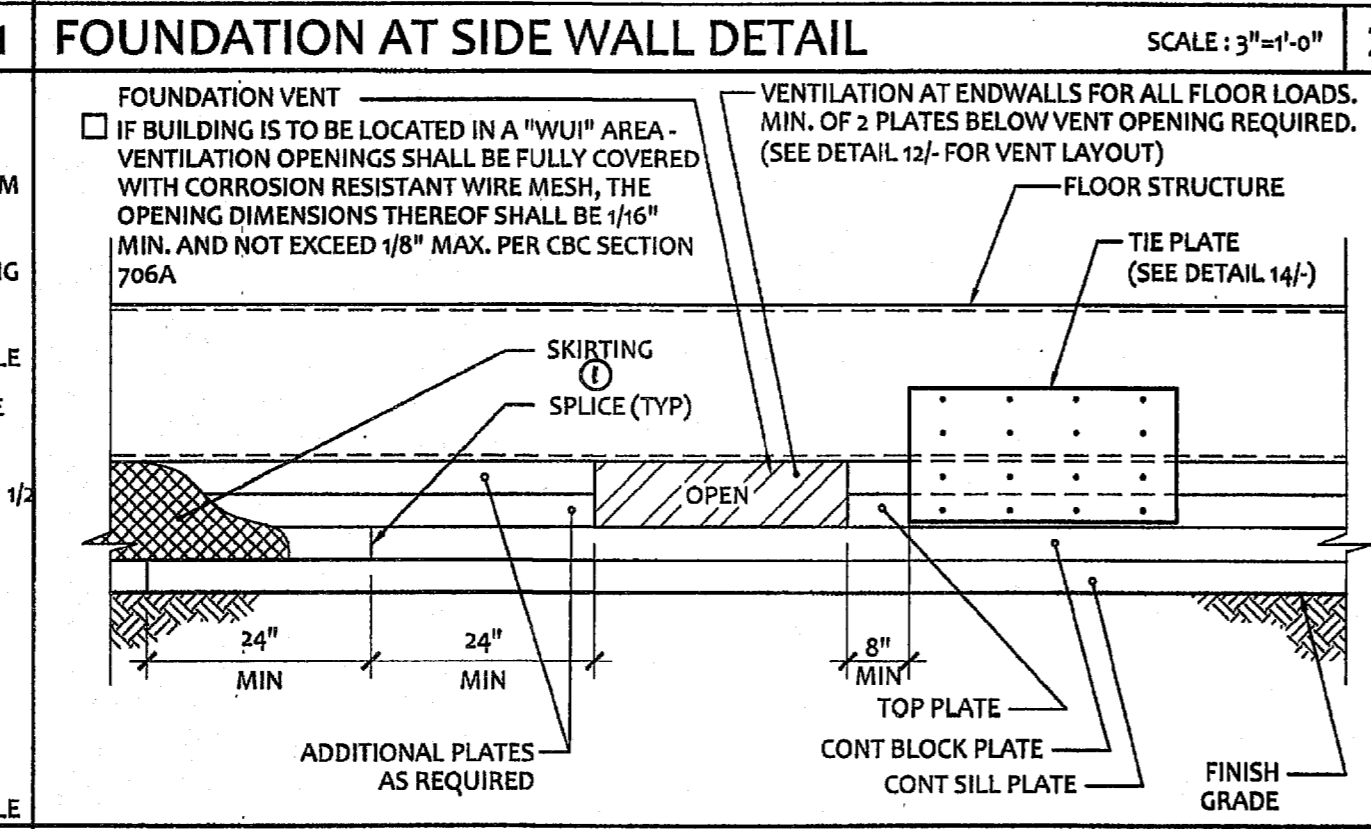
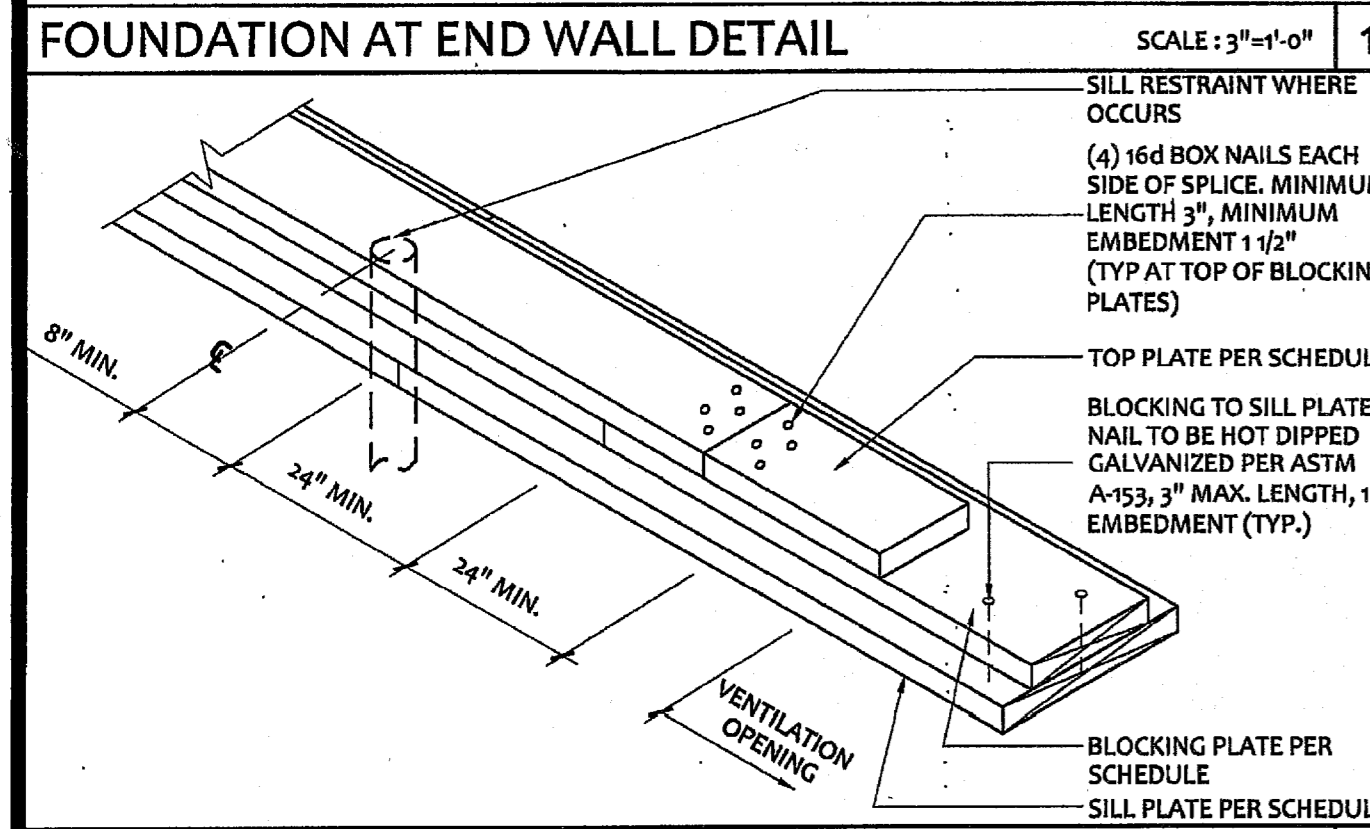
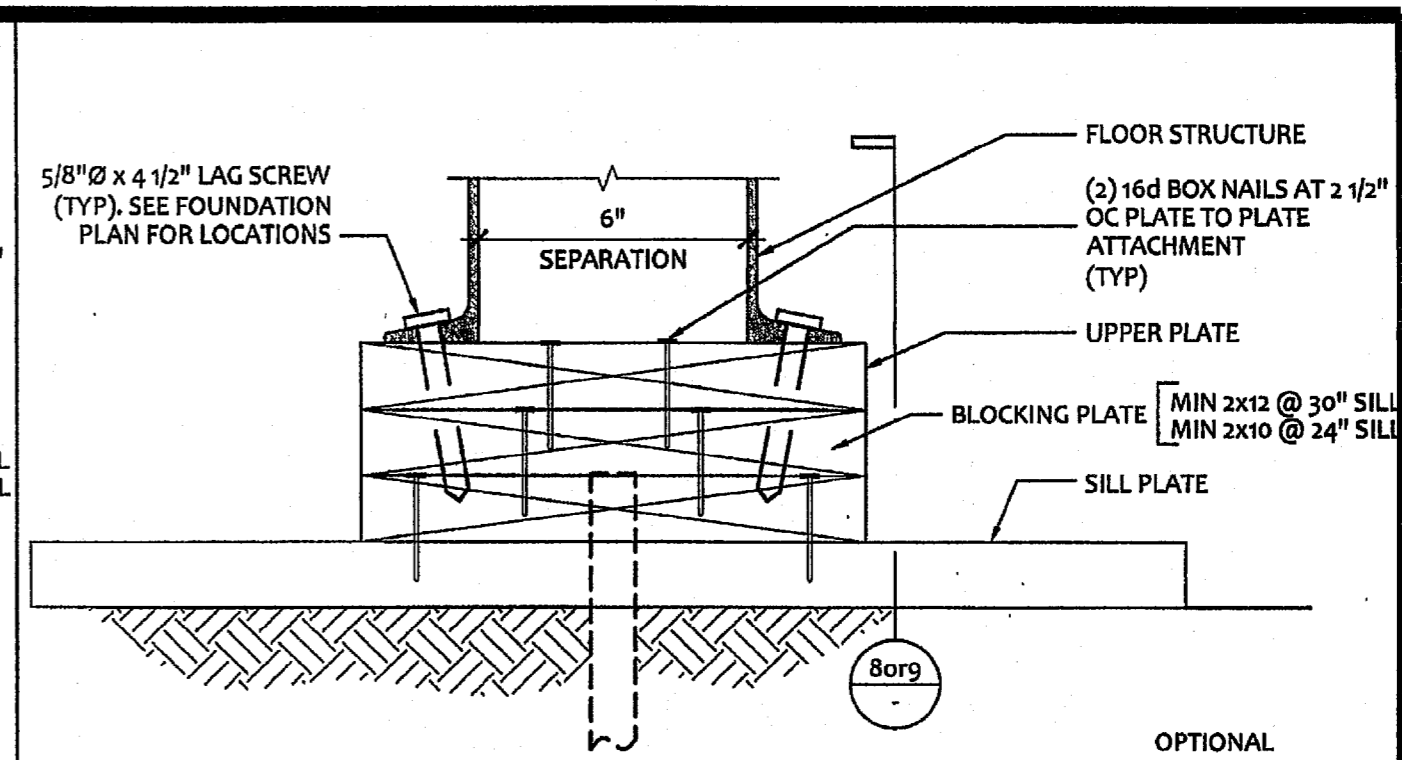
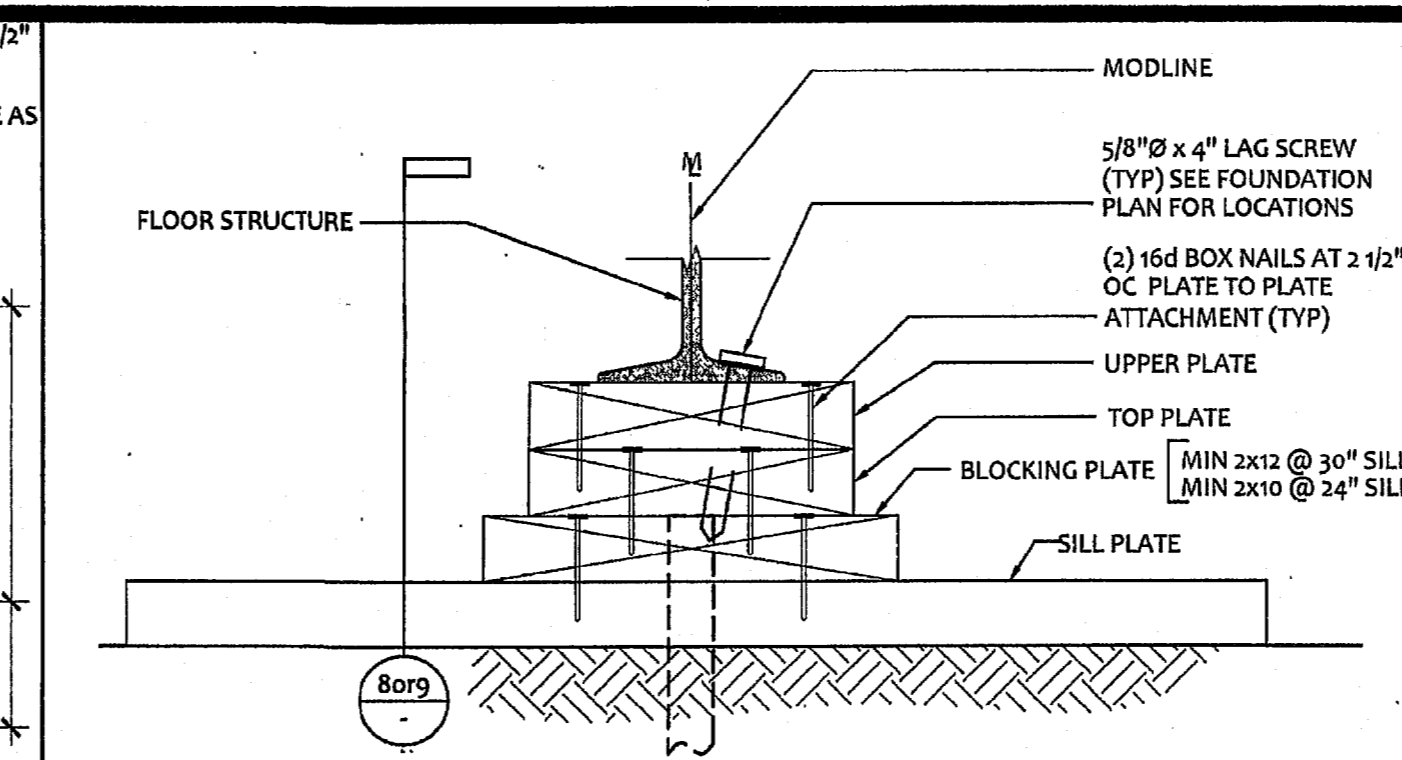
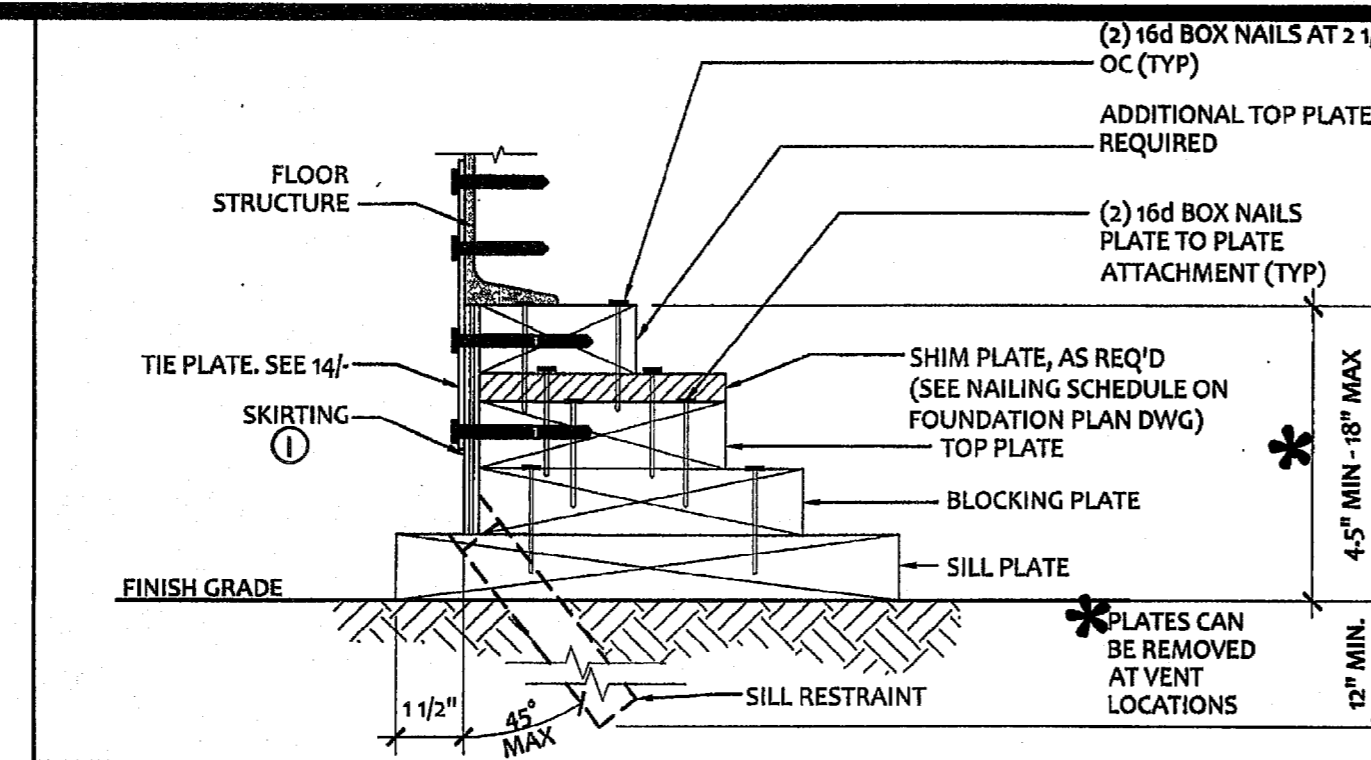
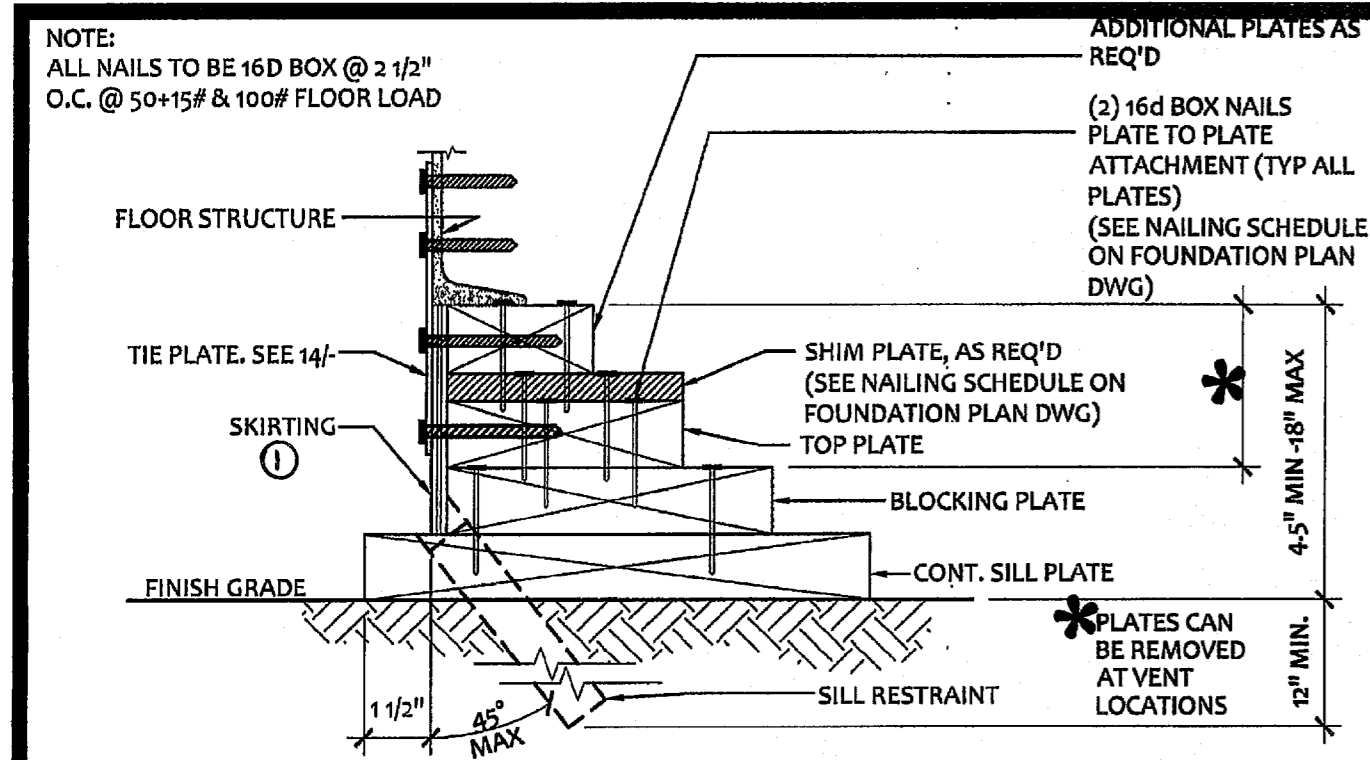
PROJECT OF RECORD
DATE SIGNED
NOV 08 2017
LICENSE EXPIRES 6-30-18

PROJECT SPECIFIC STATE AGENCY APPROVAL
ORIGINAL PC STATE AGENCY APPROVAL
IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES
04-116392
DATE: NOV 14 2017

REVISIONS

1	2	3	4	5	6	7
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PROJECT NO:
DRAWN BY: Y.C.
SCALE: AS NOTED
DATE: APRIL 25, 2017
SHEET NUMBER
WF-04



ELITE MODULAR LEASING & SALES, INC.
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CORONA CA 92877
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FAX: 951-943-3074

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PROJECT NAME: _____

SHEET TITLE:
FOUNDATION DETAILS WOOD

REGISTERED ARCHITECT
STATE OF CALIFORNIA
No. 38088
DATE SIGNED: NOV 08 2017
LICENSE EXPIRES 6-30-18

PROJECT SPECIFIC STATE AGENCY APPROVAL

ORIGINAL PC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES
04-116392
DATE: NOV 11 2017

REVISIONS

PROJECT NO: _____
DRAWN BY: Y.C.
SCALE: AS NOTED
DATE: APRIL 25, 2017
SHEET NUMBER
WFD-01



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: March 10, 2021
ORIGINATING DEPT: Community Development Department
SUBJECT: **Public Hearing: Request for DRP to Demolish an Existing Single-Family Residence, Construct a Replacement Multi-Level Single-Family Residence with an Attached Garage, and Perform Associated Site Improvements at 425 S. Granados Avenue (Case #: DRP20-010 Applicants: Sean and Norma Shannon; APN: 298-093-38; Resolution No. 2021-025 and Resolution No. 2021-026)**

BACKGROUND:

The Applicants, Sean and Norma Shannon, are requesting City Council approval of a Development Review Permit (DRP) to demolish a single-family residence, construct a replacement multi-level, single-family residence with an attached two-car garage, and perform associated site improvements at 425 S. Granados Avenue. The 10,007 square-foot lot is located within the Low Residential (LR) Zone and the Scaled Residential Overlay Zone (SROZ).

The project proposes a basement wine cellar of 213 square feet, a lower level living area of 1,153 square feet, a main level of 2,334 square feet with an attached main level garage of 611 square feet, and grading in the amounts of 840 yd³ cut, 55 yd³ of fill and 785 yd³ of export. The tallest point of the proposed residence would be 24 feet and 9 ¾ inches above the proposed (lowered) grade and the highest point of the structure would not exceed 15.31 feet above the existing grade and 177.94 feet above Mean Sea Level (MSL). The project would also include a partial vacation of 6 feet of an existing Irrevocable Offer to Dedicate (IOD) along S. Granados Avenue. The project requires a DRP for 1) an aggregate grading quantity in excess of 100 cubic yards, 2) a structure that exceeds 60 percent of the maximum allowable floor area, and 3) a second floor that exceeds 35% of the square footage of the first floor.

The issue before the Council is whether to approve, approve with conditions, or deny the Applicants' request as contained in Resolution 2021-025 and Resolution 2021-026 (Attachment 1).

CITY COUNCIL ACTION:

DISCUSSION:

The subject property is located on the west side of S. Granados Avenue two properties south of the intersection of S. Granados Avenue and Palmitas Street and Lirio Street. The lot is a square with 100 feet of frontage along S. Granados Avenue and a lot depth of approximately 100 feet.

According to Parcel Map No. 12579, there is currently a 10' Irrevocable Offer of Dedication (I.O.D.) along S. Granados Ave. The Applicants have requested that 6 feet of the existing I.O.D be vacated. The Streets and Highways Code, Section 8334, states that the local agency may summarily vacate excess right-of-way of a street not required for street purposes. Section 8331 also states that the local agency may summarily vacate a street if:

- (A) For a period of five consecutive years, the street or highway has been impassable for vehicular travel; and
- (B) No public money was expended for maintenance on the street or highway during such period.

As part of processing and evaluation of the proposed partial street vacation application, Staff confirmed the following facts:

- a. The excess right-of-way is not being used for street purposes or maintained by the City. Staff cannot find any evidence that the excess right-of-way has ever been used for street purposes.
- b. There are no plans to use the excess right-of-way and the vacation does not affect the Circulation Element of the General Plan.
- c. A minimum right-of-way width of 48-feet would remain, which meets the Circulation Element recommendations.
- d. The proposed resolution includes legal descriptions and plats. If approved by the City Council, the Resolution would be recorded at the County Recorder. The proposed vacation was published and posted in accordance with Sections 8320, 8322 and 8323 of the Streets and Highways Code.

Therefore, if the City Council can make the findings to approve the DRP, the Applicants are also requesting the City Council approve the proposed partial street vacation by adopting Resolution 2021-026.

The existing topography is generally flat for the first three fourths of the lot as you travel from S. Granados Avenue west towards the rear property line. Then the remaining one fourth of the lot slopes downward towards the rear property line approximately 11 feet. With the proposed project, the Applicants proposed to maintain the existing grade in the front yard area and lower the pad of the proposed main level and excavate the rear one

third of the lot to provide a lower level that daylight to the west and provides a flat usable yard area with a pool, spa and patio area. Retaining walls are proposed along the entire northern and western property lines and the west side of the southern property line to support the higher grade levels on adjacent properties to the north and south and to support the proposed grade onsite that would be higher than the grade on the property to the west. Architectural walls are proposed along the street frontage (the eastern property line). The project plans are provided in Attachment 2.

Table 1 (below) provides a comparison of the Solana Beach Municipal Code (SBMC) applicable zoning regulations with the Applicants' proposed design.

Table 1			
LOT INFORMATION			
Property Address:	425 Granados Ave	Zoning Designation:	LR (3 du/ac)
Lot Size (Net):	10,007 ft ²	# of Units Allowed:	1 Dwelling Unit, 1 ADU
Max. Allowable Floor area:	3,701 ft ²	# of Units Requested:	1 Dwelling Unit, 1 ADU
Proposed Floor area:	3,698 ft ²	Setbacks:	Required Proposed
Below Max. Floor area by:	3 ft ²	Front (E)	20 ft.* 20.29 ft.
Max. Allowable Height:	25 ft.	Interior Side (N)	10 ft. 12.39 ft.
Max. Proposed Height:	24-9 ¾ ft.	Interior Side (S)	10 ft. 10.10 ft.
Highest Point/Ridge:	177.94 MSL	Rear (W)	25 ft. 27.13 ft.
* Front yard reduced to 20 because the lot is less than 90ft. in depth.			
PROPOSED PROJECT INFORMATION			
Floor area Breakdown:		Requested Permits:	
Proposed Basement Wine Cellar	213 ft ²	DRP: A DRP is required for: 1) grading in excess of 100 cubic yards (aggregate); 2) a structure that exceeds 60% of the maximum allowable floor area; and 3) a second floor that exceeds 35% of the floor area of the main floor.	
Proposed Lower Level	1,153 ft ²		
Proposed Main Level	2,289 ft ²		
Proposed Covered Entry	45 ft ²		
Proposed Main Level Garage	611 ft ²		
Subtotal	4,311 ft ²		
Basement Exemption	- 213 ft ²		
Off-Street Parking Exemption	- 400 ft ²		
Total Floor area	3,698 ft²		
Proposed Grading: 840 yd³ cut, 55 yd³ of fill and 785 yd³ of export			
Proposed Parking: Basement 2-Car Garage		Existing Development:	
Proposed Fences and Walls: Yes		Single-Family Residence with attached garage and U-shaped driveway	
Proposed Accessory Dwelling Unit: Yes, however it is not subject to discretionary review.			
Proposed Accessory Structure: No			

Staff has prepared draft findings for approval of the project in the attached Resolution 2021-025 for Council's consideration based upon the information in this report. The applicable SBMC sections are provided in italicized text and conditions from the Community Development, Engineering, and Fire Departments are incorporated in the Resolution of Approval. The Council may direct Staff to modify the Resolution to reflect the findings and conditions it deems appropriate as a result of the Public Hearing process.

If the Council determines the project is to be denied, Staff will prepare a Resolution of Denial for adoption at a subsequent Council meeting.

The following is a discussion of the findings for a DRP as each applies to the proposed project as well as references to recommended conditions of approval contained in Resolution 2021-025.

Development Review Permit Compliance (SBMC Section 17.68.40):

A DRP is required for the following reasons: 1) grading in excess of 100 cubic yards (aggregate); 2) a structure that exceeds 60% of the maximum allowable floor area; and 3) a second floor that exceeds 35% of the floor area of the main floor.

In addition to meeting zoning requirements, the project must also be found in compliance with development review criteria. The following is a list of the development review criteria topics:

1. Relationship with Adjacent Land Uses
2. Building and Structure Placement
3. Landscaping
4. Roads, Pedestrian Walkways, Parking, and Storage Areas
5. Grading
6. Lighting
7. Usable Open Space

The Council may approve, or conditionally approve, a DRP only if all of the findings listed below can be made. Resolution 2021-025 provides the full discussion of the findings.

1. The proposed development is consistent with the general plan and all applicable requirements of the zoning ordinance including special regulations, overlay zones, and specific plans.
2. The proposed development complies with the development review criteria.
3. All required permits and approvals issued by the city, including variances, conditional use permits, comprehensive sign plans, and coastal development permits have been obtained prior to or concurrently with the development review permit.
4. If the development project also requires a permit or approval to be issued by a state or federal agency, the city council may conditionally approve the development review permit upon the Applicants obtaining the required permit or approval from the other agency.

If the above findings cannot be made, the Council shall deny the DRP. The following is a discussion of the applicable development review criteria as they relate to the proposed project.

Relationship with Adjacent Land Uses:

The property is located within the LR Zone. Properties to the north, south, east and west are also located within the LR Zone. The surrounding properties are developed with one and two-story, single-family residences.

The project, as designed, is consistent with the permitted uses for the LR Zone as described in SBMC Sections 17.20.010 and 17.12.020. The property is designated Low Density Residential in the General Plan and intended for single-family residences developed at a maximum density of 3 dwelling units per acre. The proposed development could be found to be consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

The property is not located within any of the City's Specific Plan areas; however, it is located within the boundaries of the Scaled Residential Overlay Zone (SROZ) and within the Coastal Zone. The project has been evaluated, and could be found to be in conformance with, the regulations of the SROZ, which are discussed further later in this report. As a condition of project approval, the Applicants would be required to obtain a Coastal Development Permit, Waiver or Exemption from the California Coastal Commission prior to the issuance of Building or Grading Permits.

Building and Structure Placement:

The Applicants are proposing to construct a replacement single-family residence with a fully subterranean wine cellar, a daylighting lower level living area and a main floor living area with an attached main floor garage. The replacement residence, as designed, would be located within the buildable area.

The Applicants are proposing a 213 square foot fully subterranean wine cellar below the lower level living area, the lower level would be 1,153 square feet and partially subterranean, daylighting towards the rear yard to and along portions of the north and south sides. The lower level would consist of one bedroom with an ensuite bathroom, a living room with a staircase to the cellar and main floor, a bathroom, and an additional bedroom. The lower level provides access to the proposed pool, spa and outdoor patios.

According to SBMC 17.48.040.C, the proposed wine cellar is considered a "Basement-No Exposed Side(s)" in which the entire lower level that is subterranean is subject and therefore, the entire area is exempt from the calculation of floor area. The lower level does not qualify as a basement according to the regulations because it has more than 50 feet of exposed sides.

The 2,334 square foot main floor level would consist of 45 square feet of covered entry area that is included in the calculation of floor area, laundry room, office, kitchen, dining room, living room, powder room, and the primary bedroom suite. The laundry room provides access to the attached 611 square foot garage. The Applicants are also proposing a single story Accessory Dwelling Unit (ADU) of 525 square feet that would be

attached to the northern side of the primary residence and would have access from the northern elevation. It should be noted that the attached ADU is not subject to discretionary review. A roof deck is also proposed above at the northwest corner of the house above the main level and a portion of the ADU. Access to the proposed roof deck is provided by an external stair from the upper deck off the main level of the home.

The SBMC parking regulations require two off-street parking spaces per single-family residence. The Code indicates that when required spaces are provided in a garage, 200 square feet of floor area is exempted for each required space. The project includes a single-family residence with a two-car garage, therefore, the project is afforded a 400 square-foot exemption.

The subtotal of the proposed residence would be 4,311 square feet of floor area. The floor area exemptions, related to the basement and garage previously explained in this report, total 613 square feet. With the applicable exemptions, the Applicants propose a total of 3,698 square feet of floor area, which is three square feet below the maximum allowable floor area for the 3,701 square-foot lot, pursuant to the SROZ regulations.

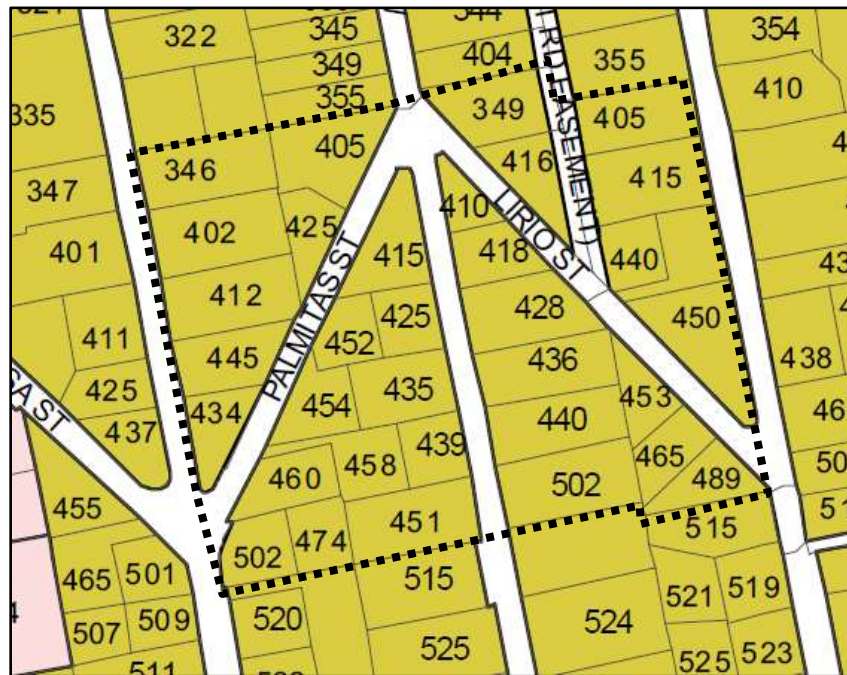
The maximum floor area calculation for this project is as follows:

0.50 for first 6,000 ft ²	3,000 ft ²
0.175 for 6,001 to 15,000 ft ²	701 ft ²
Total Allowable Floor area:	3,701 ft ²

The proposed project, as designed, meets the minimum required setbacks and is below the maximum allowable floor area for the property.

Neighborhood Comparison:

Staff compared the proposed project to 32 other properties within the surrounding area. This area includes properties along both sides of S. Granados Avenue south of the intersection of S. Granados Avenue, Palmitas Street, and Lirio Street as shown on the following map:



The properties evaluated in this comparison are located in the LR Zone. The existing homes range in size from 1,224 square feet to 5,559 square feet, according to the County Assessor records. It should be noted that the County Assessor does not include the garages, covered porch area, unfinished basement, or accessory building area in the total square footage. Accordingly, the building area of the proposed project has been calculated for comparison purposes by deleting the area of the proposed garages, the covered porch, and ceiling height over 15 feet as follows:

Project Gross Building Area:	4,311 ft ²
Delete Covered Entry Area:	- 45 ft ²
Delete Partially` Garage:	- 611 ft ²
<hr/> Project Area for Comparison to Assessor's Data:	<hr/> 3,655 ft ²

Table 2

#	Property Address	Lot Size in ft ² (SanGis)	Existing ft ² (Assessor)	Proposed / Recently Approved ft ²	Max. Allowable ft ²	Zone
1	346 S. Rios Ave.	20,500	3,937		5,100	LR
2	405 S. Granados Ave.	20,300	4,353		5,090	LR
3	402 S. Rios Ave.	20,535	1,231	5,009	5,102	LR
4	445 Palmitas Street	14,200	5,559		4,435	LR
5	434 S. Rios Ave.	13,153	1,224		3,252	LR
6	425 Palmitas Street	9,700	3,055		3,648	LR
7	412 S. Rios Ave.	20,400	1,764		5,095	LR
8	434 Via de Vista	18,500	4,277		4,925	LR
9	436 Via de Vista	22,651	2,107		5,208	LR
10	440 Lirio Street	10,400	1,423		3,770	LR
11	421 Via de Vista	14,700	2,117		4,523	LR

12	349 Via de Vista	17,100	4,604		4,785	LR
13	450 Lirio Street	35,200	2,635		5,853	LR
14	415 S. Granados Ave.	15,652	3,408		4,640	LR
15	451 S. Granados Ave.	19,194	2,794		4,994	LR
16	439 S. Granados Ave.	9,789	3,170		3,663	LR
17	458 Palmitas Street	12,190	3,078		4,083	LR
18	460 Palmitas Street	12,212	3,262		4,087	LR
19	454 Palmitas Street	11,934	3,986		4,038	LR
20	502 S. Rios Ave.	10,706	3,592		3,824	LR
21	474 Palmitas Street	9,231	3,231		3,565	LR
22	425 S. Granados Ave	10,007	1,064	3,665	3,701	LR
23	452 Palmitas Street	8,929	2,483		3,513	LR
24	410 S. Granados Ave.	6,863	2,700		3,151	LR
25	418 S. Granados Ave.	10,893	1,315		3,856	LR
26	428 S. Granados Ave.	18,493	1,912		4,924	LR
27	436 S. Granados Ave.	17,732	2,872		4,848	LR
28	440 S. Granados Ave.	17,698	2,492		4,845	LR
29	502 S. Granados Ave.	20,572	1,983		5,104	LR
30	453 Lirio Street	10,140	2,865		3,725	LR
31	465 Lirio Street	10,989	3,296		3,873	LR
32	489 Lirio Street	10,117	2,654		3,720	LR
33	435 S. Granados Ave.	15,207	3,814		4,596	LR

Table 2 is based upon the County Assessor's data and SanGIS data. It contains neighboring lot sizes, the square footage of existing development and the maximum allowable square footage for potential development on each lot.

Fences, Walls and Retaining Walls:

Within the front yard setback area, the SBMC Section 17.20.040(O) allows fences and walls, or any combination thereof, to be no higher than 42 inches in height as measured from existing grade, except for an additional two feet of fence that is at least 80% open to light. Fences, walls and retaining walls located within the rear and interior side yards are allowed to be up to six feet in height with an additional 24 inches that is 50% open to light and air.

Retaining walls are proposed along the entire northern and western property lines and the west side of the southern property line in order to support the higher grade levels on adjacent properties to the north and south and support the proposed grade onsite that would be higher than the grade on the property to the west. Architectural walls are proposed along the street frontage (the eastern property line). The proposed retaining walls in the rear and side yards would range in height from the existing grade level to six feet above the existing grade. The proposed architectural wall in the front yard would be approximately three feet above the existing grade. The proposed walls, as designed, comply with the maximum building heights for walls as measured from the existing grade.

Landscape:

The project is subject to the current water efficient landscaping regulations of SBMC Chapter 17.56. A Landscape Documentation Package is required for new development projects with an aggregate landscape equal to or greater than 500 square feet requiring a building permit, plan check or development review. The Applicants provided a conceptual landscape plan that has been reviewed by the City's third-party landscape architect, who has recommended approval. The Applicants will be required to submit detailed construction landscape drawings that will be reviewed by the City's third-party landscape architect for conformance with the conceptual plan. In addition, the City's third-party landscape architect will perform inspections during the construction phase of the project. A separate condition has been added to require that native or drought-tolerant and non-invasive plant materials and water-conserving irrigation systems are required to be incorporated into the landscaping to the extent feasible.

Parking:

SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM) require two (2) parking spaces for a single-family residence. The Applicants propose to remove the existing U-shaped driveway and replace it with a single curb cut with a driveway toward the northeast corner of the lot to provide access to the proposed main floor attached garage. SBMC Section 17.08.030 indicates that required parking up to 200 square feet per parking space provided in a garage is exempt from the floor area calculation. The proposed garage will provide two parking spaces. Two spaces are required, therefore, 400 square feet of garage area is exempt from the project's floor area calculation.

Grading:

The project includes grading in the amount 870 yd³ cut, 55 yd³ of fill and 785 yd³ of export. Excavation is proposed in order to provide the subterranean wine cellar, partially subterranean lower level that daylights to the proposed lower flat usable yard area. Retaining walls are proposed along the northern and western property lines and half of the southern property line. The walls will support the higher grade elevations on adjacent properties to the north and south and will support the higher grade on the property along the western property line.

Lighting:

A condition of project approval requires that all new exterior lighting fixtures comply with the City-Wide Lighting Regulations of the Zoning Ordinance (SBMC 17.60.060). All light fixtures shall be shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area.

Usable Open Space:

The project consists of the construction of a replacement multi-level, single-family residence with an attached garage on a developed residential lot; therefore, usable open space and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040. As a condition of project approval, the Applicants will be required to pay the applicable Park Development Fee.

Public Hearing Notice:

Notice of the City Council Public Hearing for the project was published in the Union Tribune more than 10 days prior to the public hearing. The same public notice was mailed to property owners and occupants within 300 feet of the proposed project site on February 26, 2021. As of the date of preparation of this Staff Report, Staff has not received any official correspondence.

In conclusion, the proposed project, as conditioned, could be found to be consistent with the Zoning regulations and the General Plan. Staff has prepared draft findings for approval of the project in the attached Resolution 2021-025 for Council's consideration based upon the information in this report. Conditions from the Community Development, Engineering, and Fire Departments are incorporated in the Resolution of Approval.

The Council may direct Staff to modify the Resolution to reflect the findings and conditions it deems appropriate as a result of the Public Hearing process. If the Council determines the project is to be denied, Staff will prepare a Resolution of Denial for adoption at a subsequent Council meeting.

CEQA COMPLIANCE STATEMENT:

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the State CEQA Guidelines. Class 3 consists of construction and location of limited numbers of new, small facilities or structures. Examples of this exemption include one single-family residence or second dwelling unit in a residential zone. In urbanized areas, up to three-single-family residences may be constructed or converted under this exemption.

FISCAL IMPACT: N/A

WORK PLAN: N/A

OPTIONS:

- Approve Staff recommendation adopting the attached Resolutions 2021-025 and 2021-026.
- Approve Staff recommendation subject to additional specific conditions necessary for the City Council to make all required findings for the approval of a DRP.
- Deny the project if all required findings for the DRP cannot be made.

DEPARTMENT RECOMMENDATION:

The proposed project meets the minimum zoning requirements under the SBMC, may be found to be consistent with the General Plan and may be found, as conditioned, to meet the discretionary findings required as discussed in this report to approve a DRP. Therefore, Staff recommends that the City Council:

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt Resolution 2021-025 conditionally approving a DRP to demolish an existing single-family residence, construct a replacement multi-level, single-family residence with an attached two-car garage and perform associated site improvements at 425 S. Granados Avenue, Solana Beach.
4. Adopt Resolution 2021-026 ordering the vacation of excess public street right-of-way at 425 S. Granados Avenue.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2021-025 and 2021-026
2. Project Plans

RESOLUTION 2021-025

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT TO DEMOLISH A SINGLE-FAMILY RESIDENCE AND CONSTRUCT A REPLACEMENT MULTI-LEVEL, SINGLE-FAMILY RESIDENCE WITH A PARTIALLY SUBTERRANEAN GARAGE AND PERFORM ASSOCIATED IMPROVEMENTS AT 425 S. GRANADOS AVENUE, SOLANA BEACH

APPLICANTS: Sean and Norma Shannon
APPLICATION: DRP20-010

WHEREAS, Sean and Norma Shannon (hereinafter referred to as “Applicants”), have submitted an application for a Development Review Permit (DRP) pursuant to Title 17 (Zoning) of the Solana Beach Municipal Code (SBMC); and

WHEREAS, the Public Hearing was conducted pursuant to the provisions of Solana Beach Municipal Code Section 17.72.030; and

WHEREAS, at the Public Hearing on March 10, 2021, the City Council received and considered evidence concerning the proposed application; and

WHEREAS, the City Council of the City of Solana Beach found the application request exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and

WHEREAS, this decision is based upon the evidence presented at the Hearing, and any information the City Council gathered by viewing the site and the area as disclosed at the hearing.

NOW THEREFORE, the City Council of the City of Solana Beach, California, does resolve as follows:

- I. That the foregoing recitations are true and correct.
- II. That the request for a DRP to demolish an existing single-family residence and construct a replacement two-story, 3,700 square foot single-family residence with a 611 square foot attached garage and perform associated site improvements at 425 S. Granados Avenue, is conditionally approved based upon the following Findings and subject to the following Conditions:

III. FINDINGS

- A. In accordance with Section 17.68.040 (Development Review Permit) of the City of Solana Beach Municipal Code, the City Council finds the following:

- I. *The proposed project is consistent with the General Plan and all applicable requirements of SBMC Title 17 (Zoning Ordinance), including special regulations, overlay zones and specific plans.*

General Plan Consistency: The project, as conditioned, is consistent with the City's General Plan designation of Low Density Residential, which allows for a maximum of three dwelling units per acre. The development is also consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

Zoning Ordinance Consistency: The project is consistent with all applicable requirements of the Zoning Ordinance (Title 17) (SBMC 17.20.030 and 17.48.040), which delineates maximum allowable Floor Area Ratio (FAR), Permitted Uses and Structures (SBMC Section 17.20.020) which provides for uses of the property for a single-family residence. Further, the project adheres to all property development regulations established for the Low Residential LR Zone and cited by SBMC Section 17.020.030.

The project is consistent with the provisions for minimum yard dimensions (i.e., setbacks) and the maximum allowable Floor Area (FAR), maximum building height, and parking requirements.

- II. *The proposed development complies with the following development review criteria set forth in Solana Beach Municipal Code Section 17.68.040.F:*

- a. *Relationship with Adjacent Land Uses: The development shall be designed in a manner compatible with and where feasible, complimentary to existing and potential development in the immediate vicinity of the project site. Site planning on the perimeter of the development shall give consideration to the protection of surrounding areas from potential adverse effects, as well as protection of the property from adverse surrounding influences.*

The property is located within the LR Zone. Properties to the north, south, east and west are also located within the LR Zone. The surrounding properties are developed with one and two-story, single-family residences.

The project, as designed, is consistent with the permitted uses for the LR Zone as described in SBMC Sections 17.20.010 and 17.12.020. The property is designated Low Density Residential in the General Plan and intended for single-family residences developed at a maximum density of 3 dwelling units per acre.

The proposed development could be found to be consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

The property is not located within any of the City's Specific Plan areas; however, it is located within the boundaries of the Scaled Residential Overlay Zone (SROZ) and within the Coastal Zone. The project has been evaluated, and could be found to be in conformance with, the regulations of the SROZ, which are discussed further later in this report. As a condition of project approval, the Applicants would be required to obtain a Coastal Development Permit, Waiver or Exemption from the California Coastal Commission prior to the issuance of Building or Grading Permits.

- b. *Building and Structure Placement: Buildings and structures shall be sited and designed in a manner which visually and functionally enhances their intended use.*

The Applicants are proposing to construct a replacement single-family residence with a fully subterranean wine cellar, a daylighting lower level living area and a main floor living area with an attached main floor garage. The replacement residence, as designed, would be located within the buildable area.

