

CITY OF SOLANA BEACH
**SOLANA BEACH CITY COUNCIL, SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY,
PUBLIC FINANCING AUTHORITY, & HOUSING AUTHORITY**



AGENDA

Joint REGULAR Meeting
Wednesday, May 11, 2022 * 6:00 p.m.

City Hall / Council Chambers, 635 S. Highway 101, Solana Beach, California

- 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](#).

PUBLIC MEETING ACCESS

The Regular Meetings of the City Council are scheduled for the 2nd and 4th Wednesdays and are broadcast live. 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.

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.

AGENDA MATERIALS

A full City Council agenda packet including relative supporting documentation is available at City Hall, the Solana Beach Branch [Library](#) (157 Stevens Ave.), La Colonia Community Ctr., and online www.cityofsolanabeach.org. Agendas are posted at least 72 hours prior to regular meetings and at least 24 hours prior to special meetings. Writings and documents regarding an agenda of an open session meeting, [received](#) after the official posting, and distributed to the Council for consideration, will be made available for public viewing at the same time. In addition, items received at least 1 hour 30 minutes prior to the meeting time will be uploaded online with the agenda posting. Materials submitted for consideration should be forwarded to the [City Clerk's department](#) 858-720-2400. The designated location for viewing of hard copies is the City Clerk's office at City Hall during normal business hours.

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 two hours 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.

And/Or

Verbal Comment Participation:

Please submit a speaker slip to the City Clerk prior to the meeting, or the announcement of the Section/Item, to provide public comment. Allotted times for speaking are outlined on the speaker's slip for each agenda section: Oral Communications, Consent, Public Hearings and Staff Reports.

Public speakers have 3 minutes each to speak on each topic. Time may be donated by another individual who is present at the meeting to allow an individual up to 6 minutes to speak. Group: Time may be donated

by two individuals who are present at the meeting allowing an individual up to 10 minutes to speak. Group Hearings: For public hearings only, time may be donated by two individuals who are present at the meeting allowing an individual up to 15 minutes to speak.

SPECIAL ASSISTANCE NEEDED

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 at least 72 hours prior to the meeting.

As a courtesy to all meeting attendees, please set cellular phones and pagers to silent mode and engage in conversations outside the Council Chambers.

<u>CITY COUNCILMEMBERS</u>		
Lesa Heebner, Mayor		
Kelly Harless, Deputy Mayor	David A. Zito, Councilmember	
Jewel Edson, Councilmember	Kristi Becker, Councilmember	

Gregory Wade
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

SPEAKERS:

Please submit your speaker slip to the City Clerk prior to the meeting or the announcement of the Item. Allotted times for speaking are outlined on the speaker's slip for Oral Communications, Consent, Public Hearings and Staff Reports.

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:

APPROVAL OF AGENDA:

PROCLAMATIONS/CERTIFICATES: *Ceremonial*

Mental Health Awareness Month

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

"One Safe Place" North County Family Justice Center

ORAL COMMUNICATIONS:

Comments relating to items on this evening's agenda are taken at the time the items are heard. 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 submitting a speaker slip

(located on the back table) to the City Clerk. 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 presentation is THREE MINUTES. No donations of time are permitted (SBMC 2.04.190). Please be aware of the timer light on the Council Dais.

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.4)

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 to the City Clerk a speaker slip (located on the back table) before the Consent Calendar is addressed. 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 heard immediately after approval of the Consent Calendar to hear the public speaker.

All speakers should refer to the public comment section at the beginning of the agenda for details. Please be aware of the timer light on the Council Dais.

A.1. Minutes of the City Council.

Recommendation: That the City Council

1. Approve the Minutes of the City Council meetings held February 23, 2022.

[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 April 16, 2022 – April 29, 2022.

[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 Adopted Budget for Fiscal Year 2021/2022 Changes. (File 0330-30)

Recommendation: That the City Council

1. Receive the report listing changes made to the Fiscal Year 2021-2022 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. Sewer and Storm Drain Maintenance and Video Inspection. (File 1040-48)

Recommendation: That the City Council

1. Adopt **Resolution 2022-040**:

- a. Waiving the formal construction bid process because the Request for Proposals (RFP) process provides a more efficient, effective, and convenient method for hiring a sewer maintenance contractor that would provide the higher level of service required pursuant to Solana Beach Municipal Code section 3.08.140.
- b. Approving a Professional Services Agreement with Affordable Pipeline Service, Inc. in an amount not to exceed \$501,710, in Fiscal Year (FY) 2022/2023, for the Sewer and Storm Drain Maintenance and Video Inspection services.
- c. Authorizing the City Manager to execute the Professional Services Agreement on behalf of the City.
- d. Authorizing the City Manager to extend the Agreement for up to four additional one-year terms, at the City's option, at an amount not to exceed the amount identified and budgeted for in each subsequent year.

[Item A.4. 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.

NOTE: The City Council shall not begin a new agenda item after 10:30 p.m. unless approved by a unanimous vote of all members present. (SBMC 2.04.070)

B. PUBLIC HEARINGS: (B.1. – B.2.)

This portion of the agenda provides citizens an opportunity to express their views on a specific issue as required by law after proper noticing by submitting a speaker slip (located on the back table) to the City Clerk. 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. 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 should refer to the public comment section at the beginning of the agenda for time allotment.* Please be aware of the timer light on the Council Dais.

B.1. Public Hearing: 506 Pacific Ave., Applicant: Boyd, Application: DRP20-014/SDP20-020. (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, should the City Council be able to make the findings to approve the SDP, 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 2022-049** conditionally approving a DRP, SDP, and SDP Waiver to demolish a single-family residence, construct a replacement 2,986 square-foot, two-story single-family residence built above a 1,274 square-foot basement with an attached 448 square-foot two-car garage, and perform associated site improvements at 506 Pacific Avenue, Solana Beach.

[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: 325 & 327 Pacific Ave., Applicant: Laughlin and Greenberg, Case: CUP/DRP 17-18-28. (File 0600-40)

Recommendation: 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. If Council can make the required findings, adopt **Resolution 2022-048**, approving the request for an 18 month Time Extension for approvals and entitlements in Case No. 17-18-28 and setting the expiration date on October 22, 2023.

[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.

C. STAFF REPORTS: (C.1. – C.3.)

Submit speaker slips to the City Clerk.

All speakers should refer to the public comment section at the beginning of the agenda for time allotments. Please be aware of the timer light on the Council Dais.

C.1. Santa Helena Neighborhood Trail Update. (File 0820-46)

Recommendation: That the City Council

1. Receive the report and provide input and direction on the Santa Helena Neighborhood Trail Project.

[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.

C.2. Adopt (2nd Reading) Ordinance 523 - Regulating the Use, Sale and Distribution of Balloons filled with Gas Lighter than Air. (File 0220-70)

Recommendation: That the City Council

1. Adopt **Ordinance 523** amending Title 5 and adding Chapter 5.07 to the Solana Beach Municipal Code to address the Use, Sale and Distribution of Balloons Filled with Gas Lighter than Air.

[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.

C.3. Adopt (2nd Reading) Ordinance 516 – Electronic Filing of Campaign Statements.
(File 0430-50)

Recommendation: That the City Council

1. Adopt **Ordinance 516** related to electronic campaign statements, adding Section 2.24.085 Electronic Filing of Campaign Statements to the Solana Beach Municipal Code.

[Item C.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.

WORK PLAN COMMENTS:

Adopted June 23, 2021

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 May 25, 2022

Always refer to the City’s website Event Calendar for an updated schedule or contact City Hall. www.cityofsolanabeach.org 858-720-2400

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 May 11, 2022 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 May 04, 2022 at 4:30 p.m. on the City Bulletin Board at the entrance to the City Council Chambers. Said meeting is held at 6:00 p.m., May 11, 2022, in the Council Chambers, at City Hall, 635 S. Highway 101, Solana Beach, California.

Angela Ivey, City Clerk
 City of Solana Beach, CA

UPCOMING 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 23, 2022 ♦ 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 Government Code sections 54953(e) and 54954.3 and other applicable law.

CITY COUNCILMEMBERS

Lesa Heebner, Mayor

Kelly Harless
Deputy Mayor

David A. Zito
Councilmember
District 1

Jewel Edson
Councilmember
District 3

Kristi Becker
Councilmember

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 Gregory Wade, City Manager

Present: Johanna Canlas, City Attorney

PUBLIC COMMENT ON CLOSED SESSION ITEMS (ONLY): None

CLOSED SESSION:

1. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

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

Two (2) Potential cases.

2. CONFERENCE WITH LABOR NEGOTIATORS

Pursuant to Government Code Section 54957.6 Agency designated representative: Gregory Wade

Employee organizations: Miscellaneous Employees, Marine Safety Unit, Solana Beach Firefighter's Association, and Unrepresented Employees.

3. CONFERENCE WITH LEGAL COUNSEL – INITIATION OF LITIGATION

Pursuant to Government Code Section 54956.9(d)(4)

One (1) Potential case(s).

4. CONFERENCE WITH REAL PROPERTY NEGOTIATOR – (added 2-22-22)

Pursuant to Government Code section 54956.8

Property: 225 Pacific Avenue, Solana Beach

City Negotiator: City Manager Gregory Wade and City Attorney Johanna Canlas

Negotiating Parties: Barr-Schenkel Trust

Under negotiation: Purchase Price and Terms

No reportable action.

ADJOURN:

Mayor Heebner adjourned the meeting at 6:05 p.m.



CITY OF SOLANA BEACH

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AGENCY, PUBLIC FINANCING AUTHORITY, AND HOUSING AUTHORITY

MINUTES

Joint REGULAR Meeting

Wednesday, February 23, 2022 * 6:00 p.m.

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CITY COUNCILMEMBERS

Lesa Heebner, Mayor

Kelly Harless
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Councilmember
District 1

Jewel Edson
Councilmember
District 3

Kristi Becker
Councilmember

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:

Mayor Heebner called the meeting to order at 6:12 p.m.

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

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.

CLOSED SESSION REPORT: None

FLAG SALUTE:

APPROVAL OF AGENDA:

Motion: Moved by Councilmember Becker 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 joining the virtual meeting online to speak live, per the Public Participation instructions on the Agenda.

Pursuant to the Brown Act, no action shall be taken by the City Council on public comment items. No written correspondence may be submitted in lieu of public speaking. 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).

Barbara Gordon spoke about her work with the San Dieguito Alliance and the San Diego County's Tobacco Control Coalition and support for the California Assembly Bill 1690 to ban the single use cigarette filters, single use electronic cigarettes and some vape products statewide to protect the environment from non-biodegradable and toxic litter.

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.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 joining 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. Register Of Demands. (File 0300-30)

Recommendation: That the City Council

1. Ratify the list of demands for January 22, 2022 – February 04, 2022.

[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.

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

A.2. General Fund Budget Adjustments for Fiscal Year 2021/2022. (File 0330-30)

Recommendation: That the City Council

1. Receive the report listing changes made to the Fiscal Year 2021/2022 General Fund Adopted Budget.

[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.

Clerk's Office.

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

A.3. Street Maintenance & Repair Project Fiscal Year (FY) 2021-22. (File 0820-35)

Recommendation: That the City Council

1. Adopt **Resolution 2022-019:**

- a. Awarding a construction contract for the FY 21-22 Street Maintenance & Repair Project, Bid 2022-01, in the amount of \$547,612, to PAL General Engineering.
- b. Approving an amount of \$155,888 for construction contingency.
- c. Authorizing the appropriation of \$17,500 from the Public Arts Reserve account to the General Fund CIP for the installation of the art pads at Las Banderas/San Andreas Drive and North Cedros Avenue/E. Cliff Street.
- d. Authorizing the City Manager to execute the construction contract on behalf of the City.
- e. Authorizing the City Manager to approve cumulative change orders up to the construction contingency amount.

[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.

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

Councilmember Edson made comments about the proposed speed cushions on South Cedros, striping and painting for vehicles and bike lanes, the asphalt turn on Ida and the art pad at San Andres and Las Banderas that are included in the project.

A.4. Destruction of Obsolete Records. (File 0170-50)

Recommendation: That the City Council

1. Adopt **Resolution 2022-018** authorizing the destruction of officially obsolete records.

[Item A.4. 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.

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

A.5. Oppose Initiative 21-0042A1 – Taxpayer Protection and Government Accountability Act. (File 0480-70)

Recommendation: That the City Council

1. Adopt **Resolution 2022-021** opposing Initiative 21-0042A1 the Taxpayer Protection and Government Accountability Act.

[Item A.5. 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.

Motion: Moved by Councilmember Zito and second by Deputy Mayor Harless 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.

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).

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: 603 Glencrest Pl., Applicant: Johnson, Case: DRP20-016/SDP20-022. (File 0600-40)

The proposed project could be found to be consistent with the General Plan and the underlying SBMC could 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 2022-014** conditionally approving a DRP and SDP to allow for the construction of a first-story remodel and new second-story addition to an existing one-story, single-family residence with an attached garage at 603 Glencrest Place, Solana Beach.

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

[Item B.1. Supplemental Docs \(updated 2-17-22\)](#)

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.

Greg Wade, City Manager, introduced the item.

Tiffany Wade, Sr. Assistant Planner, presented a PowerPoint (on file).

Todd Johnson, Applicant, spoke about he and his wife's project, plans to live in the home, and their involvement in the community.

Council and Applicant discussed the plans for the trees and that only one would be removed.

Motion: Moved by Councilmember Zito and second Deputy Mayor Harless 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 Councilmember Edson to approve. **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. La Colonia Master Plan Update. (File 0720-15)

Recommendation: That the City Council

1. Adopt **Resolution 2022-017** authorizing the City Manager to execute a Professional Services Agreement, in an amount not to exceed \$52,140, with Van Dyke Landscape Architects to update the La Colonia Master Plan, which would incorporate the vacant City-owned parcels north of the La Colonia Skate Park.
2. Authorizing an appropriation of \$32,140 from the General Fund Undesignated Reserve Fund into the project account for the La Colonia Master Plan Update.
3. Authorizing the City Treasurer to amend the FY 2021/2022 and FY 2022/23 Adopted Budget accordingly.

[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.

Greg Wade, City Manager, introduced the item.

Mo Sammak, Engineering/Public Works Dir., presented a PowerPoint (on file).

Council and Staff discussed the scope and what might be missing, parking, relocation of the museum, work on the community center, and what might be the best use of the additional property acquired north of the park.

Council and Mitch Phillippe, Van Dyke, discussed the online survey for public input, measuring responses by requiring the address of the person providing input so that those closer to the property may be weighted differently than those not in the immediate area, using Google Survey that would require a log in and email to answer the questions, watching for duplications, and providing some sample questions before distribution.

Joe Behrmann spoke about an idea for the newly acquired land in La Colonia called Edible Eden as a community fruit and pollinator garden, the environmental benefit offsetting carbon by adding trees and landscaping, that it could also be used for a meeting and reflecting area, and asked that it be added to the Master Plan.

Council, Staff, and Mr. Behrmann spoke about the community contribution for the upkeep of such a fruit forest, buy-in from local garden programs and the schools, whether it may be an added benefit for the community, and obtaining public input for the idea through an online portal in addition to the survey.

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

C.2. Fire Department Community Risk Assessment & Standards of Cover and Management/Administrative Assessment. (File 0260-10)

Recommendation: That the City Council

1. Receive the presentation from the Fire Department and Fitch and Associates, LLC, and provide feedback.

[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.

Greg Wade, City Manager, introduced the item.

Mike Stein, Fire Captain, said that the document examined the potential risks in the community as well as the fire department's capabilities to meet the risks, provides a benchmark that City officials and fire department management would use to measure success, it will be a comprehensive document evaluating both fire department operations and management.

Mike Despin, Fitch and Associates, presented a PowerPoint (on file) reviewing the process and the contents of the document and potential strategic recommendations.

Council, Chief Stein, and Mr. Despin discussed that a resulting plan could be conducted by Fitch and Associates or another firm, to consider doing it every five years, that it was an appropriate time to implement it, call volumes might be increasing due to the aging population demographic that uses 9-1-1 even though the population numbers have remained stagnant, possible managing call volumes with fire prevention and public education instead of adding more firefighters, that all current stations were within normal call volumes in overall comparison to other stations, recommendations may include administrative instead of deployment, that the service levels due to events at the Fairgrounds was not part of the analysis but that it could be reviewed again separately, that call volume plummeted during COVID, that the goals will be shared with CSA-17, that they agreed with the analysis performed by Fitch and Associates.

A.6. Oppose City of Oceanside's Planned Beach Sand Replenishment and

Retention Device Project. (File 0480-75)

Recommendation: That the City Council

1. Adopt **Resolution 2022-016** approving a statement of opposition to constructing devices that could interfere with the natural flow of beach sand.

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

[Item A.6. Supplemental Docs \(updated 2-23-22 at 3:00pm\)](#)

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.

Greg Wade, City Manager, introduced the item spoke about the projected pilot project that Oceanside was considering for sand retention with the use of jetties that would extend perpendicularly from the shoreline out into the ocean with the purpose of trapping sand that would normally follow a natural flow to areas south of Oceanside and would in turn potentially limit sediment transport along the coast to neighboring coastal cities and therefore an opposition was being considered.

Shari Mackin said that this was a regional problem and would like to see it pulled back and work through SANDAG working groups rather than off on their own and take into consideration the neighbors south of Oceanside.

Motion: Moved by Councilmember Edson and second by Deputy Mayor Harless to approve. **Approved 4/0/1.** Ayes: Heebner, Becker, Harless, Edson. Noes: None. Abstain: Zito. Motion carried unanimously.

COMPENSATION & REIMBURSEMENT DISCLOSURE: None

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)

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

CITIZEN COMMISSION(S)

ADJOURN:

Mayor Heebner adjourned the meeting at 7:50 p.m. in memory of Mary Zito and in honor of organ donors everywhere.



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: May 11, 2022
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- 04/16/22 through 04/29/22		
Check Register-Disbursement Fund (Attachment 1)	\$	632,612.39
Net Payroll M22 April 29, 2022		<u>198,370.07</u>
 TOTAL	\$	<u><u>830,982.46</u></u>

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 April 16, 2022 through April 29, 2022 reflects total expenditures of \$830,982.46 from various City sources.

WORK PLAN:

N/A

CITY COUNCIL ACTION: _____ _____

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



City of Solana Beach

Register of Demands

4/16/2022 - 4/29/2022

Department Vendor	Description	Date	Check/EFT Number	Amount
100 - GENERAL FUND				
ICMA PLAN 302817	Payroll Run 1 - Warrant M22	04/28/2022	9000481	\$14,144.33
ICMA RHS 801939	Payroll Run 1 - Warrant M22	04/28/2022	9000482	\$1,960.07
LA COLONIA DE EDEN GARDENS INC	RFND-FCCC 04/02/22	04/22/2022	101734	\$500.00
MEDICAL EYE SERVICES	VISION APRIL 22	04/20/2022	90420221	\$503.48
MEDICAL EYE SERVICES	EE COBRA APR 22	04/20/2022	90420221	(\$101.65)
MEDICAL EYE SERVICES	EE COBRA APR 22	04/20/2022	90420221	\$11.29
MEDICAL EYE SERVICES	EE COBRA APR 22	04/20/2022	90420221	\$11.29
MEDICAL EYE SERVICES	EE TIMING APR 22	04/20/2022	90420221	(\$19.91)
MEDICAL EYE SERVICES	EE TIMING APR 22	04/20/2022	90420221	\$11.29
DANA KETTLER	RFND-FCCC 04/03/22	04/22/2022	101729	\$500.00
ALL CITY MANAGEMENT SERVICES, INC	CROSSING GUARD-03/06/22-03/19/22	04/28/2022	9000479	\$6,752.20
ALL CITY MANAGEMENT SERVICES, INC	CROSSING GUARD-03/20/22-04/02/22	04/28/2022	9000479	\$6,752.20
CALPERS	04/15/22 PD (04/22/22 PERS)	04/22/2022	9042222	\$49,461.92
STERLING HEALTH SERVICES, INC.	MC10-FSA FUNDING	04/22/2022	9000477	\$237.50
STERLING HEALTH SERVICES, INC.	M21-FSA/DCA FUNDING	04/22/2022	9000477	\$1,343.75
STERLING HEALTH SERVICES, INC.	M21-FSA/DCA FUNDING	04/22/2022	9000477	\$439.77
SELF INSURED SERVICES COMPANY	DENTAL APRIL 22	04/22/2022	9000475	\$2,943.30
SELF INSURED SERVICES COMPANY	EE TIMING APRIL 22	04/22/2022	9000475	(\$138.30)
SELF INSURED SERVICES COMPANY	EE TIMING APRIL 22	04/22/2022	9000475	\$44.60
SELF INSURED SERVICES COMPANY	EE COBRA APRIL 22	04/22/2022	9000475	\$44.60
SELF INSURED SERVICES COMPANY	EE COBRA APRIL 22	04/22/2022	9000475	\$44.60
FRANCHISE TAX BOARD	PD042922 ORDER#633140172933902746	04/28/2022	101752	\$625.35
TOTAL GENERAL FUND				\$86,071.68
1005150 - CITY CLERK				
UT SAN DIEGO - NRTH COUNTY	ORD-522 AMEND	04/22/2022	101745	\$85.14
ROBERT HALF	FRONT DESK TEMP-04/08/22	04/22/2022	101741	\$1,714.78
ROBERT HALF	FRONT DESK TEMP-04/15/22	04/28/2022	101763	\$1,652.80
CORODATA RECORDS MANAGEMENT, INC	RECORDS STORAGE-MAR	04/22/2022	101728	\$510.59
CORODATA RECORDS MANAGEMENT, INC	DESTRUCTION-03/03/22	04/28/2022	101750	\$177.87
TOTAL CITY CLERK				\$4,141.18
1005200 - CITY MANAGER				
EMANUELS JONES AND ASSOCIATES	PROF SVC-APR	04/22/2022	101731	\$2,500.00
TOTAL CITY MANAGER				\$2,500.00
1005250 - LEGAL SERVICES				
HOGAN LAW APC	GENERAL LEGAL-OCT	04/28/2022	101753	\$227.50
HOGAN LAW APC	GENERAL LEGAL-MAR	04/22/2022	101732	\$3,139.37
NIELSEN MERKSAMER	REDISTRICT PROF SVC-MAR	04/22/2022	101736	\$14,858.00
TOTAL LEGAL SERVICES				\$18,224.87
1005300 - FINANCE				

KFORCE INC.	FINANCE TEMP-03/31/22	04/28/2022	9000483	\$1,023.84
TOTAL FINANCE				\$1,023.84
1005350 - SUPPORT SERVICES				
JENNIFER REED	ADMIN SVC-MAR	04/28/2022	9000485	\$156.00
TOTAL SUPPORT SERVICES				\$156.00
1005400 - HUMAN RESOURCES				
MEDICAL EYE SERVICES	ROUNDING - APR 22	04/20/2022	90420221	(\$0.20)
PRIMO INVESTIGATIONS	BACKGROUND CHECK-ENG	04/22/2022	101740	\$325.00
TOTAL HUMAN RESOURCES				\$324.80
1005550 - PLANNING				
UT SAN DIEGO - NRTH COUNTY	PUB HRNG-DRP21-005	04/22/2022	101745	\$391.68
PAMELA ELLIOTT LANDSCAPE ARCHITECT	AS NEED SERVICE-SANTA HELENA TRAIL	04/22/2022	9000476	\$300.00
TOTAL PLANNING				\$691.68
1006120 - FIRE DEPARTMENT				
ACE UNIFORMS & ACCESSORIES	PANTS-BASIN	04/22/2022	101722	\$116.89
AFECO INC	CLEANING/PATCHES/REPAIR-BARRON	04/22/2022	101744	\$605.81
TOTAL FIRE DEPARTMENT				\$722.70
1006130 - ANIMAL CONTROL				
HABITAT PROTECTION, INC	DEAD ANIMAL REMOVAL-APR	04/28/2022	101760	\$145.00
TOTAL ANIMAL CONTROL				\$145.00
1006170 - MARINE SAFETY				
CULLIGAN OF SAN DIEGO	DRINKING WATER SVC-APR	04/28/2022	101751	\$52.83
TOTAL MARINE SAFETY				\$52.83
1006510 - ENGINEERING				
VERIZON WIRELESS-SD	362455526-1 03/02/22-04/01/22	04/28/2022	101766	\$51.35
TOTAL ENGINEERING				\$51.35
1006520 - ENVIRONMENTAL SERVICES				
MISSION LINEN & UNIFORM INC	LAUNDRY-PW	04/22/2022	101735	\$13.62
AFFORDABLE PIPELINE SERVICES INC	H-STORM DRAIN MAINT	04/22/2022	101723	\$1,140.00
SANTA FE IRRIGATION DISTRICT	005506-014/03/02/22-04/01/22	04/22/2022	101742	\$238.96
MIKHAIL OGAWA ENGINEERING	STRWTR PRK MNGMT-MAR	04/28/2022	101756	\$9,633.79
VERIZON WIRELESS-SD	362455526-1 03/02/22-04/01/22	04/28/2022	101766	\$51.35
CLEAN EARTH ENVIROMENTAL SOLUTIONS	HHW-JUL 20 REISSUE	04/22/2022	101726	\$1,822.96
CLEAN EARTH ENVIROMENTAL SOLUTIONS	HHW-AUG 20 REISSUE	04/22/2022	101726	\$1,404.44
CLEAN EARTH ENVIROMENTAL SOLUTIONS	HHW-OCT 20 REISSUE	04/22/2022	101726	\$1,249.14
CLEAN EARTH ENVIROMENTAL SOLUTIONS	HHW-NOV 20 REISSUE	04/22/2022	101726	\$1,096.74
CLEAN EARTH ENVIROMENTAL SOLUTIONS	HHW-DEC 20 REISSUE	04/22/2022	101726	\$1,004.24
CLEAN EARTH ENVIROMENTAL SOLUTIONS	HHW-APR 21 REISSUE	04/22/2022	101726	\$1,465.18
CLEAN EARTH ENVIROMENTAL SOLUTIONS	HHW-MAY 21 REISSUE	04/22/2022	101726	\$900.30
CLEAN EARTH ENVIROMENTAL SOLUTIONS	HHW-JUN 21 REISSUE	04/22/2022	101726	\$1,349.72
TOTAL ENVIRONMENTAL SERVICES				\$21,370.44
1006530 - STREET MAINTENANCE				
MISSION LINEN & UNIFORM INC	LAUNDRY-PW	04/22/2022	101735	\$23.35
DIXIELINE LUMBER CO INC	RFND-BLACK TOP PATCH	04/22/2022	101730	(\$170.14)
DIXIELINE LUMBER CO INC	L BRACES/BOLT ANCHORS	04/22/2022	101730	\$13.19
DIXIELINE LUMBER CO INC	AEROSOL/RUSTOLEUM	04/22/2022	101730	\$49.20
SANTA FE IRRIGATION DISTRICT	011695-000-03/02/22-04/01/22	04/22/2022	101742	\$117.83

UNITED RENTALS, INC	SIDEWALK GRINDER MAINT	04/28/2022	101765	\$1,782.04
VERIZON WIRELESS-SD	362455526-1 03/02/22-04/01/22	04/28/2022	101766	\$51.35
SUNBELT RENTALS, INC.	SCISSORLIFT	04/28/2022	101764	\$457.16
TOTAL STREET MAINTENANCE				\$2,323.98
1006540 - TRAFFIC SAFETY				
VERIZON WIRELESS-SD	362455526-1 03/02/22-04/01/22	04/28/2022	101766	\$36.68
ALL CITY MANAGEMENT SERVICES, INC	CROSSING GUARD-03/06/22-03/19/22	04/28/2022	9000479	\$3,635.80
ALL CITY MANAGEMENT SERVICES, INC	CROSSING GUARD-03/20/22-04/02/22	04/28/2022	9000479	\$3,635.80
TOTAL TRAFFIC SAFETY				\$7,308.28
1006550 - STREET CLEANING				
SANTA FE IRRIGATION DISTRICT	011695-000-03/02/22-04/01/22	04/22/2022	101742	\$69.20
CLEAN STREET	STREET SWEEPING SVC-MAR	04/22/2022	101727	\$3,871.45
PRIDE INDUSTRIES	TRASH ABATEMENT SERVICES-MAR	04/22/2022	101739	\$660.24
TOTAL STREET CLEANING				\$4,600.89
1006560 - PARK MAINTENANCE				
MISSION LINEN & UNIFORM INC	LAUNDRY-PW	04/22/2022	101735	\$16.54
RANCHO SANTA FE SECURITY SYS INC	RESTROOM LOCK/UNLOCK-APR	04/28/2022	101761	\$611.58
SANTA FE IRRIGATION DISTRICT	005506-018-03/02/22-04/01/22	04/22/2022	101742	\$433.36
SANTA FE IRRIGATION DISTRICT	005506-019-03/02/22-04/01/22	04/22/2022	101742	\$894.74
SANTA FE IRRIGATION DISTRICT	005979-005-02/02/22-04/01/22	04/22/2022	101742	\$275.31
NAPA AUTO PARTS INC	WAX DRY/FUEL STABILZR/WASH TAB	04/28/2022	101757	\$58.13
NAPA AUTO PARTS INC	TRANSMISSION FLUID/THREADLOCKER	04/28/2022	101757	\$53.30
AA FARNSWORTH'S BACKFLOW SERVICES	ANNUAL BACKFLOW TEST	04/28/2022	101747	\$369.25
VERIZON WIRELESS-SD	362455526-1 03/02/22-04/01/22	04/28/2022	101766	\$73.36
NISSHO OF CALIFORNIA	LC PARK-MAR	04/22/2022	101737	\$2,660.00
NISSHO OF CALIFORNIA	LANDSCAPE MAINT SVC-MAR-PARKS	04/28/2022	101758	\$618.87
NISSHO OF CALIFORNIA	CITY-WIDE LANDSCAPE MAINT SVC-MAR-PARKS	04/28/2022	101758	\$1,639.36
ABEL PEREZ	MILEAGE-04/16 & 04/18/22	04/28/2022	101748	\$8.19
SUNBELT RENTALS, INC.	TILLER	04/28/2022	101764	\$105.24
TOTAL PARK MAINTENANCE				\$7,817.23
1006570 - PUBLIC FACILITIES				
DIXIELINE LUMBER CO INC	MOTION DETECTOR/PLATE	04/22/2022	101730	\$22.77
DIXIELINE LUMBER CO INC	SHOVEL/LATCH TOTE	04/22/2022	101730	\$98.51
DIXIELINE LUMBER CO INC	STRIPPER/CUTTER	04/22/2022	101730	\$53.85
NAPA AUTO PARTS INC	POWERATED BELT/TRYFLEX V-BELT	04/28/2022	101757	\$31.23
NAPA AUTO PARTS INC	PRIMER SPRAY	04/28/2022	101757	\$45.22
LALLEY CONSTRUCTION	ON-CALL REPAIR SVC-04/04/22	04/28/2022	101755	\$4,680.00
LALLEY CONSTRUCTION	ON-CALL REPAIR SVC-01/12/22	04/28/2022	101755	\$1,105.00
24 HOUR ELEVATOR, INC	ELEVATOR MAINT-APR	04/28/2022	101746	\$176.40
ABEL PEREZ	MILEAGE-04/16 & 04/18/22	04/28/2022	101748	\$8.19
CINTAS CORPORATION NO. 2	FIRST AID SUPPLIES-CH	04/28/2022	101749	\$63.73
HABITAT PROTECTION, INC	PEST CONTROL-FS-MAR	04/22/2022	101738	\$40.00
HABITAT PROTECTION, INC	PEST CONTROL-[W-MAR	04/22/2022	101738	\$34.00
HABITAT PROTECTION, INC	PEST CONTROL-FC-MAR	04/22/2022	101738	\$34.00
HABITAT PROTECTION, INC	PESTCONTROL-CH-MAR	04/22/2022	101738	\$53.00
HABITAT PROTECTION, INC	PEST CONTROL-LC-MAR	04/22/2022	101738	\$35.00
HABITAT PROTECTION, INC	PEST CONTROL-MS-MAR	04/22/2022	101738	\$63.00
HABITAT PROTECTION, INC	PEST CONTROL SVC-APR-LC	04/28/2022	101760	\$35.00

HABITAT PROTECTION, INC	PEST CONTROL SVC-APR-CH	04/28/2022	101760	\$53.00
HABITAT PROTECTION, INC	PEST CONTROL SVC-APR-FCCC	04/28/2022	101760	\$34.00
HABITAT PROTECTION, INC	PEST/RODENT CONTROL SVC-APR-MS	04/28/2022	101760	\$63.00
HABITAT PROTECTION, INC	PEST CONTROL SVC-APR-PW	04/28/2022	101760	\$34.00
HABITAT PROTECTION, INC	PEST CONTROL SVC-APR-FS	04/28/2022	101760	\$40.00
CALIFORNIA OFFICE CLEANING, INC	JANITORIAL/CUSTODIAL SVC-OCT	04/22/2022	101725	\$7,200.00
CALIFORNIA OFFICE CLEANING, INC	JANITORIAL/CUSTODIAL SVC-OCT	04/22/2022	101725	\$150.00
CALIFORNIA OFFICE CLEANING, INC	JANITORIAL/CUSTODIAL SVC-MAR	04/22/2022	101725	\$390.00
CALIFORNIA OFFICE CLEANING, INC	JANITORIAL/CUSTODIAL SVC-MAR	04/22/2022	101725	\$150.00
CALIFORNIA OFFICE CLEANING, INC	JANITORIAL/CUSTODIAL SVC-MAR	04/22/2022	101725	\$6,710.00
READY REFRESH BY NESTLE	DRINKING WATER-MAR-LC	04/28/2022	101762	\$66.94
READY REFRESH BY NESTLE	DRINKING WATER-MAR-PW	04/28/2022	101762	\$40.95
PRIDE INDUSTRIES	TRASH ABATEMENT SERVICES-MAR	04/22/2022	101739	\$660.24
TOTAL PUBLIC FACILITIES				\$22,171.03
1205460 - SELF INSURANCE RETENTION				
SECTRAN SECURITY INC	COURIER SRVC/FUEL-APR	04/22/2022	101743	\$124.70
SECTRAN SECURITY INC	COURIER SRVC/FUEL-APR	04/22/2022	101743	\$31.12
TOTAL SELF INSURANCE RETENTION				\$155.82
1605360 - OPEB OBLIGATION				
MIDAMERICA	MAY 22	04/28/2022	9000484	\$6,740.00
TOTAL OPEB OBLIGATION				\$6,740.00
2047520 - MID 9C SANTA FE HILLS				
SANTA FE IRRIGATION DISTRICT	005979-014-03/02/22-04/01/22	04/22/2022	101742	\$922.11
SANTA FE IRRIGATION DISTRICT	005979-021-03/02/22-04/01/22	04/22/2022	101742	\$683.60
SANTA FE IRRIGATION DISTRICT	005979-022-03/02/22-04/01/22	04/22/2022	101742	\$581.94
SANTA FE IRRIGATION DISTRICT	005979-023-03/02/22-04/01/22	04/22/2022	101742	\$581.94
SANTA FE IRRIGATION DISTRICT	005979-024-03/02/22-04/01/22	04/22/2022	101742	\$445.09
SANTA FE IRRIGATION DISTRICT	005979-025-03/02/22-04/01/22	04/22/2022	101742	\$605.40
SANTA FE IRRIGATION DISTRICT	005979-026-03/02/22-04/01/22	04/22/2022	101742	\$789.17
SANTA FE IRRIGATION DISTRICT	005979-015-03/02/22-04/01/22	04/22/2022	101742	\$546.75
SANTA FE IRRIGATION DISTRICT	005979-016-03/02/22-04/01/22	04/22/2022	101742	\$366.89
SANTA FE IRRIGATION DISTRICT	005979-017-03/02/22-04/01/22	04/22/2022	101742	\$59.55
SANTA FE IRRIGATION DISTRICT	005979-018-03/02/22-04/01/22	04/22/2022	101742	\$90.83
SANTA FE IRRIGATION DISTRICT	005979-019-03/02/22-04/01/22	04/22/2022	101742	\$317.61
SANTA FE IRRIGATION DISTRICT	005979-020-03/02/22-04/01/22	04/22/2022	101742	\$793.08
SANTA FE IRRIGATION DISTRICT	005979-006-02/02/22-04/01/22	04/22/2022	101742	\$1,174.65
SANTA FE IRRIGATION DISTRICT	005979-029-02/02/22-04/01/22	04/22/2022	101742	\$728.06
SANTA FE IRRIGATION DISTRICT	005979-007-02/02/22-04/01/22	04/22/2022	101742	\$1,419.96
SANTA FE IRRIGATION DISTRICT	005979-009-02/02/22-04/01/22	04/22/2022	101742	\$684.03
SANTA FE IRRIGATION DISTRICT	005979-010-02/02/22-04/01/22	04/22/2022	101742	\$391.78
SANTA FE IRRIGATION DISTRICT	005979-011-02/02/22-04/01/22	04/22/2022	101742	\$454.68
SANTA FE IRRIGATION DISTRICT	005979-012-02/02/22-04/01/22	04/22/2022	101742	\$121.31
TOTAL MID 9C SANTA FE HILLS				\$11,758.43
2087580 - COASTAL RAIL TRAIL MAINT				
SANTA FE IRRIGATION DISTRICT	005506-020-03/02/22-04/01/22	04/22/2022	101742	\$1,203.03
KOPPEL & GRUBER PUBLIC FINANCE	CRT ADMIN-JAN - MAR	04/28/2022	101754	\$327.47
TOTAL COASTAL RAIL TRAIL MAINT				\$1,530.50
2117600 - STREET LIGHTING DISTRICT				

KOPPEL & GRUBER PUBLIC FINANCE	CRT ADMIN-JAN - MAR	04/28/2022	101754	\$570.49
KOPPEL & GRUBER PUBLIC FINANCE	CRT ADMIN-JAN - MAR	04/28/2022	101754	\$69.48
VERIZON WIRELESS-SD	362455526-1 03/02/22-04/01/22	04/28/2022	101766	\$14.67
TOTAL STREET LIGHTING DISTRICT				\$654.64
2135550 - DEVELOPER PASS-THRU- PLANNING				
PAMELA ELLIOTT LANDSCAPE ARCHITECT	DRP22007/147 S RIOS AVE	04/22/2022	9000476	\$450.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	DRP21016/1005 HIGHLAND	04/22/2022	9000476	\$300.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	SDP21021/421 N GRANADOS	04/22/2022	9000476	\$300.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	DRP21019/434 SAN LUCAS	04/22/2022	9000476	\$300.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	1717.34/652 STEVENS AVE	04/22/2022	9000476	\$300.00
TOTAL DEVELOPER PASS-THRU- PLANNING				\$1,650.00
2505570 - COASTAL BUSINESS/VISITORS				
BELLY UP TAVERN LLC	CONCERT BOOKING-JUN/JUL/AUG-FY 22	04/22/2022	101724	\$750.00
TOTAL COASTAL BUSINESS/VISITORS				\$750.00
4506190 - SAND REPLNSHMNT/RETENTION				
SUMMIT ENVIROMENTAL GROUP, INC.	9926 PROF SVC-MAR	04/22/2022	9000478	\$1,495.00
TOTAL SAND REPLNSHMNT/RETENTION				\$1,495.00
459 - MISC. CAPITAL PROJECTS				
NU-LINE TECHNOLOGIES, LLC	SEWER/STORM DRAIN REHAB RETENTION	04/28/2022	101759	(\$9,526.50)
TOTAL MISC. CAPITAL PROJECTS				(\$9,526.50)
4596510 - MISC.CAPITALPROJECTS-ENG				
NU-LINE TECHNOLOGIES, LLC	2021 SEWER & STORM DRAIN REHAB	04/28/2022	101759	\$190,530.00
TOTAL MISC.CAPITALPROJECTS-ENG				\$190,530.00
5096510 - SANITATION-CIP-ENG				
NU-LINE TECHNOLOGIES, LLC	2021 SEWER & STORM DRAIN REHAB	04/28/2022	101759	\$142,306.25
TOTAL SANITATION-CIP-ENG				\$142,306.25
5097700 - SANITATION				
MISSION LINEN & UNIFORM INC	LAUNDRY-PW	04/22/2022	101735	\$9.73
AFFORDABLE PIPELINE SERVICES INC	C-SEWER CLEANING-19,482	04/22/2022	101723	\$9,741.00
AFFORDABLE PIPELINE SERVICES INC	I-SEWER CLEAN	04/22/2022	101723	\$425.00
SANTA FE IRRIGATION DISTRICT	005506-014/03/02/22-04/01/22	04/22/2022	101742	\$716.90
SANTA FE IRRIGATION DISTRICT	005979-008-02/02/22-04/01/22	04/22/2022	101742	\$90.68
VERIZON WIRELESS-SD	362455526-1 03/02/22-04/01/22	04/28/2022	101766	\$14.67
NU-LINE TECHNOLOGIES, LLC	SEWER/STORM DRAIN REHAB RETENTION	04/28/2022	101759	(\$7,115.31)
TOTAL SANITATION				\$3,882.67
5507750 - SOLANA ENERGY ALLIANCE				
INBOUND DESIGN INC.	SEA WEBSITE MAINT-APR	04/22/2022	101733	\$49.00
TOTAL SOLANA ENERGY ALLIANCE				\$49.00
6527820 - SUCCESSOR AGENCY				
COMPUTERSHARE CORPORATE TRUST	06/01 2017TA BOND	04/28/2022	9000480	\$37,438.80
COMPUTERSHARE CORPORATE TRUST	06/01 2017TA BOND	04/28/2022	9000480	\$63,500.00
TOTAL SUCCESSOR AGENCY				\$100,938.80
REPORT TOTAL:				\$632,612.39



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: May 11, 2022
ORIGINATING DEPT: Finance
SUBJECT: Report on Changes Made to the General Fund Adopted Budget for Fiscal Year 2021-22

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 April 27, 2022.

DISCUSSION:

The following table on the next page reports the revenue, expenditures, and transfers for 1) the Adopted General Fund Budget approved by Council on June 23, 2021 (Resolution 2021-092) and 2) any resolutions passed by Council that amended the Adopted General Fund Budget.

GENERAL FUND - ADOPTED BUDGET PLUS CHANGES As of April 27, 2022
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General Fund Operations

Date	Action	Description	Revenues	Expenditures	Transfers from GF	Net Surplus
06/23/2021	Reso 2021-092	Adopted Budget	22,694,100	(20,222,560)	(916,100)	\$ 1,555,440
06/23/2021	Reso 2021-086	Crossing Guards	121,540	(48,984)	-	1,627,996
07/14/2021	Reso 2021-096	FY22 MOU	-	(950)	-	1,627,046
09/08/2021	Reso 2021-103	Landscaping Maintenance Services	-	(40,000)	-	1,587,046
11/10/2021	Reso 2021-125	Street Maintenance and Repairs Project	-	-	(200,000)	1,387,046
02/23/2022	Reso 2022-017	La Colonia Master Plan Update	-	-	(32,140)	1,354,906
02/23/2022	Reso 2022-019	Street Maintenance and Repairs Project	-	-	(17,500)	1,337,406
03/09/2022	Reso 2022-025	FY22 Mid-Year Budget Update	365,000	(358,000)	-	1,344,406
04/13/2022	Reso 2022-034	Economic Consulting Services	-	(30,000)	-	1,314,406

General Fund Unreserved Balance

Date	Action	Description	Revenues	Expenditures	Transfers from GF	Net
10/27/2021	Reso 2021-124	FY21 Surplus- PARS Contribution	-	(455,000)	-	(455,000)

COUNCIL ACTION:

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA

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 2021-2022 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: May 11, 2022
ORIGINATING DEPT: Public Works Department
SUBJECT: **Consideration of Resolution 2022-040 approving a Professional Services Agreement for Sewer and Storm Drain Maintenance and Video Inspection**

BACKGROUND:

The City currently has a service agreement for basic cleaning of sewer and as-needed maintenance services for the City's storm drain system that includes an annual scheduled cleaning of an estimated 255,000 feet of sewer line. Preventative maintenance is also performed under this agreement on the two low-flow diverters located at the Fletcher Cove Park and Seascape Sur Beach Access, the siphon structure in San Elijo Lagoon, sewer laterals at several City facilities and over 35 storm drain catch basins throughout the City.

In addition to routine cleaning and preventative maintenance, the service agreement includes a video inspection component and an "on-call" component to the Agreement to handle investigations, emergencies and spills as directed by Staff.

The City's service agreement with the current service provider will terminate at the end of this fiscal year on June 30, 2022. On April 7, 2022, Staff posted a Request for Proposals (RFP) to eBidboard (the City's electronic procurement system) to solicit proposals from private industry service providers.

This item is before the City Council to consider adoption of Resolution 2022-040 approving and authorizing the City Manager to execute a Professional Services Agreement (Agreement) for sewer and storm drain maintenance and video inspection services with Affordable Pipeline Services effective July 1, 2022. The Agreement would be for a period of one year and would authorize the City Manager to approve extensions to the Agreement for up to four additional one-year terms at the City's option.

CITY COUNCIL ACTION:

DISCUSSION:

In April 2022, Staff evaluated the sewer cleaning, storm drain cleaning, and video needs and prepared an RFP to solicit proposals for providing such services. The following are the required services the City is seeking:

- CCTV inspection for Sewer and Storm Drain lines
- General sewer line cleaning (per year)
- Herbicidal foaming to eliminate roots in sewer lines (as needed)
- Clean hot-spot sewer lines
- Preventative sewer line cleaning
- Clean manhole and sewer line to restrooms at Fletcher Cove Park
- Clean grease interceptor wet well and sewer line to street at La Colonia Park
- Dye testing to check for leaks (as needed)
- On-call/emergency call outs (sewer spill, storm drain stoppage, etc.)
- Miscellaneous sewer/storm drain maintenance
- Additional, unanticipated services (as needed)
- Mark out sewer line locations for Dig Alert requests (as needed)
- Clean siphon structure
- General storm cleaning (as needed)
- Clean CDS Units
- Inspect the Stevens Creek storm drain box channel
- Clean 35 catch basins (per year)

The scope of work identified above falls under the state Public Contracts Code (PCC) exception to public contracting requirements. Section 20161 of the PCC specifically exempts sewer maintenance work from the competitive bidding process. Further, Government Code section 4526 specifies that contracts for professional services do not need to be competitively bid, but rather, may be awarded based upon “demonstrated competence and on the professional qualifications necessary for the satisfactory performance of the services required.” Thus, cost is not the sole determining factor in deciding whether to award such professional services contracts.

The City issued a RFP for these professional services in April 2022. Two proposals were submitted to the City in response to the RFP. The RFP requested that contractors submitting proposals provide information regarding their understanding of the project, their certificate of compliance with the California Air Resources Board, their experience in performing similar types of services, their capability to provide services for the size of the City’s network, their professionalism and their ability to respond to emergencies. The RFP also requested that the cost of these services be calculated using unit prices for each type of service multiplied by the anticipated quantities or frequencies of the services. The table below provides a list of the service providers that submitted proposals along with the corresponding cost for the services listed above.

Proposals Received

Contractors	Proposal Costs
Affordable Pipeline Services	\$471,710
Downstream Services	\$668,616

Three Staff members independently reviewed the proposals, rated the contractor's qualifications and ranked them based on the above-mentioned criteria. All raters agreed that Affordable Pipeline Services (Affordable) is the most qualified candidate to perform the annual maintenance services for the City's sewer collection and storm drain systems.

Affordable is a local service provider with a maintenance yard and headquarters office located within 13 miles of the City. They have been providing similar services for the City for the past ten years and Staff is very satisfied with their performance. Affordable has extensive knowledge of the City's network and can continue the services seamlessly with no learning curve. Staff believes Affordable's knowledge and familiarity with the City's sewer and storm drain systems would result in considerable cost savings. Affordable's emergency response plan is firmly established with a proven history and well within the City's requirements. Based on the City's past experience, Affordable has been spending several days per week working on various tasks in the City for the entire term of their current Agreement. Affordable agreed to continue the same approach towards performing day to day operational activities with having equipment and personnel in the City on a regular basis during the term of this Agreement.

This Agreement is structured to provide "anticipated routine work" such as sewer cleaning, root foaming and videotaping as well as "scheduled preventative maintenance" such as monthly cleaning of the CDS units, monthly services for the siphon structure, and sewer main and lateral cleaning at City facilities. The Agreement also includes unanticipated components such as emergency/on-call services, as-needed services like dye testing and other miscellaneous services. Because of the nature of these types of services, it is impossible to determine the exact contract amount for these unanticipated items. Staff is proposing an extra amount in the Agreement to cover the cost of unanticipated emergency responses. Staff will carefully monitor all aspects of the Agreement including the unanticipated emergency responses to ensure the work provided each year does not exceed the budgeted amount. If at any time during the terms of this Agreement it is determined that the contingency amount may be exceeded, Staff will return to the City Council to appropriate additional funds and conversely, leftover budget, if any, would return to Sanitation funds at the end of each Agreement year term. It should be noted that over the past several years, additional funding for unanticipated emergency responses has not been needed.

While the evaluation process was independent of the proposed cost, as shown above, Affordable also offered the lowest cost proposal for similar services.

CEQA COMPLIANCE STATEMENT:

Exempt pursuant to Section 15301(b) of the State CEQA Guidelines.

FISCAL IMPACT:

Costs for the sewer and storm drain maintenance Agreement comes from two budget units, with the bulk of the cost each year for sewer line cleaning coming from the Sanitation Professional Services Account. Storm drain cleaning and related storm drain facility maintenance is funded from the Environmental Professional Services Account.

Staff recommends the City Council authorize the City Manager to enter into a Professional Services Agreement with Affordable in the amount of \$471,710.00 for maintenance services for sewer and storm drain system plus an additional \$30,000 contingency amount for unforeseen incidents for a yearly contract total of \$501,710

WORK PLAN:

Maintenance of the City's sanitary sewer system and storm drains is consistent with the Environmental Sustainability section of the proposed 2021/22 Work Plan.

OPTIONS:

- Adopt Staff recommendations.
- Provide direction to Staff and approve a modified maintenance Agreement.
- Reject maintenance proposals and provide direction to Staff.

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council adopt Resolution 2022-040:

1. Waiving the formal construction bid process because Request for Proposals (RFP) process provides a more efficient, effective, and convenient method for hiring a sewer maintenance contractor that would provide the higher level of service required pursuant to Solana Beach Municipal Code section 3.08.140(G).
2. Approving a Professional Services Agreement with Affordable Pipeline Service, Inc. in an amount not to exceed \$501,710, in Fiscal Year (FY) 2022/2023, for the Sewer and Storm Drain Maintenance and Video Inspection services.

3. Authorizing the City Manager to execute the Professional Services Agreement on behalf of the City.
4. Authorizing the City Manager to extend the Agreement for up to four additional one-year terms, at the City's option, at an amount not to exceed the amount identified and budgeted for in each subsequent year.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2022-040

RESOLUTION NO. 2022-040

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING A PROFESSIONAL SERVICES AGREEMENT FOR SEWER AND STORM DRAIN MAINTENANCE AND VIDEO INSPECTION WITH AFFORDABLE PIPELINE SERVICES, INC. IN THE AMOUNT OF \$378,246.50

WHEREAS, the work associated with the sewer and storm drain maintenance and video inspection contract has been classified as a service contract or professional services instead of a public works construction project per section 20161 of the Public Contract Code (PCC); and

WHEREAS, the PCC specifically exempts sewer maintenance work from the competitive bidding process of the public contracting law; and

WHEREAS, Government Code section 4526 specifies that contracts for professional services do not need to be competitively bid, but rather, may be awarded based upon “demonstrated competence and on the professional qualifications necessary for the satisfactory performance of the services required”; and

WHEREAS, the formal bid requirements under Solana Beach Municipal Code (SBMC) section 3.08.140 may be waived by the City Council when it is necessary or convenient for the management of the of the City’s affairs pursuant to SBMC section 3.08.140; and

WHEREAS, a flexible contracting process involving sewer maintenance and related services facilitates a more efficient and convenient management of City’s affairs; and

WHEREAS, a Request for Proposals (RFP) process provides a more efficient and effective method for hiring a sewer maintenance contractor that would provide the higher level of service required; and

WHEREAS, the City issued a RFP for these professional services in April 2022 that was consistent with the City’s purchasing ordinance.

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 waive the formal construction bid process because the Request for Proposals (RFP) process provides a more efficient, effective, and convenient method for hiring a sewer maintenance contractor that would provide

the higher level of service required pursuant to Solana Beach Municipal Code section 3.08.140.

3. That the City Council approves a Professional Services Agreement with Affordable Pipeline Service, Inc. in the amount not to exceed \$379,910 in Fiscal Year (FY) 2022/2023, for the Sewer and Storm Drain Maintenance Services Agreement.
4. That the City Council approves an amount of \$41,000 for sewer maintenance contingency and \$10,000 for storm drain maintenance contingency.
5. That the City Council authorizes the City Manager to execute the Professional Services Agreement on behalf of the City.
6. That the City Council authorizes the City Manager to extend the Agreement for up to four additional one-year terms, at the City's option, at an amount not to exceed the amount identified and budgeted for in each subsequent year.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Solana Beach, California, held on the 11th day of May, 2022 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



STAFF REPORT

CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: May 11, 2022
ORIGINATING DEPT: Community Development Department
SUBJECT: **Public Hearing: Request for a DRP, SDP, and SDP Waiver to Demolish and Single-Family Residence, Construct a Replacement Single-Family Residence with a Basement and an Attached Garage, and Perform Associated Site Improvements at 506 Pacific Avenue. (Applicant: Jim and Kathleen Boyd; Application: DRP20-014/SDP20-020; APN: 263-041-17; Resolution No. 2022-049)**

BACKGROUND:

The Applicants, Jim and Kathleen Boyd, are requesting City Council approval of a Development Review Permit (DRP), Structure Development Permit (SDP), and SDP Waiver to demolish a single-story single-family residence, construct a replacement 2,986 square-foot, two-story single-family residence built above a 1,274 square-foot basement with an attached 448 square-foot two-car garage, and perform associated site improvements at 506 Pacific Avenue. The 6,120 square-foot lot is located within the Medium Residential (MR) Zone and the Scaled Residential Overlay Zone (SROZ). The project proposes grading in the amounts of approximately 40 cubic yards of cut and 40 cubic yards of fill outside of the footprint of the structure, 750 cubic yards of excavation for the basement, 50 cubic yards of excavation for footings, 880 cubic yards of removal and recompaction, an aggregate grading quantity of 1,760 cubic yards, and 800 cubic yards of export off site. The maximum building height is proposed at 24.87 feet above the proposed grade with the highest point of the residence at 97.95 feet above Mean Sea Level (MSL).

The project meets three thresholds for the requirement of a DRP, including: 1) grading in excess of 100 cubic yards; 2) construction in excess of 60 percent of the maximum allowable floor area; and 3) construction of a second story that exceeds 35 percent of the floor area of the first floor. The project requires a SDP because the proposed development exceeds 16 feet in height above the existing grade.

CITY COUNCIL ACTION:

The issue before the Council is whether to approve, approve with conditions, or deny the Applicant’s request as contained in Resolution 2022-049 (Attachment 1).

DISCUSSION:

The 6,120 square-foot lot is located on the east side of Pacific Avenue, three properties north of the intersection of Pacific Avenue and Solana Vista Drive. The property is relatively flat beginning at the public right-of-way and eastward surrounding the existing building pad, but steps down approximately six feet beyond a retaining wall in the rear (east) yard. The topography steps down further beyond the rear property line to the lower lots along the west side of North Acacia Avenue. The topography is similar on both adjacent properties on Pacific Avenue. The property is currently accessed by a gated driveway at the front property line.

The Applicants are requesting approval of a DRP, SDP, and SDP Waiver to demolish the existing residence and yard improvements (except for the existing perimeter walls), construct a replacement two-story, single-family residence with a basement and an attached two-car garage, and perform associated site improvements including grading, a spa, hardscape, entry gates, and landscaping. The project plans are included in Attachment 2.

Table 1 (below) provides a comparison of the SBMC applicable zoning regulations with the Applicant’s proposed design.

Table 1			
LOT INFORMATION			
Property Address:	506 Pacific Ave.	Zoning Designation:	MR (5-7 du/ac)
Lot Size:	6,120 sf	# Units Allowed:	1 SFR, 1 ADU, 1JADU
Max. Allowable Floor Area:	3,021 sf	# Units Requested:	1 SFR
Proposed Floor Area:	2,944 sf	Setbacks: (d)	Required Proposed
Below Max. Floor Area by:	77 sf	Front (W)	25 ft 25.7 ft
Max. Allowable Height:	25 ft	Interior Side (N)	5 ft 5.6 ft
Max. Proposed Height:	24.87 ft	Interior Side (S)	5 ft 5.8 ft
Highest Point/Ridge:	97.95 MSL	Rear (E)	25 ft 26.8 ft
Overlay Zone(s):	SROZ		
PROPOSED PROJECT INFORMATION			
Proposed Floor Area Breakdown:		Required Permits:	
First Floor Living Area	1,388 sf	DRP: grading in excess of 100 cubic yards; construction that exceeds 60% of the maximum allowable floor area; and construction of a second story that exceeds 35% of the first floor.	
Second Floor Living Area	1,508 sf		
Attached Garage	448 sf		
Basement Living Area	1,274 sf		
Subtotal	4,618 sf	SDP: a new structure that exceeds 16 feet in height from the existing grade.	
Off-Street Parking Exemption	- 400 sf		
SROZ Basement Exemption	- 1,274 sf		
Total Proposed Floor Area:	2,944 sf	SDP Waiver: proposed structure located outside of the story pole envelope noticed to neighbors.	
Proposed Grading: 40 CY of cut and 40 CY of fill outside of the structure; 750 CY of cut for the basement; 50 CY of excavation for footings; 880 CY of removal and recompaction; an aggregate grading quantity of 1,760 CY; and 800 CY of export off site			

Proposed Parking: 2 Garage Proposed Fences and Walls: Yes Proposed Accessory Dwelling Unit: No Proposed Accessory Structure: No	Existing Development: Single-story, single-family residence with attached one-car garage to be demolished
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Staff has prepared draft findings for approval of the DRP in the attached Resolution 2022-049 for Council’s consideration based upon the information in this report. Findings for approval of the SDP are left blank in the drafted Resolution of Approval. The applicable SBMC sections are provided in italicized text and recommended conditions of approval 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 2022-049.

Development Review Permit Compliance (SBMC Section 17.68.40):

A DRP is required because the proposed development includes grading in excess of 100 cubic yards, construction of a residence in excess of 60 percent of the maximum allowable floor area for the property, and construction of a second story that exceeds 35 percent of the first 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 2022-049 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 MR Zone. Surrounding properties are also located within the MR Zone and 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 MR Zone as described in SBMC Sections 17.20.010 and 17.12.020. The property is designated Medium Density Residential in the General Plan and intended for single-family residences developed at a maximum density of five to seven 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. The project has been evaluated and could be found to be in conformance with the regulations of the SROZ. 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.

Building and Structure Placement:

The Applicants are proposing to demolish the existing residence and construct a replacement two-story, single-family residence with basement and 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 Pacific Avenue along the portion of the front (west) property line.

The 1,274 square-foot basement would consist of a game room with a wet bar, two bedrooms each with ensuite bathrooms and emergency egress through a lightwell on the northern side of the structure, a mechanical room and stairway access to the first floor. The 1,388 square-foot first floor would consist of the main entry, a media room with a wet bar, a laundry room, two bedrooms with a shared Jack-and-Jill bathroom, a bedroom with an ensuite bathroom, an office, and access to an attached two-car garage. The 1,508 square-foot second floor would consist of an open-concept living room, dining room, and

kitchen that would open to a terrace (balcony) wrapping around the majority of the second floor, a powder room, and the primary bedroom suite with a private balcony located on the southern portion of the west side of the residence. There would be a two-tiered spa located in the northeast corner of the rear yard, a fire pit and additional seating areas in the southern portion of the rear yard, a storage area for trash and recycle in the northern side yard, and a covered porch below the primary bedroom balcony in the southwest portion of the buildable area.

According to the SROZ, the proposed subterranean basement is considered “Basement-No Exposed Sides” in which the basement living area can be exempt from the calculation of floor area if there are no exposed sides. A building side is considered exposed when the finished floor of the living area directly above the basement (at any point) is more than three feet above the adjacent natural or finished grade, whichever is lower. Currently, the plans show a basement with no exposure; therefore, the proposed basement living area of 1,274 square feet would be exempt from the calculation of floor area.

The SBMC parking regulations require two off-street parking spaces per single-family residence. When required spaces are provided in a garage, 200 square feet of floor area is exempted for each required space. The proposed 448 square-foot attached garage would provide two unobstructed parking spaces; therefore, 400 square feet of the garage is exempt from the calculation of floor area.

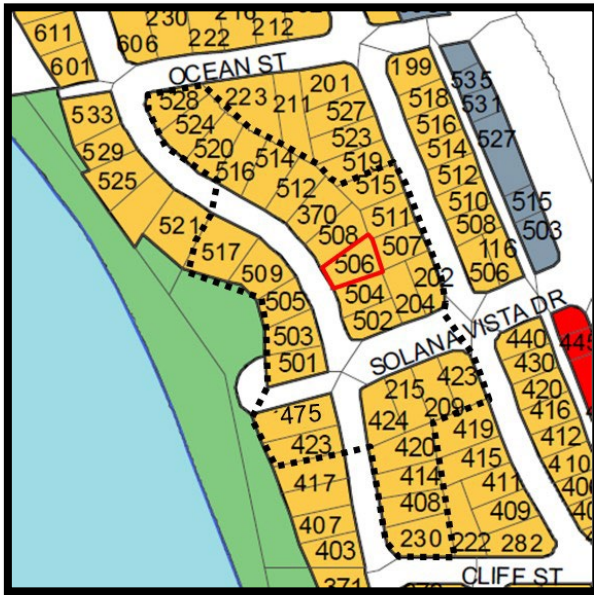
With the basement exemption (1,274 square feet) and the garage exemption (400 square feet), the total proposed floor area would be 2,944 square feet, which is 77 square feet below the maximum allowable floor area for the 6,120 square-foot lot located in the SROZ. The maximum allowable floor area calculation for this project, pursuant to the provisions of the SROZ, 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	21 ft ²
Maximum Allowable Floor Area:	3,021 ft ²

As designed, the project complies with all required setbacks under the designation “D” on the City’s official Zoning Map. The residence would be setback at least 25 feet from the front (west) property line, 5 feet from the northern side property line, 26 feet from the rear (east) property line, and 5 feet from the southern side property line. The maximum building height for the MR Zone is 25 feet. The maximum height of the proposed residence would be 24.87 feet above the proposed grade with the highest portion of the structure to be at 97.95 feet above MSL. As designed, the project will comply with the required parking, maximum floor area, required setbacks, and maximum building height.

Neighborhood Comparison:

Staff compared the proposed project to 29 other properties within the surrounding area. This area includes properties on the north and south sides of Pacific Avenue, the west side of North Acacia Avenue, both sides of Solana Vista Drive, and one property on the north side of West Cliff Street, as shown on the map on the following page.



The properties evaluated in this comparison are also located in the LR Zone. The existing homes range in size from 778 square feet to 4,897 square feet, according to the County Assessor records. It should be noted that the County Assessor does not include the garage, covered porch area, unfinished basement, or non-habitable 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 garage and the outdoor covered area. Comparatively, the project would be 2,896 square feet (see below).

Project Gross Building Area:	4,618 ft ²
Delete Attached Garage:	- 448 ft ²
Delete Basement:	- 1,274 ft ²
Project Area for Comparison to Assessor's Data:	2,896 ft²

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.

#	Property Address	Lot Size in ft ² (GIS)	Existing ft ² Onsite (Assessor's)	Proposed / Recently Approved ft ²	Max. Allowable ft ²	Zone
1	502 Pacific Ave	5,411	2,245		2,706	MR
2	504 Pacific Ave	5,593	2,730		2,979	MR
3	506 Pacific Ave	6,120	1,540	2,896	3,021	MR
4	508 Pacific Ave	6,962	778		3,168	MR
5	510 Pacific Ave	7,235	2,447		3,216	MR
6	512 Pacific Ave	6,731	1,414		3,128	MR
7	514 Pacific Ave	7,339	1,542		3,234	MR
8	501 Pacific Ave	6,238	1,426		3,216	MR
9	503 Pacific Ave	6,441	1,610		3,234	MR
10	505 Pacific Ave	5,321	1,994		3,128	MR
11	509 Pacific Ave	8,479	2,480		3,256	MR
12	517 Pacific Ave	10,686	2,912		3,442	MR
13	516 Pacific Ave	6,750	1,827		3,131	MR
14	520 Pacific Ave	6,808	4,601		3,164	MR
15	524 Pacific Ave	7,049	4,897		3,184	MR

16	528 Pacific Ave	5,963	2,647		2,982	MR
17	202 Solana Vista Dr	5,355	1,718		2,678	MR
18	204 Solana Vista Dr	5,346	1,661		2,673	MR
19	507 N Acacia Ave	5,500	1,143		2,750	MR
20	511 N Acacia Ave	5,800	3,761		2,900	MR
21	515 N Acacia Ave	6,200	3,866		3,035	MR
22	519 N Acacia Ave	6,400	2,145		3,070	MR
23	475 Pacific Ave	8,449	4,753		3,442	MR
24	423 Pacific Ave	7,460	988		3,256	MR
25	424 Pacific Ave	7,100	1,026		3,193	MR
26	215 Solana Vista Dr	6,030	1,080		3,005	MR
27	209 Solana Vista Dr	5,745	1,076		2,873	MR
28	423 N Acacia Ave	6,167	3,238		3,029	MR
27	420 Pacific Ave	7,596	1,986		3,053	MR
28	414 Pacific Ave	6,304	3,155		3,053	MR
29	408 Pacific Ave	6,235	2,165		3,041	MR
30	230 W Cliff St	8,376	2,061		3,416	MR

Fences, Walls and Retaining Walls:

Within the front yard setback, 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 2 feet 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 6 feet in height with an additional 2 feet that is 50% open to light and air.

The Applicants are proposing to maintain the existing site walls that enclose the private yard, remove the existing driveway gate, and construct new columns and walls to frame the driveway and entry walkway in the front-yard setback. Additional gates would be constructed in the side yards to secure the private yard and comply with pool safety requirements. Currently, the plans show fences and walls that comply with the requirements of SBMC 17.20.040(O) and 17.60.070(C). If the Applicants decide to modify any of the proposed fences and walls or construct additional fences and walls on the project site, a condition of project approval indicates that they would be required to be in compliance with the Municipal Code.

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 an inspection 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 Applicant is proposing to construct a 448 square-foot attached garage in the northwest corner of the proposed residence. The garage would be accessed by a driveway on the northwest corner of the property from Pacific Avenue. The proposed two-car garage satisfies the required off-street parking for the single-family residence.

Grading:

The Applicants are proposing approximately 40 cubic yards of cut and 40 cubic yards of fill outside of the footprint of the structure, 750 cubic yards of excavation for the basement, 50 cubic yards of excavation for footings, 880 cubic yards of removal and recompaction, an aggregate grading quantity of 1,760 cubic yards, and 800 cubic yards of export off site. The proposed grading outside the footprint of the structure would level the existing flat yard areas surrounding the residence and construct drainage improvements including bio retention basins located in the rear yard. The majority of the proposed grading would be associated with the excavation for the proposed 1,274 square-foot basement that would have a finished floor approximately 10 feet below the finished floor of the first floor and the finished grade of the yard areas.

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 single-family residence with basement and 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 project approval, the Applicants will be required to pay the applicable Park Development Fee

Structure Development Permit Compliance:

The proposed structure exceeds 16 feet in height above the existing grade, therefore, the project must comply with all of the View Assessment requirements of SBMC Chapter 17.63 and the Applicants were required to complete the SDP process. The original Story Pole Height Certification was certified by a licensed land surveyor on April 12, 2021, showing a maximum building height of 24.95 feet (98.03 feet above MSL) above the proposed grade. Notices were mailed to property owners and occupants within 300 feet of the project site establishing a deadline to file for View Assessment by June 3, 2021. The City received one application for View Assessment (Attachment 3) from the property owner (Kathy de Paolo; "Claimant") of 504 Ford Avenue, which is located immediately south of the subject property.

The project was presented to the View Assessment Commission (VAC) on August 17, 2021. Three out of the six participating VAC members found the primary bedroom to be the primary viewing area, two VAC members found the roof deck to be the primary viewing area, one VAC member found the second-floor deck to be the primary viewing area, and one VAC member was disqualified due to a real property interest within 500-feet of the subject property. The majority of the participating VAC members (five out of six) were unable to make finding 3. Approved minutes from the August 17, 2021 meeting are included in Attachment 4. Table 3 below includes the disclosures and findings from the August 17, 2021 meeting.

Table 3								
Kathy de Paolo 504 Pacific Ave		Coad	Bishop	Cohen	Moldenhauer	Stribling	Zajac	Najjar
Date Visited	Claimant	8/13	8/17	8/17	8/9 & 8/15		8/9	8/9
	Applicant	8/12	8/16	8/17	8/9		8/9	8/9 & 8/13
Primary Viewing Area		Bedroom	Bedroom	Bedroom	Roof Deck		2 nd Floor Deck	Roof Deck
#1. Communication Taken Place		Y	Y	Y	Y		Y	Y
#2. No Public View Impairment		Y	Y	Y	Y		Y	Y
#3. Designed to Minimize View Impairment		N	N	N	N		N	Y
#4. No Cumulative View Impairment		Y	Y	Y	N		Y	Y
#5. Neighborhood Compatibility		Y	Y	Y	N		Y	N

At the Applicants' request, the VAC continued the project until the November 16, 2021 VAC meeting. However, the Applicants continued to revise the design and requested the VAC hearing to be continued until December 21, 2021. The December 21, 2021 meeting was cancelled due to a lack of quorum. The revised project was heard at the January 18, 2022 VAC meeting.

Updated story poles were installed and certified to reflect the revised design. The story poles were certified on December 7, 2021 and include a maximum building height of 24.87 feet (97.95 feet above MSL) above proposed grade. The Applicants presented the following changes to the project at the January 18, 2022 VAC meeting:

- Reduced the size of the roof deck;
- Removed the roof deck storage on the east side of the deck;
- Lowered the roof deck stair tower and moved it east by one foot;
- Reduced the roof pitch on the south side of the structure;
- Reduced the second story massing by pulling the southern wall 18 inches to the north, the eastern wall 18 inches to the west, and the western wall 18 inches to the east; and
- Changes to the southern side of the structure, including the addition of frosted glass windows and railings, raised windowsill heights, and exterior siding.

The VAC was unable to make the required findings to approve the revised project. The minutes for the January 18, 2022 meeting have yet to be approved by the VAC. Table 4 below includes a draft of the disclosures and findings from the January 18, 2022 VAC meeting.

Table 4								
Kathy de Paolo 504 Pacific Ave		Coad	Bishop	Cohen	Moldenhauer	Stribling	Zajac	Najjar
Date Visited	Claimant	1/14	1/17	1/18	1/17		1/17	1/14
	Applicant	8/12	8/16	1/18	1/17		1/17	8/09 & 8/13
Primary Viewing Area		Master Bedroom	Master Bedroom	Master Bedroom	Master Bedroom		Master Bedroom Deck	Roof deck
#1. Communication Taken Place		Y	Y	Y	Y		Y	Y
#2. No Public View Impairment		Y	Y	Y	Y		Y	Y
#3. Designed to Minimize View Impairment		N	N	N	N		Y	Y
#4. No Cumulative View Impairment		Y	Y	N	Y		Y	Y
#5. Neighborhood Compatibility		Y	Y	Y	Y		Y	N

The majority of the participating VAC members found the primary viewing area to be the primary bedroom. The majority of the VAC were unable to make finding 3; that the project was designed to minimize view impairment. When offered a continuance, the Applicant did not consent and instead requested that the VAC make a recommendation. Chair Cohen made a motion to recommend denial of the project which was seconded by Commissioner Coad. The motion passed 5/1/1 Ayes: Cohen, Bishop, Coad, Moldenhauer, Najjar. Noes: Zajac. Absent: Stribling due to a real property interest within 500-feet of the subject property. The Notice of Recommendation is included in Attachment 5.

The Applicants have proposed the following additional changes to the project since the January 18, 2022 VAC meeting:

- Removed the roof deck stair tower;
- Removed the southeast corner of the second story and revised the associated roof over the southern portion of the second story;
- Added approximately 50 square feet of floor area on the northern side of the second story.

The revised Project Plans dated April 18, 2022 are included in Attachment 2. The 50 square-foot addition to the dining room on the second story would be located outside of the original story pole envelope that was noticed to neighbors for the 30-day deadline for View Assessment applications in May of 2021. In addition to approval of the DRP and SDP, therefore, the Applicants are requesting City Council approval of an SDP Waiver to waive the requirement that the new massing be noticed again to the neighbors. The Applicants provided a request for approval which is included in Attachment 6.

The City Council should consider the recommendation from VAC, the information provided by the Applicants and Claimant, and the View Assessment Ordinance (SBMC 17.63) including the definition of a “Viewing Area” and the five required findings, which are provided below:

SBMC Section 17.63.020(I): “Viewing area” shall be that area of the structure (excluding bathrooms, hallways, garages or closets) or lot (excluding the building setback areas) where the view assessment committee, or the city council on appeal, determines the best and most important view exists. The finished floor elevation of any viewing area must be at or above existing grade adjacent to the exterior wall of the part of the building nearest to that viewing area. The determination shall be made by balancing the nature of the view to be protected and the importance of the area of the structure or lot from where the view is taken.

SBMC Section 17.63.040(F): Findings. In making a decision on a matter for which view assessment has been requested, the view assessment committee shall be required to make the following findings:

- 1. The applicant for the structure development permit has made a reasonable attempt to resolve the view impairment issues with the person(s) requesting view assessment. Written evidence of a good faith voluntary offer to meet and discuss view issues, or of a good faith voluntary offer to submit the matter to mediation, is hereby deemed to be a reasonable attempt to resolve the view impairment issues.*
- 2. The proposed structure does not significantly impair a view from public property (parks, major thoroughfares, bike ways, walkways, equestrian trails) which has been identified in the city’s general plan, local coastal program, or city designated viewing areas.*

3. *The structure is designed and situated in such a manner as to minimize impairment of views.*
4. *There is no significant cumulative view impairment caused by granting the application. Cumulative view impairment shall be determined by: (a) Considering the amount of view impairment caused by the proposed structure; and (b) considering the amount of view impairment that would be caused by the construction on other parcels of structures similar to the proposed structure.*
5. *The proposed structure is compatible with the immediate neighborhood character.*

A condition of approval has been added to the Draft Resolution of Approval (Attachment 1) to require that the Applicants submit a height certification prepared by a licensed land surveyor prior to the framing inspection certifying that the maximum height of the proposed addition will not exceed 24.87 feet above the proposed grade or 97.95 feet above MSL, which is the maximum proposed structure height reflected on the project plans, should the City Council make the necessary finding to approve the project.

The Draft Resolution of Approval (Attachment 1) reflects the Applicant's request that the City Council consider the findings of the SDP and includes findings in support of the DRP. The Draft Resolution of Approval includes the applicable SBMC sections in italicized text and the recommended conditions of approval from the Community Development, Engineering, and Fire Departments. An additional condition of approval requires that the Applicants obtain a Coastal Development Permit, Waiver or Exemption from the California Coastal Commission prior to the issuance of Building or Grading Permits. 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.

Property Frontage and Public Right-of-Way Improvements

The existing property frontage is improved with a concrete curb, gutter, and five-foot wide sidewalk. If approved, the Applicant will be required to improve the existing concrete curb along the entire property frontage. An Encroachment Maintenance Removal Agreement (EMRA) will be required for the pavers, turf, landscaping, and gravel area located behind the existing concrete sidewalk in the public right-of-way. The Applicants will also be required to construct a new Americans with Disability Act (ADA) standard driveway approach. There is an existing 12-foot-wide sewer easement located along the south property line. No further improvements are required in the easement as this sewer line was rehabilitated in 2013.

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 April 28, 2022. The neighbor located immediately to the south at 504 Pacific Avenue, Kathy de Paolo, has raised concerns with the proposed project, including filing for View Assessment. Correspondence from de Paolo is included in Attachment 7. Two additional neighbors (Metcalfs at 508 Pacific Avenue and Mitchells at 505 Pacific Avenue) provided support of the SDP Waiver (Attachment 8).

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 2022-049 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 Resolution 2022-049.
- Approve Staff recommendation subject to additional specific conditions necessary for the City Council to make all required findings for the approval of a DRP and SDP.
- Deny the project if all required findings for the DRP and SDP cannot be made.

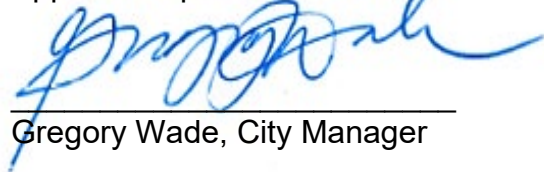
DEPARTMENT RECOMMENDATION:

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, should the City Council be able to make the findings to approve the SDP, 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 2022-049 conditionally approving a DRP, SDP, and SDP Waiver to demolish a single-family residence, construct a replacement 2,986 square-foot, two-story single-family residence built above a 1,274 square-foot basement with an attached 448 square-foot two-car garage, and perform associated site improvements at 506 Pacific Avenue, Solana Beach.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2022-049
2. Project Plans Dated April 18, 2022
3. De Paolo Application for View Assessment
4. VAC Minutes from August 17, 2021 Meeting
5. NOR from January 18, 2022 VAC Meeting
6. Applicant's Request for Approval
7. Correspondence – De Paolo at 504 Pacific Ave
8. Correspondence – Metcalf (508) and Mitchell (505)

RESOLUTION NO. 2022-049

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT, STRUCTURE DEVELOPMENT PERMIT, AND STRUCTURE DEVELOPMENT PERMIT WAIVER TO DEMOLISH A SINGLE-FAMILY RESIDENCE, CONSTRUCT A REPLACEMENT TWO-STORY SINGLE-FAMILY RESIDENCE WITH A BASEMENT AND AN ATTACHED TWO-CAR GARAGE, AND PERFORM ASSOCIATED SITE IMPROVEMENTS AT 506 PACIFIC AVENUE, SOLANA BEACH

**APPLICANT: JIM AND KATHLEEN BOYD
CASE NO.: DRP20-014/SDP20-020**

WHEREAS, Jim and Kathleen Boyd (hereinafter referred to as “Applicants”), have 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 View Assessment Committee recommended denial of the project on January 18, 2022 based on an Application for View Assessment from 506 Pacific Avenue; 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 May 11, 2022, the City Council received and considered evidence concerning the proposed application; and

WHEREAS, the City Council determined the primary viewing area to be _____; and

WHEREAS, the City Council 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 and SDP to demolish a single-story single-family residence, construct a replacement 2,986 square-foot, two-story single-family residence with a 1,274 square-foot basement and an attached 448 square-foot two-car garage, and perform associated site improvements and the request for a SDP Waiver to construct approximately 50 square feet of additional floor area outside of

the original story pole envelope at 506 Pacific 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 Medium Density Residential in the General Plan and intended for single-family residential development with a maximum density of five to seven 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 Medium Residential (MR) Zone and cited by SBMC Section 17.020.030.

The project meets the minimum number of off-street parking spaces and the required front-, side- and rear-yard setbacks and is below the maximum allowable structure height and gross floor area for the property.

- 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 complementary to existing development in the immediate vicinity of the project site and the surrounding neighborhood. The development as proposed shall also be compatible in scale, apparent bulk, and massing with such existing development in the surrounding neighborhood. Site planning on or near the perimeter of the development shall give consideration to the protection of surrounding areas from potential adverse effects.*

The property is located within the MR Zone. Surrounding properties are also located within the MR Zone and 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 MR Zone as described in SBMC Sections 17.20.010 and 17.12.020. The property is designated Medium Density Residential in the General Plan and intended for single-family residences developed at a maximum density of five to seven 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 and within the Coastal Zone. The project has been evaluated, and is in conformance with, the regulations of the SROZ. As a condition of project approval, the Applicants are required to obtain a Coastal Development Permit, Waiver or Exemption from the California Coastal Commission prior to the issuance of a Building Permit.

- b. Building and Structure Placement: Buildings and structures shall be sited and designed to minimize adverse impacts on the surrounding properties and designed in a manner which visually and functionally enhance their intended use and complement existing site topography. Multi-family residential buildings shall be sited to avoid crowding and to allow for a functional use of the space between buildings.*

The Applicants are proposing to demolish the existing residence and construct a replacement two-story, single-family residence with basement and 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 Pacific Avenue along the portion of the front (west) property line.

The 1,274 square-foot basement would consist of a game room with a wet bar, two bedrooms each with ensuite bathrooms and emergency egress through a lightwell on the northern side of the structure, a mechanical room and stairway access to the first floor. The 1,388 square-foot first floor would consist of the main entry, a media room with a wet bar, a laundry room, two bedrooms with a shared Jack-and-Jill bathroom, a bedroom with an ensuite bathroom, an office, and access to an attached two-

car garage. The 1,508 square-foot second floor would consist of an open-concept living room, dining room and kitchen that would open to a terrace (balcony) wrapping around the majority of the second floor, a powder room, and the primary bedroom suite with a private balcony located on the southern portion of the west side of the residence. There would be a two-tiered spa located in the northeast corner of the rear yard, a fire pit and additional seating areas in the southern portion of the rear yard, a storage area for trash and recycle in the northern side yard, and a covered porch below the primary bedroom balcony in the southwest portion of the buildable area.

According to the SROZ, the proposed subterranean basement is considered “Basement- No Exposed Sides” in which the basement living area can be exempt from the calculation of floor area if there are no exposed sides. A building side is considered exposed when the finished floor of the living area directly above the basement (at any point) is more than three feet above the adjacent natural or finished grade, whichever is lower. Currently, the plans show a basement with no exposure; therefore, the proposed basement living area of 1,274 square feet would be exempt from the calculation of floor area.

The SBMC parking regulations require two off-street parking spaces per single-family residence. When required spaces are provided in a garage, 200 square feet of floor area is exempted for each required space. The proposed 448 square-foot attached garage would provide two unobstructed parking spaces; therefore, 400 square feet of the garage is exempt from the calculation of floor area.

With the basement exemption (1,274 square feet) and the garage exemption (400 square feet), the total proposed floor area would be 2,944 square feet, which is 77 square feet below the maximum allowable floor area for the 6,120 square-foot lot located in the SROZ. The maximum allowable floor area calculation for this project, pursuant to the provisions of the SROZ, is as follows:

0.500 for first 6,000 ft ²	3,000 ft ²
0.175 for 6,001 – 15,000 ft ²	21 ft ²
<hr/> Total Allowable Floor Area:	<hr/> 3,021 ft ²

As designed, the project complies with all required setbacks under the designation “D” on the City’s official Zoning Map. The residence would be setback at least 25 feet from the front (west) property line, 5 feet from the northern side property line, 26 feet from the rear (east) property line, and 5 feet from the southern

side property line. The maximum building height for the MR Zone is 25 feet. The maximum height of the proposed residence would be 24.87 feet above the proposed grade with the highest portion of the structure to be at 97.95 feet above MSL. As designed, the project will comply with the required parking, maximum floor area, required setbacks, 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. To the maximum extent practicable, landscaping and plantings shall be used to screen parking areas, storage areas, access roads, and other service uses of the site. Trees and other large plantings shall not obstruct significant views when installed or at maturity. Drought tolerant plant materials and water conserving irrigation systems shall be incorporated into all landscaping plans.*

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 an inspection 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 are proposing to construct a 448 square-foot attached garage in the northwest corner of the proposed residence. The garage would be accessed by a

driveway on the northwest corner of the property from Pacific Avenue. The proposed two-car garage satisfies the required off-street parking for the single-family residence.

- 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 approximately 40 cubic yards of cut and 40 cubic yards of fill outside of the footprint of the structure, 750 cubic yards of excavation for the basement, 50 cubic yards of excavation for footings, 880 cubic yards of removal and recompaction, which is an aggregate grading quantity of 1,760 cubic yards, and 800 cubic yards of export off site. The proposed grading outside the footprint of the structure will level the existing flat yard areas surrounding the residence and construct drainage improvements including bio retention basins located in the rear yard. The majority of the proposed grading is associated with the excavation for the proposed 1,274 square-foot basement that will have a finished floor approximately 10 feet below the finished floor of the first floor and the finished grade of the yard areas.

- 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 shall 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 single-family residence with a basement, 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.

- 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.*

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 Applicants obtaining the required permit or approval from the other agency.*

The Applicants shall obtain approval from the California Coastal Commission prior to issuance of Building or Grading Permits.

- B. In accordance with Chapter 17.63 (Structure Development Permit) of the Solana Beach Municipal Code, the City Council finds the following:

- I. The Applicant for the Structure Development Permit has made a reasonable attempt to resolve the view impairment issues with the person(s) requesting view assessment. Written evidence of a good faith voluntary offer to meet and discuss view issues, or of a good faith voluntary offer to submit the matter to mediation, is hereby deemed to be a reasonable attempt to resolve the view impairment issues.*

To be completed based on Council findings.

- II. The proposed structure does not significantly impair a view from public property (parks, major thoroughfares, bike ways, walkways, equestrian trails) which has been identified in the city's general plan, local coastal program, or city designated viewing areas.*

To be completed based on Council findings.

- III. The structure is designed and situated in such a manner as to minimize impairment of views.*

To be completed based on Council findings.

- IV. There is no significant cumulative view impairment caused by granting the application. Cumulative view impairment shall be determined by: (a) Considering the amount of view impairment caused by the proposed structure; and (b) considering the amount of view impairment that would*

be caused by the construction on other parcels of structures similar to the proposed structure.

To be completed based on Council findings.

- V. *The proposed structure is compatible with the immediate neighborhood character.*

To be completed based on Council findings.

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 and Public Use Facilities Impact Fees, as established by SBMC Chapter 15.60, Chapter 15.65, Chapter 15.66, and Resolution 2018-147.
- II. Building Permit plans must be in substantial conformance with the architectural plans presented to the City Council on May 11, 2022, and located in the project file with a submittal date of February 18, 2022.
- III. Prior to requesting a framing inspection, the Applicants shall be required to submit a height certification, signed by a licensed land surveyor, certifying that the building envelope is in conformance with City Council approval on May 11, 2022, and that the maximum height of the proposed addition will not exceed 24.87 feet above the proposed grade or 97.95 feet above MSL, which is the maximum proposed structure height reflected on the project plans.
- 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 a grading or building permit.
- 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. Any new exterior lighting fixtures shall be in conformance with the City-Wide Lighting Regulations of SBMC 17.60.060.
 - VIII. All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities that render them detrimental to the surrounding area.
 - IX. Construction vehicles shall be parked on the subject property at all times when 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 Pacific Avenue 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.
- 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. **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 inches high with a ½ inch stroke width for residential buildings, 8 inches high with a ½ inch stroke for commercial and multi-family residential buildings, and 12 inches high with a 1-inch 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.

- IV. AUTOMATIC FIRE SPRINKLERS SYSTEM-ONE AND TWO FAMILY DWELLINGS: Structures shall be protected by an automatic 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.
- V. CLASS “A” ROOF: All structures shall be provided with a Class “A” Roof covering to the satisfaction of the Solana Beach Fire Department.
- VI. BASEMENT:
 - a. All basements shall be designed and equipped with emergency exit systems consisting of operable windows, window wells or exit doors that lead 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 proposed SDRSD G-14A driveway approach.
 - b. Construction of the proposed pavers.
 - c. Construction of the proposed gravel.
 - d. Construction of the proposed artificial turf.
- II. The Applicants 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 private improvements in the public right-of-way including, but not limited to:
 - a. Proposed pavers.

- b. Proposed gravel.
 - c. Proposed artificial turf.
 - d. Proposed private improvements in the sewer easements.
- III. 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 backflow from sewer on the Applicants' property. The Applicants shall record the Hold Harmless Agreement document prior to Final Inspection of the Building Permit.
- IV. Submit proof to the Engineering Department that the required California Coastal Commission permits have been obtained prior to the issuance of any building or grading permits.
- 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.

GRADING:

- I. 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 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 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. No increased cross lot drainage shall be allowed.
- n. The Applicants shall obtain the Grading Permit concurrently with Building Permit issuance.

D. COUNCIL CONDITIONS

- I. N/A

V. 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.

VI. EXPIRATION

The Development Review Permit for the project shall 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.

VII. 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 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 11th day of May, 2022, by the following vote:

AYES: Councilmembers –

NOES: Councilmembers –

ABSENT: Councilmembers –

ABSTAIN: Councilmembers –

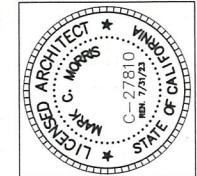
LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk



BOYD RESIDENCE
 506 PACIFIC AVE.
 SOLANA BEACH, CA 92015

1. DESIGN REVIEW SUBMITTAL 11/19/2020
2. DESIGN REVIEW RESUBMITTAL 02/18/2021
3. DESIGN REVIEW RESUBMITTAL 04/08/2021
4. DESIGN REVIEW RESUBMITTAL 11/30/2021
5. DESIGN REVIEW RESUBMITTAL 04/18/2022


OASIS
 ARCHITECTURE & DESIGN, INC.
 858-273-5632
 1015 TURQUOISE ST. SUITE 2
 SAN DIEGO, CA 92109

THIS DRAWING, AS INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE PERMISSION OF THE ARCHITECT.
 THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE BEFORE PROCEEDING WITH EACH PHASE OF HIS WORK.

DRAWN BY	CHECKED BY
ELB	MCM
DATE	JOB NO.
04/18/22	1805

SITE PLAN

AS-1

VICINITY MAP



SITE DATA

BUILDING ADDRESS
 506 PACIFIC AVE.
 SOLANA BEACH, CA 92015

ASSESSORS PARCEL NUMBER
 263-042-1100

LEGAL DESCRIPTION
 LOT 4, BLOCK 3, MAP 2143

ZONE: MR
OVERLAYS: SCALED RESIDENTIAL OVERLAY ZONE

LOT SIZE: 6,120 SF
OCCUPANCY TYPE: R-3
CONSTRUCTION TYPE: V-B SPRINKLERED (NFFA 13D)

EXISTING LIVING AREA: 1,559 SF
EXISTING GARAGE AREA: 178 SF

PROPOSED 1ST FLOOR AREA: 1,388 SF
PROPOSED 2ND FLOOR AREA: 1,508 SF
PROPOSED BASEMENT AREA: 1,274 SF
PROPOSED GARAGE AREA: 448 SF
TOTAL BUILDING AREA: 4,618 SF
OFF-STREET PARKING EXEMPTION: -400 SF
BASEMENT AREA EXEMPTION: -1,274 SF
TOTAL BUILDING TOWARDS FAR: 2,944 SF
MAX ALLOWABLE FAR SF: 3,021 SF

TOTAL LIVING ADDITION AREA: 4,170 SF
TOTAL TERRACE & BALCONY AREA: 825 SF
TOTAL ROOF DECK AREA: 295 SF

MAX COVERAGE - NONE (NOT A STEEP HILLSIDE)

HEIGHT LIMIT: 25'-0" MAX.

SEISMIC ZONE 4
CLIMATE ZONE 7

SETBACKS:	REQUIRED	PROPOSED
FRONT YARD	25'-0"	26'-6 3/4"
SIDE YARDS	5'-0"	5'-1"
REAR YARD	25'-0"	26'-10"

PARKING SPACES:	REQUIRED	PROVIDED
	2	2

EARTHWORK QUANTITIES
 (SEE PRELIMINARY GRADING PLAN FOR ADDITIONAL INFORMATION).

SITE GRADING (OUTSIDE OF STRUCTURE)
 CUT: 40 CY
 FILL: 40 CY
 NET: 0 CY IMPORT/EXPORT

EXCAVATION FOR BASEMENT: 750 CY (CUT)
EXCAVATION FOR FOOTINGS & FOUNDATION: 50 CY (CUT)

TOTAL GRADING (CUT & FILL OUTSIDE & BELOW STRUCTURE): 800 CY (+R&R) CUT

SHEET INDEX

- A6-1 SITE PLAN
- C-1 PRELIMINARY GRADING PLAN
- C-2 SITE SECTIONS AND DETAILS
- A-1-1 DEMOLITION PLAN
- A-2-0 PROPOSED BASEMENT FLOOR PLAN
- A-2-1 PROPOSED FIRST FLOOR PLAN
- A-2-2 PROPOSED SECOND FLOOR PLAN
- A-2-3 PROPOSED FLOOR AREA DIAGRAM
- A-3-1 PROPOSED ROOF PLAN
- A-4-1 EXTERIOR ELEVATIONS
- A-4-2 EXTERIOR ELEVATIONS
- A-6-1 BUILDING SECTIONS
- A-6-2 BUILDING SECTIONS
- SP-1 STORY POLE PLAN
- SP-2 STORY POLE ELEVATIONS
- SP-3 STORY POLE ELEVATIONS
- L-0 LANDSCAPE COVER
- L-1 LANDSCAPE NOTES & LEGEND
- L-2 LANDSCAPE DEVELOPMENT PLAN
- L-3 WATER CONSERVATION PLAN
- L-4 EXISTING TREE PLAN
- L-5 STREET ELEVATION

SCOPE OF WORK

DEMOLITION OF EXISTING SINGLE STORY RESIDENCE.
 CONSTRUCTION OF A NEW TWO-STORY OVER BASEMENT
 SINGLE FAMILY RESIDENCE WITH ATTACHED 2-CAR
 GARAGE. RESIDENCE TO INCLUDE NEW 2ND FLOOR
 TERRACE AND BALCONY AND NEW ROOF DECK.

PROJECT TO COMPLY WITH THE FOLLOWING BUILDING CODES:
 2019 CA RESIDENTIAL CODE
 2019 CA BUILDING CODE
 2019 CA ELECTRICAL CODE
 2019 CA PLUMBING CODE
 2019 CA MECHANICAL CODE
 2019 CA FIRE CODE
 2019 CA GREEN BUILDING CODE

PROJECT TEAM

OWNER/APPLICANT
 JAMES & KATHLEEN BOYD
 506 PACIFIC AVE.
 SOLANA BEACH, CA 92015
 TEL: (858) 342-9802

ARCHITECT
 OASIS ARCHITECTURE & DESIGN, INC.
 1015 TURQUOISE STREET
 SUITE 2
 SAN DIEGO, CA 92109
 TEL: (858) 273-5632
 CONTACT: MARK MORRIS

CIVIL ENGINEER
 PASCO LARET SUITER & ASSOC.
 535 N. HIGHWAY 101
 SUITE A
 SOLANA BEACH, CA 92015
 TEL: (858) 259-8212
 CONTACT: TYLER LAWSON

LANDSCAPE ARCHITECT
 TOPIA LANDSCAPE ARCHITECTURE
 5055 NORTH HARBOR DRIVE
 SUITE 200
 SAN DIEGO, CA 92106
 TEL: (858) 458-0555
 CONTACT: FRANK MARCZYNSKI

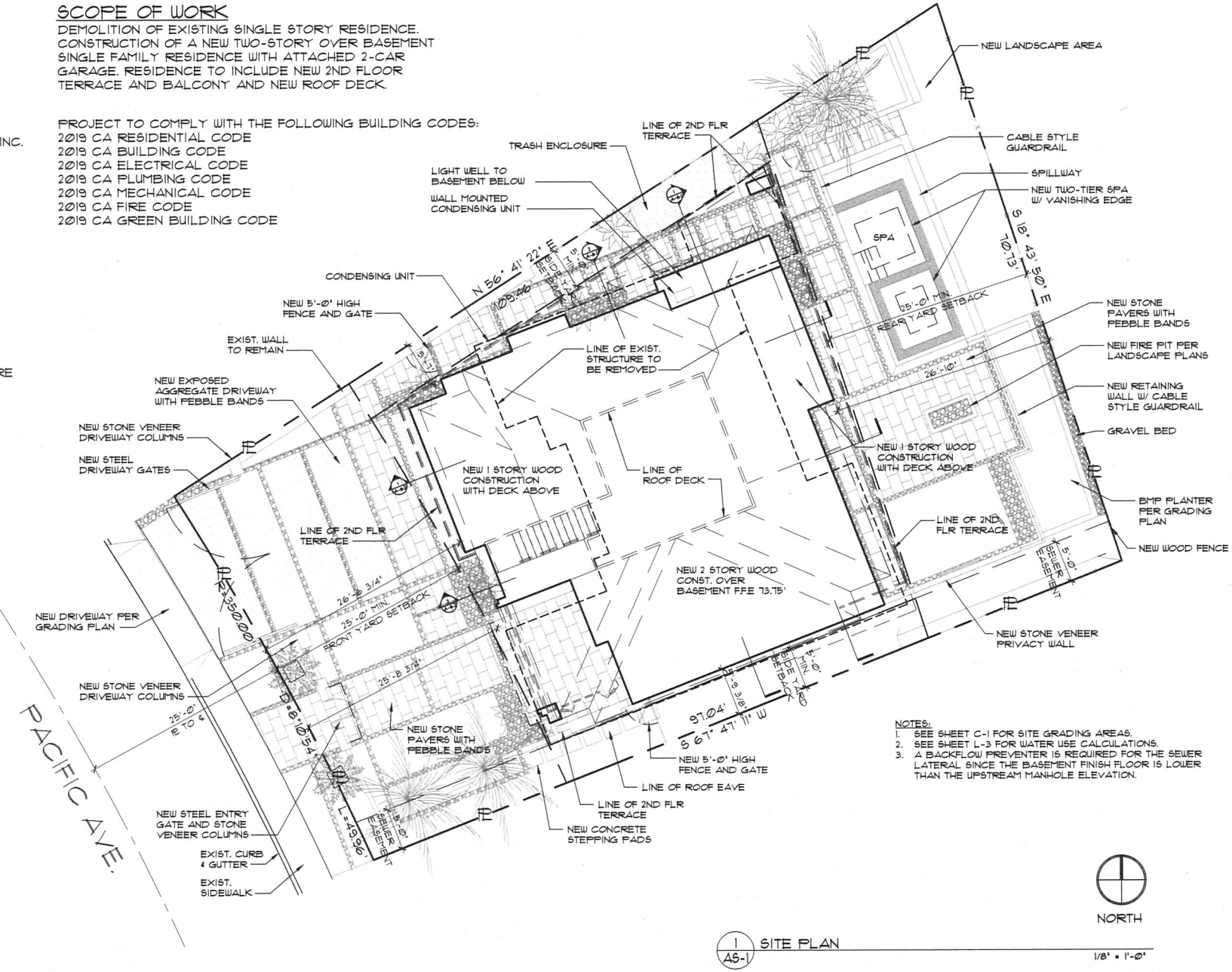
SITE SQUARE FOOTAGE TOTALS

	Existing (SF)	Proposed Total (SF)
Non-landscaped Area*	3,867 SF	3,538 SF
Non-irrigated Landscape*		
Irrigated Landscape	2,253 SF	1,715 SF
Water Features*		259 SF
Decorative Hardscape*		608 SF
Total Lot Area	6,120 SF	6,120 SF

	Area of Work* (SF)
Irrigated Landscape	1,715 SF
Water Features*	259 SF
Decorative Hardscape*	608 SF
Aggregate Landscape Area*	2,582 SF

New development projects: If aggregate landscape area > 500 sf, a landscape package is required
 Rehabilitated Landscape: If aggregate landscape area > 2,500 sf, a landscape package is required

* A landscaped area does not include the footprint of a building, decks, patio, sidewalk, driveway, parking lot, or other hardscape that does not meet the criteria in SBMC 17.56.150.
 * An area without irrigation designated for nondevelopment such as designated open space area with existing native vegetation.
 * A design element where open water performs an aesthetic or recreational function. A water feature includes a pond, lake, waterfall, fountain, artificial streams, spa and swimming pool.
 * Rock and stone or pervious design features, such as decomposed granite ground cover, that are adjacent to a vegetated area.
 * Area of replacement and/or new irrigated landscape, water features, and/or decorative hardscape associated with the project.



- NOTES:**
1. SEE SHEET C-1 FOR SITE GRADING.
 2. SEE SHEET L-3 FOR WATER USE CALCULATIONS.
 3. A BACKFLOW PREVENTER IS REQUIRED FOR THE SEWER LATERAL SINCE THE BASEMENT FINISH FLOOR IS LOWER THAN THE UPSTREAM MANHOLE ELEVATION.

1 AS-1 SITE PLAN



1/8" = 1'-0"

ATTACHMENT 2

GENERAL NOTES

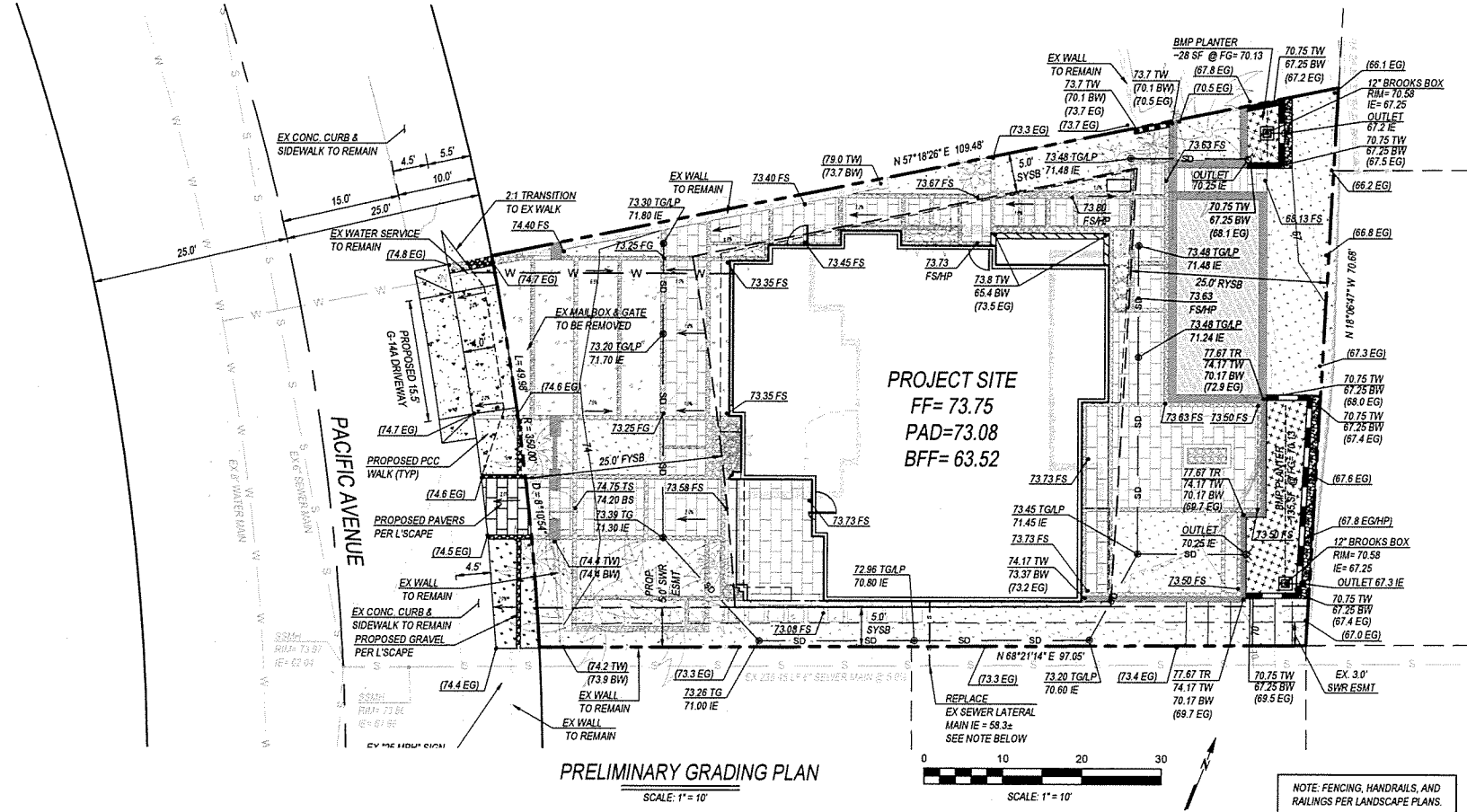
- APPROVAL OF THIS GRADING PLAN DOES NOT CONSTITUTE APPROVAL OF VERTICAL OR HORIZONTAL ALIGNMENT OF ANY PRIVATE ROAD SHOWN HEREIN FOR PUBLIC ROAD PURPOSES.
- FINAL APPROVAL OF THESE GRADING PLANS IS SUBJECT TO FINAL APPROVAL OF THE ASSOCIATED IMPROVEMENT PLANS WHERE APPLICABLE. FINAL CURB GRADE ELEVATIONS 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 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 2:1 FILL 2:1 (PER SOILS REPORT)
NET CUT: 20 CY NET FILL: 120 CY EXCAVATION FOR BASEMENT: 700 CY
NET EXPORT: 600 CY
REMEDIAL GRADING: TBD (PER SOILS REPORT)
(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.

EROSION CONTROL NOTES

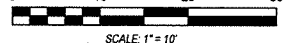
- STORM WATER AND NON-STORM WATER DISCHARGE CONTROL: BEST MANAGEMENT PRACTICES SHALL BE DEVELOPED AND IMPLEMENTED TO MANAGE STORM WATER AND NON-STORM WATER DISCHARGES FROM THE SITE AT ALL TIMES DURING EXCAVATION AND GRADING ACTIVITIES.
 - EROSION AND SEDIMENT CONTROL: EROSION PREVENTION SHALL BE EMPHASIZED 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 4,000 LBS/ACRE
- | LBS/ACRE | % PURITY/ACRE | SEED SPECIES |
|----------|---------------|------------------------|
| 20 | 70% PLUS | ATRIPLEX GLAUCA |
| 50 | | PLANTAGE INSULARIS |
| 8 | | ENCINUS FARIOSA |
| 6 | SCARIFIED | LOTUS SCOPARIUS |
| 7 | 50% PLUS | EXCHINSCHOLTZIA CALIF. |
- TOTAL: 91 LBS/ACRE
- 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 THE SYSTEM WILL BE DONE AT THE DEVELOPER'S EXPENSE.

PRELIMINARY GRADING PLAN

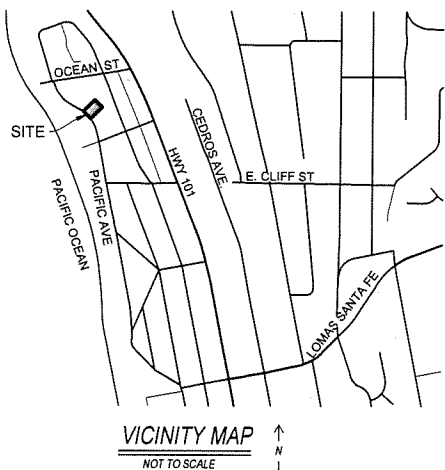
506 PACIFIC AVENUE



PRELIMINARY GRADING PLAN



NOTE: FENCING, HANDRAILS, AND RAILINGS PER LANDSCAPE PLANS.



VICINITY MAP

NOT TO SCALE

ZONE INFORMATION

TOTAL PARCELS: 1
TOTAL UNITS: 1
GENERAL PLAN DESIGNATION: MRC
SPECIAL OVERLAY: SCALED RESIDENTIAL
HEIGHT: 25-FT
MIN NET LOT AREA: 5,000 SF
PRESIDENT USE: RESIDENTIAL
PROPOSED USE: RESIDENTIAL

LOT INFORMATION

TOTAL GROSS LOT AREA: 6,120 SF
TOTAL NET LOT AREA: 6,120 SF
TOTAL DISTURBED AREA: 6,120 SF

SITE AREA TABULATION

	EXISTING SITE	PROPOSED SITE	NET CHANGE
IMPERVIOUS	3,800 SF	3,047 SF	-753 SF
PERVIOUS	2,320 SF	3,073 SF	+753 SF
TOTAL	6,120 SF	6,120 SF	0 SF
% IMPERVIOUS	62.0%	49.8%	-12.2%

SITE SETBACKS

	EXISTING SITE	PROPOSED SITE
FRONT YARD	25 FT	25 FT
REAR YARD	5 FT	5 FT
SIDE YARD	25 FT	25 FT

EARTHWORK QUANTITIES:

SITE GRADING (OUTSIDE OF STRUCTURE):
CUT: 40 CY
FILL: 40 CY
NET: 0 CY IMPORT/EXPORT

EXCAVATION FOR BASEMENT: 750 CY (CUT)
EXCAVATION FOR FOOTINGS & FOUNDATION: 50 CY (CUT)

TOTAL GRADING (CUT AND FILL OUTSIDE & BELOW STRUCTURE): 800 CY (+R&R) CUT

* 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.

* OVEREXCAVATION / REMOVE & RECOMPACT VOLUME TO BE DETERMINED PER RECOMMENDATION OF GEOTECHNICAL REPORT

NOTE: UTILITIES ARE KNOWN TO EXIST IN THE AREA. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY EXISTING UTILITIES OR STRUCTURES LOCATED AT THE WORK SITE.

EXISTING UTILITIES ARE SHOWN PER AVAILABLE RECORD INFORMATION. CONTRACTOR TO VERIFY SIZE, DEPTH, LOCATION, AND MATERIAL PRIOR TO CONSTRUCTION.

NOTE: A BACKFLOW VALVE WILL BE REQUIRED ON THE SEWER LATERAL SERVING THE PROPOSED DEVELOPMENT.

A HOLD HARMLESS AGREEMENT WITH THE CITY OF SOLANA BEACH FOR THE PUBLIC SEWER WITHIN PROPERTY LIMITS TO BE RECORDED PRIOR TO FINAL OCCUPANCY.

NOTE: BMP'S ARE TO BE PRIVATELY MAINTAINED AND THE FACILITIES NOT MODIFIED OR REMOVED WITHOUT A PERMIT FROM THE CITY.

EMRA NOTE: EXISTING AND PROPOSED ENCROACHMENTS WITHIN THE SEWER EASEMENT TO BE UNDER EMRA FILED WITH GRADING PERMIT.

LEGAL DESCRIPTION

LOT 4 OF SOLANA BEACH VISTA, IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO PARCEL MAP THEREOF NO. 2143, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 17TH, 1928

A.P.N.: 263-042-17

SITE ADDRESS: 506 PACIFIC AVENUE
SOLANA BEACH, CA 92075

OWNER/PERMITTEE: JIM BOYD
506 PACIFIC AVENUE
SOLANA BEACH, CA 92075

TOPOGRAPHIC SURVEY: PASCO LARET SUITER & 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

- STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION INCLUDING THE REGIONAL SUPPLEMENTAL AMENDMENTS.
- CALIFORNIA DEPARTMENT OF TRANSPORTATION "MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES"
- STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS

STANDARD DRAWINGS

- SAN DIEGO REGIONAL STANDARD DRAWINGS
- STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION STANDARD PLANS

LEGEND

ITEM DESCRIPTION	SYMBOL
PROPERTY LINE / PROJECT BOUNDARY	---
EXISTING CENTERLINE	---
ADJACENT PROPERTY LINE	---
EXISTING RIGHT OF WAY LINE	---
PROPOSED SETBACKS	---
PROPOSED CONTOUR LINE	---
EXISTING CONTOUR LINE	---
PROPOSED BUILDING PER ARCH'L PLAN	---
PROPOSED LIGHTWELL PER ARCH'L PLAN	---
PROPOSED ROOF OVERHANG PER ARCH'L PLAN	---
PROPOSED PAVERS PER L'SCAPE PLAN	---
PROPOSED CONCRETE DRIVEWAY PER L'SCAPE PLAN	---
PROPOSED GRAVEL BAND PER L'SCAPE	---
PROPOSED POOL PER L'SCAPE	---
PROPOSED WALL PER L'SCAPE	---
PROPOSED RETAINING WALL	---
PROPOSED BMP PLANTER AREA	---
PROPOSED RIPRAP DISPERSION STRIP	---
EXISTING RETAINING WALL TO REMAIN	---
PROPOSED 4" PVC STORM DRAIN	SD SD
PROPOSED 6" PERF PVC UNDERDRAIN	SD SD
PROPOSED 6" DNS AREA DRAIN	SD SD
PROPOSED 12" BROOKS BOX	SD SD
PROPOSED SEWER LATERAL	S S
PROPOSED WATER SERVICE	W W
EXISTING SEWER LATERAL TO REMAIN	S S
EXISTING WATER SERVICEMETER TO REMAIN	---

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.

JIM BOYD
506 PACIFIC AVENUE
SOLANA BEACH, CA 92075

DECLARATION OF RESPONSIBLE CHARGE

I, TYLER G. LAWSON, 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.

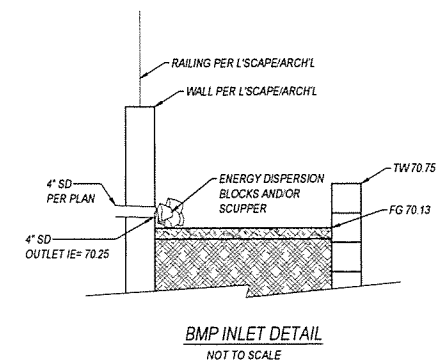
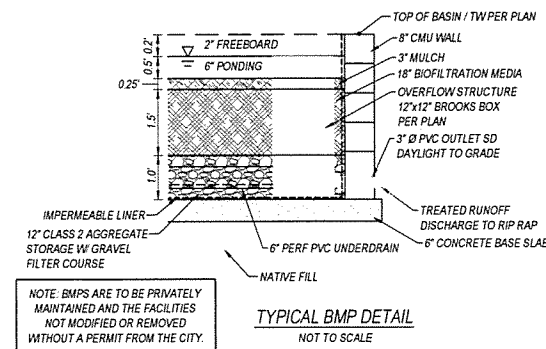
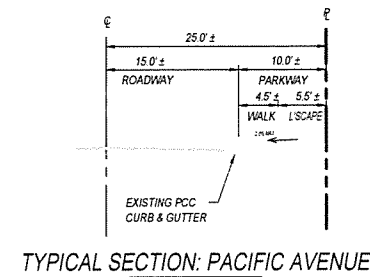
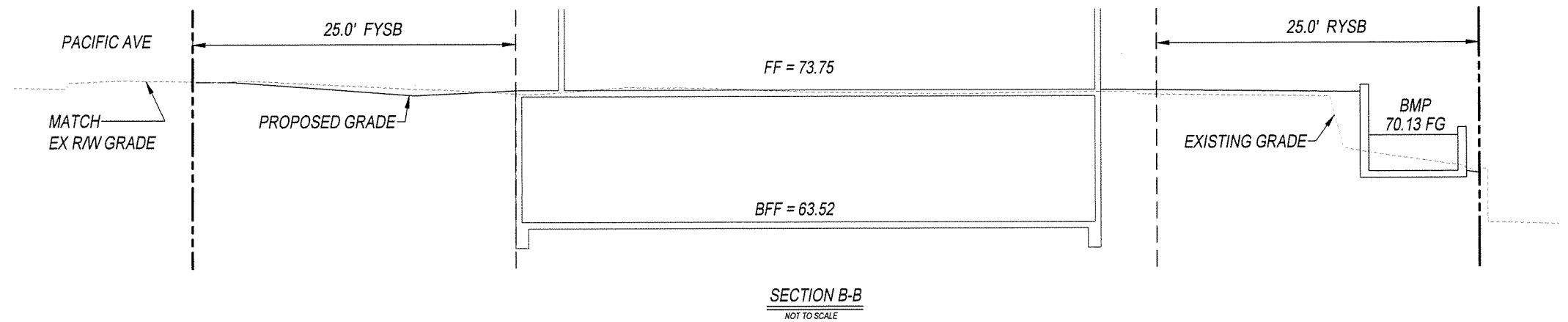
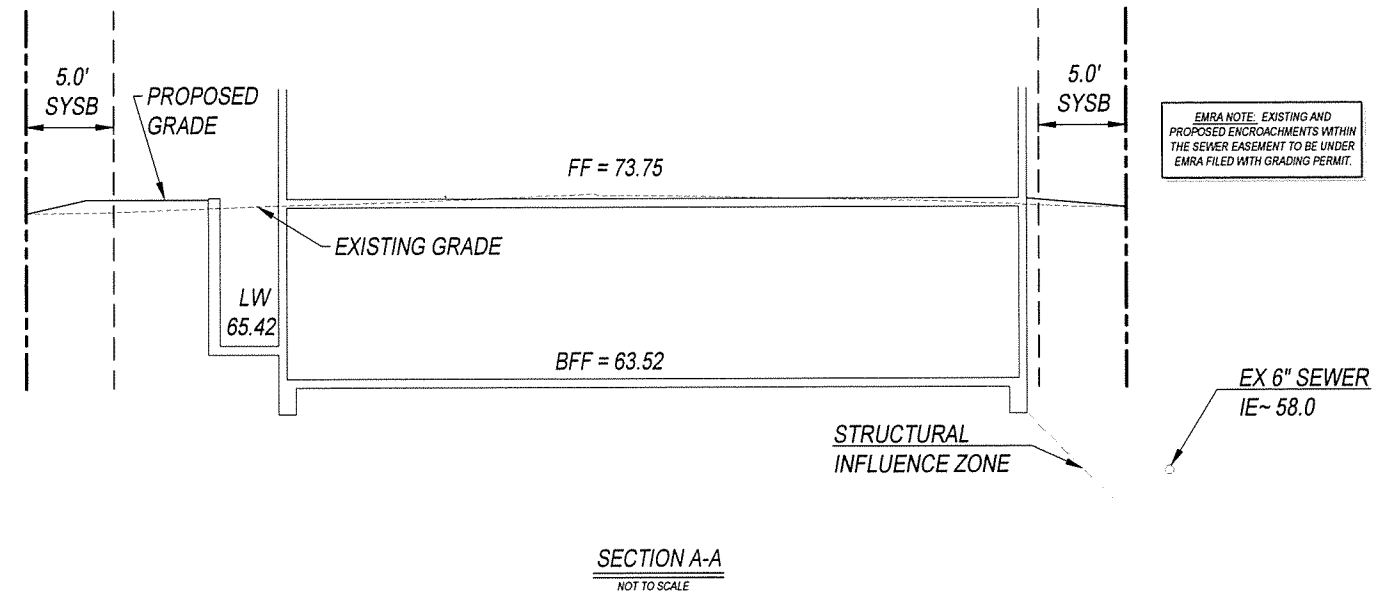
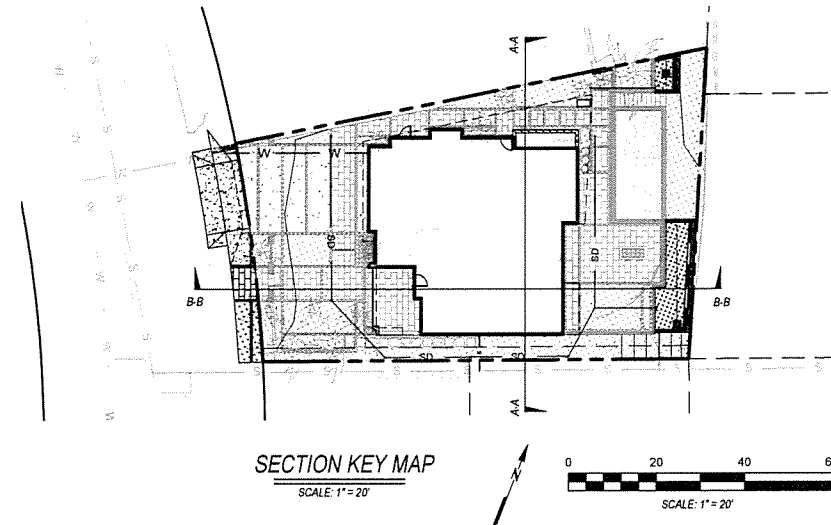
BY: TYLER LAWSON
RCE No. 80356 EXP 12/31/2020
PASCO LARET SUITER & ASSOCIATES



PREPARED BY:
PASCO LARET SUITER & ASSOCIATES
San Diego | Solana Beach | Orange County
Phone 858.259.8212 | www.plsaengineering.com

PRELIMINARY GRADING PLAN

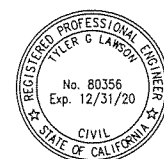
506 PACIFIC AVENUE



NOTE: FENCING, HANDRAILS, AND RAILINGS PER LANDSCAPE PLANS.

NOTE: BMPs ARE TO BE PRIVATELY MAINTAINED AND THE FACILITIES NOT MODIFIED OR REMOVED WITHOUT A PERMIT FROM THE CITY.

EMRA NOTE: EXISTING AND PROPOSED ENCROACHMENTS WITHIN THE SEWER EASEMENT TO BE UNDER EMRA FILED WITH GRADING PERMIT.



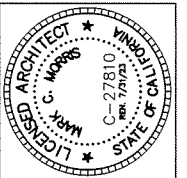
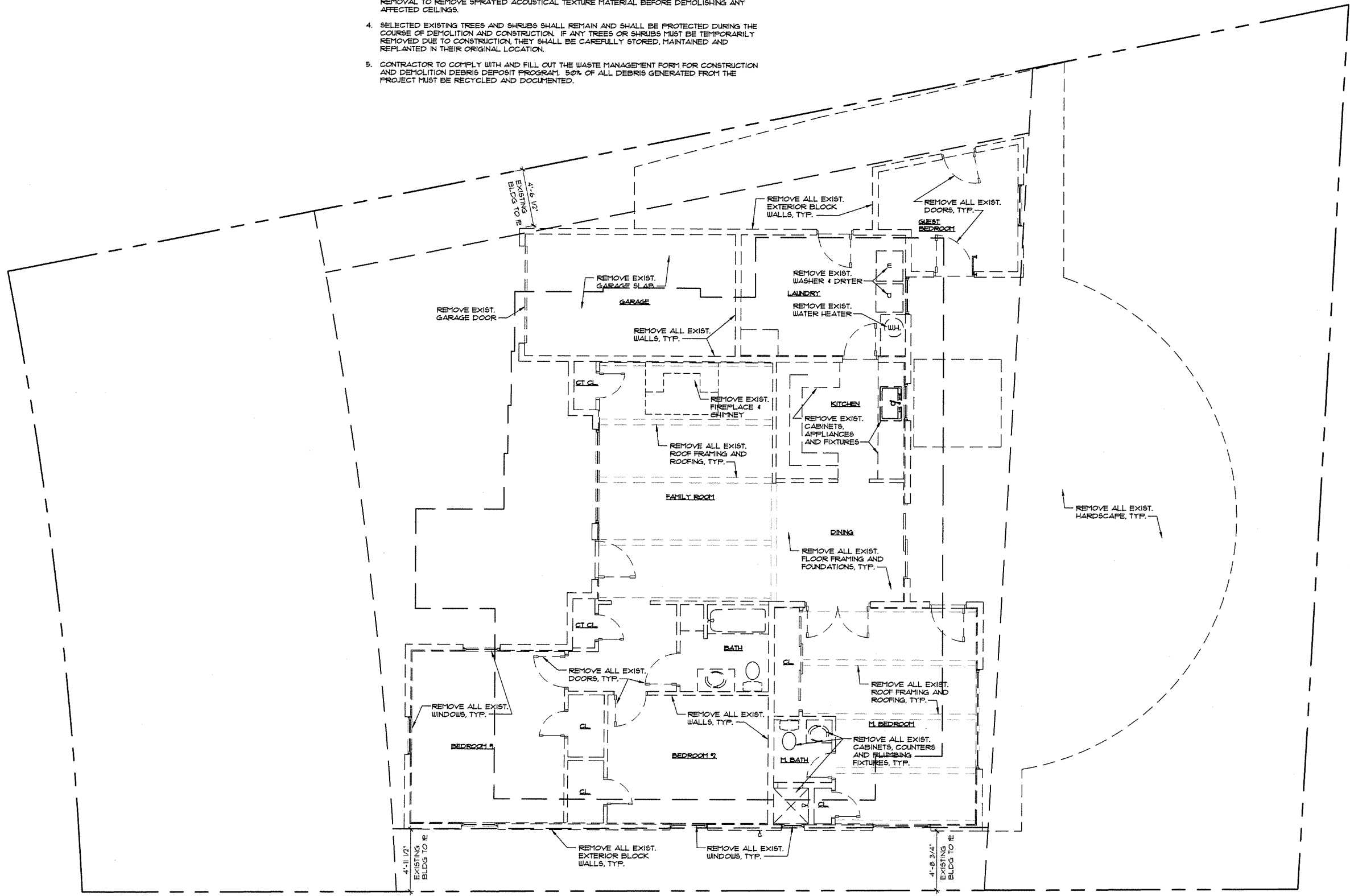
PREPARED BY:
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Phone 858.259.8212 | www.plsengineering.com

DEMOLITION NOTES

1. ALL ITEMS NOTED AS 'REMOVED' SHALL BE REMOVED FROM THE SITE AND LAWFULLY DISPOSED OF.
2. DISCONNECTION AND/OR REMOVAL OF UTILITIES AND PHONE AND CABLE TELEVISION LINES SHALL BE COORDINATED AS REQUIRED WITH THE APPROPRIATE COMPANIES OR AGENCIES.
3. BEFORE SCRAPING OR REMOVING CEILING LID WHERE SPRAYED ACOUSTICAL CEILING TEXTURE OCCURS, CONTRACTOR SHALL HAVE MINIMUM NUMBER OF SPRAYED ACOUSTICAL TEXTURE SAMPLES TESTED BY AN APPROVED LAB. IF SAMPLES TEST POSITIVE FOR ASBESTOS, CONTRACTOR SHALL CONTRACT WITH A COMPANY THAT IS LICENSED BY THE STATE OF CALIFORNIA FOR ASBESTOS REMOVAL TO REMOVE SPRAYED ACOUSTICAL TEXTURE MATERIAL BEFORE DEMOLISHING ANY AFFECTED CEILINGS.
4. SELECTED EXISTING TREES AND SHRUBS SHALL REMAIN AND SHALL BE PROTECTED DURING THE COURSE OF DEMOLITION AND CONSTRUCTION. IF ANY TREES OR SHRUBS MUST BE TEMPORARILY REMOVED DUE TO CONSTRUCTION, THEY SHALL BE CAREFULLY STORED, MAINTAINED AND REPLANTED IN THEIR ORIGINAL LOCATION.
5. CONTRACTOR TO COMPLY WITH AND FILL OUT THE WASTE MANAGEMENT FORM FOR CONSTRUCTION AND DEMOLITION DEBRIS DEPOSIT PROGRAM. 50% OF ALL DEBRIS GENERATED FROM THE PROJECT MUST BE RECYCLED AND DOCUMENTED.

LEGEND

- WALLS TO BE DEMOLISHED
- ===== WINDOW TO BE REMOVED
- ⌋ DOOR TO BE REMOVED



BOYD RESIDENCE
 506 PACIFIC AVE.
 SOLANA BEACH, CA 92015

1. DESIGN REVIEW SUBMITTAL 11/19/2020
2. DESIGN REVIEW RESUBMITTAL 02/18/2021
3. DESIGN REVIEW RESUBMITTAL 04/08/2021
4. DESIGN REVIEW RESUBMITTAL 11/30/2021
5. DESIGN REVIEW RESUBMITTAL 04/18/2022



OASIS

ARCHITECTURE & DESIGN, INC.

858-273-5632

1015 TURQUOISE ST. SUITE 2
 SAN DIEGO, CA 92109

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








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DATE 04/18/22	JOB NO. 1805

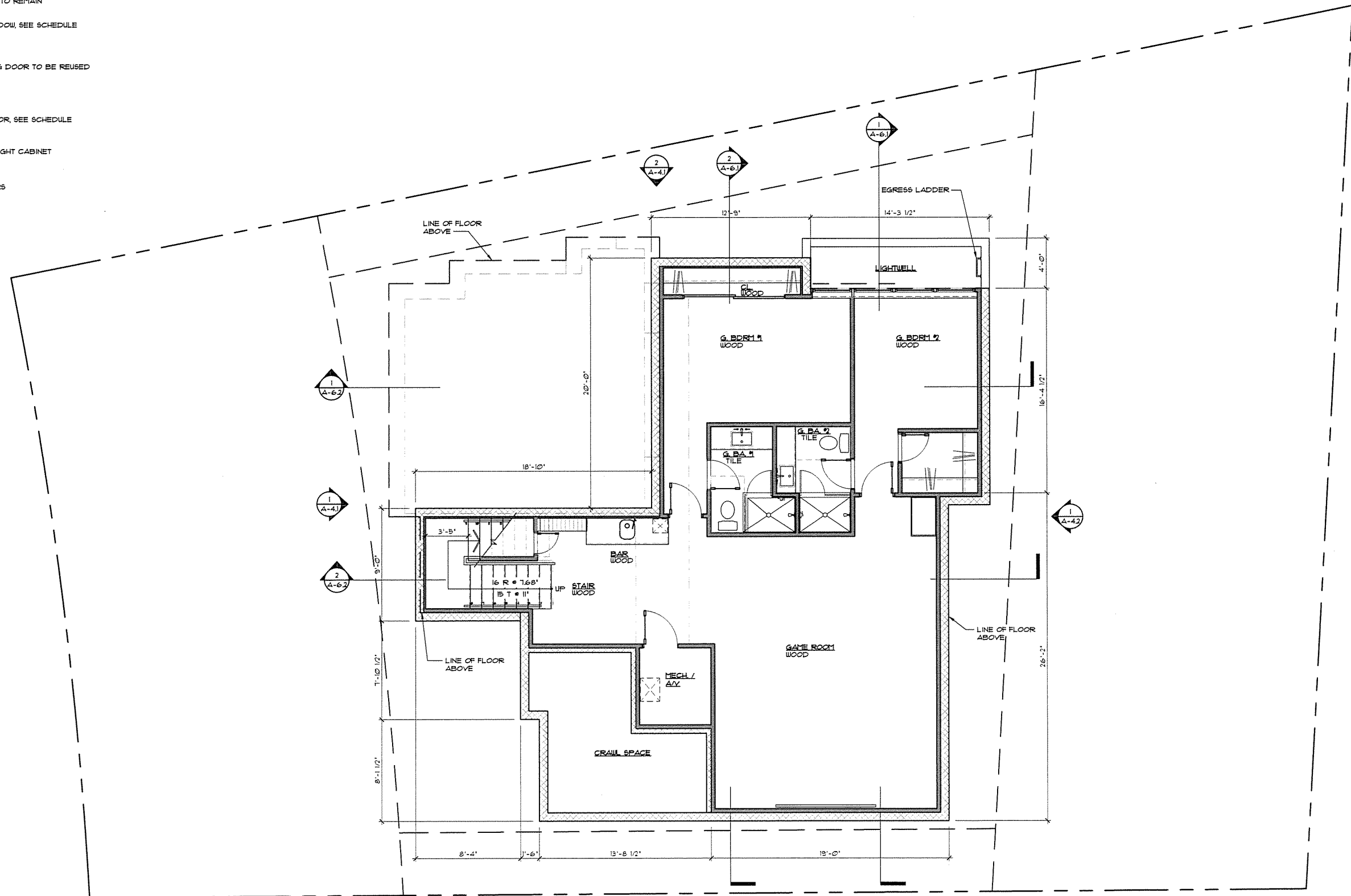
DEMO PLAN

A-1.1



LEGEND

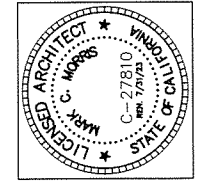
-  EXISTING WALLS TO REMAIN
-  NEW STUD WALLS
-  NEW SHEAR WALLS, SEE STRUCT FOR DETAILS
-  WINDOW TO REMAIN
-  NEW WINDOW, SEE SCHEDULE
-  EXISTING DOOR TO BE REUSED
-  NEW DOOR, SEE SCHEDULE
-  FULL HEIGHT CABINET
-  DRAWERS



1 BASEMENT FLOOR PLAN



NORTH



BOYD RESIDENCE
 506 PACIFIC AVE.
 SOLANA BEACH, CA 92015

1. DESIGN REVIEW SUBMITTAL
11/19/2020
2. DESIGN REVIEW RESUBMITTAL
02/18/2021
3. DESIGN REVIEW RESUBMITTAL
04/08/2021
4. DESIGN REVIEW RESUBMITTAL
11/30/2021
5. DESIGN REVIEW RESUBMITTAL
04/18/2022



OASIS
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 &
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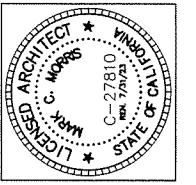
THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND EXISTING CONDITIONS AT THE SITE BEFORE PROCEEDING WITH EACH PHASE OF HIS WORK.

DRAWN BY ELB	CHECKED BY MCM
DATE 04/18/22	JOB NO. 1805

FLOOR PLANS

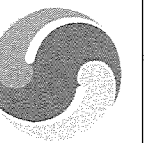
A-2.0

1/4" = 1'-0"



BOYD RESIDENCE
 506 PACIFIC AVE.
 SOLANA BEACH, CA 92075

1. DESIGN REVIEW SUBMITTAL
11/19/2020
2. DESIGN REVIEW RESUBMITTAL
02/18/2021
3. DESIGN REVIEW RESUBMITTAL
04/08/2021
4. DESIGN REVIEW RESUBMITTAL
11/30/2021
5. DESIGN REVIEW RESUBMITTAL
04/18/2022



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THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE BEFORE PROCEEDING WITH EACH PHASE OF THE WORK.

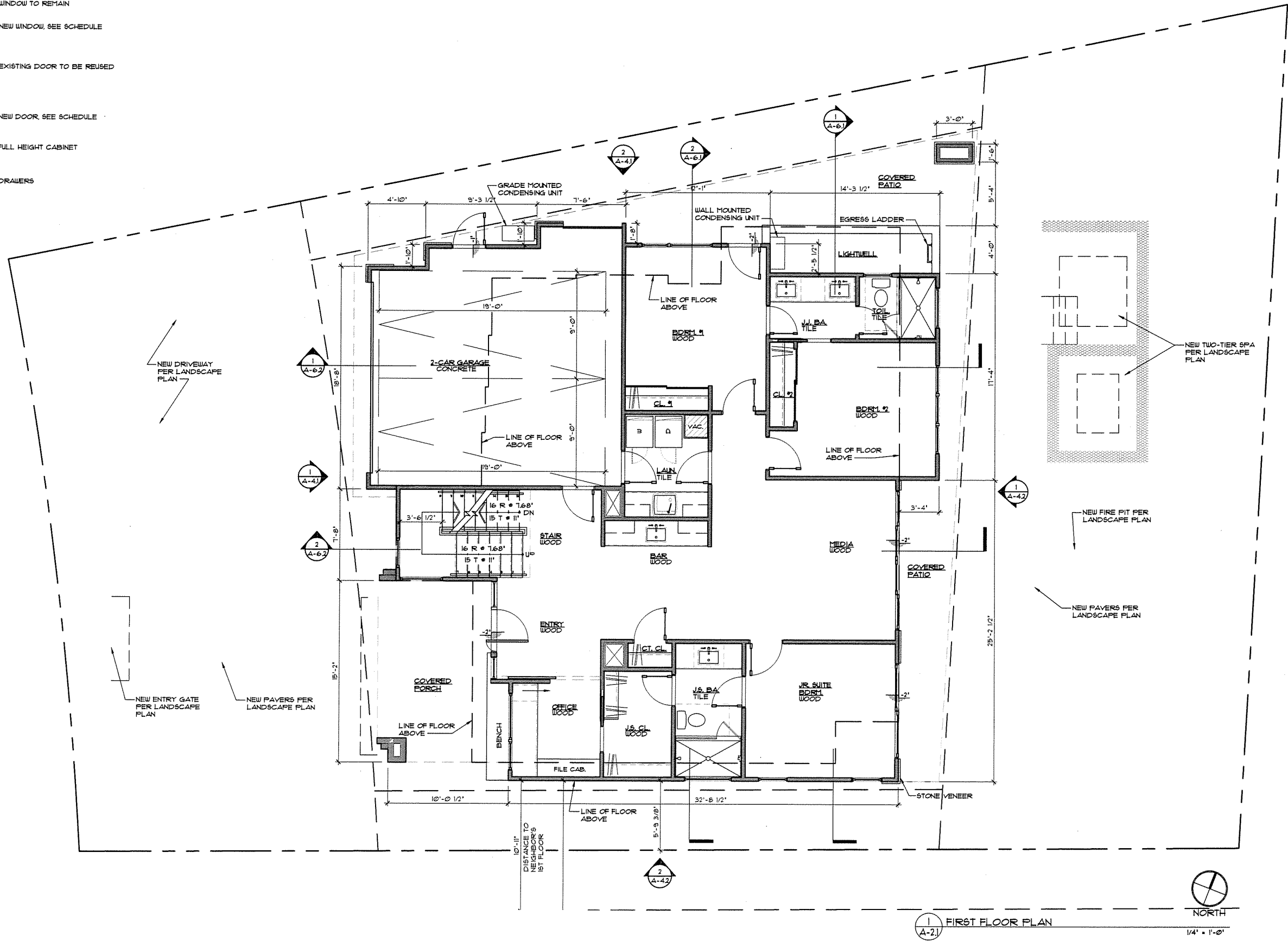
DRAWN BY ELB	CHECKED BY MCM
DATE 04/18/22	JOB NO. 1805

FLOOR PLANS

A-2.1

LEGEND

- EXISTING WALLS TO REMAIN
- NEW STUD WALLS
- NEW SHEAR WALLS, SEE STRUCT FOR DETAILS
- WINDOW TO REMAIN
- NEW WINDOW, SEE SCHEDULE
- EXISTING DOOR TO BE REUSED
- NEW DOOR, SEE SCHEDULE
- FULL HEIGHT CABINET
- DRAWERS












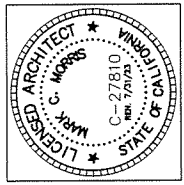
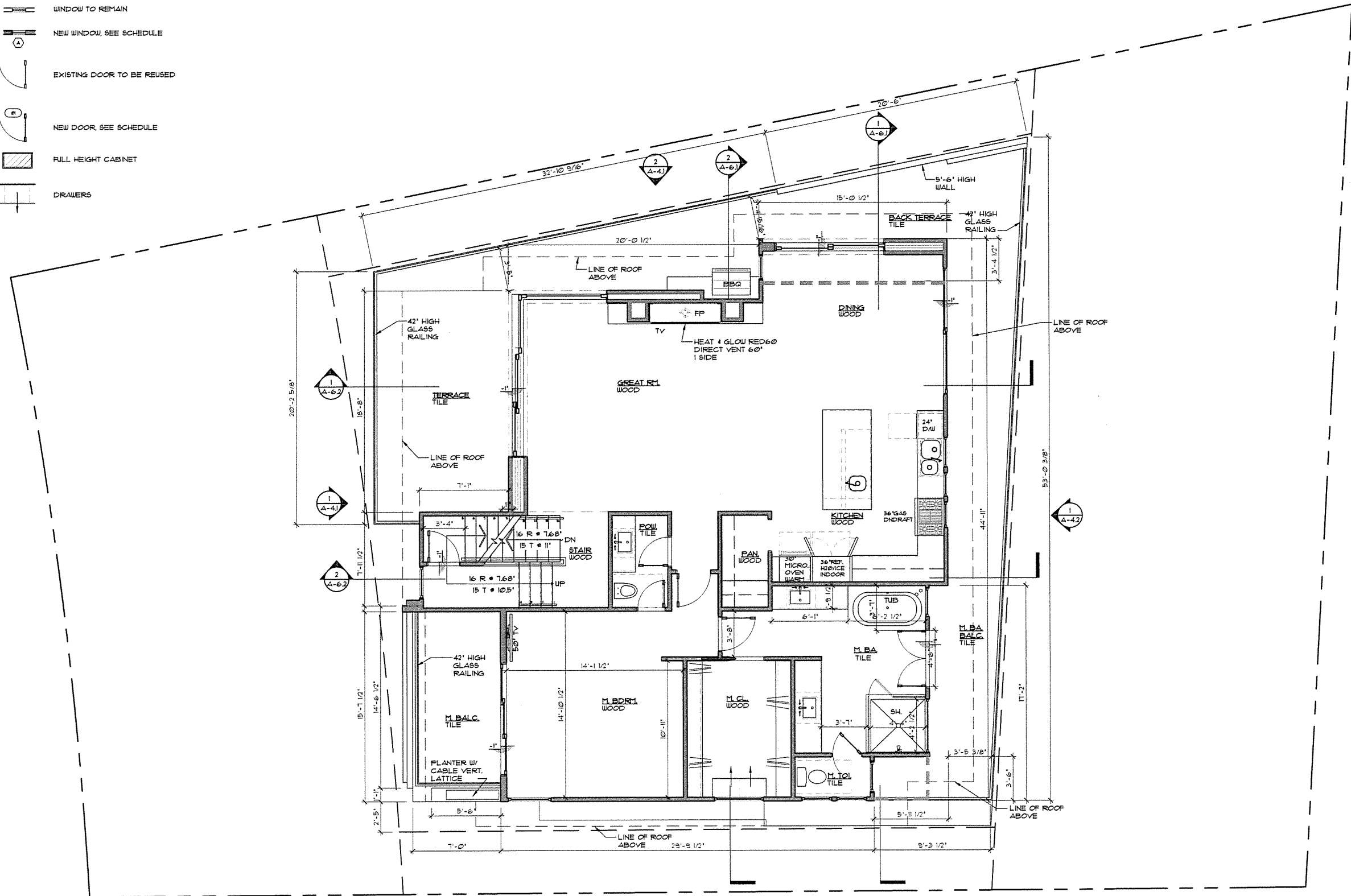
1 A-2.1 FIRST FLOOR PLAN



1/4" = 1'-0"

LEGEND

-  EXISTING WALLS TO REMAIN
-  NEW STUD WALLS
-  NEW SHEAR WALLS, SEE STRUCT FOR DETAILS
-  WINDOW TO REMAIN
-  NEW WINDOW, SEE SCHEDULE
-  EXISTING DOOR TO BE REUSED
-  NEW DOOR, SEE SCHEDULE
-  FULL HEIGHT CABINET
-  DRAWERS



BOYD RESIDENCE
 506 PACIFIC AVE.
 SOLANA BEACH, CA 92075

1. DESIGN REVIEW SUBMITTAL 11/19/2020
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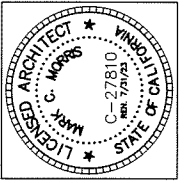
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FLOOR PLANS

A-2.2



BOYD RESIDENCE
 506 PACIFIC AVE.
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FLOOR AREA CALCULATION

PROPOSED 1ST FLOOR LIVING AREA:	1388 SF
PROPOSED 2ND FLOOR LIVING AREA:	1508 SF
PROPOSED BASEMENT AREA:	1274 SF
PROPOSED GARAGE AREA:	448 SF
TOTAL BUILDING AREA:	4,618 SF
OFF-STREET PARKING EXEMPTION:	-400 SF
BASEMENT AREA EXEMPTION:	-1274 SF
TOTAL BUILDING TOWARDS FAR:	2,944 SF
MAX ALLOWABLE FAR SF:	3,021 SF
TOTAL LIVING ADDITION AREA:	4,170 SF
TOTAL TERRACE & BALCONY AREA:	825 SF
TOTAL ROOF DECK AREA:	295 SF

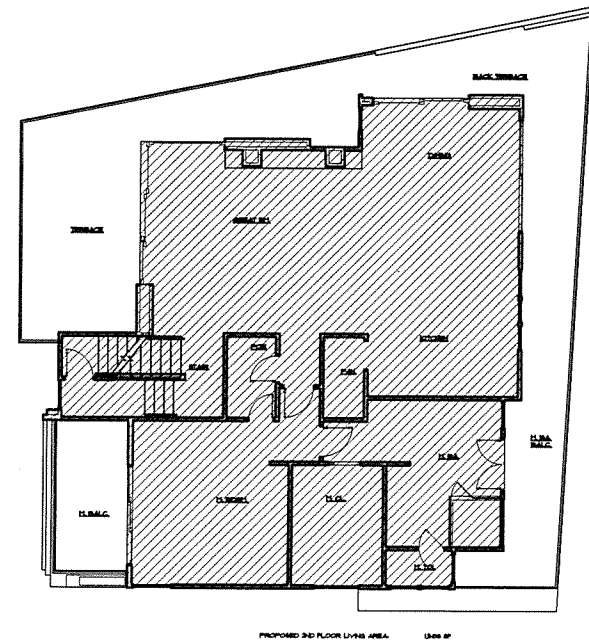
LEGEND

	LIVING AREA = 2,896 SF
	BASEMENT AREA = 1274 SF
	GARAGE AREA = 448 SF

FLOOR AREA RATIO CALCULATION:

LOT AREA X 0.500 (FOR FIRST 6,000 SF)	= 3,000 SF
LOT AREA X 0.175 (FOR PORTION OF LOT 6,001 - 15,000 SF)	= 21 SF
LOT AREA X 0.100 (FOR PORTION OF LOT 15,001 - 20,000 SF)	= 0 SF
LOT AREA X 0.050 (FOR PORTION OF LOT GREATER THAN 20,000 SF)	= 0 SF
TOTAL ALLOWABLE FAR:	3,021 SF

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04/18/2022

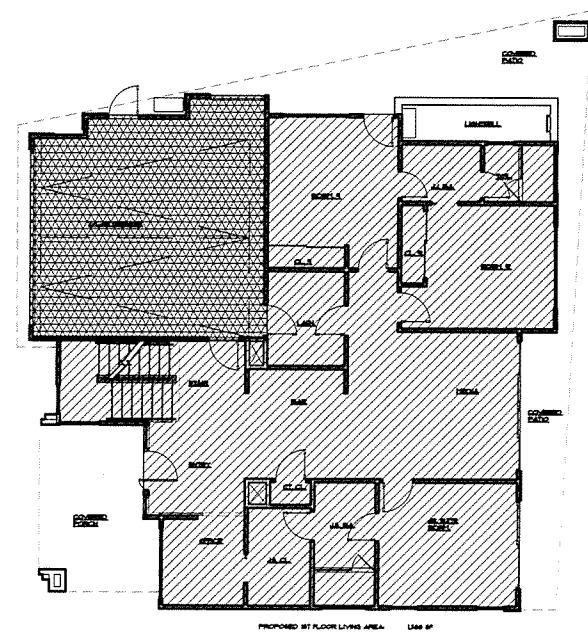


PROPOSED 2ND FLOOR LIVING AREA. 1508 SF



3 SECOND FLOOR AREA PLAN
A-23

1/8" = 1'-0"

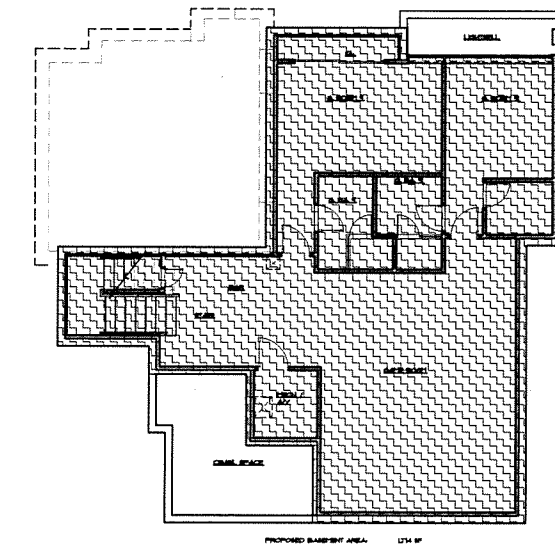


PROPOSED 1ST FLOOR LIVING AREA. 1388 SF



2 FIRST FLOOR AREA PLAN
A-23

1/8" = 1'-0"

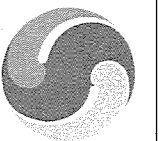


PROPOSED BASEMENT AREA. 1274 SF



1 BASEMENT FLOOR AREA PLAN
A-23

1/8" = 1'-0"



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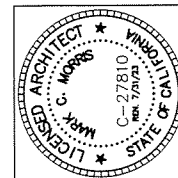
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AREA DIAGRAMS

A-23



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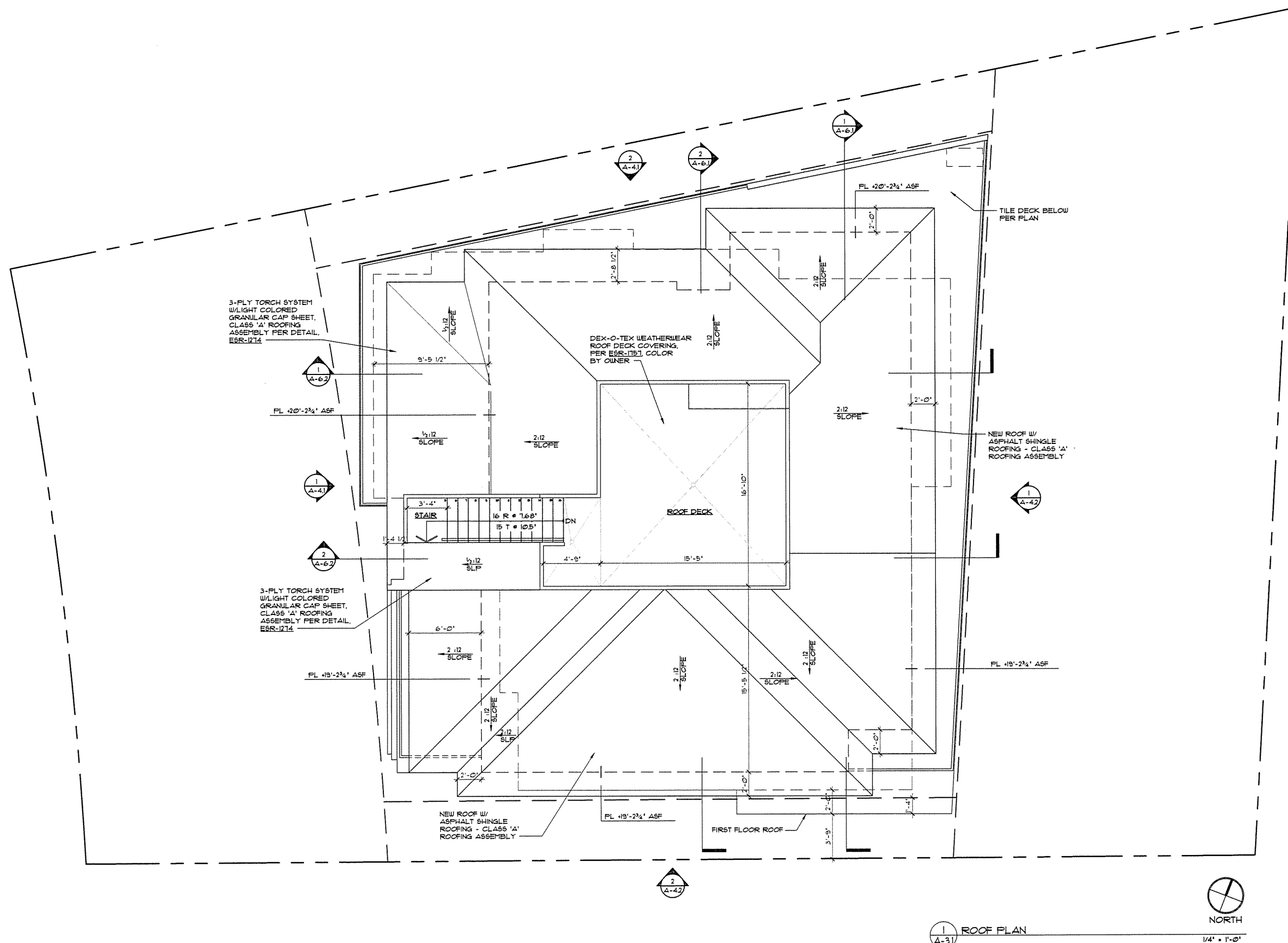
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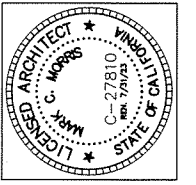
ROOF PLAN

A-3.1



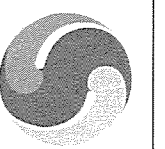
1 ROOF PLAN

1/4" = 1'-0"



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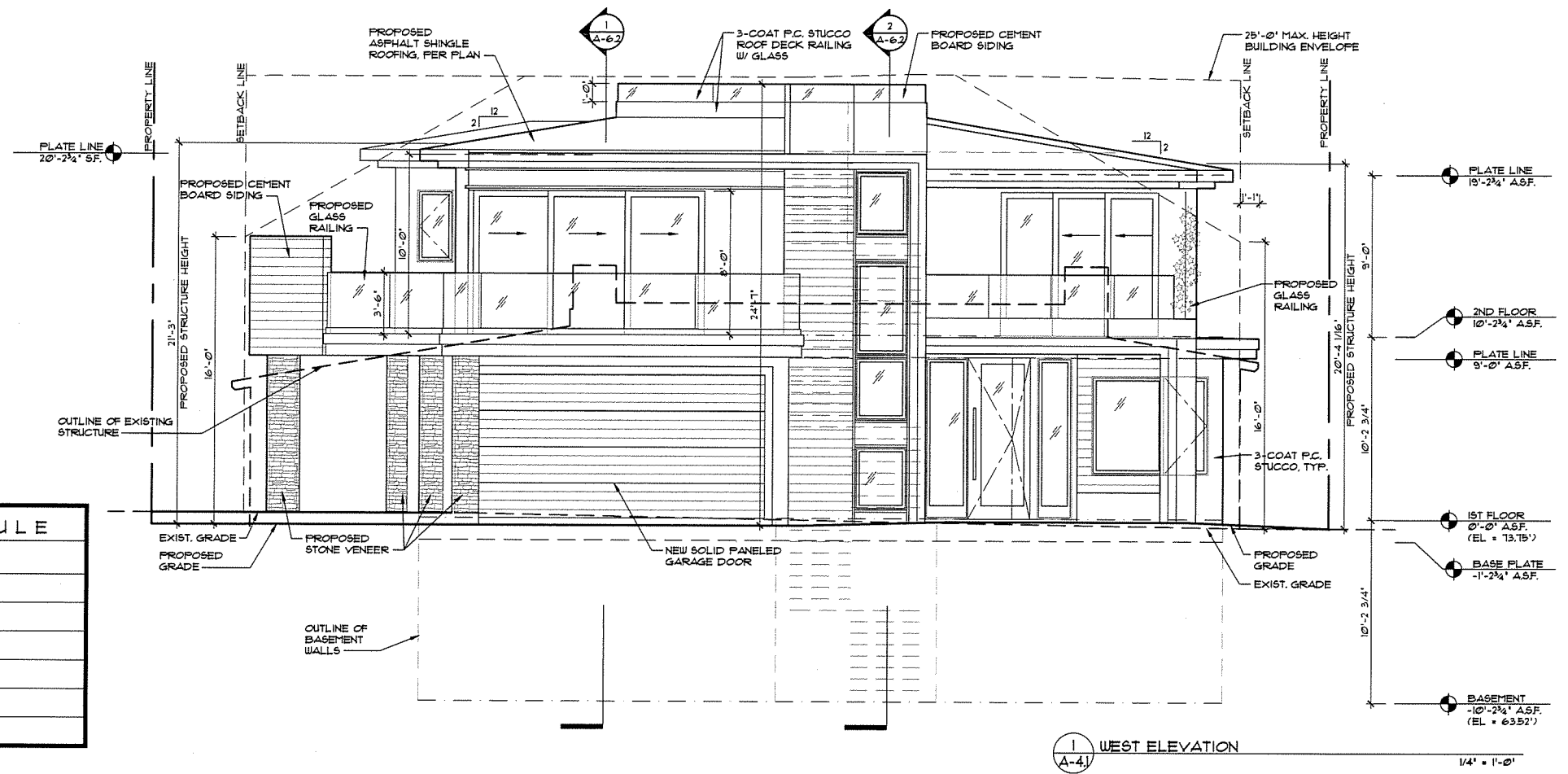
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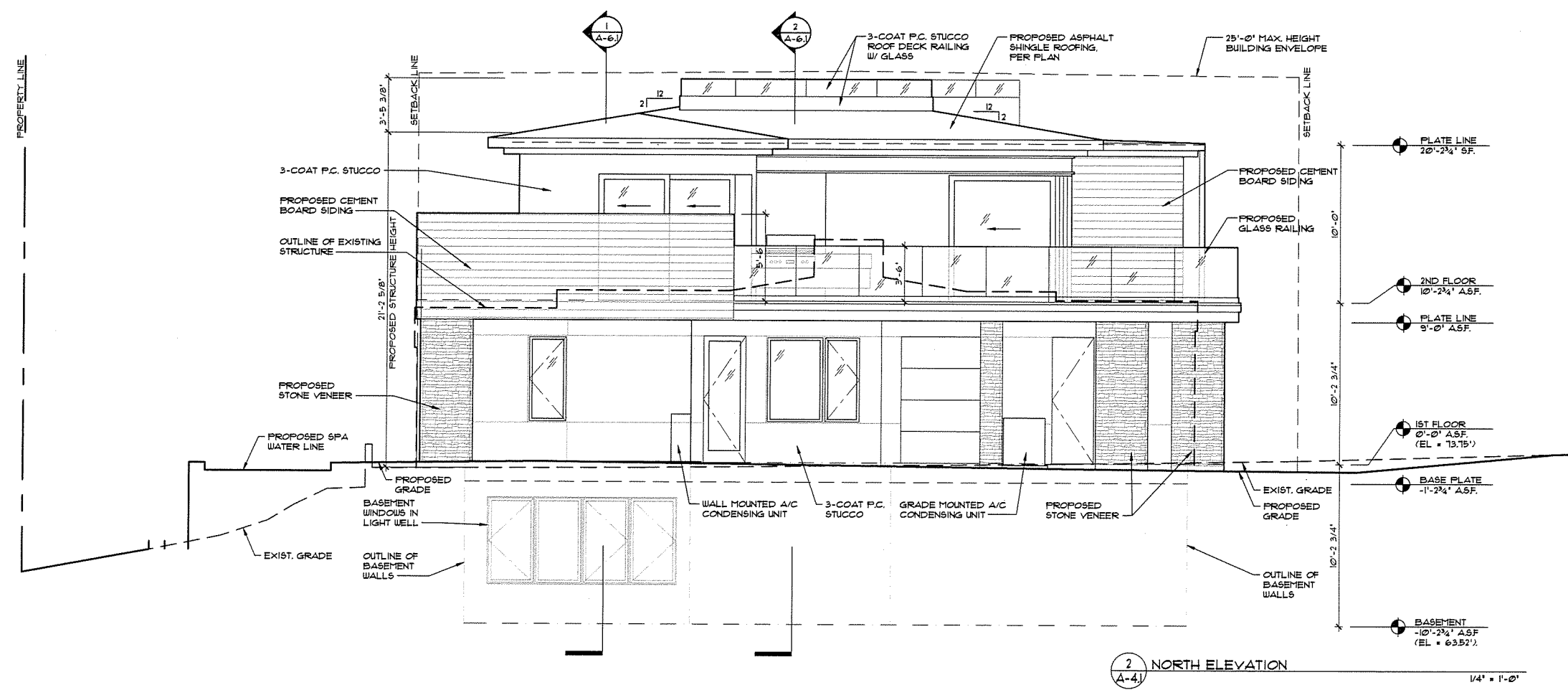
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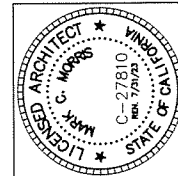
ELEVATIONS

A-4.1



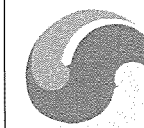
EXTERIOR MATERIAL FINISH SCHEDULE				
TYPE	DESCRIPTION	MANUFACTURER	MATERIAL	FINISH
ST-1	EXTERIOR STUCCO WALLS	EXPO	STUCCO	SANTA BARBARA
SN-1	STONE WALLS	AMERICAN SLATE	STONE TILE	NATURAL QUARTZITE
PT-1	FASCIA PAINT	SHERWIN WILLIAMS	1	SATIN/EGGSHELL
WI-1	WINDOWS	ANDERSON	WINDOWS	'E' SERIES
DR-1	ENTRY DOOR	1	NATURAL MAHOGANY	TUP