The Applicants are proposing a 213 square foot fully subterranean wine cellar below the lower level living area, the lower level would be 1,153 square feet and partially subterranean daylighting towards the rear yard to and along portions of the north and south sides. The lower level would consist of one bedroom with an ensuite bathroom, a living room with a staircase to the cellar and main floor, bathroom and an additional bedroom. The lower level provides access to the proposed pool, spa and outdoor patios.

According to SBMC 17.48.040.C, the proposed wine cellar is considered a "Basement- No Exposed Side(s)" in which the entire lower level that is subterranean is subject and therefore, the entire area is exempt from the calculation of floor area. The lower level does not qualify as a basement according to the regulations because it has more than 50 feet of exposed sides.

The 2,334 square foot main floor level includes 45 square feet of covered entry area that is included in the calculation of floor area, laundry room, office, kitchen, dining room, living room,

powder room, and the primary bedroom suite. The laundry room provides access to the 611 square foot garage. The Applicants are also proposing a single story attached Accessory Dwelling Unit (ADU) of 525 square feet that would be attached to the northern side of the primary residence and would have access from the northern elevation. It should be noted that the attached ADU is not subject to discretionary review.

The SBMC parking regulations require two off-street parking spaces per single-family residence. The Code indicates that when required spaces are provided in a garage, 200 square feet of floor area is exempted for each required space. The project includes a single-family residence with a two-car garage, therefore, the project is afforded a 400 square-foot exemption.

The subtotal of the proposed residence would be 4,311 square feet of floor area. The floor area exemptions, related to the basement and garage previously explained in this report, total 613 square feet. With the applicable exemptions, the Applicants propose a total of 3,698 square feet of floor area, which is three square foot below the maximum allowable floor area for the 3,701 square-foot lot, pursuant to the SROZ regulations.

The maximum floor area calculation for this project is as follows:

0.50 for first 6,000 ft ²	3,000 ft ²
0.175 for 6,001 to 15,000 ft ²	701 ft ²
Total Allowable Floor area:	3,701 ft ²

The proposed project, as designed, meets the minimum required setbacks and is below the maximum allowable floor area for the property.

- c. *Landscaping: The removal of significant native vegetation shall be minimized. Replacement vegetation and landscaping shall be compatible with the vegetation of the surrounding area. Trees and other large plantings shall not obstruct significant views when installed or at maturity.*

The project is subject to the current water efficient landscaping regulations of SBMC Chapter 17.56. A Landscape Documentation Package is required for new development projects with an aggregate landscape equal to or greater than 500 square feet requiring a building permit, plan check or development review. The Applicants provided a conceptual landscape plan that has been reviewed by the City's third-party landscape architect, who has recommended approval. The

Applicants will be required to submit detailed construction landscape drawings that will be reviewed by the City's third-party landscape architect for conformance with the conceptual plan. In addition, the City's third-party landscape architect will perform inspections during the construction phase of the project. A separate condition has been added to require that native or drought-tolerant and non-invasive plant materials and water-conserving irrigation systems are required to be incorporated into the landscaping to the extent feasible.

- d. *Roads, Pedestrian Walkways, Parking and Storage Areas: Any development involving more than one building or structure shall provide common access roads and pedestrian walkways. Parking and outside storage areas, where permitted, shall be screened from view, to the extent feasible, by existing topography, by the placement of buildings and structures, or by landscaping and plantings.*

SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM) require two (2) parking spaces for a single-family residence. The Applicants propose to remove the existing U-shaped driveway and replace it with a single curb cut with a driveway toward the northeast corner of the lot to provide access to the proposed main floor attached garage. SBMC Section 17.08.030 indicates that required parking up to 200 square feet per parking space provided in a garage is exempt from the floor area calculation. The proposed garage will provide two parking spaces. Two spaces are required, therefore, 400 square feet of garage area is exempt from the project's floor area calculation.

- e. *Grading: To the extent feasible, natural topography and scenic features of the site shall be retained and incorporated into the proposed development. Any grading or earth-moving operations in connection with the proposed development shall be planned and executed so as to blend with the existing terrain both on and adjacent to the site. Existing exposed or disturbed slopes shall be landscaped with native or naturalized non-native vegetation and existing erosion problems shall be corrected.*

The project includes grading in the amount 870 yd³ cut, 55 yd³ of fill and 785 yd³ of export. Excavation is proposed in order to provide the subterranean wine cellar, partially subterranean lower level that daylights to the proposed lower flat usable yard area. Retaining walls are proposed along the northern and western property lines and half of the eastern property line. The walls will support the higher grade elevations on adjacent

properties to the north and south and will support the higher grade on the property along the western property line.

- f. Lighting: Light fixtures for walkways, parking areas, driveways, and other facilities shall be provided in sufficient number and at proper locations to assure safe and convenient nighttime use. All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding areas per SBMC 17.60.060 (Exterior Lighting Regulations).*

All new exterior lighting fixtures will comply with the City-Wide Lighting Regulations of the Zoning Ordinance (SBMC 17.60.060). All light fixtures shall be shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area.

- g. Usable Open Space: Recreational facilities proposed within required usable open space shall be located and designed to maintain essential open space values.*

The project consists of the construction of a replacement multi-level, single-family residence with an attached garage on a developed residential lot; therefore, usable open space and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040. As a condition of project approval, the Applicants will be required to pay the applicable Park Development Fee.

- III. All required permits and approvals including variances, conditional use permits, comprehensive sign plans, and coastal development permits have been obtained prior to or concurrently with the development review permit.*

No additional permits were required to be processed with the Development Review Permit.

- IV. If the development project also requires a permit or approval to be issued by a state or federal agency, the city council may conditionally approve the development review permit upon the Applicant obtaining the required permit or approval from the other agency.*

The Applicants are required to obtain approval from the California Coastal Commission prior to issuance of Building Permits.

IV. CONDITIONS

Prior to use or development of the property in reliance on this permit, the Applicants shall provide for and adhere to the following conditions:

A. Community Development Department Conditions:

- I. The Applicants shall pay required Fire Mitigation, Park Development, Public Use Facilities, and Public Facilities Impact Fees.
- II. Building Permit plans must be in substantial conformance with the architectural plans presented to the City Council on March 10, 2021, and located in the project file with a submittal date of March 2, 2021.
- III. Prior to requesting a framing inspection, the Applicants shall submit a height certificate prepared by a licensed land surveyor prior to the framing inspection certifying that the tallest point of the proposed residence will not exceed 25 feet above the proposed grade or 16 feet above the existing grade and the highest point of the structure will not exceed 177.94 feet above the Mean Sea Level (MSL) in conformance with the plans as approved by the City Council on March 10 2021.
- IV. Any proposed onsite fences, walls and retaining walls and any proposed railing located on top, or any combination thereof, shall comply with applicable regulations of SBMC Section 17.20.040 and 17.60.070 (Fences and Walls).
- V. The Applicants shall obtain required California Coastal Commission (CCC) approval of a Coastal Development Permit, Waiver or Exemption as determined necessary by the CCC, prior to the issuance of Building and Grading Permits.
- VI. The Applicants shall provide a full Landscape Documentation Package in compliance with SBMC Chapter 17.56 prior to Grading Permit issuance, which will be reviewed and inspected by the City's third party landscape professional.
- VII. Native or drought tolerant and non-invasive plant materials and water conserving irrigation systems shall be incorporated into any proposed landscaping and compatible with the surrounding area to the extent feasible.
- VIII. All new exterior lighting fixtures shall be in conformance with the City-wide lighting regulations of the Zoning Ordinance (SBMC 17.60.060). All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities

as to be detrimental to the surrounding area.

- IX. Construction vehicles shall be parked on the subject property at all times feasible. If construction activity prohibits parking on the subject property, the Applicants shall ensure construction vehicles are parked in such a way to allow sufficient vehicular access on the street and minimize impact to the surrounding neighbors.
- X. The Applicants shall connect to temporary electrical service as soon as feasible to the satisfaction of the City. The use of gas-powered generator(s) during construction activity is discouraged and shall be limited only to selective use at the discretion of the City.

B. Fire Department Conditions:

- I. ACCESS ROAD MINIMUM DIMENSIONS: Fire apparatus access roads shall have an unobstructed improved width of not less than 20 feet; curb line to curb line, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Exception: Single-Family residential driveways; serving no more than two single-family dwellings, shall have minimum of 16 feet, curb line to curb line, of unobstructed improved width. Access roads shall be designed and maintained to support the imposed loads of not less than 75,000 pounds and shall be provided with an approved paved surface to provide all-weather driving capabilities.
- II. OBSTRUCTION OF ROADWAYS DURING CONSTRUCTION: All roadways shall be a minimum of 20 feet in width during construction and maintained free and clear, including the parking of vehicles, in accordance with the California Fire Code and the Solana Beach Fire Department.
- III. FIRE HYDRANTS AND FIRE FLOWS: The Applicants shall provide fire hydrants of a type, number, and location satisfactory to the Solana Beach Fire Department. A letter from the water agency serving the area shall be provided that states the required fire flow is available. Fire hydrants shall be of a bronze type. Multi-family residential or industrial fire hydrants shall have two (2) 4" inch and two (2) 2 ½" inch NST outlets. Residential fire hydrants shall have one (1) 4" inch NST outlet, and one (1) 2 ½" inch NST outlets.
- IV. ADDRESS NUMBERS: STREET NUMBERS: Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background, and shall meet the following minimum standards as to size: 4" high with a

½” inch stroke width for residential buildings, 8” high with a ½” stroke for commercial and multi-family residential buildings, 12” high with a 1” stroke for industrial buildings. Additional numbers shall be required where deemed necessary by the Fire Marshal, such as rear access doors, building corners, and entrances to commercial centers.

- V. AUTOMATIC FIRE SPRINKLER SYSTEM-ONE AND TWO FAMILY DWELLINGS: Structures shall be protected by an automatic fire sprinkler system designed and installed to the satisfaction of the Fire Department. Plans for the automatic fire sprinkler system shall be approved by the Fire Department prior to installation.
- VI. CLASS “A” ROOF: All structures shall be provided with a Class “A” Roof covering to the satisfaction of the Solana Beach Fire Department.
- VII. Basement:
 - a. All basements shall be designed and equipped with emergency exit systems consisting of operable windows, window wells or exit door that leads directly outside via staircase and exit door or exit door at grade.
 - b. Window wells/Light wells that intrude into side yard or backyard setbacks of five feet or less, shall require a hinged grating covering the window well/lightwell opening. The grating shall be capable of supporting a weight of 250lb person; yet must be able to be opened by someone of minimal strength with no special knowledge, effort or use of key or tool. Any modification of previously approved plans related to this condition shall be subject to re-submittal and review by City Staff (Fire, Building, Planning).

C. Engineering Department Conditions:

- I. The Applicants are required to obtain an Encroachment Permit in accordance with SBMC Section 11.20 for the below frontage improvements being done in the public right-of-way. The frontage improvements shall be done to the satisfaction of the City Engineer prior to the occupancy of the proposed project:
 - a. Construction of the 9” X 9” X 12” concrete curb along the property frontage with transitions to the existing improvements on both ends to the satisfaction of the City Engineer.
 - b. Construction of the proposed asphalt berm connecting to existing flow line on the northerly end.

- c. Installation of the approximately 7-ft wide D.G area compacted and graded at 2% towards the flow line for walking purposes.
 - d. Construction of the SDRSD driveway approach.
- II. The remaining 6' of the 10' Irrevocable Offer of Dedication is requested by the Applicants to be vacated by the City of Solana Beach. Prior to the Public Hearing, the Applicants shall pay the plan check fee of \$1,758.00, provide a plat and legal description prepared by a Registered Civil Engineer, and provide evidence that the street vacation is approved by all utility companies. This area is recommended to be vacated with this Development Review Permit under a separate resolution. If the Applicants wish to withdraw their request that the City vacate the remaining 6', the Applicants can withdraw the request and the City will move forward with the project. The 6' vacation can occur at a later date if the Applicants wish to pursue it. If the Applicants continue their request of the vacation, the Applicants shall record with the County of San Diego the irrevocable offer to dedicate (I.O.D.) 6-feet along the frontage of S. Granados Ave prior to Final Inspection of the Building Permit.
 - III. The Applicants shall dedicate 4-ft of property frontage for public right-of-way to the City of Solana Beach of the existing 10' Irrevocable Offer to Dedicate (I.O.D) prior to Final Inspection of the Building Permit.
 - IV. The Applicants shall record a Hold Harmless Agreement prior to Final Inspection of the Building Permit. The document will hold the City of Solana Beach harmless resulting from any failure of the storm drain system and/or backflow from sewer on the Applicants' property. The Applicants shall record the Hold Harmless Agreement document prior to Final Inspection of the Building Permit.
 - V. All construction demolition materials shall be recycled according to the City's Construction and Demolition recycling program and an approved Waste Management Plan shall be submitted.
 - VI. Construction fencing shall be located on the subject property unless the Applicants have obtained an Encroachment Permit in accordance with chapter 11.20 of the SBMC which allows otherwise.
 - VII. The Applicants shall obtain a Grading Permit in accordance with Chapter 15.40 of the Solana Beach Municipal Code. Conditions prior to the issuance of a grading permit shall include, but not be limited to, the following:
 - a. The Applicants shall obtain a grading plan prepared by a Registered Civil Engineer and approved by the City Engineer.

On-site grading design and construction shall be in accordance with Chapter 15.40 of the Solana Beach Municipal Code.

- b. The Applicants shall obtain a Soils Report prepared by a Registered Soils Engineer and approved by the City Engineer. All necessary measures shall be taken and implemented to assure slope stability, erosion control and soil integrity. The grading plan shall incorporate all recommendations contained in the soils report.
- c. The Applicants shall provide a Drainage Report prepared by a Registered Civil Engineer. This report shall address the design for detention basin and corresponding outflow system to ensure the rate of runoff for the proposed development is at or below that of pre-existing condition. All recommendations of this report shall be incorporated into the Preliminary Grading Plan. A detention basin easement(s) shall be recorded for maintenance of the detention basins by the property owner(s) in perpetuity, prior to Final Inspection of the Building Permit.
- d. The Applicants shall show all retaining walls and drainage structures. Retaining walls shown on the grading plan shall conform to the San Diego Regional Standards or be designed by a licensed civil engineer. Engineering calculations for all designed walls with a surcharge and nonstandard walls shall be submitted at grading plan check. Retaining walls may not exceed the allowable height within the property line setback as determined by the City of Solana Beach Municipal Code. Contact the Community Development department for further information.
- e. The Applicants are to protect the adjacent properties during construction. If any grading, construction activity, access or potential construction-related impacts are anticipated beyond the property lines, as determined by the City Engineer, the Applicants shall obtain a letter of permission from the adjoining property owners. All required letters of permission shall be submitted to the City Engineer prior to the issuance of the grading permit.
- f. The Applicants shall pay a grading plan check fee in accordance with the current Engineering Fee Schedule at initial grading plan submittal. Inspection fees shall be paid prior to issuance of the grading permit.
- g. The Applicants shall obtain and submit grading security in a form prescribed by the City Engineer.

- h. The Applicants shall obtain haul permit for import / export of soil. The Applicants shall transport all excavated material to a legal disposal site.
- i. The Applicants shall submit certification from the Engineer of Record and the Soils Engineer that all public or private drainage facilities and finished grades are functioning and are installed in accordance with the approved plans. This shall be accomplished by the Engineer of Record incorporating as-built conditions on the Mylar grading plans and obtaining signatures of the Engineer of Record and the Soils Engineer certifying the as-built conditions.
- j. An Erosion Prevention and Sediment Control Plan shall be prepared by the Applicants. Best management practices shall be developed and implemented to manage storm water and non-storm water discharges from the site at all times during excavation and grading activities. Erosion prevention shall be emphasized as the most important measure for keeping sediment on site during excavation and grading activities. Sediment controls shall be used as a supplement to erosion prevention for keeping sediment on site.
- k. The Applicants shall show all proposed on-site private drainage facilities intended to discharge water run-off. Elements of this design shall include a hydrologic and hydraulic analysis verifying the adequacy of the facilities and identify any easements or structures required to properly convey the drainage. The construction of drainage structures shall comply with the standards set forth by the San Diego Regional Standard Drawings.
- l. Post Construction Best Management Practices meeting City and RWQCB Order No. R9-2013-001 requirements shall be implemented in the drainage design.
- m. Prior to obtaining a building permit, submit a building pad certification statement from a soils engineer and an engineer or land surveyor licensed in Land Surveying per SBMC 15.40.230E.
- n. No increased cross lot drainage shall be allowed.

I. ENFORCEMENT

Pursuant to SBMC 17.72.120(B) failure to satisfy any and all of the above-mentioned conditions of approval is subject to the imposition of penalties as set forth in SBMC Chapters 1.1.6 and 1.18 in addition to any applicable revocation proceedings.

II. EXPIRATION

The Development Review Permit and Structure Development Permit for the project will expire 24 months from the date of this Resolution, unless the Applicants have obtained building permits and has commenced construction prior to that date, and diligently pursued construction to completion. An extension of the application may be granted by the City Council according to SBMC 17.72.110.

III. INDEMNIFICATION AGREEMENT

The Applicants shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify the Applicants of any claim, action, or proceeding. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, the Applicants shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Applicants regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Applicants shall not be required to pay or perform any settlement unless such settlement is approved by the Applicants.

NOTICE TO APPLICANTS: Pursuant to Government Code Section 66020, you are hereby notified that the 90-day period to protest the imposition of the fees, dedications, reservations or other exactions described in this resolution commences on the effective date of this resolution. To protest the imposition of any fee, dedications, reservations or other exactions described in this resolution you must comply with the provisions of Government Code Section 66020. Generally the resolution is effective upon expiration of the tenth day following the date of adoption of this resolution, unless the resolution is appealed or called for review as provided in the Solana Beach Zoning Ordinance.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Solana Beach, California, held on the 10th day of March, 2021, by the following vote:

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

LESA HEEBNER, MAYOR

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

RESOLUTION NO. 2021-026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, ORDERING THE VACATION OF EXCESS PUBLIC STREET RIGHT-OF-WAY AT 425 S. GRANADOS AVE, SOLANA BEACH.

WHEREAS, according to Parcel Map No. 12579, there is currently a ten foot Irrevocable Offer to Dedicate (I.O.D.) along Granados Avenue at 425 S. Granados; and

WHEREAS, the City has determined that the excess right-of-way is not being used for street purposes or maintained by the City and the City cannot find any evidence that the excess right-of-way has ever been used for street purposes; and

WHEREAS, there are no plans to use the excess right-of-way and the vacation does not affect the Circulation Element of the General Plan; and

WHEREAS, a minimum right-of-way width of 48 feet would remain after the vacation; and

WHEREAS, the proposed resolution includes legal description and plats, if approved by the City Council, the Resolution would be recorded by the County Recorder. The proposed vacation was published and posted in accordance with Sections 8320, 8322 and 8323 of the Streets and Highways Code; and

WHEREAS, the City Council of the City of Solana Beach has considered the proposed vacation in relation to the General Plan of the City of Solana Beach; and

WHEREAS, after consideration of all evidence submitted, the City Council finds the portion of the street right-of-way described and shown on Exhibits A and B unnecessary for present or prospective public use as a public street.

NOW, THEREFORE, the City Council of the City of Solana Beach, California, does resolve as follows:

1. That the foregoing recitations are true and correct.
2. The portion of the public street right-of-way described and shown on Exhibits A and B of this Resolution shall be vacated.
3. That the City Council authorizes the City Clerk to certify a copy of this resolution and have it recorded at the County of San Diego Recorder in accordance with Section 8325 of the Streets and Highway Code.

PASSED AND ADOPTED this 10th day of March 2021, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

EXHIBIT "A"

VACATION OF IRREVOCABLE OFFER OF DEDICATION EASEMENT FOR PUBLIC ROADWAY PURPOSES LEGAL DESCRIPTION

THAT PORTION OF PARCEL 1 IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO PARCEL MAP THEREOF NO. 12579 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 24, 1983, BEING DESCRIBED AS FOLLOWS:

THE WESTERLY 6.00 FEET OF THE EASTERLY 10.00 FOOT WIDE EASEMENT FOR PUBLIC ROADWAY PURPOSES, DEDICATED AND REJECTED ON SAID PARCEL MAP.

EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.



Maximilian Lebl

MAXIMILIAN LEBL, PLS 9323

10/20/2020

DATE:

PASCO LARET SUITER

& ASSOCIATES

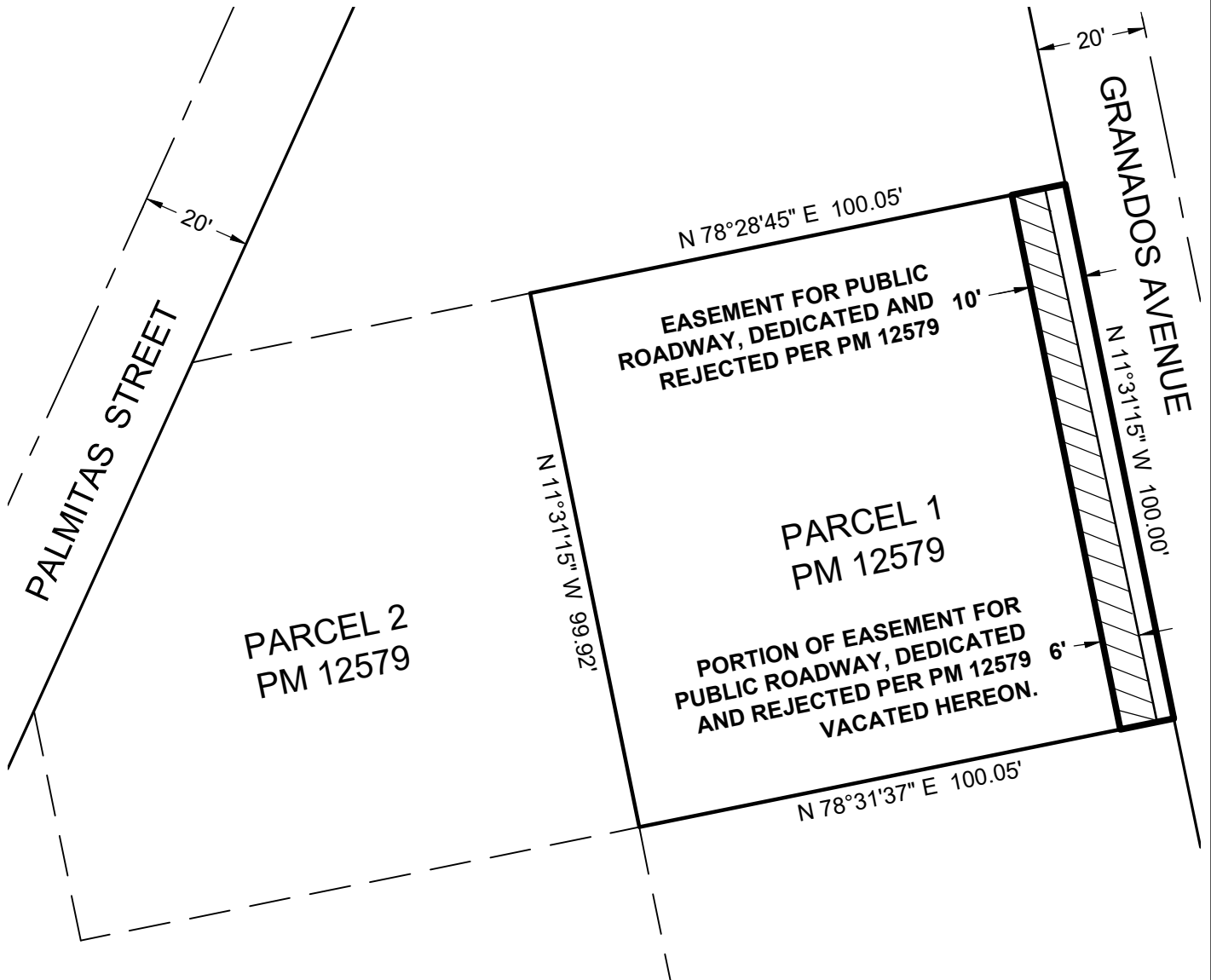
San Diego | Solana Beach | Orange County
Phone 858.259.8212 | www.plsaengineering.com

IOD VACATION






SHEET 1 OF 2

EXHIBIT "B"

PLAT



LEGEND

-  PROPERTY LINE
-  RIGHT-OF-WAY LINE
-  CENTER LINE
-  ADJOINING PROPERTY LINE
-  EASEMENT FOR PUBLIC ROADWAY, DEDICATED AND REJECTED PER PM 12579, VACATED HEREON.

NOTE: BEARINGS AND DISTANCES SHOWN HEREON PER RECORD DATA PER MAP NO. PM 12579

SAVE DATE: ~ PLOT DATE: ~ FILE NAME: J:\Active Jobs\3390 SHANNON SURVEY\DRAWING\EXHIBITS\3390-SV-ROW-VACATION.dwg

PASCO LARET SUITER
 & ASSOCIATES
 San Diego | Solana Beach | Orange County
 Phone 858.259.8212 | www.plsaengineering.com

SCALE: 1" = 30'



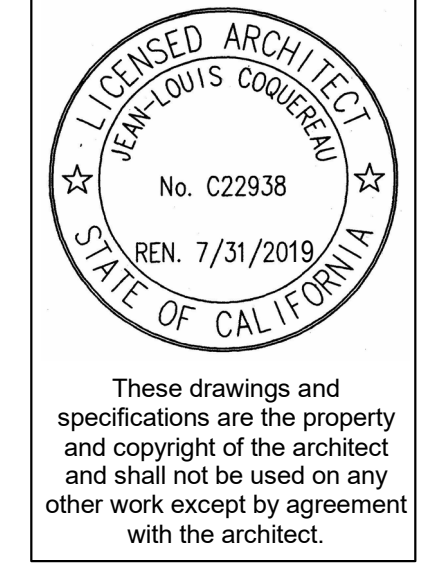
IOD VACATION

SHEET 2 OF 2

Shannon Residence

425 South Granados, Solana Beach, CA 92075

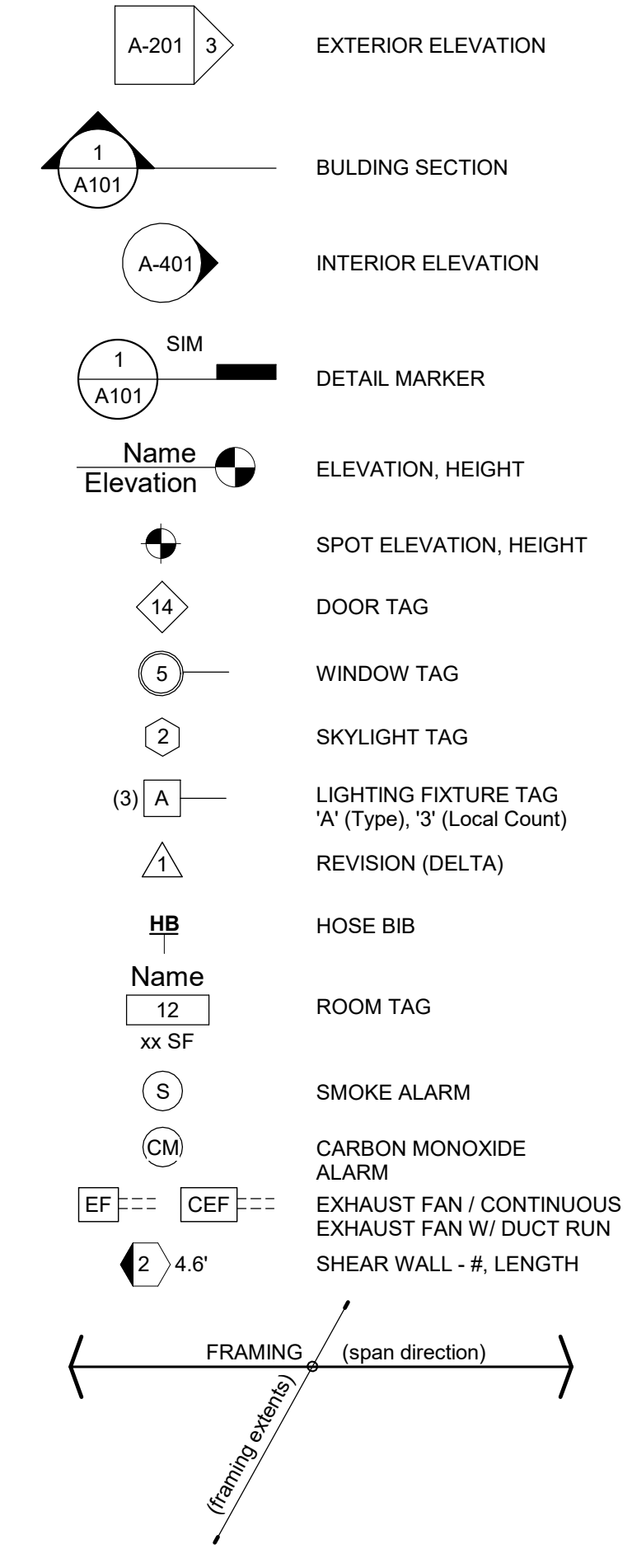
DRP Submittal 4



GENERAL NOTES

- All notes listed below are applicable unless otherwise noted within the construction documents or specifications.
- Changes to the approved drawings and specifications shall be made only by owner approved addenda or change order.
- The contractor shall verify in the field all dimensions, elevations, flow lines and points of connection with adjacent properties; any discrepancies shall be called to the architect's attention before proceeding with the work.
- All dimensions are to face of studs, masonry or centerline unless noted otherwise. Do not scale drawings. Dimensions prevail.
- Dimensions shown at windows are to outside edge of window frame. Rough opening dimensions are the responsibility of the contractor.
- Grid lines align to face of studs, masonry or centerlines of columns unless otherwise noted.
- The contractor shall determine the location of utility services in the area prior to excavation. The contractor shall assume responsibility for the protection of existing utilities and pavement within the area of the work whether indicated on the drawings or not, unless otherwise noted. All utilities to be underground per utility company and local code requirements.
- Should any condition arise where the intent of the drawings is in doubt where there is a discrepancy or appears to be an error on the drawings between the drawings and the field conditions, the architect shall be notified as soon as reasonably possible for procedure to be followed.
- Where details are not shown for any part of the work, the construction shall be similar to other similar work, or contact the architect for clarification.
- Workmanship throughout shall be of the best quality of the trade involved.
- Each subcontractor is considered a specialist in his respective field and shall, prior to the submission of bid or performance of work, notify the general contractor or owner of any work called out on the drawings in his trade that cannot be fully guaranteed. The contractor and/or subcontractors shall be responsible for the appropriate "hook-up" to all utilities required to support the work.
- Permits, fees, taxes, licenses, and deposits shall be paid for and obtained by each sub-contractor and the general contractor as they relate to their work.
- These drawings do not include necessary components for construction safety of all parties present on the job site. This is the contractor's responsibility.
- The contractor shall protect adjacent properties and site work at all times.
- Do not make connection, brace, or suspend any construction or equipment from the roof deck or joists unless indicated on the drawings.
- Any periodic visits to the job site by the architect are for provisions of the contract documents, and are in no way a guarantee or insurance that the finished project totally complies with the contract documents.
- The architect does not assume any of the responsibility for methods or appliances used by the contractor; nor safety of the job in compliance with the laws and regulations.
- All construction and demolition debris shall be removed from around the buildings, the driveways, sidewalks and landscaping at the end of each work day. The driveways and sidewalks shall be swept clean.
- The contractor shall limit the site storage of material, supplies or temporary structures to those areas as indicated on the drawings or as approved by the owner's representative.
- The contractor shall repair or replace any items damaged during demolition or construction indicated to be reused or to remain, at no cost to the owners.

SYMBOLS



VICINITY MAP



DEFERRED SUBMITTALS

Submittal documents for deferred submittal items shall be submitted to the registered design professional in responsible charge, who shall review them and forward them to the building official with a notation indicating that the deferred submittal documents have been reviewed and that they have been found to be in general conformance with the design of the building. The deferred submittal items shall NOT be installed until their design and submittal documents have been approved by the building official.

- Automatic Fire Sprinkler System.** General contractor to provide full design-build services including but not limited to survey of existing conditions, design, construction documents, permit, construction and testing. Sprinkler plans must be submitted for review prior to any general building inspections.

Fire Sprinkler Notes:
 The submittal of residential fire sprinkler plans required by California Residential Code Section R313 has been deferred.

To avoid delays in construction, plans for fire sprinkler plans shall be submitted not less than 30 calendar days prior to installation or prior to requesting a foundation inspection when the submittal of the fire sprinkler plan is deferred. A framing/rough inspection shall not be requested prior to approval of the fire sprinkler plans.

Residential systems designed to the requirements of NFPA 13D or NFPA 13R shall include the following: a. Garage areas will be included in the area to be sprinklered. Protection of the heads will be required for all heads installed in garage areas. b. All bathrooms, regardless of square footage, shall be protected. c. A backflow protection device shall be required. d. A fire alarm signal shall be provided by a water flow switch located on the sprinkler riser and the alarm bell shall be of sufficient intensity to be clearly audible in all bedrooms. e. Domestic water supply shut off shall be installed so that the residential sprinkler system cannot be shut off, except at the meter. f. Residential dwellings constructed more than 150 feet from a roadway meeting public road standards shall be provided with a sprinkler system.

CONTRACTOR FIELD VERIFICATION

Before erection of structure and/or ordering of any building components, the General Contractor should field verify all horizontal, vertical dimensions and connections of existing/proposed components including, without being limited to:

- building setbacks
- existing/proposed grade
- maximum allowable height at walls and ridges
- insulation requirements at walls, floors and roof structure
- window/door energy performance requirements
- mechanical equipment location and clearances
- trusses dimensions and slope
- steel structure and components
- interior cabinets, appliances, furniture
- plumbing fixtures and related code rprd clearances
- window/door configuration, operation, size, etc.
- any similar components and/or system(s)

REQUIRED CERTIFICATIONS

- The following certifications to be provided under the direction of the general contractor:
- Prior to requesting a framing inspection you are required to submit a height certification signed by a licensed land surveyor certifying that the structure ridge height will not exceed MSL in height.
 - Prior to receiving final approval for completion of the project the applicant shall submit, a signed certificate of completion and final documentation for the project within 10 days after the landscape installation, pursuant to SBMC 17.56.123.
 - Completion of the Waste Management Plan (WMP) per SBMC 6.36.
 - An encroachment permit is required for work in a public right of way. A certificate of liability insurance naming the city additionally insured is required of the contractor doing the work.
 - The contractor responsible for the construction of the seismic-force-resisting system shall submit a written Statement of Responsibility to the building official prior to commencement of work on the system.
 - Prior to final inspection the licensed contractor in responsible charge of the overall construction must provide to the building department official written verification that all applicable provisions from the Green Building Standards Code have been implemented as part of the construction. GBC 102.3 prior to final inspection the licensed contractor, architect or engineer in responsible charge of the overall construction must provide to the building department official written verification that all applicable provisions from the Green Building Standards Code have been implemented as part of the construction. GBC 102.3.
 - Compliance with the documentation requirements of the 2016 Energy Efficiency Standards is necessary for this project. Registered, signed, and dated copies of the appropriate CF1R, CF2R, and CF3R forms shall be made available at necessary intervals for Building Inspector review. Final completed forms will be available for the building owner.

DEMOLITION

All construction demolition materials shall be recycled according to the City's Construction and Demolition recycling program and an approved waste management plan shall be submitted.

GRADING AND EARTHWORK

see PGP for all grading and earthwork calculations
Note: Any required export shall be disposed of at a legal dump site.

PROJECT SCOPE

Demo of existing single family home and construction of new single family home and attached accessory dwelling unit.

PROJECT DATA

Project Number	DRP20-010
Address APN	425 South Granados, Solana Beach, CA 92075 298-093-38-00
Gross Lot Size	10,007 SF
Net Lot Size	9,607 SF (due to 4' ROW dedication)
Base Zone	LRc
Overlay Zones	SROZ
FAR Calculation Proposed SF	max 3,701 SF (see calculation below) see table and calculations below
Use	Single-Family Home + ADU
Occupancy	R3
Construction Type	V-B
Parking Spaces	2 spaces required / 2 spaces provided
# of Stories	2 (basement excluded)
Highest Point	177'-11 1/4" (see west elevation)
Tallest Point	24'-9 3/4" (see west elevation)
Front Setback	20' (reduced from standard 25' due to lot depth of <100')
Rear Setback	25' for primary structure, 5' for accessory structures
Side Setback	10'
Fire Sprinklers	new construction, new system required at House + ADU
Year Built (Original)	1960

Max FAR Calculation	
Lot size	10,007 SF
6,000 x 0.5	3,000 SF
4,007 x 0.175	701 SF
Max Floor Area	3,701 SF

GROSS BUILDING AREA - ADU		
Area Name	Area	
3 - Accessory Dwelling Unit	525 SF	
Grand total	525 SF	

GROSS BUILDING AREA - House		
Area Name	Area	Comments
1 - Cellar	213 SF	exempt from FAR per basement definition
2 - Lower Level Living Space	1153 SF	
4 - Upper Level Garage	611 SF	400 sf parking exemption (2 spaces)
5 - Upper Level Living Space	2289 SF	
6 - Covered Entry	45 SF	enclosed on 3 sides, >2' overhang
Grand total	4312 SF	

Grand Total	4,312 SF
Exemptions	
Cellar meets "basement" definition	-213 SF
Garage required parking exemption (max 400 SF)	-400 SF
Gross Floor Area	3,699 SF

LOT AREA CALCULATIONS

	Existing	Proposed
Non-landscaped Area	3,409 sf	5,597 sf
Non-irrigated Landscape	0 sf	0 sf
Irrigated Landscape	6,598 sf	2,690 sf
Water Feature	0 sf	460 sf
Decorative Hardscape	0 sf	1,260 sf
Total Lot Area	10,007 sf	10,007 sf

	Area of Work
Irrigated Landscape	2,690 sf
Water Feature	460 sf
Decorative Hardscape	1,260 sf
Aggregate Landscape Area	4,410 sf



ATTACHMENT 2

Date	Description

Project number	19012
Drawn by	TVS
Checked by	JLC
Purpose	DRP Submittal 4

G001
 General Project Information
 Export Date: 1/7/2021 7:44:15 AM

TOPOGRAPHIC SURVEY MAP -- 425 SOUTH GRANADOS


SHEET 1 OF 2 SHEETS

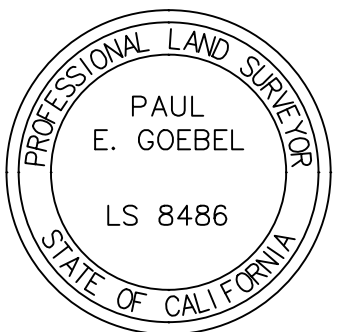
PLSA JOB # 2655



SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT ON 1/04/2017.


 PAUL E. GOEBEL, PLS 8548
 UPDATED 01/23/2017
 DATE



SHEET INDEX

SHEET 1 OF 2 - PROCEDURE OF SURVEY
 SHEET 2 OF 2 - TOPOGRAPHIC SURVEY

REFERENCES

R1 - PARCEL MAP 12579
 R2 - RECORD OF SURVEY 12817

PROJECT INFORMATION

CLIENT: HOWARD GAD
 ADDRESS: 425 SOUTH GRANADOS, SOLANA BEACH, CA, 92075
 APN: 298-093-38

ABBREVIATED LEGAL DESCRIPTION

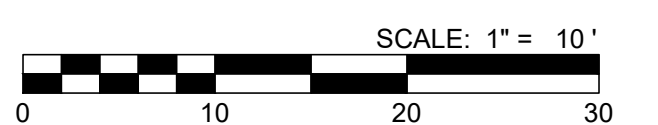
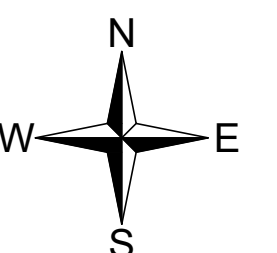
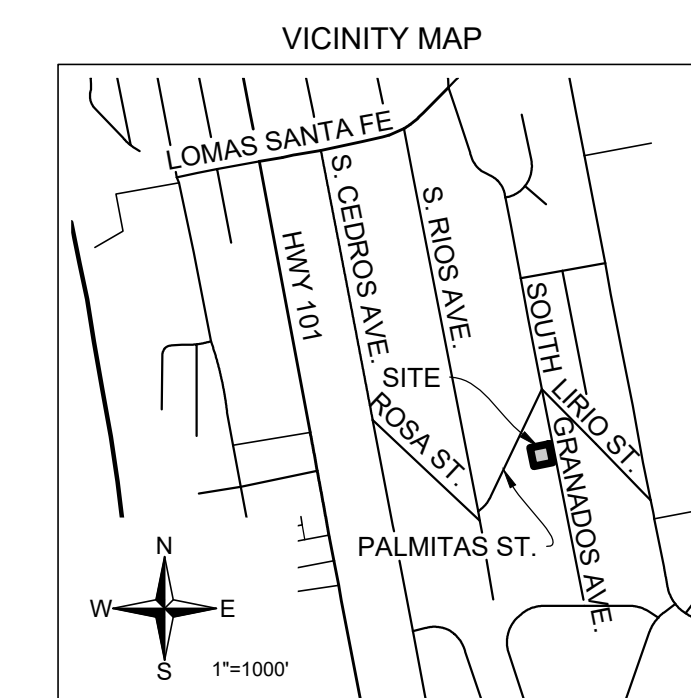
PARCEL 1 IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AS SHOWN ON PAGE 12579 OF PARCEL MAPS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY FEBRUARY 14, 1983.

SURVEY NOTES

1. THE BOUNDARIES AND DIMENSIONS OF THE SURVEYED PARCEL(S) SHOWN HEREON ARE BASED ON A FIELD SURVEY. RECORD DIMENSIONS MAY VARY. THE BOUNDARIES OF ADJOINING PARCELS WERE COMPILED FROM RECORDED OR FILED DATA, AND ARE TO BE USED FOR PLANNING PURPOSES ONLY.
2. BASIS OF BEARING FOR THIS SURVEY IS THE CCS 83, EPOCH 1991.35, GRID BEARING BETWEEN STATION "SOLB-1" AND "SOLB-2", (BOTH HAVING A CALIFORNIA COORDINATE VALUE OF FIRST ORDER OR BETTER), AS SAID STATION ARE PUBLISHED IN THE CITY OF SOLANA BEACH GEODETIC CONTROL NETWORK SURVEY, ROS 18971, I.E. N 57°17'53" E.
3. THE PROJECT BENCHMARK IS THE CITY OF SOLANA BEACH SURVEY CONTROL STATION 2001 NAMED "SOLB-1", 2.5" BRASS DISC PER ROS 18971, ELEV: 71.45, NAVD 88 DATUM.
4. THE LOCATIONS OF UNDERGROUND UTILITY LINES AND/OR STRUCTURES AS SHOWN HEREON ARE BASED ON OBSERVED ABOVE GROUND EVIDENCE AND RECORD INFORMATION PROVIDED TO THE SURVEYOR. NO EXCAVATIONS WERE MADE DURING THE COURSE OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.
5. PRELIMINARY TITLE REPORT PROVIDED BY CHICAGO TITLE COMPANY, TITLE NO. 73716015328-PM, EFFECTIVE DATE NOVEMBER 21, 2016.

LEGEND

- FOUND MONUMENT AS INDICATED
- () RECORD BOUNDARY DATA AS INDICATED
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- - - ADJOINING PROPERTY LINE

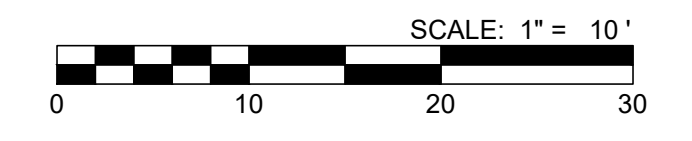
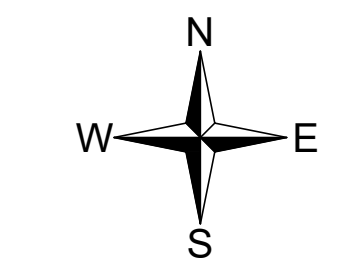


PASCO LARET SUITER
 & ASSOCIATES
 PH. 858.259.8212 | PLSAENGINEERING.COM

TOPOGRAPHIC SURVEY MAP -- 425 SOUTH GRANADOS

LEGEND

●	FOUND MONUMENT AS INDICATED	W	METER - WATER
—	PROPERTY LINE	E	METER - ELECTRIC
—	RIGHT-OF-WAY LINE	G	METER - GAS
—	CENTER LINE	U	UTILITY POLE
—	ADJOINING PROPERTY LINE	V	VAULT
—	POWER - OVERHEAD	⊕	CLEANOUT
—	FENCE	⊙	MH - SANITARY
—	WALL	⊙	TREE/DECIDUOUS
—	BUILDING OUTLINE	⊙	TREE/PALM
—	BUILDING OVERHANG	⊙	TREE/CONIFEROUS
—	INDEX CONTOUR LINE	⊙	SHRUB
—	INTERMEDIATE CONTOUR LINE	⊙	VEGETATION
×	SPOT ELEVATION	FF	FINISH FLOOR
—	CONCRETE	RF	ROOF
—	ASPHALT	TW	TOP OF WALL
—	DECK	BW	BOTTOM OF WALL
		ASPH.	ASPHALT

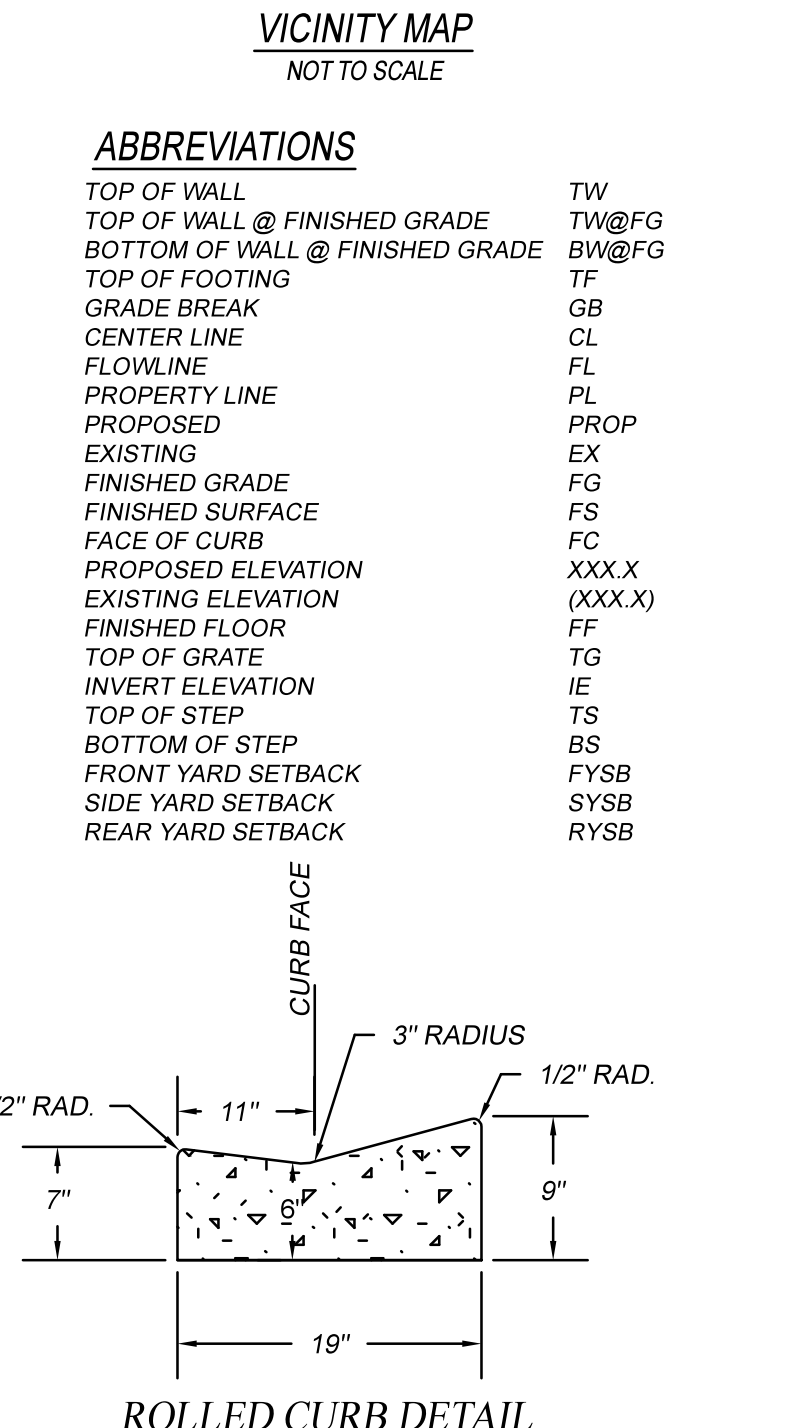
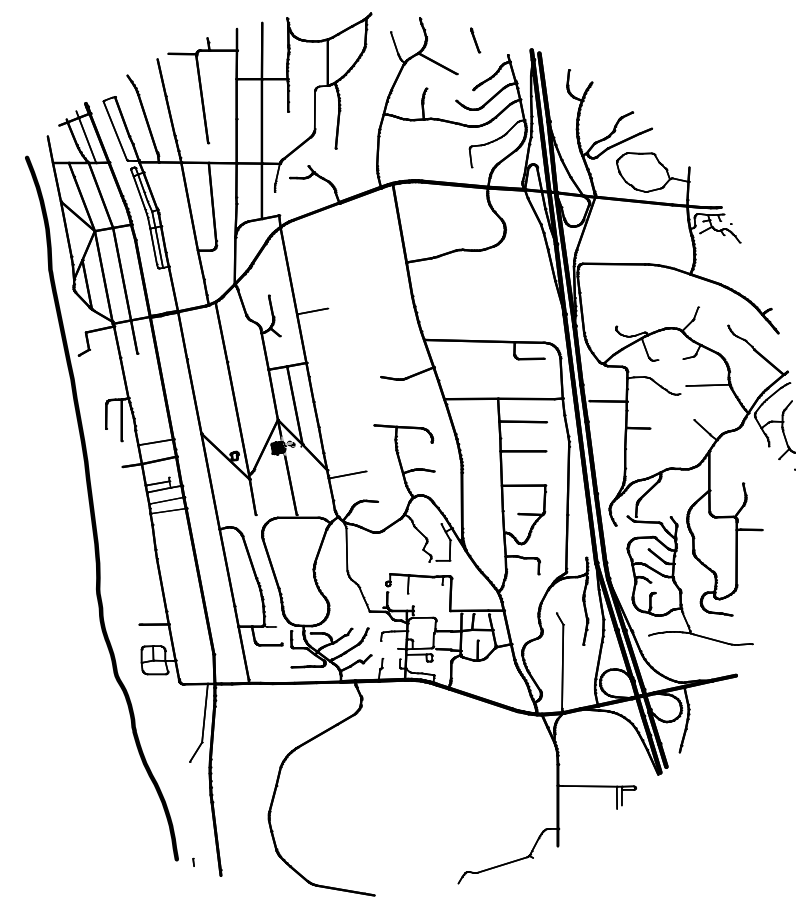
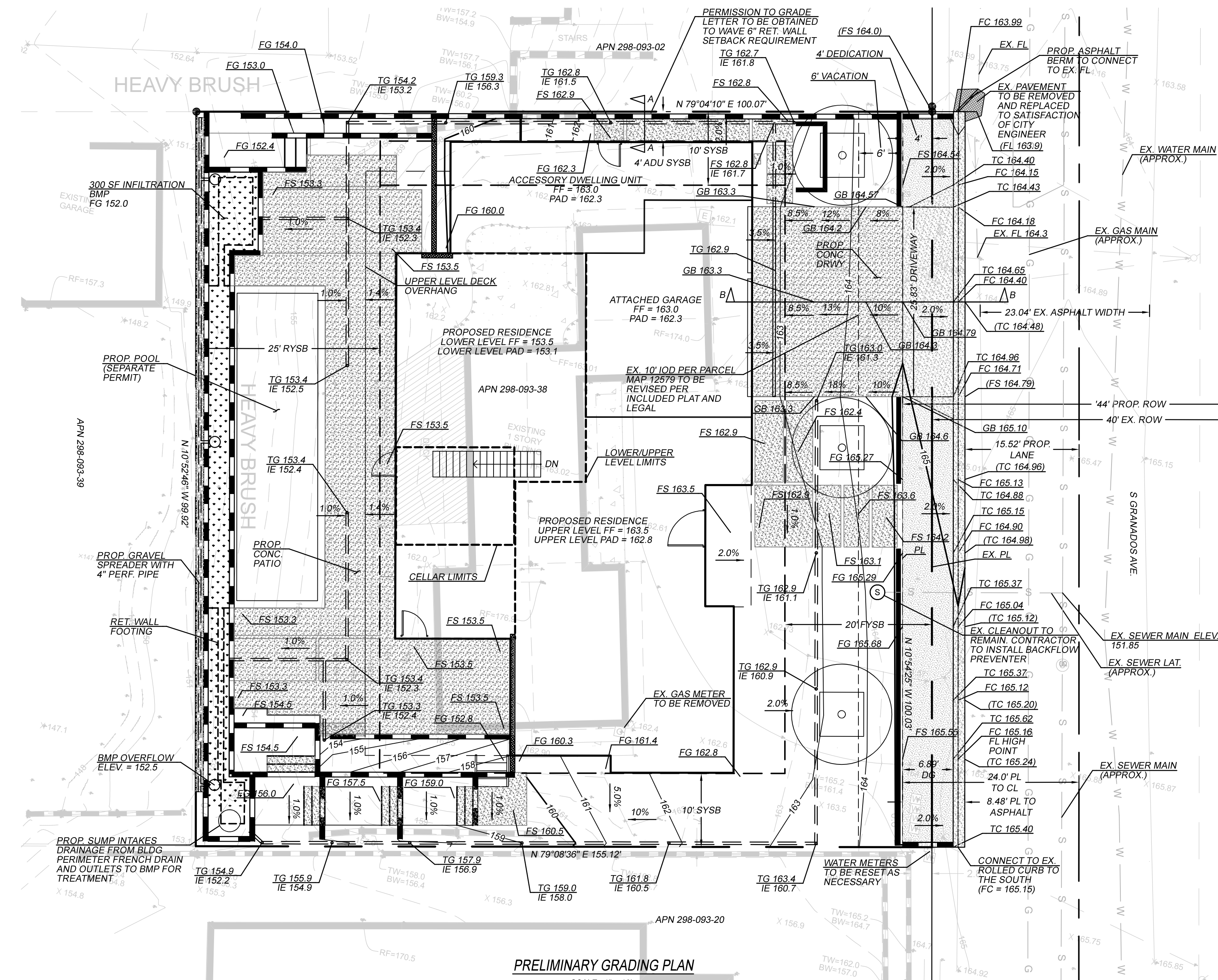


GENERAL NOTES

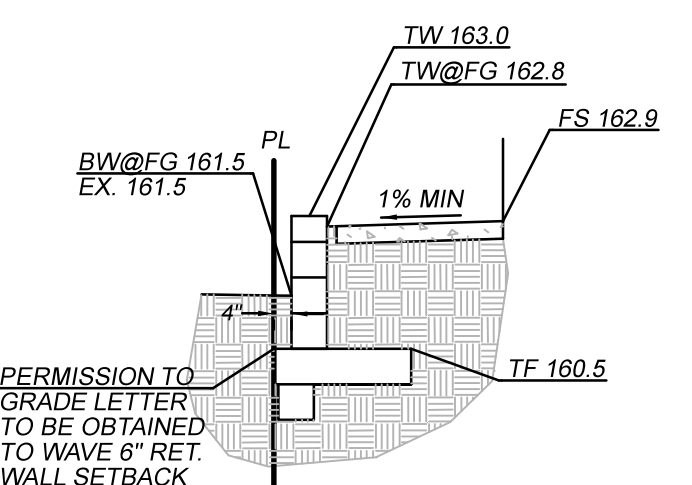
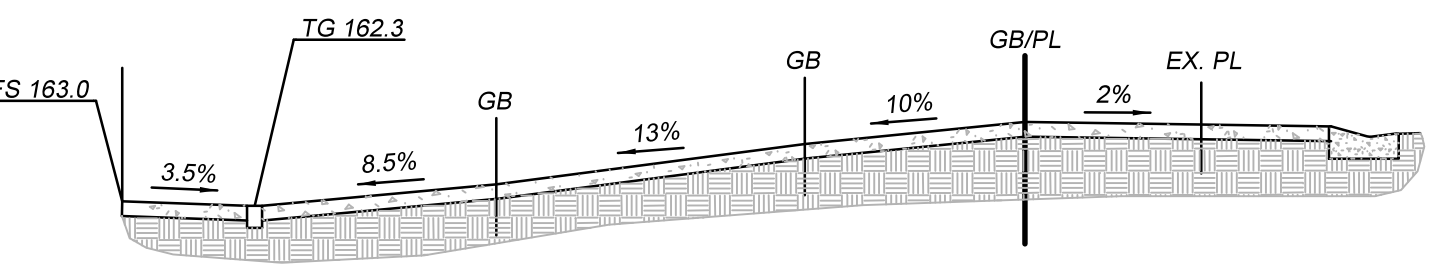
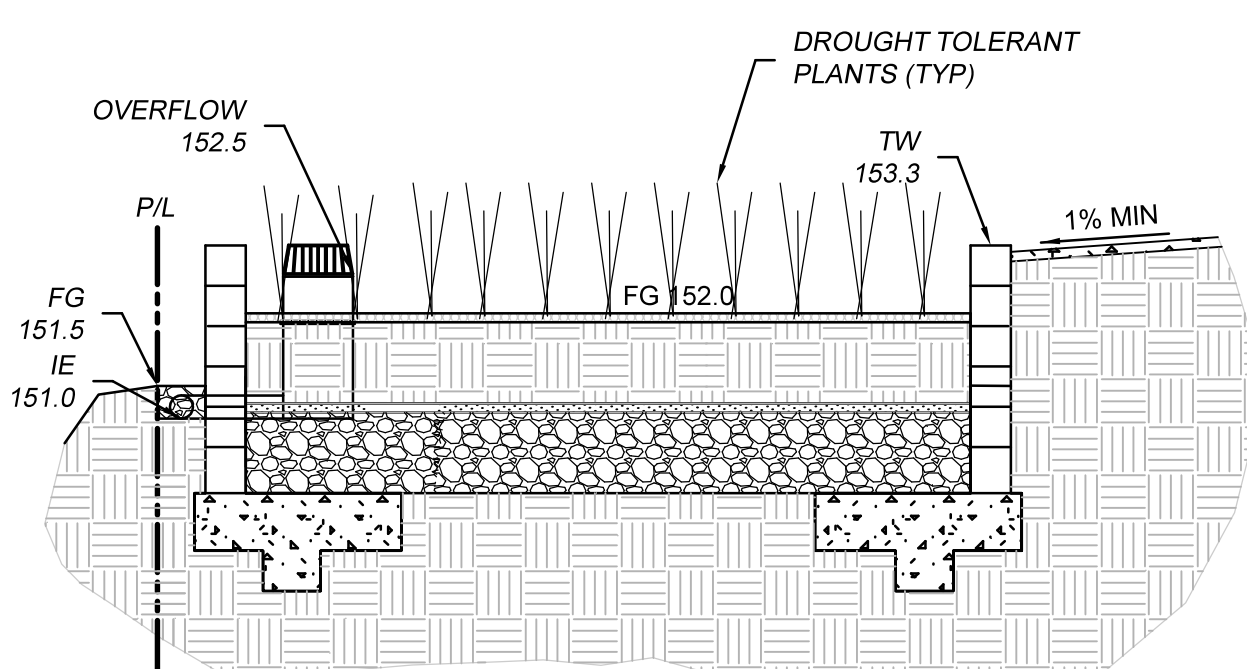
- APPROVAL OF THIS GRADING PLAN DOES NOT CONSTITUTE APPROVAL OF VERTICAL OR HORIZONTAL ALIGNMENT OF ANY PRIVATE ROAD SHOWN HEREIN FOR PUBLIC ROAD PURPOSES.
- FINAL APPROVAL OF THESE GRADING PLANS IS SUBJECT TO FINAL APPROVAL OF THE ASSOCIATED IMPROVEMENT PLANS WHERE APPLICABLE. FINAL CURB GRADE ELEVATIONS MAY REQUIRE CHANGES IN THESE PLANS.
- IMPORT MATERIALS SHALL BE LEGALLY OBTAINED.
- A SEPARATE PERMIT FROM THE CITY ENGINEER WILL BE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY.
- ALL SLOPES OVER THREE (3) FEET IN HEIGHT SHALL BE LANDSCAPED AND IRRIGATED.
- THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK. NOTICE OF PROPOSED WORK SHALL BE GIVEN TO THE FOLLOWING AGENCIES:
UNDERGROUND S.A. (800)-227-2600
- A SOILS REPORT SHALL BE PROVIDED AS REQUIRED BY THE CITY OF SOLANA BEACH PRIOR TO ISSUANCE OF A GRADING PERMIT.
- APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK OR GRADING TO BE PERFORMED UNTIL THE PROPERTY OWNER'S PERMISSION HAS BEEN OBTAINED AND A VALID GRADING PERMIT HAS BEEN ISSUED.
- THE CITY ENGINEER'S APPROVAL OF THESE PLANS DOES NOT CONSTITUTE THE BUILDING OFFICIAL'S APPROVAL OF ANY FOUNDATION FOR STRUCTURES TO BE PLACED ON THE AREA COVERED BY THESE PLANS. NO WAIVER OF THE GRADING ORDINANCE REQUIREMENTS CONCERNING MINIMUM COVER OVER EXPANSIVE SOILS IS MADE OR IMPLIED.
- ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED GRADING EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00 a.m. AND 6:00 p.m. EACH DAY, MONDAY THROUGH FRIDAY, AND NO EARTHMOVING OR GRADING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON SATURDAYS, SUNDAYS OR HOLIDAYS WITHOUT THE WRITTEN PERMISSION OF THE CITY ENGINEER.
- ALL MAJOR SLOPES SHALL BE ROUNDED INTO EXISTING TERRAIN TO PRODUCE A CONTOURED TRANSITION FROM CUT OR FILL FACES TO NATURAL GROUND AND ABUTTING CUT OR FILL FACES.
- NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE GRADING ORDINANCE, AND NOTWITHSTANDING THE APPROVAL OF THESE GRADING PLANS, THE PERMITTEE IS RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO THE ADJACENT PROPERTY. NO PERSON SHALL EXCAVATE ON LAND SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PUBLIC STREET, SIDEWALK, ALLEY, FUNCTION OF ANY SEWAGE DISPOSAL SYSTEM, OR ANY OTHER PUBLIC OR PRIVATE PROPERTY WITHOUT SUPPORTING AND PROTECTING SUCH PROPERTY FROM SETTLING, CRACKING, EROSION, SILTING SCOUR OR OTHER DAMAGE WHICH MIGHT RESULT FROM THE GRADING DESCRIBED ON THIS PLAN. THE CITY WILL HOLD THE PERMITTEE RESPONSIBLE FOR CORRECTION ON NON-DEDICATED IMPROVEMENTS WHICH DAMAGE ADJACENT PROPERTY.
- SLOPE RATIOS: CUT 1:2 FILL 1:2
CUT: XXX CY FILL: XX CY EXPORT: XXX CY
(NOTE: A SEPARATE VALID PERMIT MUST EXIST FOR OFFSITE IMPORT OR EXPORT AREAS.)

** THE QUANTITIES ESTIMATED ABOVE ARE FOR PERMIT PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION BIDS. CONTRACTORS ARE RESPONSIBLE FOR THEIR OWN EARTHWORK QUANTITIES.
- SPECIAL CONDITIONS: IF ANY ARCHAEOLOGICAL RESOURCES ARE DISCOVERED ON THE SITE OF THIS GRADING DURING GRADING OPERATIONS, SUCH OPERATIONS WILL CEASE IMMEDIATELY, AND THE PERMITTEE WILL NOTIFY THE CITY ENGINEER OF THE DISCOVERY. GRADING OPERATIONS WILL NOT COMMENCE UNTIL THE PERMITTEE HAS RECEIVED WRITTEN AUTHORITY FROM THE CITY ENGINEER TO DO SO.
- ALL GRADING SHOWN ON THIS PLAN SHALL BE COMPLETED AS A SINGLE UNIT WITH NO PROVISION FOR PARTIAL RELEASES. SHOULD IT BE ANTICIPATED THAT A PORTION OF THIS PROJECT BE COMPLETED SEPARATELY, A SEPARATE PLAN AND PERMIT APPLICATION SHALL BE SUBMITTED FOR APPROVAL.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF SOLANA BEACH 858.720.2470 24 HOURS BEFORE GRADING OPERATIONS BEGIN.
- FINISHED GRADING AND PLANTING SHALL BE ACCOMPLISHED ON ALL SLOPES PRIOR TO OCTOBER 1, OR IMMEDIATELY UPON COMPLETION OF ANY SLOPES GRADED BETWEEN OCTOBER 1 AND APRIL 1. PRIOR TO ANY PLANTING, ALL LANDSCAPING SHALL BE APPROVED BY THE PLANNING DEPARTMENT AT THE DEVELOPMENT REVIEW STAGE, OR BY SEPARATE LANDSCAPE PLAN.
- ALL OFF-SITE HAUL ROUTES SHALL BE SUBMITTED BY THE CONTRACTOR TO THE CITY ENGINEER FOR APPROVAL 72 HOURS PRIOR TO THE BEGINNING OF WORK.
- UPON FINAL COMPLETION OF THE WORK UNDER THE GRADING PERMIT, BUT PRIOR TO FINAL GRADING APPROVAL AND/OR FINAL RELEASE OF SECURITY, AN AS-GRADED CERTIFICATE SHALL BE PROVIDED STATING: "THE GRADING UNDER PERMIT NO. SBGR-216 HAS BEEN PERFORMED IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED GRADING PLAN OR AS SHOWN ON THE ATTACHED AS-GRADED PLAN". THIS STATEMENT SHALL BE FOLLOWED BY THE DATE AND SIGNATURE OF THE CIVIL ENGINEER WHO CERTIFIES SUCH A GRADING OPERATION.
- THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES INCLUDING SHORING, AND SHALL BE RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.

PRELIMINARY GRADING PLAN 425 S GRANADOS AVE



SURFACE TYPE	EXISTING AREA (SF)	PROPOSED AREA (SF)
RESIDENCE AND ROOF	1,770	4,327
HARDSCAPE	1,706	1,544
TOTAL IMPERVIOUS	3,476	5,871
TOTAL PERVIOUS	6,125	3,735
TOTAL BASIN	9,606	9,606



* BIORETENTION "ENGINEERED SOIL" LAYER SHALL BE MINIMUM 18" DEEP "SANDY LOAM" SOIL MIX WITH NO MORE THAN 5% CLAY CONTENT. THE MIX SHALL CONTAIN 50-60% SAND, 20-30% COMPOST OR HARDWOOD MULCH, AND 20-30% TOPSOIL, FREE OF STONES, STUMPS, ROOTS, OR SIMILAR OBJECTS, AND ALSO FREE OF NOXIOUS WEEDS.

** 3/4" CRUSHED ROCK LAYER SHALL BE A MINIMUM OF 8" BUT MAY BE DEEPEMED TO INCREASE THE INFILTRATION AND STORAGE ABILITY OF THE DETAIL. THE EFFECTIVE AREA OF THE BASIN SHALL BE LEVEL AND SHALL BE SIZED BASED ON CALCULATION. TYPICALLY THE SURFACE AREA OF THE BIORETENTION BASIN IS 4% OF THE IMPERVIOUS AREA DRAINING TO IT. ALL BIORETENTION PLANTERS TO BE DEPRESSED AT LEAST 6" BELOW ADJACENT FINISHED SURFACE

EROSION CONTROL NOTES

- STORM WATER AND NON-STORM WATER DISCHARGE CONTROL: BEST MANAGEMENT PRACTICES SHALL BE DEVELOPED AND IMPLEMENTED TO MANAGE STORM WATER AND NON-STORM WATER DISCHARGES FROM THE SITE AT ALL TIMES DURING EXCAVATION AND GRADING ACTIVITIES.
- EROSION AND SEDIMENT CONTROL: EROSION PREVENTION SHALL BE EMPHASIZED AS THE MOST IMPORTANT MEASURE FOR KEEPING SEDIMENT ON SITE DURING EXCAVATION AND GRADING ACTIVITIES. SEDIMENT CONTROLS SHALL BE USED AS A SUPPLEMENT TO EROSION PREVENTION FOR KEEPING SEDIMENT ON SITE.
- EROSION CONTROL ON SLOPES SHALL BE MITIGATED BY INSTALLING LANDSCAPING AS PER APPROVED LANDSCAPE PLANS AS REQUIRED BY THE DEVELOPMENT REVIEW CONDITIONS, OR BY TEMPORARY EROSION CONTROL CONFORMING TO THE FOLLOWING:
NON-IRRIGATED HYDROSEED MIX WITH:
A FIBER MATRIX APPLIED AT 4.00 LBS/ACRE.

LBS/ACRE	% PURITY/ACRE	SEED SPECIES
20	70% PLUS	ATRIPLEX GLAUCA
50		PLANTAGE INSULARIS
8		ENCELIS FARINOSA
6	SCARIFIED	LOTUS SCOPARIUS
7		EXCHOSCHOLTZIA CALIF.
91	50% PLUS	
- THE TOPS OF ALL SLOPES TALLER THAN 5' SHALL BE DIKED OR TRENCHED TO PREVENT WATER FLOWING OVER CRESTS OF SLOPES.
- CATCH BASINS, DESILTING BASINS, AND STORM DRAIN SYSTEMS SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY ENGINEER.
- SAND BAG CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER APPROVED BMP'S SHALL BE PLACED IN UNPAVED AREAS WITH GRADIENTS IN EXCESS OF 2%, AS WELL AS AT OR NEAR EVERY POINT WHERE CONCENTRATED FLOW LEAVE THE SITE.
- SAND BAGS SHALL BE PLACED ON THE UPSTREAM SIDE OF ALL DRAINAGE INLETS TO MINIMIZE SILT BUILDUP IN THE INLETS AND PIPES.
- THE CONTRACTOR SHALL REPAIR ANY ERODED SLOPES AS DIRECTED BY THE OFFICE OF THE CITY ENGINEER.
- THE CONTRACTOR SHALL SWEEP ROADWAYS AND ENTRANCES TO AND FROM THE SITE ON A REGULAR BASIS TO KEEP THEM FREE OF SOIL ACCUMULATION AND AT ALL OTHER TIMES DIRECTED BY THE CITY ENGINEER.
- THE CONTRACTOR SHALL WATER SITE ON A CONTINUOUS BASIS TO MINIMIZE AIR BORNE DUST CREATED FROM GRADING AND HAULING OPERATIONS OR EXCESSIVE WIND CONDITIONS, AND AT ALL TIMES DIRECTED BY THE CITY ENGINEER.
- IN THE EVENT SILT DOES ENTER THE EXISTING PUBLIC STORM DRAIN SYSTEM, REMOVAL OF THE SILT FROM THE SYSTEM WILL BE DONE AT THE DEVELOPER'S EXPENSE.

LEGAL DESCRIPTION
PARCEL 1 IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AS SHOWN ON PAGE 12579 OF PARCEL MAPS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY FEBRUARY 14, 1983.

A.P.N.: 298-093-38
SITE ADDRESS: 425 S GRANADOS AVE. SOLANA BEACH, CA 92075
OWNER/PERMITTEE: SEAN AND NORMA SHANNON 425 S GRANADOS AVE. SOLANA BEACH, CA 92075
TOPOGRAPHIC SURVEY: PASCO LARET SUTIER & ASSOCIATES (858) 259-8212

WORK TO BE DONE
THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE LATEST EDITIONS OF:
STANDARD SPECIFICATIONS
 (1) STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION INCLUDING THE REGIONAL SUPPLEMENTAL AMENDMENTS.
 (2) CALIFORNIA DEPARTMENT OF TRANSPORTATION "MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES"
 (3) STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS

STANDARD DRAWINGS
 (1) SAN DIEGO REGIONAL STANDARD DRAWINGS
 (2) STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION STANDARD PLANS

LEGEND

ITEM DESCRIPTION	SYMBOL
PROPERTY LINE	---
CENTERLINE OF ROAD	- - - - -
PROPOSED SETBACKS	- - - - -
PROPOSED HARDSCAPE PER LANDSCAPE ARCHITECT PLANS	[Hatched Area]
PROPOSED CONTOUR LINE	151
EXISTING CONTOUR LINE	151
PROPOSED RETAINING WALL PER PLAN	[Wall Symbol]
EXISTING RETAINING WALL	[Wall Symbol]

OWNER'S CERTIFICATE
 I, _____ AS OWNER/DEVELOPER OF THE PROPERTY DESCRIBED HEREIN ACKNOWLEDGE THESE PLANS HAVE BEEN PREPARED AT MY DIRECTION WITH MY FULL CONSENT. I FULLY UNDERSTAND AND ACCEPT THE TERMS AND CONDITIONS CONTAINED HEREIN AND AS ATTACHED BY REFERENCE ON THIS GRADING PLAN. IT IS AGREED THAT FIELD CONDITIONS MAY REQUIRE CHANGES TO THESE PLANS.

IT IS FURTHER AGREED THAT THE OWNER (DEVELOPER) SHALL HAVE A REGISTERED CIVIL ENGINEER MAKE SUCH CHANGES, ALTERATIONS OR ADDITIONS TO THESE PLANS WHICH THE CITY ENGINEER DETERMINES ARE NECESSARY AND DESIRABLE FOR THE PROPER COMPLETION OF THE IMPROVEMENTS.
 I FURTHER AGREE TO COMMENCE WORK ON ANY IMPROVEMENTS SHOWN ON THESE PLANS WITHIN EXISTING CITY RIGHT-OF-WAY WITHIN 60 DAYS OF THE CONSTRUCTION PERMIT AND TO PURSUE SUCH WORK ACTIVELY ON EVERY NORMAL WORKING DAY UNTIL COMPLETED, IRRESPECTIVE AND INDEPENDENT OF ANY OTHER WORK ASSOCIATED WITH THIS PROJECT OR UNDER MY CONTROL.

SEAN AND NORMA SHANNON DATE _____
 425 S GRANADOS AVE.
 SOLANA BEACH, CA 92075

DECLARATION OF RESPONSIBLE CHARGE
 I, BRIAN M. ARDOLINO, HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS AND THE CITY OF SOLANA BEACH RESOLUTION NO. 2007-170.
 I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SOLANA BEACH IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME OF RESPONSIBILITIES FOR PROJECT DESIGN.



By: BRIAN ARDOLINO RCE No. 71651 EXP 12/31/2021 PASCO LARET SUTIER & ASSOCIATES

EARTHWORK QUANTITIES:
 SITE GRADING (OUTSIDE OF STRUCTURE):
 CUT: 355 CY
 FILL: 45 CY
 ADU GRADING (BELOW STRUCTURE):
 CUT: 2 CY
 FILL: 3 CY
 RESIDENCE GRADING (UPPER, LOWER, GARAGE, CELLAR, BELOW STRUCTURE):
 CUT: 485 CY
 FILL: 10 CY
 TOTAL GRADING (CUT + FILL): 900 CY
 TOTAL EXPORT: 784 CY

* EARTHWORK QUANTITIES ARE ESTIMATED FOR PERMIT PURPOSES ONLY AND REPRESENT COMPACTED (IN PLACE) VOLUMES ONLY. THESE VALUES ARE CALCULATED ON A THEORETICAL BASIS. ACTUAL QUANTITIES MAY VARY DUE TO OBSERVED SHRINKAGE AND/OR SWELL FACTORS.

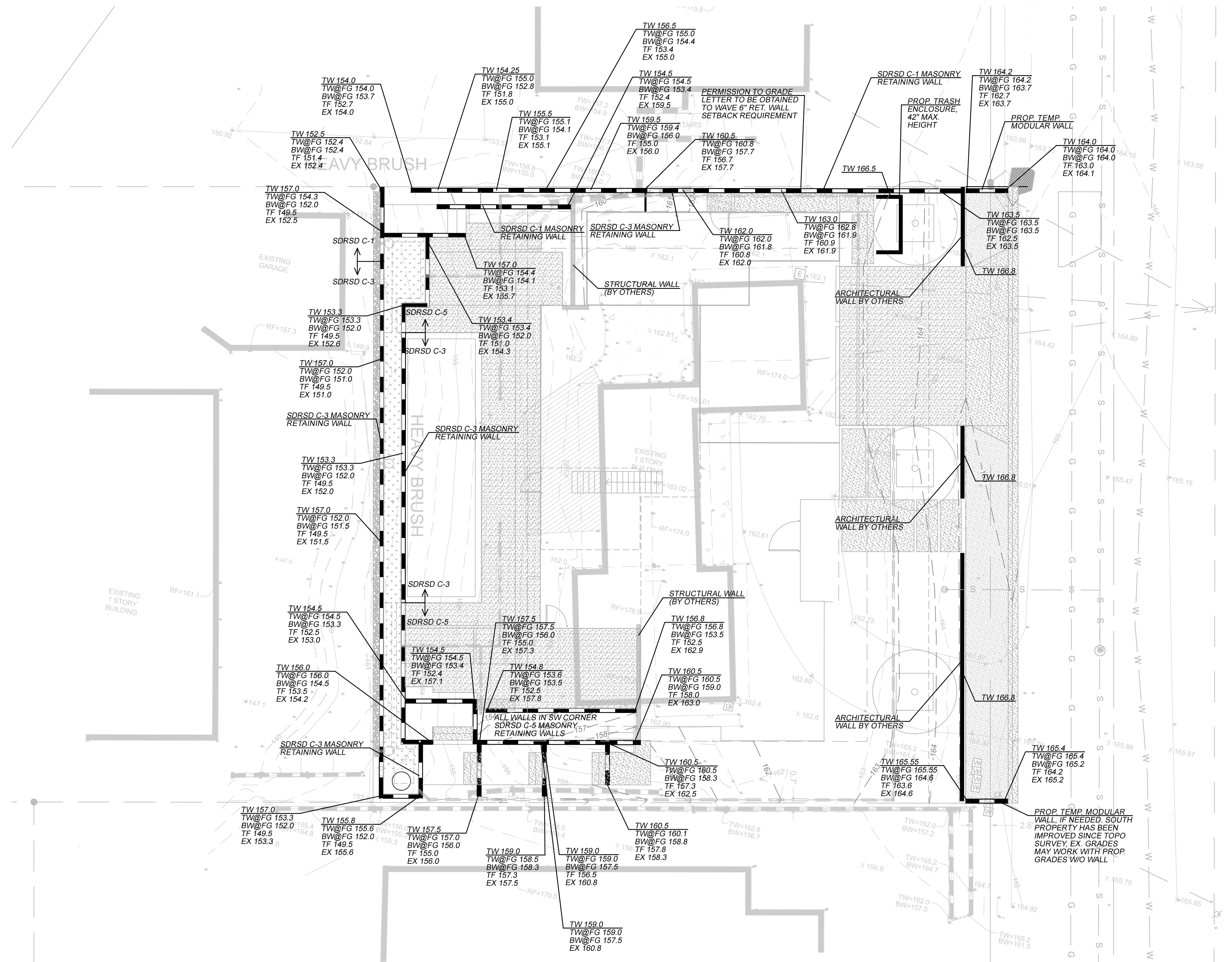
SCALE: 1" = 10'
 COASTAL COMMISSION PERMIT NO. _____

ENGINEER OF WORK		CITY APPROVED CHANGES		APP'D DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	DRAWING NO.
By:	Date:				By:	Date:	DESCRIPTION: "SB-1" PER SOLANA BEACH SURVEY CONTROL LOCATION: SE CORNER OF BRIDGE INLET ON S. SB E THE EOP ON E SIDE OF HWY 101, 0.1 MILES S OF LOMAS SANTA FE DR. RECORD FROM: ROS NO. 18971 ELEV.: 71.450' DATUM: NAVD-88	PRELIMINARY GRADING PLAN FOR:	
Drawn By:	Name:				Review Engineer	Date:	City Engineer	R.C.E.:	
	R.C.E.:							71651	Exp: 12/31/21
425 S GRANADOS AVE.									SHEET 1 OF 2

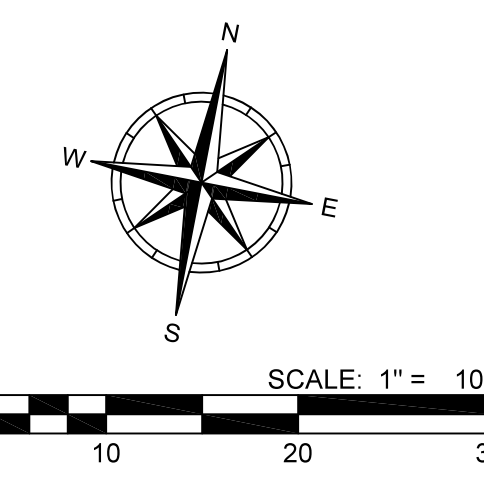
WALL SUMMARY SHEET 425 S GRANADOS AVE

ABBREVIATIONS

TOP OF WALL TW
 TOP OF WALL @ FINISHED GRADE TW@FG
 BOTTOM OF WALL @ FINISHED GRADE BW@FG
 TOP OF FOOTING TF
 EXISTING ELEVATION EX



SCALE: 1" = 10'



COASTAL COMMISSION PERMIT NO. _____

	ENGINEER OF WORK	CITY APPROVED CHANGES	APPD	DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	DRAWING NO.
Drawn By: <u>NJT</u> Name: <u>BRIAN ARDOLINO</u> R.C.E. <u>71651</u> Exp: <u>12/31/21</u>	By: _____ Date: _____ Name: _____ R.C.E. _____ Exp: _____				By: _____ Review Engineer Date: _____	By: _____, City Engineer R.C.E. _____ Date: _____ Exp: _____	DESCRIPTION: "ENC-43" PER SOLANA BEACH SURVEY CONTROL LOCATION: 0.2 MILE NORTH OF SOLANA VISTA DR. ON THE E SIDE OF NB HWY101.6ET WEST OF CARDIFF BY THE SEA SIGN. RECORD FROM: ROS NO. 18971 ELEV.: 34.670' DATUM: NAVD-88	PRELIMINARY GRADING PLAN FOR: 425 S GRANADOS AVE.	SHEET 2 OF 2

LEGEND

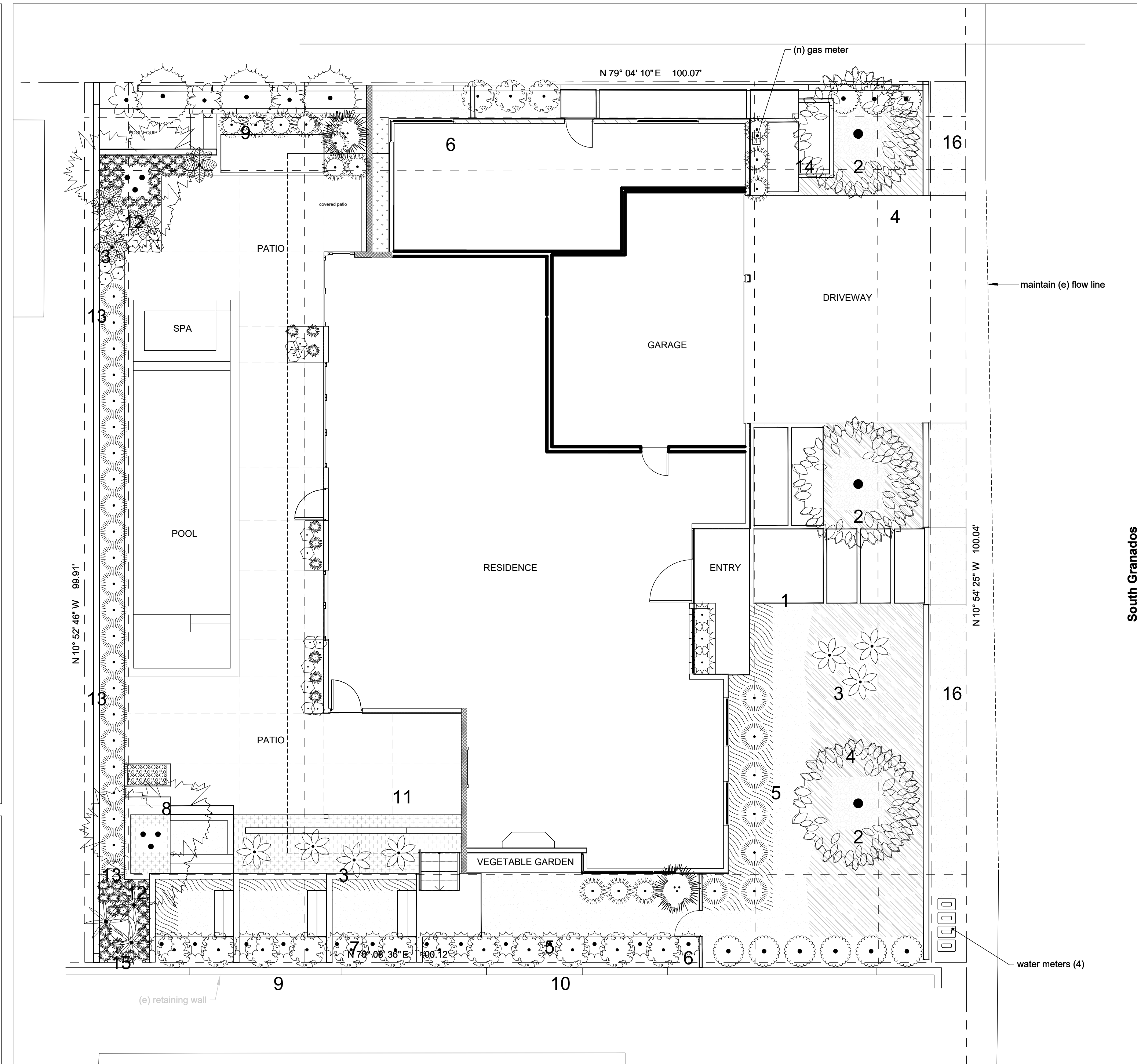
- 1 ENTRY STEPPERS SAND FINISH CONCRETE
- 2 SPECIMEN TREES - SUCH AS SWAN HILL OLIVES
- 3 ACCENT PLANTS - AGAVE OR YUCCA
- 4 MASS UNDER PLANTING
- 5 GRAVEL PATH
- 6 GATE & SCREEN - POOL CODE
- 7 TERRACED WALKWAY -W/ GRAVEL OR GROUND COVER LANDINGS
- 8 FIRE PIT AREA
- 9 CITRUS OR SCREENING SHRUBS
- 10 SCREEN HEDGES
- 11 SHADED SITTING AREA
- 12 ACCENT TREE - DRACAENA DRACO
- 13 INFILTRATION PIT - 300 SF
- 14 TRASH/RECYCLE ENCLOSURE
- 15 SUMP LOCATION FOR LOWER LEVEL & CELLAR
- 16 DECOMPOSED GRANITE OVER PREPARED BASE

GENERAL NOTES

1. ALL NOTES LISTED BELOW ARE APPLICABLE UNLESS OTHERWISE NOTED WITHIN THE CONSTRUCTION DOCUMENTS OR SPECIFICATIONS.
2. CHANGES TO THE APPROVED DRAWINGS AND SPECIFICATIONS SHALL BE MADE ONLY BY OWNER APPROVED ADDENDA OR CHANGE ORDER.
3. THE CONTRACTOR SHALL VERIFY IN THE FIELD ALL DIMENSIONS, ELEVATIONS, FLOW LINES AND POINTS OF CONNECTION WITH ADJACENT PROPERTIES; AND DISCREPANCIES SHALL BE CALLED TO THE LANDSCAPE ARCHITECT'S ATTENTION BEFORE PROCEEDING WITH THE WORK.
4. ALL DIMENSIONS ON PLANS PREVAIL OVER SCALE.
5. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF UTILITY SERVICES IN THE AREA PRIOR TO EXCAVATION. CONTACT DIG ALERT AT 811 AT LEAST 72 HOURS PRIOR TO AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE PROTECTION OF EXISTING UTILITIES AND PAVEMENT WITHIN THE AREA OF THE WORK WHETHER INDICATED ON THE DRAWINGS OR NOT, UNLESS OTHERWISE NOTED. ALL UTILITIES TO BE UNDERGROUND PER UTILITY COMPANY AND LOCAL CODE REQUIREMENTS.
6. SHOULD ANY CONDITION ARISE WHERE THE INTENT OF THE DRAWINGS IS IN DOUBT WHERE THERE IS A DISCREPANCY OR APPEARS TO BE AN ERROR ON THE DRAWINGS BETWEEN THE DRAWINGS AND THE FIELD CONDITIONS, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED AS SOON AS REASONABLY POSSIBLE FOR THE PROCEDURE TO BE FOLLOWED.
7. WHERE DETAILS ARE NOT SHOWN FOR ANY PART OF THE WORK, THE CONSTRUCTION SHALL BE SIMILAR TO OTHER SIMILAR WORK, OR CONTACT THE LANDSCAPE ARCHITECT FOR CLARIFICATION.
8. WORKMANSHIP THROUGHOUT SHALL BE OF THE BEST QUALITY OF THE TRADE INVOLVED.
9. EACH SUBCONTRACTOR IS CONSIDERED A SPECIALIST IN HIS PRESPECTIVE FIELD AND SHALL, PRIOR TO THE SUBMISSION OF BID OR PERFORMANCE OF WORK, NOTIFY THE GENERAL CONTRACTOR OR OWNER OF ANY WORK CALLED OUT ON THE DRAWINGS IN HIS TRADE THAT CANNOT BE FULLY GUARANTEED. THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL BE RESPONSIBLE FOR THE APPROPRIATE "HOOK-UP" TO ALL UTILITIES, REQUIRED TO SUPPORT THE WORK.
10. PERMITS, FEES, TAXES, LICENSES, AND DEPOSITS SHALL BE PAID FOR AND OBTAINED BY EACH SUB-CONTRACTOR AND THE GENERAL CONTRACTOR AS THEY RELATE TO THEIR WORK.
11. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY OF ALL PARTIES PRESENT ON THE JOB SITE. THIS IS THE CONTRACTOR'S RESPONSIBILITY.
12. THE CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES AND SITE WORK AT ALL TIMES.
13. ANY PERIODIC VISITS TO THE JOB SITE BY THE LANDSCAPE ARCHITECT ARE FOR PROVISIONS OF THE CONTRACT DOCUMENTS, AND ARE IN NO WAY A GUARANTEE OF INSURANCE THAT THE FINISHED PRODUCT TOTALLY COMPLIES WITH THE CONTRACT DOCUMENTS.
14. THE LANDSCAPE ARCHITECT DOES NOT ASSUME ANY OF THE RESPONSIBILITY FOR METHODS OR APPLIANCES USED BY THE CONTRACTOR, NOR SAFETY OF THE JOB IN COMPLIANCE WITH THE LAWS AND REGULATIONS.
15. ALL CONSTRUCTION AND DEMOLITION DEBRIS SHALL BE REMOVED FROM AROUND THE BUILDINGS, THE DRIVEWAYS, SIDEWALKS AND LANDSCAPE AT THE END OF EACH WORK DAY. THE DRIVEWAYS AND SIDEWALKS SHALL BE SWEEPED CLEAN. ALL WATER HOSES SHALL BE DISCONNECTED FROM HOSE BIBS AND HOSE BIBS SECURED CLOSE.
16. THE CONTRACTOR SHALL LIMIT THE SITE STORAGE OF MATERIAL, SUPPLIES OR TEMPORARY STRUCTURES TO THOSE AREAS AS INDICATED ON THE DRAWINGS OR AS APPROVED BY THE OWNER'S REPRESENTATIVE.
17. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY ITEMS DAMAGED DURING DEMOLITION OR CONSTRUCTION INDICATED TO BE REUSED OR REMAIN, AT NO COST TO THE OWNERS.