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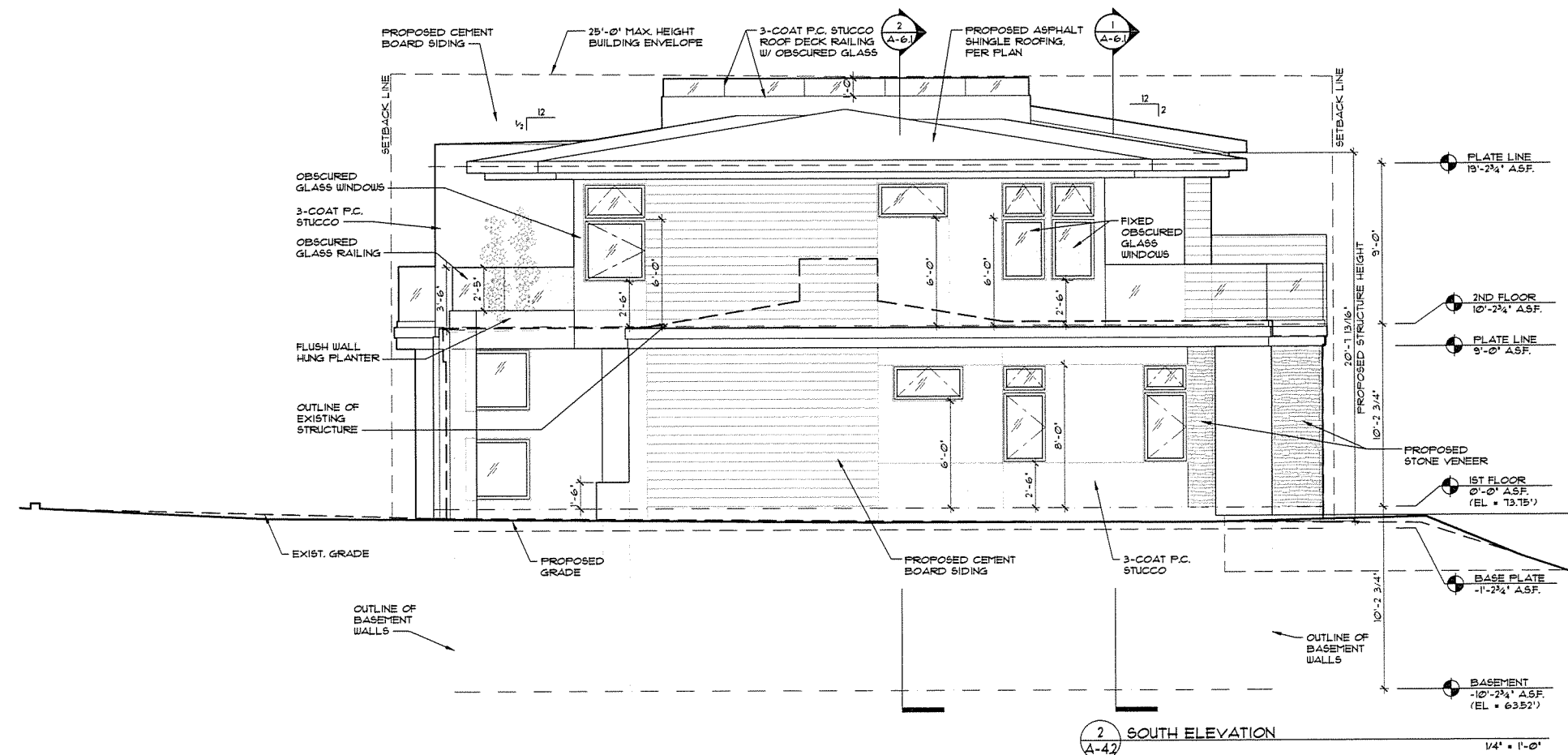
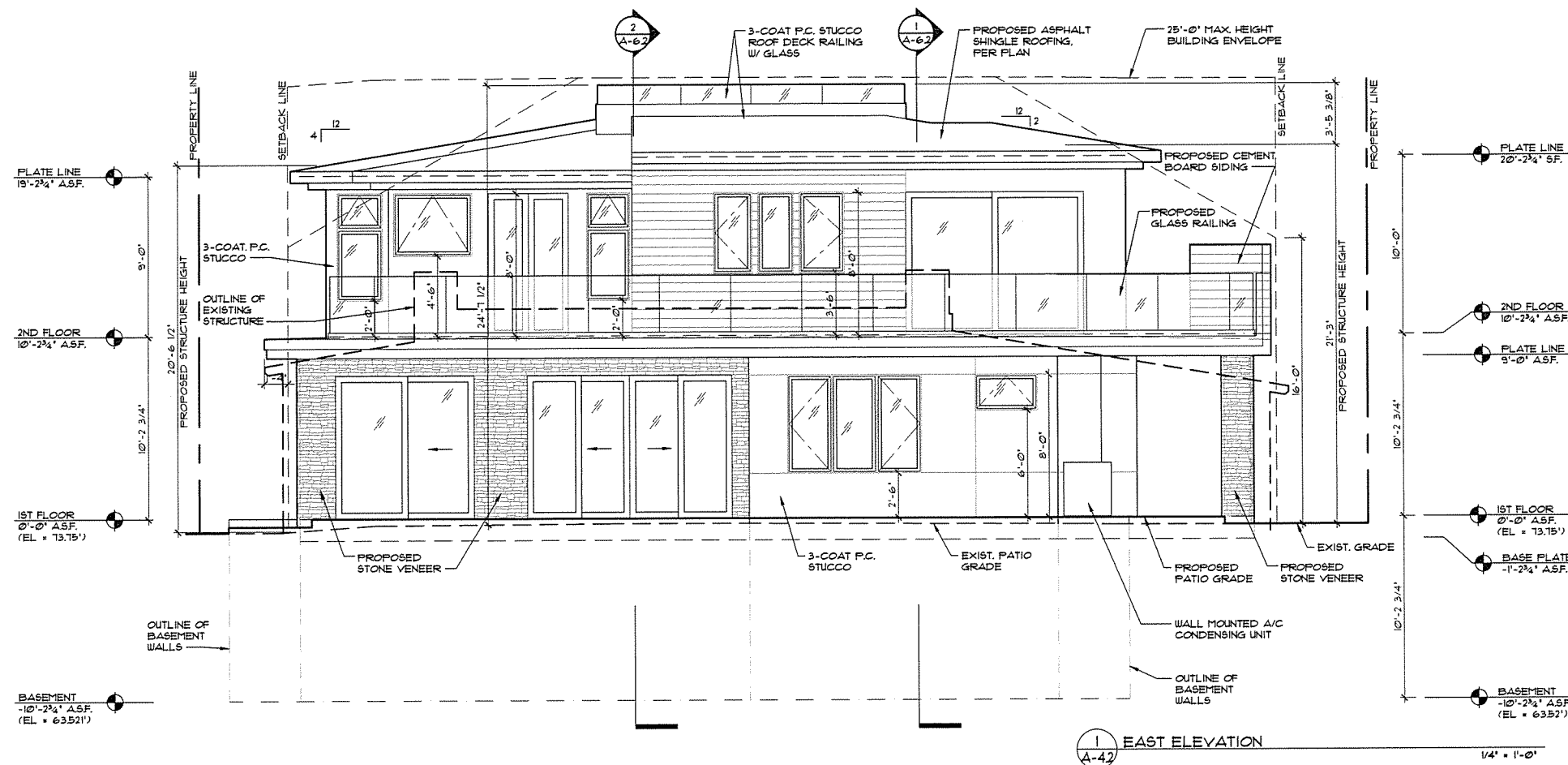
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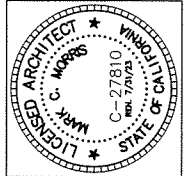
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ELEVATIONS

A-4.2





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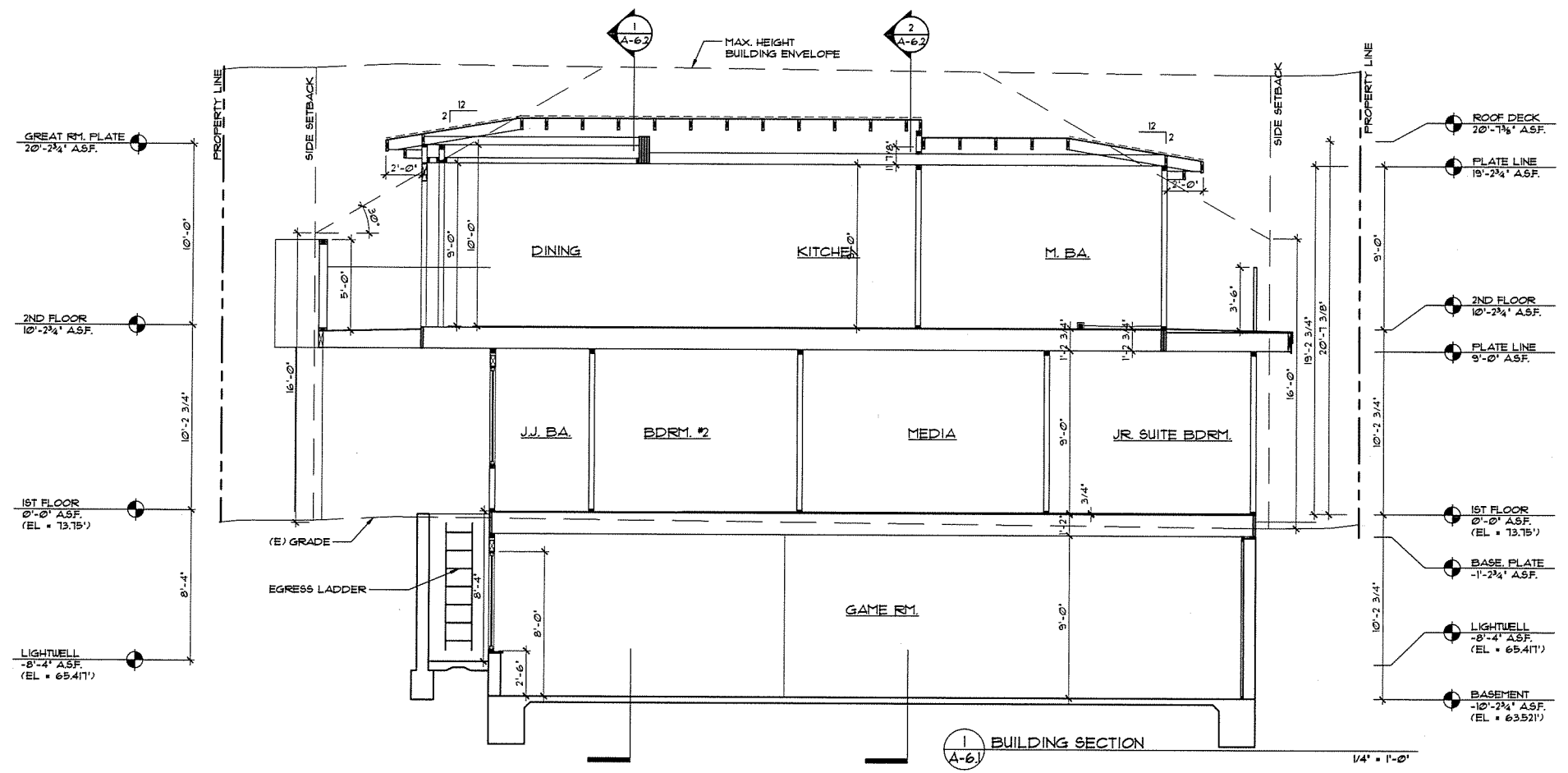
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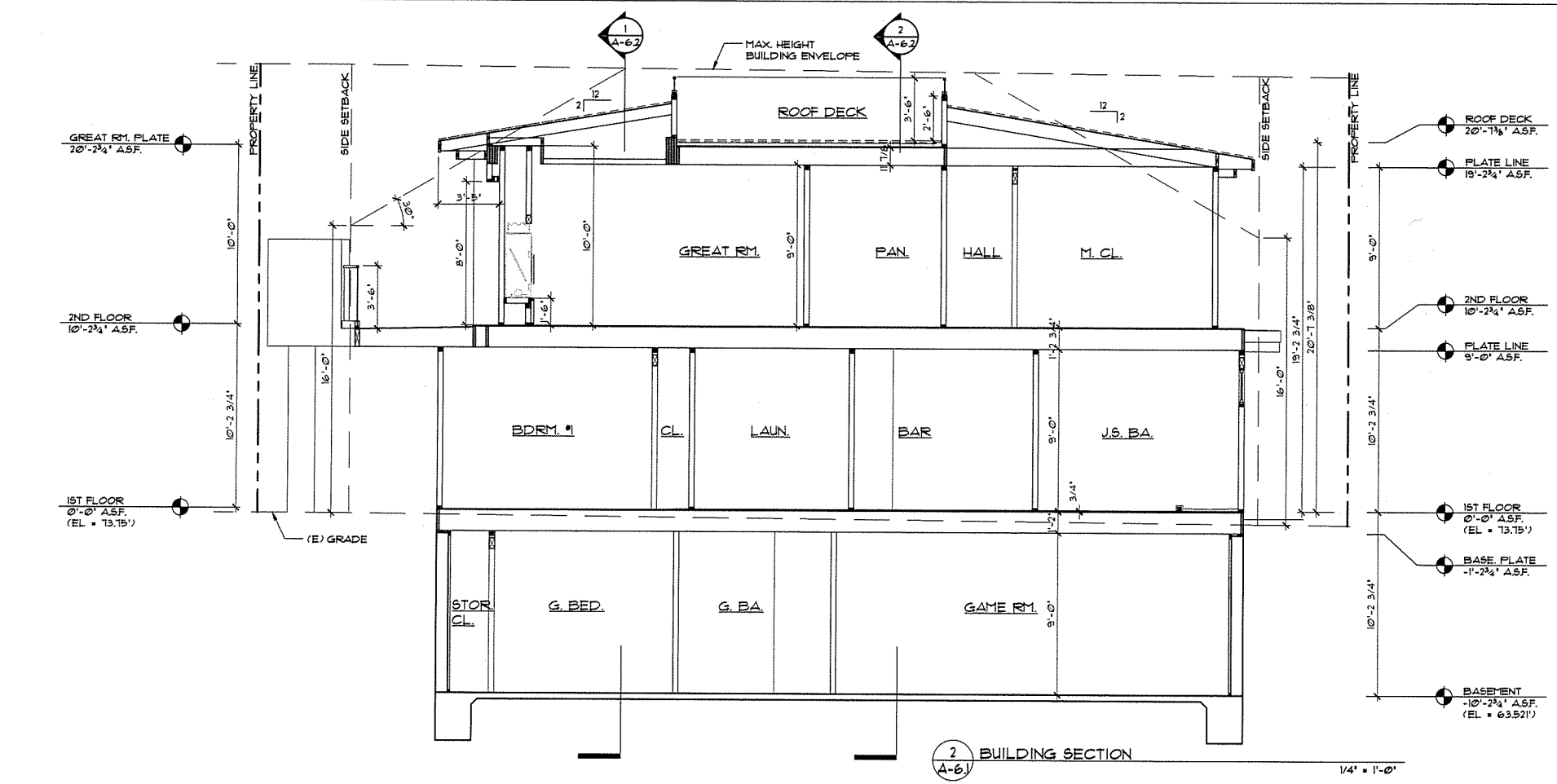
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BUILDING SECTIONS

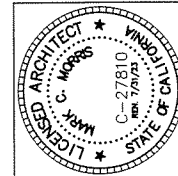
A-6.1



1 BUILDING SECTION
 A-6.1



2 BUILDING SECTION
 A-6.1



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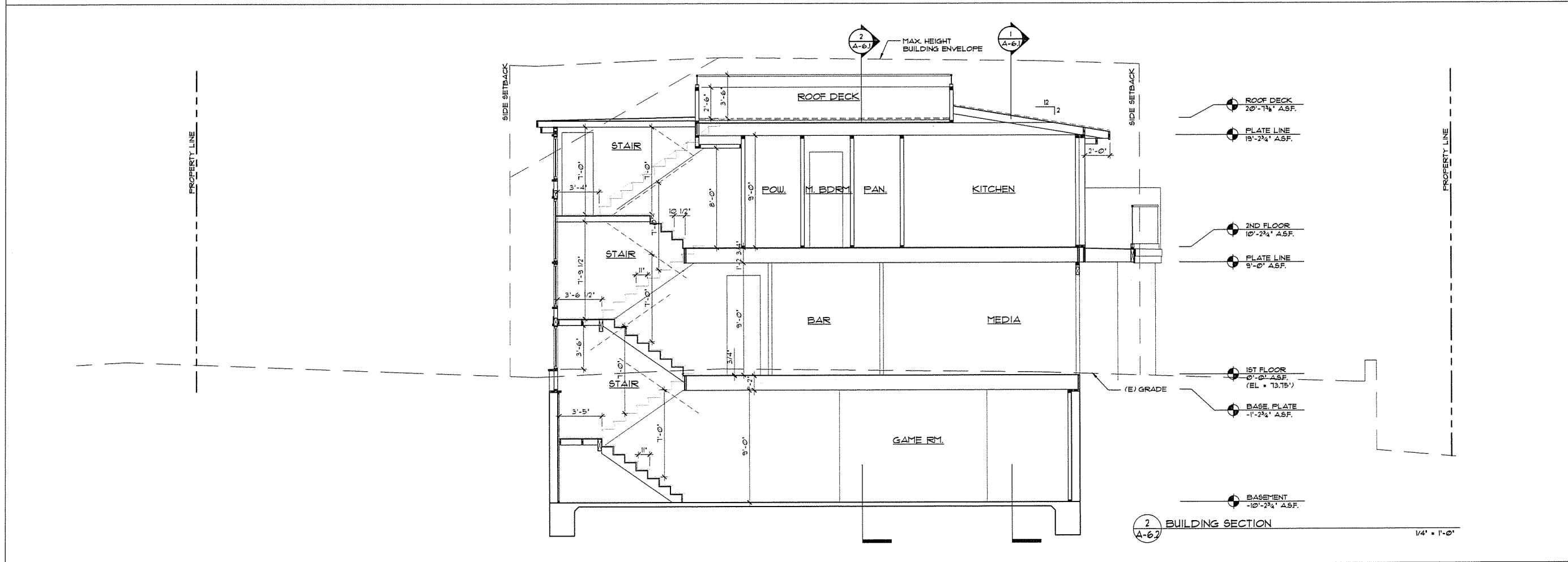
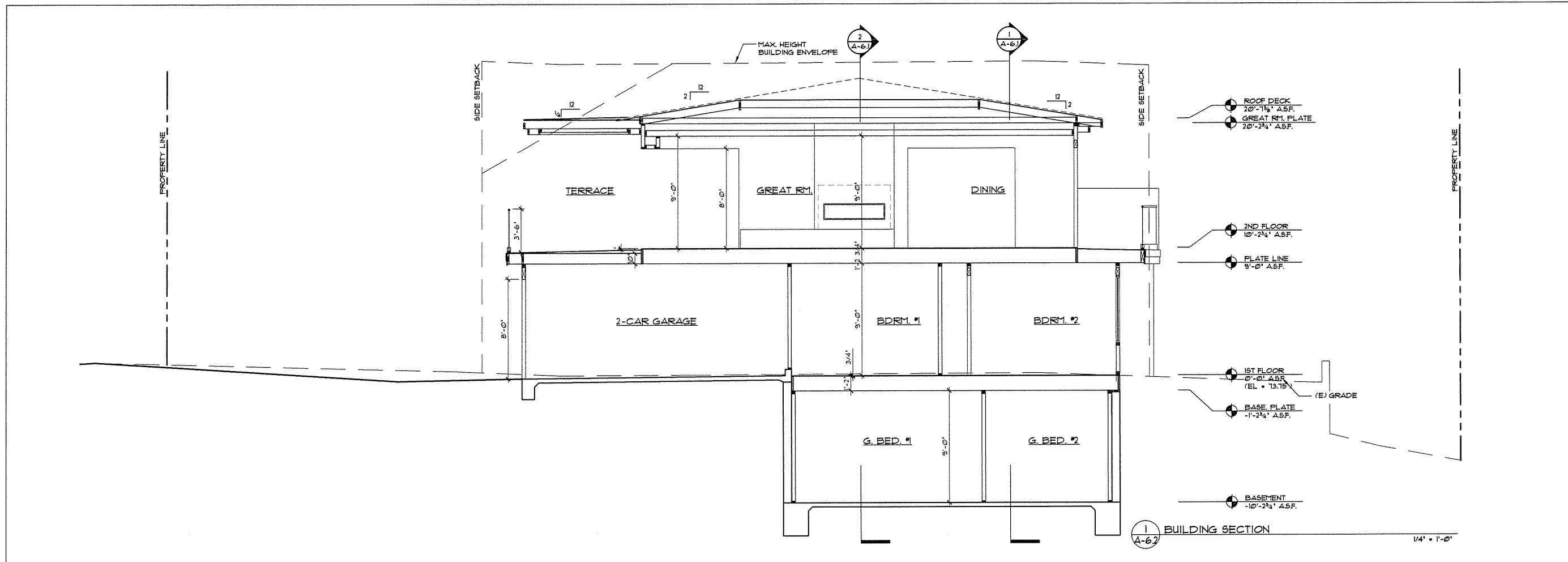
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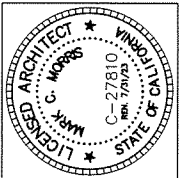
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BUILDING SECTIONS

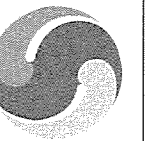
A-6.2





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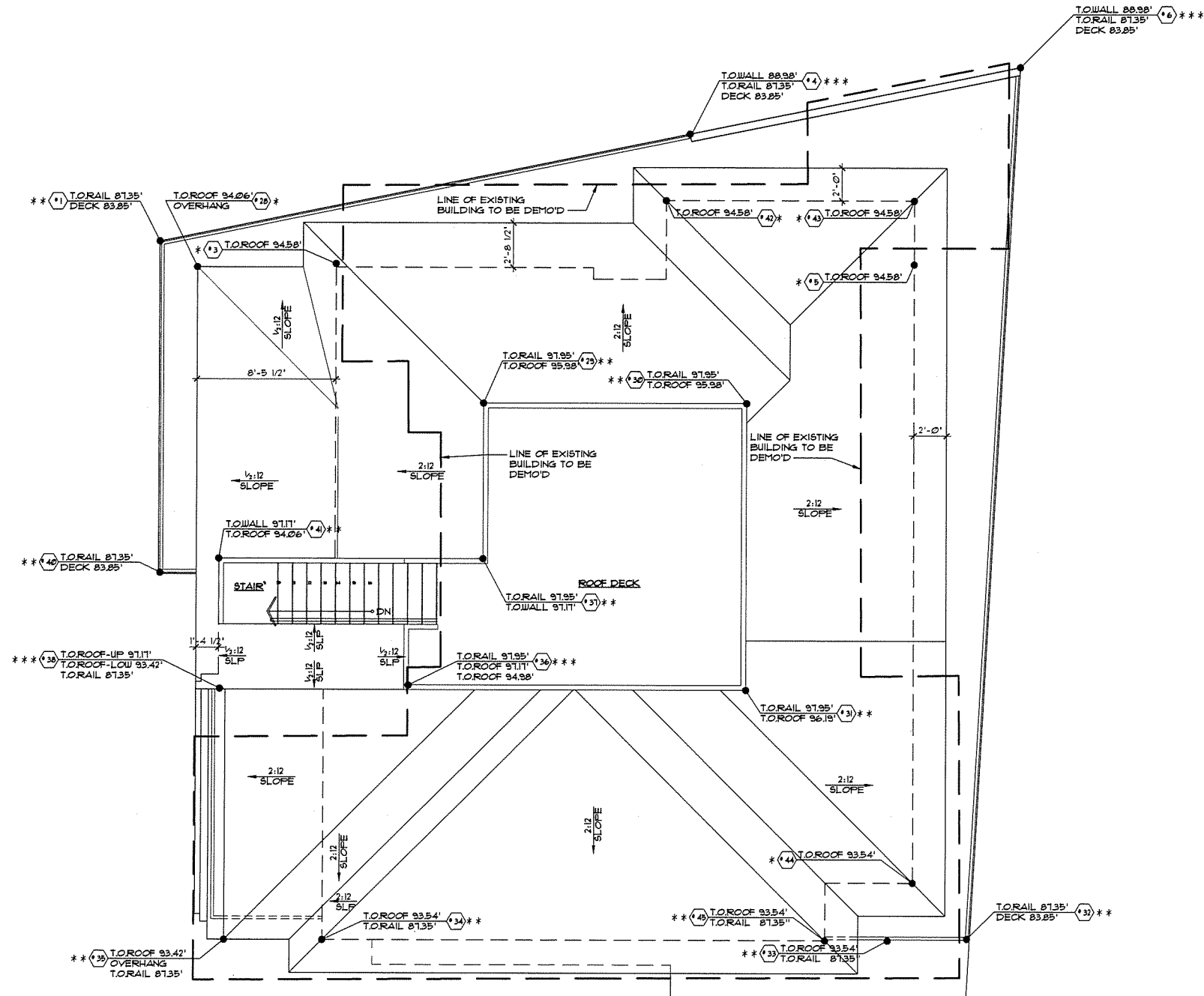
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STORY POLE PLAN

SP-1

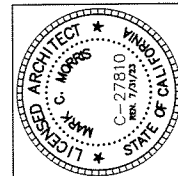
STORYPOLE SCHEDULE				
POLE #	POINT ELEV.	TOP POLE ELEV.	POLE LENGTH	NOTES
1	73.00'	81.35'	13.45'	UPPER
-	-	83.85'	5.95'	LOWER
2	OLD DESIGN	84.06'	20.21'	
3	73.78'	84.58'	20.80'	UPPER
-	-	84.06'	20.28'	LOWER
4	73.41'	86.38'	8.57'	UPPER
-	-	81.35'	13.94'	MIDDLE
-	-	83.85'	10.44'	LOWER
5	73.55'	84.58'	21.03'	* EAVE
6	73.00'	86.38'	8.50'	UPPER - * EAVE
-	-	81.35'	14.21'	MIDDLE
-	-	83.85'	10.71'	LOWER
7	OLD DESIGN	86.03'	24.48'	UPPER
-	-	84.58'	21.03'	LOWER
8	OLD DESIGN	86.03'	24.38'	UPPER - ROOF
-	-	83.76'	20.21'	LOWER
9	OLD DESIGN	81.35'	14.48'	UPPER - * EAVE
-	-	83.85'	10.95'	LOWER
10	OLD DESIGN	83.76'	20.86'	UPPER - * EAVE
-	-	81.35'	14.48'	MIDDLE
-	-	83.85'	10.95'	LOWER
11	OLD DESIGN	86.03'	24.38'	UPPER - ROOF
-	-	85.74'	22.05'	LOWER
12	OLD DESIGN	86.03'	24.38'	ROOF
13	CHIT	-	-	
14	OLD DESIGN	86.03'	24.38'	ROOF
15	OLD DESIGN	91.51'	23.86'	ROOF
16	CHIT	-	-	
17	OLD DESIGN	84.36'	20.93'	TED WALK
18	CHIT	-	-	
19	OLD DESIGN	86.03'	23.71'	* EAVE
20	OLD DESIGN	86.03'	24.38'	UPPER - ROOF
-	-	86.00'	10.05'	LOWER
21	OLD DESIGN	83.76'	20.5'	UPPER - * EAVE
-	-	81.35'	14.14'	MIDDLE
-	-	83.85'	10.64'	LOWER
22	OLD DESIGN	83.01'	18.67'	UPPER - * EAVE
-	-	81.35'	13.95'	MIDDLE
-	-	83.85'	10.45'	LOWER
23	OLD DESIGN	83.76'	20.03'	* EAVE
24	OLD DESIGN	86.03'	24.48'	UPPER - * EAVE
-	-	83.01'	18.57'	UPPER MIDDLE
-	-	81.35'	13.80'	MIDDLE
-	-	83.85'	10.30'	LOWER
25	CHIT	-	-	
26	OLD DESIGN	81.35'	13.65'	UPPER - 1/2" OR ELY
-	-	83.85'	10.25'	LOWER
27	OLD DESIGN	86.03'	24.11'	UPPER
-	-	84.06'	20.16'	LOWER
28	73.81'	84.06'	20.25'	UPPER RAIL
29	85.71'	91.95'	12.8'	UPPER RAIL
-	-	85.58'	10.21'	LOWER ROOF
30	84.48'	91.95'	13.47'	UPPER RAIL
-	-	85.58'	13.6'	LOWER ROOF
31	84.40'	91.95'	13.55'	UPPER RAIL
-	-	86.72'	11.79'	LOWER ROOF
32	73.05'	81.35'	14.30'	RAIL
-	-	83.80'	10.80'	DECK
33	83.65'	83.54'	5.89'	UPPER ROOF
-	-	81.35'	3.70'	RAIL
34	84.00'	83.54'	5.54'	UPPER ROOF
-	-	81.35'	3.35'	RAIL
35	83.93'	83.42'	5.45'	UPPER ROOF
-	-	81.35'	3.42'	RAIL
36	84.10'	91.95'	13.25'	UPPER RAIL
-	-	91.71'	9.47'	MID ROOF
-	-	84.58'	10.28'	LOWER ROOF
37	85.69'	91.95'	12.6'	UPPER RAIL
-	-	91.71'	8.48'	LOWER ROOF
38	73.62'	91.71'	23.55'	UPPER ROOF
-	-	83.42'	18.80'	LOWER ROOF
-	-	81.35'	11.73'	RAIL
39	CHIT	-	-	
40	73.82'	81.35'	13.53'	RAIL
-	-	83.85'	10.03'	DECK
41	73.82'	91.71'	23.55'	UPPER ROOF
-	-	84.06'	20.24'	LOWER ROOF
42	83.21'	84.58'	11.37'	ROOF
43	83.00'	84.58'	11.6'	ROOF
44	84.45'	83.54'	5.09'	ROOF
45	83.65'	83.54'	5.89'	UPPER ROOF
-	-	81.35'	3.10'	RAIL



1 STORY POLE PLAN

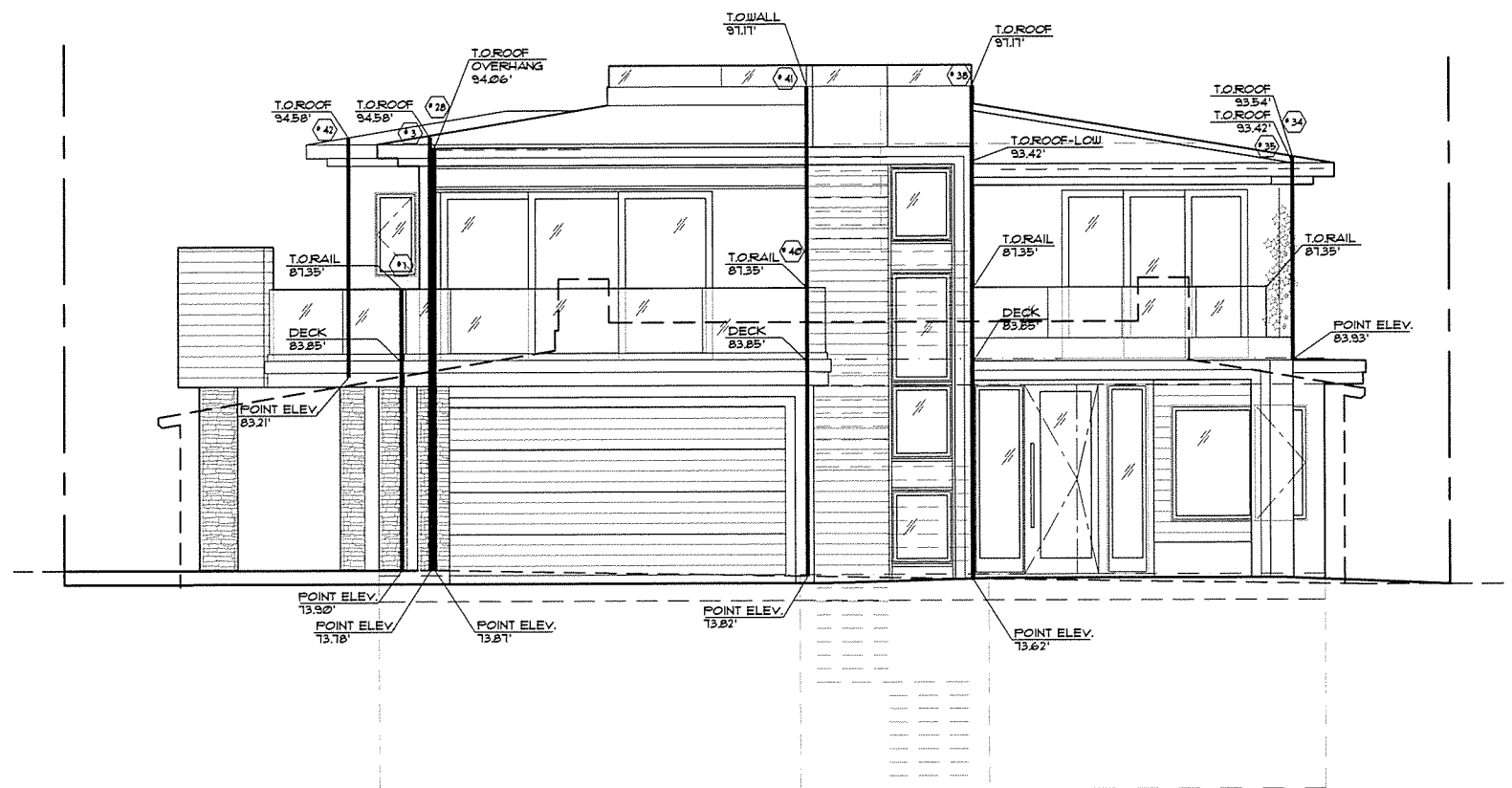


1/4" = 1'-0"

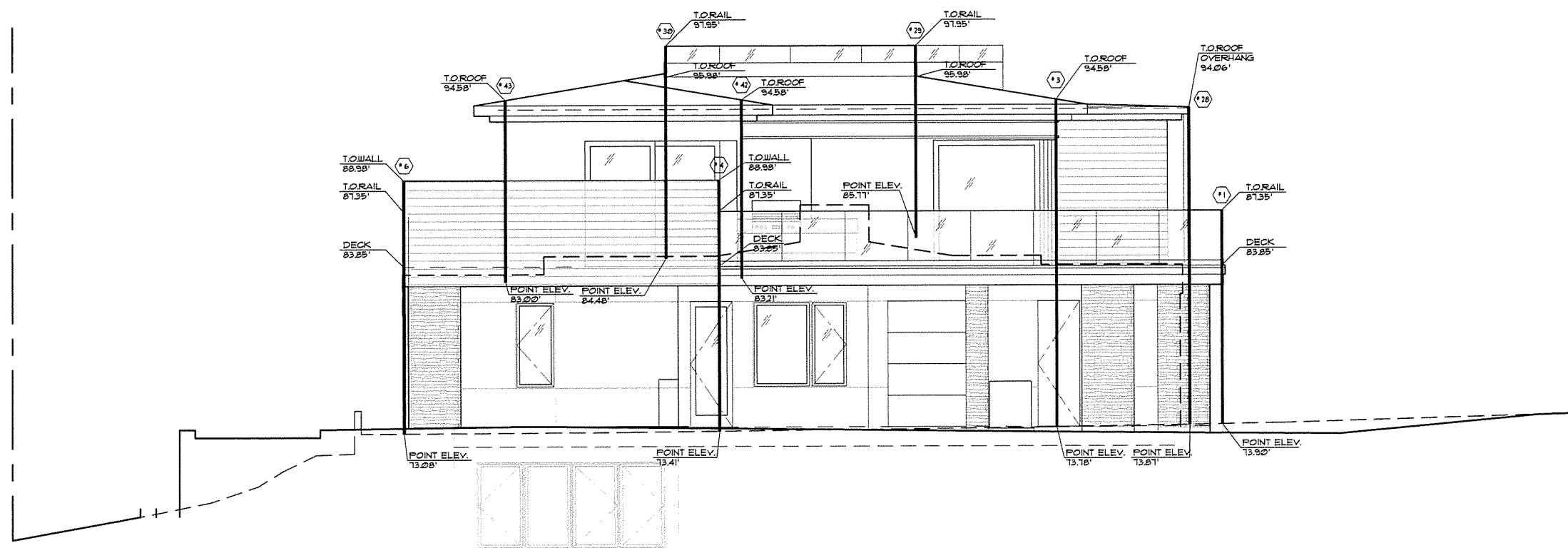


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 SOLANA BEACH, CA 92075

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5. DESIGN REVIEW RESUBMITTAL
04/18/2022



1 WEST STORY POLE ELEVATION
 1/4" = 1'-0"



2 NORTH STORY POLE ELEVATION
 1/4" = 1'-0"



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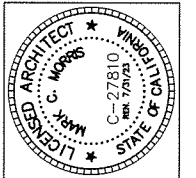
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STORY POLE ELEV.

SP-2



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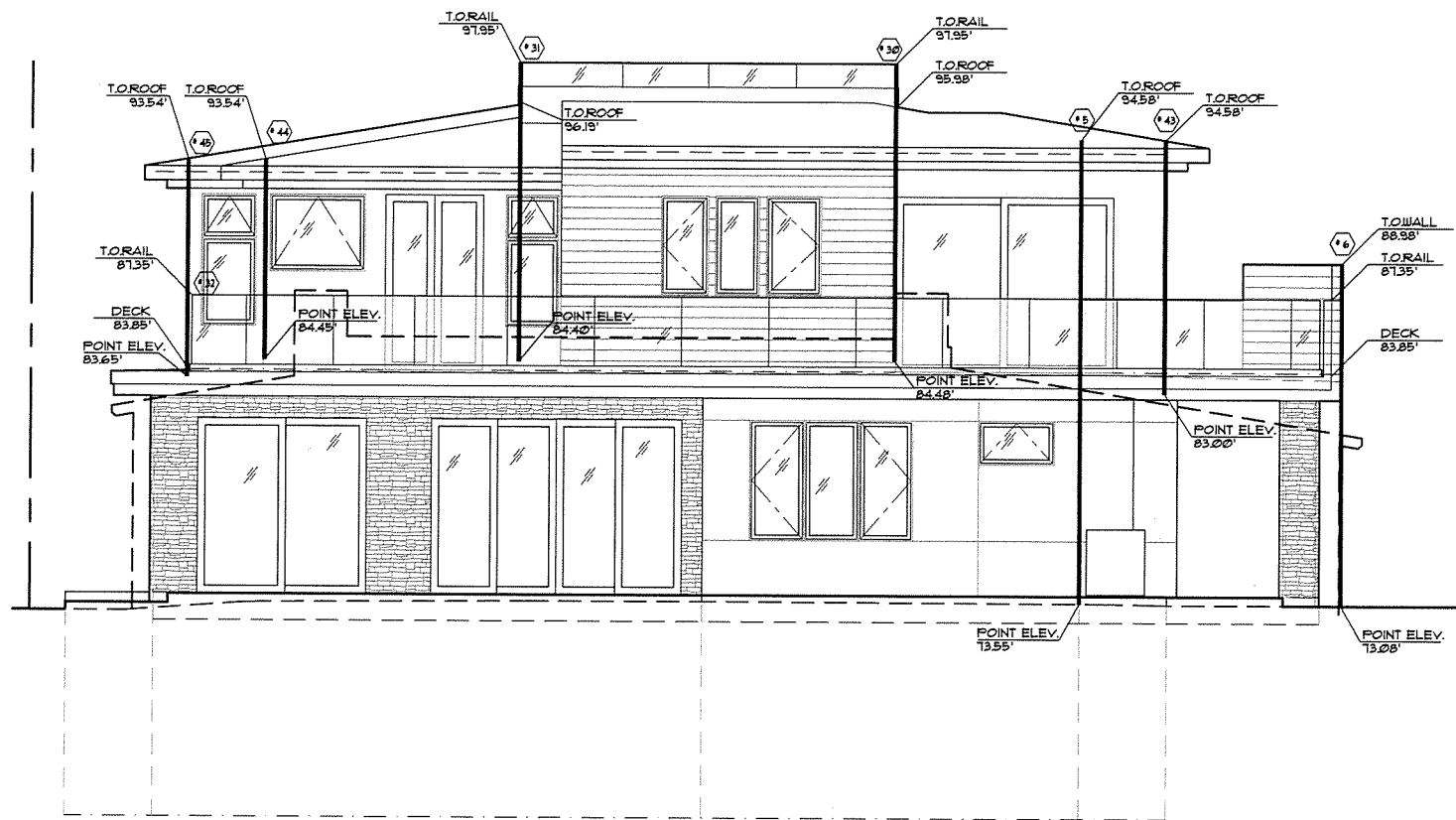
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THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE BEFORE PROCEEDING WITH EACH PHASE OF THE WORK.

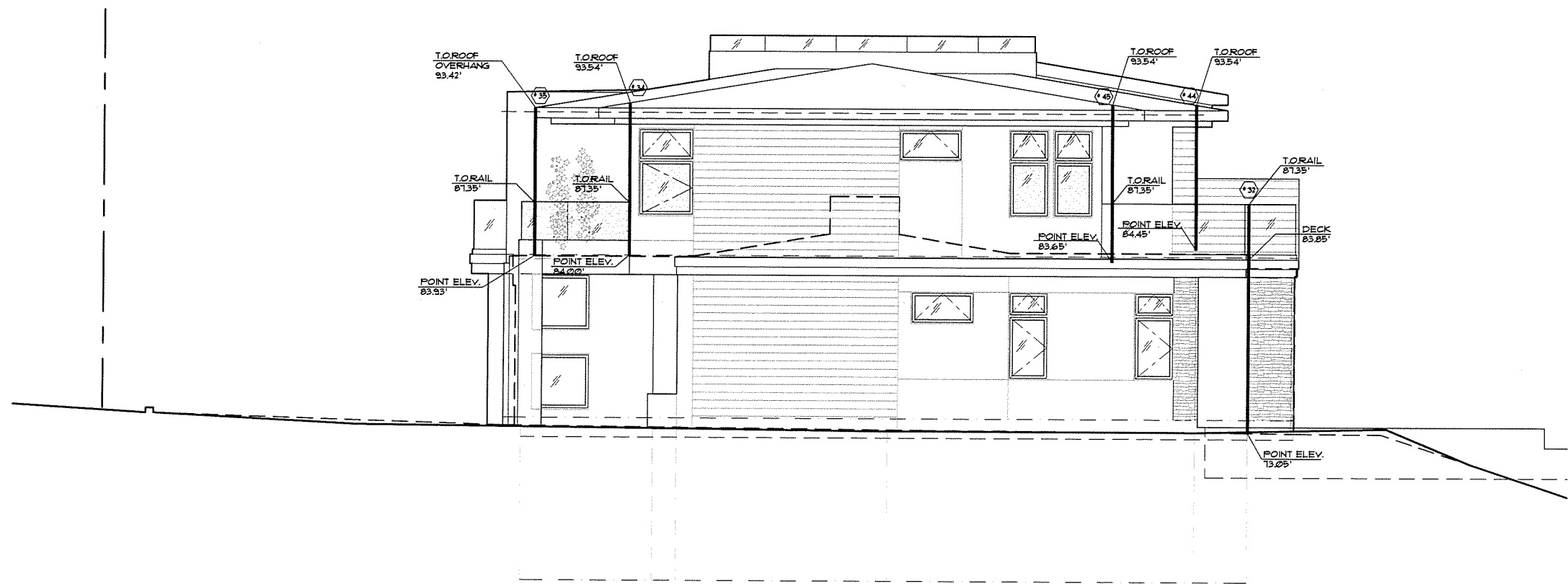
DRAWN BY ELB	CHECKED BY MCM
DATE 04/18/22	JOB NO. 1805

STORY POLE ELEV.

SP-3



1 EAST STORY POLE ELEVATION
SP-3 1/4" = 1'-0"



2 SOUTH STORY POLE ELEVATION
SP-3 1/4" = 1'-0"

LANDSCAPE DEVELOPMENT PLANS FOR:

PRIVATE RESIDENCE

506 Pacific Avenue

Solana Beach, CA 92075

BUILDING CODE INFORMATION:

APPLICABLE CODES:

2019 California Administrative Code
2019 California Building Code (CBC), including amendments by the jurisdiction having authority
2019 California Mechanical Code
2019 California Plumbing Code
2019 California Electrical Code
2019 California Energy Code
2019 California Fire Code
2019 California Green Building Standards Code
2010 ADA Standards for Accessible Design
2018 International Pool and Spa Safety Code

All Work shall conform to State and Federal rules and regulations. Notify the Landscape Architect of any discrepancies in the Documents and do not proceed with that portion of the Work until the discrepancies are resolved.



NOTES:

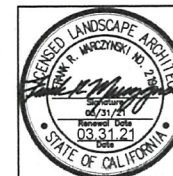
1. The contractor shall obtain all necessary permits and pay all related fees.
2. The contractor shall be appropriately licensed in the State of California.
3. The contractor shall notify the Owner prior to beginning the work and shall be responsible for coordinating with the Owner, Landscape Architect, Local Agencies, and other trades.
4. The Contractor shall notify the Landscape Architect immediately of any errors, omissions or discrepancies in the existing conditions or with the plans prior to starting the work.
5. Determination of "or equal" substitutions shall be the responsibility of the Landscape Architect.
6. The Landscape Architect shall be notified no less than 24 hours prior to any required site observations and/or meetings.
7. Site observations by the Landscape Architect during the installation of this project does not relieve the Contractor of his responsibility to perform all work in accordance with the plans, specifications and governing codes.
8. This firm does not practice or consult in the Field of Safety Engineering. This firm does not direct the construction operation and is not responsible for the safety of any persons other than our own on the site. The safety of others is the responsibility of the Contractor. The Contractor shall notify the Owner and the Landscape Architect if any of the recommendations presented herein are considered to be unsafe.

TOPIA

2030 Galveston Street

San Diego, CA 92110

T: (858) 458-0555
www.topialand.com



Boyd
Residence

506 Pacific
Avenue
Solana Beach,
CA

PROJECT NO. 20.007.00

NOT FOR
CONSTRUCTION

ISSUED
Issue Date

Issue	Date

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COVER

DATE: 03.31.21
SCALE: N/A

L-0

VICINITY MAP:



PROJECT
SITE



PROJECT DESCRIPTION:

New driveway, walkways, fencing, gates, pool and spa, as well as irrigation and planting associated with one renovated residential building.

SITE DATA:

BUILDING ADDRESS
506 Pacific Avenue
Solana Beach, CA 92075

ASSESSORS PARCEL NUMBER:
283-042-1700

LEGAL DESCRIPTION
LOT 4, BLOCK 3, MAP 2143 in the City of Solana Beach, County of San Diego, State of California

PROJECT DIRECTORY:

ARCHITECT:
Oasis Architecture & Design
1015 Turquoise Street, Suite 2
San Diego, CA 92109
Tel: (858) 273-5632
Contact: Mark Morris
info@oasis-ad.com

CIVIL ENGINEER:
PASCO LARET SUITER & ASSOCIATES
535 N Hwy 101
Solana Beach, CA 92075
Tel: (858) 259-8212
Contact: Tyler Lawson
www.plsaengineering.com

LANDSCAPE ARCHITECT:
TOPIA
2030 Galveston Street
San Diego, CA 92110
Tel: (858) 458-0555
Contact: Frank Marczynski
frank@topialand.com

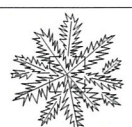

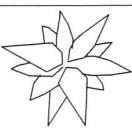




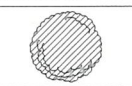



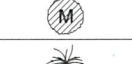

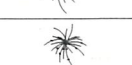


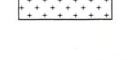

SHEET INDEX:

SHEET: DESCRIPTION:

LANDSCAPE ARCHITECTURAL

- L-0 COVER
- L-1 LANDSCAPE DEVELOPMENT PLAN NOTES & LEGEND
- L-2 LANDSCAPE DEVELOPMENT PLAN
- L-3 WATER CONSERVATION PLAN & CALCULATIONS
- L-4 EXISTING TREE DISPOSITION PLAN
- L-5 STREET ELEVATION AND GATE DETAILS

PLANTING LEGEND:

PALMS							
SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	HEIGHT / SPREAD	FORM / FUNCTION	WUCOLS	Water Conservation Zone
	12' B.T.H.	CHAMAEROPS HUMILIS	Mediterranean Fan Palm	20' High / 16' Spread	Palm	Low	Zone 2
	16' B.T.H.	SYAGRUS ROMANZOFFIANUM	Queen Palm	40'-50' High / 16' Spread	Palm	Moderate / Medium	Zones 1
ACCENT PALMS							
	15 GAL.	CYCAS REVOLUTA	Sago Palm	6'-10' High / 5' Spread	Accent Shrub	Low	Zones 1 & 2
	15 GAL.	RHAPIS EXCELSA	Lady Palm	8'-12' High / 6' Spread	Accent Shrub	Medium	Zone 1
ACCENT SHRUBS							
	15 GAL.	ALCANTAREA IMPERIALIS 'RUBRA'	Bromeliad	3' High / 4' Spread	Accent Shrub	Moderate / Medium	Zone 1
	5 GAL.	CYRTOMIUM FALCATUM	Japanese Holly Fern	3' High / 4' Spread	Accent Shrub	Moderate / Medium	Zones 1
	5 GAL.	LEUCADENDRON 'HAWAII MAGIC'	Magic Royal Hawaiian Cone Bush	3' High / 4' Spread	Accent Shrub	Low	Zone 2
MEDIUM SHRUBS							
	5 GAL.	PHILODENDRON 'XANADU'	Xanadu Philodendron	3' High / 3' Spread	Medium Shrub	Moderate / Medium	Zones 1
	5 GAL.	POLYSTICHUM MUNITUM	Western Sword Fern	2' High / 2' Spread	Medium Shrub	Moderate / Medium	Zone 1
	5 GAL.	WESTRINGIA FRUTICOSA 'GREY BOX'	Grey Box Coast Rosemary	3' High x 4' Spread	Medium Shrub	Low	Zone 2
SMALL SHRUBS							
	1 GAL.	ARCTOSTAPHYLOS HOOKERI 'MONTEREY CARPET'	Monterey Carpet Manzanita	2' High / 4' Spread	Low Shrub	Low	Zone 3
	5 GAL.	MYRTUS COMMUNIS 'COMPACTA'	Dwarf Myrtle	2' High / 2' Spread	Low Shrub / Hedge	Low	Zones 1 & 2
	5 GAL.	DIANELLA TASMANICA 'VARIEGATA'	Tasman Flax Lily	3' High / 2' Spread	Low Shrub	Moderate / Medium	Zones 1
	5 GAL.	DIANELLA REVOLUTA 'LIL REV'	Lil Rev Flax Lily	2' High / 2' Spread	Low Shrub	Low	Zone 2
	1 GAL.	NEOREGELIA 'EOZ'	Variegated Fireball Bromeliad	8" High / 8" Spread	Low Shrub	Low	Zones 1 & 2
GROUNDCOVER							
	1 GAL. @ 18" O.C.	FESTUCA CALIFORNIA 'RIVER HOUSE BLUES'	California Fescue	2' High / 2' Spread	Groundcover	Low	Zone 2 & 3
BIOFILTRATION BASIN							
	1 GAL. @ 18" O.C.	BOUTELOUA GRACILIS	Blue Grama Grass	1' High / 1' Spread	Low Shrub	Low	Zone 4
	1 GAL. @ 18" O.C.	JUNCUS PATENS	California Gray Rush	2' High / 2' Spread	Low Shrub	Low	Zone 4

DESIGN STATEMENT:

AS AN INFILL PROJECT, THE PRIMARY INTENT OF THIS LANDSCAPE PLAN IS TO CREATE A LANDSCAPE DESIGN THAT INTEGRATES A NEW TWO STORY RESIDENTIAL BUILDING OVER GRADE INTO AN EXISTING NEIGHBORHOOD, WHILE MEETING OR EXCEEDING THE CITY OF SOLANA BEACH'S REQUIREMENTS FOR NEW DEVELOPMENT.

SECONDARY ISSUES WILL BE ADDRESSED WITH THIS PLAN AS WELL.

1. WATER MANAGEMENT BMP'S WILL BE INTEGRATED INTO THE DESIGN OF THE SITE AND THE LANDSCAPING.

LASTLY THE LANDSCAPE PLAN WILL CREATE A PLANT PALETTE SUITED TO THE EXPOSURE AND CLIMATE OF RENOVATED PROPERTY.

LEGAL DESCRIPTION:

LOT 4, BLOCK 3, MAP 2143 IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA

BRUSH MANAGEMENT:

THE PROJECT SITE IS SITUATED WITHIN AN URBANIZED AREA AND DOES NOT REQUIRE A BRUSH MANAGEMENT PLAN.

NOTES:

NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN TEN FEET OF ANY WATER AND SEWER FACILITIES.

ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS, THE CITY OF SOLANA BEACH LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS, AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.

IRRIGATION:

ALL LANDSCAPED AREAS WILL BE IRRIGATED WITH A FULLY AUTOMATIC, PERMANENT OVERHEAD SPRAY TYPE IRRIGATION SYSTEM.

MAINTENANCE:

LANDSCAPE AND IRRIGATION AREAS IN PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER.

LANDSCAPE AND IRRIGATION AREAS IN THE RIGHT-OF-WAY SHALL BE MAINTAINED BY THE PROPERTY OWNER.

THE LANDSCAPED 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.

MINIMUM TREE SEPARATION DISTANCE:

TRAFFIC SIGNALS (STOP SIGN) - 20 FEET
 UNDERGROUND UTILITY LINES - 5 FEET*
 ABOVE GROUND UTILITY STRUCTURES - 10 FEET
 DRIVEWAY (ENTRIES) - 10 FEET
 INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
 *NOTE THAT THE MINIMUM DISTANCE TO ANY SEWER LINE IS TYPICALLY 10 FEET

TOPIA

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PROJECT NO. 20.007.00

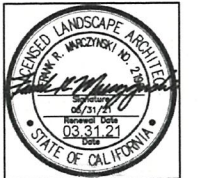
**NOT FOR
CONSTRUCTION**

ISSUED	Date
Issue	Date

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**Landscape
Development
Plan
Notes & Legend**

DATE: 03.31.21
SCALE: N/A



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506 Pacific
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Solana Beach,
CA

PROJECT NO. 20.007.00

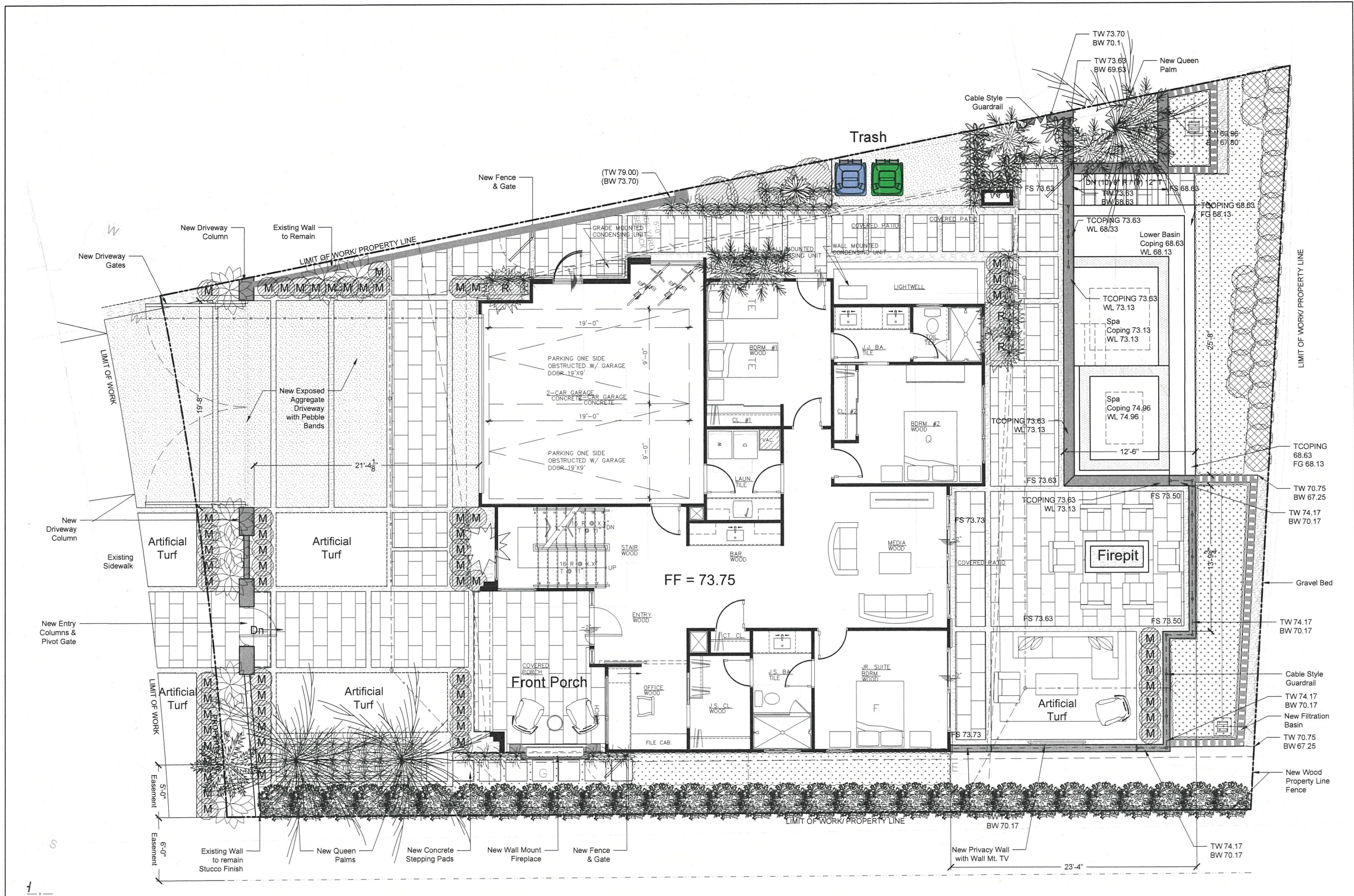
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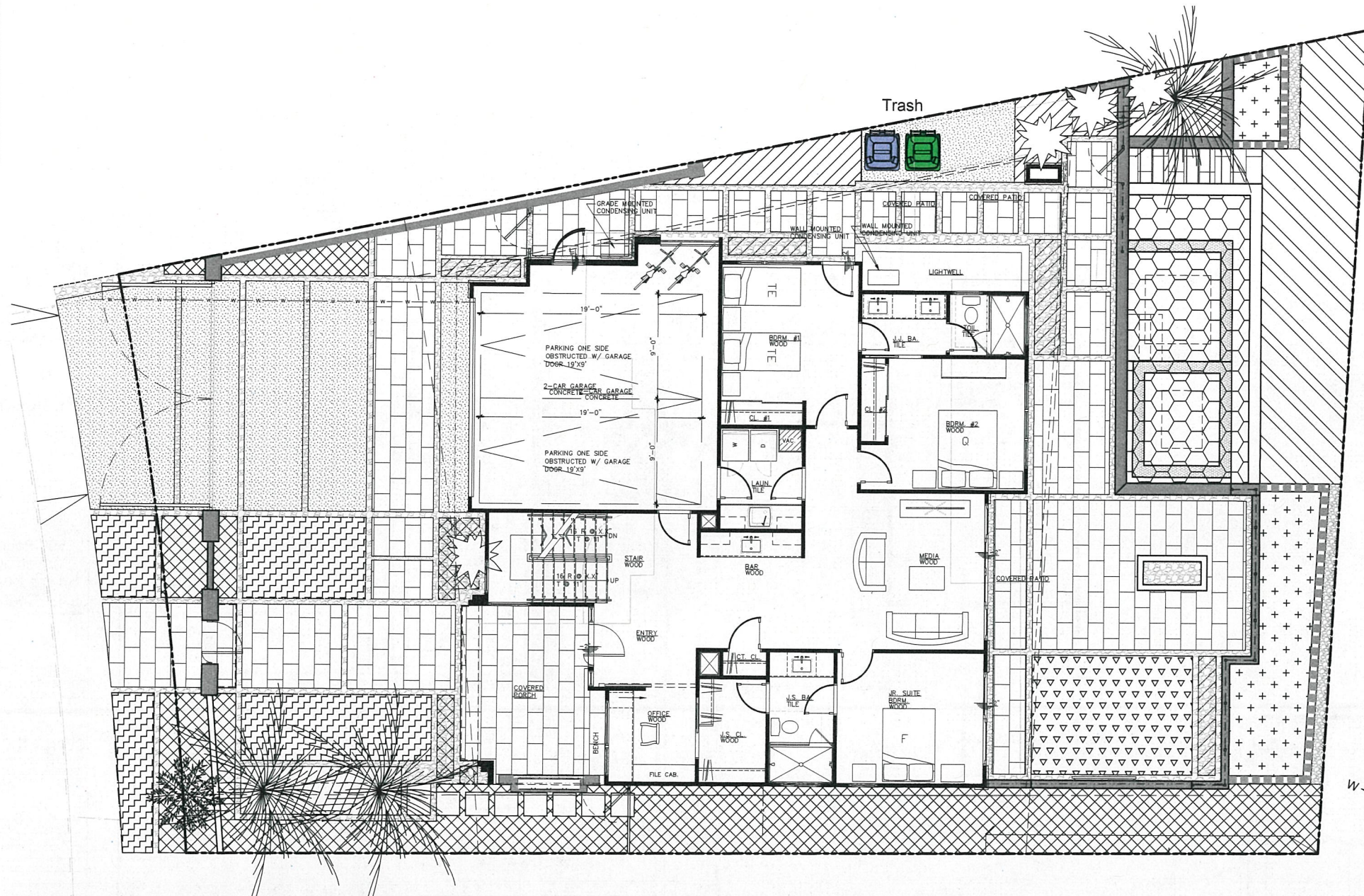
**Landscape
Development
Plan**

DATE: 03.31.23
SCALE: 1/4" = 1'-0"



FOR LANDSCAPE DEVELOPMENT NOTES & LEGEND, SEE SHEET L-1.
FOR WATER CONSERVATION PLAN & CALCULATIONS, SEE SHEET L-3.
FOR EXISTING TREE DISPOSITION PLAN, SEE SHEET L-4.





HYDROZONE LEGEND: - TOTAL LANDSCAPE (HYDROZONE) AREA = 1,974.2 S.F.

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
[Diagonal Lines]	HYDROZONE 1: PRIVATE PLANTER - 253.33 S.F. MIXED MEDIUM WATER USE PLANTING NORTH/EAST EXPOSURE 10.0% OF THE TOTAL LANDSCAPE AREA (0 S.F. WITHIN RIGHT-OF-WAY) (196.33 S.F. WITHIN PROPERTY LINE)	[Cross-hatch]	HYDROZONE 5: PUBLIC/PRIVATE ARTIFICIAL TURF - 244.77 S.F. VERY LOW WATER USE PLANTING 12.4% OF THE TOTAL LANDSCAPE AREA (78.88 S.F. WITHIN RIGHT-OF-WAY) (165.89 S.F. WITHIN PROPERTY LINE)
[Cross-hatch]	HYDROZONE 2: PUBLIC/PRIVATE PLANTER - 639.32 S.F. MIXED LOW WATER USE PLANTING SOUTH/WEST EXPOSURE 35.3% OF THE TOTAL LANDSCAPE AREA (27.27 S.F. WITHIN RIGHT-OF-WAY) (669.05 S.F. WITHIN PROPERTY LINE)	[Dotted]	HYDROZONE 6: ARTIFICIAL TURF - 141.58 S.F. VERY LOW WATER USE PLANTING 7.2% OF THE TOTAL LANDSCAPE AREA (0 S.F. WITHIN RIGHT-OF-WAY) (141.58 S.F. WITHIN PROPERTY LINE)
[Diagonal Lines]	HYDROZONE 3: PRIVATE PLANTER - 274.96 S.F. LOW WATER USE PLANTING 13.9% OF THE TOTAL LANDSCAPE AREA (0 S.F. WITHIN RIGHT-OF-WAY) (274.96 S.F. WITHIN PROPERTY LINE)	[Hexagonal]	HYDROZONE 7: SPA/BASIN - 258.95 S.F. HIGH WATER USE 13.1% OF THE TOTAL LANDSCAPE AREA (0 S.F. WITHIN RIGHT-OF-WAY) (258.95 S.F. WITHIN PROPERTY LINE)
[Cross-hatch]	HYDROZONE 4: BIO-FILTRATION BASIN - 161.29 S.F. LOW WATER USE PLANTING 8.2% OF THE TOTAL LANDSCAPE AREA (0 S.F. WITHIN RIGHT-OF-WAY) (161.29 S.F. WITHIN PROPERTY LINE)		

WATER CONSERVATION NOTES:

- PROPOSED TURF AREAS: THERE ARE NO TURF AREAS. THE PERCENTAGE OF TURF OF THE TOTAL DEVELOPABLE LANDSCAPED AREA IS 0.0%.
- XERISCAPE PRINCIPLES APPLIED:
 - THE DESIGN OF THE LANDSCAPE IS INTENDED TO MATCH GROWTH REQUIREMENTS OF THE PLANT COMMUNITIES, TO MODIFY PLANT GROUPINGS TO ACCOUNT FOR SUN AND WIND EXPOSURE, AND TO MINIMIZE WHERE POSSIBLE, WATER AND MAINTENANCE REQUIREMENTS. PLANTS WITH SIMILAR CULTURAL REQUIREMENT OF EXPOSURE, SOILS, AND WATER NEEDS WILL BE GROUPED TOGETHER AND LOCATED ON THE PROJECT SITE IN MICRO-CLIMATES WHERE THEY WILL REQUIRE THE LEAST AMOUNT OF WATER FOR OPTIMUM GROWTH AND MAINTENANCE. THE SOILS WILL BE TESTED UPON COMPLETION OF ROUGH GRADING FOR THEIR ABILITY TO SUSTAIN PLANT GROWTH AND WILL BE AMENDED AS NECESSARY TO PROVIDE OPTIMAL CONDITIONS FOR CONTINUING GROWTH AND DEVELOPMENT OF THE PLANT MATERIAL.



ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

Applicant Last Name	BOYD	Project/Plan Check Number		Project Address	506 Pacific Avenue
---------------------	------	---------------------------	--	-----------------	--------------------

The project's Estimated Total Water Use is calculated using the following formula: $ETWU = (ET_o)(0.62) \left(\frac{PF \times HA}{IE} + SLA \right)$

ETWU = Estimated total water use per year (gallons per year)
 ET_o = 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

Line	Hydro-zone Number (1 - 4 Below - use as many tables as necessary to complete all hydrozones)				SLA
	1	2	3	4	
Evapotranspiration Rate (ET _o) See "A" below	Use 41 (west of I-5) / 47 (east of I-5)				
Conversion Factor - 0.62	0.62				
(Line 1 x Line 2)	25.42 (west of I-5) / 29.14 (east of I-5)				
Plant Factor (PF) See "B" below	0.6	0.3	0.3	0.3	
Hydrozone Area (HA) - in square feet	253.33	639.32	274.96	161.29	
(Line 4 x Line 5)	152.0	191.80	82.49	48.39	
Irrigation Efficiency (IE) See "C" below	0.81	0.81	0.75	0.81	
(Line 6 - Line 7)	187.85	236.79	109.98	59.73	
TOTAL of all Line 8 boxes + SLA	594.15 + 310.47 (Sheet Below) = 904.62				
Line 3 x Line 9 Estimated Total Water Use - ETWU (gallons per year) Total shall not exceed MAWA below	25.42 x 904.62 = 22,995				

MAXIMUM APPLIED WATER APPLICATION (MAWA) calculation:
 Evapotranspiration adjustment factor (ETAF) use .55 residential .45 non-residential

$25.42 \left[(ETAF \times \frac{1,974}{25.42 \text{ or } 29.14}) + (1 - ETAF \times \frac{0}{25.42 \text{ or } 29.14}) \right] = \text{MAWA}$
 27,598

January 2016 **ETWU DOES NOT EXCEED MAWA** Page 3 of 9



ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

Applicant Last Name	BOYD	Project/Plan Check Number		Project Address	506 Pacific Avenue
---------------------	------	---------------------------	--	-----------------	--------------------

The project's Estimated Total Water Use is calculated using the following formula: $ETWU = (ET_o)(0.62) \left(\frac{PF \times HA}{IE} + SLA \right)$

ETWU = Estimated total water use per year (gallons per year)
 ET_o = 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

Line	Hydro-zone Number (1 - 4 Below - use as many tables as necessary to complete all hydrozones)				SLA
	5	6	7	8	
Evapotranspiration Rate (ET _o) See "A" below	Use 41 (west of I-5) / 47 (east of I-5)				
Conversion Factor - 0.62	0.62				
(Line 1 x Line 2)	25.42 (west of I-5) / 29.14 (east of I-5)				
Plant Factor (PF) See "B" below	0.1	0.1	1.0		
Hydrozone Area (HA) - in square feet	244.77	141.58	258.95		
(Line 4 x Line 5)	24.48	14.16	258.95		
Irrigation Efficiency (IE) See "C" below	0.75	0.75	1		
(Line 6 - Line 7)	32.64	18.88	258.95		
TOTAL of all Line 8 boxes + SLA	310.47				
Line 3 x Line 9 Estimated Total Water Use - ETWU (gallons per year) Total shall not exceed MAWA below	SEE SHEET ABOVE				

MAXIMUM APPLIED WATER APPLICATION (MAWA) calculation:
 Evapotranspiration adjustment factor (ETAF) use .55 residential .45 non-residential

$25.42 \left[(ETAF \times \frac{1,974}{25.42 \text{ or } 29.14}) + (1 - ETAF \times \frac{0}{25.42 \text{ or } 29.14}) \right] = \text{MAWA}$

January 2016 Page 3 of 9

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PROJECT NO. 20.007.00

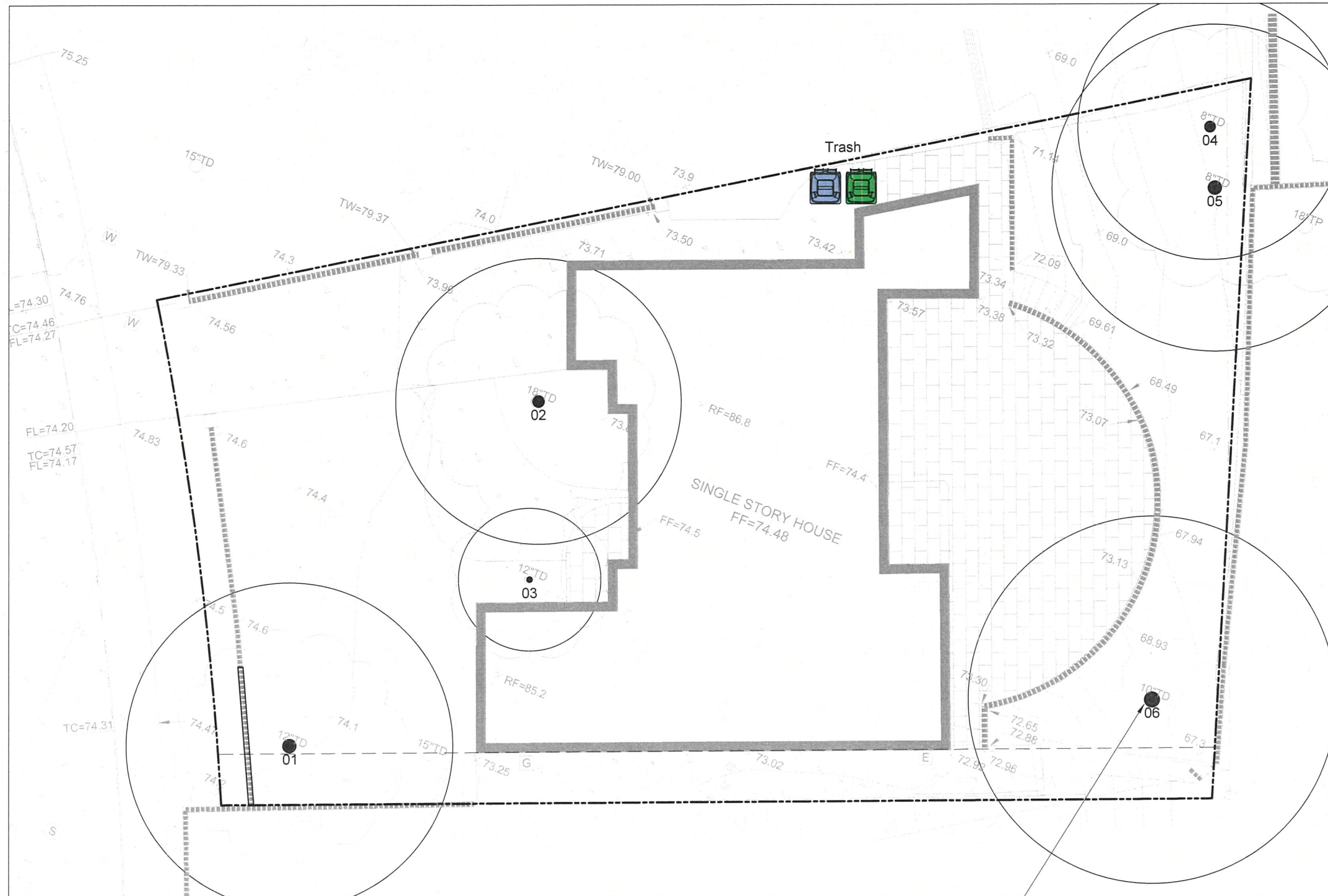
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ISSUED	Date

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Water Conservation Plan & Calculations

DATE: 03.31.21
SCALE: 3/16" = 1'-0"



EXISTING TREE NOTES:

1. THE CLIENT ASSUMES ALL RELATED REMOVAL COSTS, INCLUDING THE RESPONSIBILITY OF REPLACING ANY SIDEWALK AND/OR CURB THAT WAS DAMAGED, OR REPAIRING ANY SIDEWAY TRIPPING HAZARDS.
2. ALL MATERIALS SPECIFIED TO THE REMOVED SHALL BE DISPOSED OF OFF-SITE PER LOCAL CODES AND REGULATIONS.
3. PER CALIFORNIA GREEN BUILDING CODE SECTION 5.408.4, 100% OF TREES, STUMPS, ROCKS AND ASSOCIATED VEGETATION AND SOILS RESULTING FROM LAND CLEANING SHALL BE RE-USED OR RECYCLED.

EXISTING TREE DISPOSITION LEGEND:

PALMS						
#	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	DRIPLINE (RADIUS)	ACTION
1	JUNIPERUS CHINENSIS 'TORULOSA'	Hollywood Juniper	12"	20'	16'	To Be Demolished
2	JUNIPERUS CHINENSIS 'TORULOSA'	Hollywood Juniper	18"	18'	14'	To Be Demolished
3	PINUS SPECIES	Pine	12"	16'	7'	To Be Demolished
4	SCHINUS MOLLE	California Pepper Tree	8"	16'	13'	To Be Demolished
5	SCHINUS MOLLE	California Pepper Tree	8"	17'	16'	To Be Demolished
6	MELALEUCA SPECIES	Melaleuca	10"	23'	18'	To Be Demolished

TYPICAL EXISTING TREE TO BE REMOVED



TREE #1



TREE #2 / #3



TREE #4 / #5



TREE #6

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Existing Tree Disposition Plan

DATE: 03.31.21
SCALE: 3/16" = 1'-0"

RECEIVED

JUN 03 2021

APPLICATION FOR VIEW ASSESSMENT
(Structure Development Permit)

Community Development Dept.
City of Solana Beach

Project No.: DRP20-014/SDP-020

1. Address of property for which the structure development permit has been requested: 506 Pacific Ave Solana Beach, CA 92075
2. Provide the following information for the individual filing this Application for Assessment:
Name: Kathleen de Paolo
Address: 504 Pacific Ave Solana Beach, CA 92075
Phone Number: 858-376-7820
Email: kdep99@gmail.com
3. Description of the viewing area as defined in Solana Beach Zoning Ordinance, Section 17.63.020(I) and extent of impairment: Impaired viewing area from second floor master bedroom picture window, which faces northeast with a vegetation and rooftops view extending to hills east of I-5. Approximately 80% of window will be blocked. Proposed south facing windows and balcony create privacy concern into master bedroom.
4. Identify the portion of the proposed structure which is the most objectionable and suggestions to minimize the view impairment: The second story on the south side of the proposed home extends from the front to rear setback, 5' from property line. Potential mitigations include reducing blockage, changing south facing window configuration, and providing screening vegetation.
5. Description of the Claimants attempt(s) to resolve this issue with the owner/representative of the property for which a Structure Development Permit has been requested: Discussions in progress with representative Eric Buchanan, regarding concerns with view, privacy, and daylight impacts.


Signature of Applicant for Assessment

6.3.21
Date Submitted

STAFF USE ONLY:

Application for Assessment fee paid?



6-2019

ATTACHMENT 3

CITY OF SOLANA BEACH

View Assessment Commission Action Minutes
Tuesday, August 17, 2020- 6:00 P.M. Regular Mtg.
Teleconference Location Only-City Hall/Council Chambers
635 South Highway 101, Solana Beach, CA 92075

Minutes contain a summary of the discussions and actions taken by the View Assessment Commission during a meeting 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.

1. CALL TO ORDER and ROLL CALL

Chairperson Coad called the View Assessment Commission Meeting to order at 6:04PM on Tuesday, August 17, 2021 in the Council Chambers at 635 South Highway 101, Solana Beach.

Present: VAC Members: Pat Coad, Paul Bishop, Matt Cohen, Robert Moldenhauer, Robert Zajac, and Linda Najjar

Staff Members: Joseph Lim Community Development Director; Katie Benson, Senior Planner; John Delmer, Junior Planner; Elizabeth Mitchell, Assistant City Attorney;

Absent: Frank Stribling

2. APPROVAL OF AGENDA

Chairperson Coad called for a motion to approve the agenda. Motion made by Commissioner Bishop, seconded by Commissioner Zajac, passed 6/0/1 (Stribling absent).

3. ORAL COMMUNICATIONS (Speaker time limit: 3 minutes)

There were no speakers.

4. Approval of the Minutes

No Meeting Minutes were provided in the Agenda Packet. The previous minutes will be approved at the next scheduled council meeting.

Chairperson Coad called for a motion to approve the agenda 1/21/2020. Motion made my Commissioner Moldenhauer, seconded by Chairperson Coad. 5/0/2 (Najjar and Stribling Recused)

Chairperson Coad called for a motion to approve the agenda 2/18/2020. Motion made my Commissioner Zajac, seconded by Commissioner Bishop. 6/0/1 (Stribling Recused)

5. DRP20-014/SDP20-020 Boyd Residence – 506 Pacific Avenue, Solana Beach

Applicant Information:

Name: Jim and Kathleen Boyd

Representative:

Name: Eric Buchanan – Oasis Architecture & Design, Inc

Phone: (619) 204-8248

Email: eric@oasis-ad.com

Claimant Information:

Name: Kathy de Paolo

Address: 504 Pacific Ave

Description of Project:

The Applicants are requesting the approval of a Development Review Permit (DRP) and Structure Development Permit (SDP) to demolish a single-family residence, construct a replacement two-story, single-family residence built above a basement with an attached two-car garage, and perform associated site improvements. The 6,120, square foot lot is located within the Medium Residential (MR) Zone and Scaled Residential Overlay Zone (SROZ). The following is a breakdown of the proposed floor area:

Proposed First Floor	1,388 SF
Proposed Second Floor	1,562 SF
Proposed First Floor Garage	470 SF
Proposed Basement	1,276 SF
<hr/>	
Subtotal	4,696 SF
Required Parking Exemption	- 400 SF
Basement Exemption	- 1,276 SF
<hr/>	
Total Floor Area Proposed	3,020 SF
Maximum Allowable Floor Area (SROZ)	3,021 SF

As specified in the SDP Notice, the maximum building height of the residence is proposed at 24.95 feet above the proposed grade with the highest pole at 98.03 Mean Sea Level (MSL).

The project requires a DRP for grading in excess of 100 cubic yards, for a structure that exceeds 60% of the maximum allowable floor area, and for a second floor that exceeds 35% of the floor area of the first floor.

Chairperson Coad read the preamble.

Katie Benson, Senior Planner, gave a PowerPoint presentation describing the project. A copy of the PowerPoint will be included in the project file.

Commissioner Bishop asked if Staff received any correspondence that demonstrates efforts

VAC Meeting Minutes
Tuesday, August 17, 2020
Page No. 3

between the applicant and claimants to resolve the view issues.

Commissioner Cohen requested to see the photos in Staffs presentation again.

The Commissioners stated their disclosures (as shown on table below) regarding dates they visited the properties.

Commissioner Cohen disclosed that he did not enter either of the properties. He only viewed the properties from the public right of way.

Assistant City Attorney Mitchell confirmed that there were no ex parte communications.

Mark Morris, Representative of the Applicants, presented a PowerPoint presentation and described their project and the communications they had with the Claimants. A copy of the PowerPoint presentation will be included in the project file.

Commissioners had questions, and Mr. Buchanan addressed their questions.

Kathy De Paolo, Claimant, presented a PowerPoint presentation and described her concerns of view blockage they would have by the proposed project. A copy of the PowerPoint presentation will be included in the file.

Commissioners had questions for Ms. De Paolo and Staff. All their questions were addressed.

Mr. Morris addressed issues that were brought up by the Claimants.

Commissioners had questions for the Applicant and Staff. All their questions were addressed.

Chairperson Coad called for a motion to close the public hearing. No one made a motion.

Chairperson Coad called for a motion to keep the public hearing open. Motion made by Commissioner Cohen, seconded by Chairperson Coad. 6/0/1 (Stribling Absent)

Commissioner Cohen asked the applicant and claimant if they would consent to continue the meeting to a later date.

The applicant and claimant stated they would be open to a continuance until the next regularly scheduled VAC meeting.

Motion made by Commissioner Cohen to close the public meeting, seconded by Chairperson Coad. 6/0/1 (Stribling Absent)

The Commissioners gave their findings as shown below:

Kathy de Paolo 504 Pacific Ave		Coad	Bishop	Cohen	Moldenhauer	Stribling	Zajac	Najjar
Date Visited	Claimant	8/13	8/17	8/17	8/9 & 8/15		8/09	8/09
	Applicant	8/12	8/16	8/17	8/9		8/09	8/09 & 8/13
Primary Viewing Area		Bedroom	Bedroom	Bedroom	Roof Deck		2 nd Floor Deck	Roof Deck
#1. Communication Taken Place		Y	Y	Y	Y		Y	Y
#2. No Public View Impairment		Y	Y	Y	Y		Y	Y
#3. Designed to Minimize View Impairment		N	N	N	N		N	Y
#4. No Cumulative View Impairment		Y	Y	Y	N		Y	Y
#5. Neighborhood Compatibility		Y	Y	Y	N		Y	N

Chairperson Coad called for a motion. Commissioner Cohen made a motion to reopen the meeting to ask the Applicant if they would consider a continuance. Motion seconded by Chairperson Coad, passed 6/0/1 (Absent – Stribling). The applicant and claimant agreed to consent to an extension of the meeting longer than 30 days.

Commissioner Cohen made a motion to close the public meeting, seconded by Commissioner Zajac. 6/0/1 (Stribling Absent)

Commissioner Cohen made a motion to reopen the public meeting and continue the meeting to a date no later than November 16, 2021. Motion seconded by Chairperson Coad, passed 6/0/1 (Absent – Stribling).

6. VAC MEMBER COMMENTS / DISCUSSION

Commissioner Najjar asked about the next regularly scheduled VAC meeting.

7. STAFF COMMENTS / DISCUSSION

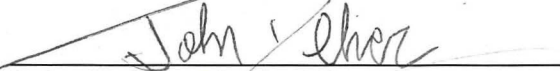
There were no comments from Staff.