Site Plan

1/8" = 1'-0"



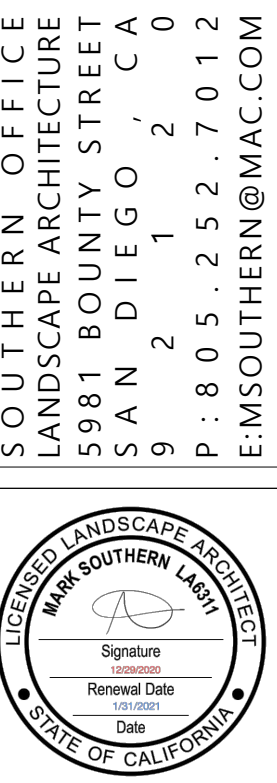
SHEET INDEX

- L-1.0 SITE PLAN AND AREA MAP
- L-1.1 PLANTING PLAN
- L-1.2 IRRIGATION PLAN
- L-1.3 MAWA



AREA MAP

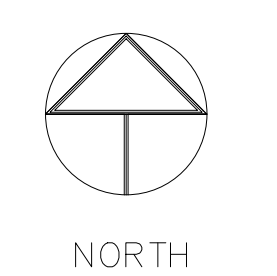
SOUTHERN OFFICE
 LANDSCAPE ARCHITECTURE
 5981 BOUNTY STREET
 SAN DIEGO, CA 92121
 P: 805.252.7012
 E:MSOUTHERN@MAC.COM



COVER SHEET

SHANNON RESIDENCE
 425 S. GRANADOS AVE.
 SOLANA BEACH, CA 92075
 APN #

SCALE 1/8" = 1'-0"

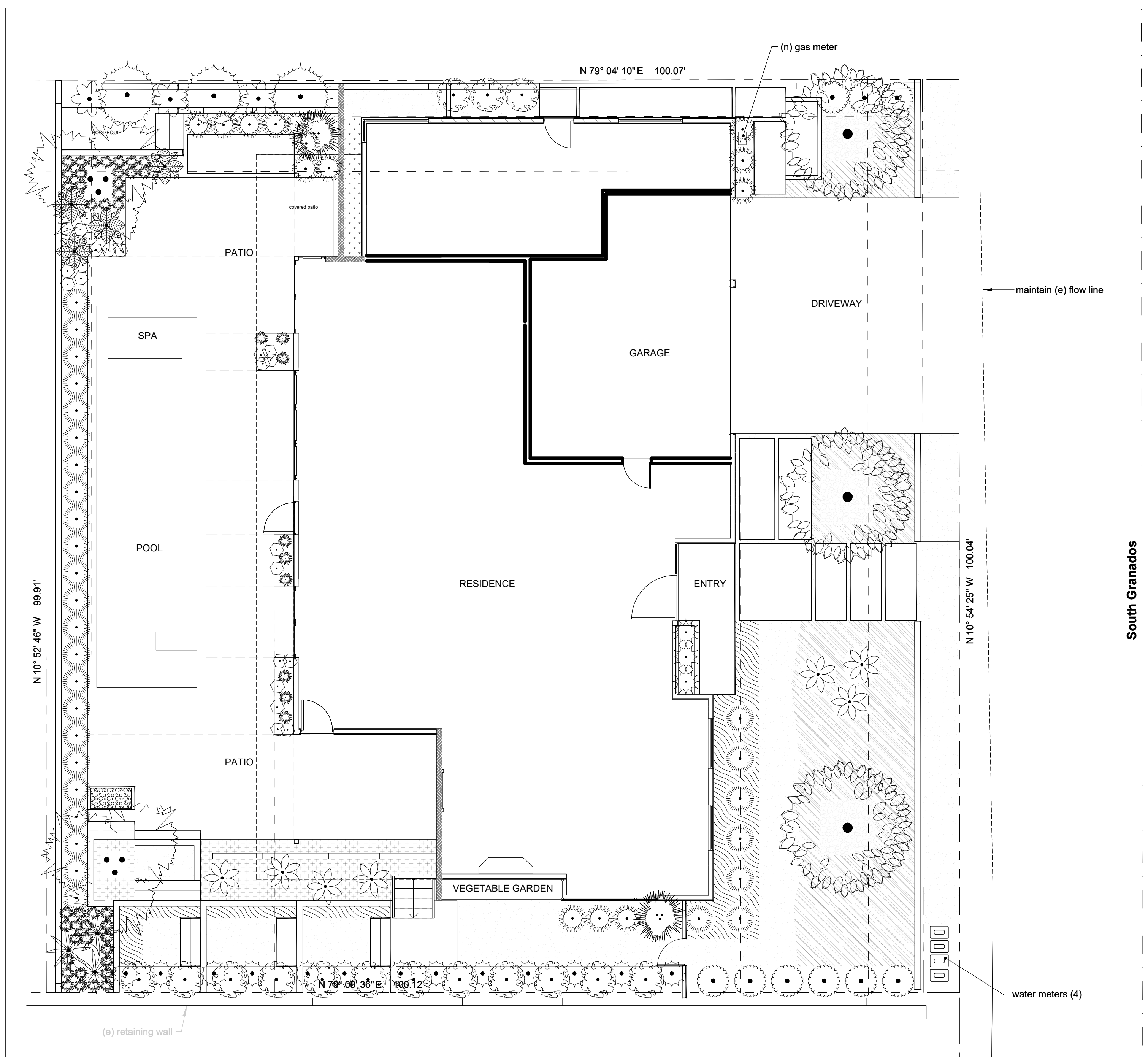


DATE	DESCRIPTION

REVISIONS

L1.0

1 OF 4 SHEETS



PLANTING SCHEDULE							WUCOLS				
TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	MATURE HT.	QTY	Very Low	Low	Medium	High
	DRA_DRA	Dracaena draco	Dragon Tree	36"		15'-25'	2		X		
	DRA_MAR	Dracaena marginata	Red Edged Dracaena	15 gal.		15'	2		X		
	JUN_TOR	Juniperus chinensis 'Torulosa'	Hollywood Juniper	24"	Box	15'	3		X		
	OLE_SWA	Olea europaea 'Swan Hill' TM	Swan Hill Olive	48"	Box	15-25'	3		X		
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	Very Low	Low	Medium	High	
	AGA_HUN	Agave attenuata 'Huntington Blue'	Huntington Blue Foxtail Agave	15 gal.		7					
	AGA_BLF	Agave x 'Blue Flame'	Blue Flame Agave	5 gal.		3		X			
	ASP_DEN	Asparagus densiflorus 'Myers'	Foxtail Asparagus Fern	1 gal.		3			X		
	BES_FA2	Beschorneria septentrionalis	False Red Agave	5 gal.		4					
	CAR_TES	Carex testacea	Orange Sedge	1 gal.		9			X		
	CHO_TEC	Chondropetalum tectorum	Cape Rush	5 gal.		22		X			
	CRA_VGT	Crassula ovata 'Variegata'	Variegated Jade Plant	15 gal.		3					
	DIA_BI2	Dianella revoluta 'Big Rev'	Big Rev Flax Lily	1 gal.		14		X			
	FES_ELJ	Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	1 gal.		12		X			
	LOM_IRA	Lomandra longifolia 'Breeze' TM	Breeze Mat Rush	1 gal.		13		X			
	POD_ELO	Podocarpus elongatus 'Monmal' TM	Icee Blue Yellow Wood	15 gal.		12			X		
	RHA_MIN	Rhaphiolepis umbellata 'Minor'	Yedda Hawthorn	5 gal.		9		X			
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	Very Low	Low	Medium	High	
	DYM_MAR	Dyondia margaretae	Silver Carpet Dyndia	4"		518		X			
	FES_MAI	Festuca mairei	Atlas Fescue	1 gal.		39		X			
	JUN_NA4	Juniperus procumbens 'Nano'	Shore Juniper	1 gal.		17		X			
	OPH_JAP	Ophiopogon japonicus	Mondo Grass	4"		118			X		

Planting Plan

1/8" = 1'-0"

Planting Notes:

- CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH CONDITIONS UNDER WHICH SHALL BE DONE PRIOR TO BIDDING.
- CONTRACTOR SHALL REVIEW PLANTING SPECIFICATIONS BEFORE PLANTING.
- ALL WORK WILL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE GOVERNING AGENCIES.
- CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES IN THE EXISTING CONDITIONS OR WITHIN THE PLANS PRIOR TO BEGINNING WORK.
- CONTRACTOR SHALL DETERMINE THE LOCATION AND DEPTH OF ALL SITE UTILITIES PRIOR TO CONSTRUCTION. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES IMMEDIATELY.
- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY REPAIRS MADE NECESSARY THROUGH THE ACTIONS OR NEGLIGENCE OF HIS CREW.
- CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE FOR INSPECTION AT FOLLOWING TIMES UNLESS OTHERWISE DIRECTED.
 - IRRIGATION COVERAGE, PRIOR TO PLANT PLACEMENT;
 - PLANT APPROVAL AND SPOTTING PRIOR TO PLANTING;
 - PRE-MAINTENANCE APPROVAL;
 - POST-MAINTENANCE APPROVAL/ FINAL APPROVAL.
- THE MAINTENANCE PERIOD SHALL BE 60 CALENDAR DAYS AND SHALL INCLUDE THE SCOPE OF WORK AS DEFINED IN THE SPECIFICATIONS. IT SHALL COMMENCE UPON WRITTEN NOTICE BY OWNER'S REPRESENTATIVE, WHEN ALL IRRIGATION AND LANDSCAPE IS 100% COMPLETE.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL AREAS IN A WEED AND DEBRIS FREE CONDITION THROUGHOUT THE INSTALLATION AND MAINTENANCE PERIOD.
- OWNER'S REPRESENTATIVE SHALL APPROVE ALL FINISH GRADING PRIOR TO PLACEMENT OF ANY PLANT MATERIAL.
- PLANT SYMBOLS TAKE PRECEDENCE OVER PLANT QUANTITIES SPECIFIED. WHERE SHRUB SYMBOLS ARE MASSED, CONTRACTOR SHALL MAINTAIN A CONSISTENT ON CENTER, TRIANGULAR SPACING. CONTRACTOR SHALL VERIFY PLANT TOTALS FOR BID PURPOSE.
- A SOILS MANAGEMENT REPORT WITH AGRONOMIC SOIL TESTING RESULTS AND RECOMMENDATIONS WILL BE PREPARED FOLLOWING GRADING AND PRIOR TO PLANTING.
- PERCOLATION TEST SHALL BE CONDUCTED AS FIELD/SOIL CONDITIONS REQUIRE.
- ALL ROCKS, DEBRIS ONE(1") AND LARGER SHALL BE REMOVED FROM PLANTING AREAS AND FROM THE SITE.
- PRIOR TO PLANTING, ALL IRRIGATION SYSTEMS BE FULLY OPERATIONAL AND ALL PLANTING AREAS SHALL BE THOROUGHLY WATERED.
- SHRUB AND GROUND COVER MASS QUANTITIES AND/OR SPACING ARE SHOWN ON PLANS. PLANTS SHALL BE INSTALLED WITH TRIANGULAR SPACING.
- PLANT MATERIAL SHALL BE GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT SITE.
- PLANT MATERIAL MAY BE REJECTED AT ANY TIME BY THE OWNER'S REPRESENTATIVE DUE TO CONDITION, FORM OR DAMAGE BEFORE OR AFTER PLANTING.
- AT COMPLETION OF MAINTENANCE PERIOD, APPLY TRI-C COMMERCIAL FERTILIZER (6-2-4) AT 9LBS/1000SF AND WATER IMMEDIATELY WITH A THROUGH CYCLE.
- SOIL AMENDMENTS: ACTUAL TYPES AND QUANTITIES WILL BE BASED ON SOIL ANALYSIS PROVIDED BY THE CONTRACTOR AFTER ROUGH GRADING. SOIL SAMPLES SHALL BE TAKEN FROM ENOUGH LOCATIONS ON THE SITE TO REPRESENT AND ADEQUATE CROSS SECTION OF CONDITIONS. ANALYSES SHALL BE PERFORMED BY A QUALIFIED SOIL LAB. CONTRACTOR SHALL FOLLOW TESTING PROCEDURES AS DEFINED BY THE CITY OF SOLANA BEACH. TEST SHALL INCLUDE, BUT NOT BE LIMITED TO SOIL FERTILITY, AGRICULTURAL SUITABILITY, LEACHING, AND MAINTENANCE FERTILIZATION (IF APPLICABLE). CONTRACTOR SHALL FURNISH OWNER'S REPRESENTATIVE WITH A COPY OF THE TEST RESULTS AND RECEIVE WRITTEN APPROVAL FOR AMENDMENTS PREPARATION PRIOR TO INSTALLATION.

SHRUB AREAS

- PLANTING AND BACKFILL MIX FOR PLANT PITS SHALL BE AS FOLLOWS PER CUBIC YARD.
 100% OF NATIVE SOIL
 2" TOP PRESSING OF NITROHUMUS OR APPROVED EQUIVALENT.
 8 LBS OF TRI-C 6-2-4
 2 LBS FERROUS SULFATE THOROUGHLY BLEND AT THE ABOVE AT A CENTRAL ON-SITE LOCATION PRIOR TO USE.
 THE FERROUS SULFATE SHOULD NOT CONTACT PAVING SURFACES AS STAINING WILL RESULT.
 100 LBS OF GYPSUM
 SOIL PREP SHALL INCLUDE, AT A MINIMUM, FOUR (4) CUBIC YARDS OF COMPOST/1000 SF. INCORPORATED TO A DEPTH OF SIX (6) INCHES INTO THE SOIL.
- CONTRACTOR SHALL IMMEDIATELY UPON THE AWARD OF THE CONTRACT, ORDER, LOCATE AND PURCHASE (OR HAVE HELD) ALL PLANT MATERIAL REQUIRED BY THESE PLANS.
 - PLANTING BEDS SHALL HAVE FINISHED GRADES SMOOTHED TO ELIMINATE PUDDLING OR STANDING WATER. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 2% DRAINAGE AWAY FROM BUILDINGS AND PAVING INTO DRAINAGE STRUCTURES OR TO STREET. (SEE ENGINEER'S GRADING AND DRAINAGE PLANS). CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY OF ANY CONFLICTS IN MAINTAINING DRAINAGE.
 - SEE ENGINEER'S PLAN FOR LAYOUT OF ALL CURBS, WALLS, RETAINING WALLS, UTILITIES, SITE GRADING AND DRAINAGE. SEE ARCHITECTS PLAN FOR LOCATION OF ALL BUILDINGS.
 - ALL PLANTING SHALL BE GUARANTEED THROUGHOUT THE MAINTENANCE PERIOD AND GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE FINAL ACCEPTANCE OF THE MAINTENANCE PERIOD.
 - ALL SHRUB BEDS SHALL HAVE A 3 INCH THICK MULCH LAYER. "MULCH" SHALL BE "SHREDDED FIR BARK" FROM GREAT SOIL LLC. MULCH SHALL BE FREE OF STICKS, STONES, CLAY, TRASH, OR OTHER FOREIGN MATERIAL. CONTRACTOR SHALL SUBMIT SAMPLE TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
 - ALL PLANT MATERIAL SHALL MEET MINIMUM STANDARDS SET BY THE AMERICAN ASSOCIATION OF NURSERYMAN.
 - TREE STAKES ARE NOT TO COME INTO CONTACT OF THE TREES, AND SHALL BE INSTALLED ON THE WINDWARD SIDE.
 - DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE INITIATION OF ANY WORK. ALL WORK SHALL BE

Notes

- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SOLANA BEACH LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
- MINIMUM TREE SEPARATION DISTANCE
 - TRAFFIC SIGNALS / STOP SIGNS - 20 FEET
 - UNDERGROUND UTILITY LINES - 5 FEET (10 FEET FOR SEWER)
 - ABOVE GROUND UTILITY STRUCTURES - 10 FEET
 - DRIVEWAY (ENTRIES) - 10 FEET
 - INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
- MULCH: ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING VEGETATION PER SDMC 142.041.1.
- TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE THE GRADE OF THE TRAVEL WAY PER THE CITY OF SAN DIEGO MUNICIPAL CODE 142.0402(B)(10).
- TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL.
- MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY _____ OWNER _____. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY _____ OWNER _____. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION, DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
- THE APPLICANT AGREES TO COMPLY WITH THE REQUIREMENTS OF THE PRESCRIPTIVE COMPLIANCE OPTION OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) IN ACCORDANCE WITH STATE LAW AND LAND DEVELOPMENT CODE SECTION 142.0413(H) AND WILL PROVIDE THE RECORD OWNER AT THE TIME OF FINAL INSPECTION WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE, AND SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

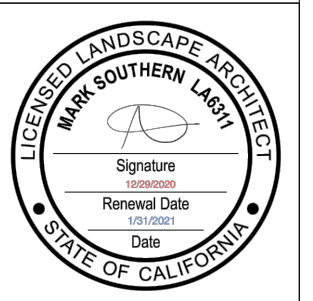
"I MARK SOUTHERN CERTIFY UNDER PENALTY OF PERJURY THAT I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE CITY'S WATER EFFICIENT LANDSCAPE REGULATIONS. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS AND THE LANDSCAPE DESIGN MANUAL. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS SO PROVIDE EFFICIENT WATER USE."

Signed _____

Mark Southern, RLA
 Landscape Architect
 CA6311



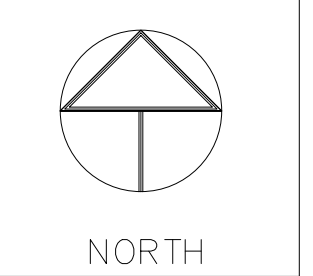
SOUTHERN OFFICE
 LANDSCAPE ARCHITECTURE
 5981 BOUNTY STREET
 SAN DIEGO, CA
 92121-2700
 P: 805.252.7012
 E: MSOUTHERN@MAC.COM



PLANTING PLAN

SHANNON RESIDENCE
 425 S. GRANADOS AVE.
 SOLANA BEACH, CA 92075
 APN #

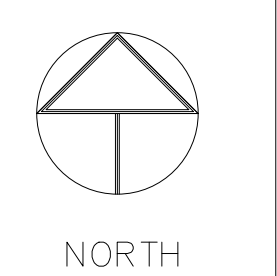
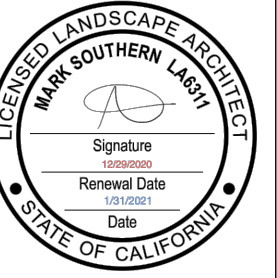
SCALE 1/8" = 1'-0"



DATE	DESCRIPTION

REVISIONS

L1.1



DATE	DESCRIPTION

REVISIONS

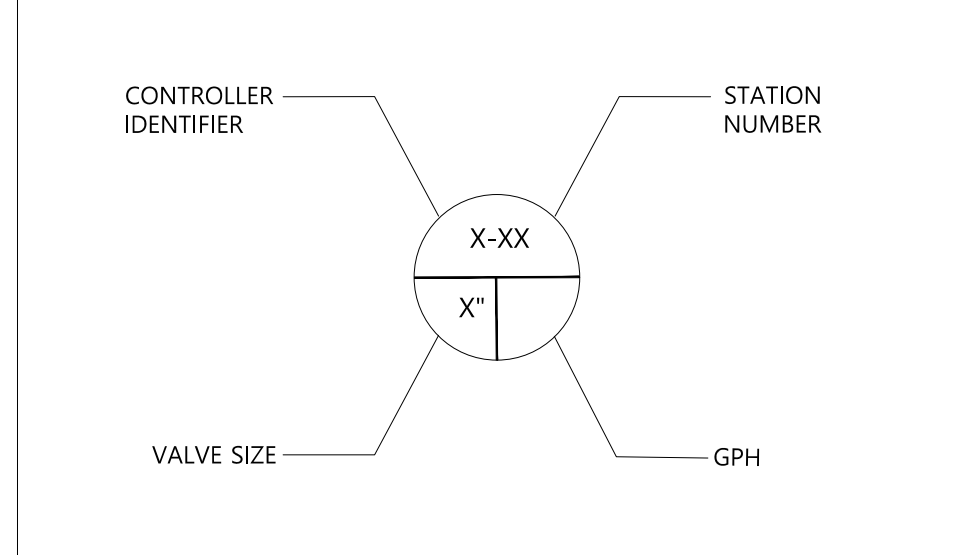
L1.2

3 OF 4 SHEETS

IRRIGATION NOTES:

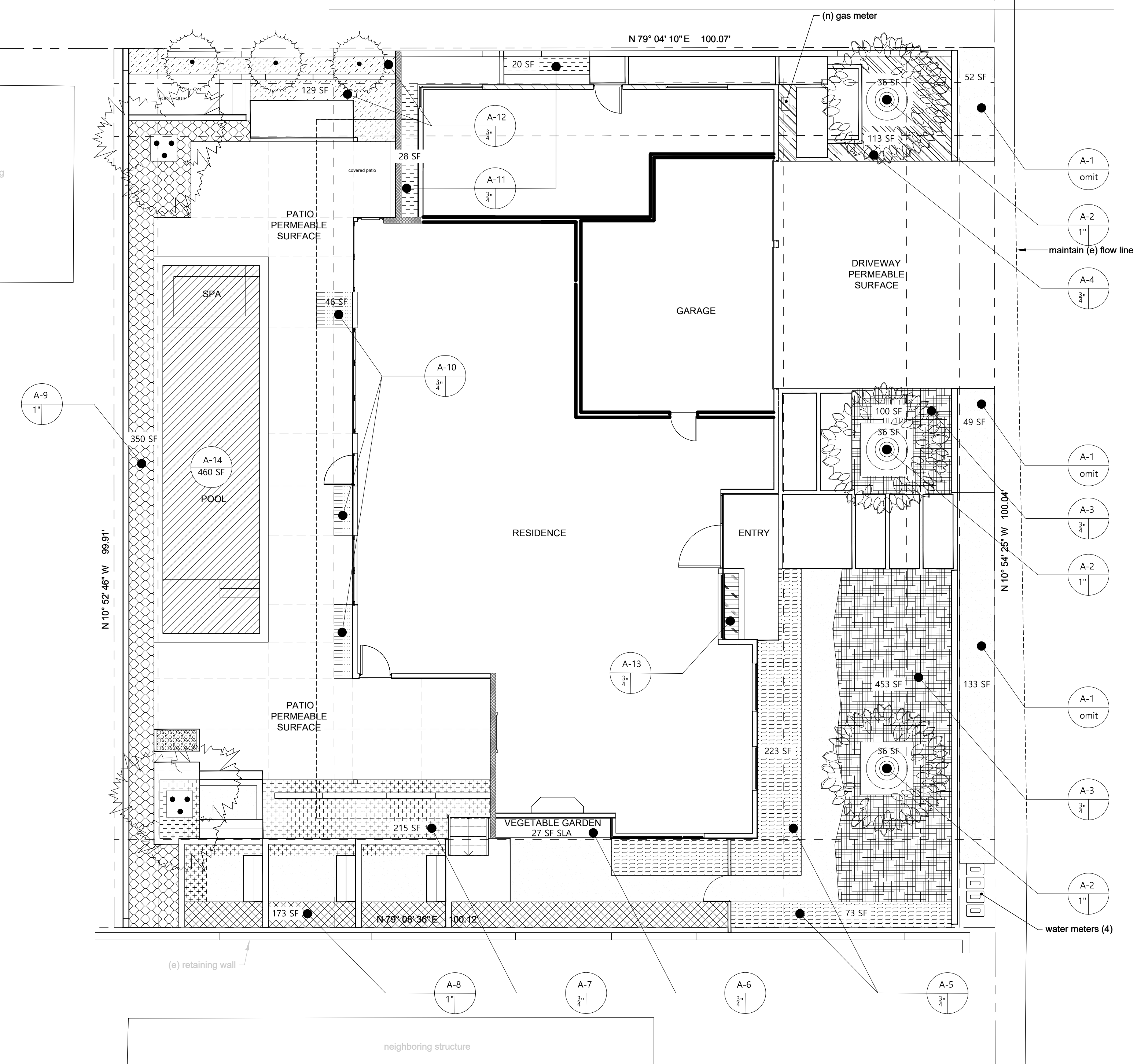
- A. AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH THE FOLLOWING.
1. CONTROLLER SHALL BE WEATHER OR SOIL MOISTURE BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS WATER NEEDS AS WEATHER CONDITIONS CHANGE.
 2. WEATHER-BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSORS OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR LOCAL RAINFALL SHALL HAVE A SEPARATE WIRED OR WIRELESS RAIN SENSOR WHICH CONNECTS OR COMMUNICATES WITH THE CONTROLLER(S). SOIL MOISTURE BASED CONTROLLERS ARE NOT REQUIRED TO HAVE A RAIN SENSOR.
 3. ET_o (EVAPOTRANSPIRATION RATE) BASED ON CITY OF SOLANA BEACH ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET.
 4. THE AUTOMATIC IRRIGATION SYSTEM SHALL CONFORM WITH THE APPLICABLE DROUGHT RESPONSE POLICIES AND PROCEDURES FOR THE SANTA FE IRRIGATION DISTRICT WITH MAY VARY FROM THE CURRENT DROUGHT RESPONSE LEVEL BEING ENFORCED. AS PLANNED ALL AUTOMATIC IRRIGATION SYSTEMS ARE TO BE IN-LINE HIGH EFFICIENCY DRIP. NO OVERHEAD WATER DELIVERY IS TO BE USED.
 5. THE IRRIGATION SYSTEM CONTROLLER SHALL BE PROGRAMMED ACCORDINGLY:
 1. PLANT ESTABLISHMENT: ALL IRRIGATION ZONES ARE TO BE SET TO WATER DAILY FOR THE FIRST 30 DAYS FOR A TOTAL WATER DELIVERY OF 1"/WEEK/ZONE. IN THE 60 DAYS POST ALL IRRIGATION ZONES ARE TO BE ADJUSTED TO WATER NO MORE THAN 1"/WEEK ON SELECT DAYS AND WITH CONSIDERATION FOR CURRENT WEATHER PATTERS TO ENSURE PLANT HEALTH.
 2. ESTABLISHED LANDSCAPING: ALL IRRIGATION ZONES SHALL BE PROGRAMMED TO DELIVER ADEQUATE WATER TO EACH PLANTING/HYDROZONE AND ADJUSTED TO CLIMATIC CONDITIONS ACCORDINGLY.
 3. NO TEMPORARY IRRIGATION SYSTEMS ARE REQUIRED FOR THIS LANDSCAPE.
 4. ALL IRRIGATION ZONES SHALL BE ADJUSTED ACCORDING TO EACH SEASON. FOR THE MONTHS OF JANUARY-MARCH THE IRRIGATION SYSTEM SHALL BE ADJUSTED TO APPROXIMATELY 50% OR LESS OF TOTAL WATER USAGE. FOR THE MONTHS OF APRIL-JUNE THE IRRIGATION SYSTEM SHALL BE ADJUSTED TO APPROXIMATELY 75% OR LESS OF TOTAL WATER USAGE. FOR THE MONTHS OF JULY-SEPTEMBER THE IRRIGATION SYSTEM SHALL BE ADJUSTED TO 100% OR LESS OF TOTAL WATER USAGE. FOR THE MONTHS OF OCTOBER-DECEMBER THE IRRIGATION SYSTEM SHALL BE ADJUSTED TO APPROXIMATELY 75% OR LESS OF TOTAL WATER USAGE.
 6. THE FOLLOWING CONSIDERATIONS ARE TO BE USED FOR EACH STATION:
 1. THE AUTOMATIC IRRIGATION SYSTEM SHOULD BE PROGRAMMED TO WATER 3 DAYS/WEEK OR EVERY OTHER DAY BETWEEN THE HOURS OF 4:00 AM AND 7:00 AM.
 2. STATION RUN TIME SHALL: EACH IRRIGATION STATION SHALL RUN FOR NO MORE THAN 20 MINUTES PER IRRIGATION CYCLE.
 3. IN ORDER TO AVOID RUN-OFF, NO MORE THAN 2 CYCLE STARTS PER 24 HOUR PERIOD ARE RECOMMENDED.

REMOTE CONTROL VALVE CALLOUT



HYDROZONE SCHEDULE

- HYDRO ZONE 1 (omitted)
- HYDRO ZONE 2(trees 105 sq.ft): Low Water Use Plantings
- HYDRO ZONE 3(553 sq.ft): Low Water Use Plantings
- HYDRO ZONE 4(113 sq.ft): Low Water Use Plantings
- HYDRO ZONE 5(296 sq.ft): Low Water Use Plantings
- HYDRO ZONE 6(27 sq.ft): SLA
- HYDRO ZONE 7(144 sq.ft): Low Water Use Plantings
- HYDRO ZONE 8(1173 sq.ft): Medium Water Use Plantings
- HYDRO ZONE 9(350 sq.ft): Low Water Use Plantings
- HYDRO ZONE 10(46 sq.ft): Medium Water Use Plantings
- HYDRO ZONE 11(48 sq.ft): Medium Water Use Plantings
- HYDRO ZONE 12(129 sq.ft): Low Water Use Plantings
- HYDRO ZONE 13(12 sq.ft): Medium Water Use Plantings
- HYDRO ZONE 14(460 sq.ft): Pool/Spa High Use Area



HYDROZONE DIAGRAM

1/8" = 1'-0"



ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

The project's Estimated Total Water Use is calculated using the following formula:

$$ETWU = (ETo)(0.62) \left(\frac{PF \times HA}{IE} + SLA \right)$$

- ETWU = Estimated total water use per year (gallons per year)
- ETo = Evapotranspiration rate (inches per year)
- PF = Plant Factor from WUCOLS (see Definitions)
- HA = Hydro-zone Area (square feet): Define hydro-zones by water use: very low, low, moderate and high
- SLA = Special Landscape Area (square feet): Edible plants, irrigated with recycled water, & turf used for active play
- 0.62 = Conversion Factor (to gallons per square foot)
- IE = Irrigation Efficiency

CITY OF SOLANA BEACH ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET						
Line	Hydro-zone Number (1 - 4 Below – use as many tables as necessary to complete all hydrozones)	Hydro-zone Number (1 - 4 Below – use as many tables as necessary to complete all hydrozones)				SLA
		1	2	3	4	
Evapotranspiration Rate (ETo) See "A" below	1	Use 41 (west of I-5) / 47 (east of I-5)				
Conversion Factor - 0.62	2	0.62				
(Line 1 x Line 2)	3	25.42 (west of I-5) / 29.14 (east of I-5)				
Plant Factor (PF) See "B" below	4	0.3	0.3	0.3	0.3	
Hydrozone Area (HA) - in square feet	5	234	105	553	113	
(Line 4 x Line 5)	6	70.2	31.5	165.9	33.9	
Irrigation Efficiency (IE) See "C" below	7	.81	.81	.81	.81	
(Line 6 x Line 7)	8	86.7	38.9	207.4	41.9	
TOTAL of all Line 8 boxes + SLA	9	374.9				
Line 3 x Line 9 Estimated Total Water Use - ETWU (gallons per year) Total shall not exceed MAWA below	10	9,530				
A ETo - Evapotranspiration rate = 41 (west of I-5) 47 (east of I-5)	B PF - Plant Factor - Use WUCOLS values to determine the category for each species used. The highest water use PF must be used when more than one PF is shown in a hydro-zone. 0.1 = VLW - Very Low Water Use Plants 0.3 = LW - Low Water Use Plants 0.6 = MW - Moderate Water Use Plants 1.0 = HW - High Water Use Plants	C IE - Irrigation Efficiency Spray = .55 Rotor = .70 Bubbler = .75 MP retractor = .75 Drip & Micro-spray = .81 A different IE may be used if supported by documentation subject to approval by the City Planner.				

MAXIMUM APPLIED WATER APPLICATION (MAWA) calculation:
Evapotranspiration adjustment factor (ETAF) use .55 residential .45 non-residential

$$25.42 \left(\frac{0.62 \times 2,690}{0.81} \right) + (1 - 0.62) \times 27 = \text{MAWA } 37,621$$



ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

The project's Estimated Total Water Use is calculated using the following formula:

$$ETWU = (ETo)(0.62) \left(\frac{PF \times HA}{IE} + SLA \right)$$

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CITY OF SOLANA BEACH ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET						
Line	Hydro-zone Number (1 - 4 Below – use as many tables as necessary to complete all hydrozones)	Hydro-zone Number (1 - 4 Below – use as many tables as necessary to complete all hydrozones)				SLA
		1	2	3	4	
Evapotranspiration Rate (ETo) See "A" below	1	Use 41 (west of I-5) / 47 (east of I-5)				
Conversion Factor - 0.62	2	0.62				
(Line 1 x Line 2)	3	25.42 (west of I-5) / 29.14 (east of I-5)				
Plant Factor (PF) See "B" below	4	0.3	0.6	0.3	0.8	
Hydrozone Area (HA) - in square feet	5	296	27	144	173	27
(Line 4 x Line 5)	6	88.8	16.2	34.2	51.9	
Irrigation Efficiency (IE) See "C" below	7	.81	.81	.81	.81	
(Line 6 x Line 7)	8	109.6	20	42.2	64.1	
TOTAL of all Line 8 boxes + SLA	9	235.9				
Line 3 x Line 9 Estimated Total Water Use - ETWU (gallons per year) Total shall not exceed MAWA below	10	5,996.6				
A ETo - Evapotranspiration rate = 41 (west of I-5) 47 (east of I-5)	B PF - Plant Factor - Use WUCOLS values to determine the category for each species used. The highest water use PF must be used when more than one PF is shown in a hydro-zone. 0.1 = VLW - Very Low Water Use Plants 0.3 = LW - Low Water Use Plants 0.6 = MW - Moderate Water Use Plants 1.0 = HW - High Water Use Plants	C IE - Irrigation Efficiency Spray = .55 Rotor = .70 Bubbler = .75 MP retractor = .75 Drip & Micro-spray = .81 A different IE may be used if supported by documentation subject to approval by the City Planner.				

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CITY OF SOLANA BEACH ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET						
Line	Hydro-zone Number (1 - 4 Below – use as many tables as necessary to complete all hydrozones)	Hydro-zone Number (1 - 4 Below – use as many tables as necessary to complete all hydrozones)				SLA
		1	2	3	4	
Evapotranspiration Rate (ETo) See "A" below	1	Use 41 (west of I-5) / 47 (east of I-5)				
Conversion Factor - 0.62	2	0.62				
(Line 1 x Line 2)	3	25.42 (west of I-5) / 29.14 (east of I-5)				
Plant Factor (PF) See "B" below	4	0.6	0.6	0.6	0.3	
Hydrozone Area (HA) - in square feet	5	350	46	48	129	
(Line 4 x Line 5)	6	210	27.6	28.8	38.7	
Irrigation Efficiency (IE) See "C" below	7	.81	.81	.81	.81	
(Line 6 x Line 7)	8	259.3	34.1	35.6	47.8	
TOTAL of all Line 8 boxes + SLA	9	376.8				
Line 3 x Line 9 Estimated Total Water Use - ETWU (gallons per year) Total shall not exceed MAWA below	10	9,578.3				
A ETo - Evapotranspiration rate = 41 (west of I-5) 47 (east of I-5)	B PF - Plant Factor - Use WUCOLS values to determine the category for each species used. The highest water use PF must be used when more than one PF is shown in a hydro-zone. 0.1 = VLW - Very Low Water Use Plants 0.3 = LW - Low Water Use Plants 0.6 = MW - Moderate Water Use Plants 1.0 = HW - High Water Use Plants	C IE - Irrigation Efficiency Spray = .55 Rotor = .70 Bubbler = .75 MP retractor = .75 Drip & Micro-spray = .81 A different IE may be used if supported by documentation subject to approval by the City Planner.				

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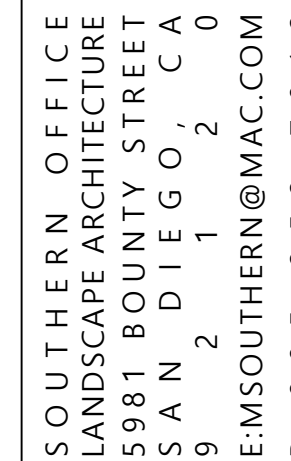
- ETWU = Estimated total water use per year (gallons per year)
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- HA = Hydro-zone Area (square feet): Define hydro-zones by water use: very low, low, moderate and high
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CITY OF SOLANA BEACH ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET						
Line	Hydro-zone Number (1 - 4 Below – use as many tables as necessary to complete all hydrozones)	Hydro-zone Number (1 - 4 Below – use as many tables as necessary to complete all hydrozones)				SLA
		1	2	3	4	
Evapotranspiration Rate (ETo) See "A" below	1	Use 41 (west of I-5) / 47 (east of I-5)				
Conversion Factor - 0.62	2	0.62				
(Line 1 x Line 2)	3	25.42 (west of I-5) / 29.14 (east of I-5)				
Plant Factor (PF) See "B" below	4	0.6	1.0			
Hydrozone Area (HA) - in square feet	5	12	460			
(Line 4 x Line 5)	6	7.2	460			
Irrigation Efficiency (IE) See "C" below	7	.81	1.0			
(Line 6 x Line 7)	8	8.9	460			
TOTAL of all Line 8 boxes + SLA	9	468.9				
Line 3 x Line 9 Estimated Total Water Use - ETWU (gallons per year) Total shall not exceed MAWA below	10	9,530+5,996.6+9,578.3+11,919 = 37,023.9				
A ETo - Evapotranspiration rate = 41 (west of I-5) 47 (east of I-5)	B PF - Plant Factor - Use WUCOLS values to determine the category for each species used. The highest water use PF must be used when more than one PF is shown in a hydro-zone. 0.1 = VLW - Very Low Water Use Plants 0.3 = LW - Low Water Use Plants 0.6 = MW - Moderate Water Use Plants 1.0 = HW - High Water Use Plants	C IE - Irrigation Efficiency Spray = .55 Rotor = .70 Bubbler = .75 MP retractor = .75 Drip & Micro-spray = .81 A different IE may be used if supported by documentation subject to approval by the City Planner.				

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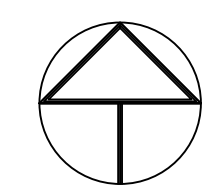
SOUTHERN OFFICE
LANDSCAPE ARCHITECTURE
5981 BOUNTY STREET
SAN DIEGO, CA
92121
EMSOFTHE@MAC.COM
P: 805.252.7012



MAWA

SHANNON RESIDENCE
425 S. GRANADOS AVE.
SOLANA BEACH, CA 92075
APN #

SCALE 1/8" = 1'-0"



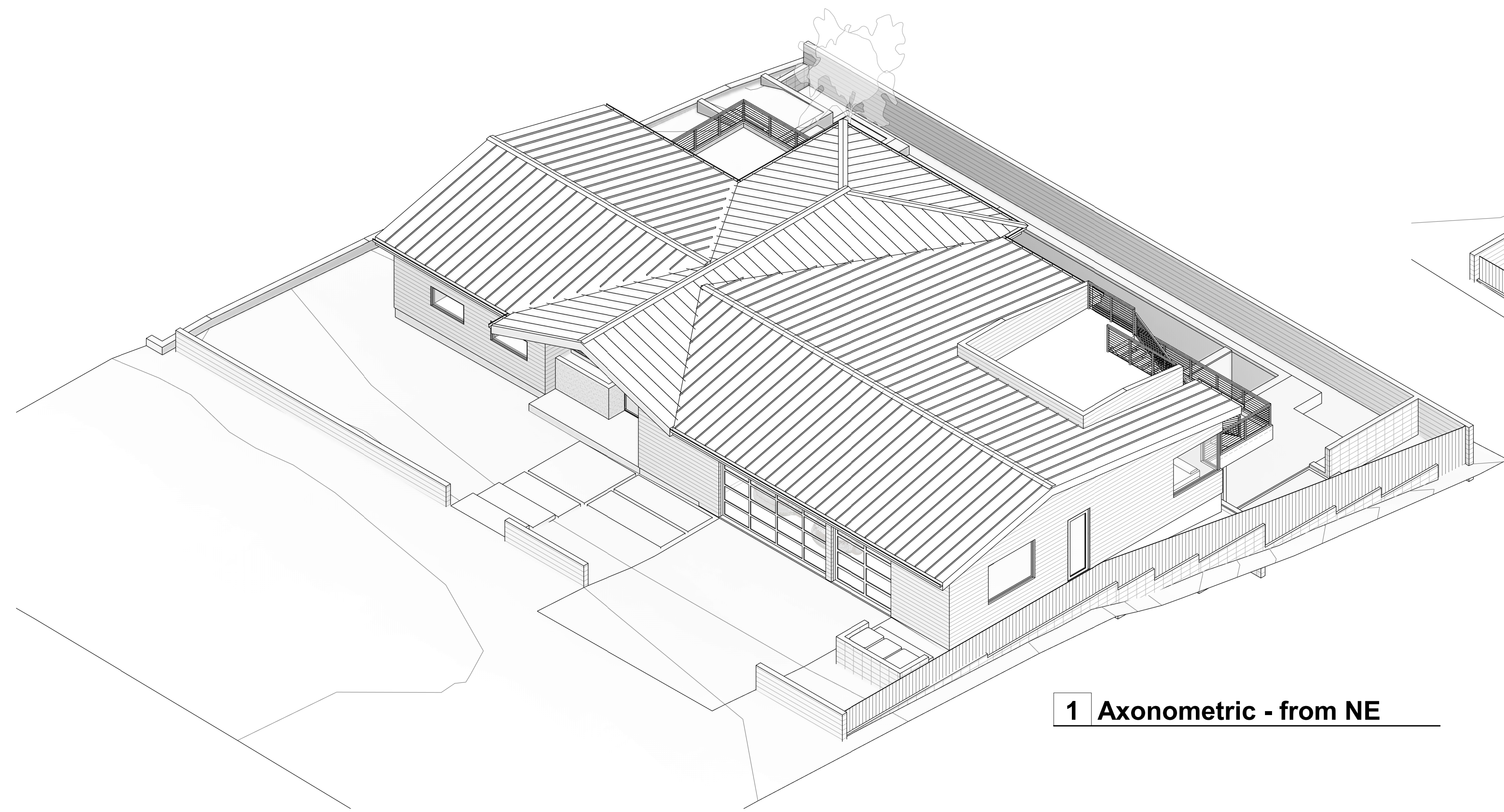
NORTH

DATE	DESCRIPTION

REVISIONS

L1.3

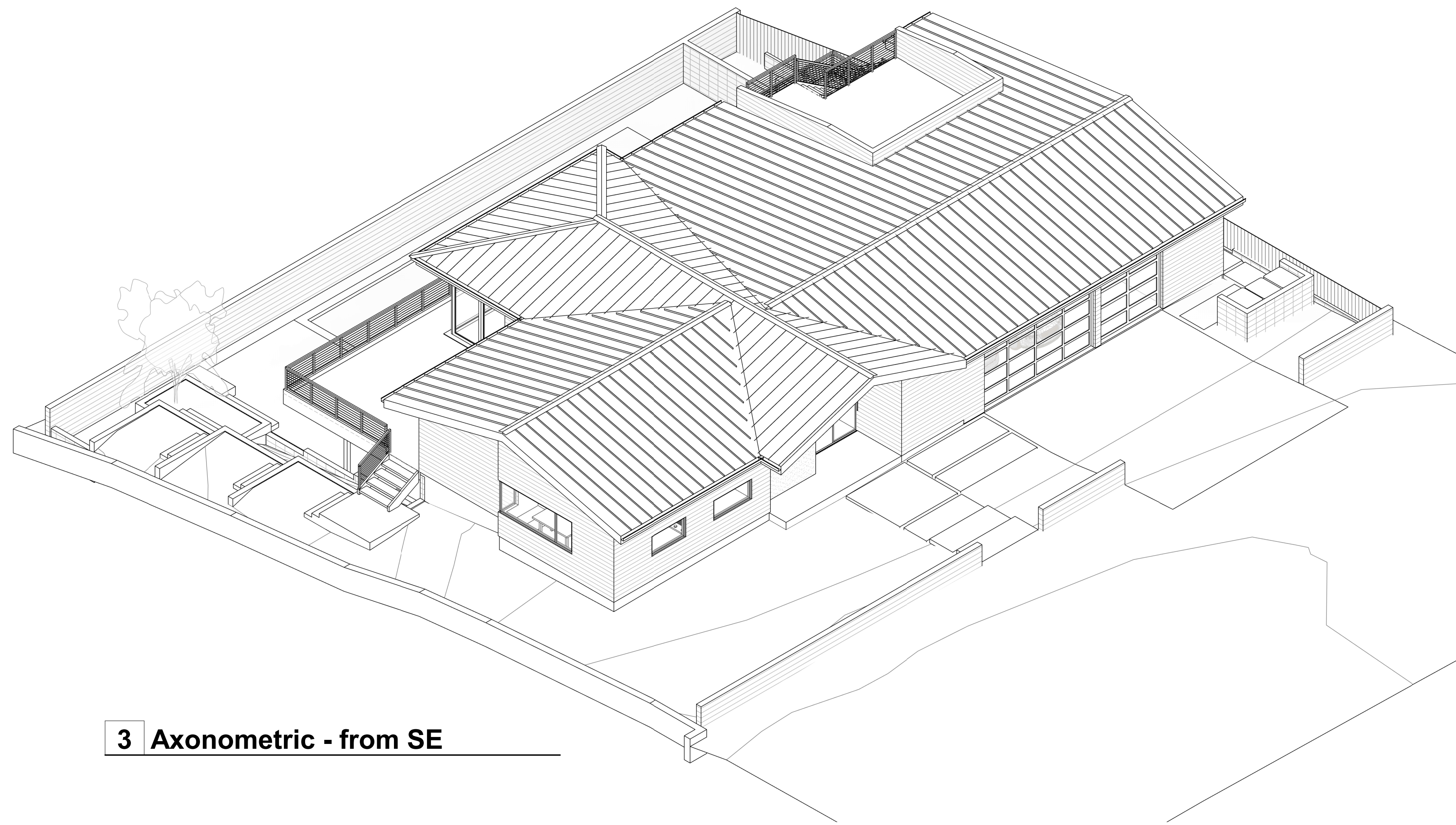
4 OF 4 SHEETS



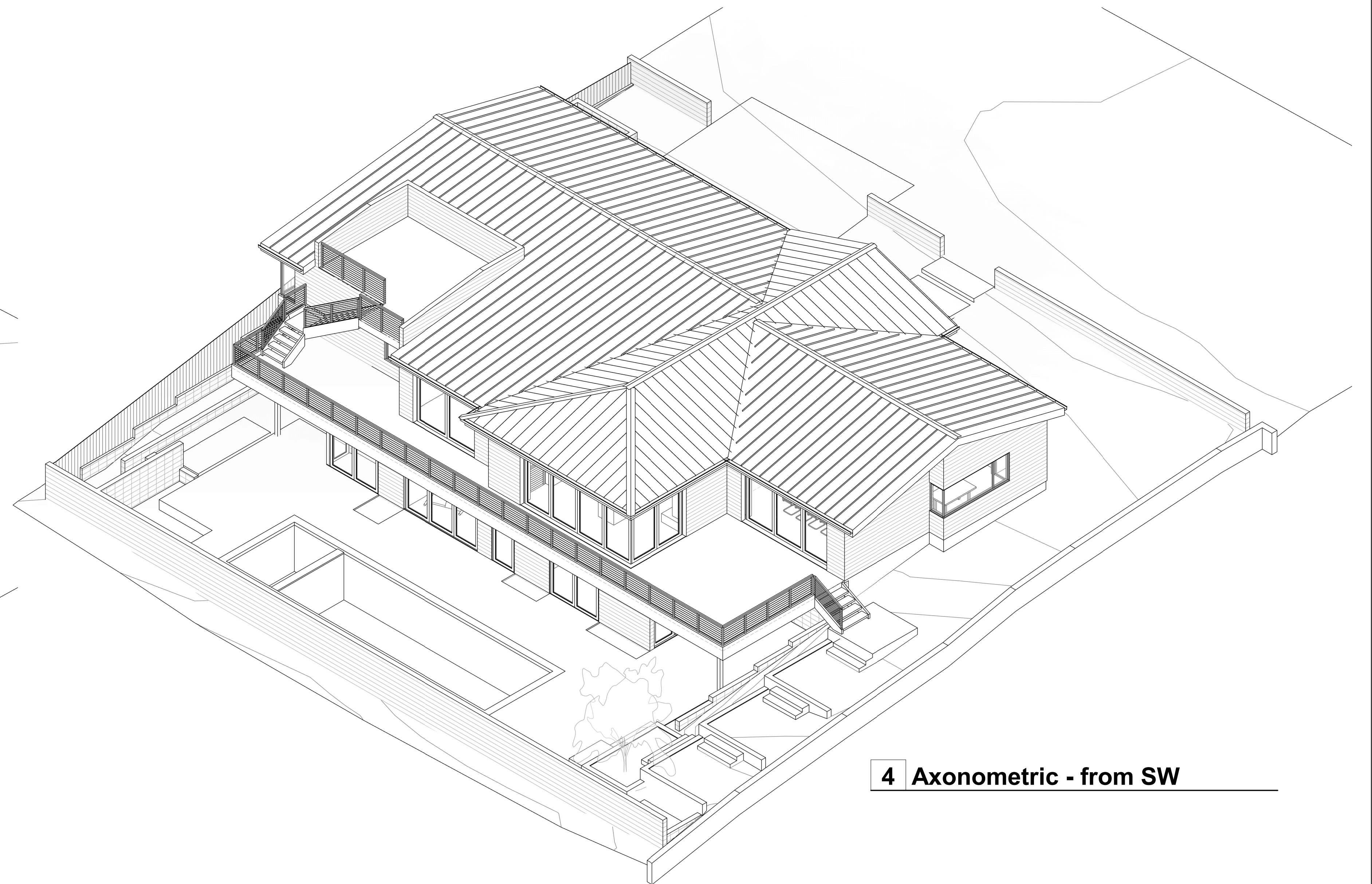
1 Axonometric - from NE



2 Axonometric - from NW



3 Axonometric - from SE

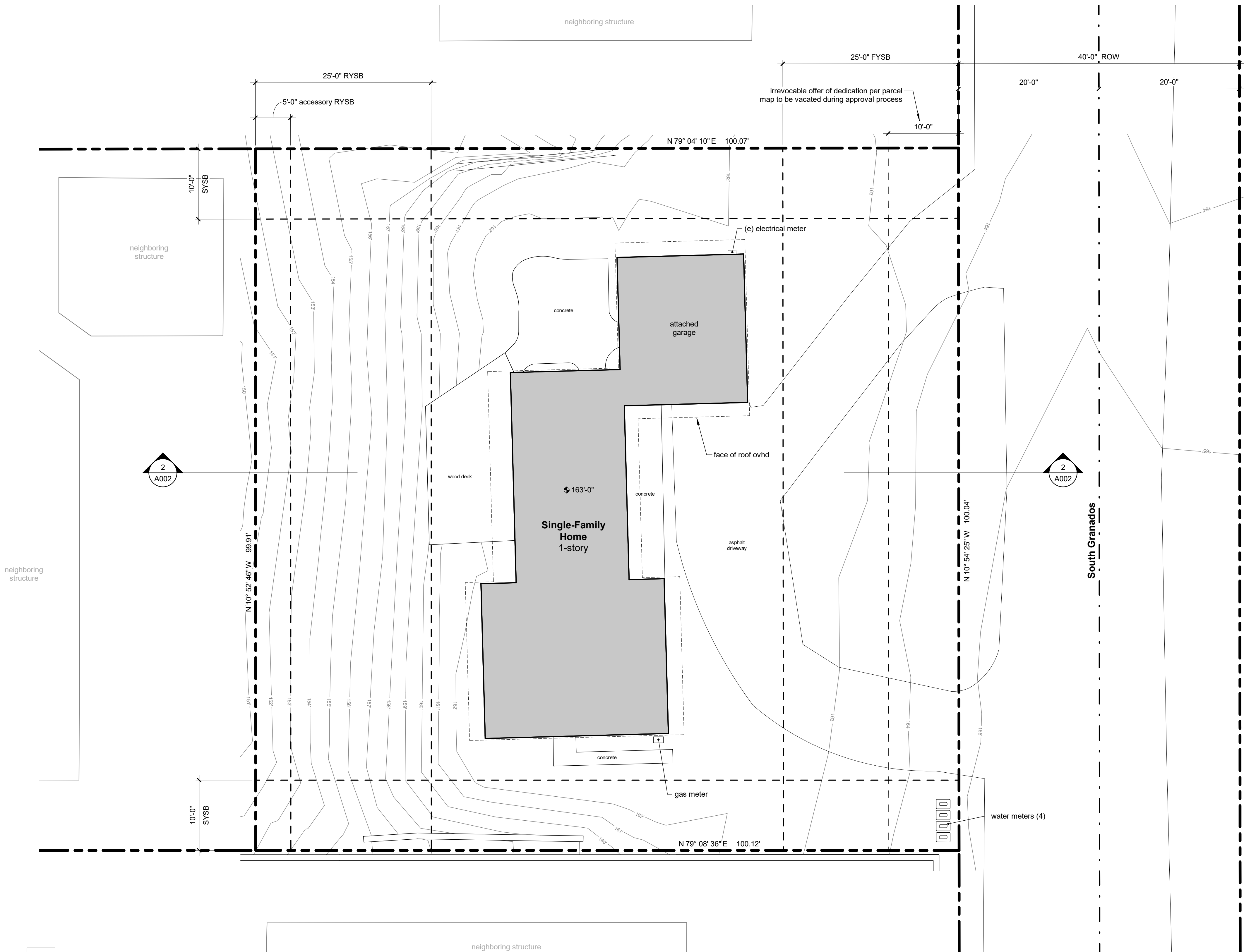


4 Axonometric - from SW

No.	Description	Date

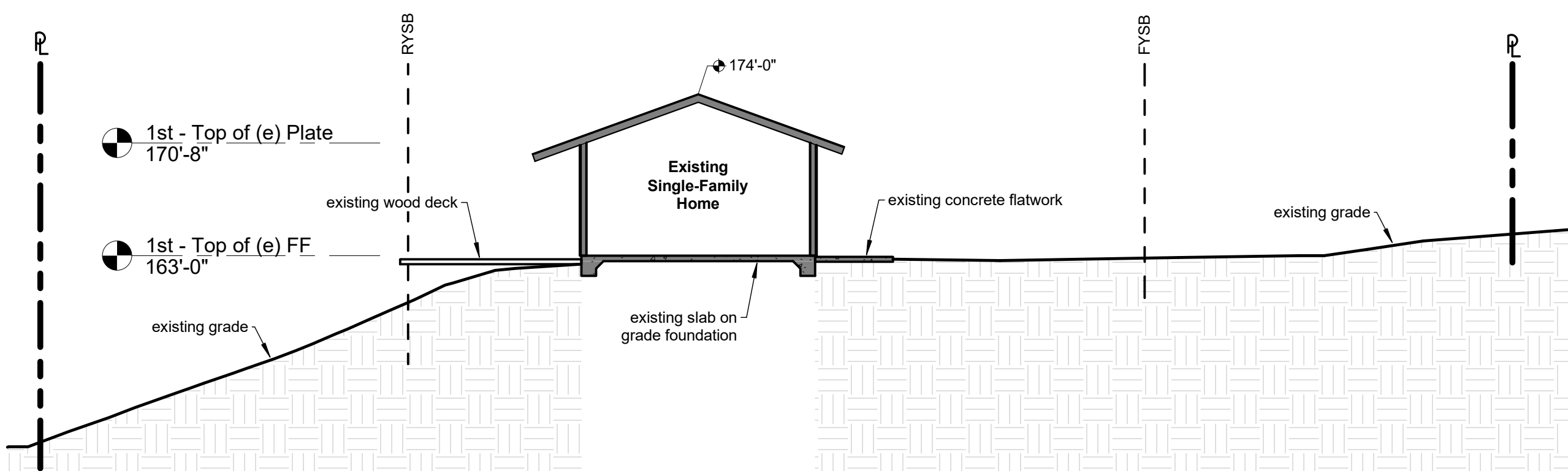
Project number	19012
Drawn by	TVS
Checked by	JLC
Purpose	DRP Submittal 4

NOTE: All dimensions shown on this plan are measured to the exterior wall surface.