8. ADJOURNMENT


The motion made by Commissioner Zajac to close the meeting, seconded by Commissioner Najjar, passed 6/0/1 (Absent - Stribling).

Chairperson Coad declared the meeting adjourned at 8:25 PM.

Minutes as approved by V.A.C. on 10/19/22.
Respectfully submitted,



John Delmer, Junior Planner



Joseph Lim, Community Development Director



CITY OF SOLANA BEACH

www.cityofsolanabeach.org

635 SOUTH HIGHWAY 101 • SOLANA BEACH, CA 92075 • (858) 720-2400 • Fax (858) 720-2455

CITY OF SOLANA BEACH

View Assessment Commission Notice of Recommendation **Tuesday, January 18, 2022 - 6:00 P.M. Regular Mtg.**

PROJECT CASE NO: DRP20-014/SDP20-020 Boyd Residence

PROJECT LOCATION: 506 Pacific Ave., Solana Beach

APPLICANT NAME: Jim and Kathleen Boyd

APPLCIANT CONTACT: Eric Buchanan

PRESENT VAC MEMBERS: Paul Bishop, Pat Coad, Matthew Cohen, Robert Moldenhauer, Linda Najjar, and Robert Zajac,

STAFF MEMBERS: Joseph Lim, Community Development Director, Katie Benson, Senior Planner, Elizabeth Mitchell, Assistant City Attorney, John Delmer, Junior Planner

ABSENT: Frank Stribling

ASSESSMENT FILED BY:

Name: Kathy de Paolo
Address: 504 Pacific Ave., Solana Beach

PROJECT DESCRIPTION:

The Applicants are requesting the approval of a Development Review Permit (DRP) and Structure Development Permit (SDP) to demolish a single-family residence, construct a replacement two-story, single-family residence built above a basement with an attached two-car garage, and perform associated site improvements. The 6,120, square foot lot is located within the Medium Residential (MR) Zone and Scaled Residential Overlay Zone (SROZ). The following is a breakdown of the proposed floor area:

Proposed First Floor	1,388 SF
Proposed Second Floor	1,479 SF
Proposed First Floor Garage	448 SF
Proposed Basement	1,274 SF
<hr/>	
Subtotal	4,589 SF
Required Parking Exemption	- 400 SF
Basement Exemption	- 1,274 SF
<hr/>	
Total Floor Area Proposed	2,915 SF
Maximum Allowable Floor Area (SROZ)	3,021 SF

The maximum building height is proposed at 24.87 feet above the proposed grade with the highest poles at 97.95 feet above mean sea level (MSL). A SDP is required for new construction in excess of 16 feet in height.

VAC RECOMMENDATION:

The project was originally heard at the August 17, 2021 meeting which was conducted via teleconference in accordance with Government Code sections 54953(e) and 54954.3 and other applicable law. After the Commissioners presented their findings and they discussed their choices, Commissioner Cohen made a motion to reopen the meeting to ask the Applicant if they would consider a continuance, seconded by Chairperson Coad, passed 6/0/1 (Absent – Stribling). The applicant and claimant consented to continue the meeting. Commissioner Cohen made a motion to reopen the public meeting and continue the meeting to a later date, seconded by Chairperson Coad, passed 6/0/1 (Absent – Stribling).

The project was continued to the January 18, 2022 meeting which was conducted via teleconference in accordance with Government Code sections 54953(e) and 54954.3 and other applicable law. During the meeting, Mr. Buchanan did not consent to a continuance and requested that the VAC make a recommendation instead of continuing the project to a later date.

After additional discussion between the Commissioners, Chairperson Cohen made a motion to recommend denial of the project, seconded by Commissioner Coad. Motion passed 5/1/1 Ayes: Cohen, Bishop, Coad, Moldenhauer, Najjar. Noes: Zajac. Absent: Stribling

FINDINGS:

1. The Applicants for the Structure Development Permit have made a reasonable attempt to resolve the view impairment issues with the Claimants requesting view assessment. Written evidence of a good faith voluntary effort to meet and discuss view issues, or of a good faith voluntary offer to submit the matter to mediation, is hereby deemed to be a reasonable attempt to resolve view impairment issues.

Yes - Written accounts and oral testimony at the public meeting showed that there had been communication between the Applicants and the Claimant.

2. The proposed structure does not significantly impair any view from public property (parks, major thoroughfares, bikeways, walkways, equestrian trails), which has been identified in the City's General Plan or City designated viewing areas.

Yes - The subject property is not located within designated public viewing areas; therefore, the proposed structure does not significantly impair views from public property.

3. The proposed structure is not designed and situated in such a manner as to minimize impairment of views.

No - The majority of the VAC members found that the proposed residence was not designed or situated to minimize impairment of views. The VAC members found that more could be done to minimize the impairment of views from the de Paolo Residence.

4. There is significant cumulative view impairment caused by granting the application as proposed.

Yes - The majority of the VAC members found that there would not be significant cumulative view impairment caused by granting the application if adjacent lots were allowed to construct a development of a similar size and height.

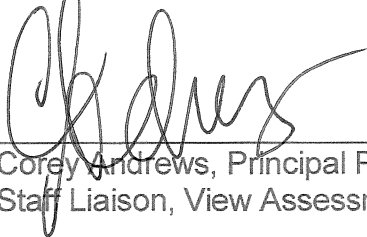
5. The proposed structure in general is not compatible with the immediate neighborhood character.

Yes - The majority of the VAC members found that the proposed development is compatible with the immediate neighborhood character. The development would be compatible with the existing neighboring structures in terms of design, bulk, scale, height and size.

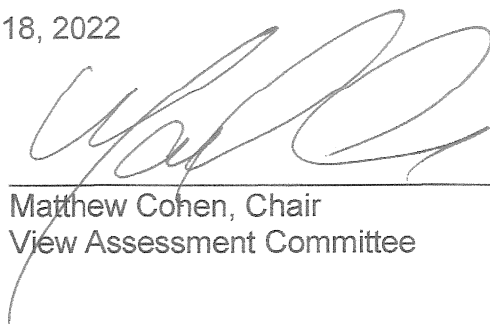
VAC Vote:

Chairperson Cohen made a motion to recommend denial of the project, seconded by Commissioner Coad. Motion passed 5/1/1 Ayes: Cohen, Bishop, Coad, Moldenhauer, Najjar. Noes: Zajac. Absent: Stribling

Issue Date of VAC Recommendation: January 18, 2022



Corey Andrews, Principal Planner
Staff Liaison, View Assessment Committee



Matthew Cohen, Chair
View Assessment Committee

Attachment 6

Applicants' Request for Approval

This document was not available at the time of publishing and will be circulated as a Blue Folder once received.

Kathleen de Paolo
504 Pacific Ave
Solana Beach, CA 92075

May 4, 2022

City of Solana Beach
Att: Katie Benson
635 S. Hwy 101
Solana Beach, CA 92075

DRP20-014/SDP20-010 Boyd Residence – 506 Pacific Avenue, Solana Beach

Dear Katie:

This correspondence is provided as input to City Council with regard to the above referenced application. I have concerns that the project as designed **does not meet** the following required DRP/SDP findings:

VAC Finding 3: SBMC Chapter 17 60.040 Subsection F, Finding 3

*The structure is designed and situated in such a manner as to **minimize impairment of views**.*

DRP Finding 2: SBMC Chapter 17 68.040 Subsection F, Criteria 1 and 2

1. *Relationship with Adjacent Land Uses. The development shall be designed in a manner compatible with and complementary to existing development in the immediate vicinity of the project site and the surrounding neighborhood. The development as proposed shall also be **compatible in scale, apparent bulk, and massing with such existing development in the surrounding neighborhood**. Site planning on or near the perimeter of the development shall give consideration to the protection of surrounding areas from potential adverse effects.*
2. *Building and Structure Placement. Buildings and structures shall be **sited and designed to minimize adverse impacts on the surrounding properties and designed in a manner which visually and functionally enhance their intended use** and complement existing site topography. Multi-family residential buildings shall be sited to avoid crowding and to allow for a functional use of the space between buildings.*

Please see attached for additional detail.

Sincerely,

Kathleen de Paolo

ATTACHMENT 7

Background and Attempts to Resolve

We live at 504 Pacific Ave, in the home immediately to the south of the proposed project. This has been our home since Aug 1999. Our main living area is on the north side of the first floor, directly adjacent to the project. My master bedroom window (located on the second floor) faces the project and is my primary viewing area.

When the story poles went up in May 2021, I reached out to the project architects Mark and Eric. This was the first communication to or from the applicant regarding the project, attached for reference.

Since then, we have attempted to find a mutual agreement that allows the Boyds to build a new home that meets all of their needs, while allowing my family to not lose valuable views, privacy, and daylight from our home. We met over Zoom and on property, and shared emails, photos, and documents back and forth. Jim and I also met several times in the neighborhood to discuss the matter.

The applicant has already made a number of adjustments to the design, for which I have been appreciative. The initial design maximized the applicant's utility within the building envelope, without contemplating the impacts on my property. It is no small feat to address this after the fact, and the architects have done an admirable job finding ways to make improvements within those constraints.

The question before the Council, however, is whether the SDP and DRP findings can be made for the current design as it stands today. Unfortunately, the current design still poses significant issues, which are outlined in this letter.

VAC Finding 3

SBMC Chapter 17 60.040 Subsection F, Finding 3:

*The structure is designed and situated in such a manner as to **minimize impairment of views.***

Summary: The current design blocks most of my primary view. Modifications since the January 18 View Assessment Commission, in which 4 of the 6 commissioners could not make Finding 3, have only restored an incremental ~5% of the view.

Primary Viewing Area

- *The city of Solana Beach recognizes the hillsides, canyons, and natural geographic features as a limited natural resource (SBMC 17.63.010)*
- *The View Assessment Committee is asked to look at the totality of the view, not just size and quality, but how it is utilized from within the home, and its importance to the resident. (Toolkit p. 12)*

Using these guidelines, I determined that the northeast view from my master bedroom is my primary viewing area.



This is not an ocean view; in fact, there are no ocean views from inside our home. This nature view is very important to me, however, due to its unique capture of the diverse features of our city, and its location in the home. It offers a serene, private view of rooftops and vegetation, extending to edge of the San Elijo Lagoon and the hills east of I-5.

This is an area of the home that is utilized daily, throughout the day, especially since my work has transitioned to full remote and I am home all of the time. The master suite is important to

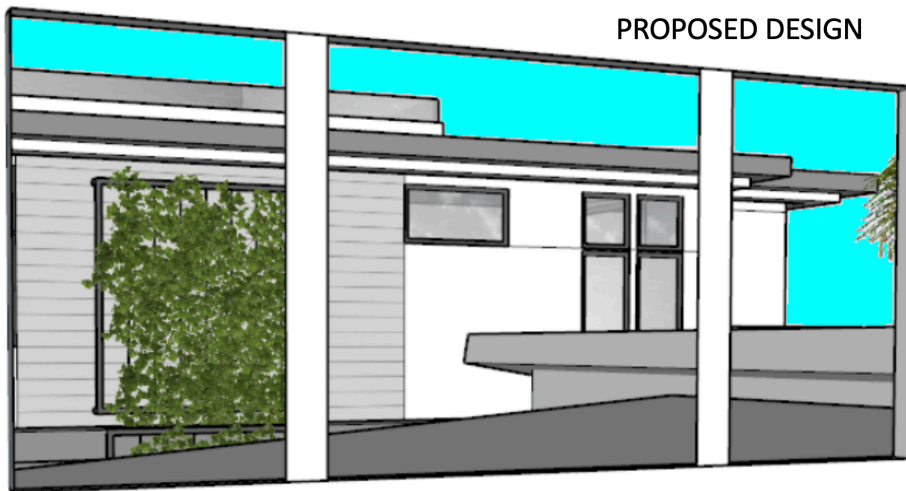
any home, but in particular I consider the space a sanctuary and refuge, and my bed faces this north window.

We also have outdoor views from our master balcony and roof deck. In contrast with the master bedroom, these views are used far less often. When we want to be outdoors and see the ocean, there is a better, completely unobstructed view to be had by walking across the street to the beach.

In the 2nd VAC meeting on January 18, 2022, 4 of 6 commissioners determined the view from the master bedroom window to be my primary viewing area. One commissioner picked the master balcony, and one picked the roof deck.

View Blockage

The current proposal blocks most of my primary view. Below is a rendering of the current proposal provided by the applicant's architects.



Per the VAC Toolkit, the Ordinance does not create a right to an unobstructed view. The toolkit p. 11 states: *On new construction, the second story bulk should be placed to minimize the impact to existing views.* The Toolkit illustrates a view corridor created by limiting the 2nd story to 50% of buildable lot width, excluding setbacks.

The VAC commissioners felt more needs to be done to alleviate 2nd story massing and improve my master bedroom view. Several mentioned the 50% buildable area guideline.

As the commission noted, there is also adverse impact to view due to the roof deck located on top of the 2nd story. This 3rd level of the structure creates additional massing and height that reduce the view.

Restoring a 50% view corridor to my master bedroom and alleviating the height of the overall structure would, as illustrated below, make a significant difference to the quality of light and view in this room.



With such a solution, I will still lose significant daylight and view, including much of the view to the San Elijo Lagoon. A partial hillside view could be restored, however, with the planned removal of the tree in the back yard, and the daylight situation would be improved.

Compared to the current proposal, this would more equitably represent *“the best balance between the owner’s desire to protect his/her property in accordance with applicable regulations, and the neighbor’s desire to protect his/her view”*, as contemplated in the VAC Toolkit.

DRP Finding 2 Criterion 2

Buildings and structures shall be sited and designed to minimize adverse impacts on the surrounding properties

Summary: The current design does not minimize adverse impacts to surrounding properties, due to the size and placement of its 2nd story mass which impacts daylight as well as view. It also introduces adverse impacts to the utility of areas of our home due to privacy issues.

Daylight

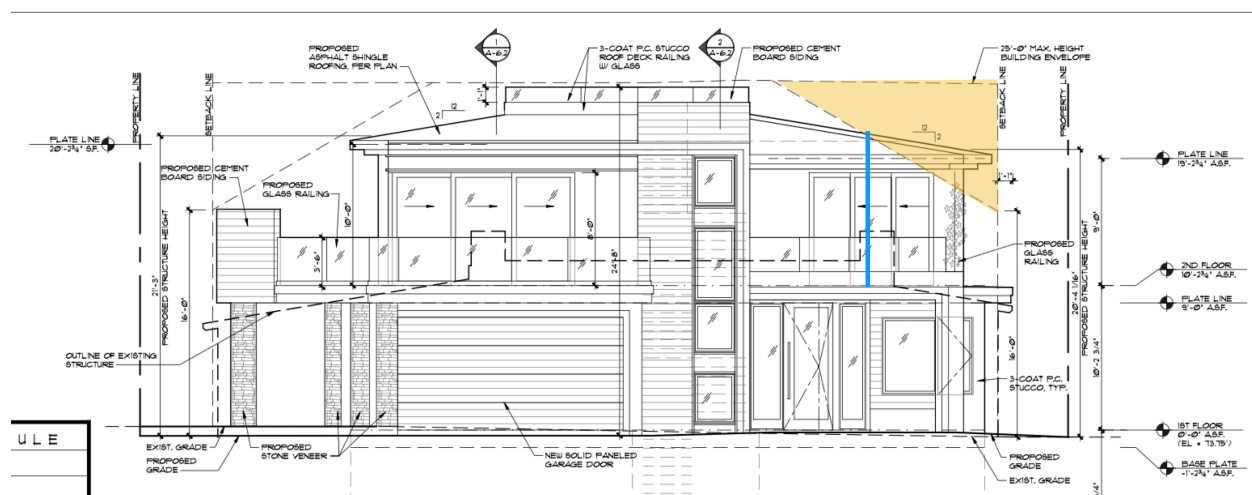
The proposed design does not follow SBMC guidelines regarding daylight planes, and will have adverse impact to light in our home.

SBMC Chapter 17.20 (H) specifies Daylight Plane Height: *Within the (ER-1), (ER-2), (LR), (LMR), (MR), (MHR) and (HR) zones all new structures and structural additions shall be encouraged, but not required, to be designed to use a daylight plane beginning at a vertical height of 16 feet above any two designated setback lines and sloping toward the interior of the lot at a 30 degree angle (from horizontal) until the 25-foot height limit is reached.*

In addition, the VAC toolkit p. 3 suggests that *daylight planes can be used to reduce bulk and allow light and air to pass through to neighboring properties.*

These guidelines are designed to alleviate the types of adverse effects introduced by the structure as currently designed.

The image below shows the street facing view of project provided in the architectural drawings. The most important areas of my home lie immediately to the right of this view. The portion of the 2nd floor to the right of the blue line encroaches into the daylight plane.



Multiple architects I spoke with warned this will adversely affect light into my main living areas.

The proximity of the 2nd story mass will block light through the dining room bay window, which provides natural light to the center of our main living area. It will also block light into the kitchen meal prep and eating areas through the kitchen skylight and the kitchen transom windows. This is illustrated in the photos below.



x



x

Following the daylight plane guidelines provided by the city for this purpose would provide significant improvements in the dining area, as seen from the photos below, taken sitting at the dining table. The following visualizations based on story pole placement approximate the living space light with the current proposal (left), versus the project when modified to comply with daylight planes (right).



x



Daylight planes will also restore light to the kitchen through the skylight and transom windows, as seen in the photos below (current proposal on left versus with daylight planes on right).



Other Adverse Impacts

In addition to adverse impacts on view and daylight, both the SBMC and VAC Toolkit recognize the importance of privacy.

- *“Privacy” means reasonable protection from intrusive visual observation and/or noise.* (SBMC 17.63.020)
- *Privacy and views are sometimes in conflict. Views are very important, but so is privacy.* (VAC Toolkit p13)

Master Balcony

The planned master balcony looks directly into the master bedroom, the kitchen, and the dining area, as illustrated in the photos below.

We had previously agreed to a full height frosted glass panel on the south side of the balcony, which would solve this problem. The current drawings replace the glass panel with planting. Unfortunately, plants can die and subsequent homeowners or renters may not maintain them. Given the seriousness of the privacy issue, a durable, permanent solution as provided by the frosted glass is needed.





Roof deck

The roof deck looks directly down through my master bedroom window, as shown below. Virtually every part of my bedroom is visible from the roof deck, notably including the bed which faces the window.

This roof deck is a bit unusual in that it is accessed directly from the main living area. It is big enough to accommodate large social gatherings and parties. This six-bedroom proposed design, which includes 2 master suites, would be a very attractive rental for large groups. As such, noise is a concern as well as visual privacy.

The roof deck presents adverse impact not only to daylight and view, but to the intended use of my master bedroom. The below visualization uses the story poles to demonstrate the problem.



DRP Finding 2 Criterion 1:

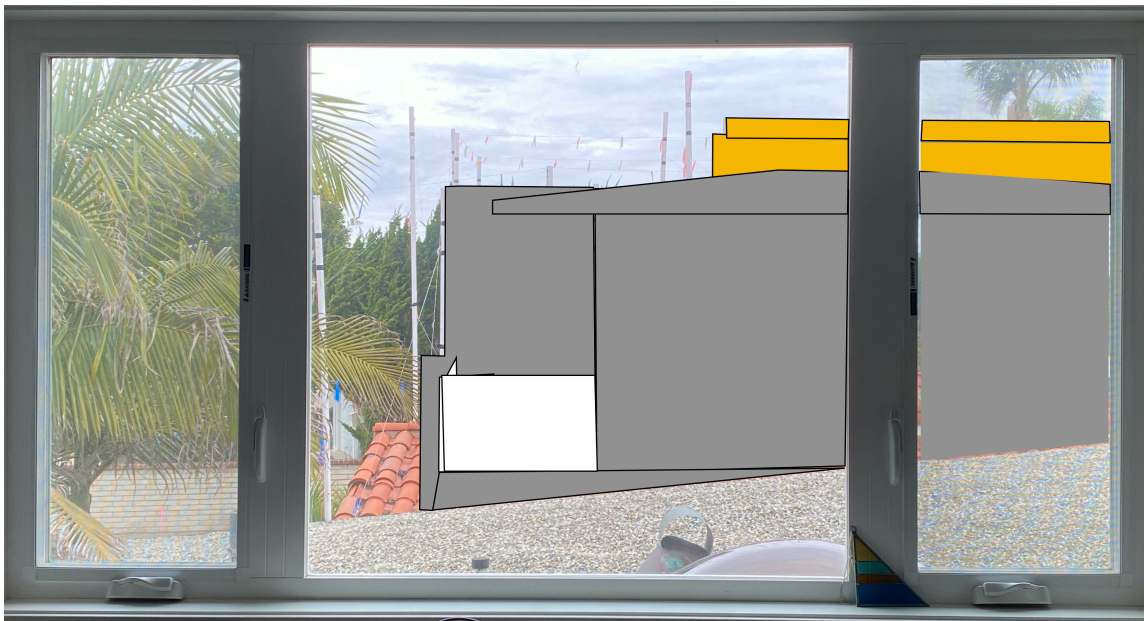
The development as proposed shall be compatible in scale, apparent bulk, and massing with such existing development in the surrounding neighborhood.

Summary: The project is not compatible with the surrounding neighborhood due to massing of the 2nd story and the 3rd level roof deck.

The 2nd story massing of the project exceeds the norm for the neighborhood. In the January VAC meeting, the claimant provided photos of 4 large two-story homes in the immediate vicinity. However, even in these specific examples, 3 of the 4 homes have a 2nd story that is significantly smaller than the 1st story, alleviating mass at the top level. The proposed development uses almost the entire buildable area of the 2nd story.



In addition, the project presents massing and apparent bulk at greater height due to the roof deck. The top of the roof deck railing is at the maximum allowable height of 25 feet. Eliminating this element would alleviate bulk, improving daylight and view.



In the VAC meeting on 8/17/21, Commissioner Moldenhauer reported that he walked the immediate neighborhood, including the 400 and 500 blocks of Pacific Ave, all of Circle Dr, the 500 block of Acacia Street, and the 200 blocks of Solana Vista and Ocean St. In total he viewed 83 residences and found 60% to be single story, and 40% two story. Only 3 out of the 83 residences had 3rd level roof decks.

Commissioners Moldenhauer and Najjar both felt that a roof deck on top of a 2nd story is not compatible with the neighborhood. Additionally, Commissioners Coad, Bishop and Cohen pointed out the roof deck leads to other issues with view.

Conclusion

Before this project is approved, I believe the issues identified above must be addressed. As currently proposed, the project's 2nd story bulk, height, daylight planes, as well as privacy issues, do not meet the requirements of Solana Beach Municipal Code, as VAC finding 3 and DRP finding 2 cannot be made.

Attachment



Kathy de Paolo <kdep99@gmail.com>

506 Pacific Ave

1 message

Kathy de Paolo <kdep99@gmail.com>
To: eric@oasis-ad.com

Fri, May 28, 2021 at 7:52 PM

Hi Eric,

I hope you are doing well. I was referred to you by the City of Solana Beach notice as the architect/representative for the project at 506 Pacific Ave in Solana Beach.

I am the property owner at 504 Pacific, immediately south of the subject property. I am reaching out because I have a few concerns with the current plans, which I look forward to working with you to address.

Daylight

Because the second story on the south side of the proposed home extends from the front to rear setback and is 5' from the property line, it will impact light into my dining and kitchen area, which has a large first floor window adjacent to the property line and skylight that faces the proposed project.

Privacy

The proposed window configuration on the south side of the second story impacts privacy through the same dining room window and kitchen skylight, as well as offering views into my main living area through north facing transom windows.

Additionally, the proposed second floor windows on the south side face directly into my master bedroom window. The proposed second floor deck on the south side and roof deck also create privacy concerns with my master bedroom.

View

I currently have a private vegetation and rooftops view from the above-mentioned master bedroom window, that extends to the hills on the other side of I-5. This view is blocked by the structure as proposed.

I would love to get your thoughts as to how these concerns can be mitigated.

I can best be reached at this email. I am also happy to set up time to talk on the phone or over a Zoom call. Please let me know what works best for you.

Kind regards,
Kathy de Paolo



Jim Boyd <jimboydds@gmail.com>

Requested letter for SB City Council

1 message

Cindy Metcalfe <csmetcalfe@icloud.com>

Mon, Apr 25, 2022 at 3:59 PM

To: JimBoydDDS@gmail.com, Katie Benson <kbenson@cosb.org>

Dear members of the City Council,

We own and live at 508 Pacific Ave in Solana Beach and are neighbors to the north of the new home proposed by Jim and Kathleen Boyd at 506 Pacific Ave, Solana Beach. With the understanding that the Boyd's proposal for a new home will be considered by the City Council at the next May meeting, we have reviewed the story poles as of April 20,2022 and are willing to waive any requirement that the poles have been available for viewing for 30 days.

Regards,

Richard and Cindy Metcalfe

ATTACHMENT 8

Text message sent from neighbors Pete and Shari Mitchell (from Istanbul, Turkey, where they were vacationing).



Pete



Letter to council.

April 21, 2022

Dear Members of the City Council:

We are residents of Solana Beach, who live at 505 Pacific Ave and are

neighbors to the west of the new home proposed by Jim and Kathleen Boyd at 506 Pacific Ave, Solana Beach.

With the understanding that the Boyd's proposal for a new home will be considered by the City Council at the next May meeting, we have viewed the story poles as of April 20,

2022 and are willing to waive any requirement that the poles have been available for viewing for 30 days.

Thank you for considering our input.

Regards, Pete and Shari Mitchell. 505 Pacific Av.
Solana Beach.

Subject

Reply





STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: May 11, 2022
ORIGINATING DEPT: Community Development Department
SUBJECT: **Public Hearing: Request for a Conditional Use Permit (CUP) and Development Review Permit (DRP) Time Extension to Increase the Height of an Existing Seawall and Mid- and Upper-Coastal Bluff Repair at 325 and 327 Pacific Avenue, Solana Beach. Case No: CUP/DRP 17-18-28; Applicants: Laughlin and Greenberg, Resolution 2022-048**

BACKGROUND:

The Applicants, Peter Laughlin and Renita Greenberg, are requesting approval of an 18-month Time Extension for a Conditional Use Permit (CUP) and Development Review Permit (DRP) for an emergency permit to increase the height of an existing seawall, reconstruct the mid- and upper- coastal bluff and landscape the reconstructed bluff with non-invasive, drought tolerant, salt tolerant native plant species on the coastal bluff below 325 and 327 Pacific Avenue.

A CUP is required for a coastal bluff retention device. A DRP is required for projects with an aggregate grading quantity in excess of 100 cubic yards.

The issue before the Council is whether to adopt Resolution 2022-048 (Attachment 1) approving the Applicants' request to formally extend the project approvals as provided under the Solana Beach Municipal Code (SBMC) 17.72.110 for 18 months.

DISCUSSION:

In May of 2019, the City Council adopted Resolution 2019-074 (Attachment 2) approving a CUP and DRP to increase the height of the existing seawall from 15 feet (at the lowest point) to 35 feet. Erodible concrete would backfill the proposed wall extension and be placed at the top of the wall to an elevation of 40 feet above MSL in order to encapsulate

COUNCIL ACTION:

the clean sand lens. The wall would tie into the existing 35 foot high walls to the north and south and would be hand sculpted and colored to resemble the natural bluff. The mid- and upper-bluff repair would consist of importing 715 cubic yards of soil that would be stabilized with the use of geogrid, soil nails, and grade beams. The reconstructed bluff would then be landscaped with native, non-invasive, drought tolerant and salt tolerant plants that would be watered with temporary irrigation. Plans are provided in Attachment 3.

A condition of project approval required the Applicants to receive California Coastal Commission (CCC) approval prior to grading permit issuance. The Applicants submitted their application to the CCC on August 7, 2019. The CCC approved the project at the December 2021 Commission meeting and they received the Notice of Intent to Issue a Coastal Development Permit (CDP) in March of 2022. The discretionary approval under Resolution 2019-074 had an expiration date of May 22, 2021 (Attachment 2). However, in June 2020, the City Council adopted Resolution 2020-087 authorizing The City Manager to allow for a temporary time extension for projects that have not received a building/grading permit for one year. The permit approval was extended to May 22, 2022. The Applicants' representative reached out by email to the City more than 60 days prior to the expiration date. They didn't anticipate that they would be able to complete all of the special conditions of the CDP and get their grading permit issued prior to the expiration date. Staff acknowledged this communication as initiating the extension process on May 14, 2022 and the Applicants submitted a formal application by appointment in accordance with SBMC Section 17.72.110 on March 25, 2022.

SBMC Section 17.72.110(B)(1) indicates that:

One or more (but not more than a total of four) extensions may be granted not exceeding a cumulative total of 24 months after the date the original approval of the project expires. The duration of an extension shall be in an increment of 30 days. The minimum duration of an extension shall be six months. The maximum duration of an extension shall not be more than 12 months. The duration of an extension shall be determined at the discretion of the issuing authority.

The Applicants are requesting to extend the expiration by 18 months to October 22, 2023 due to unique circumstances around the permit. The Applicants indicate that it would take between 4 to 6 months to complete the special conditions of the CDP. Then work could begin anywhere between late 2022 and early 2023 but could be delayed until fall of 2023. Timing would be dependent on the contractor's schedule and tidal conditions. Construction is estimated to take around 6 months. It should be noted that construction on the beach is prohibited between Memorial Day (May 30th this year) and Labor Day (September 5th this year). The project extension application completed by the Applicants' representative, which provides the request for a DRP extension as well as the Applicants' proposed timeline is included in Attachment 4. If the Council is unable to extend the permit by 18 months, the Applicants are requesting a 12-month extension.

SBMC Section 17.72.110 establishes that Council action is required to review and act on a request for an extension of a CUP when Council was the original approving body. The Council may extend the approval of a project if they are able to make the seven (7) required findings, which are as follows:

1. *The applicants have presented facts which establish that the applicants have timely and diligently pursued issuance of a building permit during the 24 month period following the issuance of the original approval for the project (or the different period set forth as a condition of approval of the project) or during the then current extension period;*
2. *Circumstances beyond the applicants' control have intervened and prevented the applicants from obtaining the issuance of a building permit for the project prior to expiration of the 24 month period (or the expiration date established as a condition of the approval) or during the then current extension period;*
3. *The application for the extension sets forth a reasonable and substantial factual basis for issuance of the extension;*
4. *There is a substantial factual basis to determine that the applicants will be able to perform the actions necessary to obtain issuance of a building permit prior to expiration of the requested extension;*
5. *The duration of the extension requested by the applicants is not longer than is reasonably necessary to perform the actions necessary to obtain the issuance of a building permit;*
6. *There have not been any significant changes in the general plan, applicable specific plan, if any, zoning, or character of the area within which the project is located that would cause the approved project to become inconsistent, incompatible, or nonconforming therewith; and*
7. *The granting of an extension shall not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.*

If the Council can make the required findings to approve a time extension, the Applicants will complete the CCC Special Conditions and submit grading plans to the City of Solana Beach and complete the conditions required by the Resolution of approval and begin construction when possible.

There have not been any substantial changes to the General Plan, Zoning Ordinance or character of the area that would make the previously approved project incompatible or nonconforming. There is also no indication that the project would be detrimental to the public health, safety or welfare of the properties within the surrounding area. The delay in this matter is the result of the project review by the CCC.

Should the Council approve the extension, the Applicants will be required to comply with the conditions of the project approval from Resolution 2019-074 (Attachment 2) and commence construction no later than October 2023. Should the request for an extension of the project be denied, a new application would then be required for the project.

The draft Resolution of Approval has been prepared by Staff for the consideration of the Council. The draft Resolution is based upon the information provided in this report. The Council may direct Staff to modify Resolution 2022-048 to reflect the findings and conditions it deems appropriate as a part of the public hearing process. In the alternative, if Council determines the request is to be denied, Staff will prepare a Resolution of Denial for an action to be taken at a subsequent Council meeting.

Public Hearing Notice

Notices of a Public Hearing for this project were mailed to property owners and occupants within 300 feet of the project site more than 10 days prior to the Council date. As of the date of preparation of this Staff Report, no phone calls, letters, or emails have been received by Staff in regard to the extension request.

CEQA COMPLIANCE STATEMENT:

Time Extensions are not a project as defined by CEQA. The original project was found exempt pursuant to the 2019 State of California CEQA Guidelines Section 15269(b)(c).

FISCAL IMPACT: N/A

WORK PLAN: N/A

OPTIONS:

- Approve the requested time extension.
- Deny the request for a time extension.
- Provide direction to Staff.


DEPARTMENT RECOMMENDATION:

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. If the Council can make the required findings, adopt Resolution 2022-048, approving the request for an 18 month Time Extension for approvals and entitlements in Case No. 17-18-28 and setting the expiration date on October 22, 2023.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation



Gregory Wade, City Manager

Attachments:

1. Resolution 2022-048
2. Resolution 2019-074
3. Project Plans
4. Extension Request

RESOLUTION 2022-048

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A TIME EXTENSION TO A PREVIOUSLY APPROVED CONDITIONAL USE PERMIT AND DEVELOPMENT REVIEW PERMIT TO INCREASE THE HEIGHT OF AN EXISTING SEAWALL AND RECONSTRUCTION OF THE MID- AND UPPER-COASTAL BLUFF AT 325 AND 327 PACIFIC AVENUE IN SOLANA BEACH

**APPLICANTS: PETER LAUGHLIN AND
RENITA GREENBERG
CASE NO.: TE22-001 TIME Extension**

WHEREAS, Peter Laughlin and Renita Greenberg (hereinafter referred to as “Applicants”) have submitted a request for a time extension of the approved Conditional Use Permit (CUP) and Development Review Permit (DRP) to increase the height of an existing seawall, reconstruct the mid- and upper- coastal bluff and landscape the reconstructed bluff with non-invasive, drought tolerant, salt tolerant native plant species for pursuant to Title 17 (Zoning), of the Solana Beach Municipal Code (SBMC); and

WHEREAS, the City Council adopted Resolution 2019-074 approving the project at the regularly scheduled May 22, 2019 City Council meeting; and

WHEREAS, the Applicants have requested an 18-month extension of the project approval; and

WHEREAS, on May 11, 2022, the City Council held a duly noticed Public Hearing to consider the time extension request and minor modifications; and

WHEREAS, the Public Hearing was conducted pursuant to the provisions of SBMC 17.72.030 of the Solana Beach Zoning Ordinance; and

WHEREAS, at the Public Hearing, the City Council received and considered evidence concerning the request for a Time Extension; and

WHEREAS, the City Council of the City of Solana Beach found that a Time Extension Request is not a project according to the State California Environmental Quality Act (CEQA) Guidelines; however, the City Council found that the original project was found exempt pursuant to the 2019 State of California CEQA Guidelines Sections 15269(b)(c); 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:

1. That the foregoing recitations are true and correct.
1. That the request for an 18 month Time Extension for a Conditional Use Permit (CUP) and Development Review Permit (DRP) for an emergency permit to increase the height of an existing seawall, reconstruct the mid- and upper- coastal bluff and landscape the reconstructed bluff with non-invasive, drought tolerant, salt tolerant native plant species on the coastal bluff below 325 and 327 Pacific Avenue setting the new expiration date for October 22, 2023 is conditionally approved based on the following Findings and on all terms and conditions of Resolution 2019-074, which are in effect along with the Time Extension:

2. FINDINGS:

- A. In accordance with Section 17.72.110 (Lapse of Approval and Extensions) of the City of Solana Beach Municipal Code, the City Council finds the following:
 - I. *The Applicants have presented facts which establish that the Applicants have timely and diligently pursued issuance of a building permit during the 24-month period following the issuance of the original approval for the project;*
 - II. *Circumstances beyond the Applicants' control have intervened and prevented the Applicants from obtaining the issuance of a building permit for the project prior to expiration of the 24-month period following the issuance of the original approval for the project;*
 - III. *The application for the extension sets forth a reasonable and substantial factual basis for issuance of the time extension;*
 - IV. *There is a substantial factual basis to determine that the Applicants will be able to perform the actions necessary to obtain issuance of a building permit prior to expiration of the requested extension;*
 - V. *The duration of the time extension requested by the Applicants is not longer than is reasonably necessary to perform the actions necessary to obtain the issuance of a building permit;*
 - VI. *There have not been any significant changes in the general plan, applicable specific plan, if any, zoning, or character of the area within which the project is located that would cause the approved project to become inconsistent, incompatible, or nonconforming therewith; and*
 - VII. *The granting of an extension shall not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.*

3. CONDITIONS

Prior to use or development of the property in reliance on this permit, the Applicants shall provide for and adhere to the conditions of the original project approval of Resolution 2015-094.

4. 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 1.16 and 1.18 in addition to any applicable revocation proceedings.
5. EXPIRATION: The Conditional Use Permit for the project will expire 18 months from the date of adoption of this resolution, unless the Applicants have obtained building permits and have commenced construction prior to that date, and diligently pursued construction to completion. No additional extensions of the application may be granted by the City Council.
6. 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.

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PASSED AND ADOPTED at a regular meeting of the City Council of the City of Solana Beach, California, held on the 11th day of May, 2022, 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 2019-074

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT AND DEVELOPMENT REVIEW PERMIT FOR EMERGENCY COASTAL BLUFF REPAIRS INCLUDING THE EXTENSION OF A BLUFF RETENTION DEVICE AND MID-AND UPPER-BLUFF RESTORATION BELOW 325-327 PACIFIC AVENUE IN SOLANA BEACH.

APPLICANTS: PETER LAUGHLIN AND RENITA GREENBERG

CASE NO.: 17-18-28 CUP/DRP

WHEREAS, the Applicants Peter Laughlin and Renita Greenberg (hereinafter referred to as "Applicants") have submitted an application for a Conditional Use Permit (CUP) and Development Review Permit (DRP) pursuant to Title 17 (Zoning) of the Solana Beach Municipal Code (SBMC); and

WHEREAS, the City Council adopted the Amended Local Coastal Program (LCP) Land Use Plan (LUP) in June 2014 with policies allowing for the construction of shoreline protective devices in the City as allowed by California Coastal Act Section 30235; and

WHEREAS, an Updated Preliminary Geotechnical Evaluation by Soil Engineering Construction, Inc., Project Plans and Structural Calculations and supplemental technical materials has been reviewed and confirmed by Geopacifica Geotechnical Consultants (Geopacifica), the City's third party independent geotechnical consultant, in a letter dated December 6, 2018 indicating the proposed project is required and has been designed consistent with all City requirements; and

WHEREAS, the existing static factors of safety onsite below 325 and 327 Pacific Avenue are currently 1.10 and 1.12 respectively; and

WHEREAS, a factor of safety equal to or less than 1.2 represents a slope that is in imminent failure and the bluff top principal structures are threatened by potential bluff collapse and/or failure; and

WHEREAS, at the duly noticed public hearing held on May 22, 2019, the City Council received and considered evidence concerning the proposed application as received; and

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

WHEREAS, the City Council of the City of Solana Beach found the proposed project exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines § 15269 as a documented geologic emergency exists onsite; and

WHEREAS, the proposed project will be designed to be located as far landward as possible, contoured, color matched and sculpted to match the surrounding bluff and will be maintained over the life of the structure consistent with the engineering design requirements depicted in Solana Beach Certified LCP LUP Appendix B, Figure 3; and

WHEREAS, this decision is based upon the evidence contained in the subject application, testimony of Geopacifica, 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:

1. That the foregoing recitations are true and correct.
2. That the project is categorically exempt from the requirements of CEQA pursuant to 2019 State California CEQA Guidelines 15269.
3. That the request for a Conditional Use Permit and Development Review Permit for emergency repairs to the coastal bluff will consist of the extension of the existing 15-31 foot high seawall to 35 feet, backfilling the top of the wall up to 40 feet with erodible concrete to encapsulate the clean sand lens, the import of 715 cubic yards of to reconstruct the mid-and upper-bluff with geogrid, soil nails and grade beams and to landscape the reconstructed coastal bluff below 325 and 327 Pacific Avenue is conditionally approved based upon the following Findings and subject to the following Conditions:

4. FINDINGS

- A. Compliance with Solana Beach Certified LCP LUP Policy Requirements: A consistency finding with the City's Local Coastal Program (LCP) Land Use Plan (LUP) is required for the proposed project. The City's LUP policies were certified to be consistent with Coastal Act Section 30235 which states: Revetments, breakwaters, groins, harbor channels, seawalls, cliff retaining walls, and other such construction that alters natural shoreline processes shall be permitted when required to serve coastal-dependent uses or to protect existing structures or public beaches in danger from erosion, and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply.

Applicable City policies from the City's Certified LUP (as amended) are listed below. The project complies or has been conditioned to comply with all applicable and relevant City LUP policies including:

- Certified LUP Policy 4.26 (irrigation controls for bluff properties);
- Certified LUP Policy 4.27 (use of drought resistant landscaping);
- Certified LUP Policy 4.28 (stormwater runoff);

Certified LUP Policy 4.32 (use of preferred engineering designs);
Certified LUP Policy 4.38 (aesthetics);
Certified LUP Policy 4.39 (payment of mitigation fees);
Certified LUP Policy 4.45 (bluff retention device design);
Certified LUP Policy 4.49 (findings);
Certified LUP Policy 4.50 (impact mitigation fees);
Certified LUP Policy 4.54 (shoreline protection device maintenance);
Certified LUP Policy 4.55 (coordination among neighbors); and
Certified LUP Policy 4.58 (development on the bluff).

B. Compliance with Solana Beach Municipal Code (SBMC) Findings 17.68.010 for a Conditional Use Permit:

- I. *That the proposed use is in accord with the general plan, the general intent of this title, and the purposes of the zone in which the site is located.*

The proposed project is consistent with the required finding, whereby shoreline protective devices are a structure/use allowed in the City to protect bluff top principal structures in danger of erosion.

- II. *That the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.*

The proposed project is consistent with the required finding, whereby the proposed project is needed to address an emergency condition whereby bluff failure has been confirmed to be imminent by Geopacifica (City's third party geotechnical engineer).

- III. *That the proposed use complies with each of the applicable provisions of the zoning ordinance, unless a variance is granted pursuant to SBMC 17.68.020.*

The proposed project is consistent with the required finding, whereby the proposed project is consistent with the zoning ordinance which allows shoreline protection.

C. Compliance with Solana Beach Municipal Code Findings 17.68.040 for a Development Review Permit:

- I. *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.*

The proposed project is consistent with the required finding, whereby shoreline protective devices are a structure/use allowed in the City to protect bluff top principal structures in danger of erosion.

II. The proposed development complies with the development review criteria.

- a. Relationship with Adjacent Land Uses.*
- b. Building and Structure Placement.*
- c. Landscaping.*
- d. Roads, Pedestrian Walkways, Parking, and Storage Areas.*
- e. Grading.*
- f. Lighting.*
- g. Usable Open Space.*

The proposed grading, landscaping, lighting and drainage have been conditioned to comply with the City's Certified LUP and the SBMC. The remaining development review criteria are not applicable.

III. 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.

The Applicants have submitted for the CUP concurrently with the DRP.

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 project has been conditioned to require the Applicants to obtain a Coastal Development Permit for the project prior to the issuance of a grading and construction permit.

5. 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. Building Permit plans must be in substantial conformance with the plans presented to the City Council on May 22, 2019 and located in the project file with a submittal date of March 13, 2019.
- II. The Applicants will pay a Public Recreation Impact Mitigation (PRIM) fee in the amount of \$99,900 prior to the issuance of a grading or construction permit.

- III. The Applicants will pay a Sand Mitigation Fee in the amount of \$23,977.45 prior to the issuance of a grading or construction permit. A credit for the Sand Mitigation Fee that was paid for the lower wall through the year 2023, shall be based upon when the new construction permit is issued. If the California Coastal Commission (CCC) determines that a different amount is required for the Sand Mitigation Fee, the Applicant shall pay the fee adopted by the CCC.
- IV. 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 a grading or building permit.
- V. The repairs will be constructed and maintained to incorporate an earth-like appearance which will resemble, as closely as possible, the color and texture of the surrounding bluffs.
- VI. The Applicants shall remove or cap any permanent irrigation system within 100 feet of the bluff edge in connection with issuance of discretionary permits for new development, redevelopment, or shoreline protection, or bluff erosion, unless the bluff property owner demonstrates to the satisfaction of the Public Works Director, or the CCC if the project is appealed, that such irrigation has no material impact on bluff erosion (e.g., watering hanging plants over hardscape which drains to the street).
- VII. All storm water drain systems that currently drain or previously drained towards the west over the bluff shall be capped. These systems should be redesigned to drain directly, or through a sump system, and then pumped to the street in compliance with the current Regional Water Quality Control Board (RWQCB) Standard Urban Storm water Mitigation Plan (SUSMP) requirements.
- VIII. Any bluff retention device shall be reasonably maintained and repaired by the bluff property owner on an "as needed" basis, at the bluff property owner's expense, in accordance with the implementing ordinances and any permit issued by the City. Any authorized assessing entity in which the project lies shall ensure such payments are reimbursed to the City if the bluff property owner fails to perform such work and the City elects to do so, subject to mandatory reimbursement. However, in all cases, after inspection, it is apparent that repair and maintenance is necessary, including maintenance of the color of the structures to ensure a continued match with the surrounding native bluffs, the bluff property owner or assessing entity shall contact the City or CCC office to determine whether permits are necessary, and, if necessary, shall subsequently apply for a coastal development permit for the

required maintenance.

- IX. No stockpiling of dirt or construction materials shall occur on the beach.
 - X. All grading shall be properly covered and sandbags and/or ditches shall be used to prevent runoff and siltation.
 - XI. Measures to control erosion shall be implemented at the end of each day's work.
 - XII. No machinery shall be allowed in the intertidal zone at any time to the extent feasible.
 - XIII. All construction debris shall be properly collected and removed from the beach. Shotcrete/concrete shall be contained through the use of tarps or similar barriers that completely enclose the application area and that prevent shotcrete/concrete contact with beach sands and/or coastal waters.
 - XIV. Temporary irrigation shall be periodically inspected every six months following planting to ensure planting success and to verify that irrigation is still required. At six month intervals, a report prepared by a licensed landscape architect detailing the status of the vegetation, an assessment on the condition of the temporary irrigation system, and provides supporting information on whether the temporary irrigation is still needed shall be provided to the City. The City will issue a determination on the status of the temporary irrigation system upon reviewing the report. The City can require the removal of the temporary irrigation system at anytime. The temporary irrigation system may remain active and in place up to a maximum of 24 months at the approval of the City and must be removed once the plants have become established.
 - XV. All required plantings will be maintained in good growing condition throughout the life of the project and, whenever necessary, shall be replaced with new plant materials to ensure continued compliance with the landscape plan.
 - XVI. The temporary irrigation system shall include redundant valve control/shut off valves to prevent any irrigation system leaks/failures.
- B. Engineering Department Conditions: Prior to obtaining any building or grading permits pursuant to this project, the Applicants shall:
- I. Prepare, execute and record a declaration of restrictions on real property approved by the City Attorney whereby the Applicants or the

Applicants' successors in interest to the property will construct and maintain the shoreline protective structure in accordance with conditions of this approval.

- II. The declaration of restrictions shall include an agreement by the Applicants to 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 any claim for damages from any injury to person or property caused by the shoreline defense structure or by its failure.
- III. Said declaration of restrictions shall be acknowledged and recorded in the office of the County Recorder.
- IV. Per Policy 4.49 of the certified LUP, an Encroachment Maintenance and Removal Agreement is required when the proposed Bluff Retention Device (BRD) is located in whole or in part on public land. In order to determine if an Encroachment Removal Agreement is required for this project, submit an engineering plan clearly showing the property lines, existing topography and the location of the proposed BRD.
- V. Obtain required California Coastal Commission Permits prior to the issuance of any structure and grading permits or present evidence that an emergency waiver has been granted.
- VI. Obtain any other permits or emergency waivers, which may be required from State and Federal agencies including the State Lands Commission and the U.S. Army Corps of Engineers.
- VII. The project shall be designed and shall provide appropriate data to confirm the submitted design to the satisfaction of the City Engineer. This shall include, but is not limited to, a geotechnical report.
- VIII. The property owners shall post securities to guarantee proper care and use of the Fletcher Cove ramp. No construction materials to be off-loaded on the ramp, at the end of the ramp or any public property including streets and Fletcher Cove Park. No washing of equipment shall occur unless a containment system is properly utilized.
- IX. For all projects on which equipment is driven on the Fletcher Cove Beach Access Ramp, the access ramp and adjacent parking lot must be swept daily to remove sand that has been tracked onto the ramp and parking lot. At least once a week, the access ramp and parking lot must be swept with a street sweeper that is capable of cleaning the streets and parking lots of paper, glass, dirt, silt, sand, rocks, litter and miscellaneous debris. The street sweeper shall be

equipped with dual gutter brooms and vacuum equipment may be used. If any sand is tracked outside the parking lot, these areas (including city streets) must also be cleaned weekly with a street sweeper.

- X. The property owners shall pay all inspection and plan check fees as required by the City.
- XI. Plans and specifications for the project shall be approved by the City Engineer in addition to approvals from the Director of Planning as may be required, and shall substantially conform to the plans submitted by the Applicants. All bluff stabilization devices shall produce a natural appearing bluff to the satisfaction of the City Engineer and the Community Development Director. Project implementation shall provide a final product mimicking a naturally appearing bluff in terms of colors, textures, forms and angles.
- XII. A grading/drainage plan shall be prepared by a registered civil engineer in accordance with the current Grading Ordinance and be submitted to the City Engineer for approval and permit issuance.
- XIII. The Applicants shall post with the City a performance bond equal to the full amount of the work to be completed to guarantee that once started, the construction will be completed per approved plans.
- XIV. The Applicants or contractor hired by the Applicants shall submit a Certificate of Insurance naming the City of Solana Beach as an additional insured in the amount of \$2,000,000 on a policy of general liability insurance issued by an insurance company licensed to do business in California, and meeting the requirements established by City Council resolution for insurance companies doing business with the City, covering injuries to persons and property during the construction period.
- XV. The Applicants shall obtain a Special Use (Marine Safety) Permit specifying the conditions governing use of vehicles, use of the beach access ramp, and entry upon and use of areas of the public beach for construction equipment and vehicles. Evidence of permit issuance shall be submitted to the City Engineer before issuance of the permit for the project.
- XVI. The Applicants shall have on file evidence from the Captain of Marine Safety and City Engineer, that arrangements have been made to satisfy the following criteria:
 - a. Prior to usage of the Solana Beach Fletcher Cove ramp or parking lot, a cash deposit, bond or other secured agreement to cover the following impact charges shall be deposited:

- i. A five-dollar and thirty-cents (\$5.30) per round trip vehicle charge for all construction related vehicles using the ramp.
 - ii. A two-dollar and seventy cents (\$2.70) per ton fee, or less if approved by the City Council, based on the estimated weight of the vehicle and load for all vehicles in excess of $\frac{3}{4}$ ton capacity, excluding any vehicles solely transporting beach grade replenishment sand.
 - iii. A twenty-seven dollar (\$27) per day charge for the first 30 days escalating to fifty-three dollars (\$53) per day for the 31st and subsequent days charge shall be collected to encourage a timely completion of all projects, unless otherwise modified for good cause by the City Council or City Manager.
 - iv. Any damage caused to the Solana Beach Fletcher Cove ramp and parking lot.
- b. At least one City of Solana Beach Lifeguard shall be contracted, at the Applicants' expense, through the Captain of Marine Safety, to monitor all activities in order to insure full compliance with the conditions of this permit. The lifeguard(s) shall be on duty at all times when any construction activity takes place. Additional lifeguards may be required at the discretion of the Captain of Marine Safety. In addition to the lifeguard staffing cost, the Applicants shall also pay a Marine Safety equipment use fee of four-dollar and sixty-four cents (\$4.64) per hour, based on the number of hours the lifeguards are contracted for the project.
 - c. If construction access is from Fletcher Cove Park, precautions shall be taken to avoid damage to the beach access ramp during construction and repairs. If damage to the ramp occurs, it shall be repaired to a condition equivalent to the condition at the start of construction activity to the satisfaction of the City of Solana Beach City Engineer. All City owned work areas including Fletcher Cove Park and access ramp shall be videotaped prior to the commencement of the project. The videotape shall establish the "as-is" condition. In any areas missed by the videotape, the City Engineer will determine "as-is" condition.

If access is from the State Park at the north end of Solana Beach, precautions shall be taken to avoid damage to the hard layer of fossiliferous sandstone that forms the beach surface at the north end of the coastal bluffs. Such access may necessitate State approval. Proof of such access shall be provided to the City Engineer before construction begins.

- XVII. Beach quality sand from the excavation for the proposed project shall be deposited and spread on the beach in front of this site unless unique and/or inappropriate conditions are encountered. The Applicants should reference this condition to other permitting agencies.
- XVIII. An encroachment permit from the Engineering Department is required if a crane, construction materials, etc. are envisioned to be stationed in the public right of way. The City does not guarantee that an encroachment permit will be approved.
- XIX. Any grout mixture used on the project that may be visible from the beach or surrounding areas shall be of similar color as the surrounding natural bluffs. Color samples shall be submitted and approved by the City prior to placing the grout.
- XX. The structure and any exposed construction shall mimic the natural contours, color and texture to the maximum extent practicable, as determined by the City Engineer and Community Development Director.
- XXI. A carved, colored and textured facade on the face of the structure matching the adjacent bluff areas shall be constructed. The façade shall match the contours, both vertically and horizontally, and the texture of the adjacent natural bluffs to the maximum extent feasible. Coastal bluff colored grouting shall be used and shall be submitted to the City Engineer before approval of the plans. A test prism shall be cast and delivered to a testing lab during construction.
- XXII. A qualified, licensed and insured contractor shall perform all required work as outlined by certified/registered engineering geologist or Registered Civil Engineer on the construction plans. Special and general notes on said plans shall be followed to the satisfaction of the City Engineer or his designee.
- XXIII. Lateral pedestrian and Marine Safety vehicular access through the construction area, shall be provided past the site at all times, subject to high tides and safety issues. A 30-foot wide safety/construction work zone shall be provided during work hours to separate the work zone from the open public beach.
- XXIV. No construction activities may occur on the beach during the busier recreational season, which is defined as the period between Memorial Day and Labor Day of any year. The contractor shall obtain approval from the City of Solana Beach Engineering and Marine Safety Departments regarding the use and timing of the Fletcher Cove parking lot and beach access ramp for all construction related access, staging and parking issues if such use becomes required.

- XXV. Pursuant to SBMC Section 7.34.100, Construction hours are limited to 7:00a.m. to 7:00p.m. Monday through Friday and 8:00 a.m. to 7:00p.m. on Saturday. No work is allowed on Sunday or holidays unless specifically approved pursuant to 7.34.100B. Engines shall not be started, no construction –related materials shall be moved, or any other construction related activities occur outside of these hours. Work is not permitted on the beach on Saturdays without written approval of the City Manager.
- C. Prior to Final Inspection of the project, the Applicants shall:
- I. Submit certification to the City Engineer from the Geotechnical Engineer and the Civil Engineer of Record for the project that they have inspected the project and certify that it was constructed per the approved plan, specifying the date of the plan.
 - II. The Applicants and/or contractor shall repair any damage caused to the Solana Beach property and facilities including, but not limited to, Fletcher Cove ramp and parking lot to the satisfaction of the City Engineer.
- D. The Applicants shall provide for and adhere to the following Conditions:
- I. All development on the site shall substantially conform to the final Conditional Use Permit Plan approved by the City Council.
 - II. The property owner shall be responsible to immediately remove, in perpetuity, any graffiti or other markings should they appear on the project exterior face. If erosion exposes the steel rebar, the Applicants or their successor in interest shall arrange to apply a sculptor-coat of concrete over the exposed steel to match the natural bluff. The property owner shall be responsible for the removal of the structure or any portion thereof.
 - III. If requested by the City Manager or his designee, the property owner or their successor in interest shall install and maintain signage about unstable bluffs fronting their property.
 - IV. The Applicants shall provide “As-Built” plans and all certifications required to the City, before the City will release the performance bond as indicated herein.
6. 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.

7. EXPIRATION: The Conditional Use Permit for the project will expire 24 months from the date of project approval unless the Applicants have obtained building/grading permits and commenced construction prior to that date, and diligently pursued construction to completion. An extension of the application may be granted by the City Council.

8. 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 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, 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 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 applicant.

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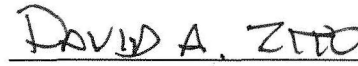
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9. NOTICE TO APPLICANT: Pursuant to Government Code Section 66020, you are hereby notified that the 90-day period to protest the imposition of the fees, dedications, reservations or other exactions described in this resolution commences on the effective 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 22nd day of May, 2019, by the following vote:

AYES: Councilmembers – Zito, Edson, Hegenauer, Becker
NOES: Councilmembers – None
ABSENT: Councilmembers – Harless (Recused)
ABSTAIN: Councilmembers – None




DAVID A. ZITO, Mayor

APPROVED AS TO FORM:



JOHANNA N. CANLAS, City Attorney

ATTEST:



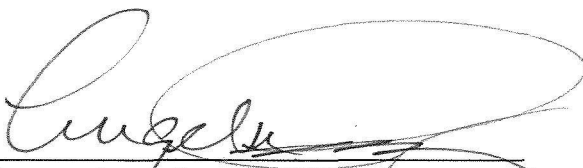
ANGELA IVEY, City Clerk



RESOLUTION CERTIFICATION

STATE OF CALIFORNIA }
COUNTY OF SAN DIEGO } SS.
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 2019-074** *approving a Conditional Use Permit (CUP) and Development Review Permit (DRP) for Emergency Coastal Bluff Repairs below 325-327 Pacific Avenue, Case No. 17-18-28, Applicants: Laughlin and Greenberg* as duly passed and adopted at a Regular Solana Beach City Council meeting held on the 22nd day of May, 2019. The original is on file in the City Clerk's Office.


ANGELA IVEY, CITY CLERK

CERTIFICATION DATE: June 26, 2019

REPAIRS TO COASTAL BLUFF

OWNER/APN/APPLICANT

OWNER: MR. PETER LAUGHLIN,
325 PACIFIC AV., SOLANA BEACH, CA 92075, APN: 263-312-01-00
OWNER: MS. RENITA GREENBERG,
327 PACIFIC AV., SOLANA BEACH, CA 92075, APN: 263-301-11-00

APPLICANT: (SEC), PHONE NUMBER: (760) 633-3470

WORK TO BE DONE

THE IMPROVEMENTS CONSIST OF CONSTRUCTION OF SEAWALL AND UPPER BLUFF REPAIR. WORK TO BE DONE ACCORDING TO THESE PLANS AND THE SPECIFICATIONS AND STANDARD DRAWINGS OF THE CITY AND COUNTY OF SAN DIEGO. PROPOSED WORK INCLUDES LANDSCAPING TO BLUFF DETAILS.

1. STANDARD SPECIFICATIONS:	DOCUMENT NO.	DESCRIPTION
1. STANDARD SPECIFICATIONS:	PWP1070116-01	STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREEN BOOK), 2015 EDITION
	PWP1070116-02	CITY OF SAN DIEGO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WHITE BOOK), 2015 EDIT.
	PITS070112-04	CALIFORNIA DEPARTMENT OF TRANSPORTATION, MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, 2012 EDITION
	PITS070112-06	CALIFORNIA DEPARTMENT OF TRANSPORTATION, U.S. CUSTOMARY STANDARD SPECIFICATIONS, 2010 EDITION
2. STANDARD DRAWINGS:	DOCUMENT NO.	DESCRIPTION
	PWP1070116-03	CITY OF SAN DIEGO STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, 2016 EDITION
	PITS070112-05	CALIFORNIA DEPARTMENT OF TRANSPORTATION, U.S. CUSTOMARY STANDARD PLANS, 2010 EDITION

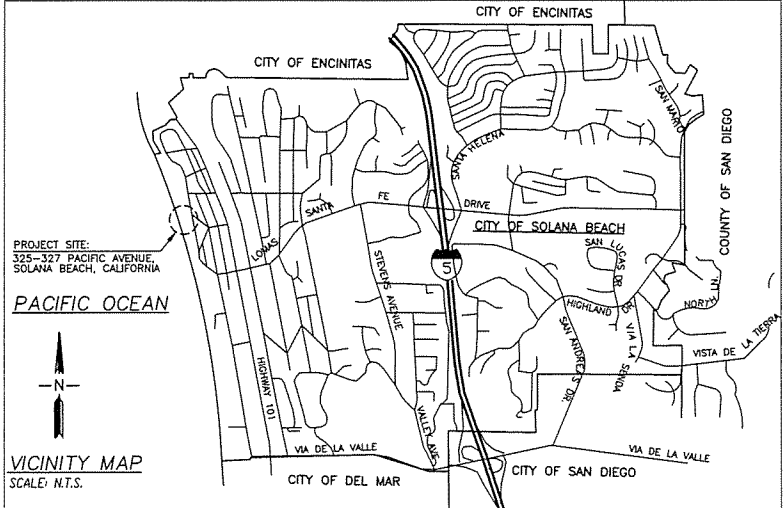
GENERAL NOTES

- 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 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:

- ALL OFF-SITE HAUL ROUTES SHALL BE SUBMITTED BY THE CONTRACTOR TO THE CITY ENGINEER FOR APPROVAL 72 HOURS PRIOR TO BEGINNING 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-BUILT CERTIFICATE SHALL BE PROVIDED STATING: "THE GRADING UNDER PERMIT NO. SBGR-... 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 GRADING OPERATION.
- THE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES INCLUDING SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.

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 BONDED FIBER MATRIX APPLIED AT 4,000 LB/ACRE.
LBS/ACRE % PURITY/ACRE SEED SPECIES
20 70% PLUS ATRIPLEX CLAUSCA
50 PLANTING INSULARIS
6 ENCELIS FARINOSA
8 LOTUS SCOPARIUS
7 50% PLUS EXCHSCHOLZIA CALIFORNIA
TOTAL 91 LBS.
- 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 AT THE DEVELOPER'S EXPENSE.



UNDERGROUND SERVICE ALERT 811

CITY OF SOLANA BEACH PUBLIC WORKS 858 720-2470

- THE SOILS REPORT TITLED COASTAL BLUFF EVALUATION... PREPARED BY TERRACOSTA, INC., AND DATED 11/04/2010 SHALL BE CONSIDERED AS PART OF THIS GRADING PLAN. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS CONTAINED IN SAID REPORT.
- 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 AM, 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 SURFACES TO NATURAL GROUND AND ADJUTING CUT OR FILL SURFACES.
- NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE EXCAVATION AND GRADING CODE, 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 SETTLEING, 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 2:1 FILL 2:1
CUT:____CY. FILL:____CY.
IMPORT/EXPORT:____CY.
NOTE: A SEPARATE PERMIT MUST EXIST FOR OFFSITE IMPORT OR EXPORT AREAS.
- SPECIAL CONDITIONS: IF ANY ARCHEOLOGICAL 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 SINGULAR UNIT WITH NO PROVISION FOR PARTIAL RELEASES. SHOULD IT BE ANTICIPATED THAT A PORTION OF THIS PROJECT IS COMPLETED SEPARATELY, A SEPARATE PLAN AND PERMIT APPLICATION SHALL BE SUBMITTED FOR APPROVAL.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF SOLANA BEACH AT (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 LANDSCAPING PLAN.

- 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 BONDED FIBER MATRIX APPLIED AT 4,000 LB/ACRE.
LBS/ACRE % PURITY/ACRE SEED SPECIES
20 70% PLUS ATRIPLEX CLAUSCA
50 PLANTING INSULARIS
6 ENCELIS FARINOSA
8 LOTUS SCOPARIUS
7 50% PLUS EXCHSCHOLZIA CALIFORNIA
TOTAL 91 LBS.
- 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 AT THE DEVELOPER'S EXPENSE.

AS-BUILT:
UPON COMPLETION, AND PRIOR TO RELEASING THE SECURITIES, THE ENGINEER OF WORK SHALL "AS-BUILT" THE ORIGINAL MYLAR PLANS. INITIALLY, TWO COPIES OF RED-LINED PLANS SHOWING ALL AS-BUILT INFORMATION, INCLUDING ALL NEW UNDERGROUND FACILITIES (MAIN LINES, SERVICES AND LATERALS), IS TO BE SUBMITTED TO THE ENGINEERING DEPARTMENT. WHEN THE RED-LINES ARE APPROVED, THE ORIGINAL MYLAR PLANS WILL BE CHECKED OUT TO THE ENGINEER. THE ENGINEER SHALL MAKE THE CHANGES, SIGN EACH SHEET UNDER "AS-BUILT", AND RETURN ORIGINAL MYLARS TO THE CITY.

FLOOD STATEMENT

I, _____, A REGISTERED CIVIL ENGINEER/SURVEYOR, HEREBY CERTIFY THAT THE PAD STRUCTURES SHOWN ON THIS AS-BUILT GRADING PLAN HAVE BEEN VERIFIED BY ME AND THAT SAID ELEVATIONS ARE AT OR ABOVE THE BASE FLOOD ELEVATION SHOWN ON THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF SAN DIEGO.
SIGNED _____ DATE _____
R.C.E./P.L.S. NO. _____ EXP. _____

OWNER/DEVELOPER 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 9 MONTHS AFTER ISSUANCE 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.
SIGNED _____
DATE _____

ENGINEER OF WORK CERTIFICATE

I, ROBERT D. MAHONY, 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 CITY OF SOLANA BEACH RESOLUTION NO. _____
I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SOLANA BEACH AND ANY OTHER PUBLIC AGENCY IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME OF RESPONSIBILITIES FOR PROJECT DESIGN.
SIGNED _____ DATE _____
R.C.E. NO. 16459 EXP. 6/30/23
FIRM: SOIL ENGINEERING CONSTRUCTION, INC.
927 ARGUELLO STREET
REDWOOD CITY, CALIFORNIA 94063
TELEPHONE (760) 633-3470

ENGINEER OF WORK AS-BUILT CERTIFICATE

I, ROBERT D. MAHONY, HEREBY DECLARE THAT THE PREPARATION OF THESE AS-BUILT DRAWINGS AND THAT THE INFORMATION SHOWN IS BASED ON ACTUAL SITE INVESTIGATIONS AND SURVEYS OF THE IMPROVEMENTS BETWEEN THE DATES OF _____ AND _____ TO THE BEST OF MY KNOWLEDGE AND EXPERIENCE. THE INFORMATION SHOWN ON THESE PLANS PROVIDE AN ACCURATE AND CORRECT REPRESENTATION OF THE AS-BUILT CONDITIONS.
SIGNED _____ DATE _____
R.C.E. NO. 16459 EXP. 6/30/23

PROJECT CONTACTS/CONSULTANTS

OWNERS:
MR. PETER LAUGHLIN
325 PACIFIC AVENUE
SOLANA BEACH, CALIFORNIA 92075
MS. RENITA GREENBERG
327 PACIFIC AVENUE
SOLANA BEACH, CALIFORNIA 92075

CIVIL ENGINEER OF RECORD:
SOIL ENGINEERING CONSTRUCTION, INC.
ROBERT D. MAHONY, R.C.E., C.E.G., R.G.E.
927 ARGUELLO STREET
REDWOOD CITY, CALIFORNIA 94063
(760) 633-3470

SOIL ENGINEER OF RECORD:
SOIL ENGINEERING CONSTRUCTION, INC.
ROBERT D. MAHONY, R.C.E., C.E.G., R.G.E.
927 ARGUELLO STREET
REDWOOD CITY, CALIFORNIA 94063
(760) 633-3470

APPLICANT:
SOIL ENGINEERING CONSTRUCTION, INC. (SEC)
(760) 633-3470

LAND SURVEYOR:
CIEMELE SURVEYING INC.
CHRIS CIEMELE, L.L.S., 164
S. ESCONDIDO BLVD.
ESCONDIDO, CALIFORNIA 92025
(760) 489-2200

SOIL ENGINEER CERTIFICATE

I, ROBERT D. MAHONY, A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA, PRINCIPALLY DOING BUSINESS IN THE FIELD OF APPLIED SOIL MECHANICS, HEREBY CERTIFY THAT A SAMPLING AND STUDY OF THE SOIL AND CONDITIONS PREVALENT WITHIN THE SITE WAS MADE BY ME OR UNDER MY DIRECTION BETWEEN THE DATES _____
I HAVE REVIEWED THE PROJECT DESIGN AND GRADING SHOWN HEREIN IS CONSISTENT WITH THE RECOMMENDATIONS CONTAINED IN THE APPROVED SOILS AND GEOTECHNICAL REPORTS FOR THE PROJECT. ONE COMPLETE COPY OF THE FINAL SOILS REPORT COMPILED FROM THIS STUDY, WITH MY RECOMMENDATIONS, HAS BEEN SUBMITTED TO THE OFFICE OF THE CITY ENGINEER.
SIGNED _____ DATE _____
R.C.E. NO. 16459 G.E. NO. 554 EXP. 6/30/23
FIRM: SOIL ENGINEERING CONSTRUCTION, INC.
927 ARGUELLO STREET
REDWOOD CITY, CALIFORNIA 94063
TELEPHONE (760) 633-3470

SOILS ENGINEER AS-BUILT CERTIFICATE

TO THE BEST OF MY KNOWLEDGE AND EXPERIENCE THE GRADING CONFORMS WITH THE RECOMMENDATIONS CONTAINED IN THE SOILS REPORT AND PLANS WITH THE EXCEPTION THAT ANY CHANGES OR DEVIATIONS FROM THE PLANS DUE TO UNFORESEEN FIELD CONDITIONS HAVE BEEN IDENTIFIED IN THE FINAL SOILS REPORT FOR THE PROJECT. ONE COMPLETE COPY OF THE FINAL SOILS REPORT COMPILED FROM THIS STUDY, WITH MY RECOMMENDATIONS, HAS BEEN SUBMITTED TO THE OFFICE OF THE CITY ENGINEER.
SIGNED _____ DATE _____
R.C.E./P.L.S. NO. 16459 EXP. 6/30/23

LEGEND

PROPOSED IMPROVEMENTS	STANDARD DWGS.	SYMBOL
PROPOSED SHOTCRETE WALL/FACING (PVT)		■ ■ ■ ■ ■ ■ ■ ■
ALSO LIMITS OF WORK AND SOIL DISTURBANCE		-----
PROPOSED TIEBACK (PVT)		-----
EXISTING COASTAL BLUFF EDGE		-----
TOP OF WALL ELEVATION		-----
R/W PROPERTY LINE		-----

T1-T15
T.O.W.
EL. 35.0' MSL±
VARIES
PL

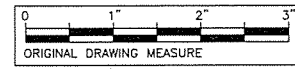
SHEET INDEX

TITLE SHEET	SHEET 1
COASTAL CAPTION (EXISTING CONDITION)	SHEET 2
SITE ACCESS & STAGING/PHASING AREA	SHEET 3
SITE PLAN-EXISTING CONDITION	SHEET 4
SITE PLAN-PROPOSED REPAIR	SHEET 5
CROSS SECTIONS-325 PACIFIC AVE	SHEET 6
CROSS SECTIONS-327 PACIFIC AVE	SHEET 7
TIEBACK WALL ELEVATION & DETAILS	SHEET 8
TIEBACK & (E) FENCE DETAIL	SHEET 9
UPPER BLUFF REPAIR NOTES & DETAILS	SHEET 10
KEYSTONE FILL CONTAINMENT WALL-SECTION C-C', TABLES AND NOTES	SHEET 11
KEYSTONE FILL CONTAINMENT WALL-STANDARD DETAILS	SHEET 12
EROSION AND STORM WATER POLLUTION PREVENTION PLAN	SHEET 13
PROJECT NOTES AND STANDARD TABLES STATEMENT OF SPECIAL INSPECTIONS	SHEET 14
LANDSCAPE PLAN TITLE SHEET	L1
LANDSCAPE IRRIGATION PLAN	L2
IRRIGATION NOTES & DETAILS	L3
IRRIGATION SPECIFICATIONS	L4
LANDSCAPE PLANTING PLAN	L5
LANDSCAPE PLANTING NOTES, DETAILS & SPECS	L6
LANDSCAPE PLANTING SPECIFICATIONS	L7

COASTAL COMMISSION PERMIT NO. 6-21-0067

AS-BUILT

By: _____ Date: _____
R.C.E.: _____ Exp: _____



SOIL ENGINEERING CONSTRUCTION, INC.

LICENSE # A-268082
927 ARGUELLO ST. REDWOOD CITY CA 94063
PHONE (760) 633-3470 SEC JOB NO. 18-019
SEC@SOILENGINEERINGCONSTRUCTION.COM



ROBERT D. MAHONY, R.C.E., R.G.E., R.E.G. EXP. 06-30-23 DATE

SOLANA BEACH FIRE DEPARTMENT	SANTA FE IRRIGATION DISTRICT	ENGINEER OF WORK	CITY APPROVED CHANGES	APP'D DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	ENGINEERING DEPARTMENT	DRAWING NO.
By: _____ Date: _____	Reviewed By: _____ District Representative Date: _____	By: Robert D. Mahony Date: 10-10-18 Name: Soil Engineering Const., Inc. R.C.E. 16459 Exp. 06/30/23			By: _____ Date: _____	By: Mohammad Sammak, City Engineer R.C.E.: 37146 Exp. 6/30/24	DESCRIPTION: CITY OF SOLANA BEACH SURVEY CONTROL POINT NO. 2012, NAMED ENC-43, 3.5' NATIONAL GEODETIC SURVEY DISC IN HEADWALL, 0.2 MILES NORTH OF SOLANA VISTA DR. ON EAST SIDE OF NORTHBOUND HIGHWAY 101, 3 FEET OFF SHOULDER AND 6 FEET WEST OF CARDBFF BY THE SEA SIGN. ELEV: 34.670 (NAVD 88)	TITLE SHEET FOR: 325-327 PACIFIC AVENUE, SOLANA BEACH, CA 92075 REPAIRS TO COASTAL BLUFF		SBGR- Sheet 1 of 15

1. Revised Final Plans

(a) PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicants shall submit, for review and written approval of the Executive Director, one full-size plan set of the revised final plans, that substantially conform with the plans submitted to the Commission, titled 325-327 Pacific Avenue, Solana Beach, CA 92075 Repairs to Coastal Bluff, by Soil Engineering Construction, Inc., received January 21, 2021, except that they shall be modified to reflect all of the following:

- i. The geogrid structure shall include variable thicknesses to provide visual undulations that mimic the natural undulations of the nearby bluff conditions. At a minimum, the geogrid structure shall include at least two non-evenly spaced, tapered, undulating drainage features, with non-linear edges, sufficiently sized to account for runoff associated with a 100-year storm event.
- ii. Any existing permanent irrigation system located on the subject sites that drains anywhere on or over the bluff top and face shall be removed or capped.
- iii. All runoff from impervious surfaces on the top of the bluff shall be collected and directed away from the bluff edge towards the street.
- iv. A final site plan shall be submitted that includes the bluff top structures and square footage of all bluff top structures and property lines for the subject sites. In addition, all existing accessory improvements (e.g. decks, patios, walls, windscreens, etc.) located in the geologic setback area on the residential sites shall be detailed and drawn to scale on the final approved site plan and shall include measurements of the distance between the accessory improvements and the bluff edge (as defined by Section 13577 of Title 14, California Code of Regulations) taken at three or more locations. The locations for these measurements shall be identified through permanent markers, benchmarks, survey position, written description, or other method that enables accurate determination of the location of structures on the site. No modifications or removal or replacement of any existing accessory structures is authorized by this permit and any such actions shall require a separate coastal development permit or permit amendment.

(b) The permittees shall undertake development in conformance with the approved final plans unless the Commission amends this permit or the Executive Director determines that no amendment is legally required for any proposed minor deviations.

9. Storage and Staging Areas/Access Corridors. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicants shall submit to the Executive Director for review and written approval, final plans indicating the location of access corridors to the construction site and staging areas. The final plans shall indicate that, at a minimum:

- (a) No overnight storage of equipment or materials may occur on sandy beach or at the Fletcher Cove Parking Lot, and the use of other public parking spaces shall be minimized. The permittee may not store any construction materials or waste where it will be or could potentially be subject to wave erosion and dispersion. In addition, no machinery may be placed, stored or otherwise located in the intertidal zone at any time, except for the minimum necessary to construct the seawall. Construction equipment may not be washed on the beach or public parking lots or access roads;
- (b) Construction access corridors shall be located in a manner that has the least impact on public access to and along the shoreline;
- (c) No work may occur on the beach on weekends or holidays or between Memorial Day weekend and Labor Day of any year;
- (d) The applicants shall submit evidence that the approved plans and plan notes have been incorporated into construction bid documents; and
- (e) The permittees shall remove all construction materials and equipment from the staging site and restore the staging site to its prior-to-construction condition within 72 hours following completion of the development.

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

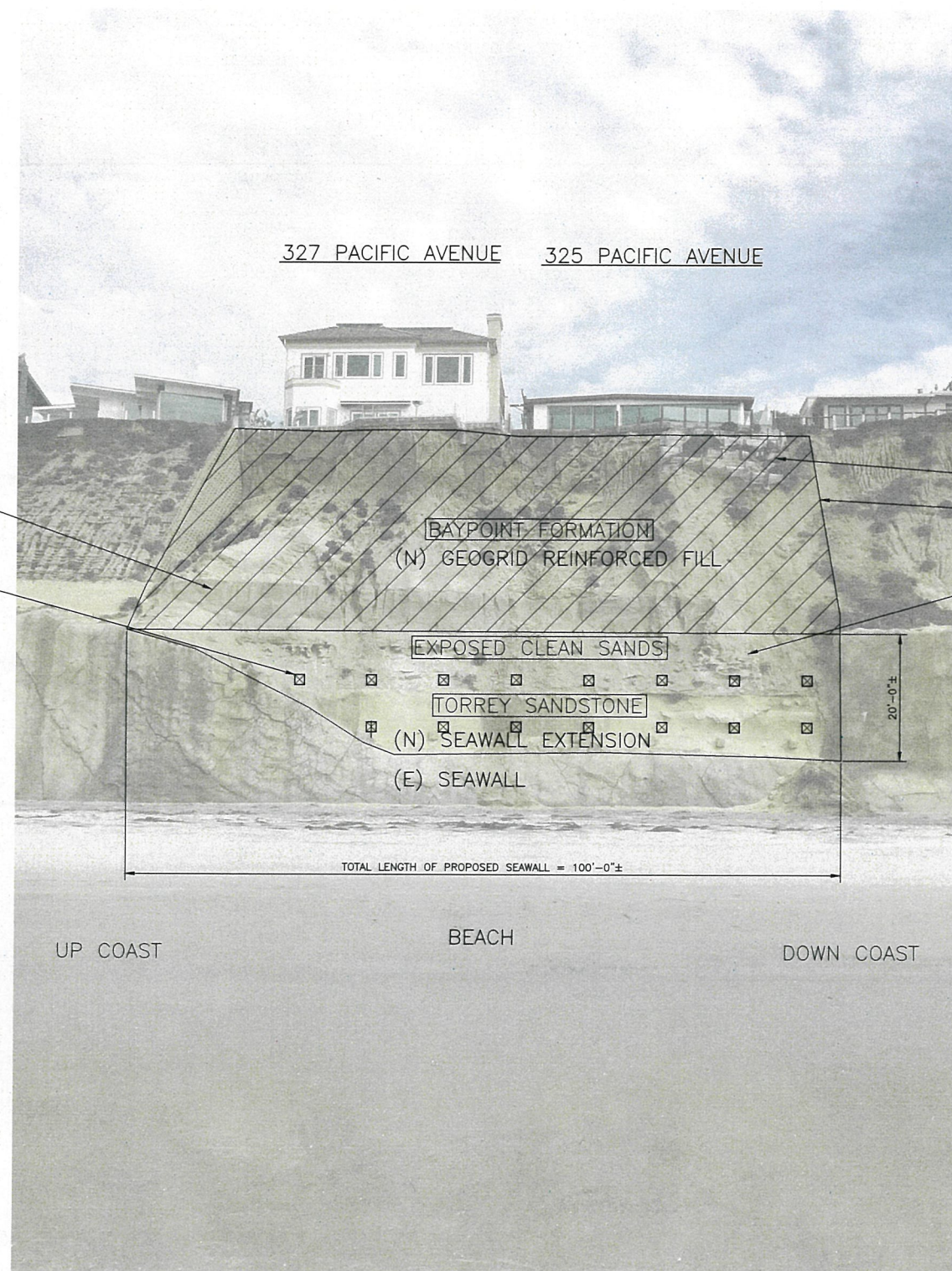
10. Water Quality - Best Management Practices. PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicants shall submit for review and written approval of the Executive Director a Best Management Practices Plan that ensures no shotcrete or other construction byproduct will be allowed onto the sandy beach or allowed to enter into coastal waters. The Plan shall apply to both concrete pouring/pumping activities as well as shotcrete/concrete application activities. During shotcrete/concrete application specifically, the Plan shall at a minimum provide for all shotcrete/concrete to be contained through the use of tarps or similar barriers that completely enclose the construction area and that prevent shotcrete/concrete contact with beach sands and coastal waters. All shotcrete and other construction byproduct shall be properly collected and disposed of off-site.

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

12. As-Built Plans. WITHIN 30 DAYS OF COMPLETION OF CONSTRUCTION, the permittee shall submit two copies of As-Built Plans showing all development completed pursuant to this coastal development permit; all property lines; and all residential development inland of the seawall structure. The As-Built Plans shall be substantially consistent with the approved project plans described in Special Condition #1, including providing for all requirements specified in those plans. The As-Built Plans shall include a graphic scale and all elevation(s) shall be described in relation to National Geodetic Vertical Datum (NGVD) 88. The As-Built Plans shall include color photographs or images of sufficient resolution to clearly show all components of the as-built project, with a site plan that notes the location of each photographic viewpoint and the date and time of each photograph. At a minimum, the photographs shall be taken from representative viewpoints of beaches located upcoast, downcoast, and seaward of the project site. The As-Built Plans shall be submitted with certification by a licensed civil engineer with experience in coastal structures and processes. The engineer shall verify that the shoreline armoring has been constructed in conformance with the approved final plans.

15. Construction Site Documents & Construction Coordinator. DURING ALL CONSTRUCTION:

- (a) Construction Site Documents. Copies of the signed coastal development permit and the approved Construction Plan shall be maintained in a conspicuous location at the construction job site at all times, and such copies shall be available for public review on request. All persons involved with the construction shall be briefed on the content and meaning of the coastal development permit and the approved Construction Plan, and the public review requirements applicable to them, prior to commencement of construction.
- (b) Construction Coordinator. A construction coordinator shall be designated to be contacted during construction should questions arise regarding the construction (in case of both regular inquiries and emergencies), and the coordinator's contact information (Soil Engineering Construction, 927 Arguello Street, Redwood City, Ca 94063, Contact: John Niven (760) 633-3470 office (760) 801-6079 mobile, jwn@soilengineeringconstruction.com) for the duration of construction shall be conspicuously posted at the job site where such contact information is readily visible from public viewing areas, along with an indication that the construction coordinator should be contacted in the case of questions regarding the construction (in case of both regular inquiries and emergencies). The construction coordinator shall record the name, phone number, and nature of all complaints received regarding the construction, and shall investigate complaints and take remedial action, if necessary, within 72 hours of receipt of the complaint or inquiry.
- (c) Notification. The permittee shall notify planning staff of the Coastal Commission's San Diego Coast District Office at least three working days in advance of commencement of construction or maintenance activities, and immediately upon completion of construction or maintenance activities.



RECONSTRUCT BLUFF W/ IMPORTED SOIL FILL, SLOPE GEOGRID REINFORCED W/ (5) ROWS OF HORIZONTAL GRADE BEAMS SUPPORTED BY SOIL NAILS (SHOWN HATCHED)

PROPOSED SEAWALL EXTENSION W/ ADDITIONAL TIEBACKS APPROX. LOCATION, TOTAL (15) PROPOSED

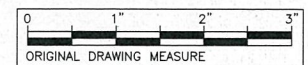
REMOVE EXISTING LOW WOOD WALLS

INSTALL EAST/WEST "KEYSTONE" FILL CONTAINMENT WALL ALONG PROPERTY LINE. HEIGHT OF "KEYSTONE" WALL VARIES UP TO 6'-0"± HIGH

EXTEND SEAWALL TO EL. 35' MSL. INSTALL ADDITIONAL TIEBACKS, TOTAL (15), SCULPTED & COLORED SURFACE TREATMENT TO MATCH EXISTING SEAWALLS TO MAXIMUM EXTENT FEASIBLE

COASTAL CAPTION-
EXISTING BLUFF CONDITION
SCALE: N.T.S.

1
2



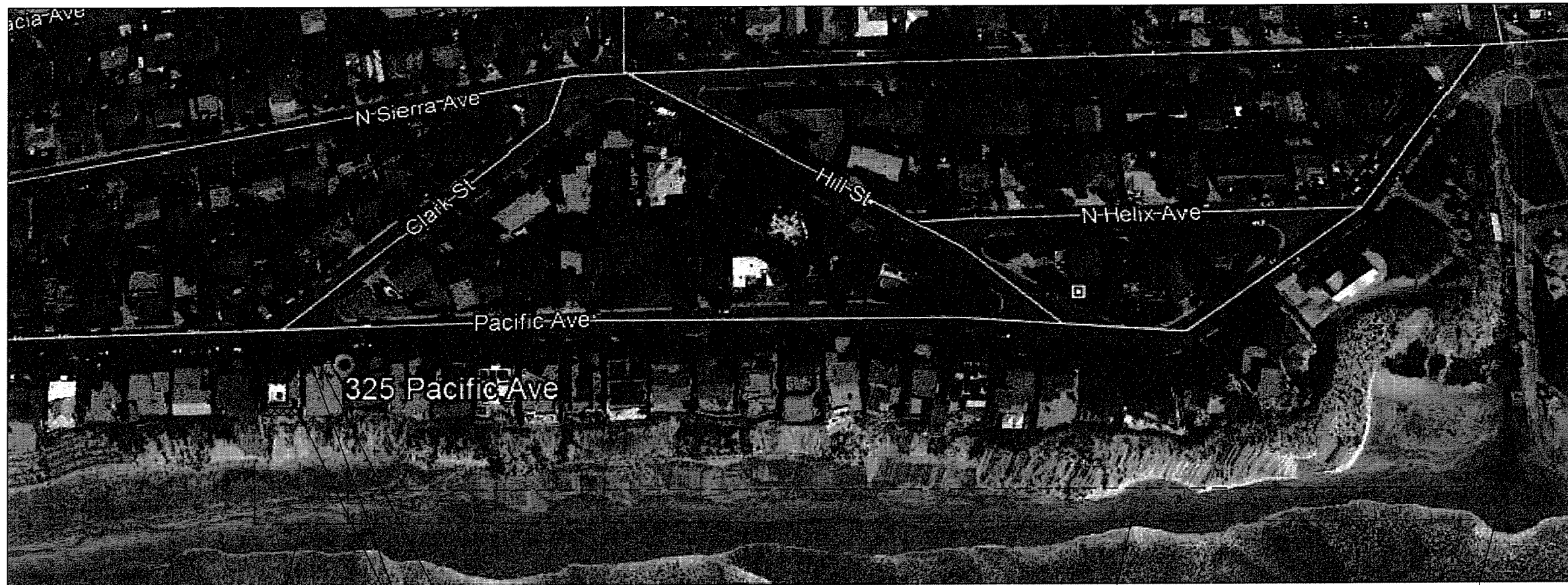
AS-BUILT

By: _____ Date: _____

R.C.E.: _____ Exp: _____



SOLANA BEACH FIRE DEPARTMENT	SANTA FE IRRIGATION DISTRICT	ENGINEER OF WORK	CITY APPROVED CHANGES	APP'D DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	ENGINEERING DEPARTMENT	DRAWING NO.
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100'+ CONSTRUCTION WORK ZONE
CONTRACTOR SHALL PROVIDE CONSTRUCTION BARRIERS DURING WORKING HOURS TO SEPARATE WORK ZONE FROM OPEN PUBLIC BEACH. LATERAL PUBLIC ACCESS SHALL BE PROVIDED PAST SITE AT ALL TIMES

EQUIPMENT STORAGE ON STREET FRONTING SITE. OBTAIN CITY SOLANA BEACH TEMPORARY ENCROACHMENT PERMIT.

MATERIAL STORAGE AREAS

40'-0" (MAX.) CONSTRUCTION ACCESS CORRIDOR

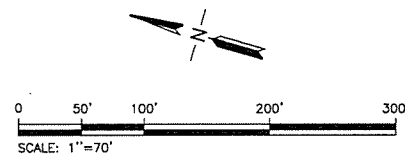
SITE ACCESS FOR CONTRACTOR EQUIPMENT ACROSS PUBLIC BEACH. CONTRACTOR SHALL COORDINATE WITH THE CITY OF SOLANA BEACH THE TIMES AND DATES OF EXPECTED EQUIPMENT AND MATERIALS MOVEMENT. FLAGMEN SHALL BE PROVIDED DURING THE MOVEMENT OF ALL CONSTRUCTION EQUIPMENT AND MATERIALS. DISTANCE BETWEEN FLETCHER COVE ACCESS AND PROJECT LOCATION APPROX. 1500 FEET.

SITE ACCESS & STAGING AREA NOTES:

- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ALLEYS, SIDEWALKS, PRIVATE DRIVEWAYS, AND PUBLIC STREETS AT ALL TIMES.
- CONSTRUCTION EQUIPMENT AND ACTIVITIES PERFORMED ON THE SANDY BEACH AREA SHALL NOT RESTRICT LATERAL PUBLIC ACCESS.
- ACCESS CORRIDORS SHALL BE LOCATED IN A MANNER THAT HAS THE LEAST IMPACT ON PUBLIC ACCESS TO AND ALONG THE SHORELINE.
- CONSTRUCTION MATERIALS: DISTURBANCE TO SAND AND INTERTIDAL AREAS SHALL BE MINIMIZED, BEACH SAND EXCAVATED SHALL BE REDEPOSITED ON THE BEACH. LOCAL SAND OR COBBLES SHALL NOT BE USED IN ANY PHASE OF THE CONSTRUCTION.
- SITE ACCESS IS AVAILABLE APPROXIMATELY 805 FEET TO THE SOUTH AT FLETCHER COVE. CONTRACTOR SHALL COORDINATE WITH THE CITY OF SOLANA BEACH REGARDING CONSTRUCTION EQUIPMENT AND SITE ACCESS.
- CONSTRUCTION SCHEDULE: NO WORK SHALL OCCUR ON THE BEACH ON WEEKENDS, HOLIDAYS OR BETWEEN MEMORIAL DAY WEEKEND AND LABOR DAY OF ANY YEAR.
- NO OVERNIGHT STORAGE OF EQUIPMENT OR MATERIALS SHALL OCCUR ON SANDY BEACH OR PUBLIC PARKING SPACES AT FLETCHER COVE. DURING THE CONSTRUCTION STAGES OF THE PROJECT, THE PERMITTEE SHALL NOT STORE ANY CONSTRUCTION MATERIALS OR WASTE WHERE IT WILL BE OR COULD POTENTIALLY BE SUBJECT TO WAVE EROSION AND DISPERSION. IN ADDITION, NO MACHINERY SHALL BE PLACED, STORED OR OTHERWISE LOCATED IN THE INTERTIDAL ZONE AT ANY TIME, EXCEPT FOR THE MINIMUM NECESSARY TO CONSTRUCT THE SEAWALL AND NOTCH FILL. CONSTRUCTION EQUIPMENT SHALL NOT BE WASHED ON THE BEACH OR IN THE FLETCHER COVE PARKING LOT.

ABBREVIATIONS:

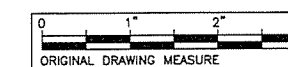
- C.C. -CENTER TO CENTER
- C.O. -CLEAN OUT
- E.W. -EACH WAY
- (E), (N) -EXISTING, NEW
- N.I.C. -NOT IN CONTRACT
- P.T.D.F. -PRESSURE TREATED DOUGLAS FIR
- T.O.G.B. -TOP OF GRADE BEAM
- T.O.W. -TOP OF WALL
- T. & B. -TOP AND BOTTOM
- U.N.O. -UNLESS NOTED OTHERWISE
- V.I.F. -VERIFY IN FIELD
- B.O.W. -BOTTOM OF WALL
- G.B.W. -GRADE BELOW OF WALL
- T.O.C. -TOP OF CONCRETE
- T.O.G. -TOP OF GRADE
- E.F. -EACH FACE



SITE ACCESS & STAGING/PHASING AREA

1/3

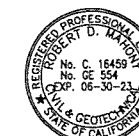
SCALE: 1"=70'



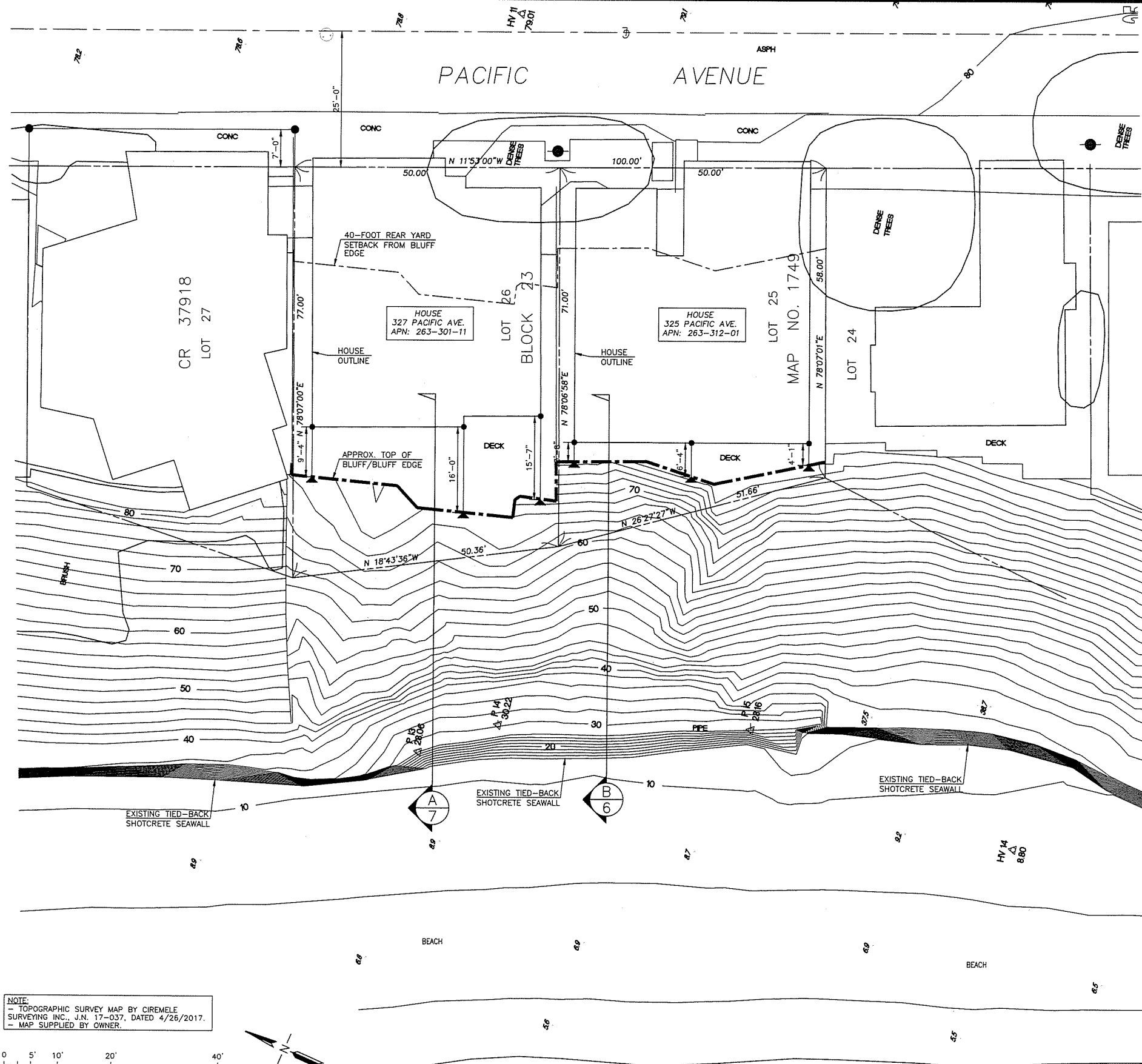
AS-BUILT

By: _____ Date: _____

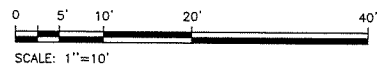
R.C.E.: _____ Exp: _____



SOLANA BEACH FIRE DEPARTMENT	SANTA FE IRRIGATION DISTRICT	ENGINEER OF WORK	CITY APPROVED CHANGES	APP'D DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	ENGINEERING DEPARTMENT	DRAWING NO.
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NOTE:
 - TOPOGRAPHIC SURVEY MAP BY CIREMELE SURVEYING INC., J.N. 17-037, DATED 4/26/2017.
 - MAP SUPPLIED BY OWNER.



SITE PLAN-EXISTING CONDITION
 SCALE: 1"=10'

1
4

LEGEND AND ABBREVIATIONS

- PROPERTY LINE
- FOUND LEAD & DISK STAMPED "LS 7655" AT 7.00' OFFSET PER CR 37918
- 50- EXISTING CONTOURS AT 2' INTERVALS
- APN ASSESSOR'S PARCEL NUMBER
- ASPH ASPHALT
- CONC CONCRETE
- CR CORNER RECORD

BENCH MARK

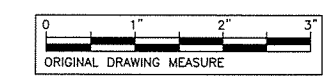
CITY OF SOLANA BEACH SURVEY CONTROL POINT NO. 2012, NAMED ENC-43, 3.5" NATIONAL GEODETIC SURVEY DISC IN HEADWALL, 0.2 MILES NORTH OF SOLANA VISTA DR. ON THE EAST SIDE OF NORTHBOUND HIGHWAY 101, 3 FEET OFF SHOULDER AND 6 FEET WEST OF CARDIFF BY THE SEA SIGN.
 ELEVATION: 34.670 FEET (NAVD 88)

GENERAL NOTES

- 1.) BOUNDARY SHOWN HEREON IS BASED ON A FIELD SURVEY AND RECORD DATA PER MAP NO. 1749 AND CORNER RECORD NO. 37918.
- 2.) AERIAL MAPPING PROVIDED BY PHOTO GEODETIC CORP., PROJECT NO. 475417, DATED 3/31/17.
- 3.) ASSESSOR'S PARCEL NUMBERS: 263-301-11 AND 263-312-01.

LEGEND

- APPROX. TOP OF BLUFF/BLUFF EDGE
- 40-FOOT REAR YARD SETBACK FROM BLUFF EDGE

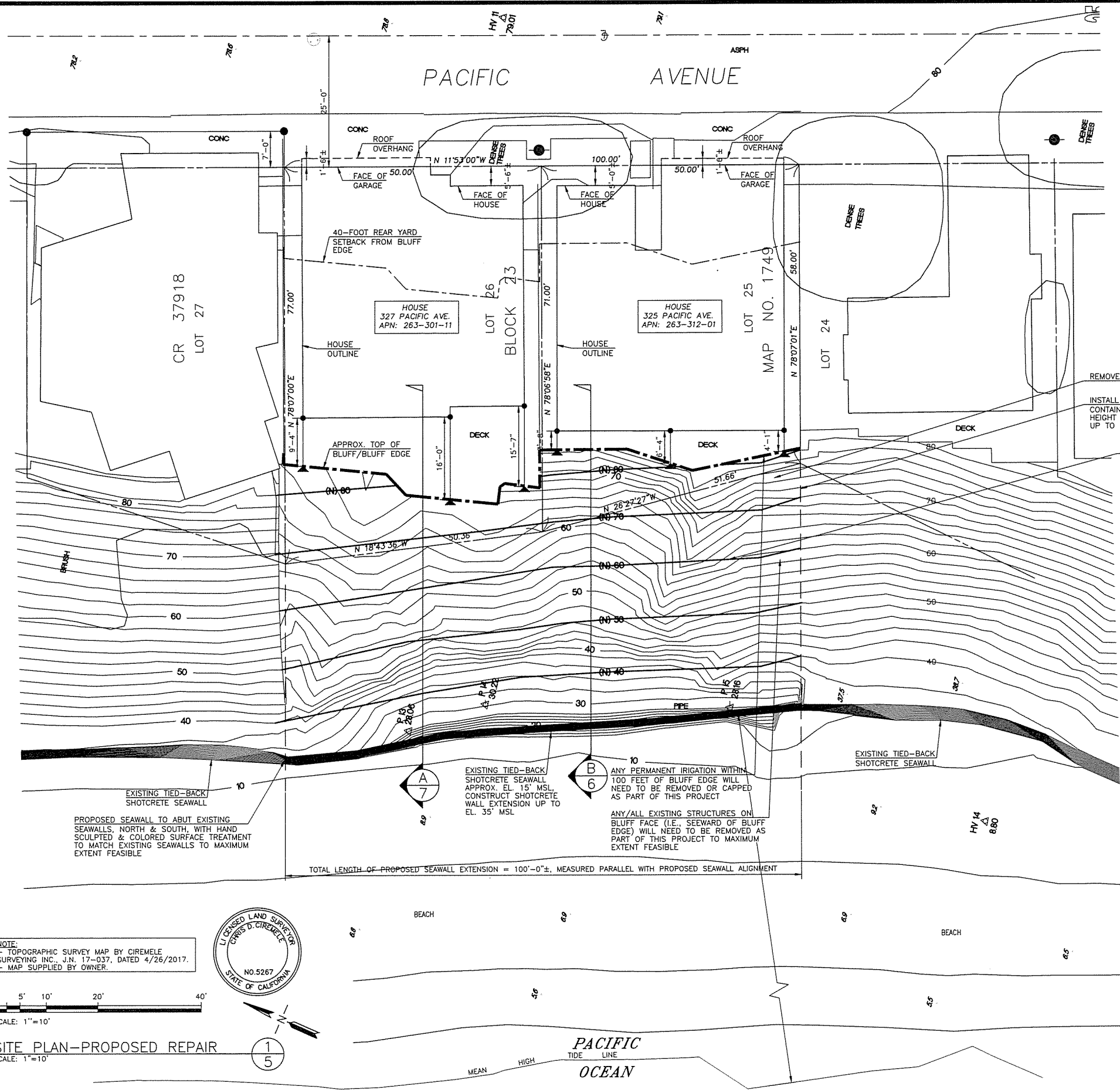


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SOLANA BEACH FIRE DEPARTMENT	SANTA FE IRRIGATION DISTRICT	ENGINEER OF WORK	CITY APPROVED CHANGES	APP'D	DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	ENGINEERING DEPARTMENT	DRAWING NO.
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LEGEND AND ABBREVIATIONS

- PROPERTY LINE
- FOUND LEAD & DISK STAMPED "LS 7655" AT 7.00' OFFSET PER CR 37918
- 50- EXISTING CONTOURS AT 2' INTERVALS
- APN ASSESSOR'S PARCEL NUMBER
- ASPH ASPHALT
- CONC CONCRETE
- CR CORNER RECORD

BENCH MARK

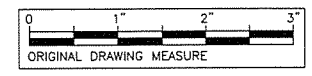
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GENERAL NOTES

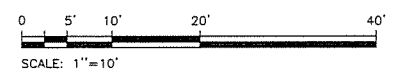
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LEGEND

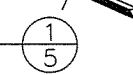
- PROPOSED SEAWALL EXTENSION
- - - - - APPROX. TOP OF BLUFF/BLUFF EDGE
- - - - - 40-FOOT REAR YARD SETBACK FROM BLUFF EDGE
- 00-40- PROPOSED GRADED CONTOUR



NOTE:
- TOPOGRAPHIC SURVEY MAP BY CIREMELE SURVEYING INC., J.N. 17-037, DATED 4/26/2017.
- MAP SUPPLIED BY OWNER.



SITE PLAN-PROPOSED REPAIR
SCALE: 1"=10'

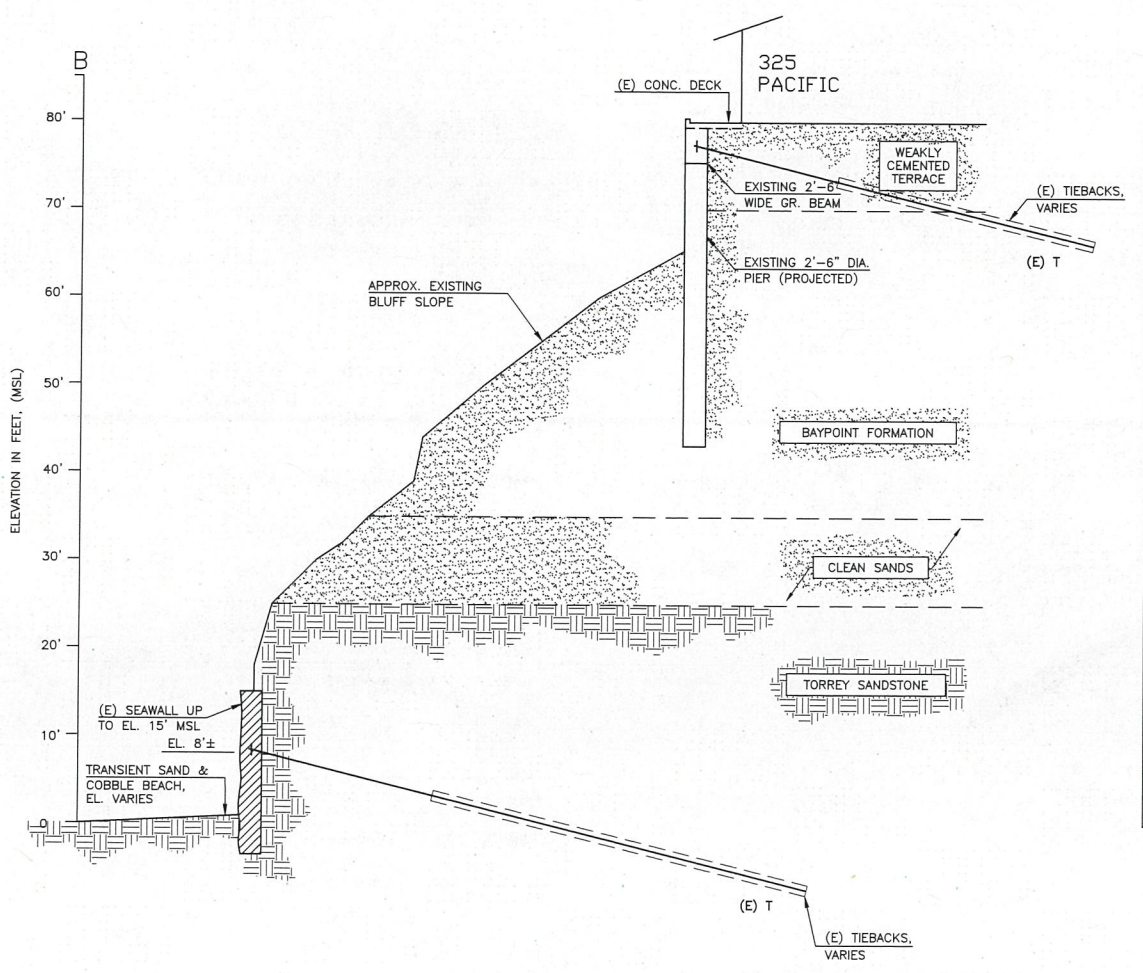


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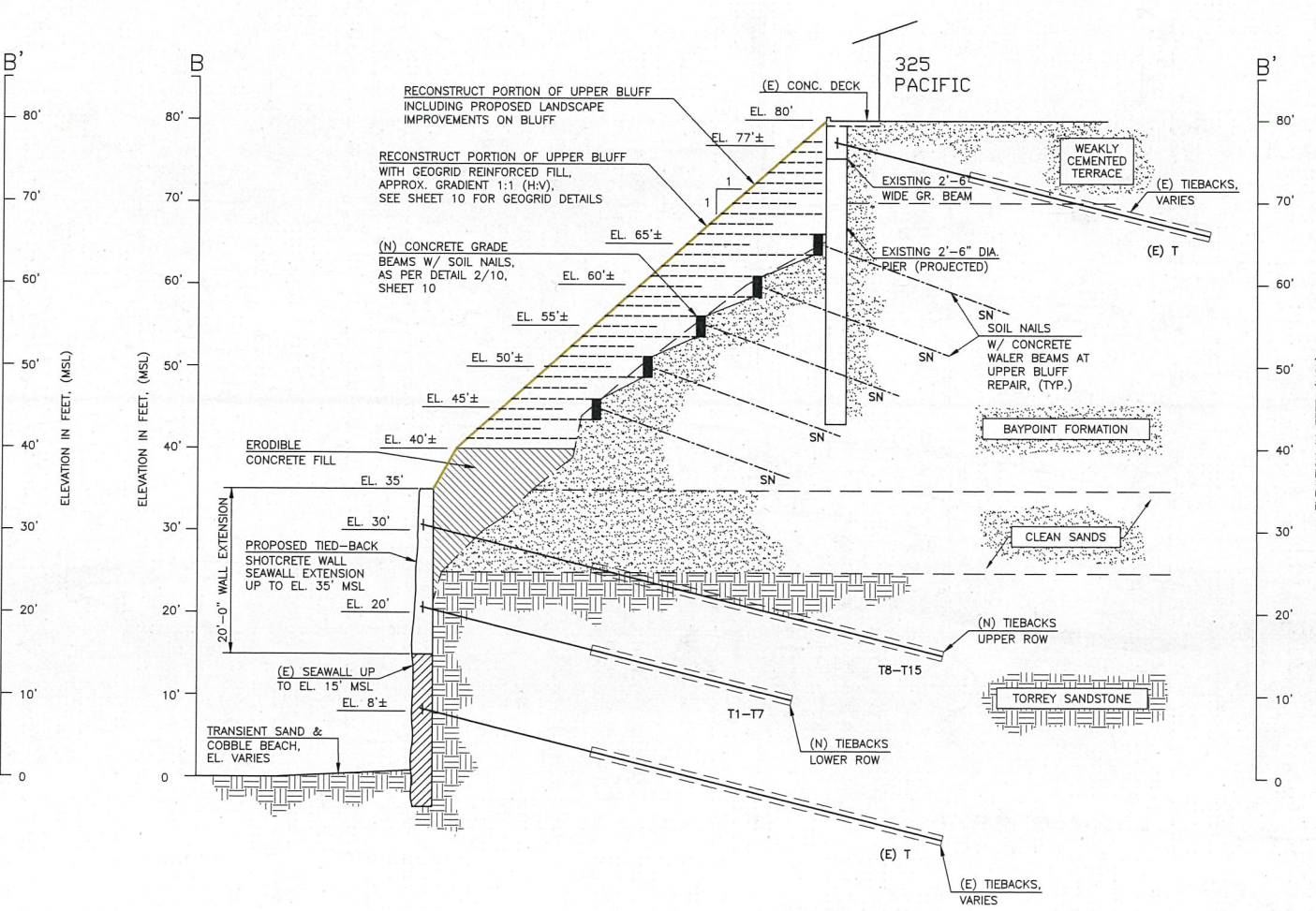
By: _____ Date: _____
R.C.E.: _____ Exp: _____



SOLANA BEACH FIRE DEPARTMENT	SANTA FE IRRIGATION DISTRICT	ENGINEER OF WORK	CITY APPROVED CHANGES	APP'D DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	ENGINEERING DEPARTMENT	DRAWING NO.
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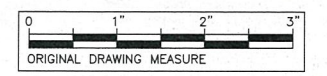


SECTION-EXISTING
325 PACIFIC AVENUE
SCALE: 1"=10'
B
6



SECTION-PROPOSED
325 PACIFIC AVENUE
SCALE: 1"=10'
B
6

- ABBREVIATIONS:
- C.C. - CENTER TO CENTER
 - C.O. - CLEAN OUT
 - E.W. - EACH WAY
 - (E), (N) - EXISTING, NEW
 - N.I.C. - NOT IN CONTRACT
 - P.T.D.F. - PRESSURE TREATED DOUGLAS FIR
 - T.O.G.B. - TOP OF GRADE BEAM
 - T.O.W. - TOP OF WALL
 - T. & B. - TOP AND BOTTOM
 - U.N.O. - UNLESS NOTED OTHERWISE
 - V.I.F. - VERIFY IN FIELD
 - B.O.W. - BOTTOM OF WALL
 - G.B.W. - GRADE BELOW OF WALL
 - T.O.C. - TOP OF CONCRETE
 - T.O.G. - TOP OF GRADE
 - E.F. - EACH FACE

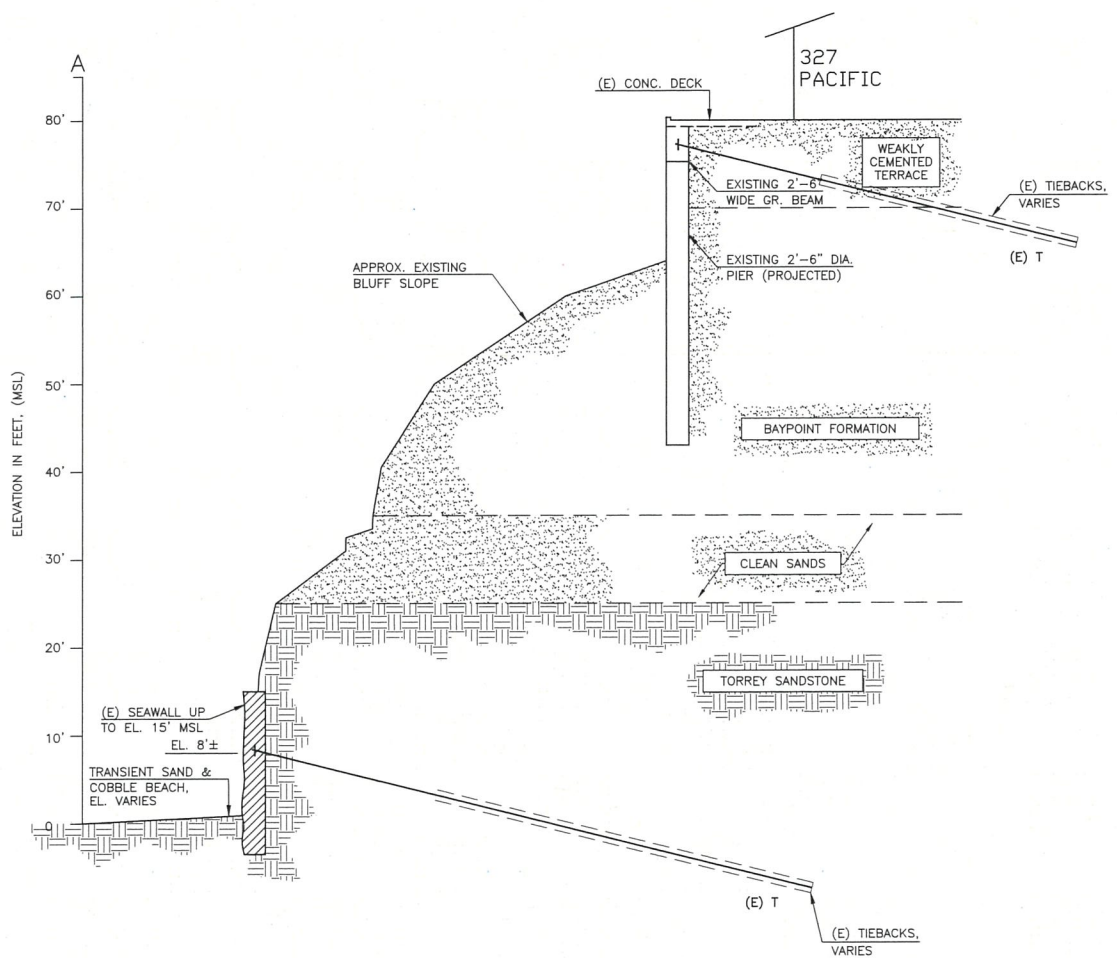


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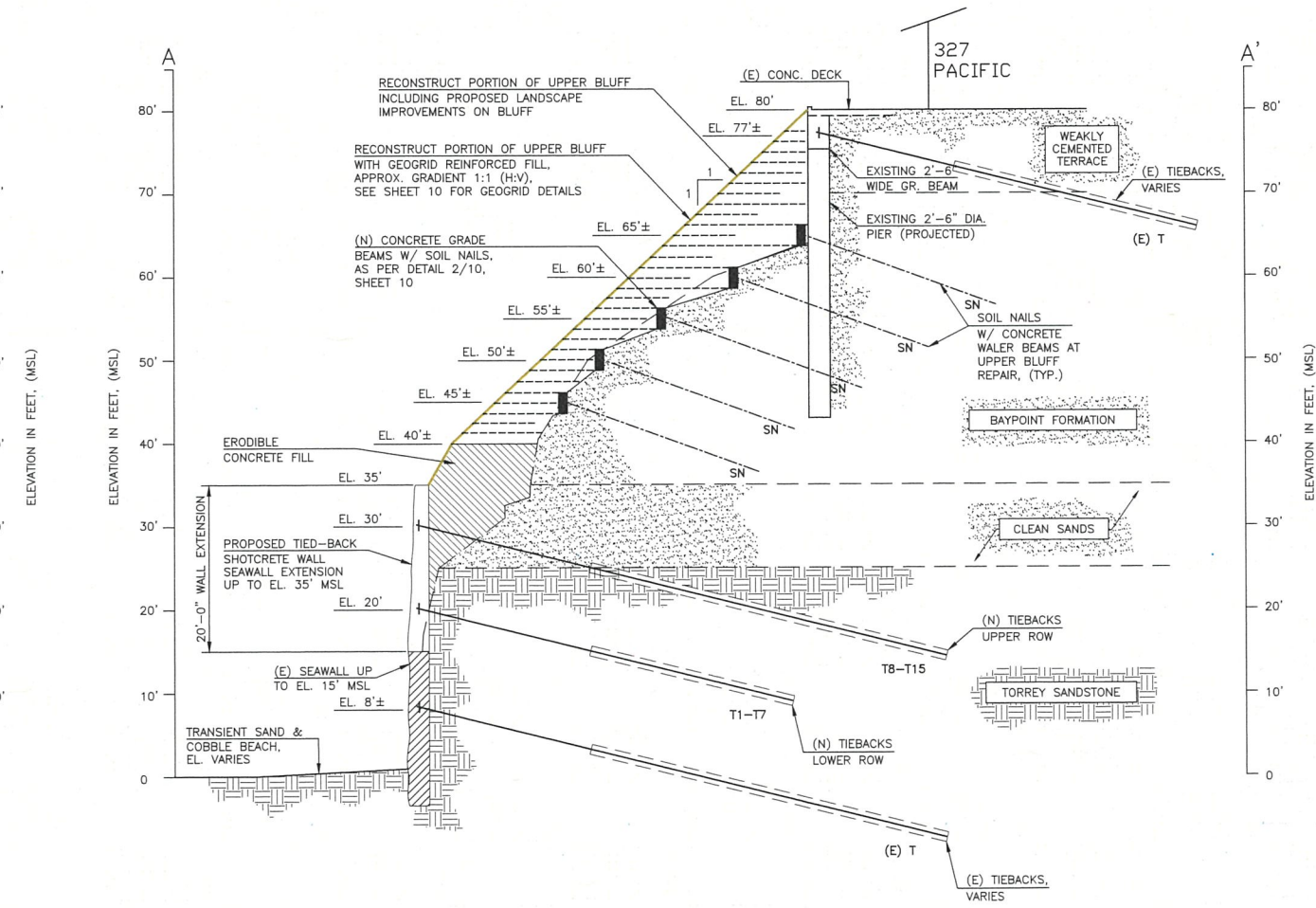
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R.C.E.: _____ Exp: _____



SOLANA BEACH FIRE DEPARTMENT	SANTA FE IRRIGATION DISTRICT	ENGINEER OF WORK	CITY APPROVED CHANGES	APP'D DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	ENGINEERING DEPARTMENT	DRAWING NO.
By: _____ Fire Chief Date: _____	Reviewed By: _____ District Representative Date: _____	By: Robert D. Mahony Date: 10-10-18 Name: Soil Engineering Const., Inc. R.C.E. 16459 Exp: 06/30/23			By: _____ Date: _____	By: _____ Date: _____ Mohammad Sammak, City Engineer R.C.E.: 37146 Exp: 6/30/24	DESCRIPTION: CITY OF SOLANA BEACH SURVEY CONTROL POINT NO. 2012, NAMED ENC-43, 3.5" NATIONAL GEODETIC SURVEY DISC IN HEADWALL, 0.2 MILES NORTH OF SOLANA VISTA DR. ON EAST SIDE OF NORTHBOUND HIGHWAY 101, 3 FEET OFF SHOULDER AND 6 FEET WEST OF CARDOFF BY THE SEA SIGN. ELEV. 34.670 (NAVD 88)	CROSS SECTIONS-325 PACIFIC AVENUE FOR: 325-327 PACIFIC AVENUE, SOLANA BEACH, CA 92075 REPAIRS TO COASTAL BLUFF		SBGR- Sheet 6 of 15



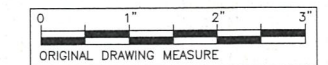
SECTION - EXISTING
327 PACIFIC AVENUE
SCALE: 1"=10'



SECTION - PROPOSED
327 PACIFIC AVENUE
SCALE: 1"=10'



- ABBREVIATIONS:**
- C.C. - CENTER TO CENTER
 - C.O. - CLEAN OUT
 - E.W. - EACH WAY
 - (E), (N) - EXISTING, NEW
 - N.I.C. - NOT IN CONTRACT
 - P.T.D.F. - PRESSURE TREATED DOUGLAS FIR
 - T.O.G.B. - TOP OF GRADE BEAM
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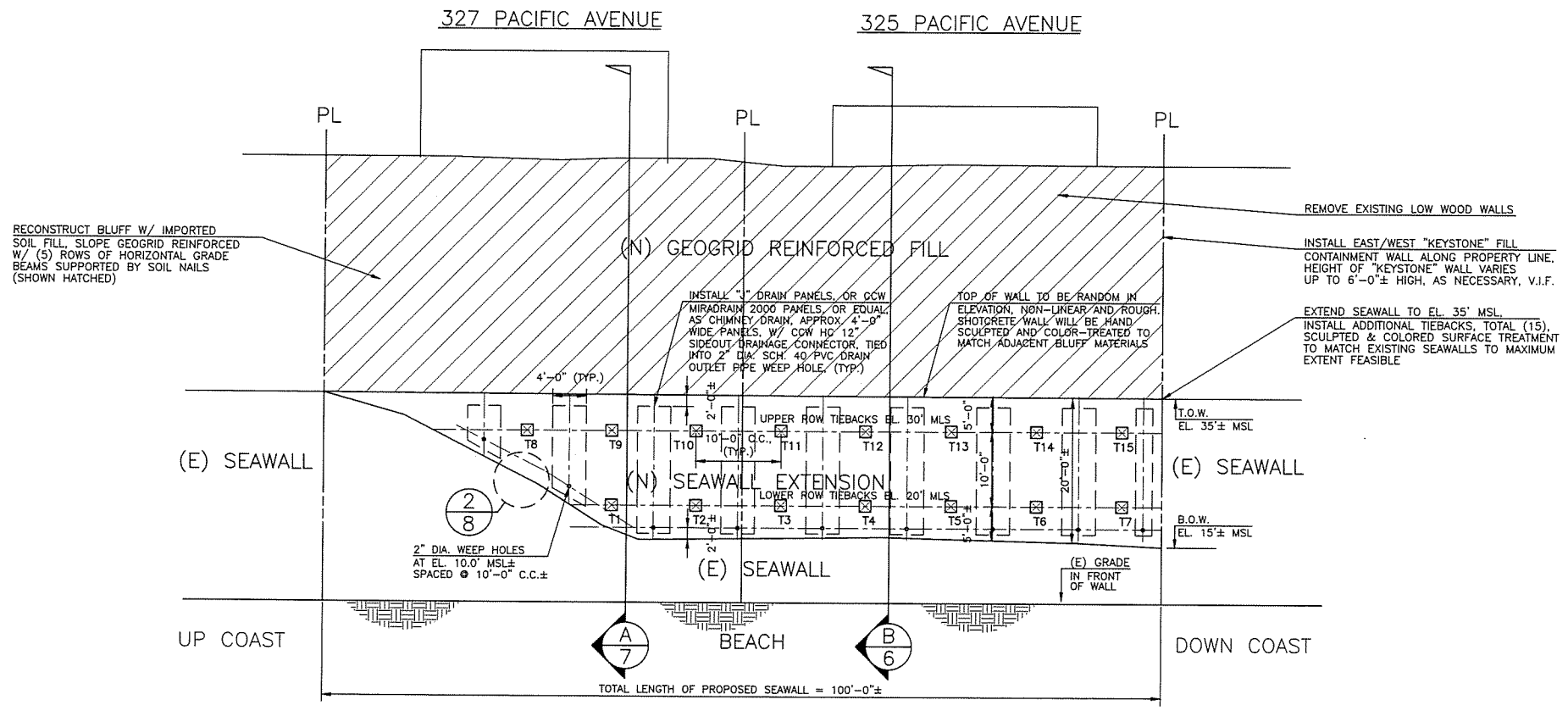


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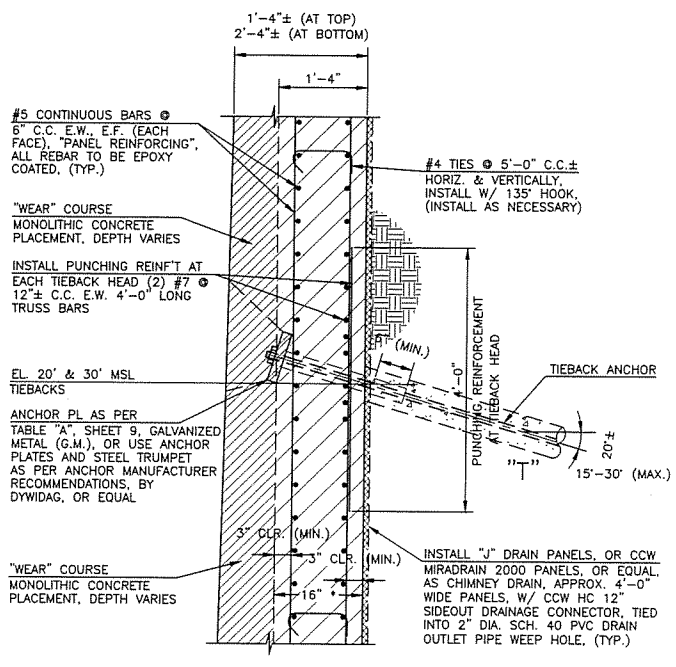
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R.C.E.: _____ Exp: _____



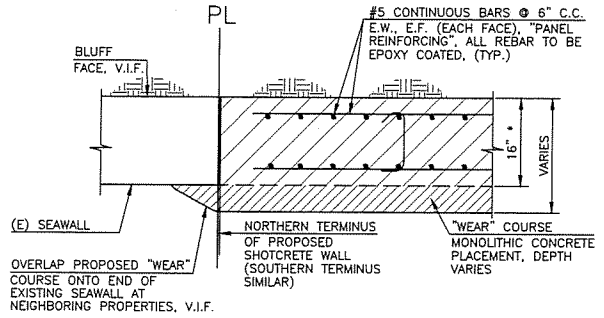
SOLANA BEACH FIRE DEPARTMENT	SANTA FE IRRIGATION DISTRICT	ENGINEER OF WORK	CITY APPROVED CHANGES	APP'D DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	ENGINEERING DEPARTMENT	DRAWING NO.
By: _____ Fire Chief Date: _____	Reviewed By: _____ District Representative Date: _____	By: Robert D. Mahony Date: 10-10-18 Name: Soil Engineering Const., Inc. Drawn By: R.C.E. 16459 Exp: 06/30/23			By: _____ Date: _____	By: Mohammad Sammak, City Engineer R.C.E.: 37146 Exp: 6/30/24	DESCRIPTION: CITY OF SOLANA BEACH SURVEY CONTROL POINT NO. 2012, NAMED ENG-43, 3.5" NATIONAL GEODETIC SURVEY DISC IN HEADWALL, 0.2 MILES NORTH OF SOLANA VISTA DR. ON EAST SIDE OF NORTHBOUND HIGHWAY 101, 3 FEET OFF SHOULDER AND 6 FEET WEST OF CARDIFF BY THE SEA SIGN. ELEV: 34.670 (NAVD 88)	CROSS SECTIONS-327 PACIFIC AVENUE FOR: 325-327 PACIFIC AVENUE, SOLANA BEACH, CA 92075 REPAIRS TO COASTAL BLUFF		SBGR- Sheet 7 of 15



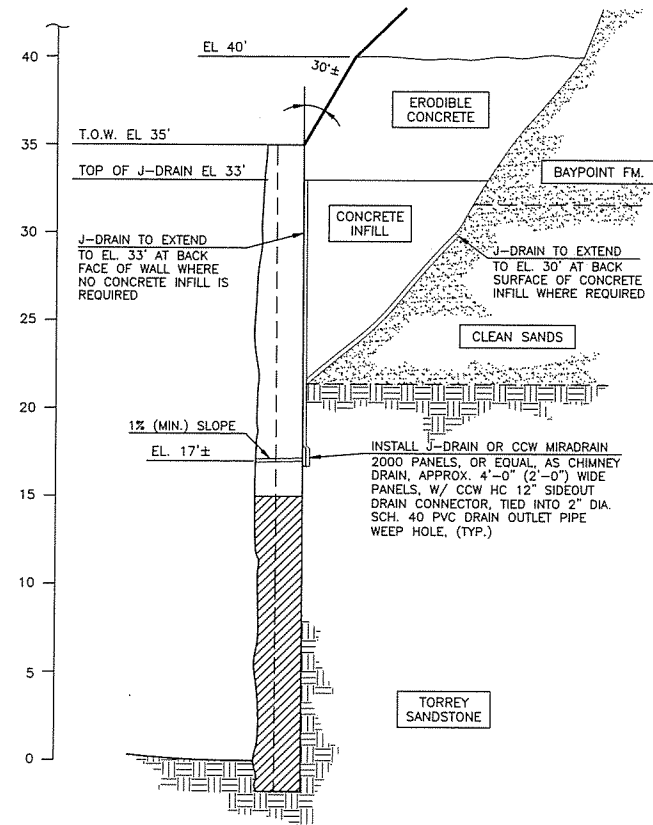
PROFILE-WALL ELEVATION (E) 8
SCALE: N.T.S.



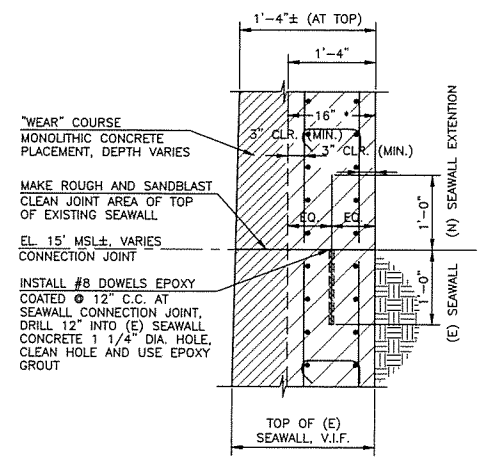
DETAIL-TIEBACK HEAD (TYP.) (1) 8
SCALE: 3/4"=1'-0"



DETAIL-WALL END (2) 8
SCALE: 3/4"=1'-0"

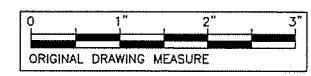


DETAIL-WALL DRAIN (TYP.) (3) 8
SCALE: 1"=5'



DETAIL-CONNECTION JOINT (4) 8
SCALE: N.T.S.

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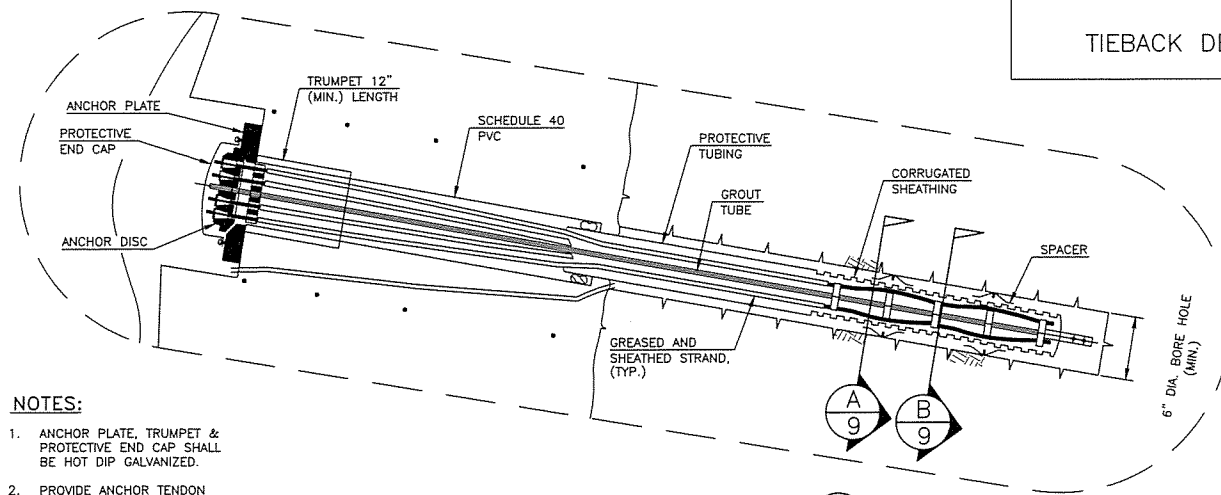
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By: _____ Date: _____
R.C.E.: _____ Exp: _____



SOLANA BEACH FIRE DEPARTMENT	SANTA FE IRRIGATION DISTRICT	ENGINEER OF WORK	CITY APPROVED CHANGES	APP'D DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	ENGINEERING DEPARTMENT	DRAWING NO.
By: _____ Date: _____	Reviewed By: _____ District Representative Date: _____	By: Robert D. Mahony Date: 10-10-18 Name: Soil Engineering Const., Inc. Drawn By: R.C.E. 16459 Exp: 06/30/23			By: _____ Date: _____	By: Mohammad Sammak, City Engineer R.C.E.: 37146 Exp: 6/30/24	DESCRIPTION: CITY OF SOLANA BEACH SURVEY CONTROL POINT NO. 2012, NAMED ENC-43, 3.5" NATIONAL GEODEIC SURVEY DISC IN HEADWALL, 0.2 MILES NORTH OF SOLANA VISTA DR. ON EAST SIDE OF NORTHBOUND HIGHWAY 101, 3 FEET OFF SHOULDER AND 6 FEET WEST OF CARDIFF BY THE SEA SIGN. ELEV. 34.670 (NAVD 88)	TIEBACK WALL ELEVATION & DETAILS FOR: 325-327 PACIFIC AVENUE, SOLANA BEACH, CA 92075 REPAIRS TO COASTAL BLUFF		SBGR- Sheet 8 of 15

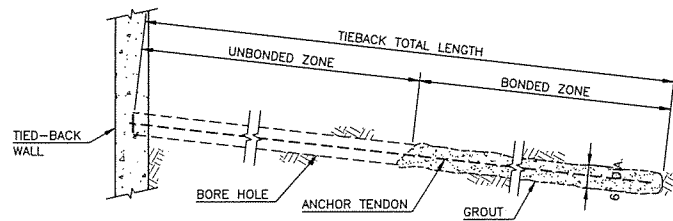
TIEBACK DETAILS



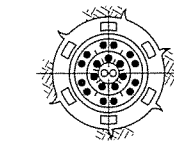
NOTES:

- ANCHOR PLATE, TRUMPET & PROTECTIVE END CAP SHALL BE HOT DIP GALVANIZED.
- PROVIDE ANCHOR TENDON CENTRALIZERS AT 10" O.C. IN ANCHOR BONDED ZONE.

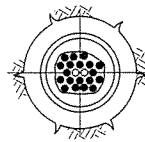
DETAIL—MULTISTRAND ANCHOR
W/ DOUBLE CORROSION PROTECTION
SCALE: N.T.S. 1/9



DETAIL—ANCHOR SCHEMATIC
W/ DOUBLE CORROSION PROTECTION
SCALE: N.T.S. 2/9



SECTION A
SCALE: N.T.S. A/9



SECTION B
SCALE: N.T.S. B/9

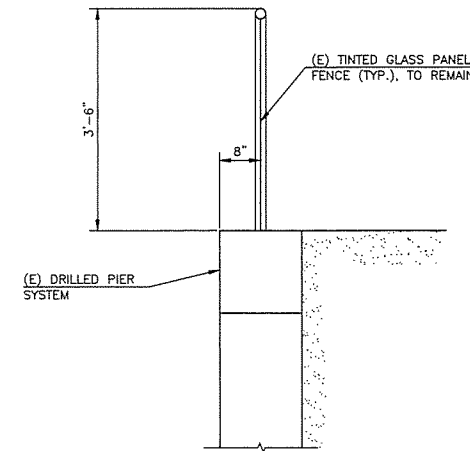
TIEBACK ANCHORS SCHEDULE—TABLE "A"

MARK	DESIGN LOAD KIPS	TEST LOAD KIPS	LOCK-OFF LOAD KIPS	UNBONDED ZONE FEET (MIN.)	BONDED ZONE FEET	TOTAL LENGTH FEET	TOTAL STRAND ANCHOR	TOTAL NUMBER EACH	TIEBACK HEAD PLATE	NOTE
T1-T7	85.0	113.0	85.0	15	25	40	3	7	10"x10"x2 1/8"	
T8-T15	200.0	266.0	200.0	15	50	65	7	8	10"x10"x2 1/8"	

NOTES:

- MULTISTRAND ANCHORS, OR BARS, TO BE BY DYWIDAG SYSTEMS, INTERNATIONAL (DSI), OR EQUAL, TYPE C-DCP—BOUBLE CORROSION PROTECTED.
- MULTISTRAND ANCHORS ARE RECOMMENDED: 0.6" DIA., 270 KSI, STRAND ANCHORS AS PER TABLE.
- ALL TIEBACK ANCHORS TO BE PROOF TESTED.
- PROOF TEST ALL TIEBACK ANCHORS TO 133% D.L.
- TIEBACK ANCHOR TESTING PROCEDURE TO BE IN GENERAL CONFORMANCE WITH PTI MANUAL, FIFTH EDITION, AND SPECIFICALLY IN ACCORDANCE WITH FOLLOWING SECTIONS:
PERFORMANCE TESTING SECTION 4.3.7.1
PROOF TESTING SECTION 4.3.7.2
ACCEPTANCE CRITERIA SECTION 4.5.6
- LOCK-OFF ALL TIEBACK ANCHORS AFTER ACCEPTED TESTING TO 50% (MIN.) OF ULTIMATE STRENGTH.
- INCLINATION BELOW HORIZONTAL PLANE (BLUFF FACE): 15' TO 20' (MAX.).
- HIGH PRESSURE GROUTED, DRILLED 6" DIA. (MIN.) ANCHOR HOLES USED FOR DESIGN PURPOSES.
- APPROX. TOTAL TIEBACK ANCHORS ANTICIPATED (15). TOTAL NUMBER OF EACH MARK IS ESTIMATED ONLY, BASED ON DESIGN SECTIONS, V.I.F.
- ADDITIONAL TIEBACK ANCHORS MAY BE INSTALLED IF DEEMED NECESSARY BY SOIL ENGINEER'S REPRESENTATIVE BASED ON FIELD CONDITIONS.
- FOR TIEBACK ANCHOR LOCATIONS SEE WALL PROFILE-E/8.

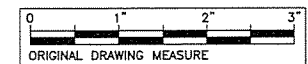
EXISTING FENCE DETAIL



SECTION—EXISTING FENCE
SCALE: N.T.S. C/9

ABBREVIATIONS:

- C.C. —CENTER TO CENTER
- C.O. —CLEAN OUT
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- (E), (N) —EXISTING, NEW
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AS-BUILT

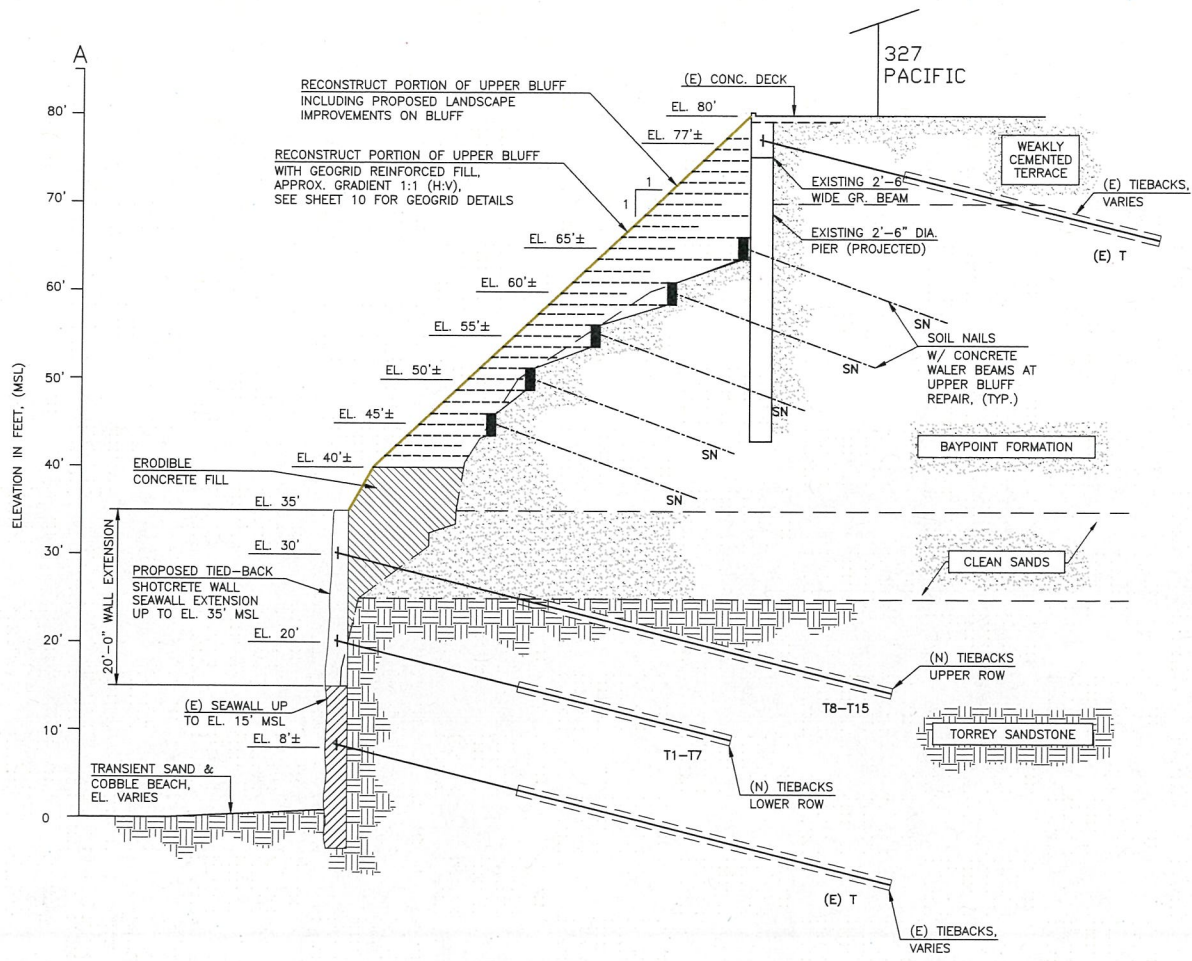
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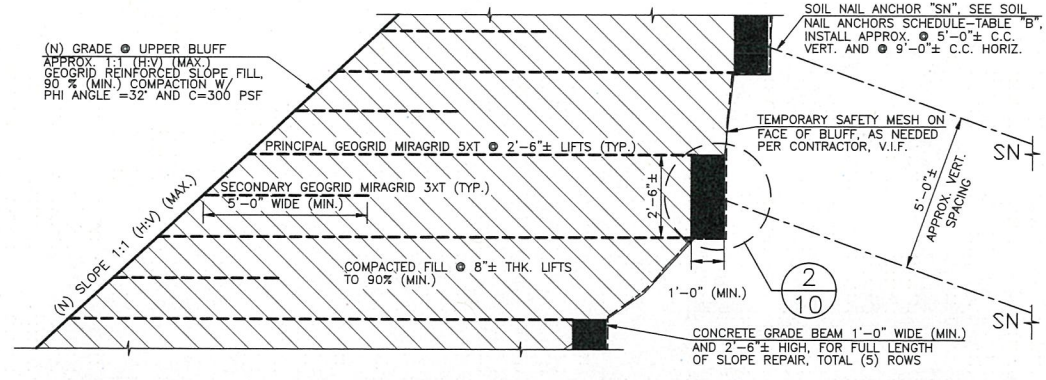
SOLANA BEACH FIRE DEPARTMENT	SANTA FE IRRIGATION DISTRICT	ENGINEER OF WORK	CITY APPROVED CHANGES	APP'D DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	ENGINEERING DEPARTMENT	DRAWING NO.
By: _____ Fire Chief	Reviewed By: _____ District Representative	By: Robert D. Mahony Date: 10-10-18 Name: Soil Engineering Const., Inc. Drawn By: R.C.E. 16459 Exp: 06/30/23			By: _____ Date: _____	By: _____ Date: _____ Mohammad Sammak, City Engineer R.C.E.: 37146 Exp: 6/30/24	DESCRIPTION: CITY OF SOLANA BEACH SURVEY CONTROL POINT NO. 2012, NAMED ENC-43, 3.5' NATIONAL GEODETIC SURVEY DISC IN HEADWALL, 0.2 MILES NORTH OF SOLANA VISTA DR. ON EAST SIDE OF NORTHBOUND HIGHWAY 101, 3 FEET OFF SHOULDER AND 6 FEET WEST OF CARDIFF BY THE SEA SIGN. ELEV. 34.670 (NAVD 88)	TIEBACK & CABLE RAILING DETAILS FOR: 325-327 PACIFIC AVENUE, SOLANA BEACH, CA 92075 REPAIRS TO COASTAL BLUFF		SBGR- Sheet 9 of 15

UPPER BLUFF REPAIR NOTES:

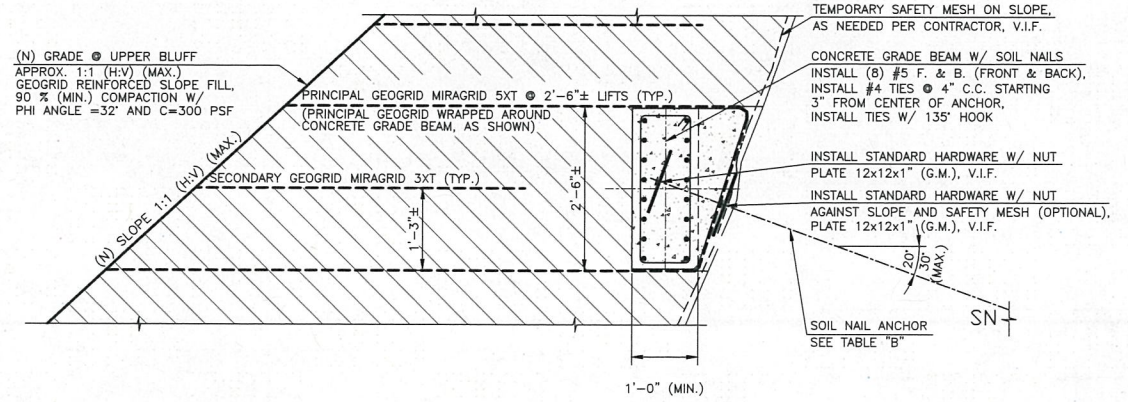
- DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH 2019 CBC, AS AMENDED BY STATE OF CALIFORNIA, AND CITY OF SOLANA BEACH CODES AND ORDINANCES.
- ALL DIMENSIONS, CONDITIONS AND LOCATION OF FACILITIES TO BE VERIFIED AND DETERMINED IN FIELD.
- EXACT LOCATION AND EXTENT OF PROPOSED REPAIRS TO COASTAL BLUFF MAY BE ADJUSTED AS FIELD CONDITIONS REQUIRE AT TIME OF CONSTRUCTION.
- ALL EXPOSED STEEL, IF ANY, SHALL BE GALVANIZED OR COATED WITH CORROSION INHIBITING PAINT.
- ALL CAST-IN-PLACE REINFORCED CONCRETE/SHOTCRETE SHALL HAVE COMPRESSIVE STRENGTH AT 28 DAYS OF 4,000 PSI. USE CEMENT TYPE II PORTLAND CEMENT. MAXIMUM WATER-CEMENTITIOUS MATERIAL RATIO, BY WEIGHT, NORMAL WEIGHT CONCRETE, TO BE OF 0.45. SHOTCRETE TEST PANEL SHALL BE SHOT, CURED, CORED OR SAWN, EXAMINED AND TESTED PRIOR TO COMMENCEMENT OF PROJECT.
- REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60 FOR #4 BARS AND ABOVE. ALL REBAR TO BE EPOXY COATED.
- STEEL MEMBERS, IF ANY, SHALL BE:
 - ALL WIDE FLANGE STEEL MEMBERS SHALL CONFORM TO ASTM A992, GRADE 50,
 - MISCELLANEOUS CHANNELS, ANGLES, AND PLATES SHALL CONFORM TO ASTM A36.
- SECTION AT CONSTRUCTION JOINT (C.J.) MAKE ROUGH AND FORM KEY.
- REINFORCEMENT COVER:
 - CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH SHALL HAVE MINIMUM 3" CONCRETE COVER,
 - CONCRETE EXPOSED TO EARTH OR WEATHER SHALL HAVE MINIMUM 2" CONCRETE COVER FOR #6 BARS AND ABOVE, 1 1/2" FOR #5 BARS AND BELOW.
- SPLICES OF REBAR TO BE CLASS (B) SPLICE. LAP SPLICES OF REINFORCING BARS IN SHOTCRETE SHALL UTILIZE NONCONTACT LAP SPLICE METHOD WITH MINIMUM CLEARANCE OF 2 INCHES BETWEEN BARS (2016 CBC SEC. 1908.4.3).
- EPOXY ADHESIVE TO BE "SET-XP" BY SIMPSON STRONG-TIE COMPANY, INC., ESR-2508, OR EQUAL. CONCRETE / GROUT PATCH, IF ANY, SHALL BE APPROVED HIGH STRENGTH CEMENT BASED COMPOUND.
- ALL RETROFIT HARDWARE, IF ANY, TO BE BY SIMPSON STRONG-TIE COMPANY, INC., OR EQUAL.
- SOIL NAIL ANCHOR NOTES:
 - SEE SOIL NAIL ANCHORS SCHEDULE-TABLE "B", AND RELEVANT NOTES, DETAILS AND SECTIONS.
 - TIEBACK ANCHORS TO BE ISCHEBECK TITAN INJECTION ANCHORS, BY CONTECH SYSTEMS LTD., OR EQUAL.
 - TITAN INJECTION ANCHORS ARE SELF-DRILLING BARS. DIAMETER OF BAR IS 1 INCH., COVER OF APPROX. 1 INCH EACH SIDE IS ANTICIPATED IN ON-SITE MATERIALS, AND AS PER MANUFACTURER'S RECOMMENDATION.
 - GROUT TO CEMENT GROUT W/ WATER-CEMENT RATIO (W/C) OF 0.4 TO 0.5 = 5 GAL. PER SACK.
 - ALLOW UP TO 22.5 CF OF SAND/YARD.
 - ALLOW CURE TIME BEFORE TESTING.
 - PROVIDE FOR ONE STAGE OF GROUTING. BOND BREAKER PVC TUBE TO BE USED IN FREE (UNBONDED) ZONE.
- SOIL NAIL ANCHORS ARE HIGH PRESSURE GROUTED.
- DESIGN RECOMMENDATIONS AND PARAMETERS FROM:
 - PRELIMINARY GEOTECHNICAL EVALUATION OF COASTAL BLUFF, 325-327 PACIFIC AVENUE, SOLANA BEACH, CALIFORNIA, PREPARED BY SOIL ENGINEERING CONSTRUCTION, INC., DATED JUNE 26, 2000.
 - UPDATED PRELIMINARY GEOTECHNICAL EVALUATION, LAUGHLIN RESIDENCE-325 PACIFIC AVENUE, SOLANA BEACH, CA
 - GREENBERG RESIDENCE-327 PACIFIC AVENUE, SOLANA BEACH, CA PREPARED BY SOIL ENGINEERING CONSTRUCTION, INC., DATED OCTOBER 18, 2018.
- SPECIAL INSPECTION (2016 CBC SEC. 1704, SEC. 107.2.1):
 - SEE SPECIAL INSPECTIONS SCHEDULE.
 - UPON CONCLUSION OF CONSTRUCTION, ENGINEER OF RECORD WILL PREPARE SUMMARY LETTER OF HIS OBSERVATIONS RELATIVE TO REPAIRS TO COASTAL BLUFF AND AS-BUILT CONSTRUCTION CONDITIONS.
- CONSTRUCTION DOCUMENTS SHALL BE REVIEWED, AND GEOTECHNICAL ASPECTS OF CONSTRUCTION SHALL BE PERIODICALLY OBSERVED BY SOIL ENGINEER OF RECORD: ROBERT D. MAHONY, R.C.E., C.E.G., R.G.E.
- ALL CONSTRUCTION SHALL COMPLY WITH RECOMMENDATIONS OF AFOREMENTIONED REPORT(S).



SECTION-PROPOSED
327 PACIFIC AVENUE
SCALE: 1"=10'



DETAIL-SCHMATIC UPPER BLUFF REPAIR (1)
SCALE: 3/8"=1'-0"



DETAIL-CONCRETE GRADE BEAM (TYP.) (2)
SCALE: 3/4"=1'-0"

SOIL NAIL ANCHORS SCHEDULE-TABLE "B":

MARK	DESIGN LOAD KIPS	TEST LOAD KIPS	LOCK-OFF LOAD KIPS	UNBONDED ZONE FEET	BONDED ZONE FEET	TOTAL LENGTH FEET	TOTAL SOIL NAILS, V.I.F.	NOTE
SN1-SN30	25.0	33.5	N/A	5	20	25	30	

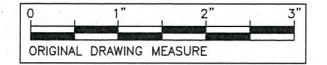
GEOGRID REINFORCEMENT:
PRINCIPAL GRID @ 2'-6" LIFTS VERTICAL (MAX.) MIRAGRID 5XT, OR APPROVED EQUAL. INSTALL FOR FULL WIDTH OF FILL MASS. SECURE AT END W/ PLATE AT SOIL NAIL LOCATION, AS APPLICABLE.
INTERMEDIATE LIGHT GRID @ 2'-6" LIFTS VERTICAL (BETWEEN ALL PRINCIPAL GRIDS) MIRAGRID 3XT, OR APPROVED EQUAL. INSTALL 5'-0" (MIN.) WIDE STRIPS.

GRADING QUANTITIES AND FILL COMPACTION SPECIFICATION:
ON-SITE SOILS SHALL BE USED TO RECONSTRUCT SLOPE AT EXISTING SCARP AND FOR KEYSTONE RETAINING WALL BACKFILL. COMPACT FILL TO 90% OF MAXIMUM DRY DENSITY, BASED UPON ASTM D1557, LATEST REVISION.
IT IS ANTICIPATED THAT COMPACTION SHALL BE PERFORMED WITH SMALL COMPACTION EQUIPMENT. EACH COMPACTION LIFT SHOULD NOT EXCEED 8" IN THICKNESS.
TOTAL TONNAGE AND VOLUME OF BACKFILL ESTIMATED:
UP TO 1,450 TONS (APPROX. 900 CY) OF BACKFILL

SOIL NAILS INSTALLATION:
IT IS ANTICIPATED 5 ROWS @ 5 TO 6 EA. = UP TO 30± TOTAL, V.I.F. ANCHORS TO BE ISCHEBECK TITAN INJECTION ANCHORS BY CONTECH SYSTEMS LTD. USE TITAN R30/11 (L.H. THREAD), W/ SPHERICAL COLLAR NUT AND WALTER PLATE. DESIGN LOAD (D.L.) PERMANENT ANCHORS = 25.0 KIPS. TEST LOAD (T.L.) @ 133% D.L. = 33.5 KIPS.
NO PRESTRESSING LOCK-OFF LOAD.
TYPICALLY, 5-10% OF INSTALLED SOIL NAILS ARE TO BE TESTED.
TEST (2) SOIL NAILS EACH ROW, TO BE SELECTED BY PROJECT SOIL ENGINEER. ANCHORS AND HARDWARE TO BE HOT DIP, OR HOT SPRAY GALVANIZED (METALLIZED). TITAN ANCHORS TO BE INSTALLED W/ SOIL BITS OR TUNGSTEN CARBIDE DRILL BITS. TITAN ANCHORS TO BE INSTALLED W/ SMALL EQUIPMENT, BY HAND-HELD SINKER DRILL, OR IF NECESSARY W/ MINER'S JACKLEG DRILL.
ANTICIPATED TOTAL DEPTH TO BE 25'-0" FROM FACE OF EXISTING BLUFF. AT CONTRACTOR'S OPTION SOIL NAILS MAY BE DRILLED PRIOR OR AFTER SLOPE RESTORATION. SOIL NAILS TO BE INSTALLED @ 9'-0" C.C. ± HORIZONTALLY, AND @ 5'-0" C.C. ± VERTICALLY, V.I.F.
WALTER/STAMPED BEARING PLATE TO BE MINIMUM 12"x12" SQUARE 3/4" THK., AS USED FOR SLOPE WIRE MESH PROTECTION. PLATES AND ALL HARDWARE TO BE HOT DIPPED GALVANIZED.