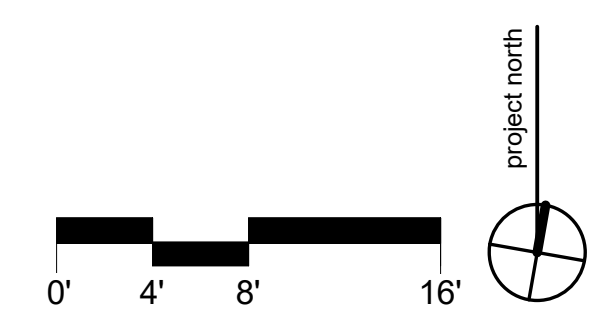
1 Site Plan - Existing

1/8" = 1'-0"



2 Existing Site Section

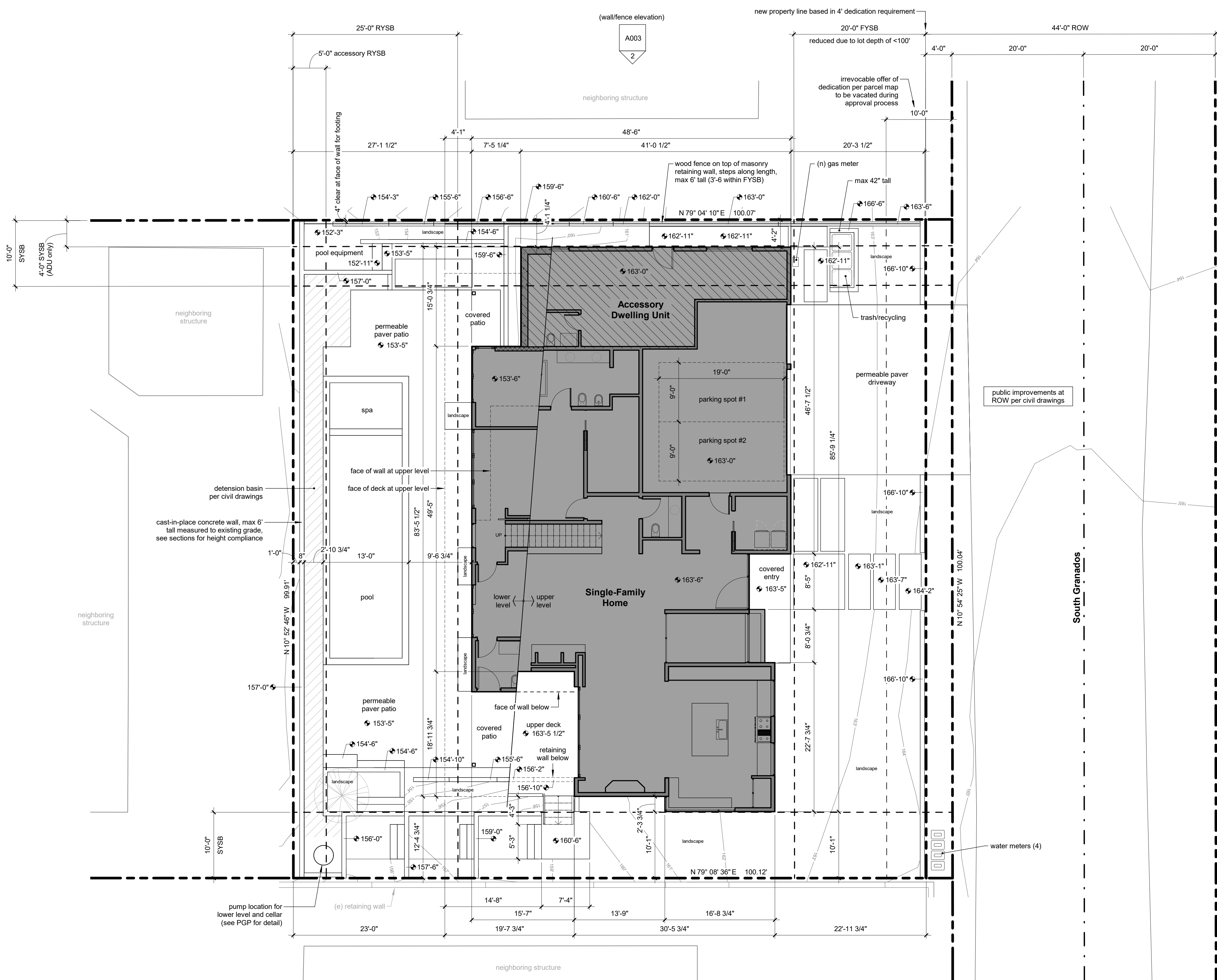
1/8" = 1'-0"



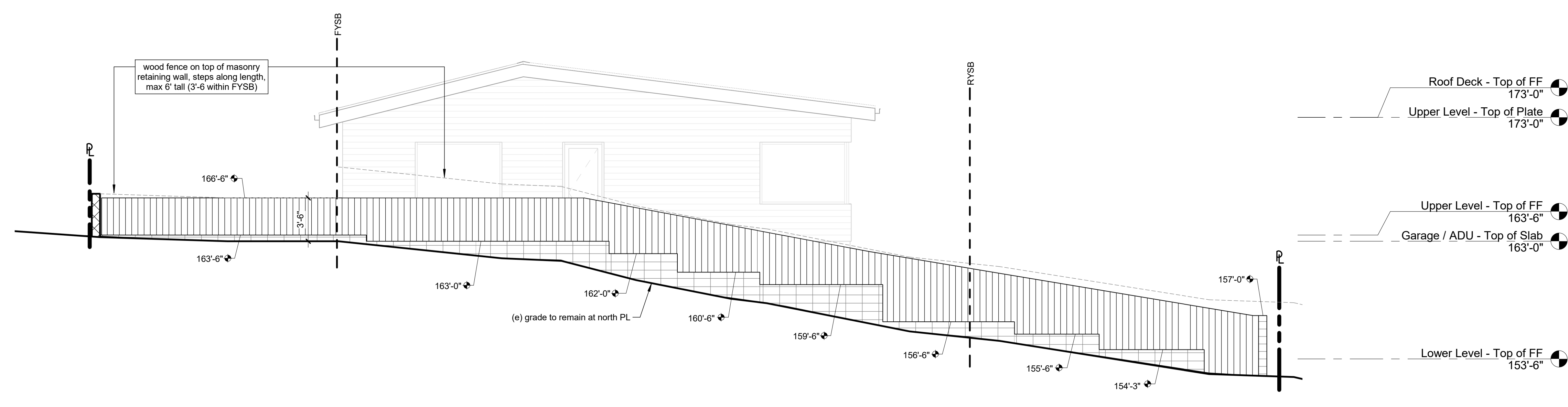
No.	Description	Date

Project number	19012
Drawn by	TVS
Checked by	JLC
Purpose	DRP Submittal 4

NOTE: All dimensions shown on this plan are measured to the exterior wall surface.



1 Site Plan - New
1/8" = 1'-0"



2 North Site Wall/Fence Elevation
3/16" = 1'-0"

GENERAL REQUIREMENTS

1. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast in color to background. Numbers shall be a minimum of 4" high with a minimum stroke width of 1/2 inch (per CFC Section 505.1).

OUTDOOR LIGHTING

1. All new light fixtures shall be in conformance with the City-Wide lighting regulations of the Zoning Ordinance.
2. All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area.

FENCES AND WALLS

Any proposed onsite fencing, walls and retaining walls or any combination thereof shall comply with applicable regulations of SBMC Section 17.20.040 and 17.60.070 (Fences and Walls).

LANDSCAPE

1. No invasive species will be allowed to remain or be planted on site.
2. All landscaping will be drought tolerant natives/adapted species.
3. Drip irrigation, soaker hoses, or micro-spray systems are to be utilized and run in a way to avoid surface runoff to stormwater drains.
4. Watering schedule to respond to seasonal conditions and local rainfall to minimize water use.

Max FAR Calculation

Lot size	10,007 SF
6,000 x 0.5	3,000 SF
4,007 x 0.175	701 SF
Max Floor Area	3,701 SF

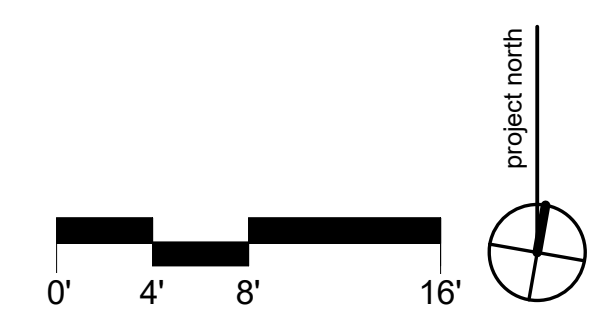
GROSS BUILDING AREA - House

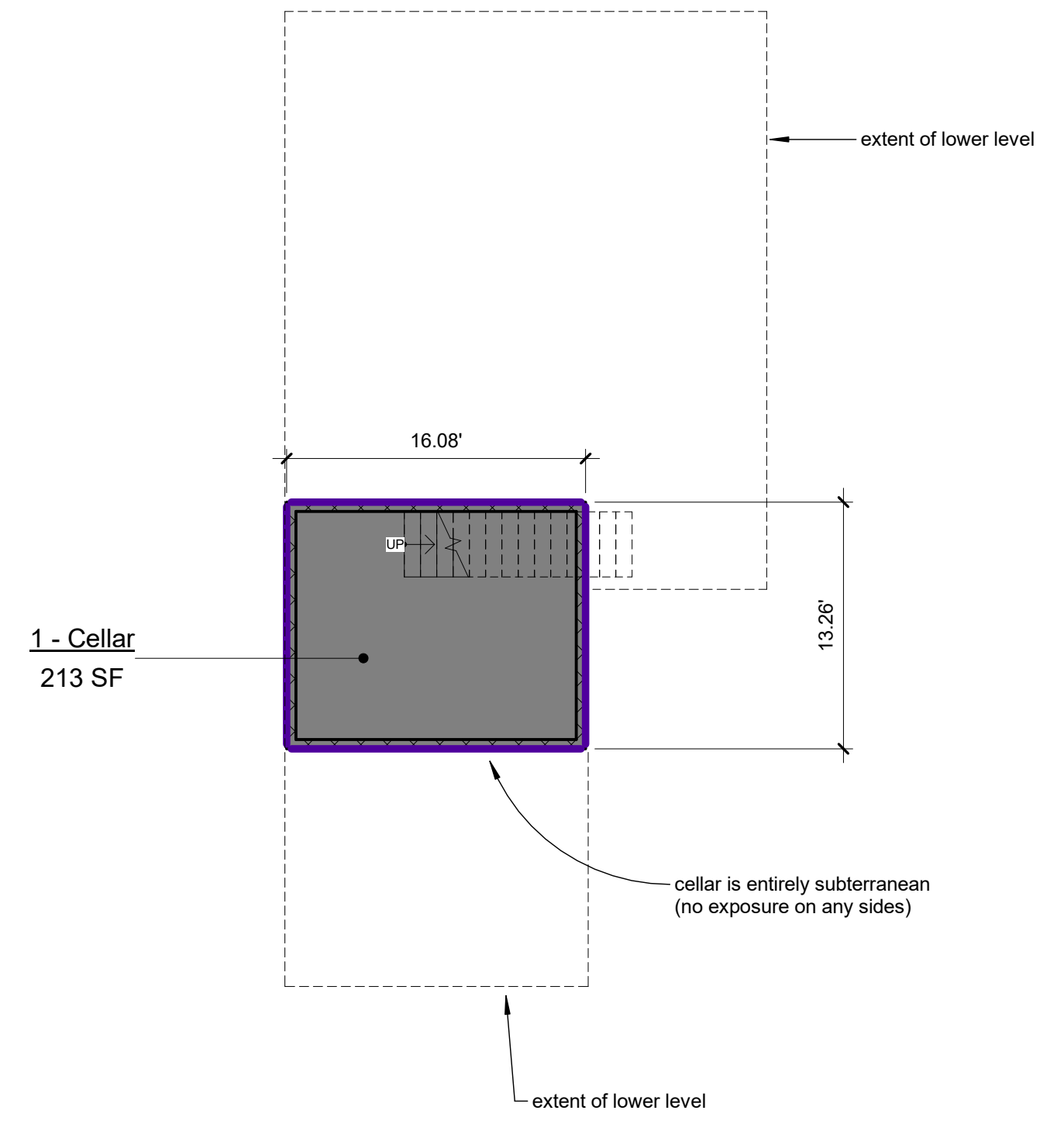
Area Name	Area	Comments
1 - Cellar	213 SF	exempt from FAR per basement definition
2 - Lower Level Living Space	1153 SF	
4 - Upper Level Garage	611 SF	400 sf parking exemption (2 spaces)
5 - Upper Level Living Space	2289 SF	
6 - Covered Entry	45 SF	enclosed on 3 sides, >2' overhang
Grand total	4312 SF	

Grand Total	4,312 SF
Exemptions	
Cellar meets "basement" definition	-213 SF
Garage required parking exemption (max 400 SF)	-400 SF
Gross Floor Area	3,699 SF

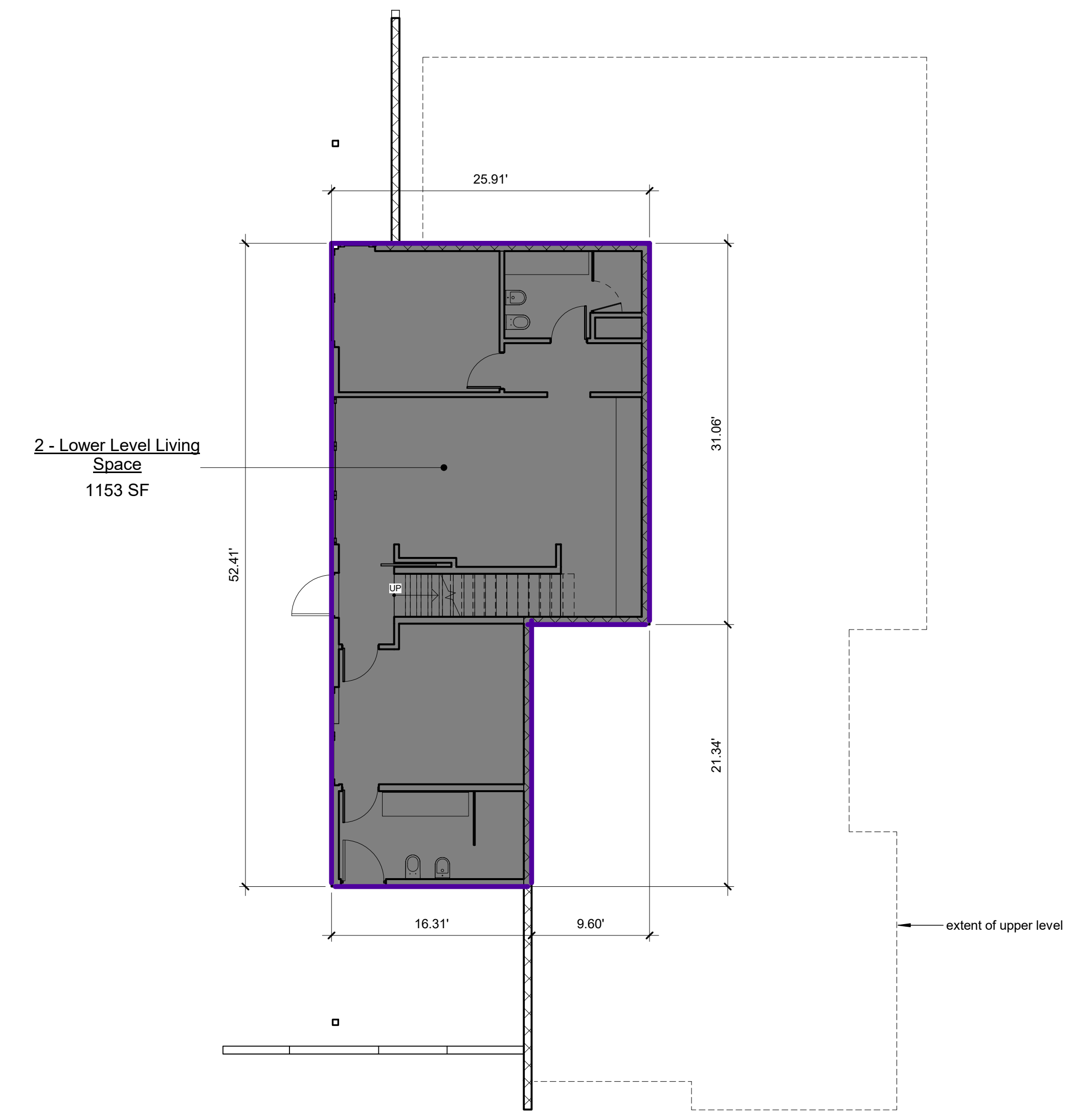
Date	Description	No.

Project number 19012
Drawn by TVS
Checked by JLC
Purpose: DRP Submittal 4

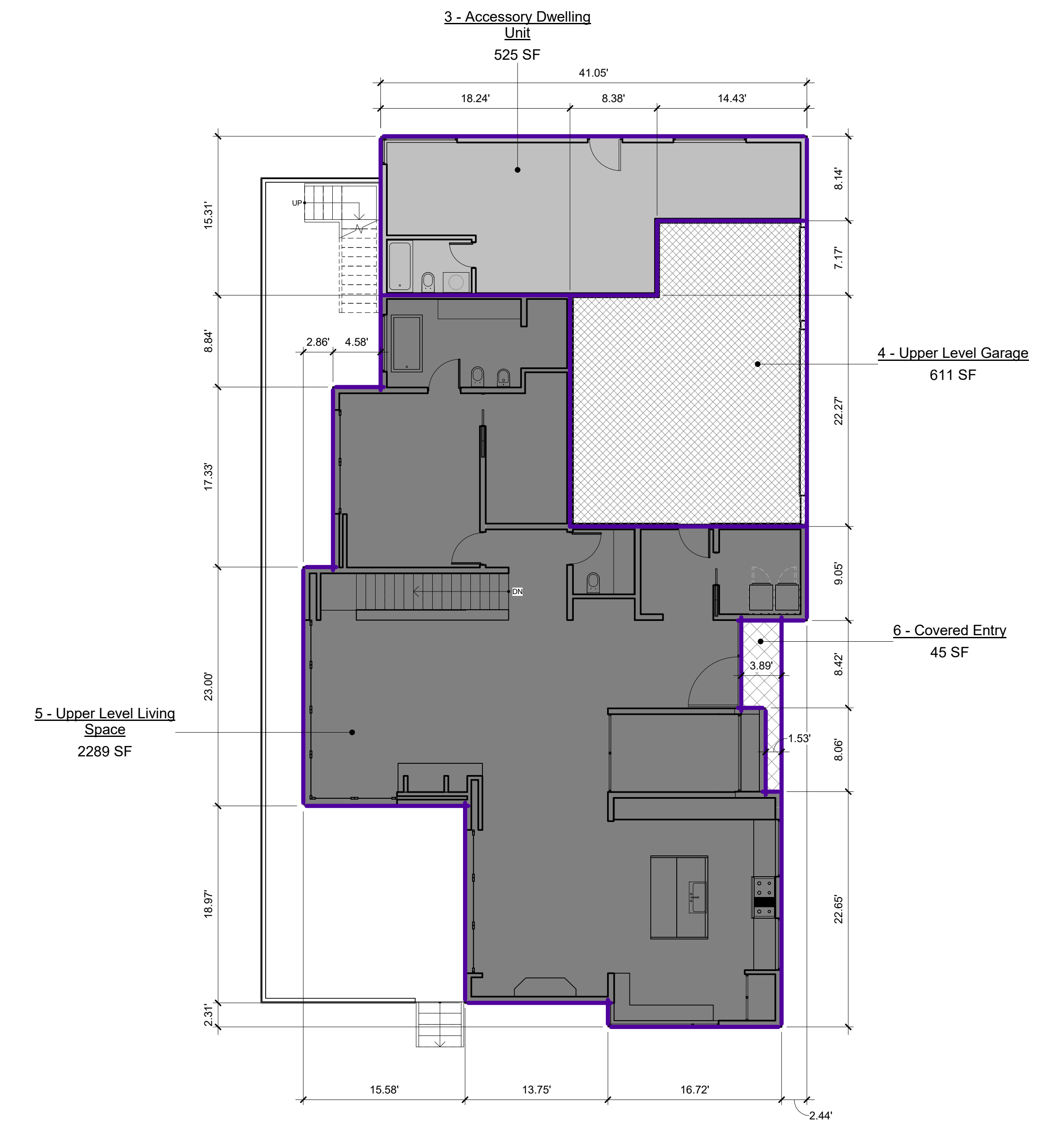




1 Area Plan - Cellar
1/8" = 1'-0"



2 Area Plan - Lower Level
1/8" = 1'-0"



3 Area Plan - Upper Level
1/8" = 1'-0"

Max FAR Calculation

Lot size	10,007 SF
6,000 x 0.5	3,000 SF
4,007 x 0.175	701 SF
Max Floor Area	3,701 SF

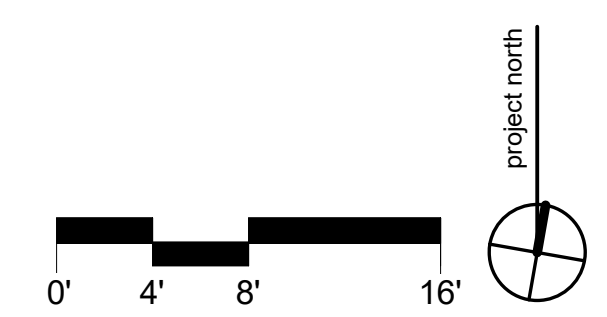
GROSS BUILDING AREA - ADU

Area Name	Area
3 - Accessory Dwelling Unit	525 SF
Grand total	525 SF

GROSS BUILDING AREA - House

Area Name	Area	Comments
1 - Cellar	213 SF	exempt from FAR per basement definition
2 - Lower Level Living Space	1153 SF	
4 - Upper Level Garage	611 SF	400 sf parking exemption (2 spaces)
5 - Upper Level Living Space	2289 SF	
6 - Covered Entry	45 SF	enclosed on 3 sides, >2' overhang
Grand total	4312 SF	

Grand Total	4,312 SF
Exemptions	
Cellar meets "basement" definition	-213 SF
Garage required parking exemption (max 400 SF)	-400 SF
Gross Floor Area	3,699 SF

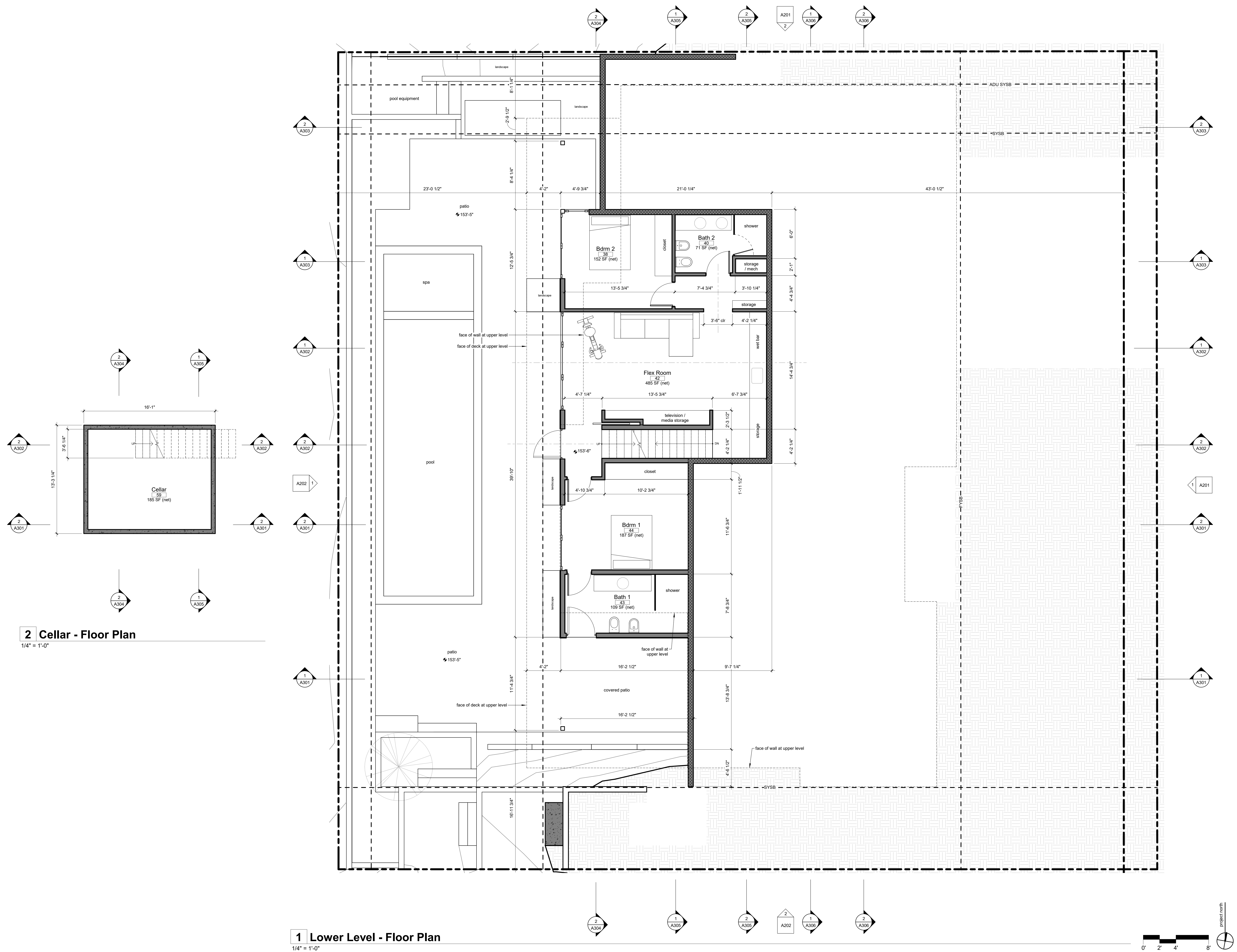


No.	Description	Date

Project number	19012
Drawn by	TVS
Checked by	JLC
Purpose	DRP Submittal 4

No.	Description	Date

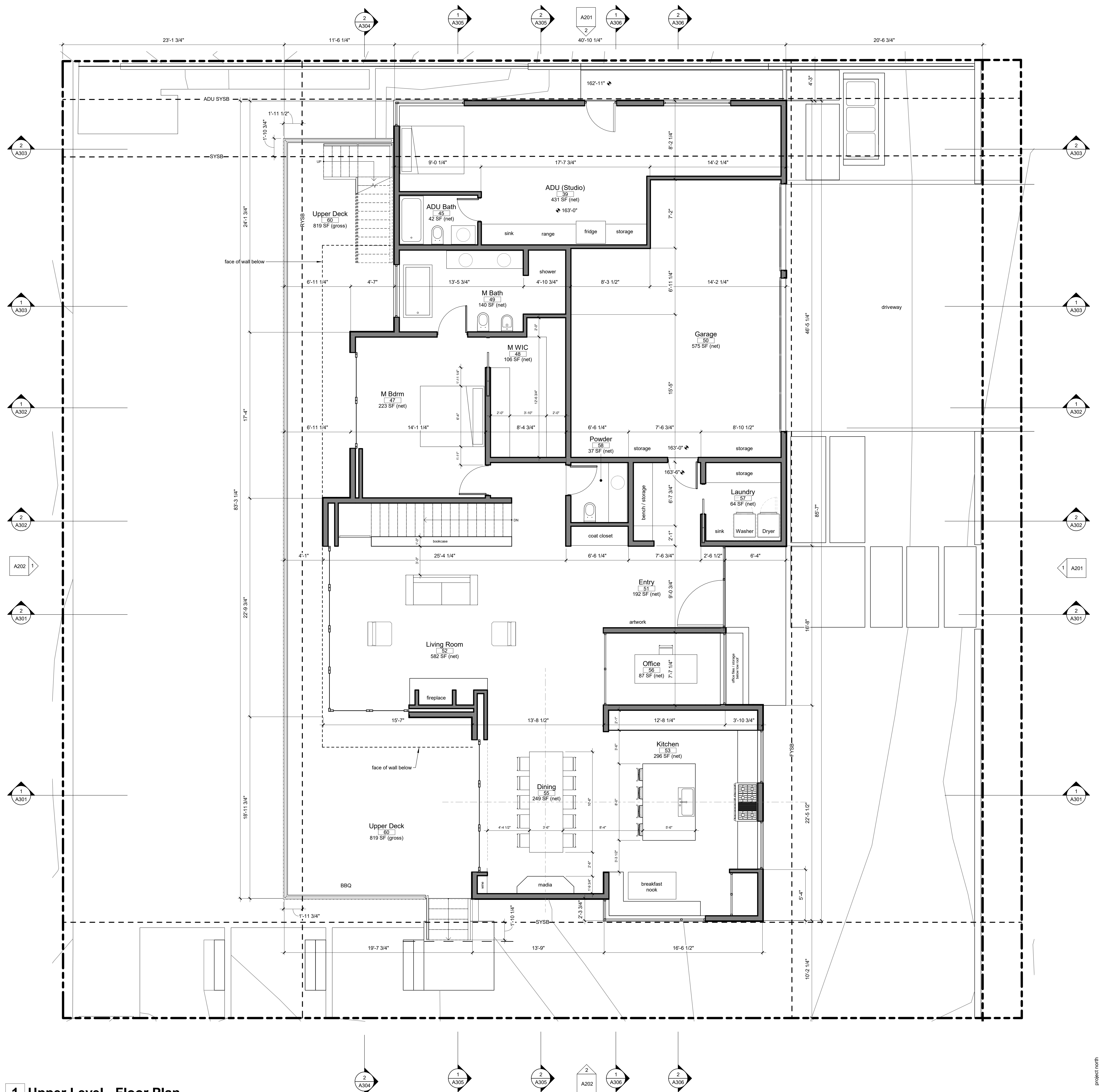
Project number 19012
 Drawn by TVS
 Checked by JLC
 Purpose DRP Submittal 4



2 Cellar - Floor Plan
 1/4" = 1'-0"

1 Lower Level - Floor Plan
 1/4" = 1'-0"

project north

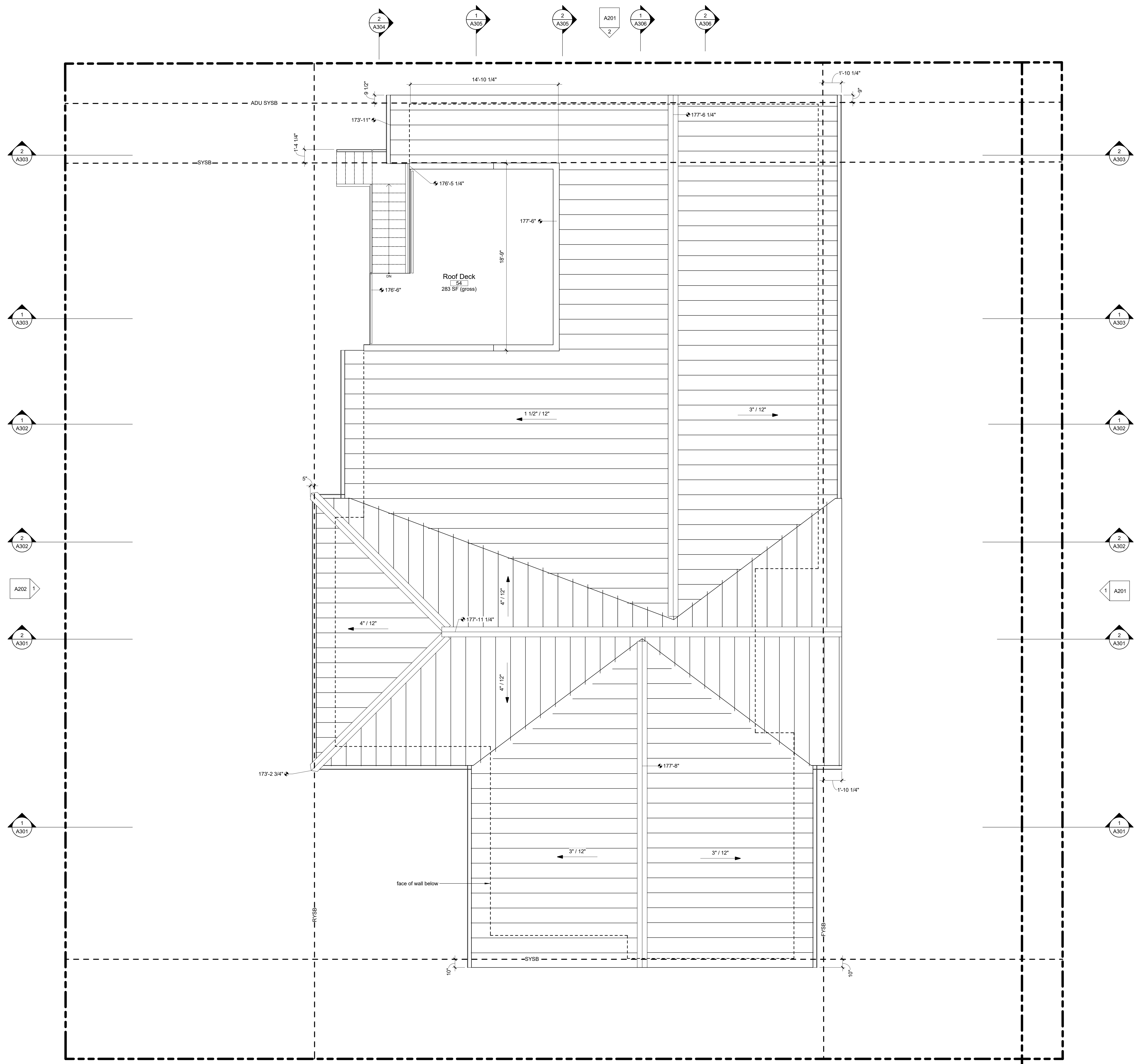


1 Upper Level - Floor Plan
 1/4" = 1'-0"

Shannon Residence
 425 South Granados, Solana Beach, CA 92075

No.	Description	Date

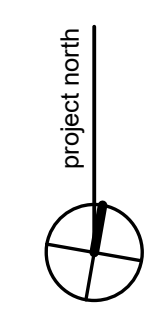
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 Drawn by TVS
 Checked by JLC
 Purpose DRP Submittal 4

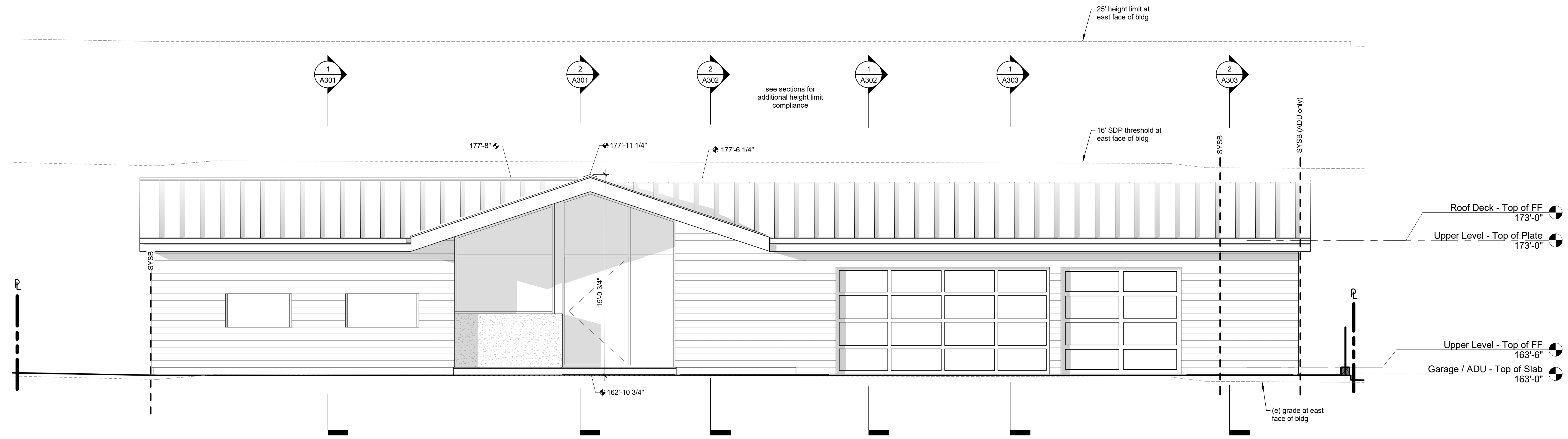


1 Roof Plan
1/4" = 1'-0"

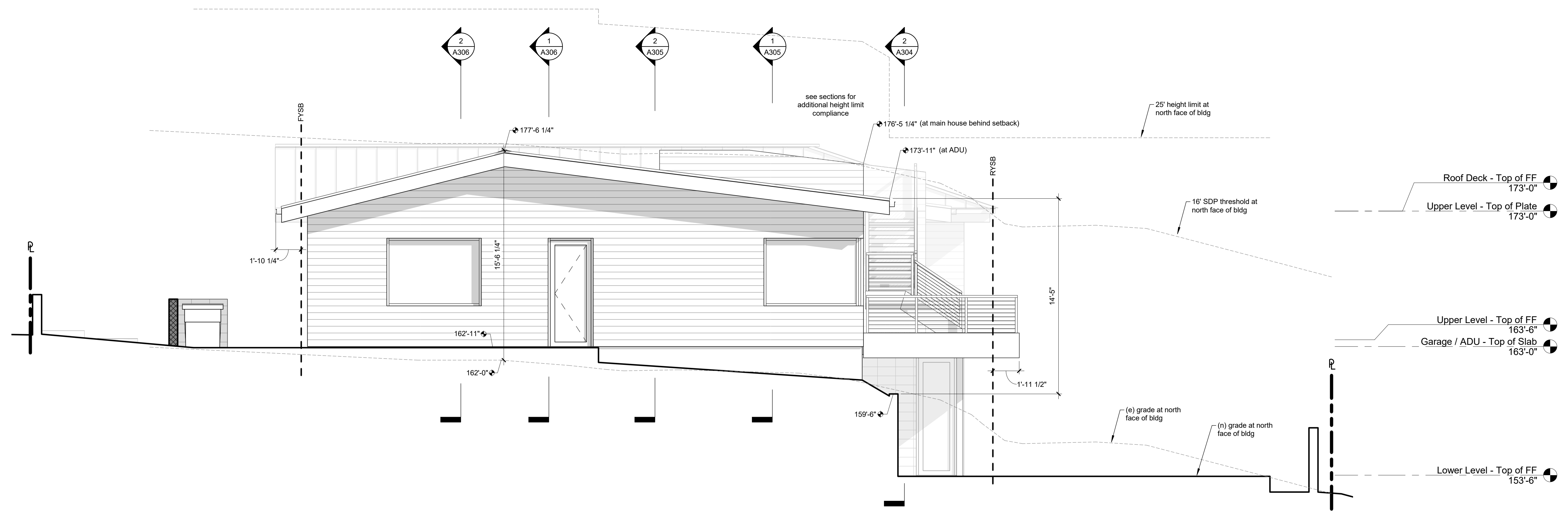
No.	Description	Date

Project number	19012
Drawn by	TVS
Checked by	JLC
Purpose	DRP Submittal 4

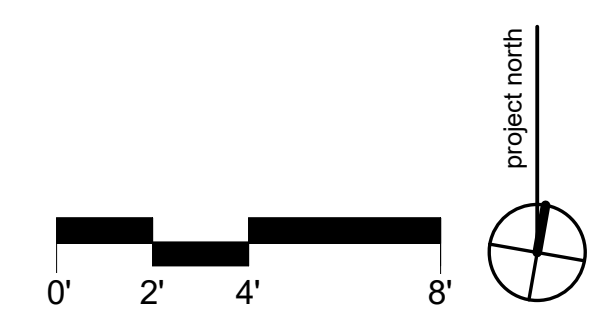




1 East Elevation
1/4" = 1'-0"

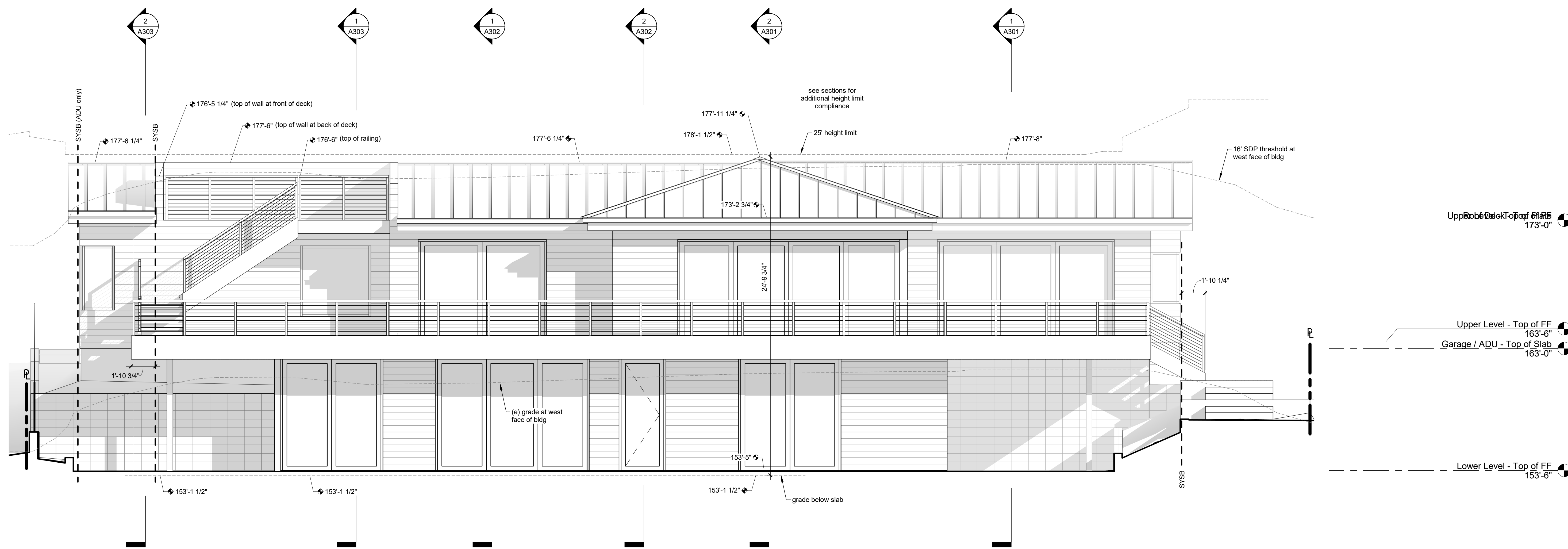


2 North Elevation
1/4" = 1'-0"



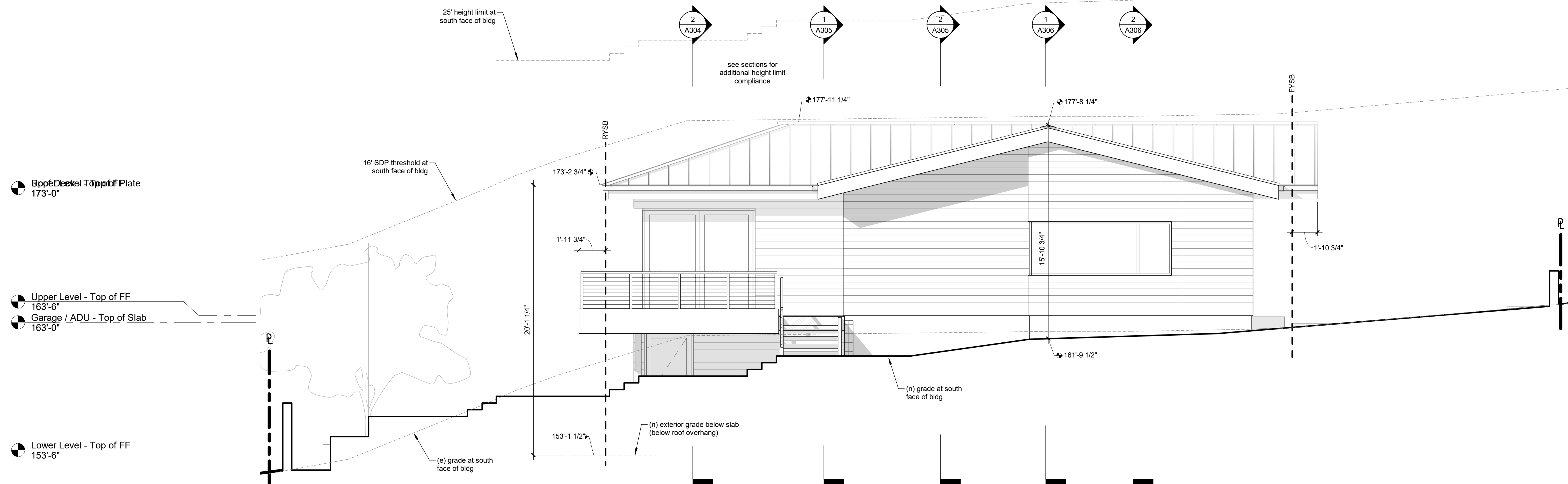
No.	Description	Date

Project number 19012
Drawn by TVS
Checked by JLC
Purpose DRP Submittal 4



1 West Elevation

1/4" = 1'-0"