ABBREVIATIONS:

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- C.O. - CLEAN OUT
- E.W. - EACH WAY
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- N.I.C. - NOT IN CONTRACT
- P.T.D.F. - PRESSURE TREATED
- D.O.U.G.L.A.S. F.I.R. - DOUGLAS FIR
- T.O.G.B. - TOP OF GRADE BEAM
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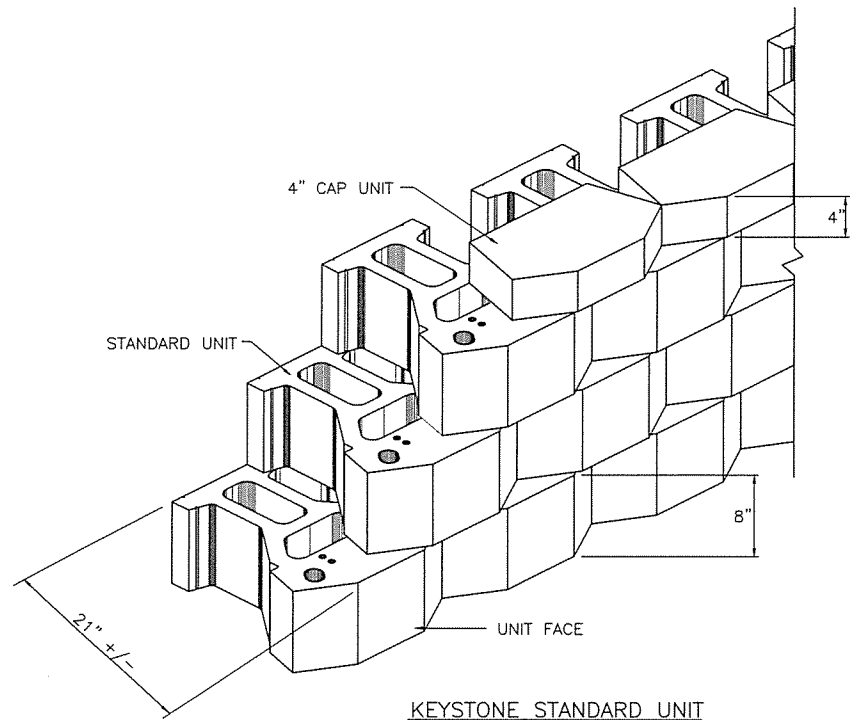


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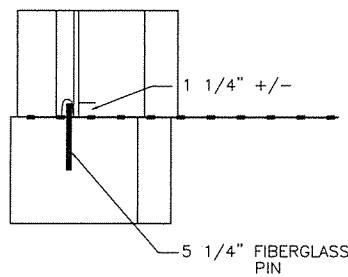
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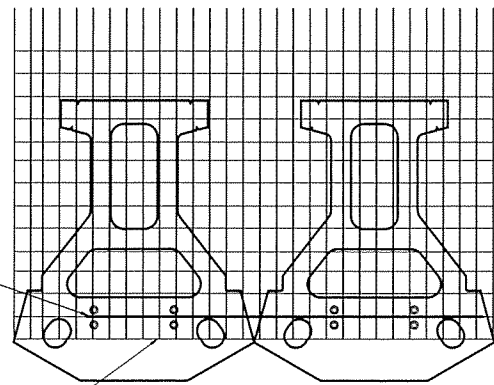
SOLANA BEACH FIRE DEPARTMENT	SANTA FE IRRIGATION DISTRICT	ENGINEER OF WORK	CITY APPROVED CHANGES	APP'D DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	ENGINEERING DEPARTMENT	DRAWING NO.
By: _____ Fire Chief Date: _____	Reviewed By: _____ District Representative Date: _____	By: Robert D. Mahony Date: 10-10-18 Name: Soil Engineering Const., Inc. R.C.E. 16459 Exp: 06/30/23			By: _____ Date: _____	By: Mohammad Sammak, City Engineer R.C.E.: 37146 Exp: 6/30/24	DESCRIPTION: CITY OF SOLANA BEACH SURVEY CONTROL POINT NO. 2012, NAMED ENC-43, 3.5' NATIONAL GEODETIC SURVEY DISC IN HEADWALL, 0.2 MILES NORTH OF SOLANA VISTA DR ON EAST SIDE OF NORTHBOUND HIGHWAY 101, 3 FEET OFF SHOULDER AND 6 FEET WEST OF CARDFIFF BY THE SEA SIGN. ELEV: 34.670 (NAVD 88)	UPPER BLUFF REPAIR NOTES & DETAILS FOR: 325-327 PACIFIC AVENUE, SOLANA BEACH, CA 92075 REPAIRS TO COASTAL BLUFF		SBGR- Sheet 10 of 15



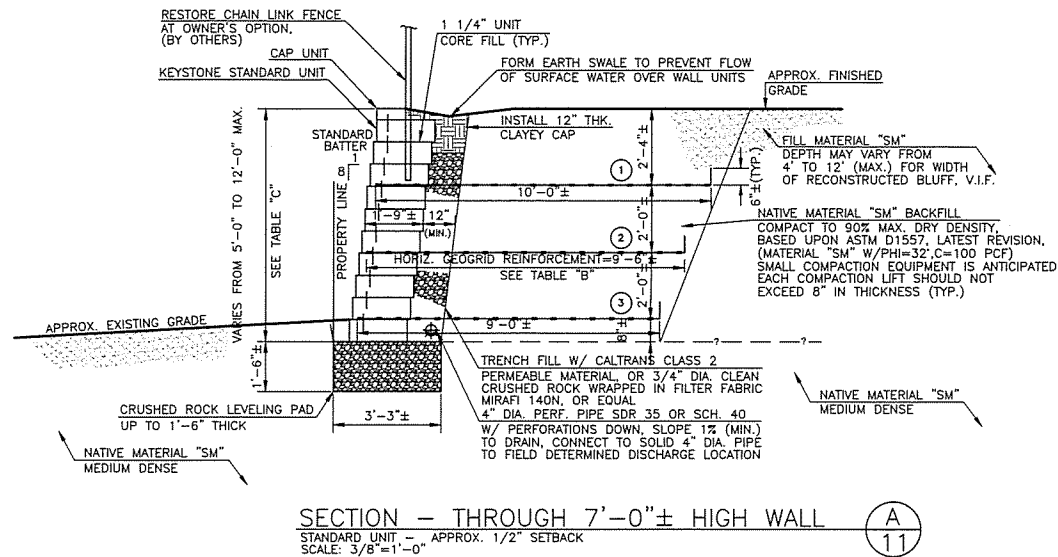
KEYSTONE STANDARD UNIT
ISOMETRIC VIEW
SCALE: NONE



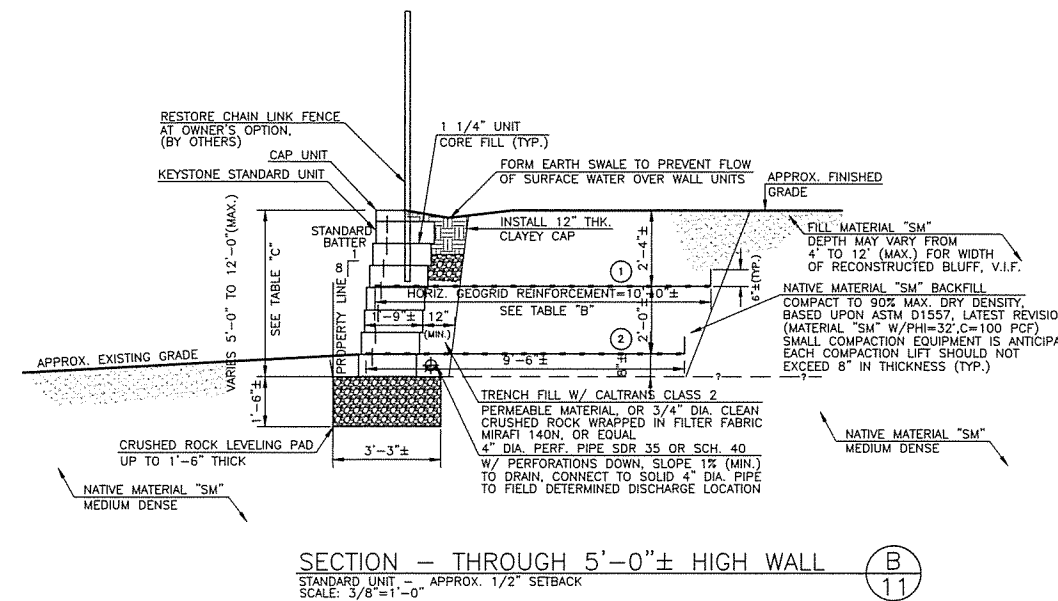
KEYSTONE STANDARD UNIT
GRID CONNECTION
SCALE: NONE



KEYSTONE STANDARD UNIT
GRID/PIN CONNECTION
SCALE: NONE



SECTION - THROUGH 7'-0"± HIGH WALL (A)
STANDARD UNIT - APPROX. 1/2" SETBACK
SCALE: 3/8"=1'-0"



SECTION - THROUGH 5'-0"± HIGH WALL (B)
STANDARD UNIT - APPROX. 1/2" SETBACK
SCALE: 3/8"=1'-0"

GENERAL NOTES:

- DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH 2019 CBC, AS ADOPTED BY STATE OF CALIFORNIA, AND ALL APPLICABLE LOCAL CODES.
- ALL DIMENSIONS, CONDITIONS AND LOCATION OF FACILITIES TO BE VERIFIED AND DETERMINED IN FIELD.
- EXACT LOCATION AND EXTEND OF PROPOSED BLUFF STABILIZATION PROJECT CAN BE ADJUSTED AS FIELD CONDITIONS REQUIRE AT TIME OF CONSTRUCTION.
- ALL EXPOSED STEEL, IF ANY, SHALL BE GALVANIZED OR COATED WITH CORROSION INHIBITING PAINT.
- ON-SITE SOILS SHALL BE USED TO RECONSTRUCT SLOPE AT EXISTING SCARP AND FOR KEYSTONE RETAINING WALL BACKFILL. COMPACT FILL TO 90% OF MAXIMUM DRY DENSITY, BASED UPON ASTM D1557, LATEST REVISION. IT IS ANTICIPATED THAT COMPACTION SHALL BE PERFORMED WITH SMALL COMPACTION EQUIPMENT, EACH COMPACTION LIFT SHOULD NOT EXCEED 8" IN THICKNESS.
- AREA OF SLOPE IMMEDIATELY BELOW PROPOSED KEYSTONE RETAINING WALL SHALL BE REPAIRED AND REGRADED BY HAND TO CLEAN UP LOOSE SOIL, ANY DEBRIS, AND TO SMOOTH OUT EXISTING SLOPE CONTOURS.
- SPECIAL INSPECTION IS NOT REQUIRED. CONSTRUCTION SHALL BE PERIODICALLY OBSERVED BY PROJECT SOIL ENGINEER OF RECORD.
- CONSTRUCTION DOCUMENTS SHALL BE REVIEWED, AND GEOTECHNICAL ASPECTS OF CONSTRUCTION SHALL BY PERIODICALLY OBSERVED BY SOIL ENGINEER OF RECORD: ROBERT D. MAHONY, R.C.E., C.E.G., R.G.E.

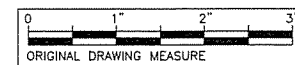
TABLE "C" - KEYSTONE WALL SCHEDULE:

WALL HEIGHT "H"	NUMBER GEOGRID LAYERS	GEOGRID LAYERS LENGTH RANGE LENGTH	NOTE
5'	2	9' TO 9.5'	
7'	3	9' TO 10'	
9'	4	9' TO 10.5'	
11'	5	9' TO 11'	
13'	6	9' TO 11.5'	

- NOTES:**
- KEYSTONE RETAINING WALL TO BE BY KEYSTONE RETAINING WALL SYSTEMS, INC. MANUFACTURED BY BASALITE, DIVISION OF PACIFIC COAST BUILDING PRODUCTS, TEL. (800) 350-5866.
 - SOIL REINFORCEMENT FABRIC TO BE MIRAFI - MIRAGRID 05XT (TYP.), OR TENSAR - UX1500SB (TYP.), OR APPROVED EQUAL.
 - KEYSTONE WALL UNDERLYING TERRACE DEPOSITS MAY BE GROUTED W/ MICROFINE CEMENT, FIELD DETERMINED BY ENGINEER PER ACTUAL SOIL CONDITIONS AT TIME OF CONSTRUCTION.

ABBREVIATIONS:

- C.C. - CENTER TO CENTER
- C.O. - CLEAN OUT
- E.W. - EACH WAY
- (E), (N) - EXISTING, NEW
- N.I.C. - NOT IN CONTRACT
- P.T.D.F. - PRESSURE TREATED DOUGLAS FIR
- T.O.G.B. - TOP OF GRADE BEAM
- T.O.W. - TOP OF WALL
- T. & B. - TOP AND BOTTOM
- U.N.O. - UNLESS NOTED OTHERWISE
- V.I.F. - VERIFY IN FIELD
- B.O.W. - BOTTOM OF WALL
- G.B.W. - GRADE BELOW OF WALL
- T.O.C. - TOP OF CONCRETE
- T.O.G. - TOP OF GRADE
- E.F. - EACH FACE

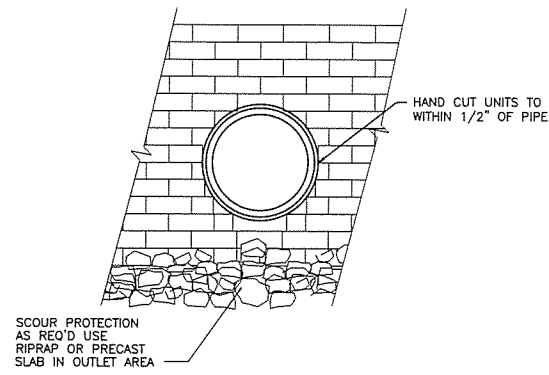


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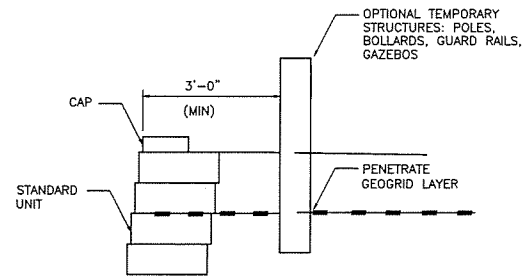
By: _____ Date: _____
R.C.E.: _____ Exp: _____



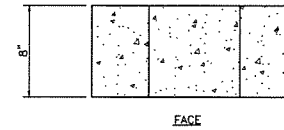
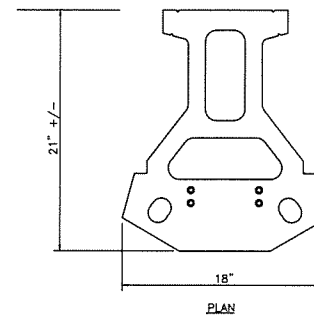
SOLANA BEACH FIRE DEPARTMENT	SANTA FE IRRIGATION DISTRICT	ENGINEER OF WORK	CITY APPROVED CHANGES	APP'D DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	ENGINEERING DEPARTMENT	DRAWING NO.
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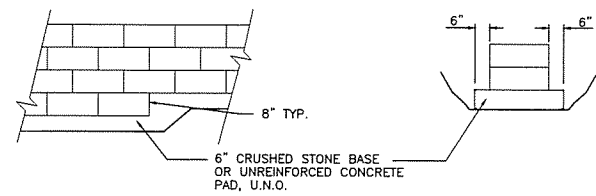
TYPICAL DETAIL
PIPE OUTLET ELEVATION
SCALE: NONE



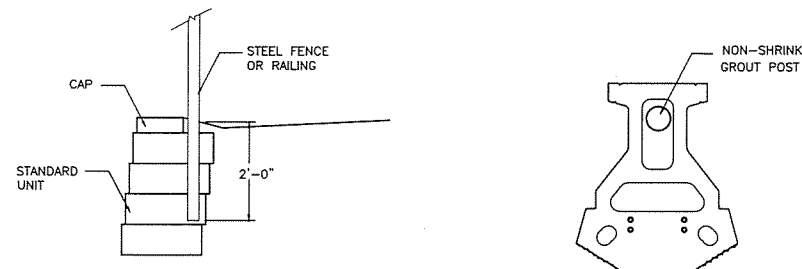
TOP OF WALL SECTION
W/ OPTIONAL STRUCTURES
SCALE: NONE



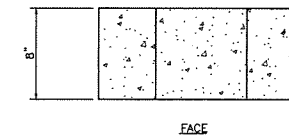
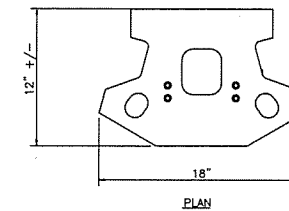
KEYSTONE STANDARD UNIT
SCALE: NONE



LEVELING PAD AND STEP DETAILS
SCALE: NONE

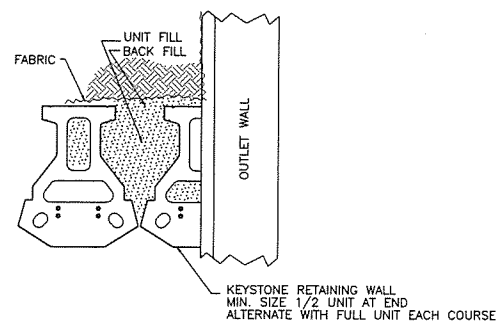


TOP OF WALL SECTION
FENCE DETAIL
SCALE: NONE

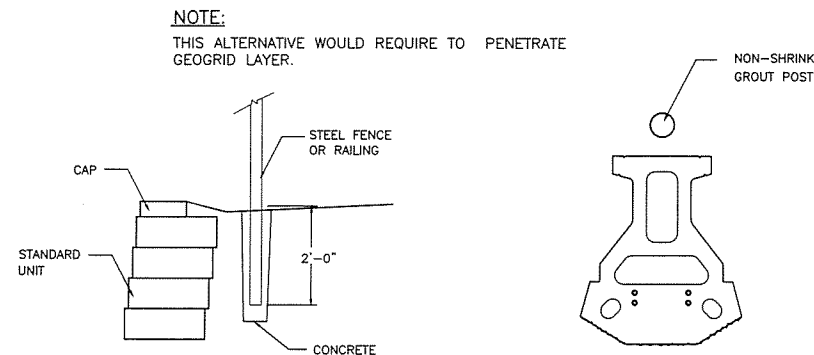


KEYSTONE COMPAC UNIT
SCALE: NONE

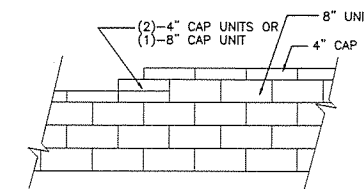
NOTE:
KEYSTONE COMPAC UNIT IS SHOWN AS ALTERNATIVE THAT COULD BE USED AT CONTRACTOR'S OPTION FOR WALL NOT EXCEEDING 3' IN HEIGHT.



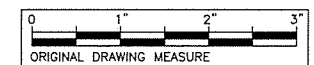
TYPICAL DETAIL
STANDARD UNIT AT OUTLET



TOP OF WALL SECTION
FENCE DETAIL



TOP OF WALL STEPS
SCALE: NONE



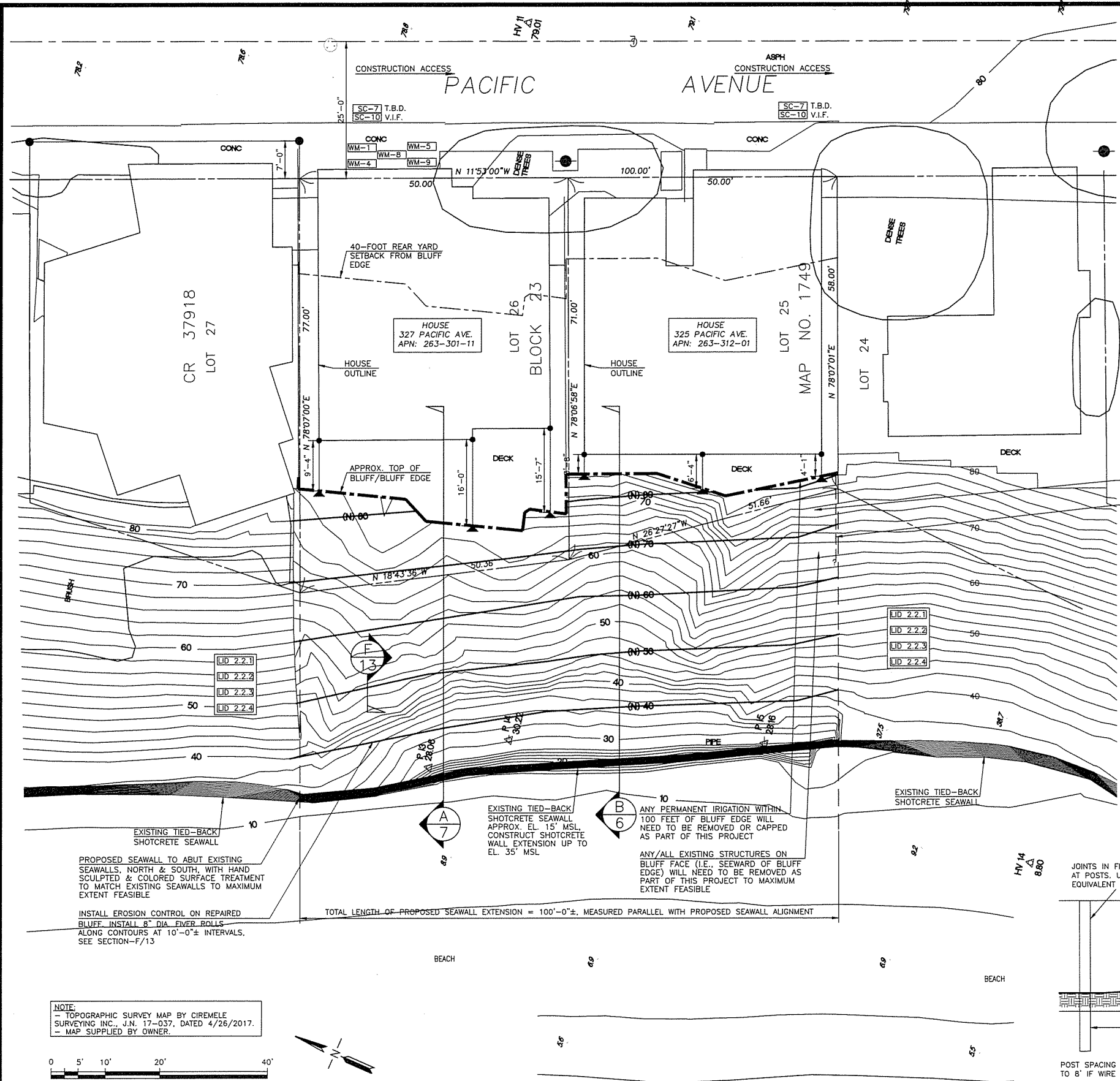
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By: _____ Date: _____

R.C.E.: _____ Exp: _____



SOLANA BEACH FIRE DEPARTMENT	SANTA FE IRRIGATION DISTRICT	ENGINEER OF WORK	CITY APPROVED CHANGES	APP'D DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	ENGINEERING DEPARTMENT	DRAWING NO.
By: _____ Fire Chief Date: _____	Reviewed By: _____ District Representative Date: _____	By: Robert D. Mahony Date: 10-10-18 Name: Soil Engineering Const., Inc. R.C.E. 16459 Exp: 06/30/23			By: _____ Date: _____	By: _____ Date: _____ Mohammad Sammak, City Engineer R.C.E.: 37146 Exp: 6/30/24	DESCRIPTION: CITY OF SOLANA BEACH SURVEY CONTROL POINT NO. 2012, NAMED ENC-43, 3.5" NATIONAL GEODETIC SURVEY DISC IN HEADWALL, 0.2 MILES NORTH OF SOLANA VISTA DR. ON EAST SIDE OF NORTHBOUND HIGHWAY 101, 3 FEET OFF SHOULDER AND 6 FEET WEST OF CARLIF BY THE SEA SIGN. ELEV: 34.670 (NAVD 88)	KEYSTONE FILL CONTAINMENT WALL-STANDARD DETAILS FOR: 325-327 PACIFIC AVENUE, SOLANA BEACH, CA 92075 REPAIRS TO COASTAL BLUFF		SBGR- Sheet 12 of 15



- BMP LEGEND**
- PLU659 BROW DITCH
 - DIRECTION OF LOT DRAINAGE
 - MATERIAL & WASTE MANAGEMENT CONTROL BMP's:**
 - WM-1 MATERIAL DELIVERY & STORAGE
 - WM-4 SPILL PREVENTION AND CONTROL
 - WM-8 CONCRETE WASTE MANAGEMENT
 - WM-5 SOLID WASTE MANAGEMENT
 - WM-9 SANITARY WASTE MANAGEMENT
 - TEMPORARY RUNOFF CONTROL BMP's:**
 - SC-1 SILT FENCE
 - SC-5 FIBER ROLL
 - SC-6 GRAVEL BAGS
 - SC-7 STREET SWEEPING AND VACUUMING, T.B.D.
 - SC-10 STORM DRAIN INLET PROTECTION, T.B.D.
 - LOW IMPACT DEVELOPMENT BMP's:**
 - LID 2.2.1 CONSERVATION OF NATURAL DRAINAGES, WELL DRAINED SOILS AND SIGNIFICANT VEGETATION
 - LID 2.2.2 MINIMIZE DISTURBANCES TO NATURAL DRAINAGES
 - LID 2.2.3 MINIMIZE AND DISCONNECT IMPERVIOUS SURFACES
 - LID 2.2.4 MINIMIZE SOIL COMPACTION

STORMWATER POLLUTION CONTROL BMP NOTES RELATIVE TO CONSTRUCTION ACTIVITIES

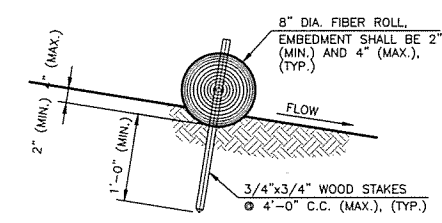
- CONCRETE WASHOUT** - CONTRACTOR SHALL ESTABLISH AND USE AN ADEQUATELY SIZED CONCRETE WASHOUT AREA TO CONTAIN WASHOUT WASTES ON SITE. IT IS ILLEGAL TO WASH CONCRETE, SLURRY, MORTAR, STUCCO, PLASTER AND THE LIKE INTO THE STORMWATER CONVEYANCE SYSTEM OR ANY RECEIVING WATER. CONTRACTOR SHALL POST A SIGN DESIGNATING THE WASHOUT LOCATION.
- CONSTRUCTION SITE ACCESS** - A STABILIZED CONSTRUCTION SITE ACCESS SHALL BE PROVIDED FOR VEHICLES. EGRESS AND INGRESS TO PREVENT TRACKING DIRT OFF SITE. THIS SHALL INCLUDE USING MATERIAL SUCH AS GRAVEL AND/OR CORRUGATED STEEL PANELS/PLATES.
- CONSTRUCTION VEHICLES** - A SPECIFIC AREA AWAY FROM GUTTERS AND STORMDRAIN SHALL BE DESIGNATED FOR CONSTRUCTION VEHICLES PARKING, VEHICLE REFUELING, AND ROUTINE EQUIPMENT MAINTENANCE. ALL MAJOR REPAIRS SHALL BE MADE OFF-SITE.
- EROSION CONTROL** - EROSION CONTROL MUST BE PROVIDED FOR ALL EROSION SURFACES. SLOPED SURFACES ESPECIALLY SHALL BE PROTECTED AGAINST EROSION BY INSTALLING EROSION RESISTANT SURFACES SUCH AS EROSION CONTROL MATS, ADEQUATE GROUND COVER VEGETATION, AND BONDED FIBER MATRIX. - NO EXCAVATION AND GRADING ACTIVITIES ARE ALLOWED DURING WET WEATHER. - DIVERSION DIKES SHALL BE CONSTRUCTED TO CHANNEL RUNOFF AROUND THE CONSTRUCTION SITE. CONTRACTOR SHALL PROTECT CHANNELS AGAINST EROSION USING PERMANENT AND TEMPORARY EROSION CONTROL MEASURES. - REMOVE EXISTING VEGETATION ONLY WHEN ABSOLUTELY NECESSARY. LARGE AREAS SHALL BE CONDUCTED IN PHASES TO AVOID UNNECESSARY REMOVAL OF THE NATURAL GROUND COVER. DO NOT REMOVE TREES OR SHRUBS UNNECESSARILY; THEY HELP DECREASE EROSION. - TEMPORARY VEGETATION MUST BE PLANTED ON SLOPES OR WHERE CONSTRUCTION IS NOT IMMEDIATELY PLANNED FOR EROSION CONTROL PURPOSES. EROSION SHALL BE PREVENTED BY PLANTING FAST-GROWING ANNUAL AND PERENNIAL GRASSES TO SHIELD AND BIND THE SOIL. - PLANT PERMANENT VEGETATION AS SOON AS POSSIBLE, ONCE EXCAVATION AND GRADING ACTIVITIES ARE COMPLETE. - WATER USAGE FOR DUST CONTROL SHALL BE MINIMIZED.
- ON-SITE CONSTRUCTION MATERIAL STORAGE** - STORED MATERIALS SHALL BE CONTAINED IN A SECURE PLACE TO PREVENT SEepage AND SPILLAGE. CONTRACTOR SHALL STORE THESE PRODUCTS WHERE THEY WILL STAY DRY OUT OF THE RAIN. CONTRACTOR SHALL PROVIDE SECONDARY CONTAINMENT FOR ALL FUEL STORED ON-SITE. - ELIMINATE OR REDUCE POLLUTION OF STORMWATER FROM STOCKPILES KEPT ON-SITE. STOCKPILES MAY INCLUDE SOIL, PAVING MATERIALS, ASPHALT CONCRETE, AGGREGATE BASE, ETC. STOCKPILES SHALL BE LOCATED AWAY FROM CONCENTRATED STORMWATER FLOWS AND STORMDRAIN INLETS. STOCKPILES SHALL BE COVERED OR PROTECTED WITH SOIL STABILIZATION MEASURES AND PROVIDED WITH A TEMPORARY SEDIMENT BARRIER AROUND THE PERIMETER AT ALL TIMES.

NOTE:
- EROSION CONTROL MEASURES SHALL BE INSTALLED ALONG CONTOUR WHENEVER POSSIBLE.

REMOVE EXISTING LOW WOOD WALLS

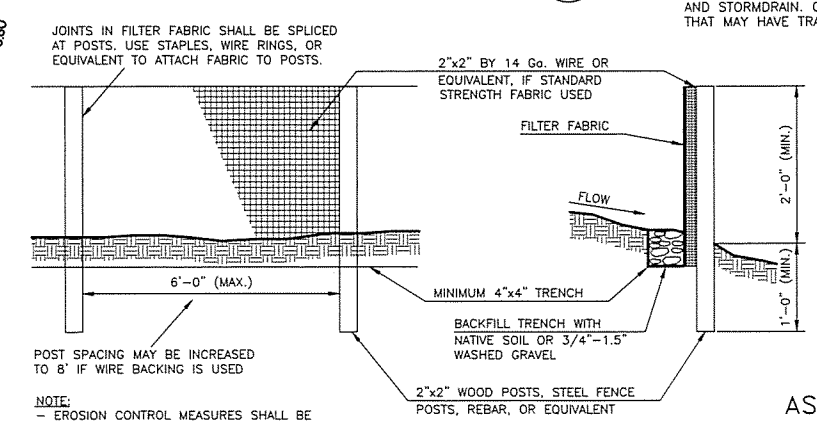
INSTALL EAST/WEST "KEYSTONE" FILL CONTAINMENT WALL ALONG PROPERTY LINE. HEIGHT OF "KEYSTONE" WALL VARIES UP TO 6'-0"± HIGH

NOTE:
- TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED ALSO TO MATCH LANDSCAPE PLAN FOR LANDSCAPE SPECIFIC EROSION CONTROL & STORM WATER NOTES.
- FOR PERMANENT EROSION CONTROL MEASURES SEE LANDSCAPE PLANS.



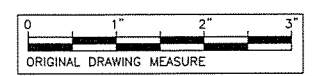
NOTE:
- INSTALLATION OF FIBER ROLL IS PREFERRED OPTION FOR EROSION CONTROL.
- EROSION CONTROL MEASURES SHALL BE INSTALLED ALONG CONTOUR WHENEVER POSSIBLE.
- FINAL LOCATION AS DIRECTED BY GEOTECHNICAL CONSULTANT IN FIELD.

SECTION-FIBER ROLL
SCALE: 1"=1'-0"



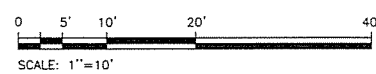
NOTE:
- EROSION CONTROL MEASURES SHALL BE INSTALLED ALONG CONTOUR WHENEVER POSSIBLE.

ALT. SECTION-SILT FENCE EROSION CONTROL
SCALE: 1"=1'-0"



EROSION AND STORM WATER POLLUTION PREVENTION PLAN
SCALE: 1"=10'

NOTE:
- TOPOGRAPHIC SURVEY MAP BY CIREMELE SURVEYING INC., J.N. 17-037, DATED 4/26/2017.
- MAP SUPPLIED BY OWNER.



PACIFIC OCEAN



AS-BUILT

By: _____ Date: _____
R.C.E.: _____ Exp: _____

ALT. SECTION-SILT FENCE EROSION CONTROL
SCALE: 1"=1'-0"

SOLANA BEACH FIRE DEPARTMENT	SANTA FE IRRIGATION DISTRICT	ENGINEER OF WORK	CITY APPROVED CHANGES	APP'D DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	ENGINEERING DEPARTMENT	DRAWING NO.
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PROJECT NOTES:

GENERAL NOTES:

- DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH 2019 CBC, AS AMENDED BY STATE OF CALIFORNIA, AND CITY OF SOLANA BEACH CODES AND ORDINANCES.
- ALL DIMENSIONS, CONDITIONS AND LOCATION OF FACILITIES TO BE VERIFIED AND DETERMINED IN FIELD.
- EXACT LOCATION AND EXTENT OF PROPOSED REPAIRS TO COASTAL BLUFF MAY BE ADJUSTED AS FIELD CONDITIONS REQUIRE AT TIME OF CONSTRUCTION.
- ALL EXPOSED STEEL, IF ANY, SHALL BE GALVANIZED OR COATED WITH CORROSION INHIBITING PAINT.
- ALL CAST-IN-PLACE REINFORCED CONCRETE/SHOTCRETE SHALL HAVE COMPRESSIVE STRENGTH AT 28 DAYS OF 4,500 PSI. USE CEMENT TYPE II PORTLAND CEMENT. MAXIMUM WATER-CEMENTITIOUS MATERIAL RATIO, BY WEIGHT, NORMAL WEIGHT CONCRETE, TO BE OF 0.45. SHOTCRETE TEST PANEL SHALL BE SHOT, CURED, CORED OR SAWN, EXAMINED AND TESTED PRIOR TO COMMENCEMENT OF PROJECT.
- REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60 FOR #4 BARS AND ABOVE. ALL REBAR TO BE EPOXY COATED.
- STEEL MEMBERS, IF ANY, SHALL BE:
 - ALL WIDE FLANGE STEEL MEMBERS SHALL CONFORM TO ASTM A992, GRADE 50,
 - MISCELLANEOUS CHANNELS, ANGLES, AND PLATES SHALL CONFORM TO ASTM A36.
- SECTION AT CONSTRUCTION JOINT (C.J.) MAKE ROUGH AND FORM KEY.
- REINFORCEMENT COVER:
 - CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH SHALL HAVE MINIMUM 3" CONCRETE COVER,
 - CONCRETE EXPOSED TO EARTH OR WEATHER SHALL HAVE MINIMUM 2" CONCRETE COVER FOR #6 BARS AND ABOVE, 1 1/2" FOR #5 BARS AND BELOW.
- SPLICES OF REBAR TO BE CLASS (B) SPLICE. LAP SPLICES OF REINFORCING BARS IN SHOTCRETE SHALL UTILIZE NONCONTACT LAP SPLICE METHOD WITH MINIMUM CLEARANCE OF 2 INCHES BETWEEN BARS (2016 CBC SEC. 1908.4.3).
- NEW SHOTCRETE WALL/FACING SHALL BE MOTTLED TAN IN COLOR AND NATURAL IN TEXTURE TO MATCH EXPOSED BLUFF MATERIALS AND TO SATISFY CITY AESTHETIC APPEARANCE POLICY.
- EPOXY ADHESIVE TO BE "SET-XP" BY SIMPSON STRONG-TIE COMPANY, INC., ESR-2508, OR EQUAL. CONCRETE / GROUT PATCH, IF ANY, SHALL BE APPROVED HIGH STRENGTH CEMENT BASED COMPOUND.
- ALL RETROFIT HARDWARE, IF ANY, TO BE BY SIMPSON STRONG-TIE COMPANY, INC., OR EQUAL.
- TIEBACK ANCHOR NOTES:
 - SEE TIEBACK ANCHOR SCHEDULE-TABLE "A", AND RELEVANT NOTES, DETAILS AND SECTIONS.
 - TIEBACK ANCHORS TO BE BY DCI DWIDAG, OR EQUAL.
 - TIEBACK ANCHORS SHALL BE DBL CORROSION PROTECTED.
 - USE ADEQUATE CENTRALIZERS, IF BAR IS USED, 10"-0" C.C.±. HOLE DIA. AT CONTRACTOR'S OPTION, 6" DIA. (MIN.) IS USED IN DESIGN. ALLOW HOLE CONCRETE BACKFILL CURE TIME BEFORE TESTING.
 - HOLES TO BE TREMIE PIPE GROUTED FROM BOTTOM OF HOLE FOR ENTIRE BONDED ZONE. GREASE FILLED PVC SLEEVE WILL BE PROVIDED OVER UNBONDED LENGTH TO ASSURE LOAD IS ONLY ON BONDED LENGTH. SECOND STAGE OF GROUTING SHALL BE ACCOMPLISHED AFTER ACCEPTED TESTING, ALL WAY UP REMAINING HOLE.
 - FRACTURE GROUTING MAY BE UTILIZED, AT CONTRACTOR'S OPTION, TO ACHIEVE CONSIDERABLY HIGHER SOIL-GROUT BOND CAPACITY.
 - TIEBACK ANCHORS DEPTH MAY BE ADJUSTED WITH SOIL ENGINEER'S APPROVAL, BASED ON ACTUAL BOND STRENGTH DEVELOPED IN TEST PROGRAM, OR PER ACTUAL SOIL CONDITIONS AT TIME OF DRILLING OPERATION.
- TIEBACK ANCHORS ARE HIGH PRESSURE GROUTED.
- DESIGN RECOMMENDATIONS AND PARAMETERS FROM:
 - PRELIMINARY GEOTECHNICAL EVALUATION OF COASTAL BLUFF, 325-327 PACIFIC AVENUE, SOLANA BEACH, CALIFORNIA, PREPARED BY SOIL ENGINEERING CONSTRUCTION, INC., DATED JUNE 26, 2000.
 - UPDATED PRELIMINARY GEOTECHNICAL EVALUATION, LAUGHLIN RESIDENCE-325 PACIFIC AVENUE, SOLANA BEACH, CA GREENBERG RESIDENCE-327 PACIFIC AVENUE, SOLANA BEACH, CA PREPARED BY SOIL ENGINEERING CONSTRUCTION, INC., DATED OCTOBER 18, 2018.
- SPECIAL INSPECTION (2019 CBC SEC. 1704, SEC. 107.2.1):
 - SEE SPECIAL INSPECTIONS SCHEDULE.
 - UPON CONCLUSION OF CONSTRUCTION, ENGINEER OF RECORD WILL PREPARE SUMMARY LETTER OF HIS OBSERVATIONS RELATIVE TO REPAIRS TO COASTAL BLUFF AND AS-BUILT CONSTRUCTION CONDITIONS.
- CONSTRUCTION DOCUMENTS SHALL BE REVIEWED, AND GEOTECHNICAL ASPECTS OF CONSTRUCTION SHALL BE PERIODICALLY OBSERVED BY SOIL ENGINEER OF RECORD: ROBERT D. MAHONY, R.C.E., C.E.G., R.G.E.
- ALL CONSTRUCTION SHALL COMPLY WITH RECOMMENDATIONS OF AFOREMENTIONED REPORT(S).

STATEMENT OF SPECIAL INSPECTIONS

2019 CBC SEC. 1704:

SPECIAL INSPECTION REQUIRED FOR:
 - SOILS REPORT
 - CONCRETE f'c=4,500 PSI
 - SHOTCRETE
 - REINFORCING STEEL Fy=60 KSI

- SEE "REQUIRED VERIFICATION AND INSPECTION" TABLES, ON SHEET STATEMENT OF SPECIAL INSPECTIONS, 2019 CBC.
 - STATEMENT OF SPECIAL INSPECTIONS, 2019 CBC, WILL BE SUBMITTED TO CITY OF SOLANA BEACH DEVELOPMENT SERVICES.
 - CONCRETE: f'c=4,500 PSI, W/C RATIO=0.45, TYPE II PORTLAND CEMENT.
 LAB TESTING OF CONCRETE SPECIMENS IS REQUIRED (PER TABLE 1705.3).
 ENGINEER OF RECORD TO RECEIVE SPECIAL INSPECTIONS NOTICES.
 - SOILS SPECIAL INSPECTIONS SHALL BE PERFORMED BY REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE (SOILS ENGINEER OR GEOTECHNICAL ENGINEER OF RECORD), WHO HAS PREPARED APPROVED GEOTECHNICAL INVESTIGATION REPORT.
 - SOIL ENGINEER'S REPRESENTATIVE TO PERFORM GEOLOGIC OBSERVATIONS FOR ALL EXCAVATIONS NEAR BASE OF BLUFF TO CONFIRM WALL BASE EMBEDMENT.
 - SOIL ENGINEER'S REPRESENTATIVE TO OBSERVE DRILLING PROCESS TO CONFIRM DEPTH OF TIEBACK ANCHORS.
 - SOIL ENGINEER'S REPRESENTATIVE TO OBSERVE PROOF TESTING OF ALL TIEBACK ANCHORS:
 1. PROOF TEST ALL TIEBACK ANCHORS EACH ROW.
 2. ANCHOR TEST LOAD (T.L.) @ 133% D.L. (SEE TIEBACK ANCHORS SCHEDULE-TABLE "A").
 3. ANCHOR LOCK-OFF LOAD @ 100% D.L. (SEE TIEBACK ANCHORS SCHEDULE-TABLE "A").
 4. ANCHORS TESTING PROCEDURE TO BE IN GENERAL CONFORMANCE WITH PTI MANUAL (POST TENSIONING INSTITUTE).
 5. UPON CONCLUSION OF ANCHORS TESTING, SOIL ENGINEER WILL PREPARE SUMMARY LETTER OF HIS OBSERVATIONS RELATIVE TO BOTH LOAD TESTING, ANCHOR DEPTH, AND BLUFF REPAIR AS-BUILT CONSTRUCTION CONDITIONS.

SPECIAL INSPECTION NOTES:

- NOTICE TO APPLICANT/OWNER/OWNER'S AGENT/ARCHITECT OR ENGINEER OF RECORD: BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION/INSTALLATION OF WORK SPECIFIED HEREIN, YOU AGREE TO COMPLY WITH REQUIREMENTS OF CITY OF SOLANA BEACH FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN STATEMENT OF SPECIAL INSPECTIONS AND, AS REQUIRED BY CALIFORNIA CONSTRUCTION CODES.
 - NOTICE TO CONTRACTOR/BUILDER/INSTALLER/SUB-CONTRACTOR/OWNER-BUILDER: BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION/INSTALLATION OF WORK SPECIFIED HEREIN, YOU ACKNOWLEDGE AND ARE AWARE OF REQUIREMENTS CONTAINED IN STATEMENT OF SPECIAL INSPECTIONS. YOU AGREE TO COMPLY WITH REQUIREMENTS OF CITY OF SAN DIEGO FOR SPECIAL SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN STATEMENT OF SPECIAL INSPECTIONS AND, AS REQUIRED BY CALIFORNIA CONSTRUCTION CODES.
 - SPECIAL INSPECTOR MUST BE CERTIFIED BY CITY OF SOLANA BEACH, DEVELOPMENT SERVICES, IN CATEGORY OF WORK REQUIRED TO HAVE SPECIAL INSPECTION.
 - CONSTRUCTION MATERIALS TESTING LABORATORY MUST BE APPROVED BY CITY OF SOLANA BEACH, DEVELOPMENT SERVICES, FOR TESTING OF MATERIALS, SYSTEMS, COMPONENTS AND EQUIPMENTS.
 - FINAL REPORT FORM FOR WORK REQUIRED TO HAVE SPECIAL INSPECTIONS, TESTING AND STRUCTURAL OBSERVATIONS MUST BE COMPLETED BY PROPERTY OWNER, PROPERTY OWNER'S AGENT OR RECORD, ARCHITECT OF RECORD OR, ENGINEER OF RECORD AND SUBMITTED TO INSPECTION SERVICES DIVISION.
 - SPECIAL INSPECTIONS IDENTIFIED ON PLANS ARE, IN ADDITION TO, AND NOT SUBSTITUTE FOR, THOSE INSPECTIONS REQUIRED TO BE PERFORMED BY CITY'S BUILDING INSPECTOR.

SEE ALSO "STATEMENT OF SPECIAL INSPECTIONS 2019 CBC", SHEET 15

STRUCTURAL DESIGN PARAMETERS:

PROJECT DESIGN PARAMETERS:
 - APPROVED SOIL REPORT:
 PER SLOPE STABILITY OUTPUT SUMMARIES USING GSTABL7.
 TIEBACK LOAD: T1-T15=200.0 KIPS
 SOIL NAIL LOAD: SN=25.0 KIPS
 - PASSIVE SOIL PRESSURE NEGLECTED FOR DESIGN PURPOSES.
 - DRAINED CONDITION. GEOSYNTHETIC DRAINBOARDS W/ WEEP HOLE OUTLETS TO LIMIT SATURATED SOIL CONDITION BEHIND WALL WILL BE INSTALLED.

CITY SOLANA BEACH - COMMUNITY DEVELOPMENT DEPARTMENT CONDITIONS:

A.XIV
 TEMPORARY IRRIGATION SHALL BE PERIODICALLY INSPECTED EVERY SIX MONTHS FOLLOWING PLANTING TO ENSURE PLANTING SUCCESS AND TO VERIFY THAT IRRIGATION IS STILL REQUIRED. AT SIX MONTH INTERVALS, A REPORT PREPARED BY A LICENSED LANDSCAPE ARCHITECT DETAILING THE STATUS OF THE VEGETATION, AN ASSESSMENT ON THE CONDITION OF THE TEMPORARY IRRIGATION SYSTEM, AND PROVIDES SUPPORTING INFORMATION ON WHETHER THE TEMPORARY IRRIGATION IS STILL NEEDED SHALL BE PROVIDED TO THE CITY. THE CITY WILL ISSUE A DETERMINATION ON THE STATUS OF THE TEMPORARY IRRIGATION SYSTEM UPON REVIEWING THE REPORT. THE CITY CAN REQUIRE THE REMOVAL OF THE TEMPORARY IRRIGATION SYSTEM AT ANYTIME. THE TEMPORARY IRRIGATION SYSTEM MAY REMAIN ACTIVE AND IN PLACE UP TO A MAXIMUM OF 24 MONTHS AT THE APPROVAL OF THE CITY AND MUST BE REMOVED ONCE THE PLANTS HAVE BECOME ESTABLISHED.

A.XV
 ALL REQUIRED PLANTINGS WILL BE MAINTAINED IN GOOD GROWING CONDITION THROUGHOUT THE LIFE OF THE PROJECT AND, WHENEVER NECESSARY, SHALL BE REPLACED WITH NEW PLANT MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH THE LANDSCAPE PLAN.

A.XVI
 THE TEMPORARY IRRIGATION SYSTEM SHALL INCLUDE REDUNDANT VALVE CONTROL/SHUT OFF VALVES TO PREVENT ANY IRRIGATION SYSTEM LEAKS/FAILURES.

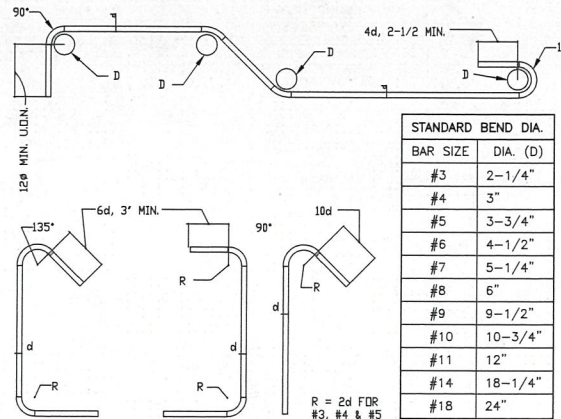
	MIN. DEVELOPMENT LENGTH IN INCHES (Ld):	
	f'c = 3.0 ksi	f'c = 4.0 ksi
#4	23"	19"
#5	28"	24"
#6	34"	29"
#7	62"	54"
#8	71"	61"

	LAP LENGTH IN INCHES (1.3 Ld):	
	f'c = 3.0 ksi	f'c = 4.0 ksi
#4	30"	25"
#5	37"	32"
#6	44"	38"
#7	81"	70"
#8	92"	80"

NOTE:
 - FOR LAP SPLICES USE CLASS "B" SPLICES, (LAP OF 1.30 Ld).
 - AT CONTRACTOR'S OPTION, HIGH STRENGTH COUPLERS MAY BE UTILIZED. (COUPLERS TO DEVELOP AT LEAST 125% SPECIFIED YIELD STRENGTH Fy OF BAR)
 - FOR CONCRETE OF f'c = 2.5 KSI USE TABLE FOR f'c = 3.0 KSI.

GOVERNING CALIFORNIA CODES	
2019 CALIFORNIA BUILDING CODE	
2019 CALIFORNIA RESIDENTIAL CODE	
2019 CALIFORNIA PLUMBING CODE	
2019 CALIFORNIA MECHANICAL CODE	
2019 CALIFORNIA ELECTRICAL CODE	
2019 CALIFORNIA ENERGY CODE	
2019 CALIFORNIA GREEN BUILDING CODE	
2019 CALIFORNIA FIRE CODE	

*** NOTE:**
 16" WALL THICKNESS ASSUMED FOR STRUCTURAL CALCULATIONS. ALL STEEL REINFORCEMENT SHALL BE EPOXY COATED.

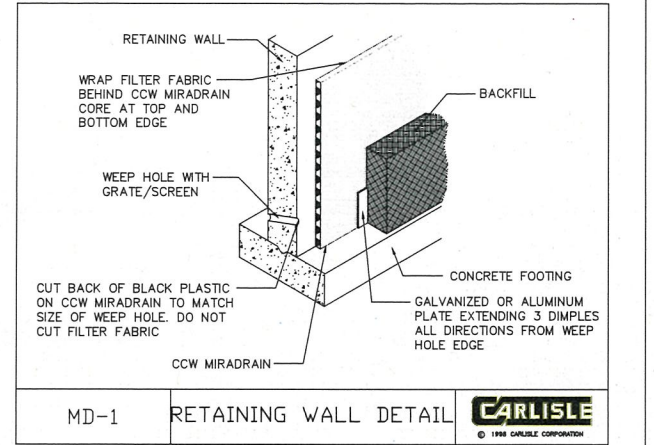
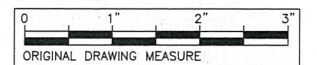


STANDARD REINF. HOOKS AND BENDS

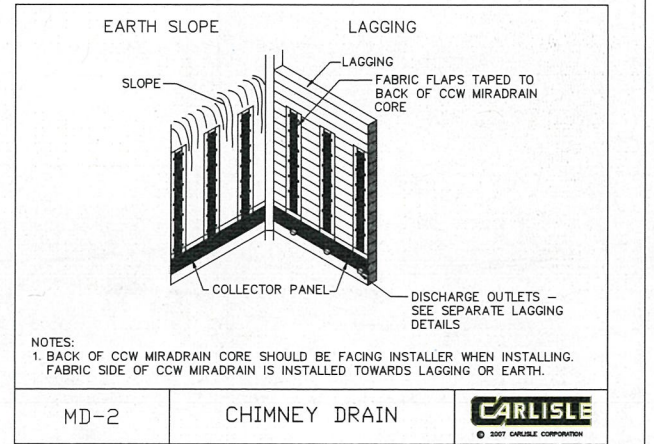
NOTES:
 - HOOK LENGTHS ARE MINIMUMS. LONGER HOOKS SHALL BE PROVIDED WHERE DETAILED ON DRAWINGS.
 - BAR STIRRUP AND TIE CONFIGURATION SHALL BE AS SHOWN ON DRAWINGS.

ABBREVIATIONS:

- C.C. - CENTER TO CENTER
- C.O. - CLEAN OUT
- E.W. - EACH WAY
- (E), (N) - EXISTING, NEW
- N.I.C. - NOT IN CONTRACT
- P.T.D.F. - PRESSURE TREATED DOUGLAS FIR
- T.O.G.B. - TOP OF GRADE BEAM
- T.O.W. - TOP OF WALL
- T. & B. - TOP AND BOTTOM
- U.N.O. - UNLESS NOTED OTHERWISE
- V.I.F. - VERIFY IN FIELD
- B.O.W. - BOTTOM OF WALL
- G.B.W. - GRADE BELOW OF WALL
- T.O.C. - TOP OF CONCRETE
- T.O.G. - TOP OF GRADE
- E.F. - EACH FACE



MD-1 RETAINING WALL DETAIL



MD-2 CHIMNEY DRAIN

CCW-MIRADRAIN 2000-STANDARD DETAILS 1/14

SCALE: N.T.S.

SOLANA BEACH FIRE DEPARTMENT	SANTA FE IRRIGATION DISTRICT	ENGINEER OF WORK	CITY APPROVED CHANGES	APP'D DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	ENGINEERING DEPARTMENT	DRAWING NO.
By: Fire Chief Date:	Reviewed By: District Representative Date:	By: Robert D. Mahony Date: 10-10-18 Name: Soil Engineering Const., Inc. R.C.E. 16459 Exp: 06/30/23			By: _____ Date: _____	By: Mohammad Sammak, City Engineer R.C.E.: 37146 Exp: 6/30/24	DESCRIPTION: CITY OF SOLANA BEACH SURVEY CONTROL POINT NO. 2012, NAMED ENG-43, 3.5" NATIONAL GEODETIC SURVEY DISC IN HEADWALL, 0.2 MILES NORTH OF SOLANA VISTA DR. ON EAST SIDE OF NORTHBOUND HIGHWAY 101, 3 FEET OFF SHOULDER AND 6 FEET WEST OF CARDIFF BY THE SEA SIGN. ELEV: 34.670 (NAVD 88)	PROJECT NOTES AND STANDARD TABLES FOR: 325-327 PACIFIC AVENUE, SOLANA BEACH, CA 92075 REPAIRS TO COASTAL BLUFF		SBGR- Sheet 14 of 15



Schedule of Inspection, Testing Agencies, and Inspectors

The following are the testing agencies and special inspectors that will be retained to conduct tests and inspections on this project.

Responsibility	Firm	Address, Telephone, e-mail
1. Special Inspection (except for geotechnical)	<i>To Be Determined</i> ROBERT D. MAHONY, R.C.E.	927 ARGUELLO STREET REDWOOD CITY, CA 94063 (760) 633-3470
2. Material Testing CONCRETE: f'c=4,500 PSI	<i>To Be Determined</i> T.B.D. CONCRETE TESTING AGENCY APPROVED BY CITY OF SOLANA BEACH	
3. Geotechnical Inspections	<i>To Be Determined</i> ROBERT D. MAHONY, R.C.E.	927 ARGUELLO STREET REDWOOD CITY, CA 94063 (760) 633-3470
4.	<i>To Be Determined</i>	

Seismic Requirements (Section 1705.3.1)

Description of seismic-force-resisting system and designated seismic systems subject to special inspections as per Section 1705.3:

N/A

The extent of the seismic-force-resisting system is defined in more detail in the construction documents.

Wind Requirements (Section 1705.4.1)

Description of main wind-force-resisting system and designated wind resisting components subject to special inspections in accordance with Section 1705.4.2:

N/A

The extent of the main wind-force-resisting system and wind resisting components is defined in more detail in the construction documents.

**TABLE 1705.3
REQUIRED SPECIAL INSPECTIONS AND TESTS OF CONCRETE CONSTRUCTION**

TYPE	CONCRETE SPECIAL INSPECTION	REINFORCING SPECIAL INSPECTION	ADHESIVE SPECIAL INSPECTION	TESTS	SECTION
1. Inspect reinforcement, including prestressing tendons, and verify placement.	—	X	—	ACI 318 Ch. 20, 23.2, 23.3, 26.2.1-26.3.2	1908.4
2. Reinforcing bar welding: a. Verify weldability of reinforcing bars other than ASTM A706. b. Inspect single-pass fillet welds, maximum 1/8", and cleanest all other welds.	—	X	—	ANSI D1.4 ACI 318-26.5.4	—
3. Inspect anchor cast in concrete.	—	X	—	ACI 318-17.8.2	—
4. Inspect anchors post-installed in hardened concrete members: a. Adhesive anchors installed in horizontally or vertically inclined orientations to scale identified tension loads. b. Mechanical anchors and adhesive anchors not defined in 4.a.	X	—	X	ACI 318-17.8.2.4	—
5. Verify use of required design mix.	—	X	—	ACI 318-11.8.2	1904.1, 1904.2, 26.4.3, 26.4.4
6. Prior to concrete placement, fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete.	X	—	—	ASTM C177 ASTM C311	1908.10
7. Inspect concrete and shoring placement for proper application techniques.	X	—	—	ACI 318-26.4.5, 26.12	1908.6, 1908.7, 1908.8
8. Verify maintenance of specified curing, temperature and techniques.	—	X	—	ACI 318-26.4.7, 26.4.9	1908.9
9. Inspect prestressing tendons for: a. Application of prestressing forces, and b. Curing of bonded prestressing tendons.	X	—	X	ACI 318-29.2.1	—
10. Perform inspection of prestressing tendons: a. Verify in-situ concrete strength prior to shearing of tendons in post-tensioned concrete and prior to removal of shores and Form Beam Joists and structural steel. b. Inspect formwork for shape, location and dimensions of the concrete member being formed.	—	X	—	ACI 318-26.10.2	—
11. Inspect formwork for shape, location and dimensions of the concrete member being formed.	—	X	—	ACI 318-26.10.1(b)	—

1908

2016 CALIFORNIA BUILDING CODE

**TABLE 1705.4
REQUIRED SPECIAL INSPECTIONS AND TESTS OF SOILS**

TYPE	CONFIRMATION SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION
1. Verify suitability before shallow foundations are subjected to design bearing capacity.	—	X
2. Verify excavations are extended to proper depth and have reached proper material.	—	X
3. Test soils classification and testing of compacted fill materials.	—	X
4. Verify use of proper materials, densities and fill thicknesses during placement and compaction of compacted fill.	—	X
5. Prior to placement of compacted fill, inspect subgrade and verify that site has been prepared properly.	—	X
6. Tieback Anchors proof test	X	—

1914

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**TABLE 1705.7
REQUIRED SPECIAL INSPECTIONS AND TESTS OF SHOWN DEEP FOUNDATION ELEMENTS**

TYPE	CONFIRMATION SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION
1. Verify element materials, sizes and lengths comply with the requirements.	X	—
2. Determine capacities of test elements and conduct additional load tests, as required.	X	—
3. Inspect curing operations and procedures, confirm type and size of formwork, record number of lifts per foot of placement, determine required precautions to achieve design capacity, record lift and test elevations and document any damage to foundation elements.	X	—
4. Verify placement locations and procedures, confirm type and size of formwork, record number of lifts per foot of placement, determine required precautions to achieve design capacity, record lift and test elevations and document any damage to foundation elements.	X	—
5. For steel elements, perform additional special inspections in accordance with Section 1705.2.	—	—
6. For concrete elements and concrete-filled elements, perform tests and additional special inspections in accordance with Section 1705.2.	—	—
7. For specialty elements, perform additional inspections as determined by the registered design professional in responsible charge.	—	—

1918

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**TABLE 1705.8
REQUIRED SPECIAL INSPECTIONS AND TESTS OF CAST-IN-PLACE DEEP FOUNDATION ELEMENTS**

TYPE	CONFIRMATION SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION
1. Inspect drilling operations and equipment complete and accurate records for each element.	—	X
2. Verify placement locations and procedures, confirm element diameter, test diameter (if applicable), length, embedment into bedrock (if applicable) and adequate and timing slurry capacity, record concrete or grout volume.	—	X
3. For concrete elements, perform tests and additional special inspections in accordance with Section 1705.2.	—	—

1919

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CONCRETE

**SECTION 1906
STRUCTURAL PLAIN CONCRETE**

1906.1 Scope. The design and construction of structural plain concrete, both cast-in-place and precast, shall comply with the minimum requirements of ACI 318, as modified in Section 1906.

Exception: For Group R-3 occupancies and buildings of other occupancies less than two stories above grade plane of finish-floor construction, the required footing thickness of ACI 318 is permitted to be reduced by 6 inches (152 mm), provided that the footing does not extend more than 4 inches (102 mm) on either side of the supported wall.

**SECTION 1907
MINIMUM SLAB PROVISIONS**

1907.1 General. The thickness of concrete floor slabs supported directly on the ground shall not be less than 3 1/4 inches (89 mm). A 6-mil (0.006 mil; 0.152 mm) polyethylene vapor retarder with joints lapped at least 6 inches (152 mm) shall be placed between the base course or subgrade and the concrete floor slab, or other approved equivalent methods or materials shall be used to retain vapor transmission through the floor slab.

- Exception: A vapor retarder is not required:
 - For detached structures accessory to occupancies in Group R-3, such as garages, utility buildings or other unheated facilities.
 - For unheated storage rooms having an area of less than 70 square feet (6.5 m²) and caprots attached to occupancies in Group R-3.
 - For buildings of other occupancies where migration of moisture through the slab from below will not be detrimental to the intended occupancy of the building.
 - For driveways, walks, patios and other flatwork that will not be enclosed at a later date.
 - Where approved based on local site conditions.

1907.1.1 [HCD 1] Capillary break. When a vapor retarder is required, a capillary break shall be installed in accordance with the California Green Building Standards Code (CALGreen), Chapter 4, Division 4.5.

**SECTION 1908
SHOTCRETE**

1908.1 General. Shotcrete is mortar or concrete that is pneumatically projected at high velocity onto a surface. Except as specified in this section, shotcrete shall conform to the requirements of this chapter for plain or reinforced concrete.

1908.2 Proportions and materials. Shotcrete proportions shall be selected that allow suitable placement procedures using the delivery equipment selected and shall result in finished in-place hardened shotcrete meeting the strength requirements of this code.

1908.3 Aggregate. Coarse aggregate, if used, shall not exceed 3/4 inch (19.1 mm).

1908.4 Reinforcement. Reinforcement used in shotcrete construction shall comply with the provisions of Sections 1908.4.1 through 1908.4.4.

1908.4.1 Size. The maximum size of reinforcement shall be No. 5 bars unless it is demonstrated by preconstruction tests that adequate encasement of larger bars will be achieved.

1908.4.2 Clearance. When No. 5 or smaller bars are used, there shall be a minimum clearance between parallel reinforcement bars of 2 1/2 inches (64 mm). When larger than No. 5 are permitted, there shall be a minimum clearance between parallel bars equal to six diameters of the bars used. When two diameters of steel are provided, the minimum spacing of steel shall be a minimum spacing equal to 12 bar diameters and the remaining curtain shall have a minimum spacing of six bar diameters.

Exception: Subject to the approval of the building official, required clearances shall be reduced where it is demonstrated by preconstruction tests that adequate encasement of the bars used in the design will be achieved.

1908.4.3 Splices. Lap splices of reinforcing bars shall utilize the noncontact lap splice method with a minimum clearance of 2 inches (51 mm) between bars. The use of contact lap splices necessary for support of the reinforcing is permitted when approved by the building official, based on satisfactory preconstruction tests that show that adequate encasement of the bars will be achieved, and provided that the splice is oriented so that a plane through the center of the spliced bars is perpendicular to the surface of the shotcrete.

1908.4.4 Spirally tied columns. Shotcrete shall not be applied to spirally tied columns.

1908.5 Preconstruction tests. Where preconstruction tests are required by Section 1908.4, a test panel shall be shot, cured, and tested prior to construction of the project. The sample panel shall be representative of the project and simulate job conditions as closely as possible. The panel thickness and reinforcing shall reproduce the thickest and most congested area specified in the structural design. It shall be shot at the same angle, using the same nozzle and with the same concrete mix design that will be used on the project. The equipment used in preconstruction testing shall be the same equipment used in the work requiring such testing. Unless substitute equipment is approved by the building official, reports of preconstruction tests shall be submitted to the building official as specified in Section 1704.5.

1908.6 Rebound. Any rebound or accumulated loose aggregate shall be removed from the surfaces to be covered prior to placing the initial or any succeeding layers of shotcrete. Rebound shall not be used as aggregate.

1908.7 Joints. Except where permitted herein, unfinished work shall not be allowed to stand for more than 30 minutes unless edges are sloped to a thin edge. For structural elements

that will be under compression and for construction joints shown on the approved construction documents, square joints are permitted. Before placing additional material adjacent to previously applied work, sloping and square edges shall be cleaned and wetted.

1908.8 Damage. In-place shotcrete that exhibits signs, sloughs, segregation, honeycombing, sand pockets or other obvious defects shall be removed and replaced. Shotcrete above sag and sloughs shall be removed and replaced while still plastic.

1908.9 Curing. During the curing periods specified herein, shotcrete shall be maintained above 40°F (4°C) and in moist condition.

1908.9.1 Initial curing. Shotcrete shall be kept continuously moist for 24 hours after shotcreting is complete or shall be sealed with an approved curing compound.

1908.9.2 Final curing. Final curing shall continue for seven days after shotcreting, or for three days if high-strength cement is used, or until the specified strength is obtained. Final curing shall consist of the initial curing process or the shotcrete shall be covered with an approved moisture-retaining cover.

1908.9.3 Natural curing. Natural curing shall not be used in lieu of that specified in this section unless the relative humidity remains at or above 95 percent, and is authorized by the registered design professional and approved by the building official.

1908.10 Strength tests. Strength tests for shotcrete shall be made by an approved agency on specimens that are representative of the work and which have been water soaked for at least 24 hours prior to testing. When the maximum-size aggregate is larger than 1/2 inch (12.5 mm), specimens shall consist of not less than three 3-inch-diameter (76 mm) cores or 3-inch (76 mm) cubes. When the maximum size aggregate is 1/2 inch (12.5 mm) or smaller, specimens shall consist of not less than 2-inch-diameter (51 mm) cores or 2-inch (51 mm) cubes.

1908.10.1 Sampling. Specimens shall be taken from the in-place work or from test panels, and shall be taken at least once each shift, but not less than one for each 50 cubic yards (38.2 m³) of shotcrete.

1908.10.2 Panel criteria. When the maximum-size aggregate is larger than 1/2 inch (12.5 mm), the test panels shall have minimum dimensions of 18 inches by 18 inches (457 mm by 457 mm). When the maximum-size aggregate is 1/2 inch (12.5 mm) or smaller, the test panels shall have minimum dimensions of 12 inches by 12 inches (305 mm by 305 mm). Panels shall be shot in the same position as the work, during the course of the work and by the installation during the work. The conditions under which the panels are cured shall be the same as the work.

1908.10.3 Acceptance criteria. The average compressive strength of three cores from the in-place work or a single test panel shall equal or exceed 0.85 f'c, with no single core less than 0.75 f'c. The average compressive strength of

three cubes taken from the in-place work or a single test panel shall equal or exceed f'c, with no individual cube less than 0.85 f'c. To check accuracy, locations represented by erratic core or cube strengths shall be retested.

**SECTION 1909
ADDITIONAL REQUIREMENTS
FOR COMMUNITY COLLEGES (DSA-SS/CC)**

1909.1 General.
1909.1.1 Construction documents. Openings larger than 12 inches (305 mm) in any dimension shall be detailed on the structural drawings.

1909.2 Tests and materials. Where required, special inspections and tests shall be in accordance with Chapter 17A and this section.

1909.2.1 Aggregates. Modify ACI 318 Section 26.4.1.2.(a)(1) as follows:
(1) Normal weight aggregate: Aggregate shall be non-reactive as determined by one of the methods in ASTM C311 Appendix XI Methods for Evaluating Potential for Delayed Ettringite Formation Due to Alkali Reactivity of an Aggregate. Aggregates deemed to be deleterious or potentially deleterious may be used with the addition of a material that has been shown to prevent harmful expansion in accordance with Appendix XI of ASTM C311, when approved by the building official.

1909.2.2 Steel fiber reinforcement - Not permitted.

1909.2.3 Cementitious materials. The concrete supplier shall furnish to the enforcement agency certification that the cement proposed for use on the project has been manufactured and tested in compliance with the requirements of ASTM C150 for portland cement and ASTM C595 or ASTM C1157 for blended hydraulic cements, whichever is applicable. When a material substitute or ground granulated blast-furnace slag is proposed for use, the concrete supplier shall furnish to the enforcement agency certification that they have been manufactured and tested in compliance with ASTM C918 or ASTM C595, whichever is applicable. The concrete producer shall provide copies of the manufacturer's certificate of compliance with the requirements of the materials used by date of shipment for concrete. Cementitious materials without verification of compliance shall not be used.

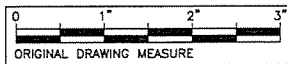
1909.2.4 Ties of reinforcing bars. Samples shall be taken from bundles as delivered from the mill, with the bundles identified by lot number and the accompanying mill certificate. One tieable test and one bond test shall be made from a sample from each 10 tons (9050 kg) or fraction thereof of each size of reinforcing steel.

Where positive identification of the heat number cannot be made or where random samples are to be taken, one set of tests shall be made from each 2 1/2 tons (2270 kg) or fraction thereof of each size of reinforcing steel.

2016

2016 CALIFORNIA BUILDING CODE

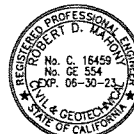
2016



AS-BUILT

By: _____ Date: _____

R.C.E.: _____ Exp: _____



SOLANA BEACH FIRE DEPARTMENT	SANTA FE IRRIGATION DISTRICT	ENGINEER OF WORK	CITY APPROVED CHANGES	APP'D DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	ENGINEERING DEPARTMENT	DRAWING NO.
By: _____ Fire Chief	Reviewed By: _____ District Representative	By: Robert D. Mahony, R.C.E. 16459 Date: 10-10-18 Name: Soil Engineering Const., Inc. Exp: 06/30/23			By: _____ Date: _____	By: Mohammad Sammak, City Engineer Date: _____ Exp: 6/30/24		STATEMENT OF SPECIAL INSPECTIONS FOR: 325-327 PACIFIC AVENUE, SOLANA BEACH, CA 92075 REPAIRS TO COASTAL BLUFF		SBGR- Sheet 15 of 15

LANDSCAPE IMPROVEMENT PLANS

FOR

325-327 PACIFIC AVENUE, SOLANA BEACH, CA 92075
REPAIRS TO COASTAL BLUFF

SHEET INDEX

- L-1 TITLE SHEET AND GENERAL NOTES
- L-2 IRRIGATION PLAN
- L-3 IRRIGATION NOTES & DETAILS
- L-4 IRRIGATION SPECIFICATIONS
- L-5 PLANTING PLAN
- L-6 PLANTING NOTES AND DETAILS
HYDROSEEDING SPECIFICATIONS
- L-7 PLANTING SPECIFICATIONS

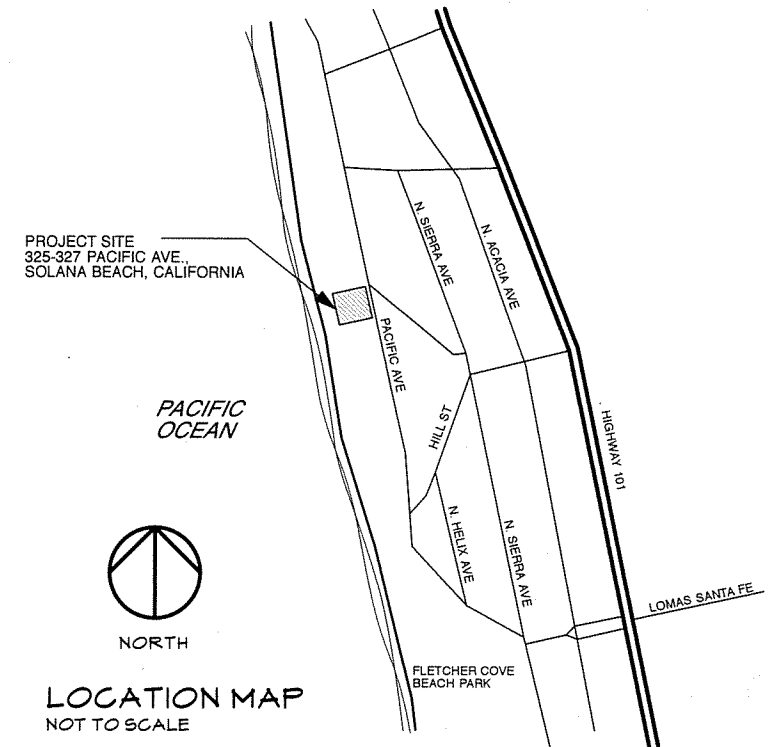
GENERAL NOTES

THE FOLLOWING GENERAL NOTES ARE PROVIDED TO GIVE DIRECTIONS TO THE CONTRACTOR BY THE LANDSCAPE ARCHITECT OF WORK.

1. NOTES ARE DIRECTED TO THE WORK OF THE LANDSCAPE CONTRACTOR UNLESS NOTED ON PLANS.
2. WORK NOT INTENDED TO BE UNDER LANDSCAPE CONTRACTOR'S CONTRACT:
 - A. "N.I.C." (NOT IN CONTRACT)
 - B. "EXISTING" (REFERS TO IMPROVEMENTS THAT ARE PRESENTLY ON THE SITE)
3. CONTRACTOR SHALL VERIFY WITH LANDSCAPE ARCHITECT THAT PLANS ARE CURRENT AND APPROVED.
4. WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF ALL GOVERNING CODES, AND THE REQUIREMENTS OF THE CITY OF ENCINITAS.
5. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY AND/OR REQUIRED PERMITS AND PAY ALL RELATED FEES AND/OR TAXES REQUIRED TO INSTALL THE WORK ON THESE PLANS.
6. THE CONTRACTOR SHALL BE APPROPRIATELY LICENSED AS REQUIRED BY THE STATE OF CALIFORNIA.
7. THE CONTRACTOR SHALL SUBMIT A SCHEDULE OF WORK, TO BE APPROVED BY THE PROJECT OWNER, PRIOR TO BEGINNING THE PROJECT. ALL WORK SHALL BE IN ACCORDANCE WITH SAID SCHEDULE.
8. THE CONTRACTOR SHALL CAUSE THE LANDSCAPE ARCHITECT TO BE NOTIFIED PRIOR TO BEGINNING THE WORK AND SHALL BE RESPONSIBLE FOR COORDINATING WITH THE OWNER, LANDSCAPE ARCHITECT, GOVERNING AGENCIES AND OTHER TRADES.
9. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY ERRORS, OMISSIONS OR DISCREPANCIES IN EXISTING CONDITIONS OR WITHIN THE PLANS PRIOR TO BEGINNING THE WORK. IMMEDIATE NOTIFICATION WILL BE GIVEN TO THE LANDSCAPE ARCHITECT SHOULD SUCH A CONDITION BE DISCOVERED.
10. MATERIAL SHALL BE NEW UNLESS OTHERWISE SPECIFIED.
11. THE CONTRACTOR SHALL, IMMEDIATELY UPON BEING AWARDED THE CONTRACT, MAKE ANY ARRANGEMENTS NECESSARY TO ENSURE THAT ALL MATERIALS, CONNECTIONS, AND SUPPLIES WILL BE AVAILABLE WHEN NEEDED FOR THIS PROJECT.
12. UNIT PRICES FOR ALL IMPROVEMENTS SHALL BE ESTABLISHED AS A PART OF THE CONTRACT WITH THE OWNER AND PRIOR TO BEGINNING WORK, TO ACCOMMODATE ADDITIONS AND/OR DELETIONS OF MATERIAL AND/OR LABOR.
13. NO ALTERATIONS WILL BE CONSIDERED FOR ITEMS SPECIFICALLY CALLED FOR ON THESE PLANS.
14. DETERMINATION OF "EQUAL" SUBSTITUTIONS SHALL BE MADE ONLY BY THE LANDSCAPE ARCHITECT.
15. THE CONTRACTOR SHALL CAUSE THE LANDSCAPE ARCHITECT TO BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF ANY SITE OBSERVATIONS OR MEETINGS.
16. SITE OBSERVATIONS AND MEETINGS SHALL INCLUDE:
 - A. PRE-CONSTRUCTION
 - B. IRRIGATION COVERAGE AND PRESSURE TEST
 - C. PRE-MAINTENANCE
 - D. POST-MAINTENANCE (FINAL)
17. "LANDSCAPE" SHALL REFER TO ALL IMPROVEMENTS WITHIN THIS SET OF DOCUMENTS THAT HAVE BEEN DESIGNED BY THIS OFFICE.
18. SITE OBSERVATIONS BY THE LANDSCAPE ARCHITECT DURING ANY PHASE OF THIS PROJECT DO NOT RELIEVE THE CONTRACTOR OF HIS PRIMARY RESPONSIBILITY TO PERFORM ALL WORK IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS AND GOVERNING CODES.
19. CONTRACTOR SHALL BE BACKCHARGED FOR LANDSCAPE ARCHITECT'S TIME WHEN OBSERVATIONS ARE CALLED FOR AND IT IS FOUND THAT THE WORK IS NOT SIGNIFICANTLY READY UPON OBSERVATION OR APPOINTMENT IS NOT KEPT. TIME WILL BE CHARGED ON AN HOURLY BASIS, PLUS TRANSPORTATION, AT THE THEN EXISTING HOURLY RATE FOR THE PERSONNEL PROVIDING THE OBSERVATIONS.
20. THIS FIRM DOES NOT PRACTICE OR CONSULT IN THE FIELD OF SAFETY ENGINEERING. THIS FIRM DOES NOT DIRECT THE CONTRACTOR'S OPERATIONS, AND IS NOT RESPONSIBLE FOR THE SAFETY OF PERSONNEL OTHER THAN OUR OWN ON THE SITE. THE SAFETY OF OTHERS IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHOULD NOTIFY THE OWNER IF HE CONSIDERS ANY OF THE RECOMMENDED ACTIONS PRESENTED HEREIN TO BE UNSAFE.
21. CONTRACTOR SHALL PROVIDE A C.L.C.A. CERTIFIED LANDSCAPE TECHNICIAN ON THE JOB TO DIRECT ALL PHASES OF THE CONSTRUCTION.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR, UNLESS SPECIFICALLY STATED OTHERWISE IN THE CONTRACT AGREEMENT, DAMAGES TO THE CONTRACTOR'S WORK DUE TO "ACTS OF GOD", WORK BY OTHERS, AND THEFT OF THE CONTRACTOR'S EQUIPMENT, MATERIALS, AND SUPPLIES.
23. CAUTION:
BEFORE EXCAVATING, VERIFY THE LOCATION OF UNDERGROUND UTILITIES:
CABLE LOCATING SERVICE: 800-422-4133
UNDERGROUND SERVICES ALERT: 800-227-2600
24. THESE PLANS ARE FOR LANDSCAPE IRRIGATION AND PLANTING ONLY. SLOPE CONSTRUCTION, INCLUDING GRADING, DRAINAGE, AND WALLS, ARE EXISTING, AND SHOWN FOR REFERENCE ONLY.

LANDSCAPE MANAGEMENT PLAN

1. Observe plants for signs of stress on a regular basis so that field adjustments can be made to watering schedules.
2. Regular irrigation inspections must be made to assure proper functioning of irrigation equipment and even water distribution. Repairs of malfunctioning equipment and leaking pipes and heads should be made immediately. Replacement spray heads must be the same as the other equipment on the same system.
3. No overhead irrigation should be performed between 8:00AM and 6:00PM.
4. Bark mulch should be replenished annually to maintain minimum 2" depth.
5. As plantings grow and spread, it may be necessary to adjust spray heads to accommodate this growth.
6. Plant replacement species must match the water requirements of existing plants in the same hydrozone.
7. Monitor plantings for signs of pests and diseases. Treat immediately as appropriate, and remove dead, dying or diseased vegetation.
8. Annually flush accumulated debris out of drip systems using flush valves provided.
9. Maintain planter areas in a weed and debris free condition. Ensure eradication of invasive species.
10. Backflow preventer shall be tested annually.
11. An annual horticultural soil analysis should be made, and its recommendations followed relative to fertilization and soil management.
12. Monitor hardscape for signs of root damage, and root prune as necessary, according to the recommendations of an ISA certified arborist.
13. Prune trees and shrubs as necessary for good plant health, aesthetics, and safety, including maintenance of motorist' views. All tree pruning should be performed by an ISA certified arborist. No topping of trees should be permitted.



SOIL MANAGEMENT REPORT

The soil management report shall be submitted after a grading permit is issued, prior to building permit issuance.

LANDSCAPE ARCHITECT'S CERTIFICATION
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 to provide efficient use of water.

George Mercer
GEORGE MERCER RLA #4055

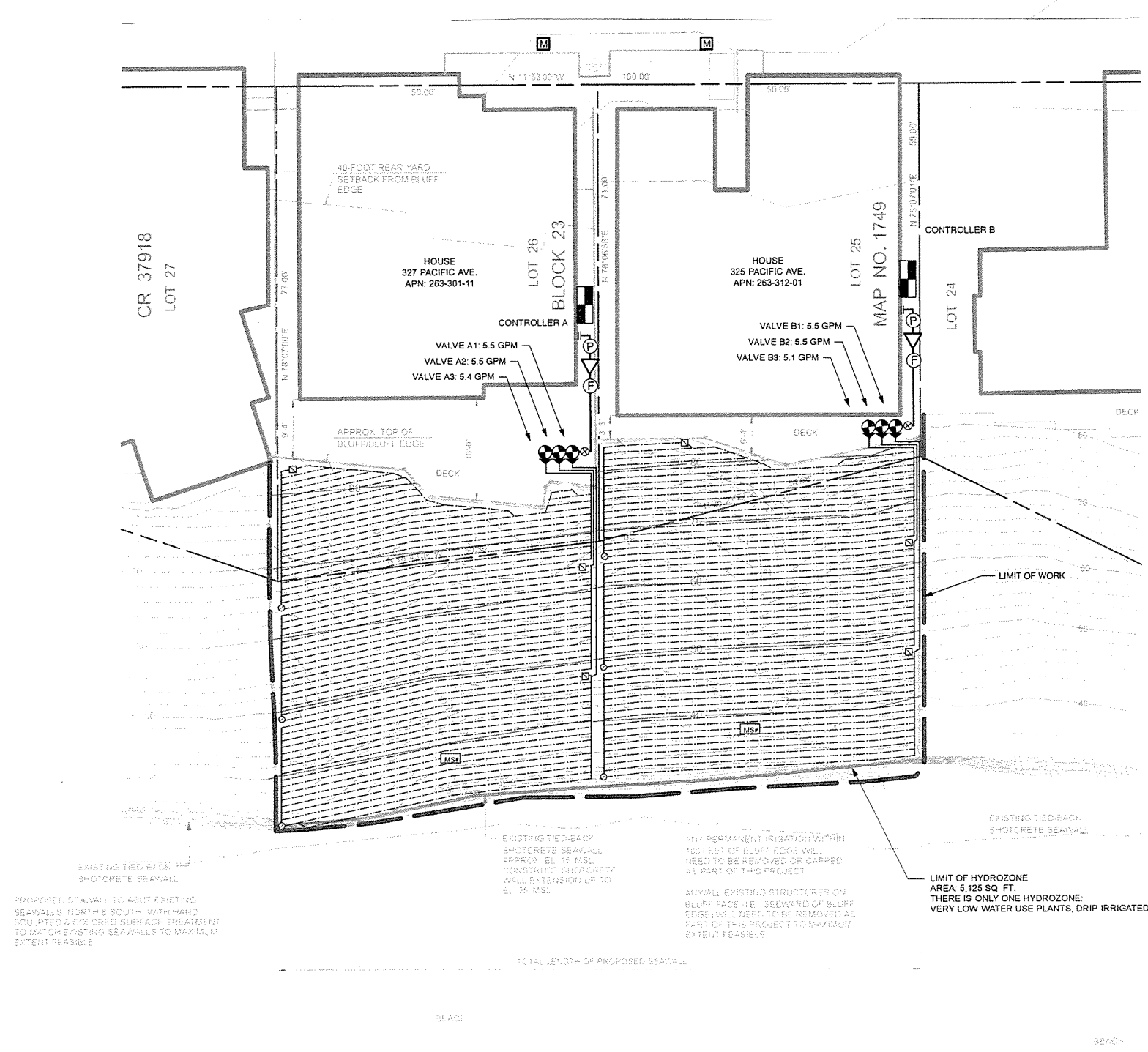
12/5/18
DATE

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SOLANA BEACH FIRE DEPARTMENT	SANTA FE IRRIGATION DISTRICT	LANDSCAPE ARCHITECT OF WORK	CITY APPROVED CHANGES	APP'D DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	ENGINEERING DEPARTMENT	DRAWING NO.
By: _____ Fire Chief Date: _____	Reviewed By: _____ District Representative Date: _____	By: George Mercer Date: 12-5-18 Name: George Mercer Associates, Inc. R.L.A. 4055 Exp: 4/30/23			By: _____ Date: _____	By: _____ Date: _____ Mohammad Sammak, City Engineer R.C.E.: 37146 Exp: 6/30/24	DESCRIPTION: CITY OF SOLANA BEACH SURVEY CONTROL POINT NO. 2012, NAMED ENC-43, 3.5" NATIONAL GEODETIC SURVEY DISC IN HEADWALL, 0.2 MILES NORTH OF SOLANA VISTA DR. ON EAST SIDE OF NORTHBOND HIGHWAY 101, 3 FEET OFF SHOULDER AND 6 FEET WEST OF CARGIFF BY THE SEA SIGN. ELEV.: 34.870 (NAVD 88)	LANDSCAPE TITLE SHEET FOR: 325-327 PACIFIC AVENUE, SOLANA BEACH, CA 92075 REPAIRS TO COASTAL BLUFF		SBGR- Sheet 1 of 7

PACIFIC AVENUE



IRRIGATION LEGEND

SEE PLAN FOR EQUIPMENT SIZES

SYMBOL	MANUFACTURER	MODEL #	DESCRIPTION	DETAIL/SHEET
	RAINBIRD	XACZ-075-PRF	AUTOMATIC ANTI-SIPHON VALVE, 3/4" SIZE. WITH 200 MESH FILTER AND 30 PSI PRESSURE REGULATOR	AL-3
	RAINBIRD	GB SERIES	MASTER VALVE 1" SIZE - INSTALLED BELOW GRADE, IN VALVE BOX	CL-3
	CALSENSE	FM-1B	FLOW SENSOR - 1" SIZE - INSTALL PER MANUF. DETAILS	BL-3
	KING BROS.	BTU SERIES	PVC BLOCKED TRUE UNION BALL VALVE IN VALVE BOX.	EL-3
	CALSENSE	ET2000-8	NEW AUTOMATIC CONTROLLER EXTERNAL WALL MOUNT - 8 STATIONS	
	CALSENSE	1000-S	SOIL MOISTURE SENSOR - CONNECT TO CONTROLLER. INSTALL PER MANUF. SPECS/DETAILS./	
			LATERAL LINE: SCH 40 PVC 3" BELOW GRADE 1" SIZE	
			MAIN LINE: PVC SCH 40 1" SIZE. 18" MINIMUM COVER; 30" UNDER PAVING.	
			POINT OF CONNECTION	DL-3
			EXISTING WATER METER - 3/4" SIZE ON SERVICE LINE (ASSUMED 1" SIZE - VERIFY)	
	RAINBIRD	XFD-09-18-100	BROWN LANDSCAPE DRIP LINE WITH 0.9 GPH EMITTERS. SPACING OF DRIPPERS - 18". INSTALLED 3" BELOW GRADE. WITH 8" LONG GALVANIZED STAPLES AT MAX. 24" O.C. USE APPROPRIATE RAINBIRD FITTINGS FOR CONNECTIONS.	FL-3
	RAINBIRD	MDCFCAP	DRIP LINE FLUSH VALVE - INSTALL AT LOW POINT	
	RAINBIRD	ARV050	AIR VACUUM RELIEF VALVE. INSTALL IN GREEN 6" ROUND VALVE BOX	DL-3
	WILKINS	500 SERIES 1" SIZE 25-75PSI	PRESSURE REGULATOR. INSTALL IF MAINLINE PRESSURE EXCEEDS 80PSI	



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)				
	1	2	3	4	SLA
Evapotranspiration Rate (ETo) See 'A' below	Use 41 (west of I-5) / 47 (east of I-5)				
Conversion Factor - 0.62	0.62				
(Line 1 x Line 2)	25.42 (west of I-5) / 29.14 (east of I-5)				
Plant Factor (PF) See 'B' below	0.1				
Hydrozone Area (HA) - in square feet	5,125				
(Line 4 x Line 5)	513				
Irrigation Efficiency (IE) See 'C' below	0.81				
(Line 6 - Line 7)	633				
TOTAL of all Line 8 boxes + SLA	633				
Line 3 x Line 9 Estimated Total Water Use - ETWU (gallons per year) Total shall not exceed MAWA below	16,091 gallons per year				

MAXIMUM APPLIED WATER APPLICATION (MAWA) calculation:

$$\frac{25.42}{47} \times \frac{0.1}{0.81} \times \frac{5,125}{29.14} + (1 - \frac{0.1}{0.81}) \times \frac{0}{0.81} = \text{MAWA } 71,652$$

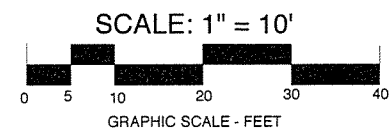
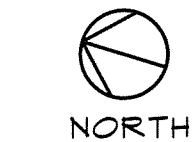
Evapotranspiration adjustment factor (EIAF) use .55 residential .45 non-residential

PROPOSED SEAWALL TO ABUT EXISTING SEAWALLS NORTH & SOUTH WITH HAND SCULPTED & COLORED SURFACE TREATMENT TO MATCH EXISTING SEAWALLS TO MAXIMUM EXTENT FEASIBLE

EXISTING TIED-BACK SHOTCRETE SEAWALL APPROX. EL. 14' MSL. CONSTRUCT SHOTCRETE WALL EXTENSION UP TO EL. 18' MSL.

ANY PERMANENT IRRIGATION WITHIN 100 FEET OF BLUFF EDGE WILL NEED TO BE REMOVED OR CAPPED AS PART OF THIS PROJECT

LIMIT OF HYDROZONE AREA 5,125 SQ. FT. THERE IS ONLY ONE HYDROZONE. VERY LOW WATER USE PLANTS, DRIP IRRIGATED

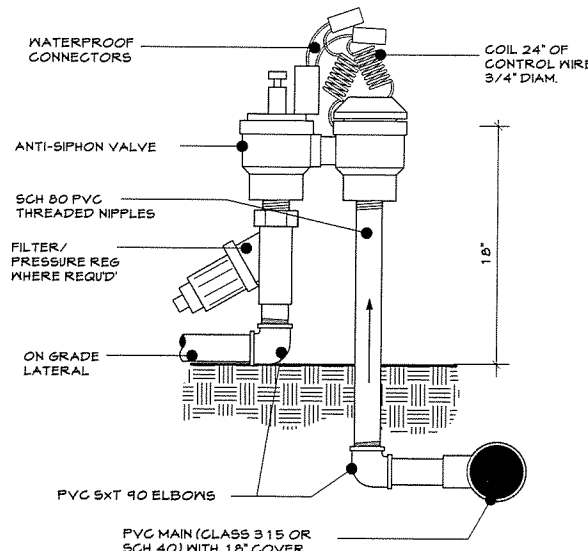


PACIFIC OCEAN

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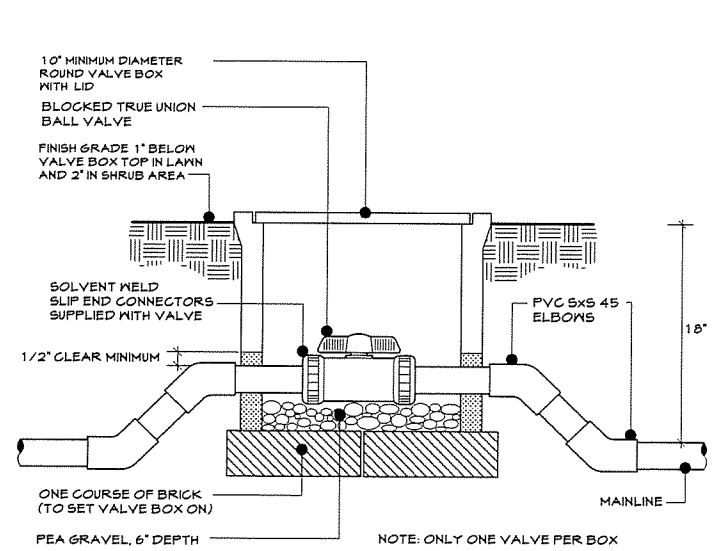


SOLANA BEACH FIRE DEPARTMENT	SANTA FE IRRIGATION DISTRICT	LANDSCAPE ARCHITECT OF WORK	CITY APPROVED CHANGES	APPD DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	ENGINEERING DEPARTMENT	DRAWING NO.
By: Fire Chief Date:	Reviewed By: District Representative Date:	By: George Mercer Date: 12-5-18 Name: George Mercer Associates, Inc. R.L.A. 4055 Exp. 4/30/23			By: _____ Date: _____	By: Mohammad Sammak, City Engineer R.C.E. 37146 Exp. 6/30/24	DESCRIPTION: CITY OF SOLANA BEACH SURVEY CONTROL POINT NO. 2012, NAMED ENC-43, 3.5" NATIONAL GEODETIC SURVEY DISC IN HEADWALL, 0.2 MILES NORTH OF SOLANA VISTA DR. ON EAST SIDE OF NORTHBOND HIGHWAY 101, 3 FEET OFF SHOULDER AND 6 FEET WEST OF CURB/FF BY THE SEA SIGN. ELEV.: 34.670 (NAVD 88)	LANDSCAPE IRRIGATION PLAN FOR: 325-327 PACIFIC AVENUE, SOLANA BEACH, CA 92075 REPAIRS TO COASTAL BLUFF		SBGR- Sheet 2 of 7

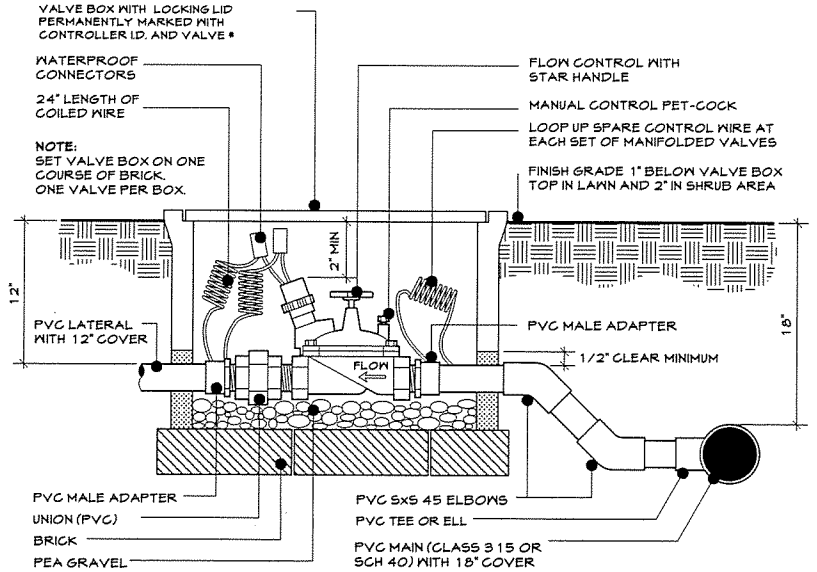


A ANTI-SIPHON VALVE

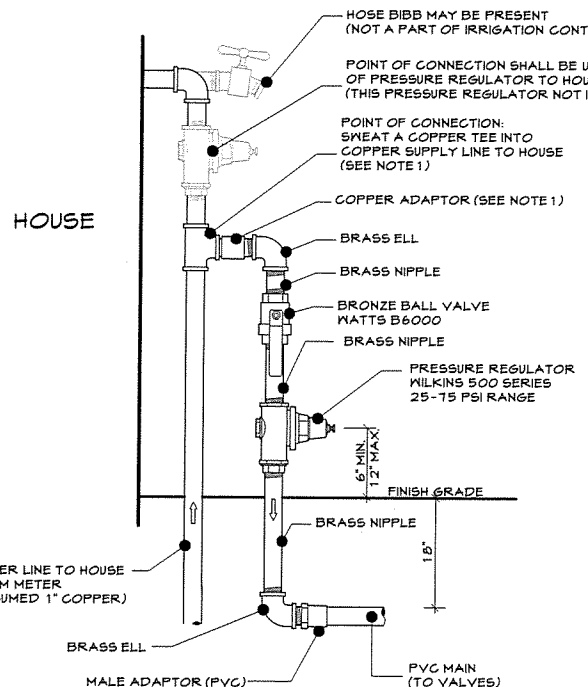
NOTE: INSTALL ANTI-SIPHON VALVE 12" MINIMUM ABOVE HIGHEST HEAD IN SYSTEM AND PER CURRENT CODE REQUIREMENTS



B BALL VALVE

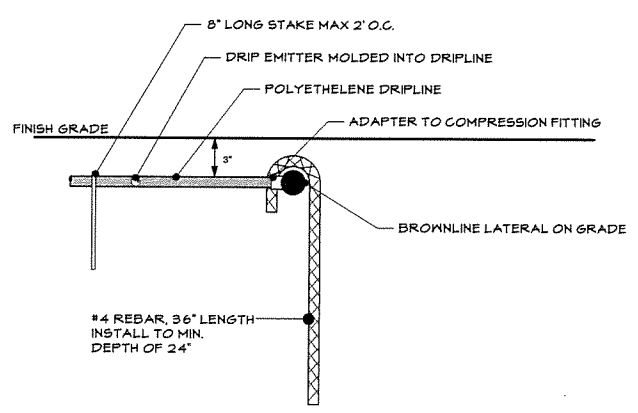


C MASTER CONTROL VALVE

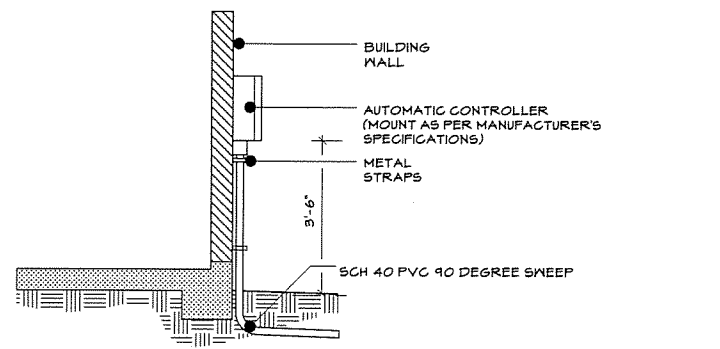


D POINT OF CONNECTION

- NOTES:
1. DETAIL IS DIAGRAMMATIC. INSTALL TEE SO THAT COPPER ADAPTOR IS PARALLEL TO HOUSE WALL.
 2. NO CLOSE NIPPLES SHALL BE USED.
 3. ALL BRASS SHALL BE RED BRASS.
 4. IF ASSUMED CONDITIONS ARE DIFFERENT THAN ACTUAL CONDITIONS, CONTACT LANDSCAPE ARCHITECT FOR DIRECTION.



E DRIP LINE INSTALLATION



F CONTROLLER

NOTE: SOURCE OF POWER IS NOT SHOWN ON PLANS. 110V POWER REQUIRED AT THE CONTROLLER. CONTRACTOR TO COORDINATE WITH OWNER TO ENSURE POWER IS PROVIDED AT CONTROLLER LOCATION.

IRRIGATION NOTES

1. IT IS INTENDED THAT THE CONTRACTOR SHALL CONSTRUCT, ASSEMBLE AND INSTALL SYSTEMS IN A SATISFACTORY MANNER, ACCORDING TO THE HIGHEST WORKMANLIKE STANDARDS, COMPLETE AND FUNCTIONING PROPERLY IN EVERY WAY, LEFT READY FOR ITS INTENDED USE AND/OR OPERATION BY THE OWNER.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO PLANT MATERIAL DUE TO SYSTEM FAILURE DURING INSTALLATION OF PLANTS AND MAINTENANCE PERIOD.
3. CONTRACTOR SHALL CHECK ALL SITE CONDITIONS, AND VERIFY THE EXISTENCE, LOCATION AND SIZE OF UTILITIES AND SERVICES PRIOR TO TRENCHING.
4. PRIOR TO BEGINNING WORK CONTRACTOR SHALL VERIFY WATER PRESSURE AT THE WATER METER AT THE ELEVATION INDICATED ON THE PLANS, AND ALSO VERIFY MAIN LOCATIONS AND SIZES. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH OTHER TRADES.
6. CONTRACTOR SHALL COORDINATE WITH OWNER AND OTHER TRADES TO HAVE POWER AVAILABLE TO THE CONTROLLER WHEN NEEDED.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR SLEEVES AND CHASES UNDER PAVING, THROUGH WALLS, ETC., UNLESS OTHERWISE NOTED.
8. POINT OF CONNECTION (P.O.C.) SHALL BE AS SHOWN ON PLANS.
9. CONNECTIONS FROM MAIN SUPPLY LINES SHALL BE MADE HORIZONTALLY.
10. NO CLOSE NIPPLES OR CROSSES SHALL BE USED.
11. PIPING AND P.V.C. ELECTRICAL SLEEVES (P.V.C. SCHEDULE 40 WITH NO. 12 PULL WIRE) UNDER EXISTING OR FUTURE PAVING SHALL BE INSTALLED, (24" MINIMUM BELOW PAVING EXCEPT 18" FOR IRRIGATION LATERALS). PRIOR TO PAVING OR REPAVING, AND EXTEND 2 FEET OUTSIDE EDGE OF PAVING. NO TEES, ELLS, OR OTHER TURNS IN PIPING SHALL BE LOCATED UNDER PAVING. PERMANENTLY MARK PAVING WITH "E" ON BOTH SIDES OF CROSSING. SLEEVES SHALL BE A MINIMUM OF 2 TIMES THE DIAMETER OF PIPE TO BE ENCLOSED OR, FOR ELECTRICAL SLEEVES, LARGE ENOUGH FOR ALL WIRES INCLUDING AT LEAST 2 SPARE WIRES.
12. METALLIC BACKED LOCATING TAPE SHALL BE INSTALLED ALONG THE ENTIRE LENGTH OF THE SLEEVE, 12 INCHES DIRECTLY ABOVE THE SLEEVE. TAPE SHALL BE MARKED "IRRIGATION" IN 2 INCH CAPITAL LETTERS EVERY 3 FEET ALONG THE TAPE.
13. ALL TRENCH BACKFILL SHALL BE COMPACTED TO THE SAME DENSITY AS ADJACENT SOIL.
14. PLANS ARE DIAGRAMMATIC AND APPROXIMATE. VALVES AND OTHER IRRIGATION EQUIPMENT SHALL BE LOCATED IN PLANTING AREAS. PIPING SHALL BE LOCATED ALONG THE INSIDE EDGES OF PLANTING AREAS EXCEPT WHERE NOT FEASIBLE TO DO SO.
15. ADJUST PRESSURE REGULATING VALVE TO ACHIEVE 10 P.S.I. MORE THAN THE MINIMUM HEAD OPERATING PRESSURE FOR EACH TYPE OF HEAD AT THE HIGHEST SYSTEM AND/OR HIGHEST AND LARGEST SYSTEM. SEE IRRIGATION LEGEND FOR LOWEST OPERATING PRESSURE RANGE OF EACH HEAD.
16. BALL VALVE BOXES SHALL BE MANUFACTURED BY AMETEK (BOX #182001 AND COVER #182002) OR CARSON (#608-12).
17. SET VALVE BOXES 2" ABOVE FINISH GRADE IN SHRUB AREAS. FOR BALL VALVES, BURN INTO THE LID THE LETTERS "BV". LETTERS SHALL BE 3" HIGH, 1/2" WIDE.
18. REMOVE BURRS FROM G.I.P. AND P.V.C. PIPE ENDS PRIOR TO CONNECTING OR SOLVENT WELDING.
19. USE SOLVENT MANUFACTURER'S RECOMMENDATIONS FOR CLEANING PIPE ENDS PRIOR TO MAKING SOLVENT WELDED CONNECTIONS.
20. FLUSH PIPE CLEAN PRIOR TO INSTALLING SPRINKLER HEADS.
21. USE FITTINGS TO ACHIEVE DIRECTIONAL CHANGES IN PIPE. DO NOT BEND PIPE.
22. CONTROLLER SHALL BE PROGRAMMED SO WATERING WILL NOT INTERFERE WITH CONSTRUCTION OR NORMAL USE OF THE PROPERTY, CUSTOMERS AND/OR PERSONNEL.
23. DIRECT BURIAL CONTROL WIRE SHALL BE 600 VOLT, SINGLE CONDUCTOR SOLID COPPER, PLASTIC INSULATED CABLE RATED FOR DIRECT BURIAL APPLICATIONS, U.F. U.L. APPROVED, 14 GAUGE (MINIMUM) PILOT AND SPARE WIRES, 12 GAUGE (MINIMUM) FOR COMMON GROUND RETURN WIRE. WIRE COLOR CODE TO BE AS FOLLOWS:
CONTROL WIRE - BLACK
COMMON GROUND WIRE - WHITE
EXTRA CONTROL WIRE - RED
24. WIRE CONNECTIONS: NEUTRAL, PILOT AND SPARE WIRES SHALL BE INSTALLED WITH A TWO FOOT (2) COILED EXCESS WIRE LENGTH AT EACH END ENCLOSURE. EACH AND EVERY WIRE SPlice SHALL BE ENCASED IN "SCOTCH-PAK" OR "PENTITE" WATERPROOF POLY CONDUCTORS. WIRE SPLICES SHALL BE MADE ONLY IN VALVE OR PULL BOXES.
25. CONTROL WIRES SHALL BE BUNDLED WITH ELECTRICAL TAPE AT 5'-0" INTERVALS AND BURIED BENEATH MAINLINE WHERE POSSIBLE OR AT THE SAME DEPTH AS MAINLINE ALONG EDGES OF PLANTING AREAS.
26. CONTRACTOR SHALL ADJUST ALL IRRIGATION TO FULLY COVER ALL PLANTING AREAS.
27. IRRIGATION SYSTEMS SHALL NOT DELIVER WATER ACROSS PROPERTY LINES OR ONTO ROADS, WALKS, BUILDINGS AND WINDOWS.
28. OBTAIN COVERAGE TEST APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO PLANTING OR SEEDING.
29. CONTRACTOR'S MAINTENANCE PERIOD SHALL NOT BE TERMINATED UNTIL THE FOLLOWING CONDITIONS ARE SATISFIED AND APPROVED BY THE LANDSCAPE ARCHITECT:
A. VALVES SHALL BE WIRED TO CONTROLLER IN SAME NUMERICAL SEQUENCE AS INDICATED ON PLANS.
B. "DRAWINGS OF RECORD" SHALL INCLUDE LOCATIONS OF MAINS, VALVES, CONDUITS, CONTROL WIRE ROUTING, AND SWING CHECK VALVES. LOCATE ON REPRODUCIBLE MATERIAL BY DIMENSIONING FROM TWO (2) FIXED POINTS.
C. PROVIDE A CONTROLLER CHART FOR THE AUTOMATIC CONTROLLER, LAMINATED IN CLEAR PLASTIC, INDICATING THE AREA COVERED BY THE CONTROLLER FOR NEW SYSTEMS SHOWN ON THESE PLANS. THE CHART SHALL BE MOUNTED ON THE INSIDE OF THE CONTROLLER DOOR AND SHALL BE THE MAXIMUM SIZE THE CONTROLLER DOOR WILL ALLOW. THE CHART IS TO BE A REDUCED DRAWING OF THE ACTUAL "DRAWINGS OF RECORD". THE LINE WEIGHTS AND LETTERING ON THE CHART SHALL BE SO DRAWN TO BE CLEARLY READABLE.
30. WHERE FIELD CONDITIONS REQUIRE CHANGES, HEADS SHALL BE ADDED OR DELETED IN ACCORDANCE WITH THE MAXIMUM SPACING LIMITS ESTABLISHED IN THE IRRIGATION LEGEND. PIPE SIZING SHALL BE ADJUSTED ACCORDINGLY. WATER VELOCITY IN PIPES SHALL NOT EXCEED 5 FEET PER SECOND.
31. IRRIGATION SYSTEMS ARE TO BE INSTALLED AS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE CRITERIA AND STANDARDS OF THE CITY OF SOLANA BEACH AND OTHER APPLICABLE STANDARDS AS OF THE APPROVED DATE OF THESE PLANS.

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SOLANA BEACH FIRE DEPARTMENT	SANTA FE IRRIGATION DISTRICT	LANDSCAPE ARCHITECT OF WORK	CITY APPROVED CHANGES	APP'D DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	ENGINEERING DEPARTMENT	DRAWING NO.
By: _____ Fire Chief Date: _____	Reviewed By: _____ District Representative Date: _____	By: George Mercer Date: 12-5-18 Name: George Mercer Associates, Inc. R.L.A. 4055 Exp: 4/30/23			By: _____ Date: _____	By: Mohammad Sammak, City Engineer R.C.E.: 37146 Exp: 6/30/24		LANDSCAPE IRRIGATION NOTES AND DETAILS FOR: 325-327 PACIFIC AVENUE, SOLANA BEACH, CA 92075 REPAIRS TO COASTAL BLUFF		SBGR- Sheet 3 of 7

IRRIGATION SPECIFICATIONS

NOTE: THE GENERAL AND SPECIAL CONDITIONS NOTED HEREIN ARE AN INTEGRAL PART OF THE LANDSCAPE PLANS AND MUST BE CAREFULLY CONSIDERED IN CONNECTION HEREWITH.

I. PURPOSE OF THE SPECIFICATIONS:

IT IS THE INTENT OF THESE SPECIFICATIONS THAT:

- A. THE WORK OF ASSEMBLING AND INSTALLING THE SPRINKLER SYSTEMS WILL BE ACHIEVED IN AN EFFICIENT AND SATISFACTORY MANNER ACCORDING TO THE HIGHEST WORKMANLIKE STANDARDS ESTABLISHED FOR SPRINKLER INSTALLATION AND OPERATION.
- B. THAT THE FINISHED SYSTEMS SHALL BE COMPLETE IN EVERY RESPECT AND SHALL BE LEFT READY FOR OPERATION TO THE SATISFACTION OF THE OWNER. ACCORDINGLY, THE REQUIREMENTS OF THESE SPECIFICATIONS ARE A PART OF THE SPRINKLER SYSTEM CONTRACT.

II. SCOPE OF WORK:

- A. THE WORK INCLUDED IN THESE SPECIFICATIONS SHALL CONSIST OF THE FURNISHING OF ALL LABOR, TOOLS, MATERIALS, PERMITS, APPLIANCES, TAXES AND ALL OTHER COSTS, FORSEEABLE AND UNFORSEEABLE AT THE TIME OF CONTRACTING, NECESSARY AND APPROPRIATE FOR THE INSTALLATION OF A SPRINKLER SYSTEM AS HEREIN SPECIFIED AND SHOWN ON THE ACCOMPANYING DRAWINGS.
- B. NO DEVIATION FROM THESE SPECIFICATIONS, OR FROM THE AGREEMENT, OR FROM THE GENERAL CONDITIONS IS AUTHORIZED AND NO SUCH DEVIATION SHALL BE MADE, UNLESS THE WRITTEN AUTHORIZATION THEREFORE, SIGNED BY THE OWNER OR HIS DULY APPOINTED REPRESENTATIVE, HAS BEEN OBTAINED IN ADVANCE.

III. GENERAL CONDITIONS:

A. EXECUTION, CORRELATION AND INTENT OF DOCUMENTS:

THE CONTRACTOR SHALL ABIDE BY, AND COMPLY WITH, THE TRUE INTENT AND MEANING OF THE DRAWINGS AND SPECIFICATIONS TAKEN AS A WHOLE AND SHALL NOT AVAIL HIMSELF TO THE DETRIMENT OF THE WORK OF ANY MANIFEST ERROR OR OMISSION SHOULD ANY EXIST. FIGURES, DIMENSIONS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER MEASUREMENTS BY SCALE, AND DETAILED DRAWINGS FURNISHED SHALL TAKE PRECEDENCE OVER GENERAL DRAWINGS SO FURNISHED.

B. SURVEYS, PERMITS AND REGULATIONS:

THE OWNER SHALL FURNISH ALL SURVEYS UNLESS OTHERWISE SPECIFIED. PERMITS AND LICENSES NECESSARY FOR THE EXECUTION OF THE WORK INCLUDING, BUT NOT LIMITED TO, BUILDING PERMITS FROM THE CITY OR COUNTY BUILDING DEPARTMENT AUTHORIZED TO PERMIT THE WORK, SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR.

C. DRAWINGS AND VERIFICATION OF DIMENSIONS:

- 1. ALL IRRIGATION SHALL BE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS.
- 2. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS INDICATED ON THE PLOT PLAN. THE CONTRACTOR SHALL ACKNOWLEDGE THAT HE HAS VERIFIED ALL DIMENSIONS AND SHALL INDICATE ALL DISCREPANCIES IN PLOT PLAN, IF ANY. ANY INDICATED DISCREPANCIES WILL BE CHECKED IMMEDIATELY BY THE OWNER BY IN-FIELD MEASUREMENTS AND IF ANY DISCREPANCY IS FOUND, THE OWNER WILL AUTHORIZE, IN WRITING, ALL NECESSARY ADDITIONS OR DELETIONS.

D. SPACING OF SPRINKLER HEADS AND LOCATIONS OF VALVES SHALL BE AS INDICATED ON THE DRAWINGS WITH CONSIDERATION BEING GIVEN TO PREVAILING WIND CONDITIONS.

E. CHANGES:

THE OWNER AND CONTRACTOR HEREBY AGREE THAT THE OWNER OR HIS REPRESENTATIVE SHALL HAVE THE RIGHT TO MAKE MINOR CHANGES TO THE IRRIGATION SYSTEMS AND THEIR LOCATIONS WITHOUT ADDITIONAL COST TO THE OWNER.

F. EXISTING CONDITIONS:

PRIOR TO SUBMISSION OF HIS BID, CONTRACTOR SHALL EXAMINE THE SITE AND SATISFY HIMSELF AS TO THE CONDITIONS THEREOF.

G. SITE CONFERENCE:

PRIOR TO COMMENCING WORK ON THE PROJECT, THE CONTRACTOR SHALL ARRANGE AN ON SITE CONFERENCE WITH THE OWNER, AND AT THIS TIME THE CONTRACTOR SHALL LAYOUT THE SYSTEM FOR APPROVAL.

H. CODES:

ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO LOCAL BUILDING AND PLUMBING CODES HAVING JURISDICTION.

I. QUANTITIES LISTED ON IRRIGATION LEGEND ARE NOT GUARANTEED AND ARE FOR CONTRACTOR'S CONVENIENCE ONLY.

J. PROTECTION OF WORK AND PROPERTY:

THE CONTRACTOR SHALL BE LIABLE FOR AND SHALL TAKE THE FOLLOWING ACTIONS, AS THEY MAY BE REQUIRED, WITH REGARD TO DAMAGE TO ANY OF THE OWNER'S PROPERTY.

- 1. ANY EXISTING BUILDINGS, EQUIPMENT, PIPING, PIPE COVERING, ELECTRICAL SYSTEMS, SEWERS, SIDEWALKS, GROUND, ROADS, LANDSCAPING OR STRUCTURE OF ANY KIND DAMAGED (INCLUDING WITHOUT LIMITATION, DAMAGE FROM LEAKS IN THE PIPING SYSTEMS BEING INSTALLED OR HAVING BEEN INSTALLED BY CONTRACTOR) BY THE CONTRACTOR, OR HIS AGENTS, EMPLOYEES, OR SUBCONTRACTORS DURING THE COURSE OF HIS WORK, WHETHER THROUGH NEGLIGENCE OR OTHERWISE, SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE IN A MANNER SATISFACTORY TO THE OWNER, WHICH REPAIR OR REPLACEMENT SHALL BE A CONDITION PRECEDENT TO OWNER'S OBLIGATION TO MAKE FINAL PAYMENT UNDER THE CONTRACT.

- 2. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR DAMAGES TO ANY WORK COVERED BY THESE SPECIFICATIONS BEFORE FINAL ACCEPTANCE OF THE WORK. HE SHALL SECURELY COVER ALL OPENINGS INTO THE SYSTEMS AND COVER ALL APPARATUS, EQUIPMENT AND APPLIANCES, BOTH BEFORE AND AFTER BEING SET IN PLACE TO PREVENT OBSTRUCTIONS IN THE PIPES AND THE BREAKAGE, MISUSE OR DISFIGUREMENT OF THE APPARATUS, EQUIPMENT OR APPLIANCE.

- 3. CONTRACTOR SHALL ADEQUATELY PROTECT ADJACENT PROPERTY AS PROVIDED BY LAW AND CONTRACT DOCUMENT.

K. ACCESS TO AND INSPECTION, TESTING AND APPROVAL OF WORK:

1. CLOSING IN UNINSPECTED WORK:

CONTRACTOR SHALL NOT CAUSE OR ALLOW ANY OF HIS WORK TO BE COVERED OR ENCLOSED UNTIL IT HAS BEEN INSPECTED, TESTED AND APPROVED BY THE OWNER. SHOULD ANY OF HIS WORK BE ENCLOSED OR COVERED BEFORE SUCH INSPECTION AND TEST, HE SHALL UNCOVER THE WORK AT HIS OWN EXPENSE IN ORDER TO AFFORD THE NECESSARY INSPECTION BY THE OWNER. REINSPECTION OR TESTING OF WORK UNAPPROVED OR WORK FAILING INITIAL TESTING OR INSPECTION:

- 2. CONTRACTOR WILL PAY FOR ANY ADDITIONAL TRIPS FOR REINSPECTION OR RETESTING AT THE RATE OF \$ 100 PER HOUR OF THE OWNER'S (OR HIS AUTHORIZED REPRESENTATIVE'S) TIME ON THE JOB, PLUS EXPENSES. AMOUNTS OWED BY THE CONTRACTOR HEREUNDER MAY BE DEDUCTED BY THE OWNER FROM THE PROGRESS PAYMENTS DUE TO CONTRACTOR NEXT FOLLOWING THE DATE OF FAILURE OF INSPECTION OR TESTING BASED UPON THE OWNER'S REASONABLE ESTIMATE OF THE TIME REQUIRED FOR REINSPECTION OR RETESTING.

L. SUPERINTENDENCE - SUPERVISION:

THE CONTRACTOR SHALL KEEP ON HIS WORK, DURING ITS PROGRESS, A COMPETENT SUPERINTENDENT AND ANY NECESSARY ASSISTANTS, ALL SATISFACTORY TO THE OWNER. THE SUPERINTENDENT SHALL NOT BE CHANGED EXCEPT WITH THE CONSENT OF THE OWNER, UNLESS THE SUPERINTENDENT PROVES TO BE UNSATISFACTORY TO THE CONTRACTOR AND CEASES TO BE IN HIS EMPLOY. THE SUPERINTENDENT SHALL REPRESENT THE CONTRACTOR IN HIS ABSENCE AND ALL DIRECTIONS GIVEN HIM SHALL BE AS BINDING AS IF GIVEN TO THE CONTRACTOR. HE SHALL BE FAMILIAR WITH ALL CONTRACT DOCUMENTS, PLANS, SPECIFICATIONS AND DETAILS AND SHALL HAVE A COMPLETE SET OF PLANS ON THE JOB AT ALL TIMES.

IV. SPECIAL CONDITIONS:

A. IRRIGATION SYSTEM:

- 1. THE IRRIGATION SYSTEMS SHALL INCLUDE ALL MATERIALS AND THEIR INSTALLATION IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PREPARED BY THE OWNER.
- 2. ALL PRESSURE LINES, NON-PRESSURE LINES, VALVES AND MISCELLANEOUS SPRINKLER HEADS SHALL BE MANUFACTURED, SUPPLIED AND INSTALLED IN STRICT ACCORDANCE WITH THE SPECIFICATIONS DETAILED IN THE HEREIN MENTIONED IRRIGATION PLANS AND SPECIFICATIONS.
- 3. SUBSTITUTION OF MATERIALS, SIZES OR MANUFACTURER WILL NOT BE ALLOWED UNLESS THE OWNER AND LANDSCAPE ARCHITECT AGREE TO ANY PROPOSED CHANGES IN WRITING.

B. CLEAN UP:

- 1. KEEP THE PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS AND RUBBISH INCIDENTAL TO WORK OF THIS SECTION.
- 2. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL REMOVE HIS MATERIAL, EQUIPMENT AND WASTE TO THE SATISFACTION OF THE OWNER.

C. RESPONSIBILITY:

- 1. PROTECT WORK OF THIS SECTION AND WORK OF OTHERS AT ALL TIMES IN PERFORMANCE OF WORK OF THIS SECTION.
- 2. PROTECT ALL MATERIALS FROM THEFT, ALL CONTROLLERS FROM WEATHER, UNTIL END OF MAINTENANCE PERIOD.
- 3. CAREFULLY NOTE ALL ESTABLISHED GRADES BEFORE COMMENCING WORK. RESTORE ANY ESTABLISHED GRADE CHANGE DURING COURSE OF THIS WORK TO ORIGINAL CONTOURS.

D. MATERIALS:

- 1. GENERAL: MATERIALS SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING ITEMS: ALL PRESSURE SUPPLY LINES, NON-PRESSURE LINES, VARIOUS TYPES OF VALVES, AND ALL TYPES OF SPRINKLER HEADS. ALL MATERIALS AND EQUIPMENT SHALL BE NEW, OF DOMESTIC MANUFACTURE AND CONFORM TO PERFORMANCE STANDARDS AND/OR DATA HEREIN, AND AS SHOWN IN LEGEND ON DRAWINGS, INSTALLED IN STRICT ACCORDANCE WITH CONSTRUCTION DETAILS.
- 2. PIPE LINES (REFER TO DRAWINGS)
- 3. PLASTIC PIPE AND FITTINGS:

- a. PIPE: EXTRUDED FROM 100% VIRGIN POLYVINYL CHLORIDE PVC, TYPE I, GRADE II, CLASS 1120 MATERIAL.

- 1. ALL PLASTIC PIPE SHALL BE CONTINUOUSLY AND PERMANENTLY MARKED WITH THE FOLLOWING INFORMATION: MANUFACTURER'S NAME, NOMINAL PIPE SIZE, PVC 1120 AND PRESSURE RATING IN P.S.I.
- 2. MANUFACTURER SHALL MARK DATE OF EXTRUSION ON PIPE. DATING TO BE PERFORMED IN CONJUNCTION WITH RECORDS HELD BY MANUFACTURER COVERING QUALITY CONTROL TESTS, RAW MATERIAL BATCH NUMBER, AND OTHER INFORMATION DEEMED NECESSARY BY MANUFACTURER.
- 3. ALL SOLVENT SHALL BE AS RECOMMENDED BY THE MANUFACTURER OF PIPE FITTING AND AS APPROVED. USE NO SOLVENT FROM CANS WHICH HAVE BEEN OPENED OVERNIGHT.

b. FITTINGS:

- 1. PLASTIC FITTING: PVC, TYPE I, IPS SCHEDULE 40, NSF APPROVED ON ALL PRESSURE LINES. PVC, TYPE I, IPS SCHEDULE 40, NSF APPROVED ON ALL NON-PRESSURE LINES.
- 2. COUPLINGS: SHALL BE MADE FROM EXTRUDED STOCK, REAMED WITH A TAPER.
- 3. ALL PLASTIC FITTINGS: A MOLDED FITTING.

- 4. ALL SPRINKLER HEADS: ALL SPRINKLER HEADS SHALL BE OF TYPE AND MODEL AS INDICATED IN THE LEGEND AND SHALL BE INSTALLED AS INDICATED ON DETAILED DRAWINGS.

- 5. BALL VALVES: BALL VALVES 2" IN SIZE AND SMALLER SHALL BE BLOCKED, TRUE UNION, SCREWED, WITH HAND LEVER FOR OPERATION. EACH BALL VALVE SHALL BE HOUSED IN A BOX AS NOTED ON PLANS.

- 6. REMOTE CONTROL VALVES SHALL BE PER MODEL AND TYPE AS INDICATED ON THE DRAWINGS. VALVES SHALL BE WIRED TO CONTROLLER IN SAME NUMERICAL SEQUENCE AS INDICATED ON PLANS.

- 7. ALL DIRECT BURIAL CONTROL WIRE SHALL BE 600V, SINGLE CONDUCTOR SOLID COPPER U.F., U.L. APPROVED, 14 GA. MINIMUM PILOT WIRE, PER VALVE MANUFACTURER'S RECOMMENDATIONS, 12 GA. MINIMUM FOR COMMON GROUND RETURN WIRE.

E. SITE CONDITIONS:

- 1. EXERCISE EXTREME CARE IN EXCAVATING AND WORKING NEAR EXISTING UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO UTILITIES WHICH ARE CAUSED BY HIS OPERATIONS OR NEGLIGENCE.

- 2. COORDINATE INSTALLATION OF ALL SPRINKLER MATERIALS, INCLUDING PIPE, SO THERE SHALL BE NO INTERFERENCE EXISTING WHICH WOULD HINDER PLANTING, INSTALLATION OF UTILITIES AND OTHER CONSTRUCTION.

F. PHYSICAL LAYOUT:

- 1. PRIOR TO INSTALLATION, CONTRACTOR SHALL STAKE OUT ALL PRESSURE SUPPLY LINES, ROUTING AND LOCATIONS OF SPRINKLER HEADS.

- 2. ALL LAYOUTS SHALL BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.

- 3. ALL SPRINKLER HEADS SHALL BE SET AT A FINISH HEIGHT TO ACCOMMODATE AND CONSIDER GROWTH OF ADJACENT PLANT MATERIALS. HEADS SHALL NOT BE LOCATED BEHIND ANY PLANT MATERIAL SO THAT FUTURE GROWTH WOULD IMPAIR THE EFFECTIVENESS OF THAT HEAD. THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED OF ALL CONFLICTS BEFORE INSTALLATION.

G. WATER SUPPLY:

- 1. CONNECT SPRINKLER IRRIGATION SYSTEM TO OUTLETS AS INDICATED ON DRAWINGS.
- 2. CONNECTION SHALL BE MADE AT APPROXIMATE LOCATIONS SHOWN ON DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR MINOR CHANGES CAUSED BY ACTUAL SITE CONDITION.

H. ASSEMBLIES:

- 1. ROUTING OF PRESSURE SUPPLY LINES AND LATERALS, AS INDICATED ON DRAWINGS, IS DIAGRAMMATIC. INSTALL LINES AND VARIOUS ASSEMBLIES IN SUCH A MANNER AS TO CONFORM WITH PLANS AND DETAILS.

- 2. INSTALL ALL ASSEMBLIES SPECIFIED HEREIN IN ACCORDANCE WITH RESPECTIVE DETAIL. IN ABSENCE OF DETAIL DRAWINGS OR SPECIFICATIONS PERTAINING TO SPECIFIC ITEMS REQUIRED TO COMPLETE WORK, PERFORM SUCH WORK IN ACCORDANCE WITH BEST STANDARD PRACTICE WITH PRIOR APPROVAL OF OWNER.

I. LINE CLEARANCE:

ALL LINES SHALL HAVE A MINIMUM OF SIX (6) INCHES CLEARANCE FROM EACH OTHER, AND FROM LINES OF OTHER TRADES. PARALLEL LINES SHALL NOT BE INSTALLED DIRECTLY OVER ONE ANOTHER.

J. TRENCHING:

DIG TRENCHES STRAIGHT AND SUPPORT PIPE CONTINUOUSLY ON BOTTOM OF DITCH. LAY PIPE TO AN EVEN GRADE. TRENCHING EXCAVATION SHALL FOLLOW LAYOUT INDICATED ON DRAWINGS AND DETAILS. DEPTH OF PIPE PER PLANS.

K. BACKFILLING:

COMPACT BACKFILL FOR TRENCHING TO DRY DENSITY EQUAL TO ADJACENT UNDISTURBED SOIL AND CONFORM TO ADJACENT GRADES WITHOUT DIPS, SUNKEN AREAS, HUMPS OR OTHER IRREGULARITIES. PLACE INITIAL BACKFILL ON ALL PRESSURE AND NON-PRESSURE LINES OF A FINE GRANULAR MATERIAL, NO FOREIGN MATTER LARGER THAN 1/2" IN SIZE WILL BE PERMITTED.

L. TESTING:

- 1. NO TESTING SHALL TAKE PLACE, NOR SHALL ANY WATER BE ALLOWED INTO ANY SYSTEM, BEFORE THE SOLVENT MANUFACTURER'S RECOMMENDED CURING TIME HAS ELAPSED.
- 2. TEST ALL PRESSURE LINES UNDER HYDROSTATIC PRESSURE OF 125 LBS. PER SQ. IN. AND TEST ALL NON-PRESSURE LINES UNDER EXISTING STATIC PRESSURE TO PROVE BOTH WATER TIGHT.
- 3. SUSTAIN PRESSURES IN LINES FOR NOT LESS THAN FOUR HOURS. IF LEAKS DEVELOP, REPLACE JOINTS AND REPEAT TEST UNTIL ENTIRE SYSTEM IS PROVEN WATER TIGHT.
- 4. TESTS SHALL BE OBSERVED AND APPROVED BY ARCHITECT PRIOR TO BACKFILL.

- 5. UPON COMPLETION OF EACH PHASE OF WORK, ENTIRE SYSTEM SHALL BE TESTED AND ADJUSTED TO MEET SITE REQUIREMENTS.

- 6. THE ABOVE TESTING SHALL BE COMPLETED AND APPROVED PRIOR TO PLANTING OF ALL PLANTS EXCEPT SPECIMEN TREES.

- 7. HEADS IN PLANTING AREAS SHALL BE ADJUSTED FOR COVERAGE AND HEIGHT AS DIRECTED BY THE LANDSCAPE ARCHITECT.

M. INSPECTION OF WORK:

INSTALLATION AND OPERATIONS MUST BE APPROVED BY ARCHITECT AS SPECIFIED UNDER GENERAL CONDITIONS. FINAL INSPECTION WILL BE MADE AT THE CONCLUSION OF THE LANDSCAPE MAINTENANCE PERIOD.

N. COVERAGE TEST:

WHEN THE SPRINKLER SYSTEM IS COMPLETED, THE CONTRACTOR SHALL PERFORM A COVERAGE TEST IN THE PRESENCE OF THE OWNER TO DETERMINE IF THE COVERAGE IS COMPLETE AND ADEQUATE. THE CONTRACTOR SHALL BE RESPONSIBLE TO CORRECT INADEQUACIES OF COVERAGE ONLY WHERE DRAWING AND DIRECTION BY OWNER HAVE NOT BEEN FOLLOWED.

O. ADJUSTING OF SYSTEM:

- 1. ADJUST VALVES, AND ALIGNMENT AND COVERAGE OF ALL SPRINKLER HEADS.
- 2. IF IT IS DETERMINED THAT ADJUSTMENTS IN THE IRRIGATION EQUIPMENT WILL PROVIDE PROPER AND MORE ADEQUATE COVERAGE, CONTRACTOR SHALL MAKE ALL NECESSARY ADJUSTMENTS PRIOR TO FINALIZING PROJECT.
- 3. ALL ADJUSTMENTS SHALL BE MADE TO THE SATISFACTION OF THE OWNER.

P. GUARANTEE:

- 1. THE WORK INCLUDED ON THESE PLANS SHALL BE GUARANTEED AGAINST ALL DEFECTS AND MALFUNCTIONS OF WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER. SHOULD ANY TROUBLE DEVELOP WITHIN THE TIME SPECIFIED ABOVE, ALL NECESSARY REPAIRS AND/OR REPLACEMENTS SHALL BE MADE BY THE CONTRACTOR, IN AN EXPEDIENT MANNER, AT NO ADDITIONAL COST TO THE OWNER. THE OWNER RETAINS THE RIGHT TO MAKE EMERGENCY REPAIRS WITHOUT RELIEVING THE CONTRACTOR'S GUARANTEE OBLIGATIONS.

- 2. IN THE EVENT THE CONTRACTOR DOES NOT RESPOND TO THE OWNER'S REQUEST FOR REPAIR WORK UNDER THIS GUARANTEE WITHIN A PERIOD OF 48 HOURS, THE OWNER MAY MAKE SUCH REPAIRS AS HE MAY DEEM NECESSARY AT THE FULL EXPENSE OF THE CONTRACTOR.

- 3. ANY SETTLING OF BACKFILLED TRENCHES WHICH MAY OCCUR DURING THE GUARANTEE PERIOD SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER, INCLUDING A COMPLETE RESTORATION OF ALL DAMAGED PLANTING, PAVING OR OTHER IMPROVEMENTS OF ANY KIND.

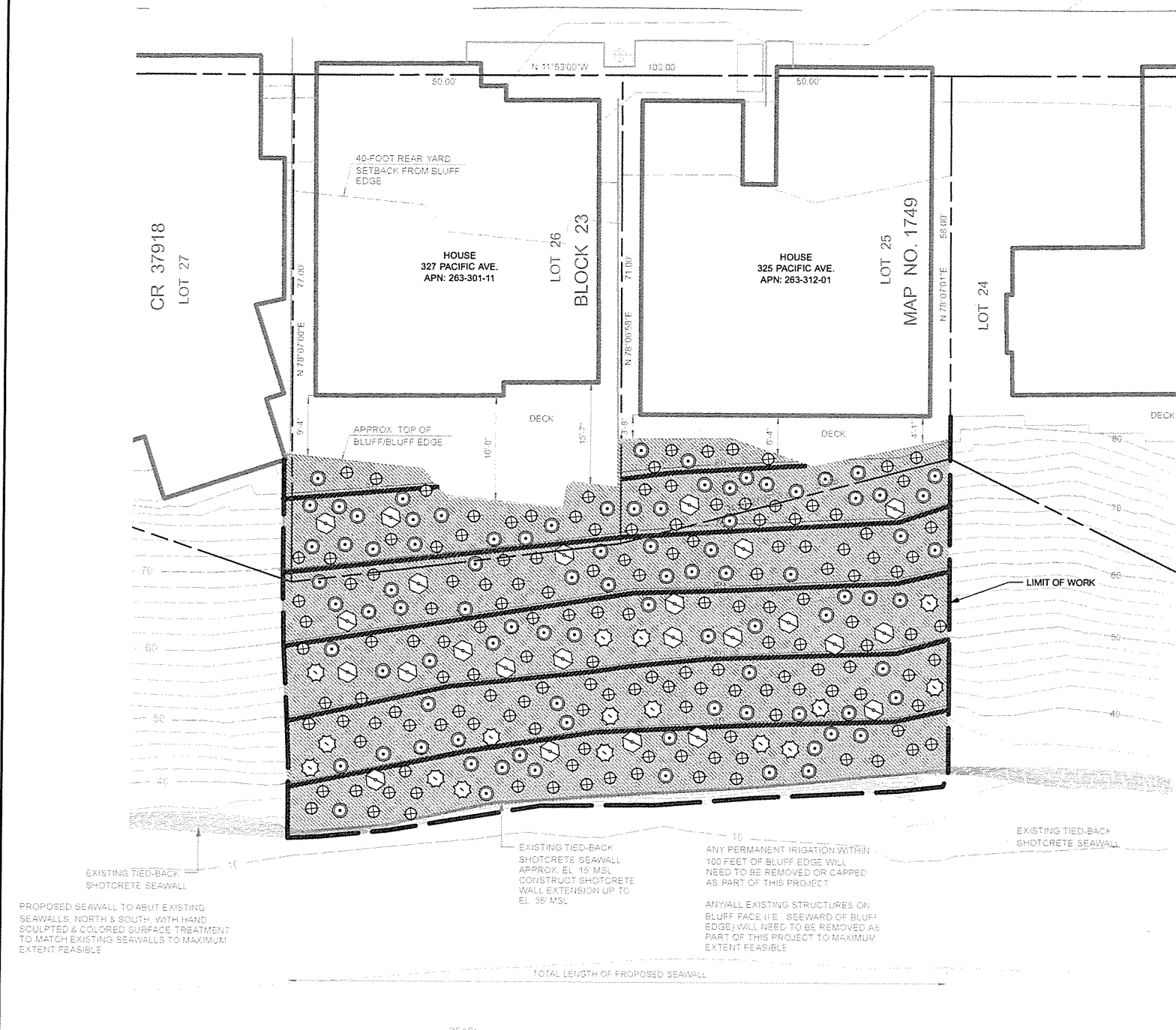
- 4. THE CONTRACTOR SHALL INSTRUCT THE OWNER'S REPRESENTATIVE AND FUTURE MAINTENANCE PERSONNEL IN THE OPERATION OF ALL SYSTEMS.
- 5. THE CONTRACTOR SHALL FURNISH THE OWNER WITH THE FOLLOWING MATERIALS UPON COMPLETION OF THE WORK AS PART OF THIS CONTRACT.

- a. *RECORD* DRAWINGS SHALL INCLUDE LOCATIONS OF ALL MAINS, VALVES, AND SLEEVES. LOCATE BY DIMENSIONING FROM TWO (2) FIXED POINTS ON A SET OF BLUELINES
- b. CONTROLLER MANUAL AND KEYS.



SOLANA BEACH FIRE DEPARTMENT	SANTA FE IRRIGATION DISTRICT	LANDSCAPE ARCHITECT OF WORK	CITY APPROVED CHANGES	APP'D	DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	ENGINEERING DEPARTMENT	DRAWING NO.
By: _____ Fire Chief Date _____	Reviewed By: _____ District Representative Date _____	By: George Mercer Date: 12-5-18 Name: George Mercer Associates, Inc. R.L.A. 4055 Exp: 4/30/23				By: _____ Date: _____ By: _____ Date: _____	By: _____ Date: _____ Mohammad Sammak, City Engineer R.C.E.: 37146 Exp: 6/30/24		LANDSCAPE IRRIGATION SPECIFICATIONS FOR: 325-327 PACIFIC AVENUE, SOLANA BEACH, CA 92075 REPAIRS TO COASTAL BLUFF		SBGR- Sheet 4 of 7

PACIFIC AVENUE



PLANTING LEGEND

INSTALL ALL SHRUBS WITH 18" HIGH TUBEX WIND SHELTER

SYMBOL	SPECIES/COMMON NAME (NATIVE SPECIES)	SIZE	QUANTITY	DETAIL/SHEET
⊕	BACCHARIS 'PIGEON POINT' COYOTE BUSH - PROSTRATE	1 GAL.	149	A/L-6
⬠	OPUNTIA PROLIFERA COAST PRICKLY PEAR	1 GAL.	24	A/L-6
⊙	RHUS INTEGRIFOLIA LEMONADEBERRY	1 GAL.	90	A/L-6
⊛	COREOPSIS MARITIMA SEA DAHLIA	1 GAL.	16	A/L-6



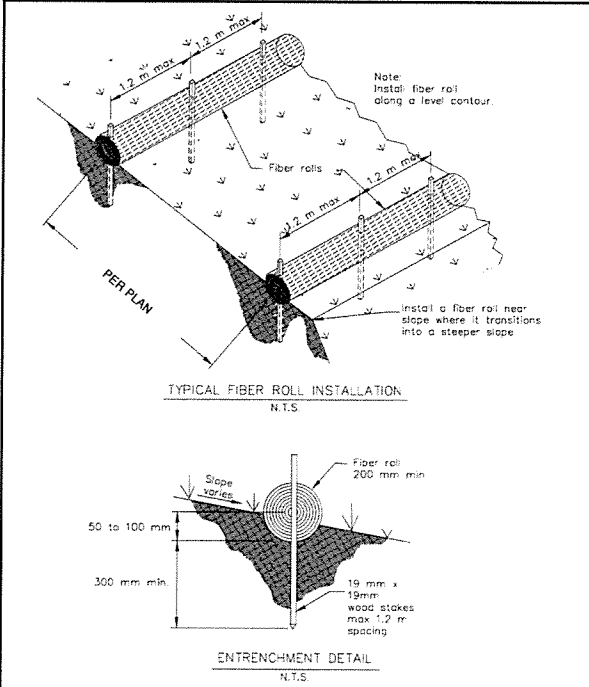
NON INVASIVE SEED MIX
(HYDROSEED) - TO BE APPLIED AT ALL DISTURBED AREAS.

BOTANICAL NAME	COMMON NAME	LBS/ACRE	MIN% PURITY/GERM.
ARTEMISIA CALIFORNICA	COASTAL SAGEBRUSH		
DIPLOCLADUS AURANTIACUS	STICKY MONKEY FLOWER		
DUDLEYA CASERTOSA	CALIFORNIA ENCELIA		
ENCELIA CALIFORNICA	COAST DUDLEYA		
ERIGERON GLAUCUS	SEASIDE DAISY		
ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT		
ERIOGONUM PARVIFOLIUM	CLIFF BUCKWHEAT		
ERIOPHYLLUM STAECHADIFOLIUM	SEASIDE WOOLLY SUNFLOWER		
ARTEMISIAEFOLIUM			
ISOCOMA MENZIESII	COASTAL GOLDENBUSH		
LOTUS SCOPARIUS	DEERWEED		
OENOTHERA HOOKERI	HOOKER'S EVENING PRIMROSE		
PLANTAGO INSULARIS*	WOOLLY PLANTAIN		
SALVIA APIANA	WHITE SAGE		

HYDROSEED WITH 4,000LBS ECO AEGIS BONDED FIBER MATRIX OR APPROVED EQUAL PER ACRE.

* PLANTAGO IS PROVIDED FOR TEMPORARY EROSION CONTROL AND WILL NOT BECOME A PART OF THE LONGTERM PLANT COMMUNITY

EROSION CONTROL DURING CONSTRUCTION
FOR TEMPORARY EROSION CONTROL REQUIREMENTS DURING CONSTRUCTION, SEE CIVIL ENGINEERING PLANS



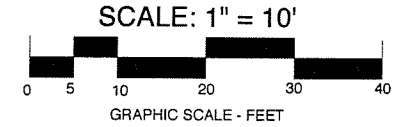
FIBER ROLLS

PLANTING SCHEDULE & NOTES:

- SHRUB PLANTING SHALL OCCUR IN THE MONTHS OCTOBER THRU MARCH. HYDROSEEDING SHALL OCCUR AFTER SHRUB INSTALLATION.
- PLANTING SHALL BE TEMPORARILY IRRIGATED FOR A PERIOD OF UP TO THREE YEARS. AT THAT TIME, IF PLANTINGS ARE NOT FULLY ESTABLISHED, THE IRRIGATION PERIOD MAY BE EXTENDED, IF APPROVED BY THE COASTAL COMMISSION EXECUTIVE DIRECTOR. THERE SHALL BE NO PERMANENT IRRIGATION FOR THE PROPOSED PLANTING.
- PLANTINGS SHALL BE MAINTAINED IN GOOD GROWING CONDITION THROUGHOUT THE LIFE OF THE PROJECT AND WHENEVER NECESSARY SHALL BE REPLACED WITH NEW PLANT MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH THE APPROVED PERMANENT EROSION CONTROL PLAN.



LANDSCAPE ARCHITECTURE
990 SEACOAST DRIVE, STE 20
IMPERIAL BEACH, CA 91932
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E-MAIL: gmercers@sbglobal.net



PACIFIC OCEAN

SOLANA BEACH FIRE DEPARTMENT	SANTA FE IRRIGATION DISTRICT	LANDSCAPE ARCHITECT OF WORK	CITY APPROVED CHANGES	APP'D DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	ENGINEERING DEPARTMENT	DRAWING NO.
By: _____ Date: _____ Fire Chief	Reviewed By: _____ District Representative	By: George Mercer Date: 12-5-18 Name: George Mercer Associates, Inc. R.L.A. 4055 Exp: 4/30/23			By: _____ Date: _____	By: Mohammad Sammak, City Engineer R.C.E.: 37146 Exp: 6/30/24	DESCRIPTION: CITY OF SOLANA BEACH SURVEY CONTROL POINT NO. 2012, NAMED ENC-43, 3.5' NATIONAL GEODETIC SURVEY DISC IN HEADWALL, 0.2 MILES NORTH OF SOLANA VISTA DR. ON EAST SIDE OF NORTHBOUND HIGHWAY 101, 3 FEET OFF SHOULDER AND 6 FEET WEST OF CADDY BY THE SEA SIGN. ELEV.: 34.670 (NAVD 88)	LANDSCAPE PLANTING PLAN FOR: 325-327 PACIFIC AVENUE, SOLANA BEACH, CA 92075 REPAIRS TO COASTAL BLUFF		SBGR- Sheet 5 of 7

PLANTING NOTES

- PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL THE CONTRACTOR SHALL VERIFY THE AVAILABILITY OF WATER TO THE SITE.
- PLANT QUANTITIES AND SQUARE FOOT AREAS SHOWN ON PLANT LIST ARE FOR CONVENIENCE ONLY AND LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN PLANT COUNT AND AREA TAKE-OFFS.
- PLANT SYMBOLS TAKE PRECEDENCE OVER PLANT QUANTITIES SPECIFIED EXCEPT WHERE SPECIFICALLY NOTED.
- N.C.N. INDICATES PLANT WITH NO COMMON NAME.
- AT LEAST ONE PLANT OF EACH SPECIES DELIVERED TO THE SITE WILL HAVE AN IDENTIFICATION TAG FROM THE SUPPLYING NURSERY SHOWING COMMON AND BOTANICAL PLANT NAMES.
- PLANTS SHALL BE PROTECTED AGAINST THEFT, HEAT, SUN, WIND, FROST AND PHYSICAL DAMAGE DURING TRANSPORTATION TO THE SITE AND WHILE BEING HELD AT THE SITE. DO NOT STORE PLANTS IN TOTAL DARKNESS MORE THAN ONE DAY.
- PLANTS SHALL BE ACCLIMATED FOR THE CONDITIONS OF THEIR ULTIMATE USE AND LOCATION.
- WILTED PLANT MATERIAL SHALL NOT BE PLANTED OR USED ON THE PROJECT.
- PLANT ROOT BALL SHALL NOT BE DAMAGED DURING TRANSPORTATION OR PLANTING PROCESS.
- LANDSCAPE CONTRACTOR SHALL REPAIR AND/OR REPLACE (IN SIZE, KIND, AND QUALITY), ANY PLANT MATERIAL EXISTING ON SITE WHICH IS DAMAGED DUE TO HIS NEGLIGENCE.
- IMMEDIATELY UPON AWARD OF THE CONTRACT THE CONTRACTOR SHALL LOCATE, ORDER, AND PURCHASE, OR HAVE HELD FOR HIM, ALL SPECIFIED PLANT MATERIAL EXCLUDING PRE-SELECTED PLANT MATERIAL.
- CONTRACTOR SHALL BE BACKCHARGED FOR LANDSCAPE ARCHITECT'S TIME IN LOCATING ANY PLANT MATERIAL AT THE NURSERY AS REQUESTED BY CONTRACTOR.
- CONTRACTOR MAY HIRE LANDSCAPE ARCHITECT TO APPROVE SPECIMEN PLANT MATERIAL AT THE NURSERIES PRIOR TO SHIPPING.
- FERTILIZER CONTAINING IRON SHALL BE KEPT OFF ALL HARDSCAPE. PROVIDE OWNER WITH RECEIPTS FOR FERTILIZER TYPE AND QUANTITY USED.
- PLANT MATERIAL MAY BE REJECTED AT ANY TIME BY THE LANDSCAPE ARCHITECT DUE TO CONDITION, FORM, OR DAMAGE BEFORE OR AFTER PLANTING.
- LANDSCAPE ARCHITECT SHALL APPROVE LANDSCAPE GRADING AND FINAL PLACEMENT OF ALL TREES, SHRUBS, AND GROUND COVERS PRIOR TO PLANTING.
- ALL ROCK AND DEBRIS SHALL BE REMOVED FROM PLANTING AREAS AND THEN FROM THE SITE IN ACCORDANCE WITH THE FOLLOWING CRITERIA: 4" ON SLOPES 3:1 AND STEEPER.
- SLOPE AREAS 6:1 OR STEEPER SHALL NOT HAVE IRRIGATION SYSTEMS OR PLANTING INSTALLED THEREON UNTIL ALL GULLIES OR RUTS IN EXCESS OF 2" INCHES DEEP HAVE BEEN FILLED IN WITH ADJACENT SOIL AND COMPACTED BY THE CONTRACTOR.

- SOIL PREPARATION AS SPECIFIED IS FOR BIDDING PURPOSES ONLY. ACTUAL TYPES AND QUANTITIES OF AMENDMENTS WILL BE BASED ON SOIL ANALYSIS (PROVIDED BY OWNER), AFTER GRADING.
- CONTRACTOR SHALL SUBMIT ALL AMENDMENT QUANTITY RECEIPTS TO OWNER AND LANDSCAPE ARCHITECT FOR APPROVAL AT THE TIME OF AMENDING.
- CROWN OF ALL PLANTS SHALL BE SLIGHTLY HIGHER, AFTER SETTLING, THAN ADJACENT SOIL AND MULCH.
- CIRCULAR ROOT SYSTEMS OF CONTAINER STOCK SHALL BE SLASHED IN 4 TO 6 LOCATIONS ON THE SIDES AND THE ROOT BALL "BUTTERFLIED" PRIOR TO PLANTING. ROOT BOUND PLANTS ARE UNACCEPTABLE.
- INSTALL TREES AND SHRUBS PRIOR TO HYDROSEEDING.
- SHRUBS ARE TO BE FULL AND BUSHY TO THE GROUND.
- BID SHALL BE BASED ON KNOWN PLANT AVAILABILITY. SPECIFY QUANTITIES AND SIZES IN BID.
- PLANT TABLETS SHALL BE PLACED IN PLANTING PITS WITHIN THE TOP 3" OF FINISH GRADE.
- PLANTS ONE GALLON, LARGER SIZE AND LARGER SHALL BE PLANTED WITH 20-10-5 FERTILIZER TABLETS, 21 GRAM, AT THE FOLLOWING RATES: 1/1 GALLON, 1 LINER, 25 GALLON, 3/15 GALLON.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL PLANTED AREAS, INCLUDING HYDROSEEDED AREAS, IN A WEED AND DEBRIS FREE CONDITION THROUGHOUT THE MAINTENANCE PERIOD. ALL BERMUDA AND KIKUYUGRASS SHALL BE DUG OUT BY THE ROOTS, AND REMOVED FROM THE SITE.

LANDSCAPE HYDROSEEDING SPECIFICATIONS

- GENERAL REQUIREMENTS
 - VERIFICATION OF DIMENSIONS:
BEFORE PROCEEDING WITH ANY WORK, THE HYDROSEEDING LANDSCAPE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL DIMENSIONS AND PLANTING AREA CONDITIONS AND SHALL IMMEDIATELY INFORM THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND/OR ACTUAL SPECIFICATIONS AND ACTUAL CONDITIONS. NO WORK SHALL BE DONE ON ANY AREA WHERE THERE ARE SUCH DISCREPANCIES OR WHERE CONDITIONS ARE UNSUITABLE FOR SUCCESSFUL PLANT MATERIAL ESTABLISHMENT UNTIL APPROVAL FOR SAME HAS BEEN GIVEN BY THE LANDSCAPE ARCHITECT.
 - QUALITY OF WORK:
THE HYDROSEEDING WORK SHALL BE PERFORMED BY COMPETENTLY TRAINED INDIVIDUALS EMPLOYED BY A CERTIFIED ECO AEGIS APPLYING COMPANY IN ACCORDANCE WITH THE BEST STANDARDS AND PRACTICES RELATED TO THE TRADE AND UNDER THE CONTINUOUS SUPERVISION OF A COMPETENT FOREMAN CAPABLE OF INTERPRETING THE PLANS AND SPECIFICATIONS.
 - INSPECTION OF CONDITIONS:
THE CONTRACTOR SHALL EXAMINE RELATED WORK INCLUDING IRRIGATION AND GRADING SURFACES BEFORE PROCEEDING WITH ANY WORK AND INFORM LANDSCAPE ARCHITECT IN WRITING ON CONDITIONS WHICH MAY PREVENT THE PROPER EXECUTION OF THIS WORK. FAILURE TO REPORT UNSUITABLE CONDITIONS TO THE LANDSCAPE ARCHITECT WILL CONSTITUTE ACCEPTANCE OF PERFORMING ALL WORK CAUSED BY THE UNSUITABLE CONDITIONS AS PART OF ANY ADDITIONAL COST.
- WEED ERADICATION PROCEDURES
 - SLOPE WILL HAVE BEEN RECONSTRUCTED, NO WEEDS SHOULD EXIST. HOWEVER, IF ANY WEEDS DO EXIST, CLEAR ALL WEEDS FROM THE SLOPE AND REMOVE FROM SITE.
 - SOIL STABILIZATION AND HYDROSEEDING
ALL MATERIALS SHALL BE STANDARD, APPROVED AND FIRST GRADE QUALITY AND SHALL BE IN PRIME CONDITION WHEN INSTALLED AND ACCEPTED. ANY COMMERCIAL PROCESS OR PACKAGED MATERIAL SHALL BE UNDISTURBED AND DELIVERED TO THE SITE IN THEIR ORIGINAL CONTAINERS, UNOPENED, BEARING THE MANUFACTURER'S GUARANTEED ANALYSIS.

- HYDROMULCHING APPLICATION AND PLANTING SCHEDULE:
APPLY AS RECOMMENDED BY THE MANUFACTURER OF ECO AEGIS BONDED FIBER MATRIX.
- PREPARATION OF HYDROSEEDING MIXTURE:
 - THE SLURRY SHALL BE PREPARED AT THE SITE AND ITS COMPONENTS SHALL BE MIXED TO SUPPLY THE RATES OF APPLICATION AS PER SPECIFICATIONS.
 - SLURRY PREPARATION SHALL BEGIN BY ADDING WATER TO THE TANK WHEN THE ENGINE IS AT ONE-HALF THROTTLE. WHEN THE WATER LEVEL HAS REACHED THE HEIGHT OF THE AGITATOR SHAFT AND GOOD RECIRCULATION HAS BEEN ESTABLISHED, THE FERTILIZERS SHALL BE ADDED TO THE MIXTURE (THE TANK SHALL BE AT LEAST 1/3 FILLED WITH WATER AT THIS TIME).
 - THE ENGINE THROTTLE SHALL BE OPEN TO FULL SPEED WHEN THE TANK IS 1/2 FILLED WITH WATER. ALL ORGANIC AMENDMENTS, FIBER, AND CHEMICALS SHALL THEN BE ADDED BY THE TIME THE TANK IS 2/3 TO 3/4 FULL. AT THIS TIME THE SEED MIX SHALL ALSO BE ADDED AND NOT BEFORE THIS TIME.
 - SPRAYING SHALL COMMENCE IMMEDIATELY WHEN THE TANK IS FULL AND THE SLURRY IS MIXED.

- APPLICATION:
THE OPERATOR SHALL SPRAY THE AREA WITH A UNIFORM VISIBLE COAT USING THE YELLOW COLOR OF THE CELLULOSE FIBER AS A VISUAL GUIDE. THE SLURRY SHALL BE APPLIED IN A DOWNWARD DRILLING MOTION VIA A FAN STREAM NOZZLE. IT IS IMPORTANT TO ENSURE THAT ALL OF THE COMPONENTS ENTER AND MIX WITH THE SOIL. THE HYDROMULCH HAS A TENDENCY TO BUILD UP ON ITSELF. THEREFORE, IT IS IMPORTANT THAT THE CONTRACTOR EMPLOY ONLY QUALIFIED PERSONNEL TO ENSURE UNIFORMITY OF THE HYDROMULCH APPLICATION. HYDROMULCH CONTRACTOR SHALL BE CERTIFIED, SELECTED AND APPROVED BY THE LANDSCAPE ARCHITECT.
- TIME LIMIT:
THE HYDROMULCHING SLURRY COMPONENTS ARE NOT TO BE LEFT IN THE HYDROMULCH MACHINE FOR MORE THAN TWO HOURS DUE TO SEED DESTRUCTION. IF SLURRY COMPONENTS ARE LEFT FOR MORE THAN ONE HOUR IN THE MACHINE, THE CONTRACTOR SHALL ADD 50% MORE OF THE ORIGINALLY SPECIFIED SEED MIX TO ANY SLURRY MIX WHICH HAS NOT BEEN APPLIED WITHIN THE ONE HOUR AFTER MIXING. THE CONTRACTOR SHALL ADD 75% MORE OF THE ORIGINAL SEED MIX TO ANY SLURRY MIXTURE WHICH HAS NOT BEEN APPLIED EIGHT HOURS AFTER MIXING OR IT SHALL BE REJECTED AND DISPOSED OF OFF-SITE AT CONTRACTOR'S EXPENSE.

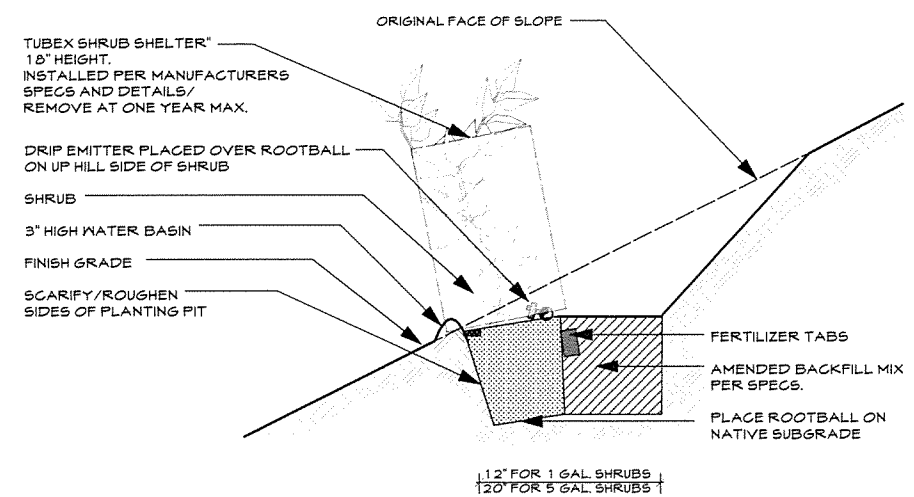
- PROTECTION:
SPECIAL CARE IS TO BE EXERCISED BY THE CONTRACTOR TO PREVENT ANY OF THE SLURRY FROM BEING SPRAYED ONTO ANY HARDSCAPE AREAS INCLUDING CONCRETE WALKS, FENCES, WALLS, BUILDINGS, ETC. ANY SLURRY SPRAYED ONTO THESE AREAS SHALL BE CLEANED OFF AT THE CONTRACTOR'S EXPENSE.
- HYDROSEEDING COMPONENTS AND ADDITIVES:
 - 400 LBS. PER ACRE GRO-POWER, ORGANIC SOIL AMENDMENT. GRO-POWER IS AN ORGANIC FERTILIZER CONTAINING THE FOLLOWING CHEMICAL FORMATION:
"5-3-1 NPK RATING. THIS MATERIAL IS A COMPOSTED ORGANIC PRODUCT WITH TRACE ELEMENTS"
 - 4,000 LBS. PER ACRE BONDED FIBER MATRIX PER PLANS.
 - 300 LBS. PER ACRE 16-6-8 COMMERCIAL FERTILIZER:
16-6-8 SHALL BE A COMMERCIAL GRADE PELLETTED OR GRANULAR UNIFORM IN COMPOSITION, DRY, FREE-FLOWING AND LABELED WITH SPECIFIED NPK RATINGS OF 16-6-8
 - 2.8 GAL. PER ACRE IRON CHELATE OR 220 LBS. PER ACRE FERROUS SULFATE

- SEED MIX:
SEE PLAN SHEETS FOR HYDROSEED MIXES.
- SUBMITTALS:
SUBMIT RECEIPTS FOR ALL MULCHES, FERTILIZERS, BINDERS, SEEDS AND SEED IDENTIFICATION TAGS FROM ALL SEED BAGS FOR APPROVAL BY LANDSCAPE ARCHITECT.
- CONTRACT GROWING:
HAND PLANTED SPECIES SHALL BE CONTRACT GROWN OR OTHERWISE SECURED BY THE INSTALLING LANDSCAPE CONTRACTOR IN ADVANCE OF INSTALLATION TO ENSURE AVAILABILITY OF THE CORRECT SPECIES AND THEIR RESPECTIVE QUANTITIES. PRIOR ARRANGEMENTS SHALL BE MADE.
- HYDROSEEDING EQUIPMENT:
A. THE ABOVE SPECIFIED COMPONENTS SHALL BE MIXED TOGETHER IN THE HYDROSEEDING MACHINE CONTAINING AT LEAST 2,000 GALLONS OF WATER TO ALLOW FOR A HOMOGENEOUS SLURRY WHICH IS THOROUGHLY MIXED AND CAN BE APPLIED EASILY WITHOUT CLOGGING. THE MACHINE TYPE MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
B. THE EQUIPMENT SHALL HAVE A BUILT-IN AGITATION SYSTEM AND OPERATING CAPACITY SUFFICIENT TO AGITATE, SUSPEND AND HOMOGENEOUSLY MIX A SLURRY CONTAINING NOT LESS THAN 20 KILOS (44 LBS.) OF ORGANIC MULCHING AMENDMENT PLUS FERTILIZER, CHEMICAL ADDITIVES AND SOLIDS FOR EACH 100 GALLONS OF WATER.
C. THE HYDROMULCHING EQUIPMENT SHALL MEET THE MINIMUM REQUIREMENTS OF A SLURRY DISTRIBUTION LINE LARGE ENOUGH TO PREVENT STOPPAGE AND SHALL BE EQUIPPED WITH A SET OF HYDRAULIC SPRAY NOZZLES WHICH WILL PROVIDE A CONTINUOUS NON-FLUCTUATING DISCHARGE OF AT LEAST 25 PSI AT THE END OF THE SPRAY NOZZLE. THE SLURRY TANK SHALL HAVE A MINIMUM CAPACITY OF 2,000 GALLONS AND SHALL BE MOUNTED ON A TRAVELING UNIT EITHER SELF-PROPELLED OR DRAWN BY A SEPARATE UNIT.
D. EQUIPMENT USED IN THE HYDROSEEDING PROCESS WILL BE THOROUGHLY CLEANED OF ALL SEED AND OTHER MATERIALS USED IN ANY PREVIOUS HYDROSEEDING PROCESS, PRIOR TO HYDROSEEDING ANY SLOPES ON THIS PROJECT.
- MAINTENANCE PROCEDURES
GENERAL CARE AND MAINTENANCE SHALL CONSIST OF THE PROPER WATERING, FERTILIZING AND CLEAN UP DURING THE GERMINATION AND ESTABLISHMENT PERIOD OF GROWTH. THE MAINTENANCE PERIOD SHALL BE AT LEAST THREE (3) CONTINUOUS MONTHS.

- GERMINATION STATE IRRIGATION:
APPROXIMATELY 24 HOURS AFTER HYDROMULCHING THE PLANTING AREAS, THE WATERING SEQUENCE SHOULD BE INITIATED. THE WATER SHOULD BE LEFT ON LONG ENOUGH TO MOISTEN THE SOIL THOROUGHLY TO THE DEPTH OF THE SLURRY MULCH TAKING CARE NOT TO SUPER-SATURATE OR WASH AWAY THE SLURRY AND SEED. FREQUENT, LIGHT IRRIGATION MUST BE PERFORMED TO ESTABLISH SEEDLING GROWTH. THE CONTRACTOR WILL HAVE TO REPAIR ALL SEED WASHING OR EROSION AT HIS OWN EXPENSE. THE SLURRY MULCH AND SEED MUST BE IRRIGATED FREQUENTLY TO MAINTAIN OPTIMUM MOISTURE CONTENT FOR MAXIMUM GERMINATION. THE IRRIGATION SYSTEM MUST BE OBSERVED AT ALL TIMES WHILE IN OPERATION. THE IRRIGATION SEQUENCE MUST BE DETERMINED BY AIR TEMPERATURE, PREVAILING WIND VELOCITY, SOIL TEXTURE, ORIENTATION AND OTHER LOGISTICAL PROBLEMS. IT IS IMPERATIVE THAT THE SOIL BE KEPT MOIST AT ALL TIMES DURING THE GERMINATION PERIOD. THE LIGHT, FREQUENT IRRIGATION SEQUENCE SHOULD CONTINUE UNTIL THE SEEDLINGS HAVE GROWN BEYOND THE GERMINATION STATE. THE GERMINATION STAGE WILL RANGE FROM 45 TO 60 DAYS.
- ESTABLISHMENT STAGE IRRIGATION:
THE IRRIGATION SEQUENCE (FREQUENCY) SHALL BE GRADUALLY REDUCED WHILE THE DURATION OF EACH WATERING CYCLE SHALL BE GRADUALLY INCREASED. A SPECIFIC WATERING PROGRAM SHALL BE DETERMINED BY THE CONTRACTOR, BUT SHOULD APPROXIMATE WATERING ONCE A DAY FOR 60 TO 90 DAY PERIOD, DEPENDING ON SEASONAL WEATHER CONDITIONS.

- HARDENING OFF STAGE IRRIGATION:
AT THE END OF THE 90-DAY MAINTENANCE PERIOD, THE WATERING FREQUENCY SHALL BE SLOWLY REDUCED TO APPROXIMATELY ONCE EVERY THREE DAYS DEPENDING ON THE SEASON, WHILE INCREASING THE DURATION OF THE WATERING SUFFICIENTLY TO ALLOW FOR MAXIMUM WATER PENETRATION FOR THE EXPANDING ROOT SYSTEM, WHILE AT THE SAME TIME TAKING CARE NOT TO CAUSE EROSION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING WATERING FREQUENCY AND DURATION TO PROMOTE OPTIMUM GROWING CONDITIONS.
- FERTILIZATION:
THE CONTRACTOR SHALL FERTILIZE ALL PLANTED AND HYDROSEEDED AREAS AT THE END OF THE 90-DAY MAINTENANCE. FOR BIDDING PURPOSES ASSUME THAT EACH FERTILIZER APPLICATION SHALL CONSIST OF AMMONIUM PHOSPHATE (16-20-20) OR APPROVED EQUAL, APPLIED AT THE RATE OF 300 LBS. PER ACRE AND IRON SULFATE AT 220 LBS. PER ACRE OR IRON CHELATE AT 2.8 LBS. PER ACRE. THE ACTUAL FERTILIZER AND RATE OF APPLICATION WILL BE DETERMINED THROUGH SOIL TESTING BY THE OWNER.