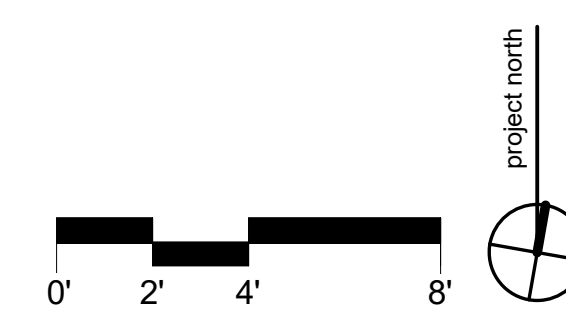


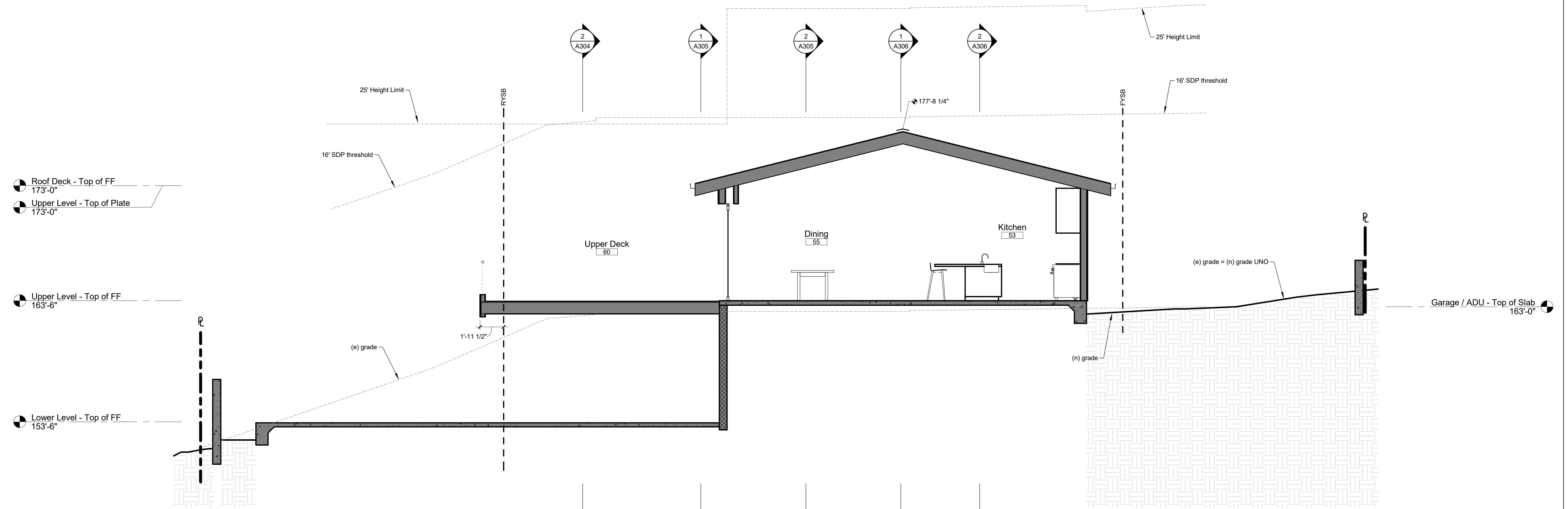
2 South Elevation

1/4" = 1'-0"

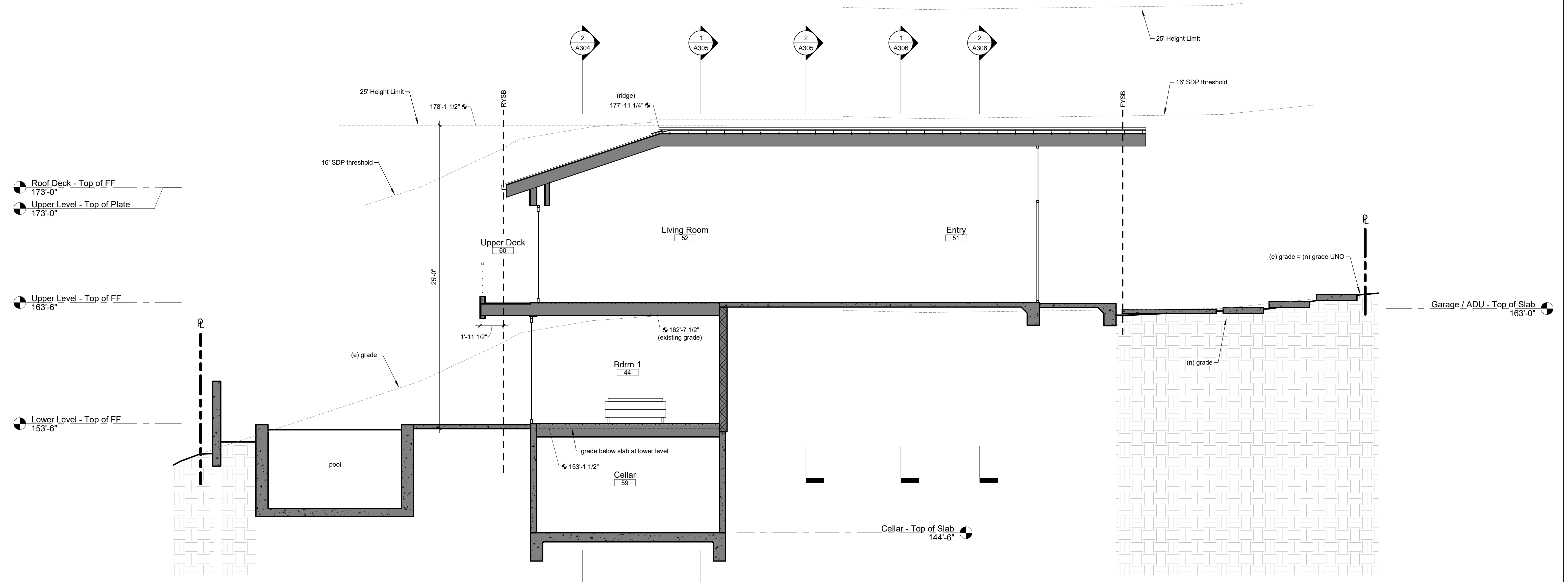
No.	Description	Date

Project number	19012
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Checked by	JLC
Purpose	DRP Submittal 4

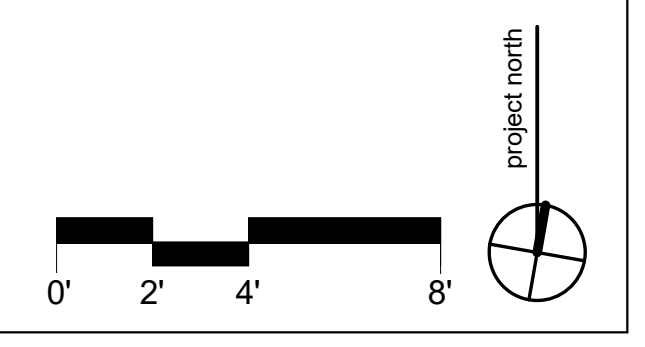




1 E-W Section 01
 1/4" = 1'-0"



2 E-W Section 02
 1/4" = 1'-0"



No.	Description	Date

Project number 19012
 Drawn by TVS
 Checked by JLC
 Purpose DRP Submittal 4

Roof Deck - Top of FF
173'-0"

Upper Level - Top of Plate
173'-0"

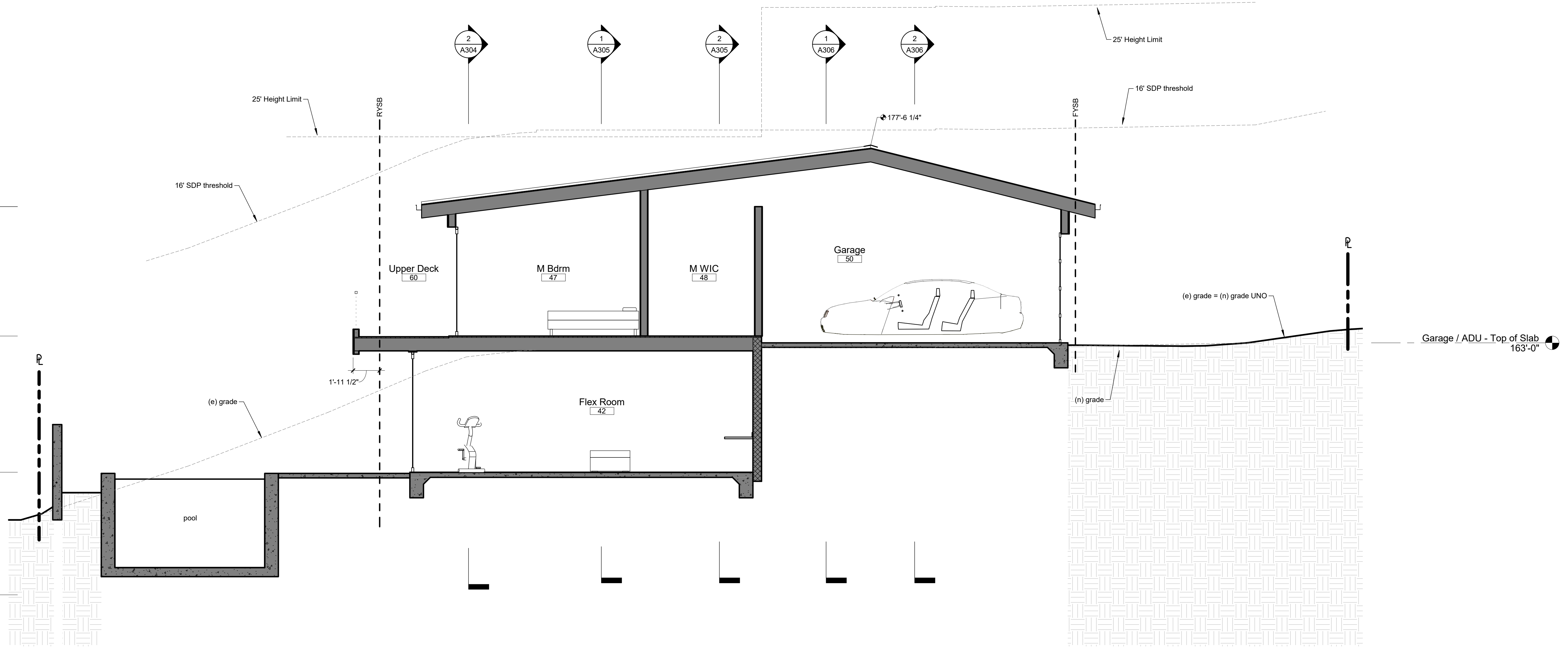
Upper Level - Top of FF
163'-6"

Lower Level - Top of FF
153'-6"

Cellar - Top of Slab
144'-6"

1 E-W Section 03

1/4" = 1'-0"



Roof Deck - Top of FF
173'-0"

Upper Level - Top of Plate
173'-0"

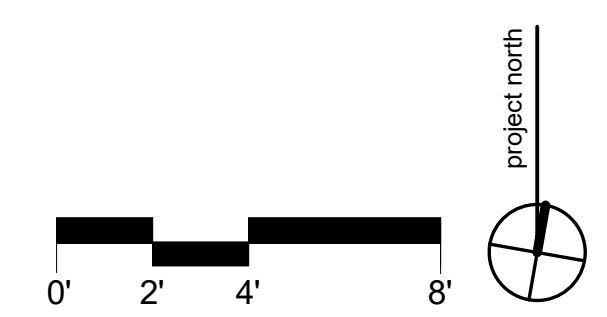
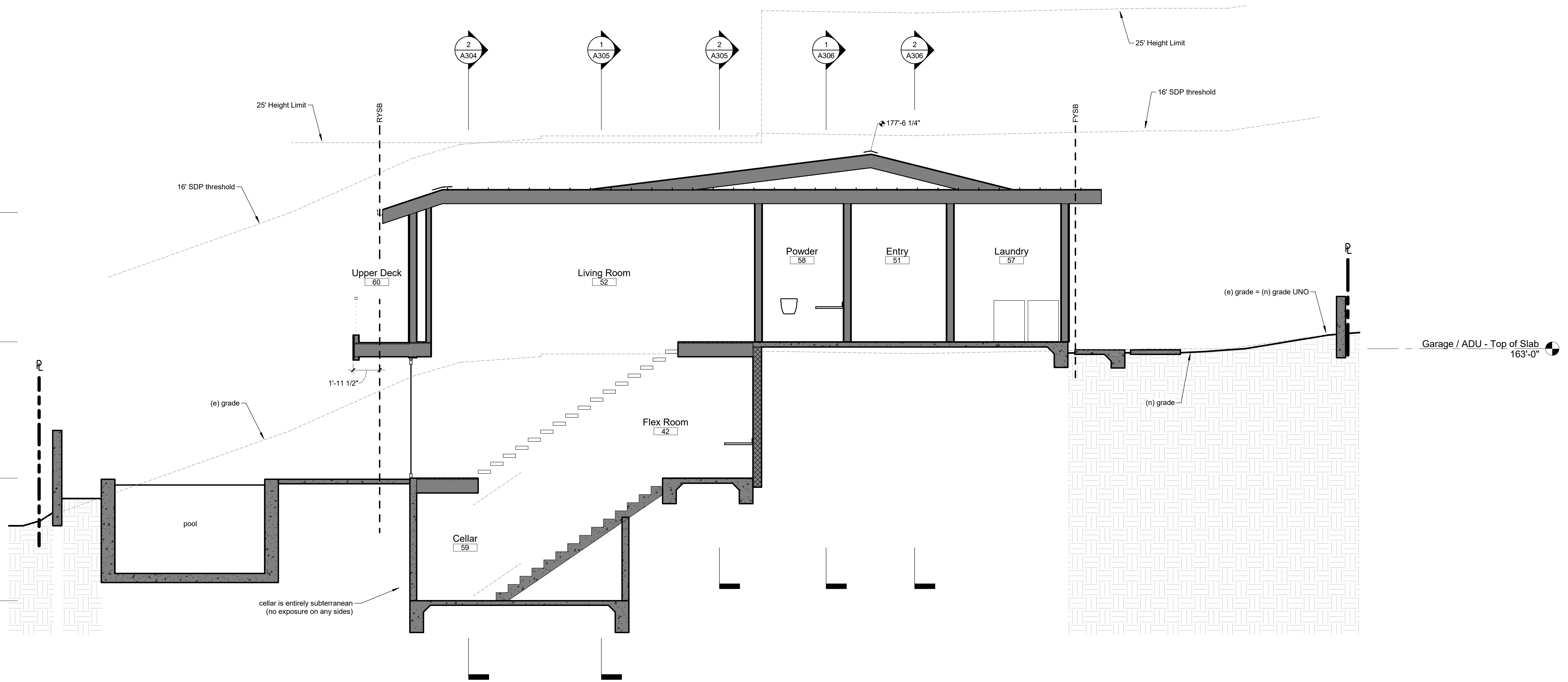
Upper Level - Top of FF
163'-6"

Lower Level - Top of FF
153'-6"

Cellar - Top of Slab
144'-6"

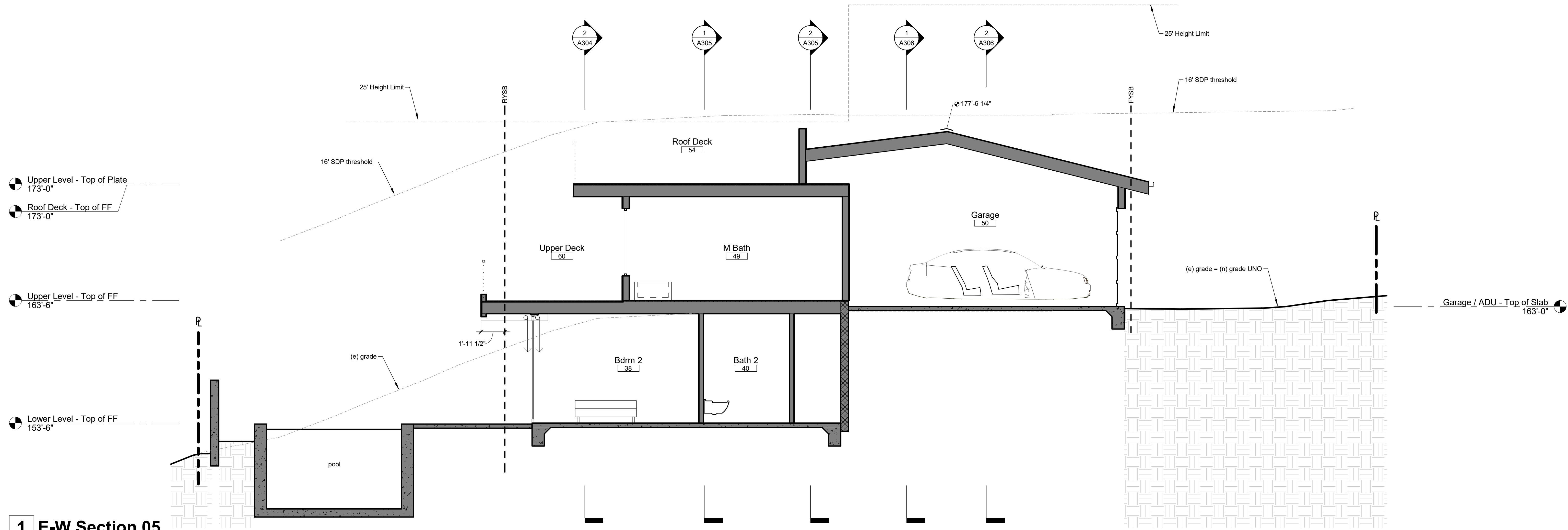
2 E-W Section 04

1/4" = 1'-0"

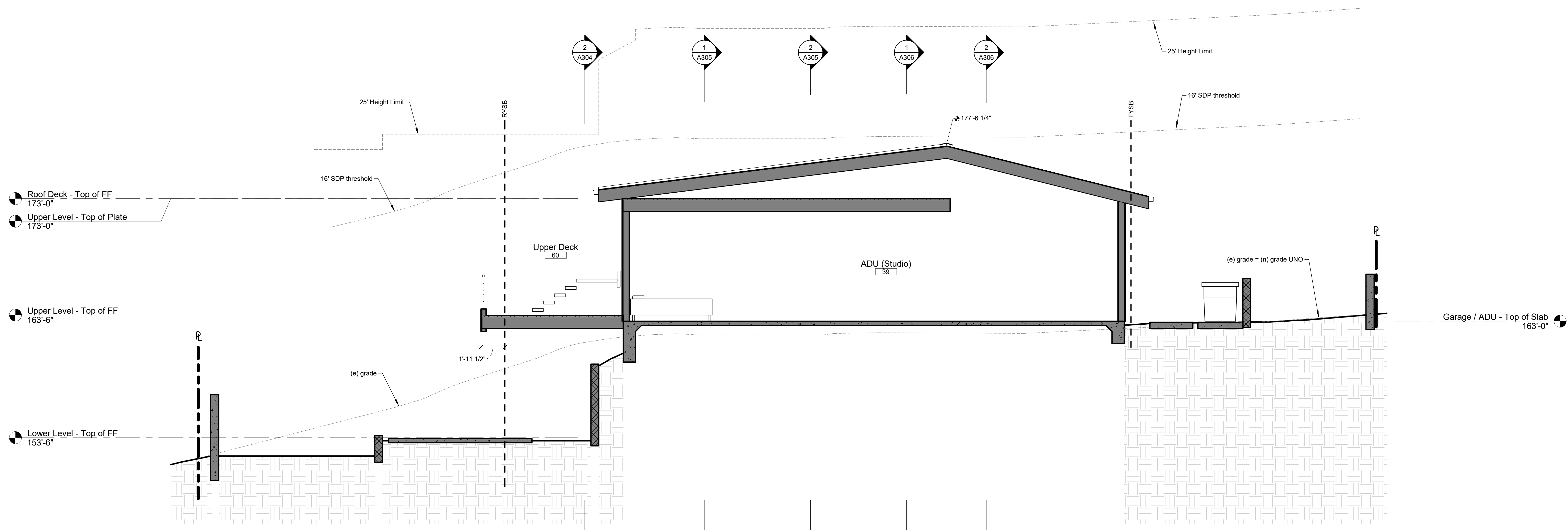


No.	Description	Date

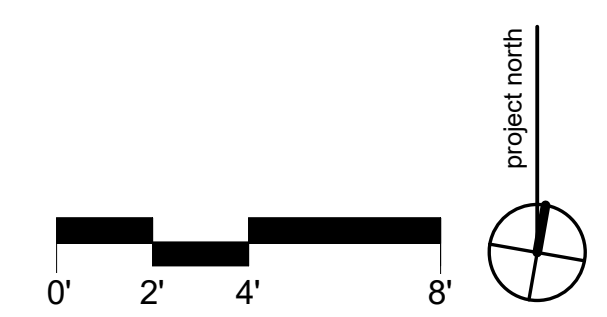
Project number 19012
 Drawn by TVS
 Checked by JLC
 Purpose: DRP Submittal 4



1 E-W Section 05
1/4" = 1'-0"

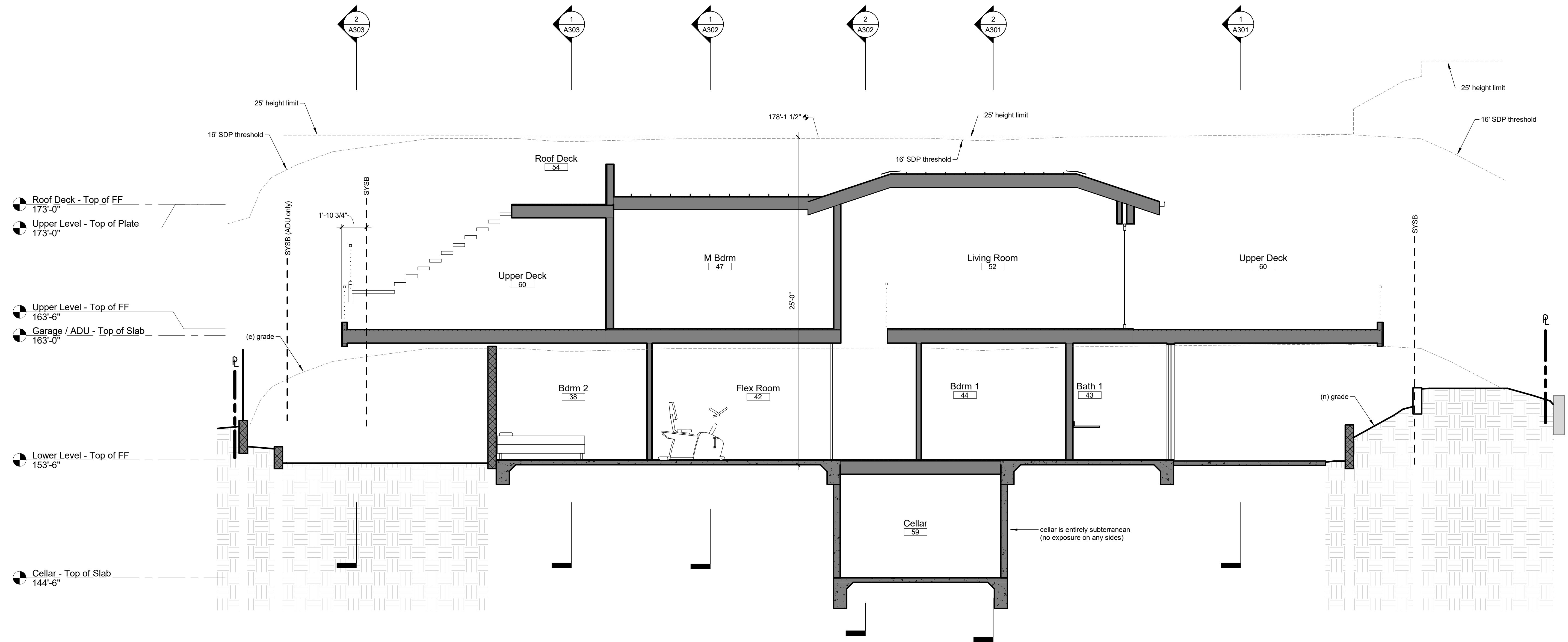


2 E-W Section 06
1/4" = 1'-0"

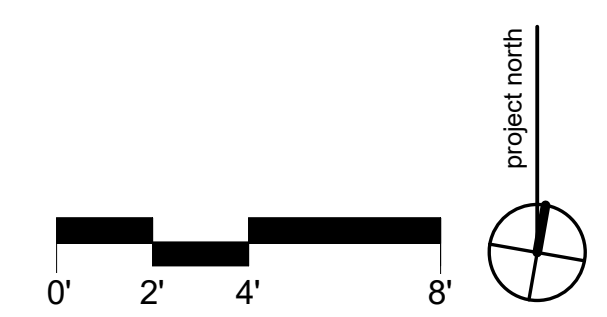


No.	Description	Date

Project number 19012
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Purpose DRP Submittal 4

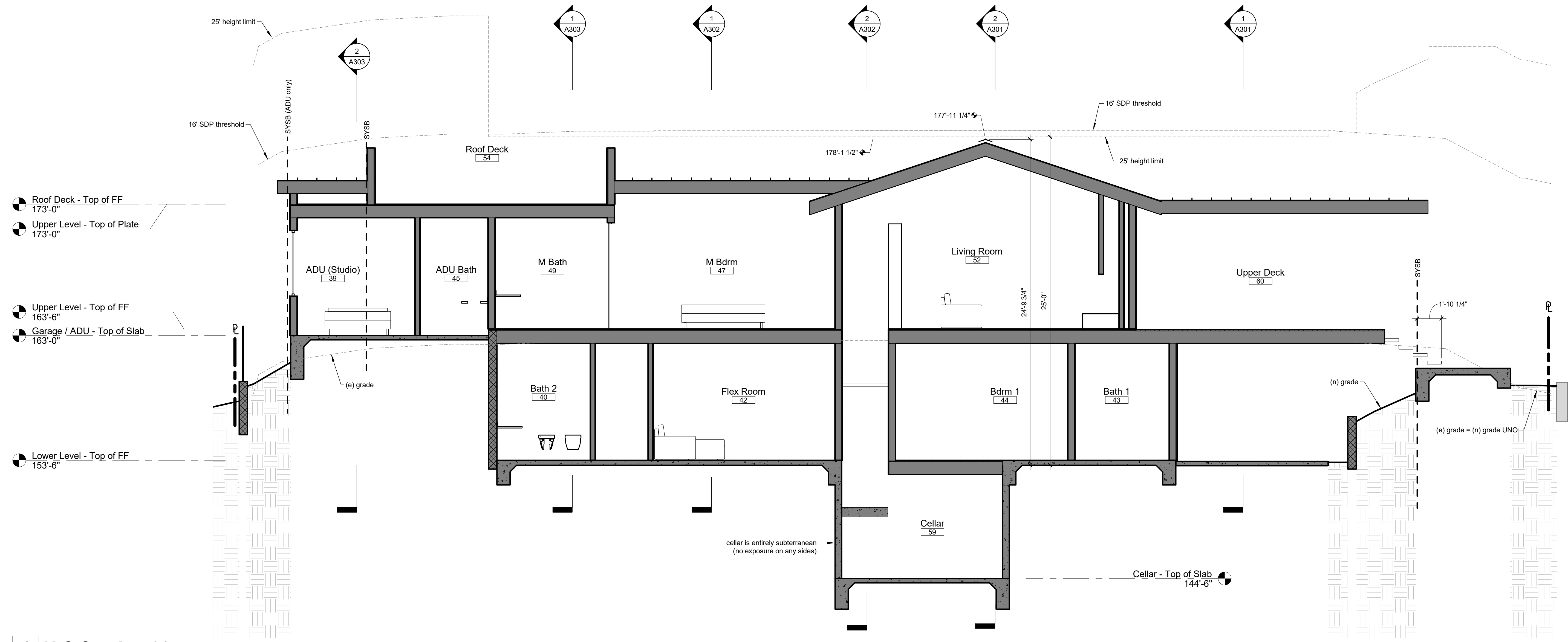


2 N-S Section 01
1/4" = 1'-0"



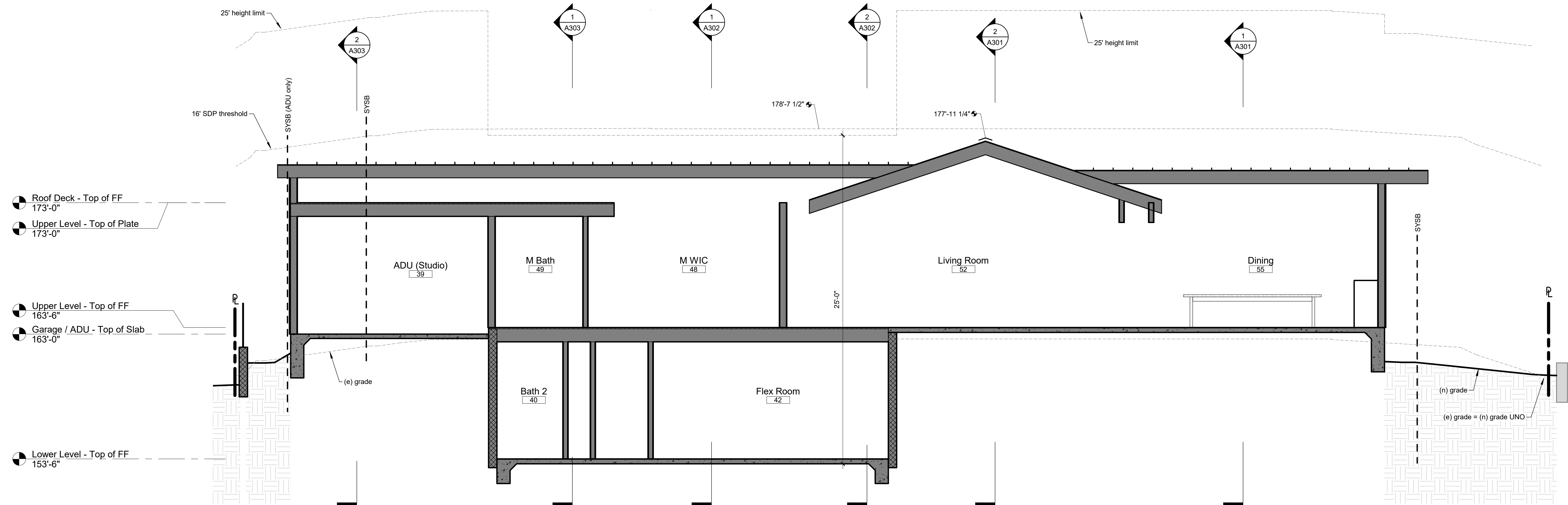
No.	Description	Date

Project number	19012
Drawn by	TVS
Checked by	JLC
Purpose	DRP Submittal 4



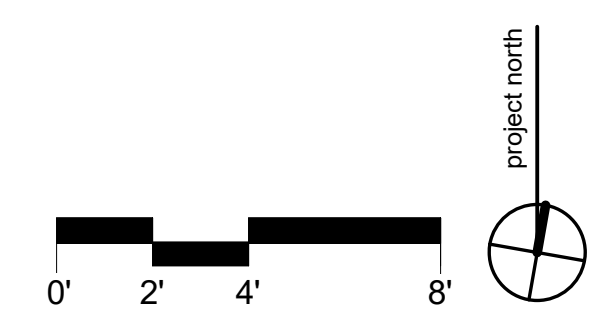
1 N-S Section 02

1/4" = 1'-0"



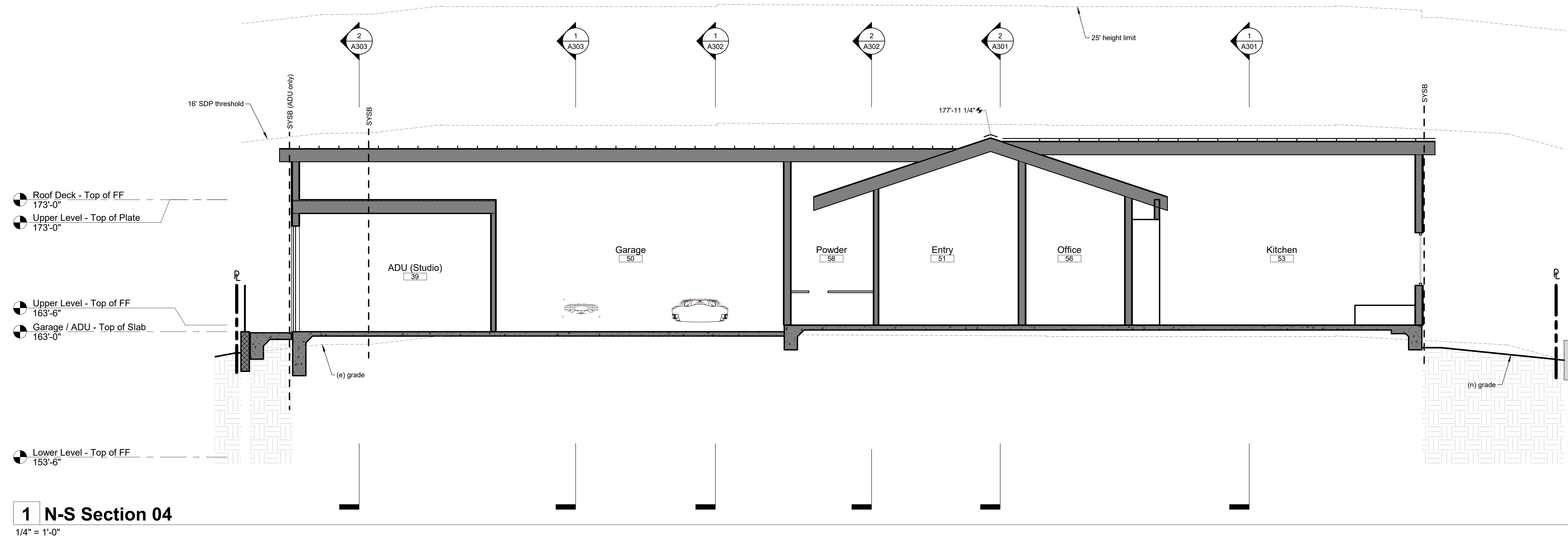
2 N-S Section 03

1/4" = 1'-0"

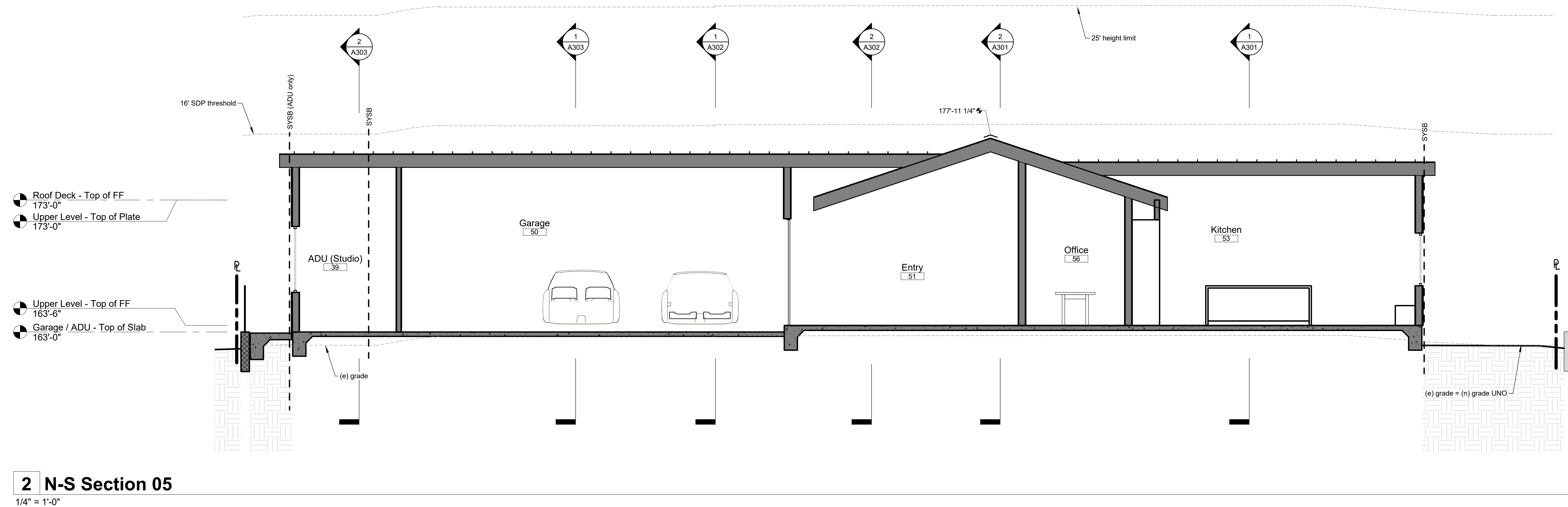


No.	Description	Date

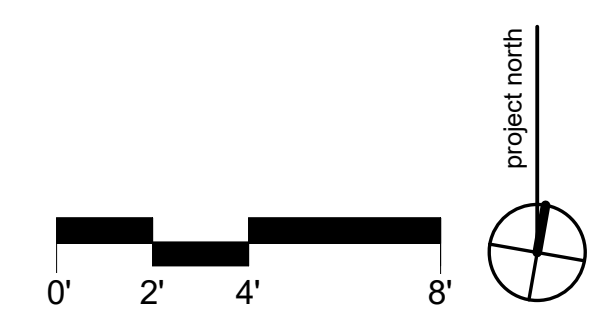
Project number 19012
 Drawn by TVS
 Checked by JLC
 Purpose DRP Submittal 4



1 N-S Section 04
 1/4" = 1'-0"



2 N-S Section 05
 1/4" = 1'-0"



Shannon Residence
 425 South Granados, Solana Beach, CA 92075

No.	Description	Date

Project number	19012
Drawn by	TVS
Checked by	JLC
Purpose	DRP Submittal 4

A306
 Sections



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: March 10, 2021
ORIGINATING DEPT: Community Development Department
SUBJECT: **Public Hearing: Request for a Modification to the Approved
DRP and SDP to Demolish the Existing Residence and
Construct a Replacement Single-Story, Single-Family
Residence with an Attached Garage and Perform
Associated Site Improvements at 514 Canyon Drive.
(Applicant: Elisabeth Ewing Application: 17-19-13
DRP/SDP; APN: 263-193-04; Resolution No. 2021-028)**

BACKGROUND:

The Applicant, Elisabeth Ewing, is requesting City Council approval to modify the project design approved under Development Review Permit (DRP) and Structure Development Permit (SDP) 17-19-13 to demolish an existing single-story residence and construct a replacement 3,911 square-foot, two-story single-family residence with an attached 449 square foot garage and associated site improvements at 514 Canyon Drive. The proposed modification is outside of the existing three-dimensional building envelope of the originally approved project, therefore, the Applicant is also requesting the approval of a Structure Development Permit waiver.

The issue before the Council is whether to approve, approve with conditions, or deny the Applicant's request as contained in Resolution 2021-028 (Attachment 1).

DISCUSSION:

The original project was presented to the City Council on January 27, 2021 and the City Council approved the project subject to the conditions provided in Resolution 2021-006 (Attachment 2) and additional City Council conditions as follows:

- I. The 11 proposed Podocarpus X. Icee Blue plants shall be maintained at a height not to exceed 8 feet which is the maximum allowable height permitted for a fence within the required side yard setback.

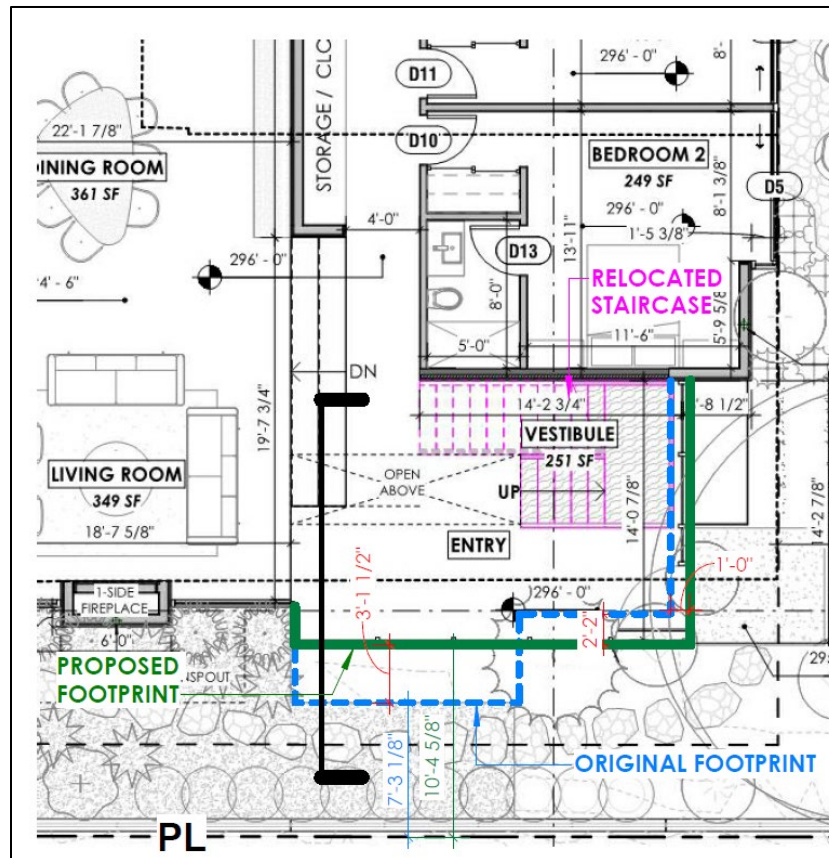
CITY COUNCIL ACTION:

- II. The pavers shown within the required D.G. path on the project plans presented to the City Council on January 27, 2021 shall be removed and an unobstructed 10-foot D.G. path shall be provided.
- III. The staircase tower on the southwest corner of the proposed residence shall incorporate the following changes:
 - a. The height of the rectangular area between story poles 11, 12, 16, and 17 shall be lowered to a maximum building height of 309 feet above Mean Sea Level (MSL).
 - b. The height of the rectangular area between story poles 11, 17, 14, and 15 shall be lowered to a maximum building height of 311.5 feet above MSL.

The Applicant's architect contacted the City after the Public Hearing and indicated that the reduced roof heights required in City Council condition III. would not allow for the minimum required ceiling height necessary for a staircase to reach the second floor. In order to provide the minimum ceiling height and to address the concern of the bulk and scale of the proposed entry vestibule and staircase enclosure, the Applicant has proposed a modification to the project design. The Applicant has provided a letter discussing their analysis, a request for a SDP waiver and revised plans that are included in Attachment 3.

The proposed revisions would be as follows:

- Relocate the staircase to the eastern side of the entry vestibule.
- The front door would be moved to the west side of the vestibule.
- The entry vestibule would have a stepped roof height with a maximum height of 308 feet above Mean Sea Level (MSL) over the front door entry, which would provide an 11 foot ceiling height. The roof would step up to a maximum height of 316.5 feet above MSL over the staircase, which would provide the required 7-foot ceiling height for the staircase and landing at the second floor.
- The main floor square footage would be reduced by 7 square feet.
- The second floor square footage would be remain the same.
- The area of the entry vestibule would be revised to project approximately one foot to the south (toward the street) and two feet to the west in the southwest corner beyond the previously approved building footprint. The western most 3'-1 1/2" of the vestibule would be removed. The modified floor plan below shows the proposed footprint in green and the original shown in blue.



As mentioned previously, the proposed redesign would project outside of the original envelop of the story poles. The Applicant is requesting that the City Council waive the requirement of an additional SDP process. The Solana Beach Municipal Code (SBMC) Section 17.63.040 indicates that, *“In the case of very minor additions to existing structures, the community development director has the authority to determine whether or not a structure development permit is required.”* Given that the Council approved the project as currently story poled, the SDP Waiver is being elevated to Council for consideration.

In conclusion, the revised project could be found in compliance with the General Plan and the Zoning Ordinance. All of the conditions of approval from Resolution 2021-006 have been included in the attached revised resolution except for City Council Condition III.

CEQA COMPLIANCE STATEMENT:

The revised project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the State CEQA Guidelines. Class 3 consists of construction and location of limited numbers of new, small facilities or structures. Examples of this exemption include one single-family residence or second dwelling unit in a residential zone. In urbanized areas, up to three-single-family residences may be constructed or converted under this exemption.

FISCAL IMPACT: N/A

WORK PLAN: N/A

OPTIONS:

- Approve Staff recommendation adopting the attached Resolution 2021-028.
- Approve Staff recommendation subject to additional specific conditions necessary for the City Council to make all required findings for the approval of a DRP.
- Deny the project if all required findings for the DRP cannot be made.

DEPARTMENT RECOMMENDATION:

The proposed project meets the minimum zoning requirements under the SBMC, may be found to be consistent with the General Plan and may be found, as conditioned, to meet the discretionary findings required as discussed in this report to approve a DRP and SDP. Therefore, Staff recommends that the City Council:

1. Conduct the Public Hearing: Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings to waive the requirement of the Structure Development Permit process for the revised project design and approve a modified staircase design, adopt Resolution 2021-028 approving a Development Review Permit (DRP) and Structure Development Permit (SDP) for the revised design of a replacement two-story, single-family residence with an attached garage, and associated site improvements at 514 Canyon Drive, Solana Beach.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution2021-028
2. Resolution2021-006
3. Letter from the Applicant

RESOLUTION 2021-028

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT AND AN ADMINISTRATIVE STRUCTURE DEVELOPMENT PERMIT FOR THE REVISED DESIGN OF A REPLACEMENT TWO-STORY, SINGLE-FAMILY RESIDENCE WITH AN ATTACHED GARAGE, AND ASSOCIATED SITE IMPROVEMENTS AT 514 CANYON DRIVE, SOLANA BEACH

APPLICANT: ELISABETH EWING
APPLICATION: 17-19-13 DRP/SDP

WHEREAS, Elisabeth Ewing (hereinafter referred to as “Applicant”), has submitted an application for a Development Review Permit (DRP) and Structure Development Permit (SDP) pursuant to Title 17 (Zoning) of the Solana Beach Municipal Code (SBMC); and

WHEREAS, the Public Hearing was conducted pursuant to the provisions of Solana Beach Municipal Code Section 17.72.030; and

WHEREAS, at the Public Hearing on March 10, 2021, the City Council received and considered evidence concerning the proposed application; and

WHEREAS, the City Council of the City of Solana Beach found the application request exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and

WHEREAS, this decision is based upon the evidence presented at the Public Hearing, and any information the City Council gathered by viewing the site and the area as disclosed at the Public Hearing.