- WEEDING:
ANY CONCENTRATED DEVELOPMENT OF WEED GROWTH APPEARING IN THE PLANTING AREAS DURING THE MAINTENANCE PERIOD SHALL BE REMOVED AT 30-DAY INTERVALS.
- MINIMUM COVERAGE:
FINAL ACCEPTANCE WILL BE AT THE END OF THE 90-DAY PERIOD ONCE 80% GERMINATION AND PLANT ESTABLISHMENT OVER THE ENTIRE HYDROMULCHED AREA HAS BEEN OBTAINED.
- FINAL APPROVAL AND ACCEPTANCE:
FINAL APPROVAL AND ACCEPTANCE WILL BE GIVEN IN WRITING BY THE LANDSCAPE ARCHITECT FOLLOWING A FINAL ACCEPTANCE INSPECTION. THE LANDSCAPE ARCHITECT RESERVES THE OPTION TO EXTEND THE MAINTENANCE IF HE DETERMINES THE PROJECT WARRANTS FURTHER MAINTENANCE TO FULFILL THE 80% COVERAGE THAT IS REQUIRED BY CONTRACT OR THE WEEDS HAVE NOT BEEN PROPERLY CONTROLLED. ALL IRRIGATION SYSTEMS SHALL BE COMPLETE AND 100% OPERATIONAL.



A SLOPE PLANTING

SOLANA BEACH FIRE DEPARTMENT	SANTA FE IRRIGATION DISTRICT	LANDSCAPE ARCHITECT OF WORK	CITY APPROVED CHANGES	APP'D	DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	ENGINEERING DEPARTMENT	DRAWING NO.
By: _____ Fire Chief Date: _____	Reviewed By: _____ District Representative Date: _____	By: <u>George Mercer</u> Date: <u>12-5-18</u> Name: <u>George Mercer Associates, Inc.</u> GM Drawn By: <u>R.L.A. 4055</u> Exp: <u>4/30/23</u>				By: _____ Date: _____	By: <u>Mohammad Sammak, City Engineer</u> Date: <u>6/30/24</u> R.C.E.: 37146 Exp: 6/30/24		LANDSCAPE PLANTING NOTES, DETAILS AND HYDROSEEDING SPECIFICATIONS FOR: 325-327 PACIFIC AVENUE, SOLANA BEACH, CA 92075 REPAIRS TO COASTAL BLUFF		SBGR- Sheet 6 of 7

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E-MAIL: Smrcker@sbglobal.net

Professional Seal: George Mercer, License No. 12751, State of California, expires 4/30/23.

LANDSCAPE PLANTING SPECIFICATIONS

NOTE: GENERAL AND SPECIAL CONDITIONS NOTED HEREIN ARE AN INTEGRAL PART OF THE LANDSCAPE PLANS AND MUST BE CAREFULLY CONSIDERED IN CONNECTION THEREWITH.

I. PURPOSE OF THE SPECIFICATIONS:

IT IS THE INTENT OF THE SPECIFICATIONS THAT:

- A. THE WORK OF CONSTRUCTING AND INSTALLING THE LANDSCAPING BE ACHIEVED IN AN EFFICIENT AND SATISFACTORY MANNER ACCORDING TO THE HIGHEST WORKMANLIKE STANDARDS.
- B. THE FINISHED INSTALLATION SHALL BE COMPLETE IN EVERY RESPECT TO THE SATISFACTION OF THE OWNER. ACCORDINGLY, THE REQUIREMENTS OF THESE SPECIFICATIONS ARE A PART OF THE LANDSCAPE CONTRACT.

II. SCOPE OF WORK:

- A. THE WORK INCLUDED IN THESE SPECIFICATIONS SHALL CONSIST OF THE FURNISHING OF ALL LABOR, TOOLS, MATERIALS, PERMITS, APPLIANCES, TAXES AND ALL OTHER COSTS, FORESEEABLE AT THE TIME OF CONTRACTING, NECESSARY AND APPROPRIATE FOR THE INSTALLATION OF THE LANDSCAPING AS HEREIN SPECIFIED AND SHOWN ON THE ACCOMPANYING DRAWINGS.
- B. NO DEVIATION FROM THESE SPECIFICATIONS, OR FROM THE AGREEMENT, OR FROM THE GENERAL CONDITIONS IS AUTHORIZED AND NO SUCH DEVIATION SHALL BE MADE, UNLESS THE WRITTEN AUTHORIZATION THEREFORE, SIGNED BY THE OWNER OR HIS DULY AUTHORIZED REPRESENTATIVE, HAS BEEN OBTAINED IN ADVANCE.

III. GENERAL CONDITIONS:

A. INTERPRETATION OF PLANS AND SPECIFICATIONS:

- 1. THE LANDSCAPE ARCHITECT WILL INTERPRET THE MEANING OF ANY PART OF THE PLANS AND SPECIFICATIONS ABOUT WHICH ANY MISUNDERSTANDING MAY ARISE, AND HIS DECISION WILL BE FINAL.
- 2. SHOULD THERE APPEAR TO BE AN ERROR OR DISCREPANCY IN OR BETWEEN THE PLANS, SPECIFICATIONS, AND PLANTING LISTS, THE CONTRACTOR SHALL REFER THE MATTER TO THE LANDSCAPE ARCHITECT FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. SHOULD THE CONTRACTOR PROCEED WITH THE WORK WITHOUT SO REFERRING THE MATTER, HE DOES SO ON HIS RESPONSIBILITY.

B. QUALITY OF WORK:

THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED AT LEAST TWO DAYS PRIOR TO WORK COMMENCEMENT, BY THE CONTRACTOR AND PRIOR TO INSPECTION VISITS BY THE LANDSCAPE ARCHITECT. ALL WORK SHALL BE DONE IN A GOOD WORKMANLIKE MANNER IN ACCORDANCE WITH ALL PLANS AND SPECIFICATIONS AND BEST CONSIDERED PRACTICE, SHALL MEET WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER, AND SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF LOCAL BUILDING CODES, LAWS, AND SPECIFICATIONS. ANY DEFECTIVE WORK WILL BE REDONE AT THE CONTRACTOR'S EXPENSE AS DIRECTED BY THE LANDSCAPE ARCHITECT.

C. PERMITS

THE CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ANY AND ALL NECESSARY BUILDING PERMITS FROM THE CITY OR OTHER GOVERNMENTAL AUTHORITIES.

D. LICENSE REQUIREMENTS:

THE CONTRACTOR SHALL CARRY NECESSARY CONTRACTOR'S CALIFORNIA STATE LICENSE OR CERTIFICATE FOR TYPE OF WORK LISTED, SUCH AS THE LANDSCAPE CONTRACTOR'S LICENSE NO. C-27.

E. INSURANCE COVERAGE:

THE CONTRACTOR SHALL CARRY ALL NECESSARY COMPENSATION AND LIABILITY INSURANCE TO COVER HIS WORKMEN AND WORK TO FULLY PROTECT THE OWNER FROM ANY POSSIBLE DAMAGE SUIT OR LIEN ON THE OWNER'S PROPERTY IN THE COURSE OF THE WORK BY THE CONTRACTOR, AND WILL SHOW THE OWNER SUCH EVIDENCE OF ABOVE INDICATED INSURANCE COVERAGE.

F. PROPERTY, ETC., DAMAGE RESPONSIBILITY:

- 1. THE CONTRACTOR IS TO PROTECT AT ALL TIMES ALL EXISTING UTILITIES, STRUCTURES, TREES, PLANTS, AND OTHER FEATURES INTENDED TO REMAIN ON AND ADJACENT TO THE JOB SITE, AND TO REPAIR OR REPLACE ANY DAMAGED ITEM IN A NEAT AND GOOD WORKMANLIKE MANNER DURING AND DUE TO HIS WORK ON THE JOB; AND HE SHALL ASSUME ALL DAMAGE OR INJURY THAT MAY RESULT TO ALL SUCH PROPERTY AND/OR TO PERSONS WHERE SUCH DAMAGE OR INJURY IS CAUSED IN CONNECTION WITH HIS WORK, OR IS DUE TO HIS NEGLIGENCE OR TO HIS LEAVING OPEN OR UNPROTECTED PORTIONS OF STREETS OR OTHER PROPERTY.
- 2. SHOULD ANY PART OF THE WORK UNDER THIS CONTRACT BE DAMAGED BY OTHER CONTRACTORS, THE CONTRACTOR AND PARTY CAUSING SUCH DAMAGE SHALL MAKE ADJUSTMENTS BETWEEN THEMSELVES, AND NOT WITH THE OWNER, RELATIVE TO THE REPAIRS OR RECONSTRUCTION AND PAYMENT FOR SAME.

G. KNOWLEDGE OF SITE:

IT IS ASSUMED THAT THE CONTRACTOR HAS VISITED THE SITE AND FAMILIARIZED HIMSELF AS TO THE SITE CONDITIONS, AND SHALL HAVE VERIFIED ALL DIMENSIONS, AS WELL AS ASCERTAINING THE MEANS OF GETTING MATERIAL INTO THE SITE, AND ANY OTHER FACTORS AFFECTING THE WORK.

H. SEGREGATION OF COSTS:

AT THE TIME OF EXECUTION OF THE CONTRACT, THE CONTRACTOR SHALL FURNISH TO THE OFFICE OF THE OWNER, FOR PURPOSES OF ACCOUNTING AND SCHEDULING, A SEGREGATED COST SCHEDULE OR BREAKDOWN OF THE CONTRACT PRICE, LISTING THE VARIOUS COMPONENTS IN THE PLANS, AS WELL AS UNIT PRICES OF EACH COMPONENT SPECIFIED, IN A FORM SATISFACTORY TO THE OWNER. THESE SCHEDULES SHALL ALSO BE USED AS THE BASIS IN FORMULATING THE PROGRESS PAYMENTS TO BE MADE TO THE CONTRACTOR, AND THESE COST BREAKDOWNS SHALL BE PART OF THE CONTRACT.

I. EXTRAS OR CHANGES:

ANY EXTRAS OR CHANGES FROM THE CONTRACT ON THE JOB SHALL HAVE THE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT AND MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT AND OWNER.

J. INCREASED COSTS:

IF THE EXTRA OR CHANGE IS TO BE DONE AT AN INCREASED COST OVER AND ABOVE THE CONTRACT FEE, THE OWNER SHALL SIGN THE CONTRACTOR'S WRITTEN REQUEST FOR SUCH ADDITIONAL FUNDS FOR EXTRA WORK PRIOR TO ACTUALLY DOING THIS WORK.

K. SITE CONDITION:

THE CONTRACTOR, IN THE COURSE OF HIS WORK, IS TO KEEP THE SITE IN A NEAT AND TIDY CONDITION AS MUCH AS IS PRACTICAL SO AS NOT TO DISTURB THE NORMAL USAGE OF THE SURROUNDING AREAS BY THE OWNER OR BY OTHERS.

L. SITE CLEARANCE:

UPON COMPLETION OF THE WORK THE CONTRACTOR SHALL PROPERLY CLEAN AND TIDY SUCH WORK AND THE SURROUNDING AREAS USED BY HIM, AND REMOVE ANY OR ALL EXCESS MATERIALS, DIRT, DEBRIS FROM THE SITE, OR TO DISPOSE OF SAME AS DIRECTED BY THE LANDSCAPE ARCHITECT.

M. OWNER'S MATERIALS:

DURING THE COURSE OF THE WORK, ANY MATERIALS, EQUIPMENT AND SERVICES MAY BE PROVIDED BY THE OWNER AND USED BY THE CONTRACTOR IN THE JOB, FOR SUCH MATERIALS, EQUIPMENT AND SERVICES THE CONTRACTOR IS TO GIVE CREDIT TO THE OWNER AT THE STANDARD CURRENT RATE FOR SUCH ITEMS. SUCH CREDIT, IF ANY, WILL APPEAR IN THE FINAL BILLING BY THE CONTRACTOR TO THE OWNER.

N. PLANS AND SPECIFICATIONS:

ALL LANDSCAPING INCLUDING PLANTS, GROUND COVERS, SOIL ADDITIVES, AND OTHER MISCELLANEOUS LANDSCAPE ITEMS SHALL BE PROVIDED AND INSTALLED IN STRICT ACCORDANCE WITH PLANS AND SPECIFICATIONS PREPARED BY OWNER.

O. CHANGES:

THE OWNER SHALL HAVE THE RIGHT TO MAKE MINOR CHANGES IN THE LANDSCAPE DESIGN AND INSTALLATION TO INSURE PRACTICALITY OF DESIGN AND FOR AESTHETIC REASONS, AT NO ADDITIONAL COST.

IV. SPECIAL CONDITIONS:

A. GRADING:

GRADE ALL AREAS BY FILLING AND/OR REMOVING SURPLUS SOIL AS NEEDED TO ENSURE PROPER GRADES AND DRAINAGE AS INDICATED ON THE PLANS. UNLESS OTHERWISE NOTED, FINISH GRADES SHALL BE BELOW HARDSCAPE AS FOLLOWS: 2" FOR GROUND COVER AREAS.

B. MOISTURE CONTENT:

THE SOIL SHALL NOT BE WORKED WHEN MOISTURE CONTENT IS SO GREAT THAT EXCESSIVE COMPACTION WILL OCCUR, NOR SHALL IT BE SO DRY THAT DUST WILL OCCUR AND FORM IN THE AIR OR THAT CLODS WILL NOT BREAK READILY. WATER SHALL BE APPLIED IF NECESSARY TO PROVIDE IDEAL MOISTURE CONTENT FOR TILLING.

C. WEED REMOVAL:

WEEDS, PLUS BERMUDA GRASS, ETC., SHALL BE DUG OUT FROM ALL PLANTING AREAS BY THEIR ROOTS WHEREVER POSSIBLE AND REMOVED FROM THE SITE. WHERE NECESSARY TO DISCOURAGE REOCCURRENCE OF THIS MATERIAL, THE CONTRACTOR SHALL APPLY ONE OR MORE TREATMENTS OF A SATISFACTORY CHEMICAL PER MANUFACTURER'S DIRECTIONS IN REGARD TO CONCENTRATION, PLUS ALLOWANCE OF AN AMPLE PERIOD OF TIME FOR EFFECTIVE PERFORMANCE PRIOR TO CULTIVATION. THE SITE SHALL BE MAINTAINED IN A WEED AND LITTER FREE CONDITION DURING THE MAINTENANCE PERIOD. WEEDS SHALL BE REMOVED AT FREQUENCIES ADEQUATE TO PREVENT THE MATURATION OF WEED SEEDS.

D. PLANTS:

1. INSPECTION:

PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL OR REJECTION BY LANDSCAPE ARCHITECT AT PLACE OF GROWTH AND/OR THE PROJECT SITE AT ANY TIME BEFORE OR DURING PROGRESS OF WORK, FOR SIZE, VARIETY, CONDITION, LATENT DEFECTS AND INJURIES. REJECTED PLANTS SHALL BE REMOVED FROM THE SITE IMMEDIATELY.

2. CONDITIONS:

PLANTS SHALL BE SYMMETRICAL, TYPICAL FOR VARIETY AND SPECIES, SOUND, HEALTHY, VIGOROUS, FREE FROM PLANT DISEASE, INSECT PESTS OR THEIR EGGS, AND SHALL HAVE HEALTHY, NORMAL ROOT SYSTEMS, WELL FILLING THEIR CONTAINERS, BUT NOT TO THE POINT OF BEING ROOT BOUND.

E. PROTECTION

PROTECT AND MAINTAIN ALL PLANTS FROM SUN, DROUGHT, WIND, THEFT, RAIN AND HEAT AT ALL TIMES BEFORE AND DURING PLANTING OPERATION.

F. PLANTING REQUIREMENTS FOR TREES:

- 1. PLANT MATERIALS IN QUANTITIES AND SIZES SPECIFIED SHALL, AFTER GRADING OPERATIONS, BE SPOTTED APPROXIMATELY AS SHOWN ON THE LANDSCAPE DRAWINGS AND ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE BEING REMOVED FROM CONTAINERS AND EXCAVATING SOIL FOR PLANTING.
- 2. ALL BACKFILL MATERIALS SHALL BE MIXED THOROUGHLY ON SITE BEFORE USING.

G. SOIL PREPARATION

(USE FOR BID PURPOSES ONLY. ACTUAL QUANTITIES SHALL BE BASED UPON A SOILS ANALYSIS, TO BE OBTAINED BY CONTRACTOR AFTER GRADING. SUBMIT A COPY TO LANDSCAPE ARCHITECT FOR APPROVAL BEFORE ORDERING AMENDMENTS):

1. BACKFILL FOR ALL SHRUBS AND TREES SHALL CONSIST OF THE FOLLOWING MATERIALS PER 10 CUBIC YARDS:

- a. ON SITE SOIL: 8 CUBIC YARDS
- b. NITROGEN STABILIZED SAWDUST: 2 CUBIC YARDS
- c. IRON SULFATE 20LBS
- d. GYPSUM 20 LBS.

AMENDED BACKFILL TO BE PLACED IN THE UPPER 12" OF BACKFILL ONLY. SOIL BACKFILL BELOW THIS DEPTH SHALL NOT CONTAIN ANY ORGANIC MATTER.

2. SUBMIT ALL RECEIPTS AND RETAIN ALL EMPTY BAGS FOR ALL AMENDMENTS FOR APPROVAL BY LANDSCAPE ARCHITECT.

H. PLANTING

- 1. SEE DETAIL "A" SHEET L-6 FOR PLANTING DETAIL. PLANT CROWN TO BE SLIGHTLY HIGHER THAN ITS NATURAL GROWING HEIGHT AFTER SETTLEMENT.
- 2. PRUNE PLANTS AS DIRECTED BY LANDSCAPE ARCHITECT.
- 3. ALL PLANTS SHALL BE WATERED IMMEDIATELY, BEFORE BACKFILLING PLANTING PITS.
- 4. ALL AREAS RECEIVING PLANTS SHALL BE MOIST TO A DEPTH OF 6" AT TIME OF PLANTING.
- 5. USE AGRIFORM 20-10-5, 21 GRAM TABLETS PER MANUFACTURER'S SPECIFICATIONS, WITH ALL SHRUBS AND TREES. 1 PER LITER OR 1 GALLON, 2 PER 5 GALLON, 3 PER 15 GALLON & 4 PER FOOT OF BOX WIDTH.
- 6. PLANT ALL TREES AND SHRUBS 5' MINIMUM FROM HUNTER IRRIGATION HEADS (SLOPES ONLY).
- 7. SCARIFY THE SIDES OF EACH ROOT BALL PRIOR TO PLANTING IF CIRCULAR ROOT GROWTH IS EVIDENT.
- 8. PLANT QUANTITIES ON THE PLANT LIST ARE FOR THE CONTRACTOR'S CONVENIENCE AND NOT GUARANTEED TO BE ACCURATE.
- 9. PLANT SYMBOLS TAKE PRECEDENCE OVER QUANTITIES SPECIFIED.

I. ALL WORK SHALL BE AS DIRECTED BY LANDSCAPE ARCHITECT WHO SHALL BE APPOINTED PRIOR TO THE COMMENCEMENT OF THE WORK.

J. RECEIPTS:

CONTRACTOR SHALL SUBMIT ALL MATERIAL RECEIPTS TO LANDSCAPE ARCHITECT.

K. MAINTENANCE:

- 1. THE MAINTENANCE PERIOD SHALL NOT BEGIN UNTIL ENTIRE INSTALLATION IS ACCEPTED BY THE OWNER.
- 2. THE MAINTENANCE PERIOD SHALL BE FOR THE FOLLOWING DURATION: 90 DAYS.

ALL PLANTS AND PLANTING SHALL BE GUARANTEED FOR THE FOLLOWING DURATIONS BEGINNING AT THE FIRST DAY OF THE MAINTENANCE PERIOD.

- a. SHRUBS 5 GALLON AND SMALLER: 90 DAYS
- b. HYDROSEED: 90 DAYS

ALL DEAD, DAMAGED OR BROKEN PLANT MATERIAL, INCLUDING GROUND COVER, SHALL BE REPLACED AT TWO WEEK INTERVALS.

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E-MAIL: smarcers@sbcglobal.net



SOLANA BEACH FIRE DEPARTMENT	SANTA FE IRRIGATION DISTRICT	LANDSCAPE ARCHITECT OF WORK	CITY APPROVED CHANGES	APP'D	DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	ENGINEERING DEPARTMENT	DRAWING NO.
By: _____ Fire Chief Date: _____	Reviewed By: _____ District Representative Date: _____	By: George Mercer Date: 12-5-18 Name: George Mercer Associates, Inc. R.L.A. 4055 Exp: 4/30/23				By: _____ Date: _____	By: _____ Date: _____ Mohammad Sammak, City Engineer R.C.E.: 37146 Exp: 6/30/24		LANDSCAPE PLANTING SPECIFICATIONS FOR: 325-327 PACIFIC AVENUE, SOLANA BEACH, CA 92075 REPAIRS TO COASTAL BLUFF		SBGR- Sheet 7 of 7

MAR 25 2022



CITY OF SOLANA BEACH

635 SOUTH HIGHWAY 101 • SOLANA BEACH • CALIFORNIA 92075 • (858) 720-2400 • FAX (858) 755-1782

PROJECT EXTENSION APPLICATION

Community Development Dep
City of Solana Beach

(Extension applying for: Conditional Use x Variance , Minor Exception ,
 Development Review Permit x, Director's Use Permit , Structure Development Permit
(√ one or more that apply)

A. APPLICANT INFORMATION:

1. Project Address: 325 and 327 Pacific Avenue, Solana Beach, CA 92075
2. Applicant's Name: Laughlin, Peter (325 Pacific) and Greenberg, Renita (327 Pacific)
(Last, First & Middle Initial or Company Name)
3. Applicant's Address: See Above Project Addresses
(Street, City, State & ZIP Code)
4. Applicant's Telephone: Laughlin: 831.236.8662 Fax: _____
Greenberg: 858.336.2910
5. Applicant's Email Address: Laughlin: Peter@Laughlincompany.com Cell Phone: _____
Greenberg: Renitag@cox.net

B. PLEASE COMPLETE THE FOLLOWING:

1. Provide a detailed factual description and explanation of the reasons why a building permit was not issued prior to the expiration of the original approval or preceding extension and the specific reason(s) the extension is necessary; the applicant's request for a specific time period for the extension.

The project was significantly delayed by Coastal staff and received final approval in December 2021. Commission staff just provide the formal Notice of Intent to Issue Permit in March, 2022. We anticipate that completion of all Special Conditions of the Coastal Permit to be completed by the Fall, 2022.

Dependent on the Permittee's contractor's schedule, the best tidal conditions and the prohibition against working on the beach between Memorial Day and Labor Day, we would envision a project start in late 2022 / early 2023 or in the Fall of 2023. Therefore, while we recognize that City Code limits project extensions to a maximum of 12 months, we would request a minimum 18 month extension if an allowance for such a request is possible.

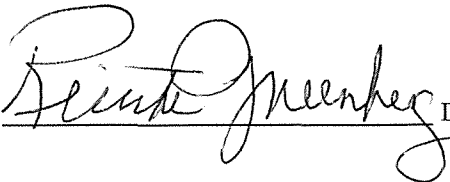
2. A detailed description of the actions that will be taken during the specific requested extension period that justify the requested time period of the extension and that will result in the timely issuance of a building permit for the project before the extension expires.

As noted in response to Item #1, the applicants must complete all City and Coastal Commission conditions of project approval. Having just received the Commission's formal Notice of Intent to Issue Coastal Permit in March, 2022, and having extensive experience in the time required to complete Coastal Conditions to Coastal staff's satisfaction, we anticipate having these conditions fully completed within the next 4-6 months. However, determining the exact date of a construction start is based on satisfying the conditions and then working during the best times of the year for longer low tide periods. The start of this project, which should take up to 6 months to complete, is also based on the contractor's schedule and the limitations placed on work occurring during summer months (between Memorial Day and Labor Day.

3. A detailed timeline for the actions that will be taken during the requested extension period.

As noted in our response to Items #2, completion of all Special Conditions of approval should occur Within 4-6 months. Actual start of construction, however, is dependent on the additional factors Addressed in our response to Item #2.

(Please attach any additional relevant information supporting the extension)

Applicant Signature:  Date: March 16, 2022

17.72.110 Lapse of approval and extensions.

A. Lapse of Approvals. Unless otherwise specified in this title, approvals for development review permits, structure development permits, conditional use permits, variances, and minor exceptions shall lapse (i.e., expire) and become void 24 months after the date of the approval, unless a different expiration date is specifically established as a condition of the approval or unless the following action occurs:

1. A building permit is issued in accordance with the approval.

B. Extensions. An extension may be issued prior to the lapse (i.e., expiration) of any approval described in subsection A of this section. There is not an absolute right to receive an extension. Approvals originally granted by the director of community development (the "director") may be extended by the director. Approvals granted by the view assessment committee may only be extended by the city council. Approvals by the city council may only be extended by the city council.

1. One or more (but not more than a total of four) extensions may be granted not exceeding a cumulative total of 24 months after the date the original

2. A detailed description of the actions that will be taken during the specific requested extension period that justify the requested time period of the extension and that will result in the timely issuance of a building permit for the project before the extension expires.

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(Please attach any additional relevant information supporting the extension)

Applicant Signature:  _____

Date: 3/17/2022



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: May 11, 2022
ORIGINATING DEPT: Engineering Department
SUBJECT: **Project Update to the City Council on the Santa Helena Neighborhood Trail Project**

BACKGROUND:

The Santa Helena Neighborhood Trail Project has been in the City's Work Plan for several years. After City Council's initial direction, Staff engaged the professional services of MW Peltz + Associates to assist Engineering Staff to develop design plans. Shortly thereafter, Staff, with the involvement of a few representatives from local HOAs as well as representatives of BikeWalkSolana, formed a focus group and developed preliminary conceptual plans. In March 2020, the conceptual plans were presented to the City Council for additional refinement and direction. As directed by the City Council, Staff held a City-wide virtual community workshop on October 21, 2021 to obtain additional feedback.

This item is before the City Council to present an update on the Santa Helena Neighborhood Trail Project (Project) and to receive additional comment and direction.

DISCUSSION:

Santa Helena from Sun Valley Road to the San Elijo Lagoon is a two-lane road (one lane per direction) within a very wide striped median and right of way. The proposed Project would reduce the roadway width, originally designed for four lanes, and convert the right of way not included as part of the roadway into a neighborhood trail. The proposed Project would accommodate two lanes of vehicular traffic (one lane per direction) and bike lanes in both directions. The proposed Project includes construction of new curb and gutter along one side, ADA compatible pedestrian ramps, median curbs, storm drains, pavement overlays, traffic markings and signs. The geometric design of the road would create a more user-friendly environment for all modes of travel with emphasis to pedestrians and bicyclists. The intersection of Santa Helena and Santa Victoria has been designed to introduce curb extensions at all four corners. This design will have a traffic

CITY COUNCIL ACTION:

calming effect. It would also make the path of pedestrian travel significantly shorter through every leg of the intersection.

The neighborhood trail would include a 10-foot-wide meandering walking trail to accommodate pedestrians from Sun Valley to the San Elijo Lagoon. Drought tolerant landscaping and several rest areas equipped with benches, pedestrian lighting, decorative boulders, and other site furnishing are included. The irrigation system will utilize recycled water, which is available at the intersection of Santa Helena and Sun Valley.

The final design is in development by City Staff and MW Peltz. Staff is seeking Council's recommendations and directions on the certain design elements of the Project including landscaping materials. Staff anticipate completion of the design in fall 2022. Once the design and construction plans are complete, the City will pursue grant funding opportunities for construction.

CEQA COMPLIANCE STATEMENT:

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

FISCAL IMPACT:

The Fiscal Year (FY) 2021/22 CIP budget includes \$70,000 in TransNet funding for final design. Cost of construction of the Project is estimated to be \$2,600,000. Construction funding is not identified at this time.

WORK PLAN:

This Project is listed in the FY 2021/22 Work Plan under the Community Character Priorities.

OPTIONS:

- Receive report.
- Provide additional direction.

DEPARTMENT RECOMMENDATION:

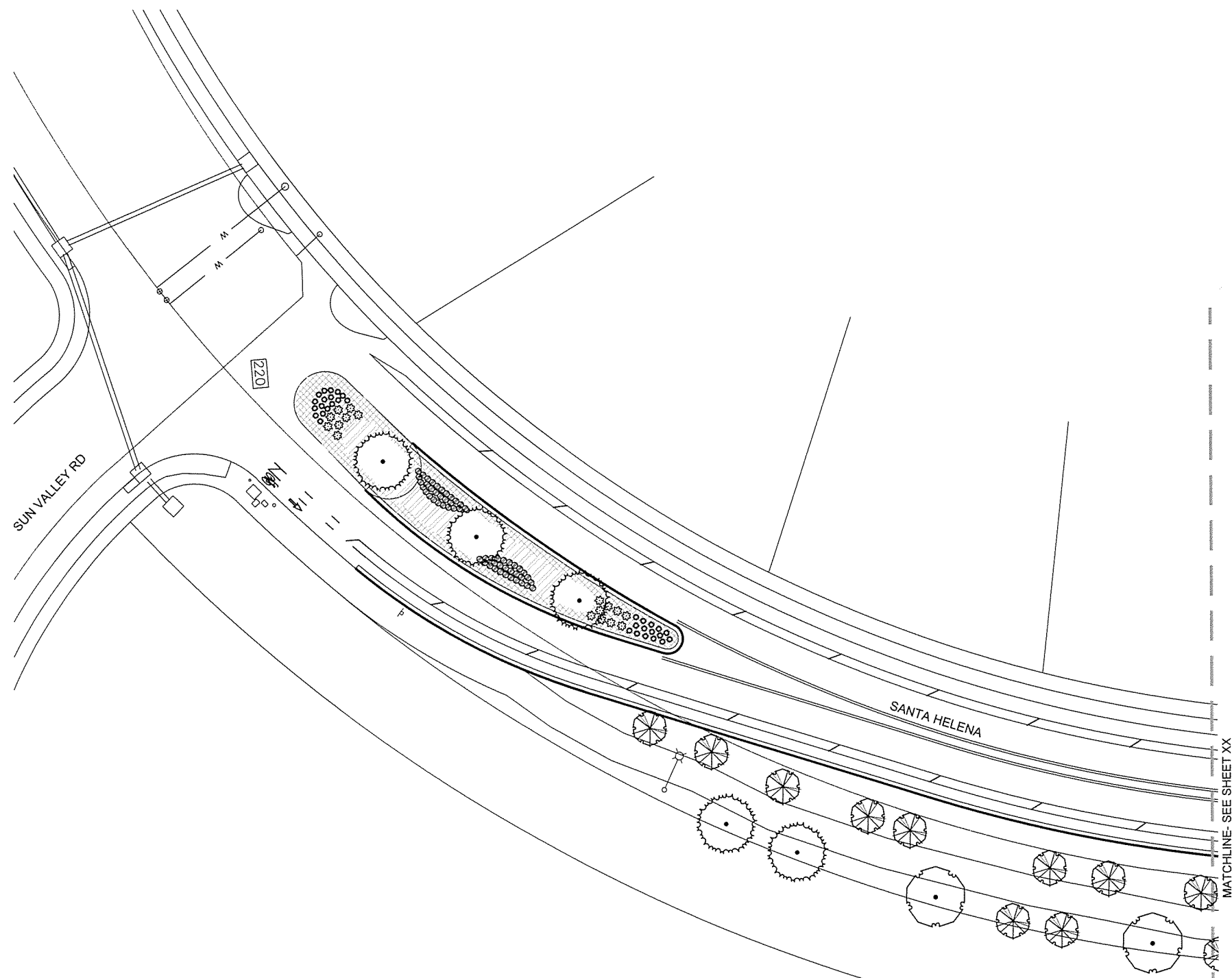
Staff recommends that the City Council receive this report and provide input and direction on the Santa Helena Neighborhood Trail Project.

CITY MANAGER'S RECOMMENDATION:

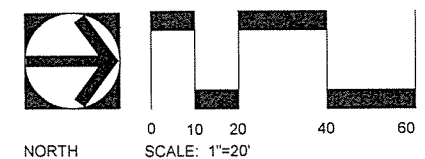
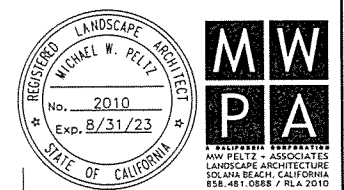
Approve Department Recommendation.



Gregory Wade, City Manager

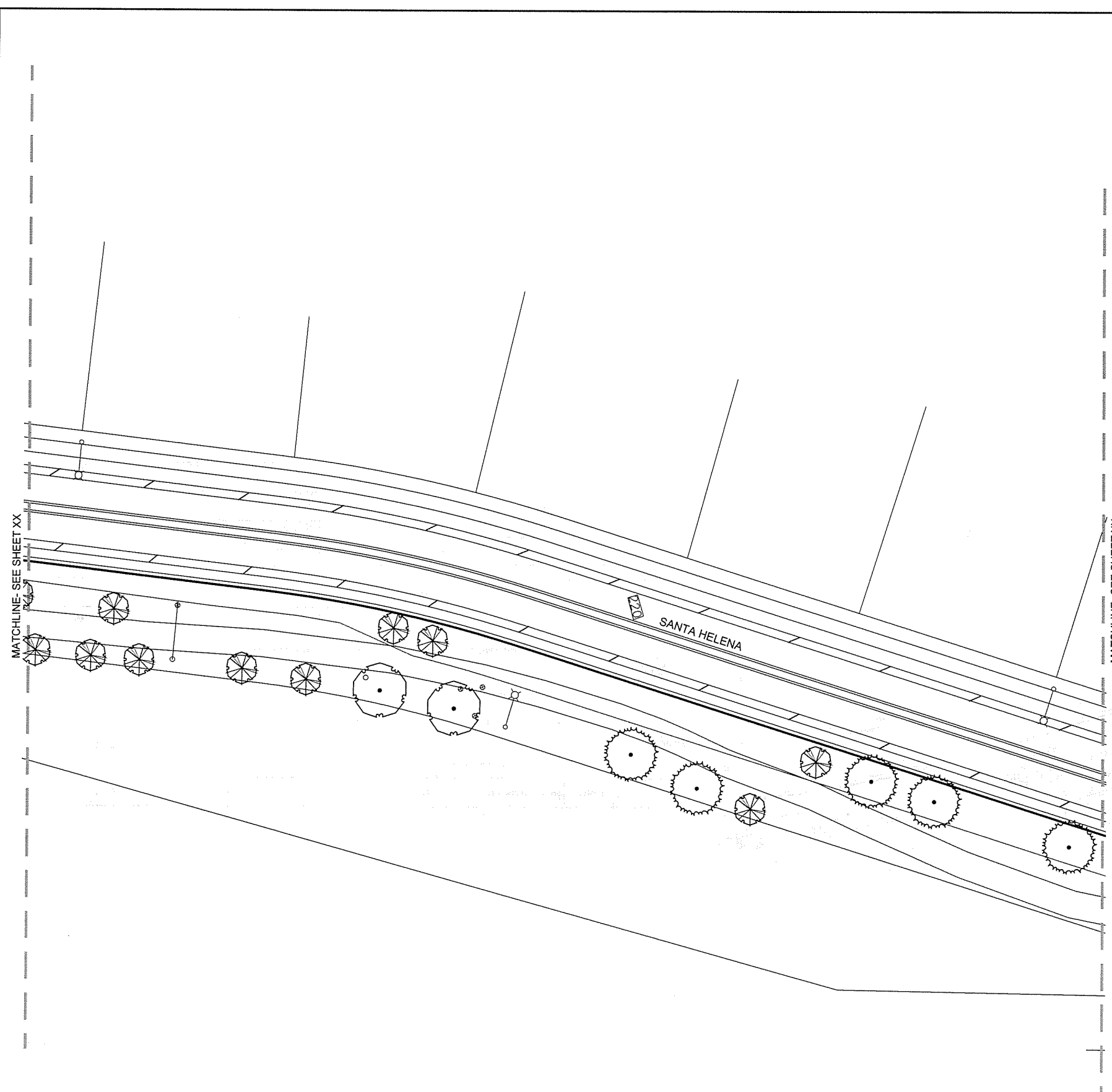


PLANT SCHEDULE										
TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	WUCOLS IV		QTY	DETAIL	REMARKS
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	BUL HAL	Bulbine frutescens 'Hallmark'	Hallmark Stalked Bulbine	1 gal.	Pot	L		188		
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	GAL BOC	Galvezia speciosa 'Boca Rosa'	Boca Rosa Island Snapdragon	5 gal.	Pot	L		1		
	HET ARB	Heteromeles arbutifolia	Toyon	5 gal.	Pot	L		36		
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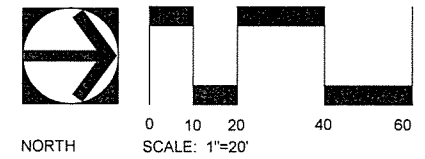
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SOLANA BEACH FIRE DEPARTMENT	SANTA FE IRRIGATION DISTRICT	LANDSCAPE ARCHITECT OF WORK	CITY APPROVED CHANGES	APP'D DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	ENGINEERING DEPARTMENT	DRAWING NO.
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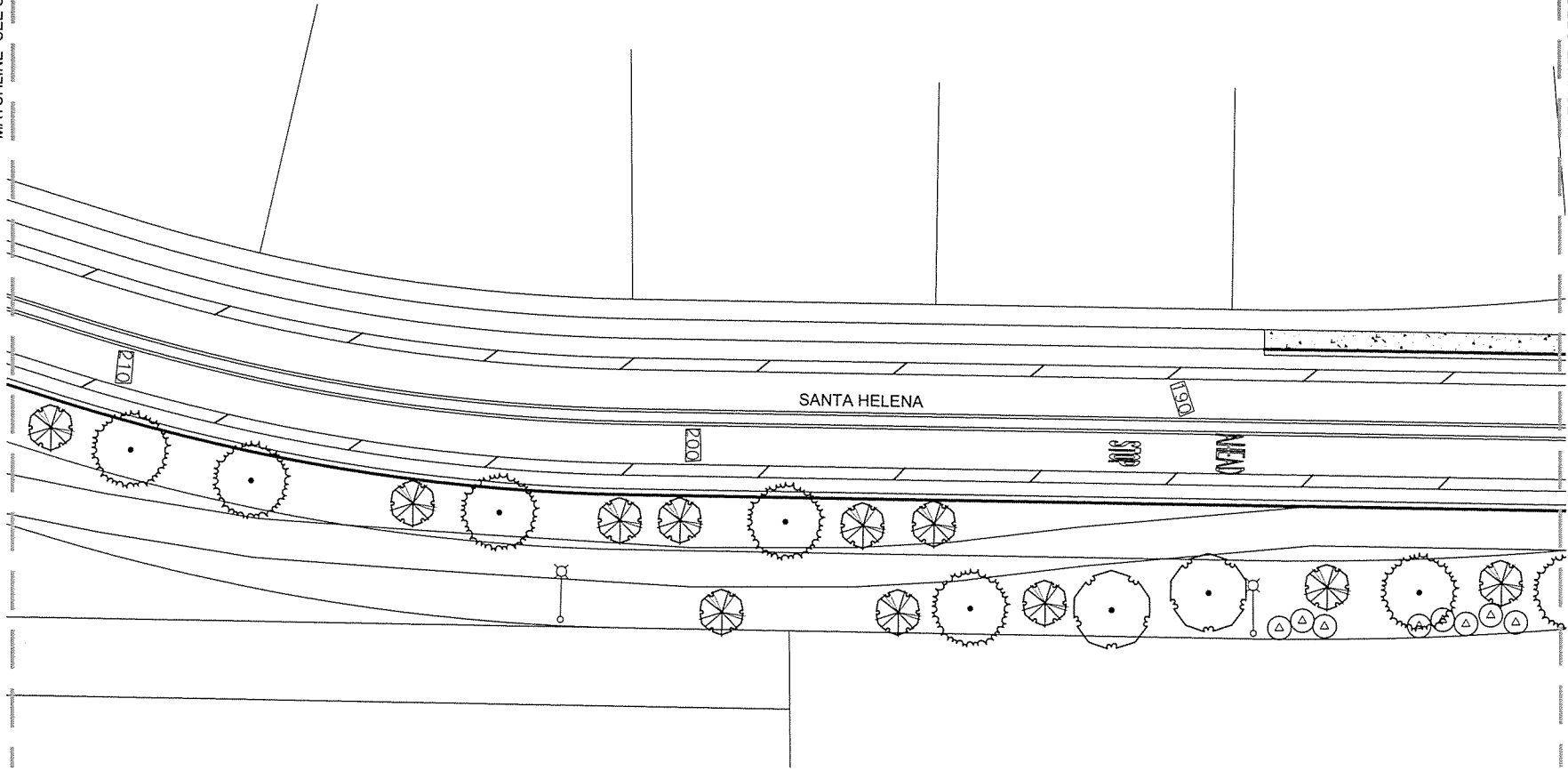


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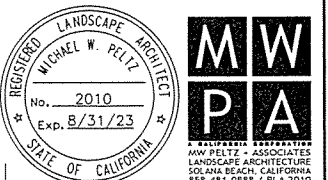
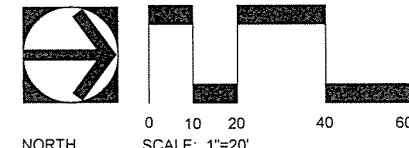
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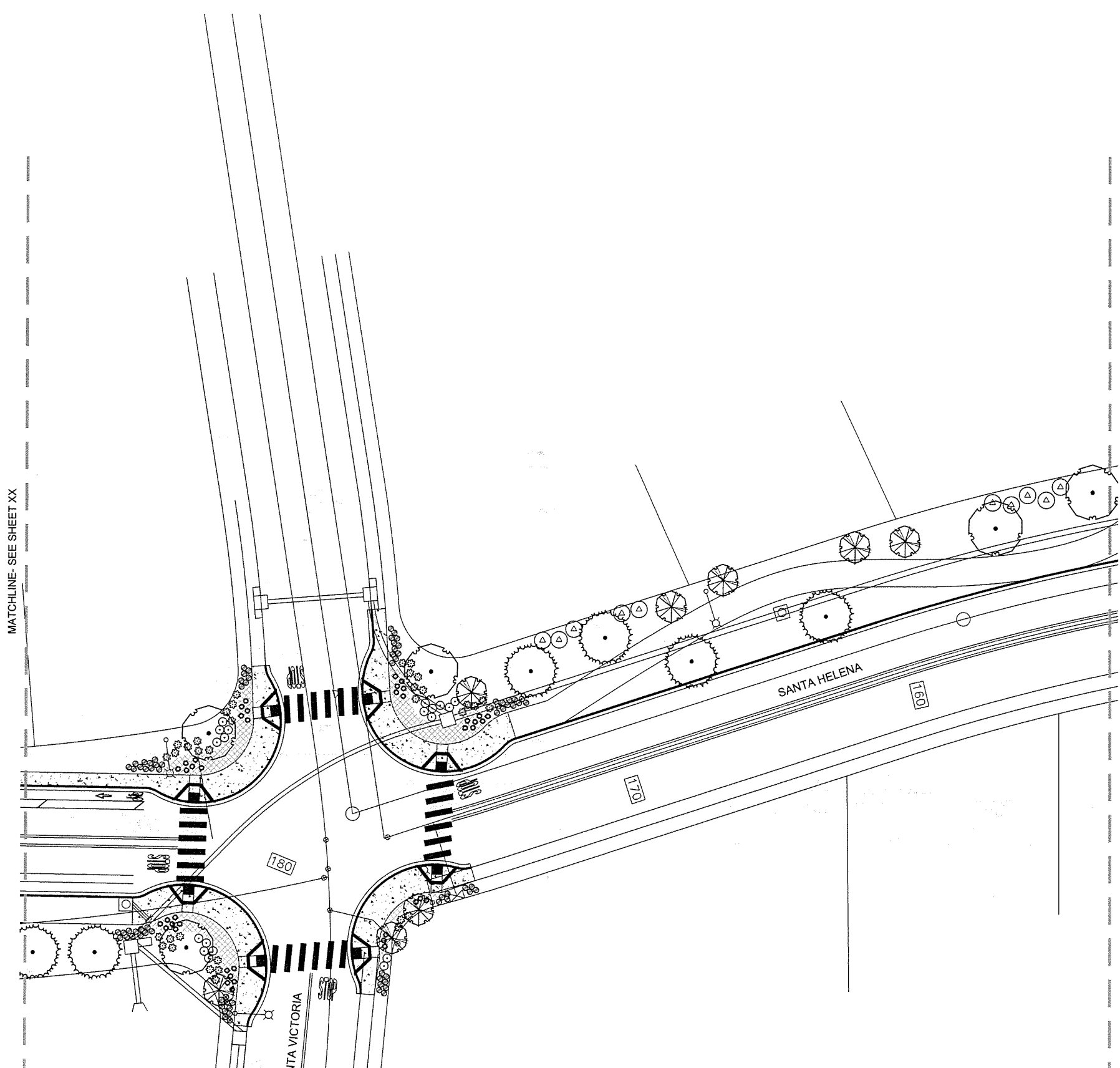


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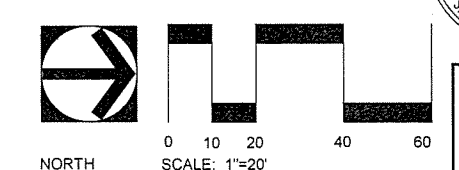
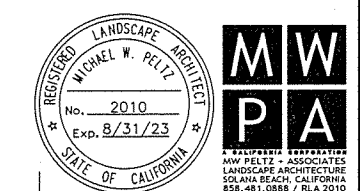


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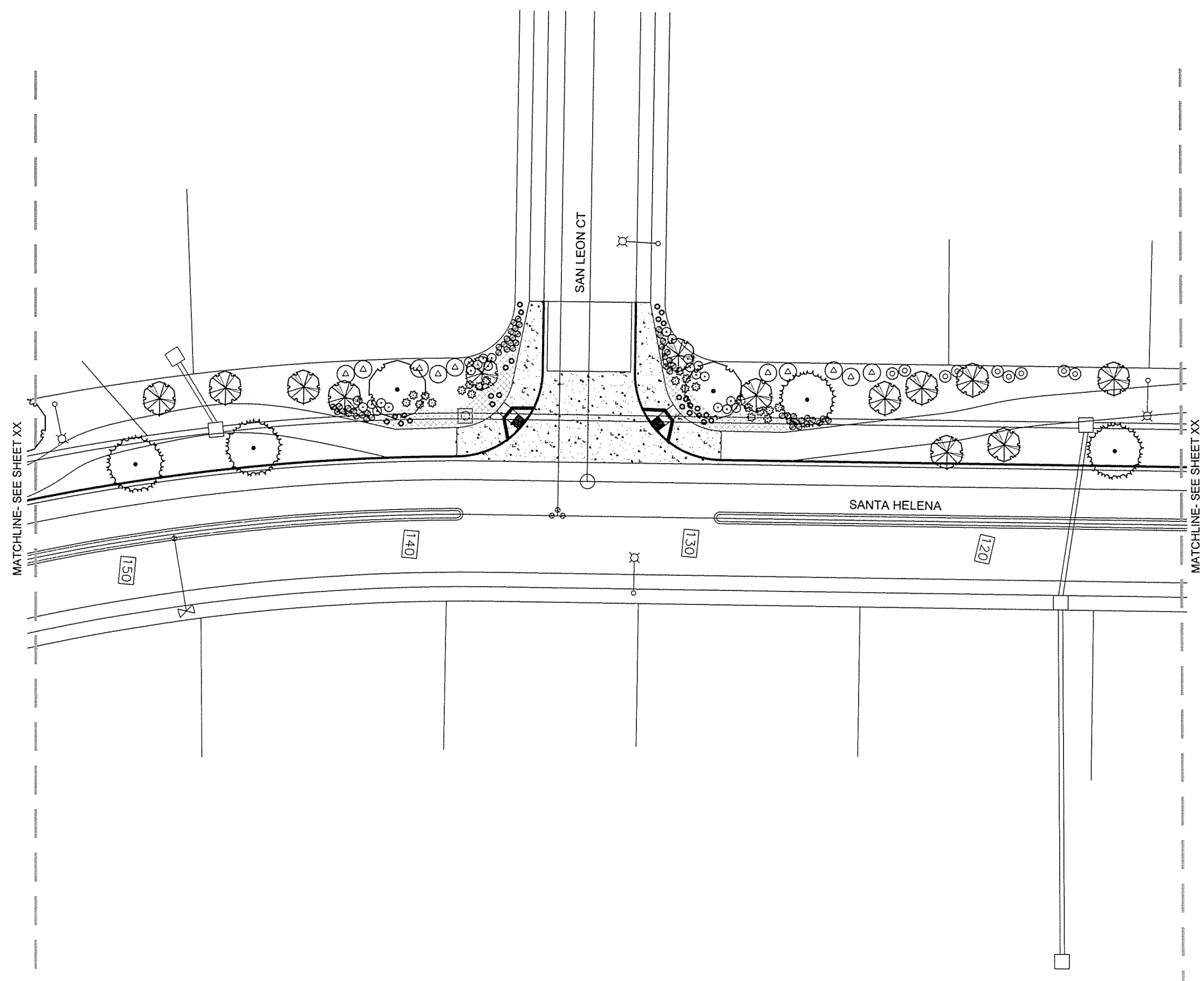


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	MON LIN	<i>Monardella linoides viminea</i>	San Diego Willowy Mint	1 gal.	Pot	L	18" o.c.	13		
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	WUCOLS IV	SPACING	QTY	DETAIL	REMARKS
	ARC ECP	<i>Arctostaphylos x 'Emerald Carpet'</i>	Emerald Carpet Manzanita	1 gal.	Pot	L	36" o.c.	55		
	SEN MDL	<i>Senecio mandraliscae</i>	Blue Fingers	1 gal.	Pot	L	24" o.c.	718		



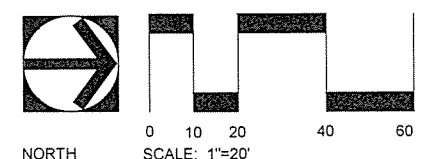
AS-BUILT
 By: _____ Date: _____
 R.C.E.: _____ Exp: _____

SOLANA BEACH FIRE DEPARTMENT	SANTA FE IRRIGATION DISTRICT	LANDSCAPE ARCHITECT OF WORK	CITY APPROVED CHANGES	APP'D DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH		ENGINEERING DEPARTMENT	DRAWING NO.
By: _____ Fire Chief	By: _____ District Engineer	HP/DN Drawn By: MICHAEL PELTZ Date: 3/23/22			By: _____ Date: _____	By: Mohammad Sammak, City Engineer R.C.E.: 37146 Exp: 6/30/22	DESCRIPTION: X LOCATION: X ELEV.: X	LANDSCAPE PLANS FOR: SANTA HELENA TRAIL			SBGR- Sheet of XX



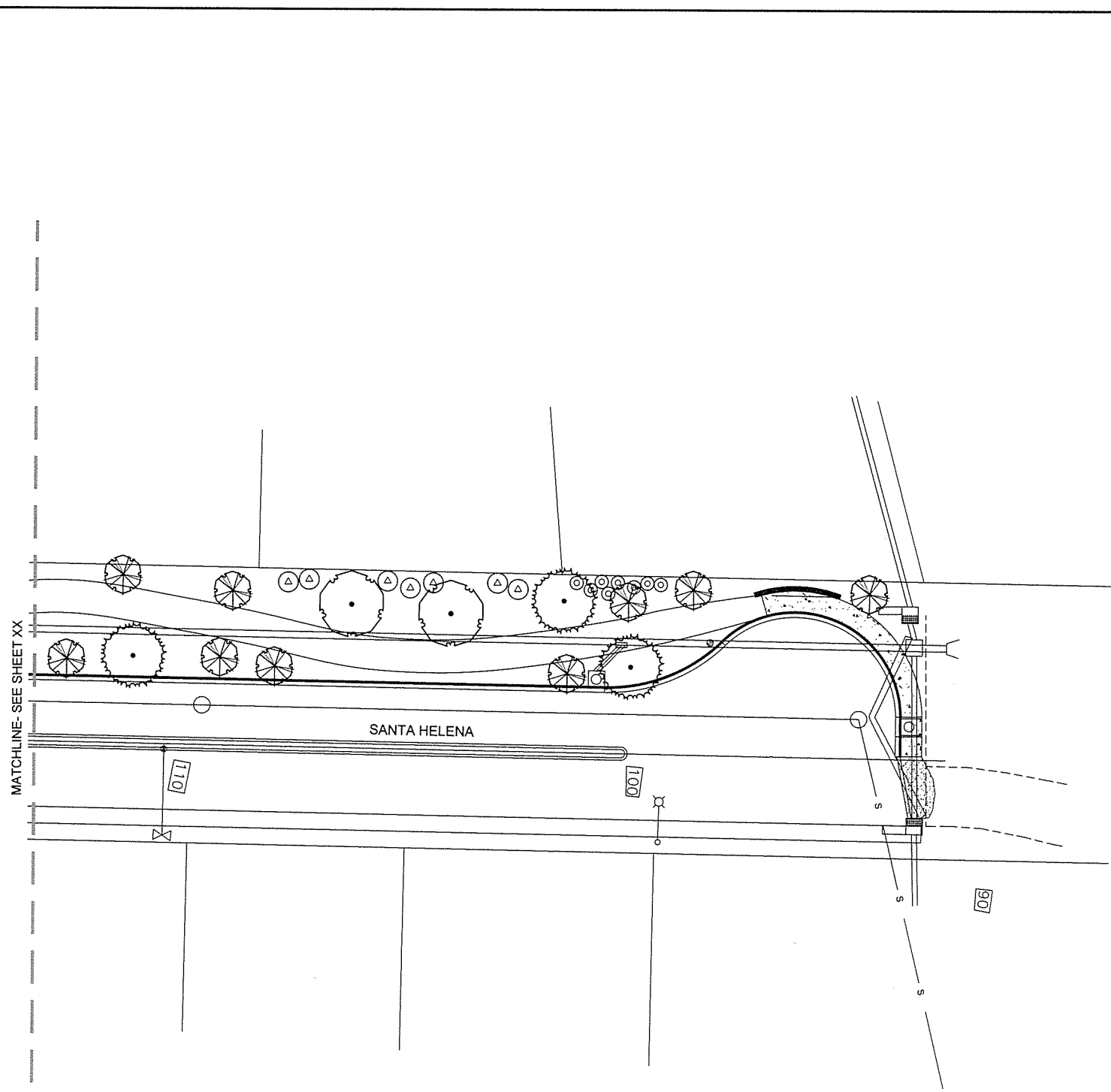
PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	WUCOLS IV	QTY	DETAIL	REMARKS	
	CER OCC	<i>Cercis occidentalis</i>	Western Redbud	24"	Box	L	61			
	PIN TO2	<i>Pinus torreyana</i>	Torrey Pine	24"	Box	L	29			
	QUE AGR	<i>Quercus agrifolia</i>	Coast Live Oak	24"	Box	L	15			
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	WUCOLS IV	QTY	DETAIL	REMARKS	
	AGA ATT	<i>Agave attenuata</i>	Foxtail Agave	5 gal.	Pot	L	76			
	AGA BLF	<i>Agave x 'Blue Flame'</i>	Blue Flame Agave	1 gal.	Pot	L	102			
	ALO STR	<i>Aloe striata</i>	Coral Aloe	1 gal.	Pot	L	44			
	ALO LGO	<i>Aloe x 'LEO 3151A'</i>	Moonglow Aloe	1 gal.	Pot	L	1			
	ARC HOO	<i>Arctostaphylos hookeri</i>	Hooker's Manzanita	1 gal.	Pot	L	1			
	BUL HAL	<i>Bulbine frutescens 'Hallmark'</i>	Hallmark Stalked Bulbine	1 gal.	Pot	L	188			
	FES MAI	<i>Festuca mairei</i>	Atlas Fescue	1 gal.	Pot	L	1			
	GAL BOC	<i>Galvezia speciosa 'Boca Rosa'</i>	Boca Rosa Island Snapdragon	5 gal.	Pot	L	1			
	HET ARB	<i>Heteromeles arbutifolia</i>	Toyon	5 gal.	Pot	L	36			
	LEO LIO	<i>Leonotis leonurus</i>	Lion's Tail	5 gal.	Pot	L	1			
	MIM AJR	<i>Mimulus aurantiacus</i>	Sticky Monkeyflower	1 gal.	Pot	L	1			
	MUH RIG	<i>Muhlenbergia rigens</i>	Deer Grass	1 gal.	Pot	L	1			
	RHU INT	<i>Rhus integrifolia</i>	Lemonade Berry	5 gal.	Pot	L	16			
	ROS BAJ	<i>Rosa minutifolia</i>	Baja Rose	1 gal.	Pot	L	1			
	VER LIL	<i>Verbena lilacina 'De la Mina'</i>	De la Mina Lilac Verbena	1 gal.	Pot	L	1			
	WES GRB	<i>Westringia fruticosa 'WES04' TM</i>	Grey Box Coast Rosemary	1 gal.	Pot	L	1			
SHRUB AREAS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	WUCOLS IV	SPACING	QTY	DETAIL	REMARKS
	ASC TUB	<i>Asclepias tuberosa</i>	Butterfly Milkweed	1 gal.	Pot	L	12" o.c.	34		
	MON LIN	<i>Monardella linoidea viminea</i>	San Diego Willowy Mint	1 gal.	Pot	L	18" o.c.	13		
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	WUCOLS IV	SPACING	QTY	DETAIL	REMARKS
	ARC ECP	<i>Arctostaphylos x 'Emerald Carpet'</i>	Emerald Carpet Manzanita	1 gal.	Pot	L	36" o.c.	55		
	SEN MDL	<i>Senecio mandraliscae</i>	Blue Fingers	1 gal.	Pot	L	24" o.c.	718		

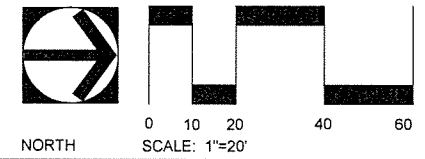


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 By: _____ Date: _____
 R.C.E.: _____ Exp: _____

SOLANA BEACH FIRE DEPARTMENT	SANTA FE IRRIGATION DISTRICT	LANDSCAPE ARCHITECT OF WORK	CITY APPROVED CHANGES	APP'D DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	ENGINEERING DEPARTMENT	DRAWING NO.
By: _____ Fire Chief	By: _____ District Engineer	HP/DN Drawn By: MICHAEL PELTZ Date: 3/23/22			By: _____ Date: _____	By: Mohammad Sammak, City Engineer R.C.E.: 37146 Exp: 6/30/22	X CITY OF SOLANA BEACH DATUM: M.S.L.	LANDSCAPE PLANS FOR SANTA HELENA TRAIL		SBGR- Sheet of XX



PLANT SCHEDULE										
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	ALO STR	Aloe striata	Coral Aloe	1 gal.	Pot	L		44		
	ALO LGO	Aloe x 'LEO 3151A'	Moonglow Aloe	1 gal.	Pot	L		1		
	ARC HOO	Arctostaphylos hookeri	Hooker's Manzanita	1 gal.	Pot	L		1		
	BUL HAL	Bulbine frutescens 'Hallmark'	Hallmark Stalked Bulbine	1 gal.	Pot	L		188		
	FES MAI	Festuca mairei	Atlas Fescue	1 gal.	Pot	L		1		
	GAL BOC	Galvezia speciosa 'Boca Rosa'	Boca Rosa Island Snapdragon	5 gal.	Pot	L		1		
	HET ARB	Heteromeles arbutifolia	Toyon	5 gal.	Pot	L		36		
	LEO LIO	Leonotis leonurus	Lion's Tail	5 gal.	Pot	L		1		
	MIM AUR	Mimulus aurantiacus	Sticky Monkeyflower	1 gal.	Pot	L		1		
	MUH RIG	Muhlenbergia rigens	Deer Grass	1 gal.	Pot	L		1		
	RHU INT	Rhus integrifolia	Lemonade Berry	5 gal.	Pot	L		18		
	ROS BAJ	Rosa minutifolia	Baja Rose	1 gal.	Pot	L		1		
	VER LIL	Verbena lilacina 'De la Mina'	De la Mina Lilac Verbena	1 gal.	Pot	L		1		
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STAFF REPORT

CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: May 11, 2022
ORIGINATING DEPT: City Manager's Department/City Attorney's Office
SUBJECT: **Adopt Ordinance 523 – Amending Title 5 and Adding Chapter 5.07 to the Solana Beach Municipal Code to Regulate the Use, Sale and Distribution of Balloons Filled with Gas Lighter than Air**

BACKGROUND:

Lighter than air balloons are sold in several retail establishments in Solana Beach and pose multiple threats to animals, humans, and the environment. Plastic pollution from improperly disposed of and/or deteriorating balloons directly impacts the environment, wildlife, domesticated animals, and human health, and indirectly impacts the City's economy when it becomes beach litter. Lighter than air balloons are also a menace to utilities and fire departments, and when filled with helium, they threaten to deplete a precious, non-renewable resource important to science, industry and medicine.

On April 27, 2022, the City Council introduced Ordinance 523 (Attachment 1) amending Title 5 and adding chapter 5.07 to the Solana Beach Municipal Code to regulate the use, sale and distribution of balloons filled with gas lighter than air.

The action before the City Council is to consider adoption of Ordinance 523.

DISCUSSION

Plastic pollution is a significant environmental challenge and microplastics have been found in our drinking water, food, and the air we breathe. While plastic pollution reduction efforts have focused on single-use plastic bags, bottles, utensils and straws, balloons have been largely overlooked. Latex and Mylar are the two types of balloons in general use. Mylar balloons are petroleum-based and not biodegradable, and while latex does biodegrade, the latex balloons contain petroleum-based additives and are not 100% biodegradable. Researchers have observed that latex balloons deteriorate slowly and

CITY COUNCIL ACTION:

retain their elasticity even after floating in the ocean for 12 months. The release of both of these types of balloons results in additional plastic pollution which negatively impacts the safety of our citizens, wildlife, oceans, coastlines, and communities.

Ordinance 523 has been developed to address the critical local and regional concerns with balloons, including plastic pollution, marine debris, marine life impacts, land animal and bird impacts, negative economic impacts, and wildfire dangers. The proposed Ordinance includes the following key provisions:

- No Person, including, but not limited to, a balloon wholesaler, retailer, or third-party vendor, shall use, sell, or distribute any type of Balloon inflated with any Gas Lighter Than Air within the City, either as a separate item or included in a packaged product set, including at any City Facility or City-Sponsored Event.
- No Person shall dispose of any Balloon inflated with any Gas Lighter Than Air within the City in any manner, including release outdoors into the air, other than in a trash container.
- This Section shall not apply to manned hot air balloons, or to balloons used in governmental or scientific research.

CEQA COMPLIANCE STATEMENT:

The proposed City Council action does not constitute a “project” under the definition set forth in California Environmental Quality Act (CEQA) Guidelines Section 15308 because it is an activity undertaken to assure the maintenance, restoration, enhancement and protection of the environment and pursuant to Section 15601(b)(3) because there is no possibility that the activity in question may have a significant effect on the environment.

FISCAL IMPACT:

There is no direct fiscal impact as a result of this item. However, implementation and enforcement of Ordinance 523, if adopted, would be the responsibility of City Staff.

WORK PLAN:

This item is included as an Uprioritized Item in the Environmental Sustainability section of the FY 2021/22 Work Plan.

OPTIONS:

- Adopt Ordinance 523 amending Title 5 and adding Chapter 5.07 to the Solana Beach Municipal Code to address the Use, Sale and Distribution of Balloons Filled with Gas Lighter than Air.
- Provide direction/feedback.

DEPARTMENT RECOMMENDATION:

Staff recommends the City Council adopt Ordinance 523 amending Title 5 and adding Chapter 5.07 to the Solana Beach Municipal Code to address the Use, Sale and Distribution of Balloons Filled with Gas Lighter than Air.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation



Gregory Wade, City Manager

Attachments:

1. Ordinance 523

ORDINANCE 523

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, ADDING CHAPTER 5.07 TO THE SOLANA BEACH MUNICIPAL CODE PROHIBITING THE USE, SALE AND DISTRIBUTION OF BALLOONS FILLED WITH A GAS LIGHTER THAN AIR

WHEREAS, State law currently prohibits the outdoor release of any balloon constructed of electrically conductive material that is filled with a gas lighter than air as part of a public or civic event, promotional activity or product advertisement (California Penal Code Section 653.1 and Business and Professions Code Section 22942); and

WHEREAS, State law further requires that an object of sufficient weight be affixed to each Mylar balloon at the time of sale or distribution to counter the lift capability of the balloon, and also requires the manufacturer's name to be printed on the balloon, along with a permanent warning notice regarding the conductivity and danger of Mylar balloons (California Penal Code Section 653.1 and Business and Professions Code Section 22942); and

WHEREAS, the City of Solana Beach desires to implement additional measures to minimize the existence of balloons filled with a gas lighter than air within the City and mitigate the dangerous impacts from these balloons coming into contact with ocean life, animals and power lines; and

WHEREAS, balloons can be damaging to ecosystems and wildlife when released into the air or not disposed of properly, as they are not biodegradable; and

WHEREAS, the Ocean Conservancy lists balloons as the second most dangerous debris item since they are frequently mistaken as food by birds, mammals, and marine life. When balloons are ingested, they block the animals' digestive track, which leads to a loss of nutrition, internal injury, starvation, and death. Balloon ribbon is also hazardous because it can choke or entangle birds, mammals, and marine life in a manner that limits their mobility; and

WHEREAS, balloons are the most common form of floating garbage within 200 miles of American shorelines, and beach litter surveys have shown that the number of balloons and balloon pieces found on beaches has tripled in the past 10 years; and

WHEREAS, balloon debris on City beaches is prolific despite laws and regulations that prohibit littering, which contributes to dirty beaches, parks and communities, creates added costs to City budgets and discourages tourism; and

WHEREAS, balloons made of metalized or foil materials that conduct electricity, including

Mylar, also pose a safety hazard when released as they can cause power outages, explosions, downed power lines and damaged infrastructure when coming near or into direct contact with high-voltage power lines, resulting in costly repairs and/or hours of power outages affecting City residents and businesses; and

WHEREAS, over the past five years, Mylar balloons have been identified as the cause of more than 500 power outages in the San Diego region's electrical system; and

WHEREAS, the most effective way to reduce balloon debris in the City's waterways, decrease litter and pollution, and protect the environment, marine life, human health and the City's infrastructure, is to prohibit the use, sale and distribution of balloons filled with a gas lighter than air; and

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

SECTION 1. All of the above recitals are true and correct.

SECTION 2. Chapter 5.07 of the Solana Beach Municipal Code is hereby added to read as follows:

5.07.010 Title.

This Chapter shall be known as the "Balloon Ordinance".

5.07.020 Purpose and Intent.

The purpose of this Chapter is to establish standards and procedures for environmental waste and litter reduction measures and promote environmentally sustainable practices throughout the City by prohibiting the use, sale and distribution of balloons filled with a gas lighter than air. In enacting this Chapter, it is the City's intent to further current prohibitions and regulations relating to balloons under State law and to protect the City's residents, businesses, animals, and infrastructure from damage caused by balloons. Nothing in this Chapter is intended to or shall be interpreted as conflicting with any federal or state law or regulation.

5.07.030 Definitions

For purposes of this Chapter only, the terms below have the following meaning:

"Balloon" means a flexible bag, including but not limited to, those made from rubber, latex, polychloroprene (neoprene), Mylar, or nylon fabric, that is designed to be inflated with a gas lighter than air, causing it to float, or designed to be filled with water. A balloon may be used for decorative, toy, or entertainment purposes. Balloons used for medical, industrial, or scientific purposes are not subject to the provisions of this ordinance.

"Gas Lighter Than Air" means a gas that has a lower density than normal atmospheric

gases and rises above them as a result, including, but are not limited to, helium, hydrogen, methane, oxygen, and nitrogen.

“Person” means any person, business, corporation, or event organizer or promoter; public, nonprofit or private entity, agency or institution; or partnership, association or other organization or group, however organized.

5.07.040 Prohibition on the Use, Sale and Distribution of Balloons

A. No Person, including, but not limited to, a balloon wholesaler, retailer, or third-party vendor, shall use, sell, or distribute any type of Balloon inflated with any Gas Lighter Than Air within the City, either as a separate item or included in a packaged product set, including at any City Facility or City-Sponsored Event.

B. No Person shall dispose of any Balloon inflated with any Gas Lighter Than Air within the City in any manner, including release outdoors into the air, other than in a trash container.

C. This Section shall not apply to manned hot air balloons, or to balloons used in governmental or scientific research project.

5.07.050 Enforcement; Penalties.

A. Any violation of this Chapter shall be enforced through Chapters 1.16 and 1.18 of the Solana Beach Municipal Code.

B. Each violation of this Chapter shall be considered a separate offense.

C. The remedies and penalties provided in this Chapter are cumulative and not exclusive and nothing in this shall preclude the City from pursuing any other remedies. The City Attorney may seek legal, injunctive, or any other relief to enforce the provisions of this chapter and any regulations or administrative procedure developed pursuant hereto.

SECTION 3. The City Council finds that this Ordinance is exempt from the provisions of the California Environmental Quality Act ("CEQA") pursuant to Section 15308 of the CEQA Guidelines because it is an activity undertaken "to assure the maintenance, restoration, enhancement and protection of the environment" and pursuant to Section 15061(b)(3) because there is no possibility that the activity in question may have a significant effect on the environment.

SECTION 4. Severability. If any section, subsection, subdivision, paragraph, sentence, clause, phrase or portion of this Ordinance is, for any reason, held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance. The City Council

hereby declares that it would have adopted this Ordinance and each section, subsection, subdivision, paragraph, sentence, clause, phrase and portion of this Ordinance irrespective of the fact that one or more, sections, subsections, subdivisions, paragraphs, sentences, clauses, phrases or portions thereof may be declared invalid or unconstitutional to this end, the provisions of this Ordinance are declared severable.

EFFECTIVE DATE: This Ordinance shall be effective thirty (30) days after its adoption. Within fifteen (15) days after its adoption, the City Clerk of the City of Solana Beach shall proceed with publication pursuant to the provisions of Government Code section 36933.

INTRODUCED AND FIRST READ this 27th day of April 2022, at a regular meeting of the City Council of the City of Solana Beach, California; AND

THEREAFTER ADOPTED at a regular meeting of the City Council of the City of Solana Beach, California, on the 11TH day of May 2022, 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



STAFF REPORT

CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: May 11, 2022
ORIGINATING DEPT: Angela Ivey, City Clerk
SUBJECT: **Adopt (2nd Reading) Ordinance 516 Adding Section 2.24.085, Electronic Filing of Campaign Statements, to the Solana Beach Municipal Code**

BACKGROUND:

The City Council introduced Ordinance 516 on April 27, 2022 to implement electronic online filing as required by AB 2151. The item is before the City Council to adopt Ordinance 516 (Attachment 1).

DISCUSSION:

Since Government Code section 84615 went into effect, many local government agencies throughout California have chosen to enact paperless filing as a courtesy to their campaign filers, to increase staff efficiency, and to help reduce the use of paper. In addition, with adoption of Government Code section 84616 requiring a local government agency to post any paper filings on the City's website within 72 hours of the applicable filing deadline, it is more efficient to require and provide electronic filings.

The City Clerk's office accepts FPPC filings of two major categories of economic disclosure documents: (1) campaign statements (commonly known as Form 460's) disclosing contributions received and expenditures made by local candidates, local committees, and ballot measure campaigns and (2) statements of economic interests (commonly known as Form 700s) from designated public officials and employees, both with specified deadlines. In most instances, these documents are filed with the City Clerk as the filing officer/official. If the documents are not filed in a timely fashion, penalties are imposed.

Advantages:

COUNCIL ACTION:

There are many advantages to requiring electronic filing of disclosure documents. All FPPC forms are public records. By shifting to an electronic system, the public benefits with direct 24-hour access to campaign statements on the City's website, providing greater transparency to the voters. The system is also beneficial to filers by providing multiple prompts to ensure timely filing, storing previous statements for user ease, information entered into the system by filers will carry over from one filing to the next reducing errors and the need to file amendments, and permitting a single filing for multiple offices. Further, implementation of a paperless system increases efficiency to the City and Staff with time savings and improves sustainability by reducing overall consumption, not only of paper, but also of ink, plastic packaging, and reduces transportation emissions tied to delivery and disposal of products.

Current Filings:

The City Clerk's office began utilizing Granicus (Southtech) software for electronic filings of Statements of Economic Interests (Form 700) with 2021 filings due in 2022. However, currently campaign finance disclosure filings are accepted on paper which requires significant Staff time to redact appropriate information and post to the City's website.

Authorize Online Filings for Campaign Statements:

For the City of Solana Beach to accept electronically filed campaign statements, the City Council must adopt an ordinance permitting the use of an online filing system as an option for filing and designating the filings received electronically by the City Clerk's Office as the filings of record for the City. In addition, the system must operate securely and effectively. The ordinance incorporates the safeguards required by State law, including:

- The electronic filing system shall not place an undue burden on filers and include procedures for filers to comply with the requirement that they sign statements and reports under penalty of perjury; and
- The system shall ensure the integrity of the data transmitted and include safeguards against efforts to tamper with, manipulate, alter, or subvert the data; and
- The local filing officer shall make all data available on the internet in an easily understood format that provides the greatest public access; and
- The agency shall enable filers to complete and submit electronic filings free of charge.

Adoption of the proposed ordinance will only apply to those filers that meet a threshold of \$200 (current limit) or more for expending or receiving campaign funds. This threshold is more stringent than the Political Reform Act (the "Act"), which recognizes campaigns that spend or raise \$2,000 (current limit) or more as "Controlled Committees." Under the Act, these types of committees are obligated to file detailed campaign finance disclosure statements, also known as Form 460s. For those smaller campaigns that do not meet the threshold of \$200 (current City limit), they may continue to file paper versions of the Form 470 disclosure forms (although such filers may choose to file electronically for convenience).

Transition Timeline:

The requirement to electronically file campaign disclosure statements would become effective June 10, 2022, which is thirty (30) days following the adoption of the ordinance. To facilitate the full transition to electronic filing, the City Clerk's Office will continue to provide detailed instructions and training.

The goal is to provide sufficient time for the City Clerk's Office to conduct implementation measures and training prior to the beginning of the nomination period, July 18, 2022, for the 2022 elections.

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA.

FISCAL IMPACT:

The fee for the Granicus (Southtech) system is based on an annual subscription cost determined by population. The cost for the City of Solana Beach will be \$1,000 annually which will be incorporated into the City Clerk's budget. As noted above, the electronic filing system is free of charge to filers and free to the public for viewing purposes.

OPTIONS:

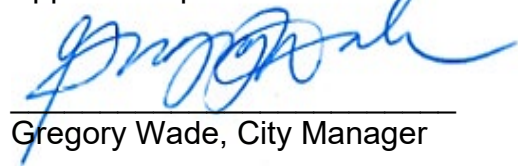
- Approve Staff recommendation.
- Approve Staff recommendation with alternative amendments / modifications.
- Deny Staff recommendation.

DEPARTMENT RECOMMENDATION:

Adopt Ordinance 516, related to electronic campaign statements, adding Section 2.24.085 Electronic Filing of Campaign Statements to the Solana Beach Municipal Code.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Ordinance 516

ORDINANCE 516

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, ADDING SECTION 2.24.085, ELECTRONIC FILING OF CAMPAIGN STATEMENTS, TO THE SOLANA BEACH MUNICIPAL CODE

WHEREAS, the Political Reform Act of the State of California requires elected officers, political candidates, and committees to file campaign statements by specified deadlines disclosing contributions received and expenditures made. These documents are public and help voters to be fully informed. The City Clerk is the local filing officer/official for the City of Solana Beach and is responsible for receiving Fair Political Practices Commission (FPPC) campaign disclosure filings, reviewing, storing, and making them accessible to the public; and,

WHEREAS, on January 1, 2013, Assembly Bill 2452 went into effect, adding California Government Code section 84615, which allows local government agencies to require online or electronic filing for an elected officer, candidate, committee, or other person who is required to file statements, reports, or other documents under the Political Reform Act; and

WHEREAS, on January 1, 2021, Assembly Bill 2151 went into effect, adding California Government Code section 84616, which requires a local government agency to post on its internet website, within 72 hours of the applicable filing deadline, a copy of any specified statement, report, or other document filed with that agency in paper format. This bill requires that the statement, report, or other document be made available for four years from the date of the election associated with the filing; and

WHEREAS, the City intends to enter into an agreement with a vendor approved by the California Secretary of State, to provide an online electronic filing system ("System") for campaign disclosure statements; and

WHEREAS, the System will operate securely and effectively and will not unduly burden filers. Specifically: (1) the System will ensure the integrity of the data and includes safeguards against efforts to tamper with, manipulate, alter or subvert the data; (2) the System will only accept a filing in the standardized record format developed by the Secretary of State and compatible with the Secretary of State's system for receiving an online or electronic filing; and (3) the System will be available free of charge to filers and to the public for viewing filings; and

WHEREAS, the City will operate the electronic filing system in compliance with the requirements of California Government Code Section 84615 and any other applicable laws; and

WHEREAS, the City desires to amend Title 2, Administration & Personnel, Chapter 2.24, Elections, to add Section 2.24.085 entitled “Electronic Filing of Campaign Statements” to the Solana Beach Municipal Code; and

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

Section 1. Purpose and Authority.

The purpose of this section is to require the filing of Campaign Disclosure Statements by elected officials, candidates, and committees electronically. The City Council enacts this Ordinance in accordance with the authority granted to cities by State law. This Ordinance is intended to supplement, and not conflict with, the Political Reform Act.

Section 2. Findings.

Pursuant to California Government Code Section 85615, the City of Solana Beach hereby finds that the online or electronic filing system required by this section will operate securely and effectively and will not unduly burden filers. Said System promotes the use of electronic filing of campaign forms required by the State of California to provide for a streamlined, paperless, and secure system to meet the demand for digital and transparent systems.

Section 3. Section 2.24.085

Section 2.24.085 is hereby added to Title 2 (Administration and Personnel), Chapter 2.24, Elections to read as follows:

**“Section 2.24.085
Electronic Filing of Campaign Statements**

- A. Any elected officer, candidate, committee, or other person required to file statements, reports, or other documents required by Chapter 4 of the Political Reform Act 1 of 3 (commencing with Section 84100 of the Government Code) and Solana Beach Municipal Code 2.24. These procedures shall ensure that the online filing system complies with the requirements set forth in Section 84615 of the California Government Code. Elected officers, candidates, or committees required to file statements must file such Statements using the City’s online filing system, unless exempt from the requirement to file online pursuant to Government Code Section 84615, as may be amended from time to time.
- B. In any instance in which an original statement, report or other document must be filed with the California Secretary of State and a copy of that statement, report or other document is required to be filed with City Clerk, the filer may, but is not required to, file the Clerk’s copy electronically.

- C. The online filing system shall ensure the integrity of the data transmitted and shall include safeguards against efforts to tamper with, manipulate, alter, or subvert the data.
- D. The online filing system shall only accept a filing in the standardized record format that is developed by the California Secretary of State pursuant to Section 84602(a)(2) of the California Government Code and that is compatible with the Secretary of State's system for receiving an online or electronic filing.
- E. The online filing system shall include a procedure for filers to comply with the requirement that they sign statements and reports under penalty of perjury pursuant to Section 81004 of the Government Code.
- F. The City Clerk's office shall maintain for a period of at least 10 years commencing from the date filed, or other period required by law, a secured, official version of each online or electronic statement, report, form, or other document on the City Clerk's online filing system, which shall serve as the official version of that record for purpose of audits and any other legal purpose. Data that has been maintained for at least 10 years may then be archived in a secure format.
- G. If the City Clerk's electronic system is not capable of accepting a particular type of statement, report or other document, the City Clerk Administrator may allow the elected officer, candidate, committee, or other person to file that document with the City Clerk in an alternative method, if it otherwise complies with all other requirements of this Section.
- H. Procedures for Utilizing Online Filing.
 - 1. Electronic filing is mandatory unless the officer, candidate, or committee is exempt as described in Section 2-30.10(c)(1) or California Government Code 84615.
 - 2. Any elected officer, candidate, or committee who has electronically filed a statement using the City Clerk's online filing system is not required to file a copy of that document in paper format with the City Clerk.
 - 3. The City Clerk or the online filing system shall issue an electronic confirmation that notifies the filer that the Statement was received, the notification shall include the date and the time that the Statement was received and the method by which the filer may view and print the data received by the City Clerk. The date of filing for a Statement filed online shall be the day that it is received by the City Clerk.
 - 4. If the City Clerk's online filing system is not capable of accepting a Statement due to technical difficulties, an elected officer, candidate, or committee shall file that Statement in paper format with the City Clerk.
 - 5. The online filing system shall enable electronic filers to complete and submit filings free of charge.
- I. Except as otherwise provided in, or inconsistent with, this Chapter or other provisions of local law, the provisions of the California Political Reform Act relating

to local elections including any subsequent amendments are hereby incorporated as part of this Section.”

Section 2. Severability

The provisions of this chapter are declared to be severable and if any provision, sentence, clause, section or part of this chapter is held illegal, invalid, unconstitutional or inapplicable to any person or circumstances, such illegality, invalidity or unconstitutionality or inapplicability shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this chapter or their application to persons and circumstances.”

EFFECTIVE DATE: This Ordinance shall be effective thirty (30) days after its adoption. Within fifteen (15) days after its adoption, the City Clerk of the City of Solana Beach shall proceed with publication pursuant to the provisions of California Government Code §36933.

INTRODUCED AND FIRST READ at a meeting of the City Council of the City of Solana Beach, California, on the 27th day of April, 2022; and

THEREAFTER ADOPTED at a regular meeting of the City Council of the City of Solana Beach, California, on the 1th day of May, 2022, 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