NOW THEREFORE, the City Council of the City of Solana Beach, California, does resolve as follows:

- I. That the foregoing recitations are true and correct.
- II. That the request for a DRP and SDP to demolish the existing single-story, single-family residence and construct a replacement two-story, single-family residence with an attached garage and perform associated site improvements at 514 Canyon Drive, is conditionally approved based upon the following Findings and subject to the following Conditions:

III. FINDINGS

- A. In accordance with Section 17.68.040 (Development Review Permit) of the City of Solana Beach Municipal Code, the City Council finds the following:

- I. *The proposed project is consistent with the General Plan and all applicable requirements of SBMC Title 17 (Zoning Ordinance), including special regulations, overlay zones and specific plans.*

General Plan Consistency: The project, as conditioned, is consistent with the City's General Plan designation of Low Density Residential, which allows for a maximum of three dwelling units per acre. The development is also consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

Zoning Ordinance Consistency: The project is consistent with all applicable requirements of the Zoning Ordinance (Title 17) (SBMC 17.20.030 and 17.48.040), which delineates maximum allowable Floor Area Ratio (FAR), Permitted Uses and Structures (SBMC Section 17.20.020), which provides for uses of the property for a single-family residence. Further, the project adheres to all property development regulations established for the LR Zone and cited by SBMC Section 17.020.030 and development regulations established for nonconforming structures cited in SBMC Chapter 17.16.

The project is consistent with the provisions for minimum yard dimensions (i.e., setbacks), maximum allowable floor area, maximum allowable building height, and parking requirements.

- II. *The proposed development complies with the following development review criteria set forth in Solana Beach Municipal Code Section 17.68.040.F:*

- a. *Relationship with Adjacent Land Uses: The development shall be designed in a manner compatible with and where feasible, complimentary to existing and potential development in the immediate vicinity of the project site. Site planning on the perimeter of the development shall give consideration to the protection of surrounding areas from potential adverse effects, as well as protection of the property from adverse surrounding influences.*

The property is located within the LR Zone. Properties immediately to the south, east, and west are also located within the LR Zone. Properties immediately to the north are located within the Open Space/Recreation (OS/R) Zone off of Holmwood Lane. The surrounding properties are developed with a mixture of one- and two-story single-family residences.

The project, as designed, is consistent with the permitted uses for the LR Zone as described in SBMC Sections 17.20.010 and

17.12.020. The property is designated Low Density Residential in the General Plan and intended for single-family residences developed at a maximum density of three dwelling units per acre. The proposed development could be found to be consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

The property is not located within any of the City's Specific Plan areas; however, it is located within the boundaries of the SROZ, SAOZ, HOZ, and Dark Sky Area. The project has been evaluated and could be found to be in conformance with the regulations of the SROZ, SAOZ, and Dark Sky Area, which are discussed later in this report. The project is also located within the Coastal Zone. As a condition of project approval, the Applicant will be required to obtain a Coastal Development Permit, Waiver, or Exemption from the California Coastal Commission prior to the issuance of building or grading permits.

- b. Building and Structure Placement: Buildings and structures shall be sited and designed in a manner which visually and functionally enhances their intended use.*

The Applicant is proposing to demolish the existing residence and construct a replacement two-story, single-family residence with an attached two-car garage and perform associated improvements. The project would be located in the buildable area of the lot and the driveway access would be maintained from Canyon Drive at the southeast corner of the front (south) property line.

The 2,253 square-foot first-floor of the proposed two-story residence would consist of the main entry and staircase area, an open-concept living room, dining room, and kitchen with a pantry as well as two bedrooms with ensuite bathrooms and a powder room. An outdoor terrace is proposed along the entire northern elevation of the residence up to the existing retaining wall that will be maintained along the top of the slope. The proposed 1,651 square-foot second-floor would consist of an office and the primary bedroom suite that opens to a second floor deck off of the northwest corner of the proposed residence. The subtotal of the proposed living area for the project would be 3,904 square feet.

The SBMC parking regulations require two off-street parking spaces per single-family residence. The Code indicates that

when required spaces are provided in a garage, 200 square feet of floor area is exempted for each required space. The proposed 449 square foot attached garage would provide two unobstructed parking spaces of 9 ft. X 19 ft. therefore, 400 square feet of the garage is exempt from the calculation of floor area. With the exemption, the total proposed floor area would be 3,953 square feet, which is 447 square feet below the maximum allowable floor area for the 14,000 square-foot lot located in the SROZ. The maximum floor area calculation for this project is as follows:

0.50 for first 6,000 ft ²	3,000 ft ²
0.175 for 6,000 to 15,000 ft ²	1,400 ft ²
Maximum Allowable Floor Area:	4,400 ft ²

As mentioned previously, the proposed structure is required to maintain a 25 foot setback from the canyon rim. The northern elevation of the residence will follow the 25 foot setback line from the eastern property line until approximately the center of the lot, then the residence will exceed the minimum 25 foot setback from the canyon rim to approximately 53 feet at the northwest corner of the residence. The proposed residence will be constructed at the five foot side yard setback line on the eastern side, the 20 foot front yard setback, because the setback can be reduced from 25 feet as Canyon Drive is 60 feet wide, and will exceed the five foot side yard setback along the west property line by approximately 2 feet 3 ¼ inches.

The maximum building height for the LR Zone is 25 feet. The residence is proposed at 25 feet or 319 feet Mean Sea Level (MSL) above the proposed grade. As designed, the project will comply with the required setbacks, maximum floor area and maximum building height.

- c. *Landscaping: The removal of significant native vegetation shall be minimized. Replacement vegetation and landscaping shall be compatible with the vegetation of the surrounding area. Trees and other large plantings shall not obstruct significant views when installed or at maturity.*

The project is subject to the current water efficient landscaping regulations of SBMC Chapter 17.56. A Landscape Documentation Package is required for new development projects with an aggregate landscape equal to or greater than 500 square feet requiring a building permit, plan check or development review. The Applicant provided a conceptual landscape plan that has been reviewed by the City's third-party

landscape architect, who has recommended approval. The Applicant will be required to submit detailed construction landscape drawings that will be reviewed by the City's third-party landscape architect for conformance with the conceptual plan. In addition, the City's third-party landscape architect will perform inspections during the construction phase of the project. A separate condition has been added to require that native or drought-tolerant and non-invasive plant materials and water-conserving irrigation systems are required to be incorporated into the landscaping to the extent feasible.

- d. *Roads, Pedestrian Walkways, Parking and Storage Areas: Any development involving more than one building or structure shall provide common access roads and pedestrian walkways. Parking and outside storage areas, where permitted, shall be screened from view, to the extent feasible, by existing topography, by the placement of buildings and structures, or by landscaping and plantings.*

SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM) require two (2) parking spaces for a single-family residence. The Applicant is proposing to construct an attached 449 square-foot, two-car garage in the southeast corner of the proposed residence. The garage will be accessed by a driveway on the southeastern corner of the property from Canyon Drive. SBMC Section 17.08.030 indicates that required parking up to 200 square feet per parking space provided in a garage is exempt from the floor area calculation. The proposed garage will provide two 9-foot by 19-foot parking spaces that are clear of obstruction. Therefore, 400 square feet of garage area is exempt from the project's total floor area calculation.

- e. *Grading: To the extent feasible, natural topography and scenic features of the site shall be retained and incorporated into the proposed development. Any grading or earth-moving operations in connection with the proposed development shall be planned and executed so as to blend with the existing terrain both on and adjacent to the site. Existing exposed or disturbed slopes shall be landscaped with native or naturalized non-native vegetation and existing erosion problems shall be corrected.*

The project would include grading in the amount of 175 yd³ cut, 33 yd³ of fill, 150 yd³ of export, 14 yd³ of cut for footings and 6 yd³ of for recompaction.

- f. *Lighting: Light fixtures for walkways, parking areas, driveways, and other facilities shall be provided in sufficient number and at*

proper locations to assure safe and convenient nighttime use. All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding areas per SBMC 17.60.060 (Exterior Lighting Regulations).

The project site is located within the City's Dark Sky Area which has specific lighting regulations to preserve the traditional semirural character of the area which includes low levels of nighttime illumination. These regulations prohibit the outside illumination for aesthetic or dramatic purposes of any building and/or surrounding landscape, including environmentally sensitive habitat areas (public or private). Conditions of project approval include that all new exterior lighting fixtures comply with the City-Wide Lighting Regulations of the Zoning Ordinance (SBMC 17.60.060); that all light fixtures shall be shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area; and that aesthetic illumination of the proposed residence or landscaping is prohibited.

- g. Usable Open Space: Recreational facilities proposed within required usable open space shall be located and designed to maintain essential open space values.*

The project consists of the construction of a replacement two-story, single-family residence with an attached garage and associated site improvements on a developed residential lot, therefore, usable open space and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040. As a condition of approval, the Applicant will be required to pay the City's Park Impact Fee.

- III. All required permits and approvals including variances, conditional use permits, and comprehensive sign plans have been obtained prior to or concurrently with the development review permit.*

All required permits are being processed concurrently with the Development Review Permit.

- IV. If the development project also requires a permit or approval to be issued by a state or federal agency, the city council may conditionally approve the development review permit upon the Applicant obtaining the required permit or approval from the other agency.*

The Applicant is required to obtain approval from the California Coastal Commission prior to issuance of Building and Grading Permits.

B. In accordance with Section 17.48.020 (Scenic Area Overlay Zone) of the City of Solana Beach Municipal Code, the City Council finds the following:

- I. *Building Characteristics. All development shall be compatible with the topography, vegetation and colors of the natural environment and with the scenic, historic and recreation resources of the designated areas.*

The proposed project, as shown in the view analysis, would increase the height and width of the existing structure. Existing public scenic views of the Pacific Ocean down Canyon Drive would be maintained. Proposed vegetation along the front property line would screen the property from Canyon Drive. The project has been conditioned to be constructed with exterior colors that are natural dark or earth toned to the extent feasible.

- II. *Building Structure and Placement. The placement of buildings and structures shall not detract from the visual setting or obstruct significant views, and shall be compatible with the topography of the site and adjacent areas. In prime viewshed areas designated in the general plan, building and structures should not be placed along bluff-top silhouette lines or on the adjacent slopes within view from a lagoon area, but should be clustered along the bases of the bluffs and on the mesa tops set back from the bluff-top silhouette lines. Buildings and structures should be sited to provide unobstructed view corridors from the nearest scenic highway, or view corridor road. These criteria may be modified when necessary to mitigate other overriding environmental considerations such as protection of habitat or wildlife corridors.*

The subject property is not located in any of the prime viewshed areas designated in the General Plan. There are existing westward ocean views down Canyon Drive that would not be impacted by the project. The views of the San Elijo Lagoon to the north between the existing residences would also be maintained. The project would expand the footprint of the existing structure to the west within the buildable area of the lot and the height of the structure would be increased.

- III. *Landscaping. The removal of native vegetation shall be minimized and the replacement vegetation and landscaping shall be compatible with the vegetation of the designated area. Landscaping and plantings shall be used to the maximum extent practicable to screen those features listed in paragraphs (F)(4), (5) and (6) of this subsection. Landscaping and plantings shall not obstruct significant views, either when installed or when they reach mature growth.*

The proposed project would maintain the existing landscaping on half of the property. The proposed landscape to be modified would be at the

top of the slope and within the front yard setback. The proposed landscape plan is provided in Attachment 2.

- IV. *Roads, Pedestrian Walkways, Parking and Storage Areas. Any development involving more than one building or structure shall provide common access roads and pedestrian walkways. Parking and outside storage areas shall be screened from view, to the maximum extent feasible, from either the scenic highway or the adjacent scenic, historic, or recreational resource. Acceptable screening methods shall include, but are not limited to, the use of existing topography, the strategic placement of buildings and structures, or landscaping and plantings which harmonize with the natural landscape of the designated area.*

The project would maintain the footprint of the existing driveway and revise the driveway apron to meet City standards. The required parking will be provided within the proposed attached garage. A trash enclosure is proposed within the eastern side yard setback that would be screened from the public right-of-way and adjacent properties by a proposed fence.

- V. *Aboveground Utilities. Utilities shall be constructed and routed underground except in those situations where natural features prevent undergrounding or where safety considerations necessitate aboveground construction and routing.*

The Engineering Department has placed a condition on the project that requires any new utility services shall be undergrounded.

- VI. *Grading. The alteration of the natural topography of the site shall be minimized and shall avoid detrimental effects to the visual setting of the designated area and the existing natural drainage system. Alterations of the natural topography shall be screened from view from either the scenic highway or the adjacent scenic, historic, or recreational resource by landscaping and plantings which harmonize with the natural landscape of the designated area, except when such alterations add variety to or otherwise enhance the visual setting of the designated area. However, design emphasis shall be placed on preserving the existing quality of scenic resources rather than concealment of disturbances or replacement in kind. In portions of the scenic area overlay zone containing sensitive lands, grading may be severely restricted or prohibited.*

The project would include grading in the amount of 175 yd³ of cut, 33 yd³ of fill and 142 yd³ of export, 14 yd³ cut for footings, and 6 yd³ for removal and recompaction.

- VII. *Signs. Off-site signs shall be prohibited in areas subject to the scenic area overlay zone, except temporary real estate signs pursuant to SBMC 17.64.060. The number, size, location, and design of all other signs shall be consistent with the Comprehensive Sign Ordinance (Chapter 17.64 SBMC) and shall not detract from the visual setting of the designated area or obstruct significant views.*

The project consists of the construction of a replacement two-story, single-family residence with an attached garage, and associated site improvements; therefore, signs are not proposed as part of the development.

- VIII. *Lighting. The interior and exterior lighting of the buildings and structures and the lighting of signs, roads and parking areas shall be compatible with the lighting permitted in the designated area. All exterior lighting, including lighting in designated "dark sky" areas, shall be in conformance with SBMC 17.60.060 (Exterior Lighting Regulations).*

The project site is located within the City's Dark Sky Area which has specific lighting regulations to preserve the traditional semirural character of the area which includes low levels of nighttime illumination. These regulations prohibit the outside illumination for aesthetic or dramatic purposes of any building and/or surrounding landscape, including environmentally sensitive habitat areas (public or private). Conditions of project approval include that all new exterior lighting fixtures comply with the City-Wide Lighting Regulations of the Zoning Ordinance (SBMC 17.60.060); that all light fixtures shall be shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area; and that aesthetic -illumination of the proposed residence or landscaping is prohibited.

- C. In accordance with Section 17.63.040 (Structure Development Permit) of the Solana Beach Municipal Code, the City Council finds the following:

The proposed structure exceeds 16 feet in height above the pre-existing grade; therefore, the project must comply with all of the View Assessment requirements of SBMC Chapter 17.63 and the Applicant was required to complete the SDP process. The Applicant had story poles erected onsite. A final Story Pole Height Certification was issued by a licensed land surveyor on October 5, 2020, which showed the highest story pole certified at 319 MSL and 25 feet above the proposed grade. Notices to apply for View Assessment were mailed to property owners and occupants within 300 feet of the project site, which established a deadline to file for View Assessment on November 19, 2020. No applications for View Assessment were received by the City.

A height certificate prepared by a licensed land surveyor will be required prior to the framing inspection certifying that the tallest point of the proposed residence will not exceed 25 feet above the proposed grade and the highest point of the structure will not exceed 319 feet above the Mean Sea Level (MSL).

IV. CONDITIONS

Prior to use or development of the property in reliance on this permit, the Applicant shall provide for and adhere to the following conditions:

A. Community Development Department Conditions:

- I. The Applicant shall pay required Fire Mitigation, Park Development, Public Use Facilities, and Public Facilities Impact Fees.
- II. Building Permit plans must be in substantial conformance with the architectural plans presented to the City Council on March 10, 2021, and located in the project file with a submittal date of February 22, 2021.
- III. Prior to requesting a framing inspection, the Applicant shall submit a height certification, signed by a licensed land surveyor, certifying that the building envelope is in conformance with the plans as approved by the City Council on March 10, 2021, and will not exceed 25 feet in height from the proposed grade or 319 MSL.
- IV. Any proposed onsite fences, walls and retaining walls and any proposed railing located on top, or any combination thereof, shall comply with applicable regulations of SBMC Section 17.20.040 and 17.60.070 (Fences and Walls).
- V. The Applicant shall obtain required California Coastal Commission (CCC) approval of a Coastal Development Permit, Waiver or Exemption as determined necessary by the CCC, prior to the issuance of Building and Grading Permits.
- VI. Native or drought tolerant and non-invasive plant materials and water conserving irrigation systems shall be incorporated into any proposed landscaping and compatible with the surrounding area to the extent feasible.
- VII. All new exterior lighting fixtures shall be in conformance with the City-wide lighting regulations of the Zoning Ordinance (SBMC 17.60.060). All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities

as to be detrimental to the surrounding area.

- VIII. Due to the property's location within the Dark Sky Area, the outside illumination for aesthetic or dramatic purposes of any building or surrounding landscape, including environmentally sensitive habitat areas (public or private) is prohibited.
- IX. The residence shall be constructed and painted so that the exterior colors are natural dark or earth toned to the extent feasible.
- X. Construction vehicles shall be parked on the subject property at all times feasible. If construction activity prohibits parking on the subject property, the Applicant shall ensure construction vehicles are parked in such a way to allow sufficient vehicular access on the street and minimize impact to the surrounding neighbors.
- XI. The Applicant shall connect to temporary electrical service as soon as feasible to the satisfaction of the City. The use of gas-powered generator(s) during construction activity is discouraged and shall be limited only to selective use at the discretion of the City.

B. Fire Department Conditions:

- I. GATES: All gates or other structures or devices, which could obstruct fire access roadways or otherwise hinder emergency operations, are prohibited unless they meet standards approved by the Fire Department. An approved emergency key-operated switch and/or an approved emergency traffic control-activating strobe light sensor shall be installed per Solana Beach Fire Department standards.
- II. OBSTRUCTION OF ROADWAYS DURING CONSTRUCTION: All roadways shall be a minimum of 20 feet in width during construction and maintained free and clear, including the parking of vehicles, in accordance with the California Fire Code and the Solana Beach Fire Department.
- III. FUEL MODIFICATION ZONES/FIRE BREAKS: The Applicant shall provide and maintain fire/fuel breaks to the satisfaction of the Solana Beach Fire Department. Fire/fuel breaks size and composition shall be determined by the Fire Department and shown on the improvement /grading plans and final map and building plans.
- IV. ADDRESS NUMBERS: STREET NUMBERS: Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of

approach. Said numbers shall contrast with their background, and shall meet the following minimum standards as to size: 4" high with a ½" inch stroke width for residential buildings, 8" high with a ½" stroke for commercial and multi-family residential buildings, 12" high with a 1" stroke for industrial buildings. Additional numbers shall be required where deemed necessary by the Fire Marshal, such as rear access doors, building corners, and entrances to commercial centers.

- V. AUTOMATIC FIRE SPRINKLER SYSTEM-ONE AND TWO FAMILY DWELLINGS: Structures shall be protected by an automatic fire sprinkler system designed and installed to the satisfaction of the Fire Department. Plans for the automatic fire sprinkler system shall be approved by the Fire Department prior to installation.
- VI. FIRE RESISTIVE CONSTRUCTION REQUIREMENTS FOR WILDLAND/URBAN INTERFACE AREAS: Structures shall meet all wildland/urban interface standards to the satisfaction of the Fire Department. Structures shall comply with current California Building Code Chapter 7A.
- VII. CLASS "A" ROOF: All structures shall be provided with a Class "A" Roof covering to the satisfaction of the Solana Beach Fire Department.

C. Engineering Department Conditions:

- I. The Applicant is required to obtain an Encroachment Permit in accordance with SBMC Section 11.20 prior to any work being done in the public right-of-way. These include, but are not limited to:
 - a. Construction of 9" X 9" X 12" low profile mountable concrete curb along Canyon Drive with transitions to the existing improvements on both sides.
 - b. Construction of a 10' wide, Stabilized, Compacted Decomposed Granite graded at 2% towards the curb.
 - c. Concrete walkway steps.
 - d. Paver drainage swale.
 - e. Pervious paver driveway approach.
 - f. Landscaping.
 - g. 4" PCC landscape header.

- II. The Applicant shall record the Encroachment Maintenance Removal Agreement (EMRA) with the County of San Diego prior to the release of the Grading Bond and Security Deposit. The EMRA shall be recorded against this property for all improvements in the Public Right-Of-Way including but not limited to:
 - a. Pervious paver underdrain.
 - b. Pervious paver driveway approach.
 - c. 10' wide D.G area compacted and graded at 2% towards the flow line.
 - d. Concrete 9X9X12 mountable curb
 - e. Landscaping.
 - f. Irrigation.
 - g. 4" PCC landscape header.
- III. All construction demolition materials shall be recycled according to the City's Construction and Demolition recycling program and an approved Waste Management Plan shall be submitted.
- IV. Construction fencing shall be located on the subject property unless the Applicant has obtained an Encroachment Permit in accordance with chapter 11.20 of the SBMC which allows otherwise.
- V. The Applicant shall underground all new utility services including, but not limited to, electrical and telephone.
- VI. Obtain a Grading Permit in accordance with Chapter 15.40 of the Solana Beach Municipal Code. Conditions prior to the issuance of a grading permit shall include, but not be limited to, the following:
 - a. The Applicant shall obtain a grading plan prepared by a Registered Civil Engineer and approved by the City Engineer. On-site grading design and construction shall be in accordance with Chapter 15.40 of the Solana Beach Municipal Code.
 - b. The Applicant shall obtain a Soils Report prepared by a Registered Soils Engineer and approved by the City Engineer. All necessary measures shall be taken and implemented to assure slope stability, erosion control and soil integrity. The

grading plan shall incorporate all recommendations contained in the soils report.

- c. The Applicant shall provide a Drainage Report prepared by a Registered Civil Engineer. This report shall address the design for detention basin and corresponding outflow system to ensure the rate of runoff for the proposed development is at or below that of pre-existing condition. All recommendations of this report shall be incorporated into the Preliminary Grading Plan. A detention basin easement(s) shall be recorded for maintenance of the detention basins by the property owner(s) in perpetuity, prior to Final Inspection of the Building Permit.
- d. The Applicant shall show all retaining walls and drainage structures. Retaining walls shown on the grading plan shall conform to the San Diego Regional Standards or be designed by a licensed civil engineer. Engineering calculations for all designed walls with a surcharge and nonstandard walls shall be submitted at grading plan check. Retaining walls may not exceed the allowable height within the property line setback as determined by the City of Solana Beach Municipal Code. Contact the Community Development department for further information.
- e. The Applicant is responsible to protect the adjacent properties during construction. If any grading, construction activity, access or potential construction-related impacts are anticipated beyond the property lines, as determined by the City Engineer, the Applicant shall obtain a letter of permission from the adjoining property owners. All required letters of permission shall be submitted to the City Engineer prior to the issuance of the grading permit.
- f. Cut and fill slopes shall be set back from site boundaries and buildings shall be set back from cut or fill slopes in accordance with SBMC 15.40.140 and to the satisfaction of the City Engineer.
- g. The Applicant shall pay a grading plan check fee in accordance with the current Engineering Fee Schedule at initial grading plan submittal. Inspection fees shall be paid prior to issuance of the grading permit.
- h. The Applicant shall obtain and submit grading security in a form prescribed by the City Engineer.

- i. The Applicant shall obtain haul permit for import / export of soil. The Applicant shall transport all excavated material to a legal disposal site.
- j. The Applicant shall submit certification from the Engineer of Record and the Soils Engineer that all public or private drainage facilities and finished grades are functioning and are installed in accordance with the approved plans. This shall be accomplished by the Engineer of Record incorporating as-built conditions on the Mylar grading plans and obtaining signatures of the Engineer of Record and the Soils Engineer certifying the as-built conditions.
- k. An Erosion Prevention and Sediment Control Plan shall be prepared by the Applicant. Best management practices shall be developed and implemented to manage storm water and non-storm water discharges from the site at all times during excavation and grading activities. Erosion prevention shall be emphasized as the most important measure for keeping sediment on site during excavation and grading activities. Sediment controls shall be used as a supplement to erosion prevention for keeping sediment on site.
- l. The Applicant shall show all proposed on-site private drainage facilities intended to discharge water run-off. Elements of this design shall include a hydrologic and hydraulic analysis verifying the adequacy of the facilities and identify any easements or structures required to properly convey the drainage. The construction of drainage structures shall comply with the standards set forth by the San Diego Regional Standard Drawings.
- m. Post Construction Best Management Practices meeting City and RWQCB Order No. R9-2013-001 requirements shall be implemented in the drainage design.
- n. Prior to obtaining a building permit, submit a building pad certification statement from a soils engineer and an engineer or land surveyor licensed in Land Surveying per SBMC 15.40.230E.
- o. The building permit shall be issued concurrently with the grading permit.
- p. No increased cross lot drainage shall be allowed.

D. City Council Conditions:

- I. The 11 proposed Podocarpus X. Icee Blue plants shall be maintained at a height not to exceed 8 feet which is the maximum allowable height permitted for a fence within the required side yard setback.
- II. The pavers shown within the required D.G. path on the project plans presented to the City Council on January 27, 2021 shall be removed and an unobstructed 10 foot D.G. path shall be provided.

V. EXPIRATION

The Development Review Permit for the project will expire 24 months from the date of this Resolution, unless the Applicant has obtained building permits and has commenced construction prior to that date, and diligently pursued construction to completion. An extension of the application may be granted by the City Council according to SBMC 17.72.110.

VI. INDEMNIFICATION AGREEMENT

The Applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify the Applicant of any claim, action, or proceeding. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, the Applicant shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Applicant shall not be required to pay or perform any settlement unless such settlement is approved by the Applicant.

NOTICE TO APPLICANT: Pursuant to Government Code Section 66020, you are hereby notified that the 90-day period to protest the imposition of the fees, dedications, reservations or other exactions described in this resolution commences on the effective date of this resolution. To protest the imposition of any fee, dedications, reservations or other exactions described in this resolution you must comply with the provisions of Government Code Section 66020. Generally the resolution is effective upon expiration of the tenth day following the date of adoption of this resolution, unless the resolution is appealed or called for review as provided in the Solana Beach Zoning Ordinance.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Solana Beach, California, held on the 10th day of March 2021, by the following vote:

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

LESA HEEBNER, MAYOR

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

RESOLUTION 2021-006

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT AND AN ADMINISTRATIVE STRUCTURE DEVELOPMENT PERMIT TO DEMOLISH AN EXISTING SINGLE-STORY, SINGLE-FAMILY RESIDENCE WITH AN ATTACHED GARAGE TO CONSTRUCT A REPLACEMENT TWO-STORY SINGLE-FAMILY RESIDENCE WITH AN ATTACHED GARAGE, AND PERFORM ASSOCIATED IMPROVEMENTS AT 514 CANYON DRIVE, SOLANA BEACH.

APPLICANT: ELISABETH EWING

APPLICATION: 17-19-13 DRP/SDP

WHEREAS, Elisabeth Ewing (hereinafter referred to as “Applicant”), has submitted an application for a Development Review Permit (DRP) and Structure Development Permit (SDP) pursuant to Title 17 (Zoning) of the Solana Beach Municipal Code (SBMC); and

WHEREAS, the Public Hearing was conducted pursuant to the provisions of Solana Beach Municipal Code Section 17.72.030; and

WHEREAS, at the Public Hearing on January 27, 2021, the City Council received and considered evidence concerning the proposed application; and

WHEREAS, the City Council of the City of Solana Beach found the application request exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and

WHEREAS, this decision is based upon the evidence presented at the Public Hearing, and any information the City Council gathered by viewing the site and the area as disclosed at the Public Hearing.

NOW THEREFORE, the City Council of the City of Solana Beach, California, does resolve as follows:

- I. That the foregoing recitations are true and correct.
- II. That the request for a DRP and SDP to demolish the existing single-story, single-family residence and a construct replacement two-story, single-family residence with an attached garage and perform associated site improvements at 514 Canyon Drive, is conditionally approved based upon the following Findings and subject to the following Conditions:

III. FINDINGS

- A. In accordance with Section 17.68.040 (Development Review Permit) of the City of Solana Beach Municipal Code, the City Council finds the following:

- I. *The proposed project is consistent with the General Plan and all applicable requirements of SBMC Title 17 (Zoning Ordinance), including special regulations, overlay zones and specific plans.*

General Plan Consistency: The project, as conditioned, is consistent with the City's General Plan designation of Low Density Residential, which allows for a maximum of three dwelling units per acre. The development is also consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

Zoning Ordinance Consistency: The project is consistent with all applicable requirements of the Zoning Ordinance (Title 17) (SBMC 17.20.030 and 17.48.040), which delineates maximum allowable Floor Area Ratio (FAR), Permitted Uses and Structures (SBMC Section 17.20.020), which provides for uses of the property for a single-family residence. Further, the project adheres to all property development regulations established for the LR Zone and cited by SBMC Section 17.020.030 and development regulations established for nonconforming structures cited in SBMC Chapter 17.16.

The project is consistent with the provisions for minimum yard dimensions (i.e., setbacks), maximum allowable floor area, maximum allowable building height, and parking requirements.

- II. *The proposed development complies with the following development review criteria set forth in Solana Beach Municipal Code Section 17.68.040.F:*

- a. *Relationship with Adjacent Land Uses: The development shall be designed in a manner compatible with and where feasible, complimentary to existing and potential development in the immediate vicinity of the project site. Site planning on the perimeter of the development shall give consideration to the protection of surrounding areas from potential adverse effects, as well as protection of the property from adverse surrounding influences.*

The property is located within the LR Zone. Properties immediately to the south, east, and west are also located within the LR Zone. Properties immediately to the north are located within the Open Space/Recreation (OS/R) Zone off of Holmwood Lane. The surrounding properties are developed with a mixture of one- and two-story single-family residences.

The project, as designed, is consistent with the permitted uses for the LR Zone as described in SBMC Sections 17.20.010 and

17.12.020. The property is designated Low Density Residential in the General Plan and intended for single-family residences developed at a maximum density of three dwelling units per acre. The proposed development could be found to be consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

The property is not located within any of the City's Specific Plan areas; however, it is located within the boundaries of the SROZ, SAOZ, HOZ, and Dark Sky Area. The project has been evaluated and could be found to be in conformance with the regulations of the SROZ, SAOZ, and Dark Sky Area, which are discussed later in this report. The project is also located within the Coastal Zone. As a condition of project approval, the Applicant will be required to obtain a Coastal Development Permit, Waiver, or Exemption from the California Coastal Commission prior to the issuance of building or grading permits.

- b. Building and Structure Placement: Buildings and structures shall be sited and designed in a manner which visually and functionally enhances their intended use.*

The Applicant is proposing to demolish the existing residence and construct a replacement two-story, single-family residence with an attached two-car garage and perform associated improvements. The project would be located in the buildable area of the lot and the driveway access would be maintained from Canyon Drive at the southeast corner of the front (south) property line.

The 2,260 square-foot first-floor of the proposed two-story residence would consist of the main entry and staircase area, an open-concept living room, dining room, and kitchen with a pantry as well as two bedrooms with ensuite bathrooms and a powder room. An outdoor terrace is proposed along the entire northern elevation of the residence up to the existing retaining wall that will be maintained along the top of the slope. The proposed 1,651 square-foot second-floor would consist of an office and the primary bedroom suite that opens to a second floor deck off of the northwest corner of the proposed residence. The subtotal of the proposed living area for the project would be 3,911 square feet.

The SBMC parking regulations require two off-street parking spaces per single-family residence. The Code indicates that

when required spaces are provided in a garage, 200 square feet of floor area is exempted for each required space. The proposed 449 square foot attached garage would provide two unobstructed parking spaces of 9 ft. X 19 ft. therefore, 400 square feet of the garage is exempt from the calculation of floor area. With the exemption, the total proposed floor area would be 3,960 square feet, which is 440 square feet below the maximum allowable floor area for the 14,000 square-foot lot located in the SROZ. The maximum floor area calculation for this project is as follows:

0.50 for first 6,000 ft ²	3,000 ft ²
0.175 for 6,000 to 15,000 ft ²	1,400 ft ²
Maximum Allowable Floor Area:	4,400 ft ²

As mentioned previously, the proposed structure is required to maintain a 25 foot setback from the canyon rim. The northern elevation of the residence will follow the 25 foot setback line from the eastern property line until approximately the center of the lot, then the residence will exceed the minimum 25 foot setback from the canyon rim to approximately 53 feet at the northwest corner of the residence. The proposed residence will be constructed at the five foot side yard setback line on the eastern side, the 20 foot front yard setback, because the setback can be reduced from 25 feet as Canyon Drive is 60 feet wide, and will exceed the five foot side yard setback along the west property line by approximately 2 feet 3 ¼ inches.

The maximum building height for the LR Zone is 25 feet. The residence is proposed at 25 feet or 319 feet Mean Sea Level (MSL) above the proposed grade. As designed, the project will comply with the required setbacks, maximum floor area and maximum building height.

- c. *Landscaping: The removal of significant native vegetation shall be minimized. Replacement vegetation and landscaping shall be compatible with the vegetation of the surrounding area. Trees and other large plantings shall not obstruct significant views when installed or at maturity.*

The project is subject to the current water efficient landscaping regulations of SBMC Chapter 17.56. A Landscape Documentation Package is required for new development projects with an aggregate landscape equal to or greater than 500 square feet requiring a building permit, plan check or development review. The Applicant provided a conceptual landscape plan that has been reviewed by the City's third-party

landscape architect, who has recommended approval. The Applicant will be required to submit detailed construction landscape drawings that will be reviewed by the City's third-party landscape architect for conformance with the conceptual plan. In addition, the City's third-party landscape architect will perform inspections during the construction phase of the project. A separate condition has been added to require that native or drought-tolerant and non-invasive plant materials and water-conserving irrigation systems are required to be incorporated into the landscaping to the extent feasible.

- d. *Roads, Pedestrian Walkways, Parking and Storage Areas: Any development involving more than one building or structure shall provide common access roads and pedestrian walkways. Parking and outside storage areas, where permitted, shall be screened from view, to the extent feasible, by existing topography, by the placement of buildings and structures, or by landscaping and plantings.*

SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM) require two (2) parking spaces for a single-family residence. The Applicant is proposing to construct an attached 449 square-foot, two-car garage in the southeast corner of the proposed residence. The garage will be accessed by a driveway on the southeastern corner of the property from Canyon Drive. SBMC Section 17.08.030 indicates that required parking up to 200 square feet per parking space provided in a garage is exempt from the floor area calculation. The proposed garage will provide two 9-foot by 19-foot parking spaces that are clear of obstruction. Therefore, 400 square feet of garage area is exempt from the project's total floor area calculation.

- e. *Grading: To the extent feasible, natural topography and scenic features of the site shall be retained and incorporated into the proposed development. Any grading or earth-moving operations in connection with the proposed development shall be planned and executed so as to blend with the existing terrain both on and adjacent to the site. Existing exposed or disturbed slopes shall be landscaped with native or naturalized non-native vegetation and existing erosion problems shall be corrected.*

The project would include grading in the amount of 175 yd³ cut, 33 yd³ of fill, 150 yd³ of export, 14 yd³ of cut for footings and 6 yd³ of for recompaction.

- f. *Lighting: Light fixtures for walkways, parking areas, driveways, and other facilities shall be provided in sufficient number and at*

proper locations to assure safe and convenient nighttime use. All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding areas per SBMC 17.60.060 (Exterior Lighting Regulations).

The project site is located within the City's Dark Sky Area which has specific lighting regulations to preserve the traditional semirural character of the area which includes low levels of nighttime illumination. These regulations prohibit the outside illumination for aesthetic or dramatic purposes of any building and/or surrounding landscape, including environmentally sensitive habitat areas (public or private). Conditions of project approval include that all new exterior lighting fixtures comply with the City-Wide Lighting Regulations of the Zoning Ordinance (SBMC 17.60.060); that all light fixtures shall be shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area; and that aesthetic illumination of the proposed residence or landscaping is prohibited.

- g. Usable Open Space: Recreational facilities proposed within required usable open space shall be located and designed to maintain essential open space values.*

The project consists of the construction of a replacement two-story, single-family residence with an attached garage and associated site improvements on a developed residential lot, therefore, usable open space and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040. As a condition of approval, the Applicant will be required to pay the City's Park Impact Fee.

- III. All required permits and approvals including variances, conditional use permits, and comprehensive sign plans have been obtained prior to or concurrently with the development review permit.*

All required permits are being processed concurrently with the Development Review Permit.

- IV. If the development project also requires a permit or approval to be issued by a state or federal agency, the city council may conditionally approve the development review permit upon the Applicant obtaining the required permit or approval from the other agency.*

The Applicant is required to obtain approval from the California Coastal Commission prior to issuance of Building and Grading Permits.

B. In accordance with Section 17.48.020 (Scenic Area Overlay Zone) of the City of Solana Beach Municipal Code, the City Council finds the following:

- I. *Building Characteristics. All development shall be compatible with the topography, vegetation and colors of the natural environment and with the scenic, historic and recreation resources of the designated areas.*

The proposed project, as shown in the view analysis, would increase the height and width of the existing structure. Existing public scenic views of the Pacific Ocean down Canyon Drive would be maintained. Proposed vegetation along the front property line would screen the property from Canyon Drive. The project has been conditioned to be constructed with exterior colors that are natural dark or earth toned to the extent feasible.

- II. *Building Structure and Placement. The placement of buildings and structures shall not detract from the visual setting or obstruct significant views, and shall be compatible with the topography of the site and adjacent areas. In prime viewshed areas designated in the general plan, building and structures should not be placed along bluff-top silhouette lines or on the adjacent slopes within view from a lagoon area, but should be clustered along the bases of the bluffs and on the mesa tops set back from the bluff-top silhouette lines. Buildings and structures should be sited to provide unobstructed view corridors from the nearest scenic highway, or view corridor road. These criteria may be modified when necessary to mitigate other overriding environmental considerations such as protection of habitat or wildlife corridors.*

The subject property is not located in any of the prime viewshed areas designated in the General Plan. There are existing westward ocean views down Canyon Drive that would not be impacted by the project. The views of the San Elijo Lagoon to the north between the existing residences would also be maintained. The project would expand the footprint of the existing structure to the west within the buildable area of the lot and the height of the structure would be increased.

- III. *Landscaping. The removal of native vegetation shall be minimized and the replacement vegetation and landscaping shall be compatible with the vegetation of the designated area. Landscaping and plantings shall be used to the maximum extent practicable to screen those features listed in paragraphs (F)(4), (5) and (6) of this subsection. Landscaping and plantings shall not obstruct significant views, either when installed or when they reach mature growth.*

The proposed project would maintain the existing landscaping on half of the property. The proposed landscape to be modified would be at the

top of the slope and within the front yard setback. The proposed landscape plan is provided in Attachment 2.

- IV. *Roads, Pedestrian Walkways, Parking and Storage Areas. Any development involving more than one building or structure shall provide common access roads and pedestrian walkways. Parking and outside storage areas shall be screened from view, to the maximum extent feasible, from either the scenic highway or the adjacent scenic, historic, or recreational resource. Acceptable screening methods shall include, but are not limited to, the use of existing topography, the strategic placement of buildings and structures, or landscaping and plantings which harmonize with the natural landscape of the designated area.*

The project would maintain the footprint of the existing driveway and revise the driveway apron to meet City standards. The required parking will be provided within the proposed attached garage. A trash enclosure is proposed within the eastern side yard setback that would be screened from the public right-of-way and adjacent properties by a proposed fence.

- V. *Aboveground Utilities. Utilities shall be constructed and routed underground except in those situations where natural features prevent undergrounding or where safety considerations necessitate aboveground construction and routing.*

The Engineering Department has placed a condition on the project that requires any new utility services shall be undergrounded.

- VI. *Grading. The alteration of the natural topography of the site shall be minimized and shall avoid detrimental effects to the visual setting of the designated area and the existing natural drainage system. Alterations of the natural topography shall be screened from view from either the scenic highway or the adjacent scenic, historic, or recreational resource by landscaping and plantings which harmonize with the natural landscape of the designated area, except when such alterations add variety to or otherwise enhance the visual setting of the designated area. However, design emphasis shall be placed on preserving the existing quality of scenic resources rather than concealment of disturbances or replacement in kind. In portions of the scenic area overlay zone containing sensitive lands, grading may be severely restricted or prohibited.*

The project would include grading in the amount of 175 yd³ of cut, 33 yd³ of fill and 142 yd³ of export, 14 yd³ cut for footings, and 6 yd³ for removal and recompaction.

- VII. *Signs. Off-site signs shall be prohibited in areas subject to the scenic area overlay zone, except temporary real estate signs pursuant to SBMC 17.64.060. The number, size, location, and design of all other signs shall be consistent with the Comprehensive Sign Ordinance (Chapter 17.64 SBMC) and shall not detract from the visual setting of the designated area or obstruct significant views.*

The project consists of the construction of a replacement two-story, single-family residence with an attached garage, and associated site improvements; therefore, signs are not proposed as part of the development.

- VIII. *Lighting. The interior and exterior lighting of the buildings and structures and the lighting of signs, roads and parking areas shall be compatible with the lighting permitted in the designated area. All exterior lighting, including lighting in designated "dark sky" areas, shall be in conformance with SBMC 17.60.060 (Exterior Lighting Regulations).*

The project site is located within the City's Dark Sky Area which has specific lighting regulations to preserve the traditional semirural character of the area which includes low levels of nighttime illumination. These regulations prohibit the outside illumination for aesthetic or dramatic purposes of any building and/or surrounding landscape, including environmentally sensitive habitat areas (public or private). Conditions of project approval include that all new exterior lighting fixtures comply with the City-Wide Lighting Regulations of the Zoning Ordinance (SBMC 17.60.060); that all light fixtures shall be shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area; and that aesthetic illumination of the proposed residence or landscaping is prohibited.

- C. In accordance with Section 17.63.040 (Structure Development Permit) of the Solana Beach Municipal Code, the City Council finds the following:

The proposed structure exceeds 16 feet in height above the pre-existing grade; therefore, the project must comply with all of the View Assessment requirements of SBMC Chapter 17.63 and the Applicant was required to complete the SDP process. The Applicant had story poles erected onsite. A final Story Pole Height Certification was issued by a licensed land surveyor on October 5, 2020, which showed the highest story pole certified at 319 MSL and 25 feet above the proposed grade. Notices to apply for View Assessment were mailed to property owners and occupants within 300 feet of the project site, which established a deadline to file for View Assessment on November 19, 2020. No applications for View Assessment were received by the City.

A height certificate prepared by a licensed land surveyor will be required prior to the framing inspection certifying that the tallest point of the proposed residence will not exceed 25 feet above the proposed grade and the highest point of the structure will not exceed 319 feet above the Mean Sea Level (MSL).

IV. CONDITIONS

Prior to use or development of the property in reliance on this permit, the Applicant shall provide for and adhere to the following conditions:

A. Community Development Department Conditions:

- I. The Applicant shall pay required Fire Mitigation, Park Development, Public Use Facilities, and Public Facilities Impact Fees.
- II. Building Permit plans must be in substantial conformance with the architectural plans presented to the City Council on January 27, 2021, and located in the project file with a submittal date of January 14, 2021.
- III. Prior to requesting a framing inspection, the Applicant shall submit a height certification, signed by a licensed land surveyor, certifying that the building envelope is in conformance with the plans as approved by the City Council on January 27, 2021, and will not exceed 25 feet in height from the proposed grade or 319 MSL.
- IV. Any proposed onsite fences, walls and retaining walls and any proposed railing located on top, or any combination thereof, shall comply with applicable regulations of SBMC Section 17.20.040 and 17.60.070 (Fences and Walls).
- V. The Applicant shall obtain required California Coastal Commission (CCC) approval of a Coastal Development Permit, Waiver or Exemption as determined necessary by the CCC, prior to the issuance of Building and Grading Permits.
- VI. Native or drought tolerant and non-invasive plant materials and water conserving irrigation systems shall be incorporated into any proposed landscaping and compatible with the surrounding area to the extent feasible.
- VII. All new exterior lighting fixtures shall be in conformance with the City-wide lighting regulations of the Zoning Ordinance (SBMC 17.60.060). All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area.

- VIII. Due to the property's location within the Dark Sky Area, the outside illumination for aesthetic or dramatic purposes of any building or surrounding landscape, including environmentally sensitive habitat areas (public or private) is prohibited.
- IX. The residence shall be constructed and painted so that the exterior colors are natural dark or earth toned to the extent feasible.
- X. Construction vehicles shall be parked on the subject property at all times feasible. If construction activity prohibits parking on the subject property, the Applicant shall ensure construction vehicles are parked in such a way to allow sufficient vehicular access on the street and minimize impact to the surrounding neighbors.
- XI. The Applicant shall connect to temporary electrical service as soon as feasible to the satisfaction of the City. The use of gas-powered generator(s) during construction activity is discouraged and shall be limited only to selective use at the discretion of the City.

B. Fire Department Conditions:

- I. **GATES:** All gates or other structures or devices, which could obstruct fire access roadways or otherwise hinder emergency operations, are prohibited unless they meet standards approved by the Fire Department. An approved emergency key-operated switch and/or an approved emergency traffic control-activating strobe light sensor shall be installed per Solana Beach Fire Department standards.
- II. **OBSTRUCTION OF ROADWAYS DURING CONSTRUCTION:** All roadways shall be a minimum of 20 feet in width during construction and maintained free and clear, including the parking of vehicles, in accordance with the California Fire Code and the Solana Beach Fire Department.
- III. **FUEL MODIFICATION ZONES/FIRE BREAKS:** The Applicant shall provide and maintain fire/fuel breaks to the satisfaction of the Solana Beach Fire Department. Fire/fuel breaks size and composition shall be determined by the Fire Department and shown on the improvement /grading plans and final map and building plans.
- IV. **ADDRESS NUMBERS: STREET NUMBERS:** Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background, and shall meet the following minimum standards as to size: 4" high with a 1/2" inch stroke width for residential buildings, 8" high with a 1/2" stroke

for commercial and multi-family residential buildings, 12” high with a 1” stroke for industrial buildings. Additional numbers shall be required where deemed necessary by the Fire Marshal, such as rear access doors, building corners, and entrances to commercial centers.

- V. AUTOMATIC FIRE SPRINKLER SYSTEM-ONE AND TWO FAMILY DWELLINGS: Structures shall be protected by an automatic fire sprinkler system designed and installed to the satisfaction of the Fire Department. Plans for the automatic fire sprinkler system shall be approved by the Fire Department prior to installation.
- VI. FIRE RESISTIVE CONSTRUCTION REQUIREMENTS FOR WILDLAND/URBAN INTERFACE AREAS: Structures shall meet all wildland/urban interface standards to the satisfaction of the Fire Department. Structures shall comply with current California Building Code Chapter 7A.
- VII. CLASS “A” ROOF: All structures shall be provided with a Class “A” Roof covering to the satisfaction of the Solana Beach Fire Department.

C. Engineering Department Conditions:

- I. The Applicant is required to obtain an Encroachment Permit in accordance with SBMC Section 11.20 prior to any work being done in the public right-of-way. These include, but are not limited to:
 - a. Construction of 9” X 9” X 12” low profile mountable concrete curb along Canyon Drive with transitions to the existing improvements on both sides.
 - b. Construction of a 10’ wide, Stabilized, Compacted Decomposed Granite graded at 2% towards the curb.
 - c. Construction of the concrete walkway and or concrete steps in the public right of way as shown on the grading and site plans are not allowed and shall be removed from all construction plans.
 - d. Paver drainage swale.
 - e. Pervious paver driveway approach.
 - f. Landscaping.
 - g. 4” PCC landscape header.

- II. The Applicant shall record the Encroachment Maintenance Removal Agreement (EMRA) with the County of San Diego prior to the release of the Grading Bond and Security Deposit. The EMRA shall be recorded against this property for all improvements in the Public Right-Of-Way including but not limited to:
 - a. Pervious paver underdrain.
 - b. Pervious paver driveway approach.
 - c. 10' wide D.G area compacted and graded at 2% towards the flow line.
 - d. Concrete 9X9X12 mountable curb
 - e. Landscaping.
 - f. Irrigation.
 - g. 4" PCC landscape header.
- III. All construction demolition materials shall be recycled according to the City's Construction and Demolition recycling program and an approved Waste Management Plan shall be submitted.
- IV. Construction fencing shall be located on the subject property unless the Applicant has obtained an Encroachment Permit in accordance with chapter 11.20 of the SBMC which allows otherwise.
- V. The Applicant shall underground all new utility services including, but not limited to, electrical and telephone.
- VI. Obtain a Grading Permit in accordance with Chapter 15.40 of the Solana Beach Municipal Code. Conditions prior to the issuance of a grading permit shall include, but not be limited to, the following:
 - a. The Applicant shall obtain a grading plan prepared by a Registered Civil Engineer and approved by the City Engineer. On-site grading design and construction shall be in accordance with Chapter 15.40 of the Solana Beach Municipal Code.
 - b. The Applicant shall obtain a Soils Report prepared by a Registered Soils Engineer and approved by the City Engineer. All necessary measures shall be taken and implemented to assure slope stability, erosion control and soil integrity. The

- grading plan shall incorporate all recommendations contained in the soils report.
- c. The Applicant shall provide a Drainage Report prepared by a Registered Civil Engineer. This report shall address the design for detention basin and corresponding outflow system to ensure the rate of runoff for the proposed development is at or below that of pre-existing condition. All recommendations of this report shall be incorporated into the Preliminary Grading Plan. A detention basin easement(s) shall be recorded for maintenance of the detention basins by the property owner(s) in perpetuity, prior to Final Inspection of the Building Permit.
 - d. The Applicant shall show all retaining walls and drainage structures. Retaining walls shown on the grading plan shall conform to the San Diego Regional Standards or be designed by a licensed civil engineer. Engineering calculations for all designed walls with a surcharge and nonstandard walls shall be submitted at grading plan check. Retaining walls may not exceed the allowable height within the property line setback as determined by the City of Solana Beach Municipal Code. Contact the Community Development department for further information.
 - e. The Applicant is responsible to protect the adjacent properties during construction. If any grading, construction activity, access or potential construction-related impacts are anticipated beyond the property lines, as determined by the City Engineer, the Applicant shall obtain a letter of permission from the adjoining property owners. All required letters of permission shall be submitted to the City Engineer prior to the issuance of the grading permit.
 - f. Cut and fill slopes shall be set back from site boundaries and buildings shall be set back from cut or fill slopes in accordance with SBMC 15.40.140 and to the satisfaction of the City Engineer.
 - g. The Applicant shall pay a grading plan check fee in accordance with the current Engineering Fee Schedule at initial grading plan submittal. Inspection fees shall be paid prior to issuance of the grading permit.
 - h. The Applicant shall obtain and submit grading security in a form prescribed by the City Engineer.

- i. The Applicant shall obtain haul permit for import / export of soil. The Applicant shall transport all excavated material to a legal disposal site.
- j. The Applicant shall submit certification from the Engineer of Record and the Soils Engineer that all public or private drainage facilities and finished grades are functioning and are installed in accordance with the approved plans. This shall be accomplished by the Engineer of Record incorporating as-built conditions on the Mylar grading plans and obtaining signatures of the Engineer of Record and the Soils Engineer certifying the as-built conditions.
- k. An Erosion Prevention and Sediment Control Plan shall be prepared by the Applicant. Best management practices shall be developed and implemented to manage storm water and non-storm water discharges from the site at all times during excavation and grading activities. Erosion prevention shall be emphasized as the most important measure for keeping sediment on site during excavation and grading activities. Sediment controls shall be used as a supplement to erosion prevention for keeping sediment on site.
- l. The Applicant shall show all proposed on-site private drainage facilities intended to discharge water run-off. Elements of this design shall include a hydrologic and hydraulic analysis verifying the adequacy of the facilities and identify any easements or structures required to properly convey the drainage. The construction of drainage structures shall comply with the standards set forth by the San Diego Regional Standard Drawings.
- m. Post Construction Best Management Practices meeting City and RWQCB Order No. R9-2013-001 requirements shall be implemented in the drainage design.
- n. Prior to obtaining a building permit, submit a building pad certification statement from a soils engineer and an engineer or land surveyor licensed in Land Surveying per SBMC 15.40.230E.
- o. The building permit shall be issued concurrently with the grading permit.
- p. No increased cross lot drainage shall be allowed.

D. City Council Conditions:

- I. The 11 proposed Podocarpus X. Icee Blue plans shall be maintained at a height not to exceed 8 feet which is the maximum allowable height permitted for a fence within the required side yard setback.
- II. The pavers shown within the required D.G. path on the project plans presented to the City Council on January 27, 2021 shall be removed and the required 10 foot D.G. path.
- III. The staircase tower on the southwest corner of the proposed residence shall incorporate the following changes:
 - a. The height of the rectangular area between story poles 11, 12, 16, and 17 shall be lowered to a maximum building height of 309 feet above Mean Sea Level (MSL).
 - b. The height of the rectangular area between story poles 11, 17, 14, and 15 shall be lowered to a maximum building height of 311.5 feet above MSL.

V. EXPIRATION

The Development Review Permit for the project will expire 24 months from the date of this Resolution, unless the Applicant has obtained building permits and has commenced construction prior to that date, and diligently pursued construction to completion. An extension of the application may be granted by the City Council according to SBMC 17.72.110.

VI. INDEMNIFICATION AGREEMENT

The Applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify the Applicant of any claim, action, or proceeding. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, the Applicant shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Applicant shall not be required to pay or perform any settlement unless such settlement is approved by the Applicant.

NOTICE TO APPLICANT: Pursuant to Government Code Section 66020, you are hereby notified that the 90-day period to protest the imposition of the fees, dedications, reservations or other exactions described in this resolution commences on the effective date of this resolution. To protest the imposition of any fee, dedications, reservations or other exactions described in this resolution you must comply with the provisions of Government Code Section 66020. Generally the resolution is effective upon expiration of the tenth day following the date of adoption of this resolution, unless the resolution is appealed or called for review as provided in the Solana Beach Zoning Ordinance.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Solana Beach, California, held on the 27th day of January 2021, by the following vote:

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

LESA HEEBNER, MAYOR

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

City Council

City of Solana
635 S. Hwy. 101
Solana Beach, CA 92075

February 23rd, 2021

RE: CONDITIONS OF APPROVAL - EWING RESIDENCE

514 Canyon Drive, Solana Beach, CA 92075 (APN 263-193-04-00)

Dear City Council,

We are writing regarding the Conditions of the Approval of Item B.1 Public Hearing: 514 Canyon Dr., Applicant: Ewing. Case: 17-19-13 DRP/SDP, reviewed on January 27th, 2021. The City Council approved our project on the condition that the western stair enclosure be reduced in height. After receiving the sketch with the required reductions in the roof heights, we went back to the drawing board but discovered that the requested roof heights cannot accommodate a stair or a second-floor corridor in any configuration.

As a potential solution, we have relocated the staircase to the east side of the vestibule, allowing us to reduce the entrance overall bulkiness, footprint, and volume. This update proposes a lower upper-roof height that complies with minimum second-level corridor height. In addition, the lower roof is now over the South and West side of the entry, resulting in a more compact volume that follows the City Council recommendations.

We have prepared an exhibit that contains a section that illustrates the City Council's proposed roof elevations and how they conflict with minimum required head heights. Also, we included a section that compares the potential solution in relationship with the original design and the City Council's suggested roofs. We believe that our renderings might have contributed to the reaction of the design, as they were wide angled views with little detail and scale that might have exaggerated the size of the stair enclosure. Therefore, we have attached additional perspectives that compare our original design with the proposed design. These include figures both inside and outside for scale, as well as a translucent gray volume that corresponds to the property's maximum allowable buildable envelope (this illustrates how much we have set back from the western area).

As we mentioned, the site is very challenging with a very limited footprint for construction. Nevertheless, we made every attempt to setback from the western property line as a gesture to the neighborhood, while providing the Owners with their dream home that is in keeping with the size and scale of the neighboring houses. Ample coordination was performed with the surrounding neighbors, obtaining unanimous support.

We would very much appreciate your consideration of the proposed design as well as your granting of a waiver of the Structure Development Permit requirement for the small portions of the proposed design that project outside of the originally story poled three-dimensional building envelope. The Owners have been working with the City of Solana Beach for over three years to get their support for this project and this was a hurdle they truly did not foresee.

We appreciate your time and effort reviewing this project. Please let us know if you have any questions, as we look forward to your response.

Regards,

Taal Safdie, Principal

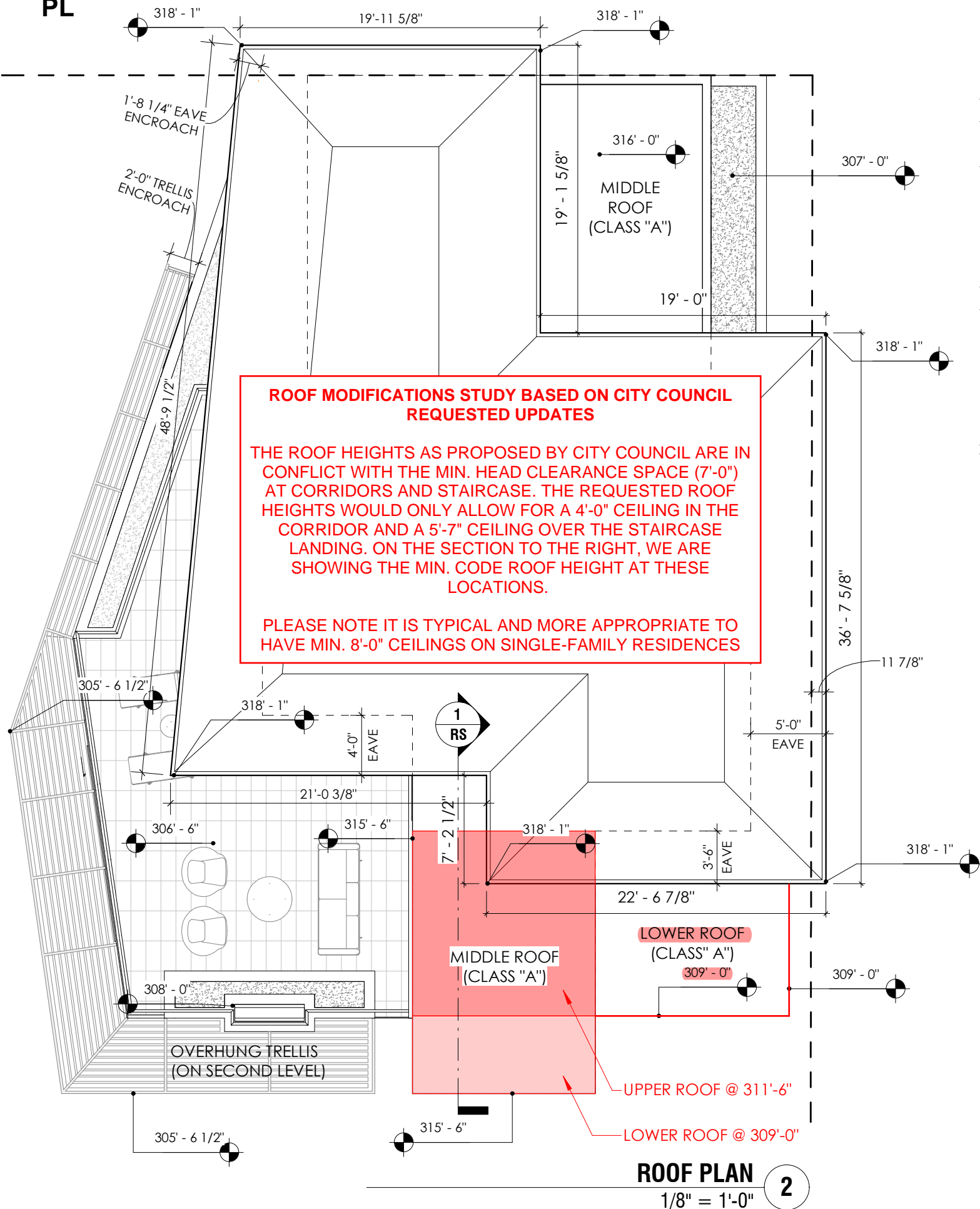
ATTACHMENT 3

EWING RESIDENCE - ROOF STUDY

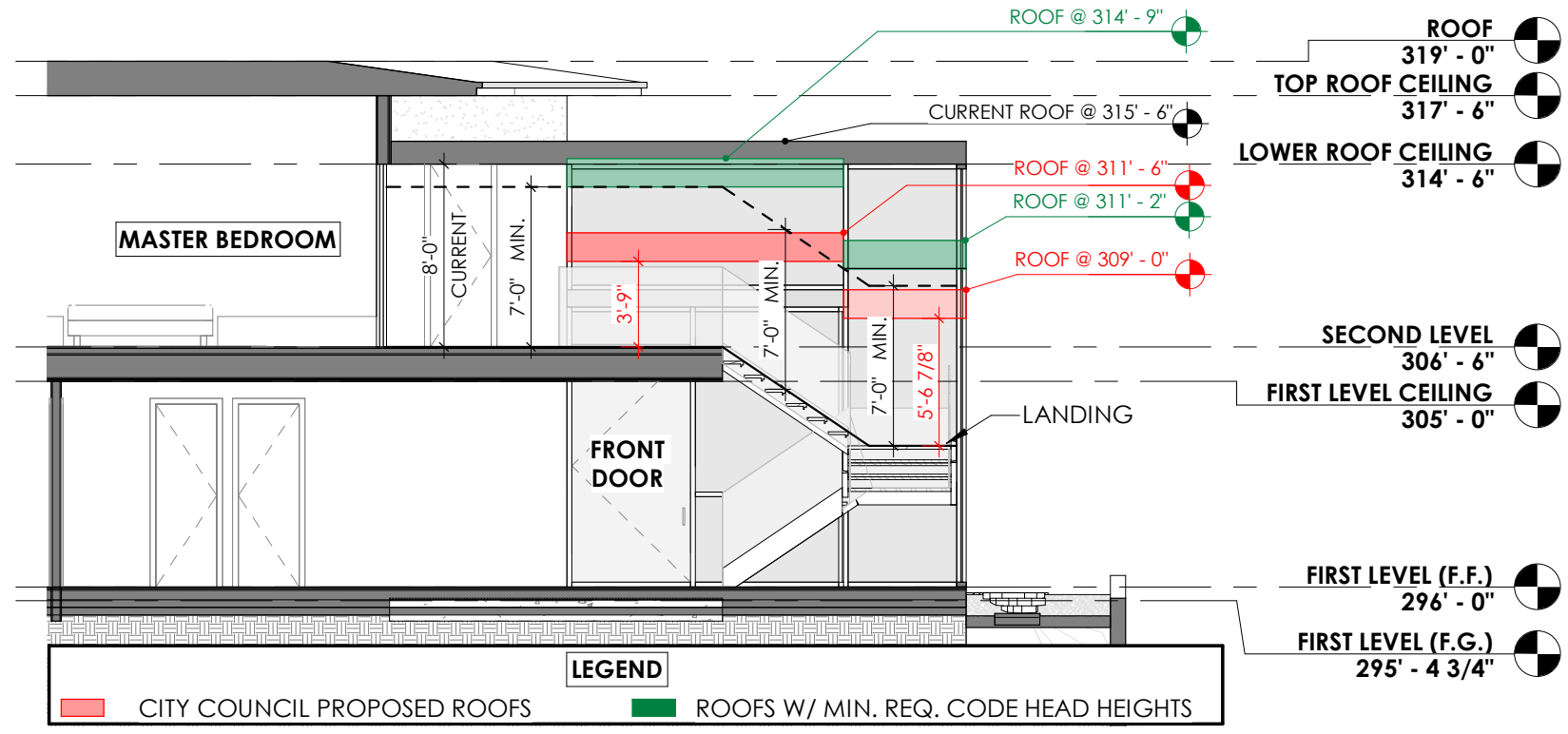
514 CANYON DRIVE, SOLANA BEACH, CA

SAFDIE RABINES ARCHITECTS

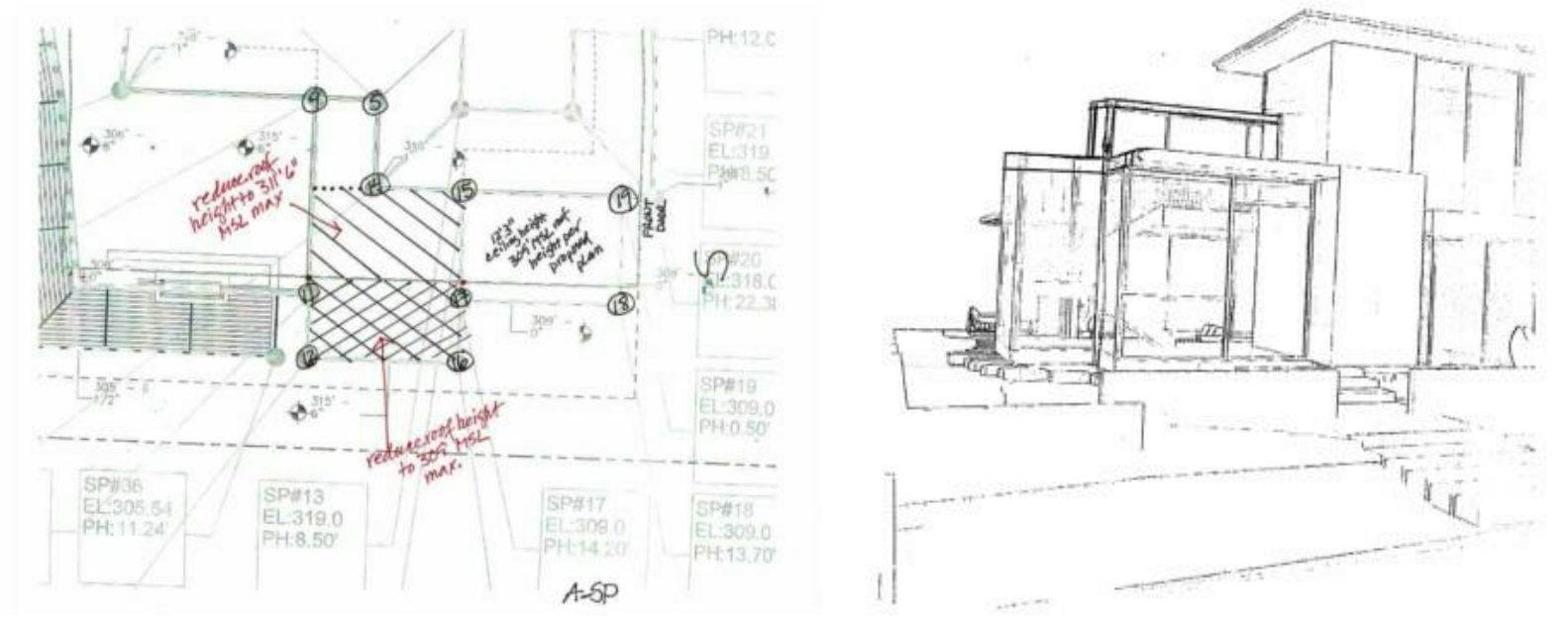
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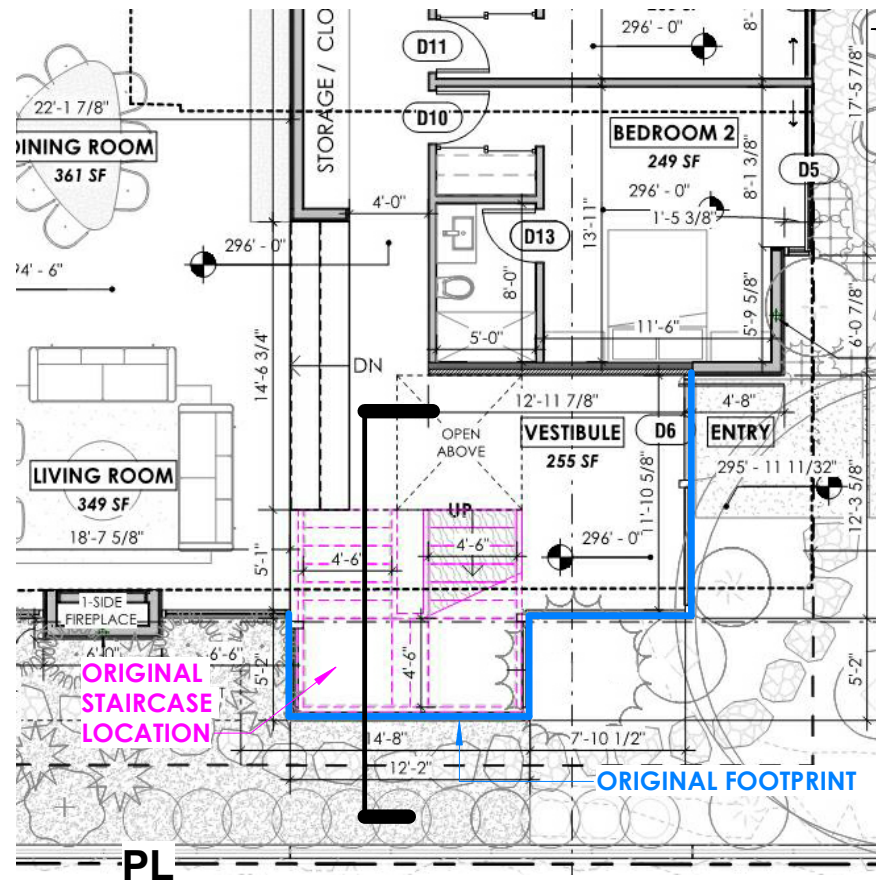
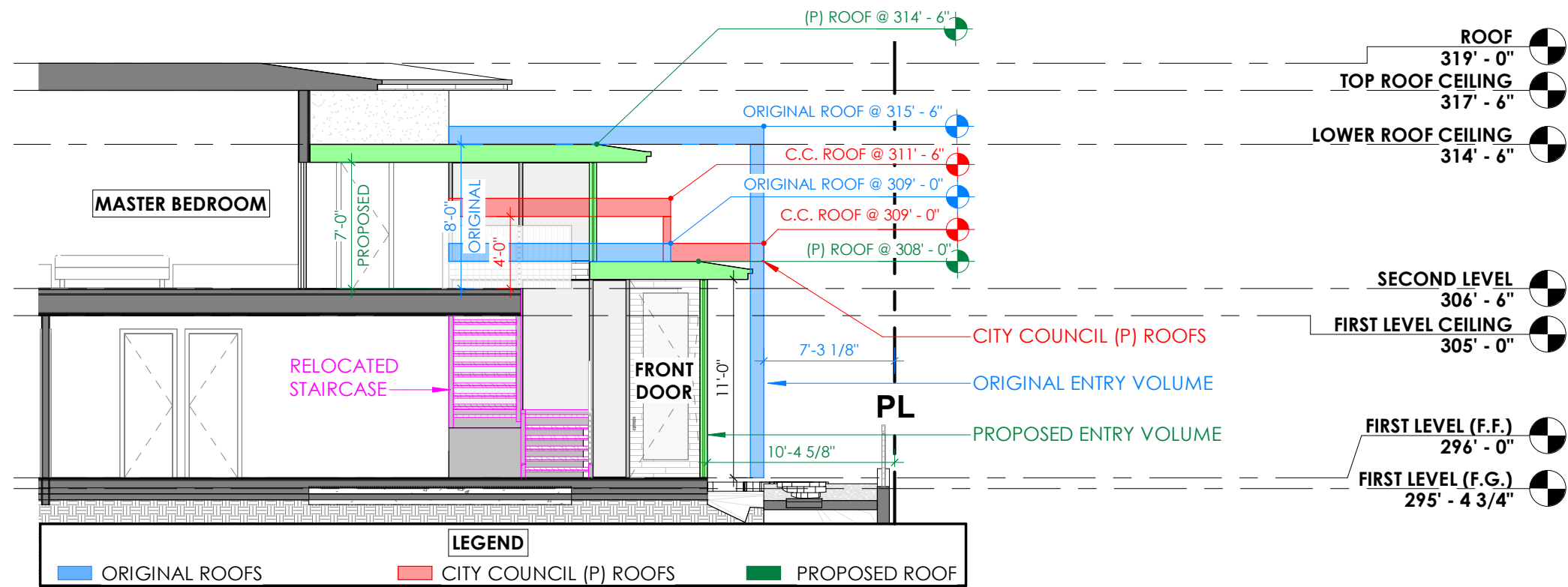
ROOF PLAN
1/8" = 1'-0" 2



SECTION - EAST / WEST ROOF STUDY
1/8" = 1'-0" 1

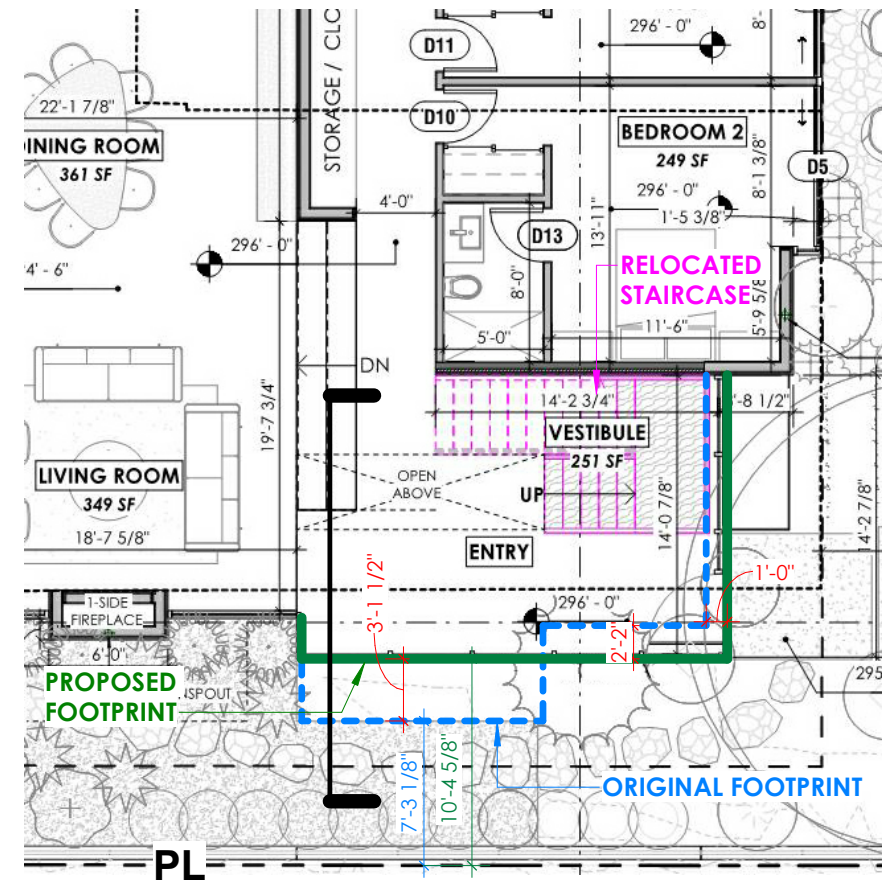


CITY COUNCIL PROVIDED SKETCHES WITH PROPOSED ROOF MODIFICATIONS



ARCHITECT'S ORIGINAL DESIGN

STAIRCASE IS LOCATED AT THE WESTERN SIDE OF THE ENTRY VESTIBULE. MAIN DOOR IS LOCATED ADJACENT TO BEDROOM 2.



ARCHITECT'S PROPOSED DESIGN

STAIRCASE IS RELOCATED EAST, ADJACENT TO BEDROOM 2. MAIN DOOR IS PUSHED WEST, REDUCING THE ENTRY FOOTPRINT AN VOLUME.



ARCHITECT'S ORIGINAL DESIGN



ARCHITECT'S PROPOSED DESIGN



ARCHITECT'S ORIGINAL DESIGN



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STAFF REPORT

CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: March 10, 2021
ORIGINATING DEPT: City Manager's Department
SUBJECT: **Report on Solana Energy Alliance (SEA) Wind-Down Activities and Consideration of Resolution 2021-031 Selection of Clean Energy Alliance (CEA) Default Energy Power Supply for Solana Beach**

BACKGROUND:

Community Choice Aggregation (CCA), authorized by Assembly Bill 117, is a state law that allows cities, counties and other authorized entities to aggregate electricity demand within their jurisdictions in order to purchase and/or generate alternative energy supplies for residents and businesses within their jurisdiction while maintaining the existing electricity provider for transmission and distribution services. The goal of a CCA is to provide a higher percentage of renewable energy electricity at competitive and potentially cheaper rates than existing Investor Owned Utilities (IOUs), while giving consumers local choices and promoting the development of renewable power sources and programs and local job growth.

The City of Solana Beach's (City) CCA, Solana Energy Alliance (SEA), was established by the City Council through adoption of Ordinance 483 on December 13, 2017 and began serving customers in June 2018. SEA is the first CCA to launch in San Diego Gas & Electric territory and remains the only CCA operating in San Diego County.

This item is before Council to receive a report on SEA wind-down activities, operations and the preliminary financial forecast through the January 2023 close-out; consideration of adjusting rates for SEA and setting a rate public hearing; and to consider adoption of Resolution 2021-031 selecting the Clean Energy Alliance (CEA) default power supply for City of Solana Beach customers.

DISCUSSION:

The City Council established SEA with the goal of offering cleaner energy, local control, rate savings compared to San Diego Gas & Electric (SDG&E) and supporting the

CITY COUNCIL ACTION:

Climate Action Plan's aggressive goal of 100% renewable energy by 2035. SEA launched with its default product, SEA Choice, sourced from 50% renewable and 75% greenhouse gas free sources. In 2020, SEA achieved a 100% carbon free energy portfolio, a noteworthy accomplishment. In addition, SEA offers SEA Green, its voluntary 100% renewable energy product option. The City Council also established a goal of providing a 3% rate savings to customers as compared to SDG&E's generation rates.

Due to increasing energy costs, increasing SDG&E Power Charge Indifference Adjustment (PCIA) rates, decreasing SDG&E generation rates and negative energy usage impacts created by the COVID-19 pandemic, the City Council adjusted rates in June 2020 to be at parity with comparable SDG&E rates to address declining cash flow projections.

Transition to Clean Energy Alliance Update

Solana Beach was the first community to launch a CCA in San Diego, however, it consistently expressed a desire to collaborate and work with other agencies to expand CCA in the region and partner in a larger local program. In October 2019, the City Council adopted Resolution 2019-136, approving the Joint Powers Agreement that created the Clean Energy Alliance Joint Powers Authority (CEA), along with the cities of Carlsbad and Del Mar. In December 2019, the City Council adopted Resolution 2019-156 approving an amendment to the SEA Implementation Plan, which reflected Solana Beach's intention to join CEA and transition its customers during CEA's enrollment in May 2021. The Implementation Plan Amendment has been submitted to the California Public Utilities Commission (CPUC) for review and certification.

The CEA Board approved the CEA Implementation Plan in December 2019, which has been submitted to the CPUC for review and certification. CEA has completed all required tasks for registration as a CCA. The CEA JPA Agreement establishes a minimum renewable energy content of 50% renewable sourced (and in no event lower than the renewable content of SDG&E's base product) and a target 2% savings compared to SDG&E's generation rate.

SEA customers' PCIA vintage is 2017 based on the establishment of SEA in June 2018. SEA customers will maintain their PCIA vintage which establishes the basis of the fees charged by SDG&E for energy SDG&E procured on behalf of the CCA customers which now must be liquidated at market prices. New customers enrolling in CEA, in the cities of Carlsbad and Del Mar, will have the 2020 PCIA vintage.

SEA is required to provide its customers notification of the transition to CEA. The initial notification was sent to customers in November 2020. An additional notice of the transition will be sent to SEA customers in April 2021.

San Diego Gas & Electric Rate Related Proceedings

SDG&E generation and PCIA rates are set in the annual Energy Resource Recovery Account (ERRA) application with the CPUC. For 2021, the ERRA application was approved by the CPUC with a March 1, 2021 implementation.

In July 2020, SDG&E filed an expedited application to the CPUC related to an under-collection of PCIA, known as the “Trigger Application”. This application was the first of its kind under the new PCIA rate cap methodology. This proceeding garnered attention among the CCA community statewide, as its outcome sets a precedent as to how under-collections related to PCIA will be handled. The initial application requested the under-collection to be addressed over a three-month period, resulting in increases in PCIA from ~\$.03/kWh to ~\$.49/kWh, in complete opposition to the CPUC’s stated goal of diminishing rate shock by implementing the PCIA rate increase cap. Given significant input from the CCA community, the final approved Trigger Application amortizes the PCIA under-collection over 36 months and is added to the base 2021 PCIA charge.

The final 2021 SDG&E generation rates and PCIA rates reflect an increase from 2020 levels. The impact of the SDG&E rate changes on an average residential bill is reflected below:

Residential: DR	SEA	SDG&E	% Variance
Generation	\$ 22.69	\$ 43.06	-47.3%
SDG&E PCIA+FFS	\$ 15.78		
Generation Related Costs	\$ 38.47	\$ 43.06	-10.7%
SDG&E Delivery	\$ 67.00	\$ 67.00	
Total Average Monthly Bill	\$ 105.47	\$ 110.06	-4.2%

At current SEA rates, which were set at rate parity with SDG&E in June 2020, and 2021 SDG&E generation and PCIA rates, as of March 1st, SEA customers are currently saving 10.7% on generation related costs, and 4.2% on average total bill after taking into account SDG&E delivery charges. At this point, it is recommended that SEA rates be adjusted.

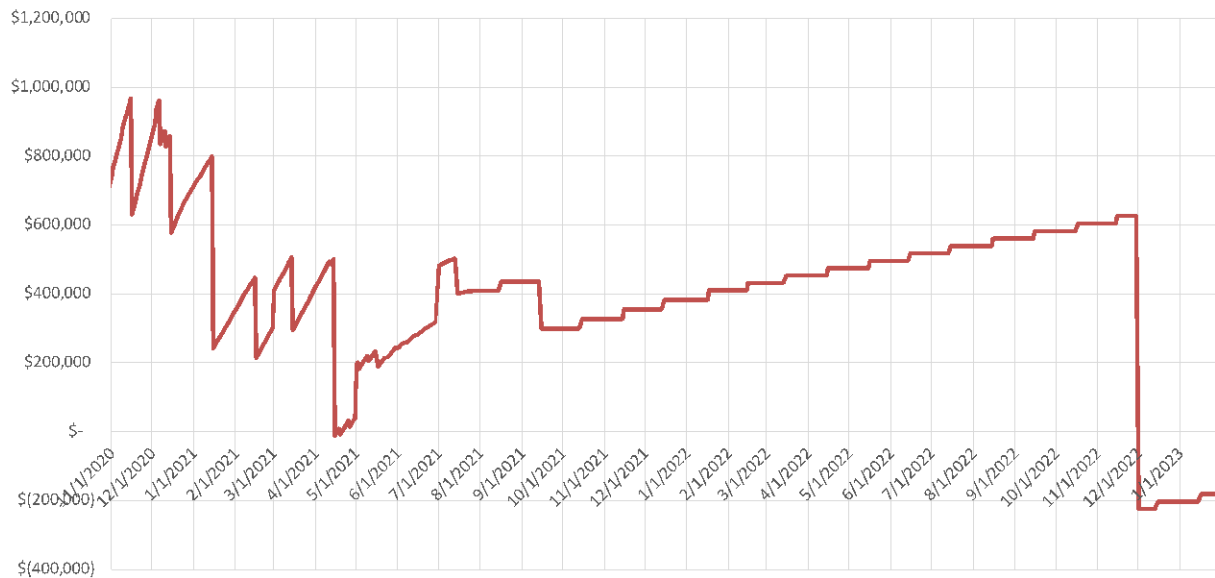
SEA Wind Down Activities and Financial Forecast Through January 2023 Close-Out

SEA will discontinue serving customers in May 2021 when those customers transfer to CEA. The Energy Authority (TEA), SEA’s portfolio manager, has been working to liquidate energy contracts on the market and find buyers for the contracted energy. While SEA customers transition to CEA in May, SEA will continue to settle its energy contracts and sales through January 2023 when the last contract expires. The chart below reflects the financial forecast for revenue generated at current SEA rates, and close-out of SEA transactions.



SEA Cash Scenarios

	Avg Cash 2021	Min Cash 2021	Ending Balance (1/31/2023)
Feb RMC	\$352,875	-\$11,228	-\$181,385



At current rate levels, it is anticipated that SEA will have insufficient funds in to cover costs in May 2021, and SEA will be \$181,384 short of reimbursing all to the City all incurred administrative costs.

The City Council may consider an increase in SEA rates to address the forecasted shortfall. Options include:

- Increase to achieve rate parity with SDG&E
- Increase to 2.4% premium with SDG&E (which corresponds to CEA proposed rates)
- Increase to 5% premium with SDG&E

The average monthly impact to customers of these three options is summarized in the following chart:

	SEA Current	SEA - Parity	SEA -2.4% Premium	SEA -5% Premium
Residential: DR				
Generation	\$ 22.69	\$ 27.28	\$ 28.31	\$ 29.43
SDG&E PCIA+FFS	\$ 15.78	\$ 15.78	\$ 15.78	\$ 15.78
Generation Related Costs	\$ 38.47	\$ 43.06	\$ 44.09	\$ 45.21
SDG&E Delivery	\$ 67.00	\$ 67.00	\$ 67.00	\$ 67.00
Total Average Monthly Bill	\$ 105.47	\$ 110.06	\$ 111.09	\$ 112.21

Moving to rate parity would be in keeping with prior Council direction in June 2020. Although consideration of a rate premium may raise concerns among Council, as indicated in the table below, please note that SEA customers would still have achieved rate savings in all scenarios over the course of SEA operations. The three rate change options were also evaluated based on effective dates of the rate change of 3/1/21 and 4/1/21 for impact to SEA's forecast. The results of the analysis are shown below:



Cash Scenarios

Scenario	Rate Premium (% vs. SDG&E)	Rate Change Effective Date	Total Customer Savings (SEA lifetime)	Minimum Cash Balance	Ending Cash Balance
1	0%	4/1/2021	\$494,386	-\$16,389	-\$161,924
2	2.40%	4/1/2021	\$455,648	\$502	-\$124,086
3	5%	4/1/2021	\$413,682	\$18,800	-\$83,094
4	0%	3/1/2021	\$457,165	-\$11,601	-\$124,815
5	2.40%	3/1/2021	\$417,015	\$5,472	-\$85,568
6	5%	3/1/2021	\$373,519	\$23,967	-\$43,050

SEA rates had provided SEA customers with rate savings compared to SDG&E through June 2020. The column labeled "Total Customers Savings" in the chart above summarizes the customers savings since inception, after taking into account each of the

various rate change options. In all rate change options, SEA has provided customers a minimum cumulative savings of over \$373,000 since its launch, while providing a cleaner energy product than SDG&E.

Should the City Council decide to adjust SEA rates, a public hearing would be scheduled for the March 24, 2020 City Council meeting. At minimum, it is recommended that rates be adjusted to parity with SDG&E with an effective date of March 1, 2021.

Clean Energy Alliance Proposed Rates & Power Supply Product Options

CEA is a separate governmental agency from its member agencies and must fund its expenses from revenues generated through energy sales. Member agencies are not responsible for providing funding should revenue be insufficient to pay its operating costs. As a new agency, CEA does not have reserves established and therefore needs to set rates to ensure sufficient revenue is generated to fund its operating costs, including power supply, administration, debt service and a 5% operating reserve.

The average monthly bill comparison for Solana Beach residential customers on schedule DR, in the 2017 PCIA vintage, is shown below:

Residential: DR	CEA	SDG&E	% Difference
Generation	\$ 28.33	\$ 43.06	-34.2%
SDG&E PCIA+FFS - 2017 Vintage	\$ 15.78	\$ -	
Generation Related Costs	\$ 44.11	\$ 43.06	2.4%
SDG&E Delivery	\$ 67.00	\$ 67.00	
Total Average Monthly Bill	\$ 111.11	\$ 110.07	0.9%

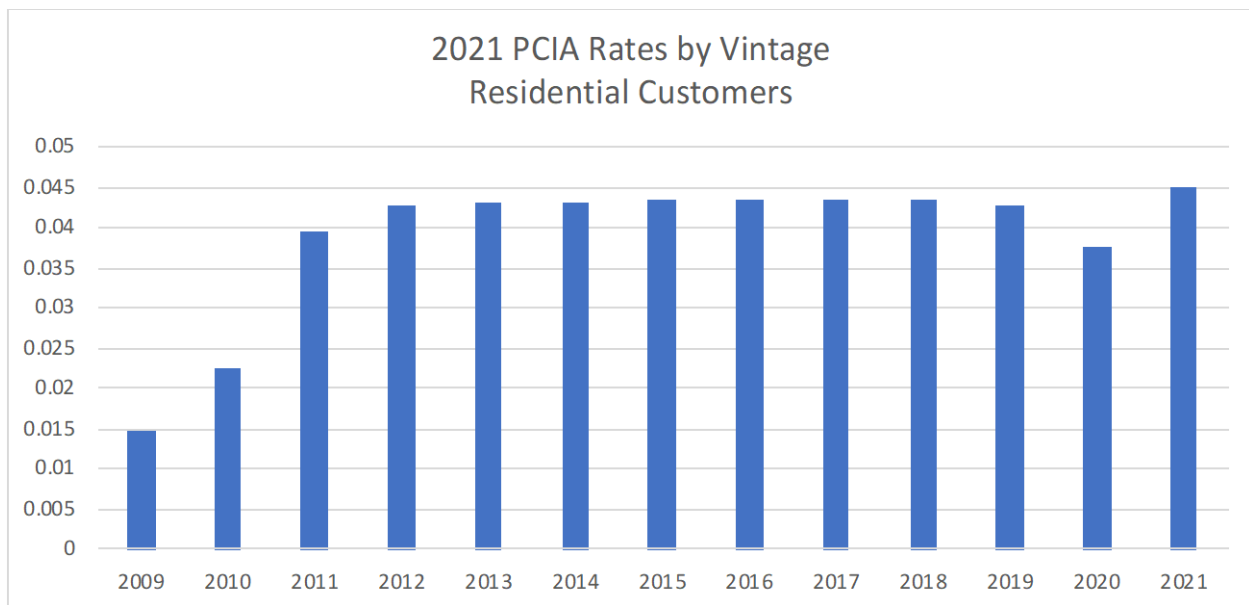
CEA's generation rates are proposed at 34.2% lower than SDG&E's comparable generation rates, however, after taking into account the 2017 PCIA exit fees, the generation related costs for CEA customers in the 2017 vintage are 2.4% higher, with the overall bill 0.9% higher. CEA's generation rate is based on a minimum 50% renewable energy product.

The average monthly bill comparison for Carlsbad and Del Mar customers on Schedule DR, in the 2020 PCIA vintage, is shown below:

Residential: DR	CEA	SDG&E	% Difference
Generation	\$ 28.33	\$ 43.06	-34.2%
SDG&E PCIA+FFS - 2020 Vintage	\$ 13.77	\$ -	
Generation Related Costs	\$ 42.10	\$ 43.06	-2.2%
SDG&E Delivery	\$ 67.00	\$ 67.00	
Total Average Monthly Bill	\$ 109.10	\$ 110.07	-0.9%

Generation costs for the 2020 vintage customers are the same as those in the 2017 vintage. The difference comes in when taking into account SDG&E's PCIA fees. For 2020 vintage customers, the generation related costs are 2.2% lower than SDG&E's generation costs. The overall bill savings is 0.9% compared to SDG&E bundled customers.

As described previously, CCA customers are assigned a PCIA vintage based on when they leave SDG&E generation services. Solana Beach customers departed SDG&E in June 2018 when they enrolled with SEA, resulting in those customers being assigned the 2017 PCIA vintage. New CEA customers (Carlsbad & Del Mar) that depart SDG&E in May & June 2021 are assigned the 2020 PCIA vintage. The chart below reflects the 2021 PCIA rate for the various vintages:



The chart above demonstrates how the exit fees begin to drop off after about 10 years from departing SDG&E. The 2010 PCIA vintage rate is nearly half the rate of the 2012 – 2019 vintage PCIA rates in 2021. It is anticipated that the 2020 vintage PCIA will be more closely aligned with other vintages beginning in 2022.

CEA Power Supply Options

The CEA Agreement establishes that CEA's default power supply product will be greater than or equal to 50% qualified renewable resources (Section 6.5 - Power Supply Requirements), increasing to 100% by 2035. The agreement further states that the board shall establish product options with higher renewable and/or greenhouse gas-free content that each member agency may select as its default energy product for its community. In addition to establishing the available default power supply offerings for its member agencies to choose from, the CEA Board may establish other product offerings that individual customers may voluntarily select as their power supply.

The power supply products under consideration by the CEA Board at its March 4, 2020 Board meeting include:

Clean Impact - 50% renewable energy product – minimum default energy power supply product.

50% renewable energy and 75% carbon-free energy – CEA is considering offering a 50% renewable/75% carbon-free power supply product to mirror SEA's default energy power supply. This product is available to member agencies to select as the default power supply for their community.

The proposed rate premium to recover the increased costs of the 75% carbon-free product is \$.001/kWh. On an average monthly bill, the premium to a residential customer is approximately \$0.35 and on an average small business customer bill is \$1.21 per month. This premium is paid in addition to the Clean Impact rate.

Green Impact - 100% renewable energy product – This 100% renewable energy product would be available as a voluntary opt-up option for customer to select. Member agencies may also select this option as its community's default power supply. The proposed rate premium to recover the increased costs of the 100% renewable power supply is \$.0075/kWh. On an average monthly residential bill the premium would be \$2.65 and for an average small commercial customer \$9.11.

The CEA Board had also been considering offering an opt-down option for eligible customers known as Local Impact. After analyzing the potential savings to customers for this lower renewable energy product, CEA staff is not recommending the product to be offered.

In preparation for transitioning SEA customers to CEA, the City Council is requested to select from the default power supply product options:

Clean Impact – 50% renewable
50% renewable/75% carbon-free
Green Impact – 100% renewable

CEQA COMPLIANCE STATEMENT:

The action being considered by the City Council is exempt from the California Environmental Quality Act (CEQA) because it is not a "project" under Section 15378(b)(5) of CEQA Guidelines.

FISCAL IMPACT:

Revenues generated by SEA rates are to cover costs of the SEA program.

WORK PLAN:

Environmental Sustainability – Policy Development – Implement Solana Energy Alliance

OPTIONS:

- Receive SEA Update
- Approve Staff recommendations
- Do not approve Staff recommendations
- Provide alternative direction to Staff

DEPARTMENT RECOMMENDATION:

Staff recommends the City Council:

1. Receive the report on SEA wind-down activities, operations and financial forecast through January 2023 and provide any direction, as necessary.
2. Provide direction related to SEA rates.
3. Approve Resolution 2021-031 selecting Clean Energy Alliance preferred default energy product for Solana Beach customers.

CITY MANAGER RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2021-031

RESOLUTION NO 2021-031

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
SOLANA BEACH, CALIFORNIA, SELECTING CLEAN
ENERGY ALLIANCE DEFAULT POWER SUPPLY FOR
SOLANA BEACH**

WHEREAS, the City Council approved Resolution 2019-136 approving the Joint Powers Agreement that created the Clean Energy Alliance; and

WHEREAS, Solana Energy Alliance customers will transition to Clean Energy Alliance service in May 2021; and

WHEREAS, Clean Energy Alliance offers various power supply products for member agencies to select as default power supply for their community; and

WHEREAS, the default power supply for Solana Energy Alliance is 50% renewable/75% carbon-free.

NOW, THEREFORE, the City Council of the City of Solana Beach does resolve as follows:

1. That the foregoing recitations are true and correct.
2. That the City Council selects the Clean Energy Alliance _____ as the default power supply for the City of Solana Beach customers.

PASSED AND ADOPTED this 10th day of March, 2021, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk