



CITY OF SOLANA BEACH

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

AGENDA

Joint REGULAR Meeting

Wednesday, July 13, 2022 * 6:00 p.m.

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

This meeting will be conducted in accordance with California Government Code sections 54953(e) and 54954.3 and other applicable law.

MEETING LOCATION WILL NOT BE OPEN TO THE PUBLIC

Be advised that due to the COVID-19 pandemic in-person participation will not be allowed, there will be no members of the public in attendance at Council Meetings. Alternatives to in-person attendance for viewing and participating in City Council meetings are being provided under provided below.

AGENDA MATERIALS

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

WATCH THE MEETING

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

PUBLIC COMMENTS

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

OR

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

Before Meeting

- Alert Clerk's Office. We ask that you alert us that you will joining the meeting to speak. Please email us at clerkoffice@cosb.org to let us know which item you will speak on. This allows our Staff to manage speakers more efficiently.
- Join the Meeting to make a Public Comment
You can watch the meeting on the Live Meeting button on the Public Meetings page OR on TV at the stations provided above OR on the zoom event:
Link: <https://cosb-org.zoom.us/j/85216432752>
Webinar ID: 852 1643 2752
If you cannot log on or need to use a phone for audio quality, use one of these call-in numbers: US: +1 669 900 9128 or +1 253 215 8782 or +1 346 248 7799 or +1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656 or 833 548 0276 (Toll Free) or 833 548 0282 (Toll Free) or 877 853 5257 (Toll Free) or 888 475 4499 (Toll Free)
- Join/Log-In to the meeting at least 15 minutes prior to the start time so that the City Clerk can verify that you are ready to speak before the meeting begins.

- Audio Accessibility: If your computer does not have a microphone or you have sound issues, you can call-in from a landline or cell phone and use it as your audio (phone # is provided once you log-in to Zoom, see above). If you call in for better audio, mute your computer's speakers to eliminate feedback so that you do not have two audios when you are speaking.

During Meeting:

- o During each Agenda Item and Oral Communications, attendees will be asked if they would like to speak. Speakers are taken during each agenda item.
- o Speakers will be asked to raise their hand (zoom icon under participants can be clicked or on the phone you can dial *9) if they would like to be called on to speak during each item. We will call on you by your log in name or the last 4 digits of your phone #. When called on by the meeting organizer, we will unmute so you may provide comments for the allotted time. Allotted speaker times are listed under each [Agenda](#) section.
- o Choose Gallery View to see the presentations, when applicable.

SPECIAL ASSISTANCE NEEDED - AMERICAN DISABILITIES ACT TITLE 2

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

CITY COUNCILMEMBERS			
Lesa Heebner, Mayor			
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	

SPEAKERS:

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

READING OF ORDINANCES AND RESOLUTIONS:

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

CALL TO ORDER AND ROLL CALL:

CLOSED SESSION REPORT:

FLAG SALUTE:

APPROVAL OF AGENDA:

PROCLAMATIONS/CERTIFICATES: *Ceremonial*

None at the posting of this agenda

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

None at the posting of this agenda

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).

COUNCIL COMMUNITY ANNOUNCEMENTS / COMMENTARY:

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

A. CONSENT CALENDAR: (Action Items) (A.1. - A.12.)

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. Minutes of the City Council.

Recommendation: That the City Council

1. Approve the Minutes of the following City Council meetings held April 13, 2022 and April 27, 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 June 11, 2022 – June 30, 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 Budget Adjustments for Fiscal Year 2022/2023. (File 0330-30)

Recommendation: That the City Council

1. Receive the report listing changes made to the Fiscal Year 2022/2023 General Fund Adopted Budget.

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

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A.4. Fiscal Year 2022-23 Salary, Classification, and Compensation Plans.
(File 0510-10)

This item will be posted once it is available.

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

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A.5. Heating, Ventilation, and Air Conditioning (HVAC) Maintenance Services and As-Needed Repairs. (File 0700-25)

Recommendation: That the City Council

1. Adopt **Resolution 2022-091**:

- a. Authorizing the City Manager to execute a Professional Services Agreement with Seaside Heating and Air in an amount of \$3,960 per year for quarterly HVAC maintenance service, and \$7,500 per year for unforeseen, as-needed repairs, for a total not to exceed amount of \$11,460 per year for Fiscal Year 2022/23.
- b. Authorizing the City Manager to extend the agreement up to four additional one-year terms, at the City's option, at an amount not to exceed the amount budgeted in each subsequent year.
- c. Authorizing the City Manager to approve a one-time purchase and installation of two rooftop HVAC units at City Hall, in an amount of \$26,800, and a 10% (\$2,680) contingency amount for unforeseen repairs, for a total not to exceed amount of \$29,480 for FY 2022/23.
- d. Authorizing the City Manager to approve a one-time purchase and installation of a HVAC central control system for City Hall, in an amount of \$14,400, and a 10% (\$1,440) contingency amount for unforeseen repairs, for a total not to exceed amount of \$15,840 for FY 2022/23.
- e. Authorizing a transfer of \$21,000 from the General Fund Facilities budget unit to the City CIP fund to provide sufficient funding for the HVAC replacements.
- f. Authorizing the City Treasurer to amend the FY 2022/23 Adopted Budget accordingly.

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

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A.6. Americans with Disabilities Act (ADA) Pedestrian Ramps Project – Notice of Completion (NOC). (File 0820-20)

Recommendation: That the City Council

1. Adoption of **Resolution 2022-089**:

- a. Authorizing the City Council to accept, as complete, the ADA Pedestrian Ramps, Bid No. 2022-04, constructed by Miramar General Engineering.
- b. Authorizing the City Clerk to file a Notice of Completion.

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

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A.7. Continued Emergency Teleconferencing. (File 0240-25)

Recommendation: That the City Council

1. Adopt **Resolution 2022-095** authorizing remote teleconference meetings of the legislative bodies of the City for the period of July 14, 2022 through August 13, 2022 pursuant to the provisions of the Brown Act.

[Item A.7. 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.8. Fletcher Cove Park Lithocrete Restoration. (File 0730-20)

Recommendation: That the City Council

1. Adopt **Resolution 2022-083** authorizing the City Manager to award a contract to T.B Penick & Sons, Inc., as a sole-source vendor, in the amount of \$77,620, and the recommended contingency amount of \$17,852 (23%), for a total amount of \$95,472, for the Fletcher Cove Park Lithocrete Concrete Repairs.

[Item A.8. 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.9. Dead Animal Disposal and Pest-Rodent Control Services. (File 0410-08)

Recommendation: That the City Council

1. Adopt **Resolution 2022-075**:
 - a. Authorizing the City Manager to execute a Professional Services Agreement with Habitat Protection, Inc. at an amount not-to-exceed \$9,960 for dead animal disposal and pest-rodent control services, and as-needed services for Fiscal Year 2022/23.
 - b. Authorizing the City Manager to extend the Professional Services Agreement with Habitat Protection Inc., on a yearly basis, for up to four additional one-year terms, at the City's option.

[Item A.9. 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.10. Right-of-Entry and Reciprocal License Agreement for Parking with Brixton Cove, LLC. (File 0800-00)

Recommendation: That the City Council

1. Adopt **Resolution 2022-096** authorizing the City Manager to execute a Right-of-Entry and Reciprocal License Agreement for Parking, in a form acceptable to the City Attorney, with Brixton Cove, LLC for a period of two years, effective August 15, 2022.

[Item A.10. 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.11. COVID-19 Temporary Use Permits (TUPs) for Outdoor Dining. (File 6410-10)

Recommendation: That the City Council

1. Adopt **Resolution 2022-085** extending the Covid-19 Temporary Use Permit Policy.

[Item A.11. 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.12. Climate Action Plan Update Services. (File 0220-15)

Recommendation: That the City Council

1. Adopt **Resolution 2022-090** authorizing the City Manager to execute the Agreement for Climate Action Plan Update Services between the City of Solana Beach and Energy Policy Initiative Center for a one-year term beginning July 13, 2022 through June 30, 2023.

[Item A.12. 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. PUBLIC HEARINGS: (B.1. – B.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).

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: 1005 Highland Dr., Applicant: Kimberly and John Novak, Case #: DRP21-016. (File 0600-40)

The proposed project meets the minimum objective requirements of SBMC, could be found to be consistent with the General Plan and 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, 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 2022-086** conditionally approving a DRP to construct a 1,726 square foot detached garage with a 676 square foot art studio and perform associated site improvements at 1005 Highland Drive.

[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: Ida Avenue Apartments, Eight-Unit, Rental Residential Development Located on a Vacant Lot on the East Side of Ida Ave., Applicant: KNN Management LLC, Case #: 17-18-03 DRP/SDP. (File 0600-40)

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

Therefore, should the City Council be able to make the findings to approve the DRP, 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. Consider certification of the MND and adoption of Resolution 2022-087; and
3. If the City Council certifies the MND and makes the requisite Findings of Fact and approves the project, adopt **Resolution 2022-088** conditionally approving a DRP and SDP for the Ida Avenue Apartments Project at 0 Ida Avenue, Solana Beach.

[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.)

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

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C.1. Design Options for the Tot Lots at La Colonia Park and Fletcher Cove Park. (File 0720-30, 0730-40)

Recommendation: That the City Council

1. Receive this report and provide direction on the design alternatives for the new Tot Lots at La Colonia Park and Fletcher Cove Park.
2. Consider adoption of **Resolution 2022-094** authorizing the City Manager to amend the Professional Services Agreement with Van Dyke Landscape Architects, for a new total amount not to exceed \$173,628, for the design of the relocated drainage swale and the retaining wall between the swale and playground equipment at the La Colonia Tot Lot.

[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. Multi-Way Stop Control at Nardo/Fresca Intersection. (File 0860-45)

Recommendation: That the City Council

1. Adopt **Resolution 2022-92** authorizing the City Manager to install and maintain a Multi-Way Stop Control at the intersection of Nardo Avenue and Fresca Street.

[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. Placing a Locally Controlled Street and Infrastructure Maintenance, Crime Prevention, Emergency Response and Traffic Management One-Cent General Sales Tax Measure (Transactions And Use Tax) to Maintain and Help Improve the Quality of City Services on the November 8, 2022 General Municipal Election Ballot for Voter Consideration. (File 0430-20)

Recommendation: That the City Council

1. Approve **Ordinance 526**, subject to voter approval, by way of introduction by title only with a waiver of the full reading; and
2. Adopt **Resolution 2022-093** directing that a general transactions and use tax measure be placed on the November 8, 2022 General Election ballot; submitting the ballot text for the transactions and use tax measure to the voters at the election; authorizing the submittal of ballot arguments; directing the City Attorney to prepare an impartial analysis; and directing the City Clerk to establish requirements for filing primary and rebuttal arguments regarding the transactions and use tax measure.

[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 22, 2022

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 August 24, 2022

Always refer to the City's website Event Calendar for Special Meetings or an updated schedule. Or Contact City Hall at 858-720-2400

www.cityofsolanabeach.org

AFFIDAVIT OF POSTING

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

I, Angela Ivey, City Clerk of the City of Solana Beach, do hereby certify that this Agenda for the July 13, 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 July 7, 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., July 13, 2022, in the Council Chambers, at City Hall, 635 S. Highway 101, Solana Beach, California.

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

CITIZEN CITY COMMISSION AND COMMITTEE MEETINGS:

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

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



CITY OF SOLANA BEACH

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

MINUTES

Joint – Closed Session

Wednesday, April 13, 2022 * 4:00 p.m.

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

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 4:00 p.m.

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

Absent: None

Also: Greg Wade, City Manager

Present: Elizabeth Mitchell, Assistant City Attorney

PUBLIC COMMENT ON CLOSED SESSION ITEMS (ONLY): None

Report to Council Chambers and submit speaker slips to the City Clerk before the meeting recesses to closed session.

CLOSED SESSION:

1. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

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

- Beach & Bluff Conservancy v. City of Solana Beach, California Coastal Commission, Surfrider (Case No. 37-2019-0002080-CU-WM-NC)

- City of Solana Beach v. 22nd District Agricultural Association, et al (Case No. 37-2022-00009209)

2. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

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

One (1) Potential case.

No Reportable Action.

ADJOURN:

Mayor Heebner adjourned the meeting at 4:40 p.m.

Angela Ivey, City Clerk

Council Approved: _____

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



MINUTES

Joint REGULAR Meeting
Wednesday, April 13, 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](#).

CITY COUNCILMEMBERS

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

CALL TO ORDER AND ROLL CALL:

Mayor Heebner called the meeting to order at 6:49 p.m.

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

Absent: None

Also Greg Wade, City Manager

Present: Elizabeth Mitchell, Assistant 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.

FLAG SALUTE:

APPROVAL OF AGENDA:

Motion: Moved by Councilmember Edson and second by Councilmember Becker to approve.

Approved 5/0. Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

ORAL COMMUNICATIONS: None

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.

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.7.)

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

Recommendation: That the City Council

1. Ratify the list of demands for March 05, 2022 – March 25, 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.

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

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.

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

A.4. Americans with Disability Act (ADA) Pedestrian Ramps. (File 0820-20)

Recommendation: That the City Council

1. Adopt **Resolution 2022-029:**
 - a. Awarding a construction contract to Miramar General Engineering in the amount of \$51,700 for the ADA Pedestrian Ramps, Bid No. 2022-04.
 - b. Approving an amount of \$8,000 for construction contingency.
 - c. Authorizing the City Manager to execute the construction contract on behalf of the City.

- d. Authorizing the City Manager to approve cumulative change orders up to the construction contingency amount.
- e. Appropriating \$59,700 to the Federal Grants revenue account and to the ADA Pedestrian Ramps CIP project, both in the CDBG fund.
- f. Authorizing the City Treasurer to amend the FY 2021/22 Adopted Budget accordingly.

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

A.5. Economic Consulting Services – Keyser Marston Associates, Inc. (File 0150-85)

Recommendation: That the City Council

1. Adopt **Resolution 2022-034** authorizing the City Manager to execute an amendment to the Professional Services Agreement, in an amount not to exceed \$55,000, with Keyser Marston Associates, Inc. for economic consulting services.
2. Authorize an appropriation of \$30,000 from the Professional Services account in the City Manager's department.
3. Authorize the City Treasurer to amend the FY 2021/2022 and FY 2022/23 Adopted Budget accordingly.

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

A.6. Temporary Staff Funding. (File 0560-40)

Recommendation: That the City Council

1. Approve **Resolution 2022-036** authorizing the City Manager to execute a Professional Services Agreement with Robert Half Inc for Temporary Staffing Services for a not-to-exceed amount of \$45,000.
2. Approve **Resolution 2022-033** authorizing the City Manager to execute a Professional Services Agreement with Kforce Staffing Inc for Temporary Staffing Services for a not-to-exceed amount of \$60,000.

[Item A.6. 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 Edson and second by Councilmember Zito to approve.
Approved 5/0. Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

A.7. Utility Box Wrapping Project. (File 0910-41)

Recommendation: That the City Council

1. Adopt **Resolution 2022-032** authorizing the locations and artist stipend for the Utility Box Wrapping Project.
2. Authorize the Finance Director to appropriate \$10,000 from the Public Arts Reserve in the TOT Coastal Visitors Fund.

[Item A.7. 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 Edson and second by Councilmember Zito to approve.
Approved 5/0. Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

A.1. AB 1690 Support. (File 0480-070)

Recommendation: That the City Council

1. Consider the adoption of **Resolution 2022-035** expressing support of AB 1690 and authorize the City Manager to send a letter to the appropriate legislative committee(s) in support of AB 1690.

[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.

Peggy Walker spoke in support of the position.

Motion: Moved by Councilmember Edson 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)

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: 525 Ford Ave., Applicant: Cove Capital Properties, Case: DRP20-006/SDP20-010 (File 0600-40)

The proposed project meets the minimum zoning requirements under the SBMC, may be found to be consistent with the General Plan and may be found, as conditioned, to meet the discretionary findings required as discussed in this report to approve a DRP. Therefore, 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 2022-030** conditionally approving a DRP and SDP to demolish a single-family residence, construct a replacement 4,017 square-foot, two-story single-family residence with an attached two-car garage, and perform associated site improvements at 525 Ford Avenue, Solana Beach.

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

[Item B.1. Supplemental Docs \(updated 4-13-22 at 3:00pm\)](#)

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.

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

Mayor Heebner opened the public hearing.

Council disclosures.

Council and Staff discussed the bioretention swells being open, vegetated, and approximately 6 inches below the surface of the pool deck.

Troy Foss, Applicant, said that he purchased the property about two years ago with the intent of building a home that was desirable and fit in with the neighborhood, that he met with the Edwards and told them that he would design a home that did not impact their view, that he made concessions to shrink it down by lining up the second story where an existing second story to the west was located, and removed all the landscape.

Marco Gonzalez, Coast Law Group, presented a PowerPoint (on file), and reviewed the VAC findings, noted that the applicant made reasonable attempts to resolve view impairment issues, there were no impacts to public views, and that the structure was compatible with immediate neighborhood characteristics. He said that none of the claimant's view was impacted and that he had removed vegetation which opened more of the claimant's view, and that there was no significant cumulative view impairment, even with a hypothetical fully built out second story on the King's property.

Council and Applicant discussed the proposal made by Applicant to draft a covenant to ensure height limitation of potential vegetation on the back end of the property, limiting the vegetation height to 12 ft. so that it would not block the claimant's view, and that the Applicant could agree to a 10 ft. height limit.

Melissa Fischel, Ford Avenue, said that she opposed the project, that neighbors preferred a decreased size and scale of the second floor, that the project was on the west side of the street and would be a larger home than her home on the east side of the street that had a larger lot size than the proposed project's lot, that they would request future vegetation plans to respect the existing views and view corridor, that neighbors on both sides of the project

had raised concerns at prior meetings on this property, that it was a bad precedent to build an opposing wall next to a resident who had lived in their home for 68 years, and asked that the request be declined as it's currently proposed.

Jim King said that he was a neighbor, that he strongly opposed the project, and that it was overkill for the neighborhood.

Walt Edwards said that he was a neighbor next to the subject property, that he opposed the project, that the Applicant refused to shift the bulk of the second story or the side of the building which is closer to his property than the other neighbor's property, that the proposal was not designed in a manner consistent with the neighboring properties based on square footage and view impacts, that there were other homes in the area that were two story but built below street level utilizing the basement for some of the home, that he opposed the Applicant's proposed RV parking on the side of the property which may explain the asymmetry of the design, that there were no changes in the building design for existing views, and some new views they have opened would be contingent on vegetation height.

Bruce Applegate said that he was speaking on behalf of the neighbors on Ford Ave, that the character of the street was unusual, that both houses on either side of him had been redeveloped and the homeowners came to them to go over the plans and all issues were collaboratively resolved, and that he hoped that this development would be adjusted for everybody's sake.

Mr. Gonzalez (rebuttal time) said that one way to mitigate views was by taking out the vegetation, so they did so, that the Applicant had pushed the second story towards the street giving a 19 ½ ft. separation between structures on the second story, that both sides had a 5 ft. first floor set back separation, that the structure was designed to not impact the neighbor's views, that it was not true that Mr. Foss had not tried to work with the neighbors, that the project meets all of the requirements, that they were well within the square footage, that they met most of the VAC requirements and showed that two of the VAC issues were incorrect, and that they would entertain a covenant of vegetation height limits.

Council and Mr. Gonzalez discussed softening the structure with some trees in the front yard that could be seen through, confirmed the header heights and roof pitch, to consider reducing the first floor from 10 ft. to 9 ft. 1 in. and reducing the roof pitch from 2 ½ and 12 to 2 and 12, that the purpose of the 70 cubic yards of fill was to balance the site for drainage to the biofiltration basin, concern from neighbors about the crowding to the east and possibly shifting it to the south, that the 20 ft. setback was twice what is required by code, that the Applicant had shifted a portion of the second story to avoid the neighbor's primary viewing areas which squeezed the project on the other side, that the larger setback was to accommodate the additional parking space, that the bioretention has a gradual slope and not a drop so there was no need for a step, and considered higher windows in the bedroom rather than sight view.

Mayor Heebner recessed the meeting at 7:50 p.m. for a break and reconvened at 8:00 p.m.

Mr. Gonzalez showed the slide of the west side elevation, said the width of the terrace could be reduced by 2 ft. from 9 ft. 8 in. to 7 ft. 8 in., that the terrace has already been reduced by

50 percent, that they would reduce the downstairs height to 9 ft. 6 in., and that the roof pitch would be reduced from almost 3 and 12 down to 2 ½ and 12 which would give another 6 inches in total height reduction.

Council, Mr. Gonzalez, and Architect, discussed the height and corrected the current roof pitch height to currently sit at 2.98 and that they could reduce it to 2 and 12, and that eliminating the parking space would require redoing the entire design and a cascading shift of pool and structure and would put more mass on the King's side of the project.

Council discussed the primary viewing area being the primary bedroom and off the balcony, the community compatibility finding that the Council has to make, concerns about the future vegetation, that the removal of some vegetation did increase some views, that the Applicant was willing to implement a deed restriction to limit the vegetation, concerns about mass and scale of project, making a third party agreement for a covenant or recorded deed restriction, reducing the height of the ceiling and the roof pitch to reduce the overall mass and scale, and reducing the size of the terrace from 9 ft. 8 in. to 7 ft. 8 in.

Mr. Foss said they would be willing to change the roof pitch to get 6 inches and reduce the first story to 9 ft. 6 in., that bringing it down to 9 ft. would make a big difference in the look and feel of the interior design that includes soffits, crown molding, and wood beams.

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

Motion: Moved by Mayor Heebner and second by Councilmember Edson to approve with conditions that a covenant and view easement be recorded limiting vegetation to 10 ft. high in the rear yard prior to issuing the building permit, that the height be reduced by a total of 13 inches by reducing the first-floor ceiling to 9 ft. 6 in., reducing the roof pitch to 2 in. 12 in., and reducing the terrace to 7 ft. 8 in. **Approved 4/1.** Ayes: Heebner, Becker, Zito, Edson. Noes: Harless. Motion carried.

C. STAFF REPORTS: (C.1. – C.2.)

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. Introduce (1st Reading) Ordinance 522 Regulating Non-Serialized Untraceable Ghost Guns. (File 0250-70)

Recommendation: That the City Council

1. Introduce Ordinance 522 amending Chapter 7.20 and adding Chapter 7.20.040 to the Solana Beach Municipal Code to address non-serialized untraceable ghost guns.

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

[Item C.1. Supplemental Docs \(updated 4-13-22 at 3:35pm\)](#)

Elizabeth Mitchell, Assistant City Attorney, introduced the time, read the title, and cited federal and state laws that included allowing the right to bear arms, requiring licensed importers and manufacturers to identify each firearm with a serial number engraved or cast on the receiver or frame of the weapon, making it illegal to manufacture, import, sell, ship, deliver, possess, transfer, or receive any firearm that is not detectable by walk through metal detection as a security exemplar or does not generate an accurate image before standard airport imaging technology, prohibited any assault weapon or 50 BMG rifle, prohibiting firearm precursor parts to be owned or possessed by certain persons, requiring licensing for any person owning firearms, making it illegal to change, alter, remove, or obliterate identification of the manufacturer or serial number, requiring the age of ownership for types of firearms, requiring dealers to obtain certain identifying information from purchasers and perform background checks to ensure they are not prohibited from owning a firearm, and providing multiple definitions of terms. She said that a new federal law was underway modernizing the definition of a firearm, frame, or receiver, addressing the proliferation of un-serialized firearms, prohibiting guns being sold to convicted felons and other prohibited purchasers, requiring retailers to run background checks before selling kits that contain the parts necessary for someone to readily make a gun, aiding law enforcement to trace guns used in a crime, reducing the number of unmarked and hard to trace ghost guns, establishing requirements for serial numbers to be added to 3D printed guns or other un-serialized guns, and expanding the time of records retention of information obtained from purchasers.

C.2. Climate Action Commission Appointment. (File 0120-06)

Recommendation: That the City Council

1. Consider the applications submitted for appointments to two vacancies on the Climate Action Commission with a term ending January 2023.

[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.

Motion: Moved by Councilmember Edson and second by Councilmember Zito to appoint John Kellogg and Mike Nagamine. **Approved 5/0.** Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. 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 8:47 p.m.

Angela Ivey, City Clerk

Council Approved: _____



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, April 27, 2022 ♦ 5:00 p.m.

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

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, Kelly Harless, David A. Zito, Jewel Edson, Kristi Becker

Absent: None

Also Greg Wade, City Manager

Present: Johanna Canlas, City Attorney

PUBLIC COMMENT ON CLOSED SESSION ITEMS (ONLY): None

Report to Council Chambers and submit speaker slips to the City Clerk before the meeting recesses to closed session.

CLOSED SESSION:

1. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

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

- Beach & Bluff Conservancy v. City of Solana Beach, California Coastal Commission, Surfrider (Case No. 37-2019-0002080-CU-WM-NC)
- City of Solana Beach v. 22nd District Agricultural Association, et al (Case No. 37-2022-00009209)

2. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

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

One (1) Potential case.

3. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

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

- Pease v. City of Solana Beach (Case No. 37-2022-00006023-CU-PO-NC)

No Reportable Action.

ADJOURN:

Mayor Heebner adjourned the meeting at 5:51 p.m.

Angela Ivey, City Clerk

Council Approved: _____

CITY OF SOLANA BEACH

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



MINUTES

Joint REGULAR Meeting
Wednesday, April 27, 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](#).

CITY COUNCILMEMBERS

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:

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

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

Absent: None

Also Dan King, Assistant City Manager

Present: Johanna Canlas, City Attorney

Angela Ivey, City Clerk

Mo Sammak, City Engineer/Public Works Dir.

Ryan Smith, Finance Dir.

CLOSED SESSION REPORT: None

FLAG SALUTE:

APPROVAL OF AGENDA:

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

PROCLAMATIONS/CERTIFICATES: *Ceremonial*

National Bike Month

Mayor Heebner read the proclamation and presented it to Doug Alden.

Doug Alden said that he accepted the proclamation on behalf of Bike Walk Solana and had the members of the organization stand up in the audience. He announced some upcoming events.

ORAL COMMUNICATIONS: None

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.

COUNCIL COMMUNITY ANNOUNCEMENTS / COMMENTARY:

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

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

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 9, 2022 and March 2, 2022.

Approved Minutes posted next to the Meeting video.

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

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

Recommendation: That the City Council

1. Ratify the list of demands for March 26, 2022 – April 15, 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.

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

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.

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

A.4. Quarterly Investment Report. (File 0350-44)

Recommendation: That the City Council

1. Accepts and files the Cash and Investment Report for the quarter ended March 31, 2022.

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

A.5. Solid Waste Rate Review - Proposition 218 Notification. (File 1030-15)

Recommendation: That the City Council

1. Adopt **Resolution 2022-037** setting the Solid Waste Rate Review Public Hearing protest vote for June 22, 2022.

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

B. PUBLIC HEARINGS: (B.1)

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: 1246 Highland Dr., Applicant: Brent & Leslie Stringer, Application: DRP21-005. (File 0600-40)

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

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15301 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2022-031** conditionally approving a DRP to construct a 721 square-foot addition to an existing split level, single-family residence with a detached 1,176 square-foot, two-story garage/storage building, and perform associated site improvements at 1246 Highland Drive, Solana Beach.

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

[Item B.1. Supplemental Docs \(updated 4-25-22 at 5:30pm\)](#)

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

Dan King, Assistant City Manager, introduced the item.

Corey Andrews, Principal Planner, presented a PowerPoint (on file).

Mayor Heebner opened the public hearing.

Council disclosures.

Council and Staff discussed the stop work order having been issued in February 2021, the application for approval having been submitted in April 2021, and that the building fees would be double for the unpermitted work that was performed.

Jeff Parshalle, Applicant representative, said that he had no presentation and was available for questions.

Council and Leslie Stringer, owner, discussed some of the bamboo having been removed and some was going to be left on the property, that neighbors had concerns about the bamboo blocking views, that the applicant left some bamboo for privacy from the view of the neighbor's deck looking down onto the property, that they had not made contact with the neighbors, and that they had removed 30-40 eucalyptus trees and placed small palms in their place when she moved in.

Council discussed removing the main palm tree in the Stephan's view and removing all the remaining bamboo.

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

Motion: Moved by Mayor Heebner and second by Deputy Mayor Harless to approve with added conditions to remove the main palm tree as well as remove all remaining bamboo. **Approved 5/0.** Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

C. STAFF REPORTS: (C.1. – C.4.)

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. Parks and Recreation Commission Appointment. (File 0120-06)

Recommendation: That the City Council

1. Consider the applications submitted and appoint one (1) member to the Parks and Recreation Commission nominated/appointed by *Council-at-large* for a term ending January 2024.

[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.

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

C.2. Introduce (1st 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. Introduce **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 \(click here\)](#)

[Item C.2. Supplemental Docs \(updated 4-27-22 at 4:30pm\)](#)

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.

Johanna Canlas, City Attorney, introduced the item and read the title of the ordinance.

Kristin Brinner spoke in favor of the ordinance, helium being an important resource not to waste, and stopping the dumping of plastics in the environment.

Stella Erkam said that she was a Solana Beach teacher and a north county resident, she supported the ordinance, her experience in beach cleanup, that Surfrider volunteers had removed over 11,000 balloons from San Diego County beaches.

Leyla Erkam said that she was a senior at Canyon Crest Academy, that she wanted to major in Marine Biology, that she had seen so many balloons in the water when she was surfing, and asked that Council vote yes on the ordinance to decrease plastic pollution caused by balloon releases.

Mark O'Connor, Surfrider, said that the Staff Report clearly outlined the dangers of helium balloons, that Tina Overland was the surfer who contacted Surfrider regarding the balloon liter in the water, and he cited multiple non-profit supporters of the ordinance,

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

C.3. Adopt (2nd Reading) Ordinance 522 - Regulating Non-Serialized Untraceable Ghost Guns. (File 0250-70)

Recommendation: That the City Council

1. Adopt **Ordinance 522** amending Chapter 7.20 and adding Chapter 7.20.040 to the Solana Beach Municipal Code to address non-serialized untraceable ghost guns.

[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.

Johanna Canlas, City Attorney, read the title of the ordinance.

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

C.4. Introduce (1st Reading) Ordinance 516 – Electronic Filing of Campaign Statements. (File 0430-50)

Recommendation: That the City Council

1. Introduce **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.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.

Angela Ivey, City Clerk, stated that the Fair Political Practices Commission requires filings for campaign disclosure statements for local candidates for elective office, they report campaign

contributions and expenditures, that utilizing an electronic system would benefit candidates and other committees filing such statements, it would provide the public with 24-hour access to these filings, and that this item was before Council to introduce the ordinance allowing for electronic filings so that the FPPC may authorize the City to proceed with implementation of the necessary software.

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.

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)

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

CITIZEN COMMISSION(S)

ADJOURN:

Mayor Heebner adjourned the meeting at 6:56 p.m.

Angela Ivey, City Clerk

Council Approved: _____



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: July 13, 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- 06/11/22 through 06/30/22		
Check Register-Disbursement Fund (Attachment 1)	\$	824,624.14
Net Payroll Staff M26 June 24, 2022		<u>300,315.54</u>
TOTAL	\$	<u>1,124,939.68</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 June 11, 2022 through June 30, 2022 reflects total expenditures of \$1,124,939.68 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

6/11/2022 - 6/30/2022

Department Vendor	Description	Date	Check/EFT Number	Amount
100 - GENERAL FUND				
ICMA PLAN 302817	Payroll Run 1 - Warrant M26	06/23/2022	9000520	\$15,405.16
SOLANA BEACH FIREFIGHTERS ASSOC	Payroll Run 1 - Warrant M26	06/23/2022	9000522	\$850.00
AFLAC	JUNE 22	06/30/2022	102134	\$870.16
GRANICUS INC	FY23 HOSTING/SUBSCRIPTIONS	06/30/2022	102147	\$854.45
ICMA RHS 801939	Payroll Run 1 - Warrant M26	06/23/2022	9000521	\$1,960.07
SUN LIFE FINANCIAL	MAY 22 LIFE INSURANCE	06/30/2022	9000527	\$1,331.24
SUN LIFE FINANCIAL	MAY 22 LIFE INSURANCE	06/30/2022	9000527	\$270.20
SUN LIFE FINANCIAL	MAY 22 LIFE INSURANCE	06/30/2022	9000527	\$1,684.24
SUN LIFE FINANCIAL	JUNE 22 LIFE INSURANCE	06/30/2022	9000527	\$1,331.24
SUN LIFE FINANCIAL	JUNE 22 LIFE INSURANCE	06/30/2022	9000527	\$270.20
SUN LIFE FINANCIAL	JUNE 22 LIFE INSURANCE	06/30/2022	9000527	\$1,712.69
SUN LIFE FINANCIAL	MAR 22 LIFE & ADD INS	06/30/2022	9000527	\$1,331.24
SUN LIFE FINANCIAL	MAR 22 SUPP LIFE INS	06/30/2022	9000527	\$270.20
SUN LIFE FINANCIAL	MAR 22 LTD	06/30/2022	9000527	\$1,633.03
SUN LIFE FINANCIAL	APR 22 LIFE & ADD INS	06/30/2022	9000527	\$1,345.04
SUN LIFE FINANCIAL	APR 22 SUPP LIFE INS	06/30/2022	9000527	\$270.20
SUN LIFE FINANCIAL	APR 22 LTD	06/30/2022	9000527	\$1,655.79
ALL CITY MANAGEMENT SERVICES, INC	05/15/22-05/28/22-CROSSING GUARDS	06/30/2022	9000523	\$6,752.20
PATRICIA SULLIVAN	06/05/22 RFND-FCCC	06/30/2022	102156	\$500.00
DAVID LIKINS	REFUND/ENC21-0094 - 625 S CEDROS	06/17/2022	102048	\$9,935.41
TYLER TECHNOLOGIES, INC.	FY 22/23 ANNUAL MAINTENANCE	06/30/2022	102164	\$83,919.25
STERLING HEALTH SERVICES, INC.	M25 FSA/DCA CONTRIBUTION	06/17/2022	9000518	\$1,343.75
STERLING HEALTH SERVICES, INC.	M25 FSA/DCA CONTRIBUTION	06/17/2022	9000518	\$439.77
STERLING HEALTH SERVICES, INC.	MC12 FSA CONTRIBUTION	06/17/2022	9000518	\$237.50
STERLING HEALTH SERVICES, INC.	M26 FSA/DCA CONTRIBUTIONS	06/30/2022	9000526	\$1,343.75
STERLING HEALTH SERVICES, INC.	M26 FSA/DCA CONTRIBUTIONS	06/30/2022	9000526	\$439.77
FRANCHISE TAX BOARD	633140172933902746	06/23/2022	102083	\$100.00
DAVID URICH	CANCELLED EVENT - 06/03/22	06/23/2022	102080	\$692.00
DAVID URICH	CANCELLED EVENT - 06/03/22	06/23/2022	102080	\$96.39
M. GUITTARD PIERRE	REFUND-ADDRESS VERIFICATION	06/23/2022	102085	\$19.00
LUKE BALLANTYNE	REISSUE-V241539 pd 06/24/22	06/30/2022	102152	\$25.53
KINSEY BETTENCOURT	REISSUE V241546-06/24/26	06/30/2022	102150	\$265.96
TOTAL GENERAL FUND				\$139,155.43
1005100 - CITY COUNCIL				
US BANK	AU-CLOSED SESSION DINNER	06/30/2022	102136	\$124.67
US BANK	KM-SPONGE	06/30/2022	102137	\$5.05
US BANK	KM-CLOSED SESSION DINNER	06/30/2022	102136	\$202.49
US BANK	KM-CLOSED SESSION DINNER	06/30/2022	102136	\$205.36
FRIENDS OF SOLANA BEACH LIBRARY	FY22-FRIEND OF THE LIBRARY REIMBURSEMENT	06/30/2022	102146	\$10,000.00

TOTAL CITY COUNCIL**\$10,537.57****1005150 - CITY CLERK**

IRON MOUNTAIN	Records Storage-MAY 22	06/30/2022	102149	\$821.24
US BANK	GA-COUNCIL VHS CONVERSION	06/30/2022	102136	\$89.42
US BANK	GA-COURIER FOR VHS CONVERSION	06/30/2022	102136	\$44.00
US BANK	GA-VHS CONVERSION	06/30/2022	102136	\$537.67
US BANK	GA-MINTUES	06/30/2022	102136	\$29.25
US BANK	GA-MINTUES	06/30/2022	102136	\$44.75
US BANK	GA-VHS CONVERSION	06/30/2022	102136	\$376.37
US BANK	GA-CCAC MEMEMBERSHIP	06/30/2022	102136	\$115.00
US BANK	GA-MINTUES	06/30/2022	102137	\$14.00
US BANK	AI-IIMC MEMEBERSHIP	06/30/2022	102136	\$200.00
US BANK	AI-KEYBOARD	06/30/2022	102136	\$78.60
US BANK	AI-COUNCIL PHOTO SESSION	06/30/2022	102136	\$395.00
US BANK	AI-COUNCIL PHOTO	06/30/2022	102136	\$24.76
CORODATA RECORDS MANAGEMENT, INC	MAY-RECORD STORAGE	06/30/2022	102141	\$1,063.67
CAL EXPRESS	TAPE CONVERSION DELIVERY	06/30/2022	102138	\$74.00
CODE PUBLISHING COMPANY INC	ORD 515 WEB UPDATE	06/30/2022	102140	\$131.25

TOTAL CITY CLERK**\$4,038.98****1005200 - CITY MANAGER**

US BANK	GW-WORKING LUNCH	06/30/2022	102136	\$193.15
US BANK	AU-LUNCH MEETING GW	06/30/2022	102136	\$22.08
US BANK	AU-FLOWERS JUDY	06/30/2022	102136	\$29.08
US BANK	AU-EE APPRIECATION	06/30/2022	102137	\$11.98
US BANK	GW-CCMA RETREAT	06/30/2022	102136	\$278.64
US BANK	KM-LABELS FOR BOXES	06/30/2022	102136	\$27.80
US BANK	KM-SURVEY MONKEY	06/30/2022	102136	\$384.00
US BANK	DK-COUNCIL DROPBOX	06/30/2022	102136	\$119.88
US BANK	DK-CLIMATE CHANGE WEBINAR	06/30/2022	102136	\$75.00
US BANK	KM-DAVID ZITO GIFT	06/30/2022	102136	\$22.08
KEYSER MARSTON ASSOCIATES, INC	MAY-PROF SERVICE	06/17/2022	102056	\$2,910.00
EMANUELS JONES AND ASSOCIATES	JUN-PROF SERVICE	06/17/2022	102052	\$2,500.00

TOTAL CITY MANAGER**\$6,573.69****1005250 - LEGAL SERVICES**

HOGAN LAW APC	GENERAL LEGAL-OCT	06/23/2022	102084	\$227.50
NOSSAMAN LLP	APR 22-PROF SERVICE	06/17/2022	102059	\$945.00
PILLSBURY WINTHROP SHAW PITTMAN LLP	JAN 22-PROF SERVICE	06/17/2022	102062	\$930.00
NATIONAL DEMOGRAPHICS, INC	MAY-PROFFESIONAL SERVICE	06/17/2022	102058	\$20,750.00
BURKE WILLIAMS & SORENSEN	96-0001 PROFESSIONAL SERVICES APRIL	06/17/2022	102040	\$9,860.00
BURKE WILLIAMS & SORENSEN	96-0006 PROFESSIONAL SERVICES APRIL	06/17/2022	102040	\$782.00
BURKE WILLIAMS & SORENSEN	96-0014 PROFESSIONAL SERVICES APRIL	06/17/2022	102040	\$1,237.50
BURKE WILLIAMS & SORENSEN	96-0019 PROFESSIONAL SERVICES APRIL	06/17/2022	102040	\$40.00
BURKE WILLIAMS & SORENSEN	96-0023.001 PROFESSIONAL SERVICES APRIL	06/17/2022	102040	\$345.00
BURKE WILLIAMS & SORENSEN	96-0027 PROFESSIONAL SERVICES APRIL	06/17/2022	102040	\$500.00
BURKE WILLIAMS & SORENSEN	96-0030 PROFESSIONAL SERVICES APRIL	06/17/2022	102040	\$240.00
BURKE WILLIAMS & SORENSEN	96-0037.001 PROFESSIONAL SERVICES APRIL	06/17/2022	102040	\$46.00
BURKE WILLIAMS & SORENSEN	96-0037.002 PROFESSIONAL SERVICES APRIL	06/17/2022	102040	\$552.00

BURKE WILLIAMS & SORENSEN	96.0038 PROFESSIONAL SERVICES APRIL	06/17/2022	102040	\$598.00
DIAMOND MMP, INC.	COMMUNITY SURVEY PRINTING SVCS	06/30/2022	102153	\$3,621.79
THE LEW EDWARDS GROUP	MAY-PROF SERVICE	06/17/2022	102073	\$6,000.00
THE LEW EDWARDS GROUP	PROF SVC-APR	06/17/2022	102073	\$6,000.00

TOTAL LEGAL SERVICES**\$52,674.79****1005300 - FINANCE**

HDL-HINDERLITER, DE LLAMAS & ASSOC	HDL QUARTERLY SERVICES CY21 Q4	06/17/2022	102055	\$8,124.04
US BANK	RS-JT BUDGET SEMINAR PT 2	06/30/2022	102136	\$150.00
US BANK	RS-FILING CABINET KEYS	06/30/2022	102137	\$21.45
US BANK	RS-FIN CNTR SUPPLIES	06/30/2022	102136	\$40.07
US BANK	RS-FIN CNTR SUPPLIES	06/30/2022	102137	\$21.54
XEROX CORPORATION	MAY-XEROX-CLERK	06/30/2022	102166	\$124.05
HDL COREN & CONE	APR-JUNE 22 CONTRACT SRVC PROPERTY TAX	06/30/2022	102148	\$3,556.25
AMANDA SITHER	SHIPPING COSTS -DATATICKET DEPOSIT SLIPS	06/23/2022	102077	\$9.90
CENTRAL SQUARE	FY 21/22 ANNUAL MAINT	06/17/2022	102043	\$8,015.05
THE ARTINA GROUP	AP CHECKS	06/23/2022	102092	\$469.21
KFORCE INC.	FINANCE TEMP-05/19/22	06/17/2022	9000516	\$929.92
KFORCE INC.	FINANCE TEMP-05/26/22	06/17/2022	9000516	\$827.20

TOTAL FINANCE**\$22,288.68****1005350 - SUPPORT SERVICES**

STAPLES CONTRACT & COMMERCIAL	PAPER/TISSUES/DISINFECTANT WIPES	06/30/2022	102160	\$369.23
US BANK	KM-LOBBY CHAIRS	06/30/2022	102136	\$861.98
US BANK	KM-LOBBY RENO SUPPLIES	06/30/2022	102136	\$33.36
US BANK	KM-LOBBY RENO COFFEE TABLE	06/30/2022	102136	\$123.90
XEROX CORPORATION	MAY-XEROX-CLERK	06/30/2022	102166	\$271.68
XEROX CORPORATION	MAY-XEROX-PLANNING	06/30/2022	102166	\$123.18
XEROX CORPORATION	MAY-XEROX-PLANNING	06/30/2022	102166	\$546.78
XEROX CORPORATION	MAY-XEROX-UPSTAIRS	06/30/2022	102166	\$130.89
XEROX CORPORATION	MAY-XEROX-UPSTAIRS	06/30/2022	102166	\$298.25
XEROX CORPORATION	MAY-XEROX-FIERY	06/30/2022	102166	\$132.61
XEROX CORPORATION	MAY-XEROX-FIERY	06/30/2022	102166	\$132.61
XEROX CORPORATION	MAY-XEROX-FIERY	06/30/2022	102166	\$122.84

TOTAL SUPPORT SERVICES**\$3,147.31****1005400 - HUMAN RESOURCES**

SHARP REES-STEALY MEDICAL CTNS INC	PRE-EMPLOYMENT SCREENING	06/17/2022	102070	\$2,239.00
US BANK	PS-PROF ADMIN DAY	06/30/2022	102136	\$512.87
US BANK	PS-RECURITING	06/30/2022	102136	\$204.11
US BANK	PS-STAR WARD DELMER	06/30/2022	102136	\$60.07
US BANK	MM-USB-C CHARGERS	06/30/2022	102136	\$162.51
US BANK	PS-EE BINDERS-FIRE/NEW HIRE	06/30/2022	102136	\$210.06
US BANK	PS-NZ FIRE ENG TESTING	06/30/2022	102136	\$495.85
PRIMO INVESTIGATIONS	BACKGROUND CHECK-FIN	06/17/2022	102064	\$300.00
COASTAL LIVE SCAN AND INSURANCE	05/31/22-LIVESCAN FINGERPRINT	06/17/2022	102045	\$475.00
GRACE DRISCOLL	LIVESCAN-DRISCOLL, G	06/17/2022	102054	\$28.00
ELIZABETH DRISCOLL	LIVESCAN-DRISCOLL, E	06/17/2022	102051	\$28.00

TOTAL HUMAN RESOURCES**\$4,715.47****1005450 - INFORMATION SERVICES**

US BANK	MM-SOLID STATE DRIVE/PWR CRD	06/30/2022	102136	\$146.52
US BANK	MM-SOLID STATE DRIVE/MEMORY	06/30/2022	102136	\$775.77
US BANK	DK-HOSTING DOMAINS	06/30/2022	102137	\$9.95
US BANK	DK-CONSTANT CONTACT	06/30/2022	102136	\$55.00
US BANK	AT&T- LC INTERNET APRIL	06/30/2022	102136	\$64.20
US BANK	MM-APPLE LIGHTING HDMI CABLE	06/30/2022	102137	\$14.00
US BANK	MM-ETHERNET COUPLER	06/30/2022	102136	\$51.60
US BANK	MM-HARDWARE FIN CNTR	06/30/2022	102136	\$40.28
US BANK	MM-HARDWARE FIN CNTR	06/30/2022	102137	\$10.76
US BANK	MM-IT SUPPLIES	06/30/2022	102136	\$32.31
US BANK	MM-BULLETIN BOARD	06/30/2022	102136	\$28.05
US BANK	MM-LAPTOP CHARGERS CHAMBERS	06/30/2022	102136	\$197.05
US BANK	MM-DIGITAL SIGNED FIRMWARE	06/30/2022	102136	\$234.90
US BANK	MM-HDMI SWITCH	06/30/2022	102136	\$30.14
US BANK	MM-LABEL MAKER	06/30/2022	102136	\$148.67
US BANK	MM-HDMI CABLE	06/30/2022	102137	\$20.46
US BANK	MM-MEMORY UPGRADE	06/30/2022	102136	\$174.54
US BANK	MM-DIGITAL CERT FOR WEBSITE	06/30/2022	102136	\$1,611.20
US BANK	MM-SOLID STATE DRIVE	06/30/2022	102136	\$379.27
US BANK	MM-HARDWARE SUPPLIES	06/30/2022	102136	\$54.66
US BANK	MM-POWER STRIP/DISPLAY PORT	06/30/2022	102136	\$150.78
US BANK	DK-HOSTING DOMAINS	06/30/2022	102137	\$9.95
US BANK	DK-CONSTANT CONTACT	06/30/2022	102136	\$55.00
US BANK	AT&T LC-FEB 22	06/30/2022	102136	\$64.20
US BANK	DK-HOSTING DOMAINS	06/30/2022	102137	\$9.95
US BANK	DK-CONSTANT CONTACT	06/30/2022	102136	\$55.00
US BANK	MM-E-WASTE	06/30/2022	102136	\$409.55
US BANK	MM-SINGLE INCIDENT SUPPORT	06/30/2022	102136	\$258.24
US BANK	MM-BATTERY BACKUP	06/30/2022	102136	\$1,041.13
US BANK	MM-POWERCORDS	06/30/2022	102136	\$61.62
BOB HOFFMAN VIDEO PRODUCTIONS	07/14/21-05/24/22-COUNCIL MEETING	06/17/2022	102038	\$19,278.00
BOB HOFFMAN VIDEO PRODUCTIONS	05/12/21-05/26/21-COUNCIL MEETING	06/17/2022	102038	\$1,470.00

TOTAL INFORMATION SERVICES**\$26,942.75****1005550 - PLANNING**

UT SAN DIEGO - NRTH COUNTY	MOD22-003/4250 NORTH LN	06/23/2022	102093	\$329.49
OFFICE DEPOT INC	TISSUES	06/23/2022	102088	\$57.10
OFFICE DEPOT INC	CLOROX WIPES/RUBBERBANDS/NOTE PAD	06/23/2022	102088	\$24.41
OFFICE DEPOT INC	TWOSIDED NAME PLATE	06/23/2022	102088	\$196.08
CENTRAL SQUARE	FY 21/22 SUBSCRIPTION FEE	06/17/2022	102043	\$24,736.08

TOTAL PLANNING**\$25,343.16****1005560 - BUILDING SERVICES**

OFFICE DEPOT INC	CLOROX WIPES/RUBBERBANDS/NOTE PAD	06/23/2022	102088	\$0.91
ESGIL CORPORATION	APR 22-BUILDING	06/17/2022	102053	\$13,374.30
ESGIL CORPORATION	EsGil-MAY 2022	06/23/2022	102082	\$21,599.64

TOTAL BUILDING SERVICES**\$34,974.85****1005590 - PARKING ENFORCEMENT**

US BANK	DW-UNIFORMS	06/30/2022	102136	\$100.86
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US BANK	DW-AUTO FUEL	06/30/2022	102136	\$73.72
US BANK	JL-BUSINESS CARDS - WELTE/CANSECO	06/30/2022	102136	\$59.24
DATATICKET INC.	MAY 22-PARKING TICKET ADMIN	06/30/2022	102143	\$817.72
TOTAL PARKING ENFORCEMENT				\$1,051.54
1006120 - FIRE DEPARTMENT				
US BANK	JM-INK CARTIRIDGE	06/30/2022	102136	\$63.18
US BANK	JM-VACUUM	06/30/2022	102136	\$107.74
US BANK	JM-TOWEL DISPENSER KEYS	06/30/2022	102137	\$11.04
US BANK	JM-CLEANING SUPPLIES	06/30/2022	102136	\$478.10
US BANK	MS-BASIN ARSON TRAINING	06/30/2022	102136	\$350.00
US BANK	MH-CA FLAG	06/30/2022	102136	\$107.52
US BANK	MH-WIPER BLADES	06/30/2022	102136	\$36.62
US BANK	JM-SIGN HOLDER/SOAP/DETERGENT	06/30/2022	102136	\$199.62
US BANK	EP-GYM EQUIPMENT	06/30/2022	102136	\$25.29
US BANK	MH-FUSE/FUSE HOLDER	06/30/2022	102136	\$27.97
US BANK	MH-SMALL TOOLS	06/30/2022	102136	\$432.97
US BANK	MH-CRIMPING TOOL	06/30/2022	102136	\$26.93
US BANK	MH-LABEL MAKER TAPE	06/30/2022	102136	\$40.49
US BANK	MS-BASIN CA CONV OF ARSON INVEST	06/30/2022	102136	\$350.00
CULLIGAN OF SAN DIEGO	JUN-JUL-WATER PURIFIER	06/17/2022	102046	\$91.60
TARGET SOLUTIONS INC	FY23-PRMR MEMEBERSHIP	06/17/2022	102072	\$1,483.20
ACE UNIFORMS & ACCESSORIES	TOTH-PANTS/MODERN FIREFIGHTER	06/17/2022	102033	\$642.97
VERIZON WIRELESS-SD	VERIZON-04/29-05/29 962428212-00001	06/17/2022	102074	\$560.96
VERIZON WIRELESS-SD	VERIZON-03/29-04/28-962428212-00001	06/17/2022	102074	\$586.89
REGIONAL COMMS SYS, MS 056 - RCS	MAY-CAP CODE	06/17/2022	102066	\$32.50
WESTERN EXTRICATION SPECIALISTS INC	REPAIR/SRVC-DPU30 HYDRAULIC TANK HOSE	06/17/2022	102075	\$171.55
L. N. CURTIS & SONS INC	CARABINERS/CORDS/PULLEY	06/30/2022	102151	\$1,266.78
CROSS CONNECTIONS EMERGENCY SERVICES,	ANTENA/SPEAKER MIC	06/23/2022	102078	\$647.51
CROSS CONNECTIONS EMERGENCY SERVICES,	RADIO/HEAD PACKAGE/MOUNT	06/23/2022	102078	\$1,427.95
TOTAL FIRE DEPARTMENT				\$9,169.38
1006130 - ANIMAL CONTROL				
HABITAT PROTECTION, INC	DEAD ANIMAL RMVL-JUNE	06/17/2022	102061	\$145.00
HABITAT PROTECTION, INC	JUN-DEAD ANIMAL REMOVAL	06/30/2022	102157	\$145.00
HABITAT PROTECTION, INC	JUN-DEAD ANIMAL REMOVAL	06/30/2022	102157	\$145.00
SAN DIEGO HUMANE SOCIETY & S.P.C.A.	MAY 22-SD HUMANE	06/17/2022	102067	\$7,228.00
SAN DIEGO HUMANE SOCIETY & S.P.C.A.	JUN 22-SD HUMANE	06/17/2022	102067	\$7,228.00
TOTAL ANIMAL CONTROL				\$14,891.00
1006150 - CIVIL DEFENSE				
AT&T CALNET 3	02/24-03/23/22-9391012275	06/30/2022	102135	\$167.08
AT&T CALNET 3	03/24-04/23/22-9391012275	06/30/2022	102135	\$167.08
AT&T CALNET 3	04/24-05/23/22-9391012275	06/30/2022	102135	\$167.08
TOTAL CIVIL DEFENSE				\$501.24
1006170 - MARINE SAFETY				
US BANK	EM-EMR INSTRUCTOR CLASS	06/30/2022	102136	\$78.00
US BANK	EM-LG UNIFORM HATS	06/30/2022	102136	\$920.13
US BANK	EM-AUTO SUPPLIES	06/30/2022	102137	\$16.15
US BANK	JP-DIVE RESCUE RECERT	06/30/2022	102137	\$20.00

US BANK	JP-TOLL CHARGES	06/30/2022	102137	\$8.82
US BANK	JP-MINOR TOOLS	06/30/2022	102136	\$57.05
US BANK	JP- HQ SUPPLIES	06/30/2022	102137	\$21.54
US BANK	JP -HQ SUPPLIES	06/30/2022	102136	\$42.97
US BANK	JP-EMT CONTINUING EDU	06/30/2022	102136	\$71.59
US BANK	GU-STATION AND TOWER KEYS	06/30/2022	102136	\$105.06
US BANK	GU-DEPARTMENT AWARD	06/30/2022	102136	\$34.48
US BANK	RM-BINOCULAR REPAIR	06/30/2022	102136	\$262.06
US BANK	RM-DRYER REPAIR	06/30/2022	102136	\$390.00
US BANK	RM-UTV REPAIR	06/30/2022	102136	\$323.10
US BANK	JS-OUTBOARD MOTOR MOUNT	06/30/2022	102136	\$271.52
US BANK	GU-WOMENS SWIM SUITS	06/30/2022	102136	\$438.12
CULLIGAN OF SAN DIEGO	MAY-DRINKING WATER	06/17/2022	102047	\$49.83
CULLIGAN OF SAN DIEGO	CULLIGAN WATER COOLER-JUNE	06/17/2022	102047	\$49.83
VERIZON WIRELESS-SD	VERIZON-04/29-05/29 962428212-00001	06/17/2022	102074	\$152.04
VERIZON WIRELESS-SD	VERIZON-03/29-04/28-962428212-00001	06/17/2022	102074	\$152.04

TOTAL MARINE SAFETY**\$3,464.33****1006510 - ENGINEERING**

DEL MAR BLUE PRINT COMPANY, INC.	GLENMONT PARK PLANS	06/17/2022	102049	\$11.96
US BANK	DG-AWPA LUNCH	06/30/2022	102136	\$65.00
US BANK	DG-CA BOARD OF PROF ENG	06/30/2022	102136	\$180.00
VERIZON WIRELESS-SD	CELL PHONE SERVICES FOR PW/ENGINEERING	06/23/2022	102094	\$47.44
VERIZON WIRELESS-SD	PW CELL PHONE	06/23/2022	102094	\$22.43
STATE CONTROLLER'S OFFICE	01/01/21-12/31/21 FTB OFFSET REPORTS	06/30/2022	102161	\$11.99

TOTAL ENGINEERING**\$338.82****1006520 - ENVIRONMENTAL SERVICES**

AFFORDABLE PIPELINE SERVICES INC	DRAIN CLEANING-R	06/17/2022	102034	\$425.00
MIKHAIL OGAWA ENGINEERING	ASSISTANCE MANAGING STORM WATER PROGRAM	06/23/2022	102086	\$11,904.11
VERIZON WIRELESS-SD	CELL PHONE SERVICES FOR PW/ENGINEERING	06/23/2022	102094	\$47.42
CLEAN EARTH ENVIROMENTAL SOLUTIONS	OCT 21-HHW	06/30/2022	102139	\$871.02

TOTAL ENVIRONMENTAL SERVICES**\$13,247.55****1006530 - STREET MAINTENANCE**

DIXIELINE LUMBER CO INC	SCREWDRIVER/HARDWARE	06/17/2022	102050	\$31.73
DIXIELINE LUMBER CO INC	BLACK TOP PATCH	06/30/2022	102144	\$134.58
VERIZON WIRELESS-SD	CELL PHONE SERVICES FOR PW/ENGINEERING	06/23/2022	102094	\$47.42
TRAFFIC SUPPLY, INC	SIGN/POSTS	06/30/2022	102163	\$261.21

TOTAL STREET MAINTENANCE**\$474.94****1006540 - TRAFFIC SAFETY**

VERIZON WIRELESS-SD	CELL PHONE SERVICES FOR PW/ENGINEERING	06/23/2022	102094	\$33.87
ALL CITY MANAGEMENT SERVICES, INC	05/15/22-05/28/22-CROSSING GUARDS	06/30/2022	9000523	\$3,635.80
YUNEX LLC	MAY-TRAFFIC SIGNAL MAINT	06/30/2022	102167	\$1,120.00
YUNEX LLC	MAY-TRAFFIC SIGNAL CALL OUT	06/30/2022	102167	\$3,966.65

TOTAL TRAFFIC SAFETY**\$8,756.32****1006550 - STREET CLEANING**

PRIDE INDUSTRIES	TRASH ABATEMENT SERVICES	06/17/2022	102063	\$1,320.48
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TOTAL STREET CLEANING**\$1,320.48****1006560 - PARK MAINTENANCE**

RANCHO SANTA FE SECURITY SYS INC	SECURITY PATROL, RESTROOM LOCKUP, ALARM MONITORING	06/23/2022	102089	\$633.58
DIXIELINE LUMBER CO INC	LUMBER	06/17/2022	102050	\$132.24
DIXIELINE LUMBER CO INC	STAKES/INKZALL MARKER	06/23/2022	102081	\$23.17
DIXIELINE LUMBER CO INC	PTOUCH ULTRA COVER RUST	06/23/2022	102081	\$6.78
DIXIELINE LUMBER CO INC	BUNGEE CORD/TRASH CAN	06/23/2022	102081	\$171.20
NAPA AUTO PARTS INC	TROLLEY JACK	06/17/2022	102057	\$43.09
VERIZON WIRELESS-SD	CELL PHONE SERVICES FOR PW/ENGINEERING	06/23/2022	102094	\$67.75
NISSHO OF CALIFORNIA	CITY-WIDE LANDSCAPE MAINTENANCE SERVICES	06/23/2022	102087	\$1,400.00
STANDARD PLUMBING SUPPLY COMPANY	FLUSH VLV	06/17/2022	102071	\$175.08
STANDARD PLUMBING SUPPLY COMPANY	FCP SHOWER	06/30/2022	102159	\$712.98
TOTAL PARK MAINTENANCE				\$3,365.87
1006570 - PUBLIC FACILITIES				
SEASIDE HEATING & AIR CONDITIONING	HVAC-FIRE	06/17/2022	102068	\$365.00
BAKER IRON WORKS INC	PW SHED MAINT	06/17/2022	102037	\$350.00
DIXIELINE LUMBER CO INC	BOX/COVER/CNNCTR	06/17/2022	102050	\$33.69
DIXIELINE LUMBER CO INC	URINAL/SEALANT/KEY	06/17/2022	102050	\$50.97
DIXIELINE LUMBER CO INC	GLOVES/SUPPLIES	06/17/2022	102050	\$61.98
DIXIELINE LUMBER CO INC	WORK SWITCH/DECORITIVE PLATE	06/23/2022	102081	\$15.68
DIXIELINE LUMBER CO INC	TIE DOWNS/LUMBER	06/30/2022	102144	\$51.85
DIXIELINE LUMBER CO INC	PVC P TRAP PIPE	06/30/2022	102144	\$23.23
UT SAN DIEGO - NRTH COUNTY	BID-2022-05/HVAC PREVENTATIVE MAINT	06/23/2022	102093	\$534.36
24 HOUR ELEVATOR, INC	PROF SVC-JUN	06/17/2022	102031	\$159.40
24 HOUR ELEVATOR, INC	PROF SVC-JUN	06/17/2022	102031	\$17.00
CINTAS CORPORATION NO. 2	MED CABINET-PUBLIC WORKS	06/17/2022	102044	\$53.75
STANDARD PLUMBING SUPPLY COMPANY	REPLACEMENT URINAL FOR LA COLONIA CC-FREIGHT	06/17/2022	102071	\$150.00
STANDARD PLUMBING SUPPLY COMPANY	BRANCH NUT	06/23/2022	102091	\$23.71
CALIFORNIA OFFICE CLEANING, INC	JANITORIAL/CUSTODIAL SVC-MAY	06/17/2022	102041	\$7,410.00
WEST COAST ARBORISTS, INC.	CITY-WIDE TREE MAINTENANCE SERVICES	06/23/2022	102095	\$980.00
READY REFRESH BY NESTLE	DRINKING WATER-CH-MAY	06/17/2022	102065	\$255.04
READY REFRESH BY NESTLE	DRINKING WATER-PW-MAY	06/17/2022	102065	\$54.76
READY REFRESH BY NESTLE	DRINKING WATER FOR CITY FACILITIES	06/23/2022	102090	\$96.62
PRIDE INDUSTRIES	TRASH ABATEMENT SERVICES	06/17/2022	102063	\$1,320.48
CROWD CONTROL WAREHOUSE LLC	RETRACTABLE BARRIERS FOR FCCC	06/23/2022	102079	\$3,698.08
TOTAL PUBLIC FACILITIES				\$15,705.60
1007110 - GF-RECREATION				
ABLE PATROL & GUARD, INC	MAY-FCCC SECURITY	06/17/2022	102032	\$412.50
CALIFORNIA OFFICE CLEANING, INC	MAY-SPECIAL EVENT CLEANING	06/17/2022	102041	\$270.00
TOTAL GF-RECREATION				\$682.50
1205460 - SELF INSURANCE RETENTION				
US BANK	MM-PHONE SYSTEM EQUIPMENT	06/30/2022	102136	\$158.04
US BANK	MM-STANDING DESK	06/30/2022	102136	\$269.27
SECTRAN SECURITY INC	JUN 22-COURIER SVC/FUEL	06/30/2022	102158	\$124.70
SECTRAN SECURITY INC	JUN 22-COURIER SVC/FUEL	06/30/2022	102158	\$34.86
EBIX INC.	FEB 22-APR 22 QTRLY FEE	06/30/2022	9000524	\$552.46
BURKE WILLIAMS & SORENSEN	96-0040.001 CLM.2203 PROFESSIONAL SERVICES APRIL	06/17/2022	102040	\$7,302.67
TOTAL SELF INSURANCE RETENTION				\$8,442.00

1355300 - ASSET REPLACEMENT-FINANCE

TYLER TECHNOLOGIES, INC.	MAY-IMPLEMENTATION	06/30/2022	102164	\$1,920.00
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TOTAL ASSET REPLACEMENT-FINANCE**\$1,920.00****1355450 - ASSET REPLACEMENT-INFO SYS**

US BANK	MM-FIN CNTR MONITOR	06/30/2022	102136	\$570.73
US BANK	MM-TOUCH SCREEN MONITOR	06/30/2022	102136	\$312.46
US BANK	MM-COUNCIL MONITOR	06/30/2022	102136	\$263.59

TOTAL ASSET REPLACEMENT-INFO SYS**\$1,146.78****2026510 - GAS TAX-ENGINEERING**

PAL GENERAL ENGINEERING INC	FY 21-22 PAVEMENT MAINTENANCE & REPAIRS PROJECT	06/30/2022	102155	\$170,000.00
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TOTAL GAS TAX-ENGINEERING**\$170,000.00****2117600 - STREET LIGHTING DISTRICT**

VERIZON WIRELESS-SD	CELL PHONE SERVICES FOR PW/ENGINEERING	06/23/2022	102094	\$13.55
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TOTAL STREET LIGHTING DISTRICT**\$13.55****2135550 - DEVELOPER PASS-THRU- PLANNING**

PAMELA ELLIOTT LANDSCAPE ARCHITECT	PROFESSIONAL SERVICES MAY 22	06/17/2022	9000517	\$300.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	PROFESSIONAL SERVICES MAY 22	06/17/2022	9000517	\$300.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	PROFESSIONAL SERVICES MAY 22	06/17/2022	9000517	\$450.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	PROFESSIONAL SERVICES MAY 22	06/17/2022	9000517	\$350.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	PROFESSIONAL SERVICES MAY 22	06/17/2022	9000517	\$450.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	PROFESSIONAL SERVICES MAY 22	06/17/2022	9000517	\$450.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	PROFESSIONAL SERVICES MAY 22	06/17/2022	9000517	\$450.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	PROFESSIONAL SERVICES MAY 22	06/17/2022	9000517	\$300.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	PROFESSIONAL SERVICES MAY 22	06/17/2022	9000517	\$300.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	PROFESSIONAL SERVICES MAY 22	06/17/2022	9000517	\$350.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	PROFESSIONAL SERVICES MAY 22	06/17/2022	9000517	\$300.00
TELECOM LAW FIRM	DUP21-002 THIRD PARTY WIRELESS REVIEW	06/30/2022	102162	\$2,350.00
TELECOM LAW FIRM	DUP21-004 THIRD PARTY WIRELESS REVIEW	06/30/2022	102162	\$2,350.00
TELECOM LAW FIRM	DUP21-003 THIRD PARTY WIRELESS REVIEW	06/30/2022	102162	\$2,350.00
CTE, INC	GEOTECHNICAL REVIEW FOR SEASCAPE STAIRS	06/30/2022	102142	\$2,250.00

TOTAL DEVELOPER PASS-THRU- PLANNING**\$13,300.00****2286510 - TRANSNET EXTENSION-CIP**

PAL GENERAL ENGINEERING INC	FY 21-22 PAVEMENT MAINTENANCE & REPAIRS PROJECT	06/30/2022	102155	\$38,000.00
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TOTAL TRANSNET EXTENSION-CIP**\$38,000.00****2476510 - SB1 STREETS & ROADS**

PAL GENERAL ENGINEERING INC	FY 21-22 PAVEMENT MAINTENANCE & REPAIRS PROJECT	06/30/2022	102155	\$139,678.86
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TOTAL SB1 STREETS & ROADS**\$139,678.86****2505570 - COASTAL BUSINESS/VISITORS**

SAM CASTELLANO	06/23 & 30-CONCERT @ THE COVE	06/17/2022	102042	\$750.00
ALANA GODOY	CONCERTS ON THE COVE-063022	06/17/2022	102035	\$150.00
BRIAN WITKIN	CONCERTS ON THE COVE-063022	06/17/2022	102039	\$300.00
SERGIO VILLEGAS	CONCERTS ON THE COVE-062322	06/17/2022	102069	\$300.00

TOTAL COASTAL BUSINESS/VISITORS**\$1,500.00****2556180 - CAMP PROGRAMS**

US BANK	JP-JG PROMO STICKERS	06/30/2022	102136	\$334.03
US BANK	JP-JG OFFICE SUPPLIES	06/30/2022	102136	\$152.41
US BANK	RM-JG TRAILER RENTAL	06/30/2022	102136	\$322.27
ORIGINAL WATERMEN, INC	JR GRD-BOARDSHORTS	06/17/2022	102060	\$433.69
ORIGINAL WATERMEN, INC	JR GRD-SUPPLIES	06/17/2022	102060	\$770.40
ORIGINAL WATERMEN, INC	JG UNIFORMS	06/30/2022	102154	\$721.93
ACTION SPORT CANOPIES	TABLE COVER	06/30/2022	102132	\$211.34
TOTAL CAMP PROGRAMS				\$2,946.07
2706120 - PUBLIC SAFETY- FIRE				
US BANK	JG-EMS TRAUMA BAG	06/30/2022	102136	\$419.42
VERIZON WIRELESS-SD	VERIZON-04/29-05/29 962428212-00001	06/17/2022	102074	\$114.03
VERIZON WIRELESS-SD	VERIZON-03/29-04/28-962428212-00001	06/17/2022	102074	\$114.03
AMR	CSA-17 NITRO SPRAY	06/17/2022	102036	\$475.44
AMR	CSA-17 EPINEPHRINE/GAUZE/NARCAN	06/17/2022	102036	\$469.23
AMR	CSA-17 S10 IV 250ML	06/17/2022	102036	\$17.75
AMR	AUTOPULSE SHOULDER RESTRAINT	06/17/2022	102036	\$61.31
TOTAL PUBLIC SAFETY- FIRE				\$1,671.21
2706170 - PUBLIC SAFETY- MARINE SAFETY				
US BANK	GU-MEDICAL SUPPLIES	06/30/2022	102136	\$36.14
TOTAL PUBLIC SAFETY- MARINE SAFETY				\$36.14
4506190 - SAND REPLNSHMNT/RETENTION				
SUMMIT ENVIROMENTAL GROUP, INC.	MAY 22-9926 PROF SVC SND	06/17/2022	9000519	\$4,398.00
TOTAL SAND REPLNSHMNT/RETENTION				\$4,398.00
4506510 - SANDREPLNSHMNT/RETNTN-CIP				
DOMUSSTUDIO ARCHITECTURE	MAY 22-9449 MS CENTR	06/30/2022	102145	\$3,450.00
TOTAL SANDREPLNSHMNT/RETNTN-CIP				\$3,450.00
459 - MISC. CAPITAL PROJECTS				
PAL GENERAL ENGINEERING INC	FY21-22 PAVEMENT MAINT RETENTION	06/30/2022	102155	(\$19,179.49)
TOTAL MISC. CAPITAL PROJECTS				(\$19,179.49)
4596510 - MISC.CAPITALPROJECTS-ENG				
PAL GENERAL ENGINEERING INC	FY 21-22 PAVEMENT MAINTENANCE & REPAIRS PROJECT	06/30/2022	102155	\$35,910.89
NISSHO OF CALIFORNIA	9530 TREE PLANTING	06/23/2022	102087	\$914.32
NISSHO OF CALIFORNIA	9530 TREE PLANTING	06/23/2022	102087	\$1,811.22
TOTAL MISC.CAPITALPROJECTS-ENG				\$38,636.43
5097700 - SANITATION				
AFFORDABLE PIPELINE SERVICES INC	SEWER-STORM DRAIN MAINT AND VIDEO INSPECTIONS	06/23/2022	102076	\$1,150.00
AFFORDABLE PIPELINE SERVICES INC	SEWER-STORM DRAIN MAINT AND VIDEO INSPECTIONS	06/23/2022	102076	\$425.00
AFFORDABLE PIPELINE SERVICES INC	PREVENT-SEWER CLEANING	06/30/2022	102133	\$425.00
VERIZON WIRELESS-SD	CELL PHONE SERVICES FOR PW/ENGINEERING	06/23/2022	102094	\$13.55
TOTAL SANITATION				\$2,013.55
5507750 - SOLANA ENERGY ALLIANCE				
US BANK	DK-SEA WEB HOSTING	06/30/2022	102136	\$215.88
BURKE WILLIAMS & SORENSEN	96-0021 PROFESSIONAL SERVICES APRIL	06/17/2022	102040	\$980.00
TOTAL SOLANA ENERGY ALLIANCE				\$1,195.88

6527820 - SUCCESSOR AGENCY

BURKE WILLIAMS & SORENSEN	97-0003 PROFESSIONAL SERVICES APRIL	06/17/2022	102040	\$40.00
BURKE WILLIAMS & SORENSEN	RETAINER PROFESSIONAL SERVICES APRIL	06/17/2022	102040	\$11,250.00
TOTAL SUCCESSOR AGENCY				\$11,290.00

6718510 - BARBARA UNDERGROUNDING-DS

WILLDAN	APR-JUN 22-RVN BOND-BARB/PACIFIC/MARSOLAN	06/30/2022	102165	\$284.66
TOTAL BARBARA UNDERGROUNDING-DS				\$284.66

6728520 - PACIFIC UNDERGROUNDING-DS

WILLDAN	APR-JUN 22-RVN BOND-BARB/PACIFIC/MARSOLAN	06/30/2022	102165	\$260.22
TOTAL PACIFIC UNDERGROUNDING-DS				\$260.22

6738530 - MARSOLAN UNDERGROUNDNG-DS

WILLDAN	APR-JUN 22-RVN BOND-BARB/PACIFIC/MARSOLAN	06/30/2022	102165	\$258.03
TOTAL MARSOLAN UNDERGROUNDNG-DS				\$258.03

REPORT TOTAL: \$824,624.14



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: July 13, 2022
ORIGINATING DEPT: Finance
SUBJECT: Report on Changes Made to the General Fund Adopted Budget for Fiscal Year 2022-23

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 June 22, 2022.

DISCUSSION:

The following table 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 June 22, 2022						
General Fund Operations						
Date	Action	Description	Revenues	Expenditures	Transfers from GF	Net Surplus
06/23/2021	Reso 2021-092	Adopted Budget	22,148,385	(20,867,260)	(482,500)	\$ 798,625
07/14/2021	Reso 2021-097	MS MOU		(11,570)		787,055
04/13/2022	Reso 2022-034	Keyser Marston		(15,000)		772,055
06/08/2022	Reso 2022-041	On-Call Repair Svcs		(30,000)		742,055
06/08/2022	Reso 2022-065	Janitorial		(20,000)		722,055
06/22/2022	Reso 2022-082	FY23 Budget Update	1,965,100	(2,032,680)		654,475

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 2022-2023 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: July 13, 2022
ORIGINATING DEPT: Public Works/Engineering Department
SUBJECT: **City Council Consideration of Resolution 2022-091 Awarding a Professional Services Agreement for Heating, Ventilation, and Air Conditioning Maintenance Services and As-Needed Repairs with Seaside Heating and Air**

BACKGROUND:

One element of the City's facility maintenance responsibilities is maintenance and repairs of the Heating, Ventilation, and Air Conditioning (HVAC) systems for City Hall, the Fire Station, La Colonia Community Center, and Fletcher Cove Community Center. These services are provided by professional vendors hired by the Public Works Department through a competitive selection process. The agreement with the current service provider will soon expire and the City needs to hire a vendor for these services. A Request for Bid (RFB) for HVAC maintenance services and as-needed repairs was publicly advertised on May 12, 2022. Due to lack of interest, the same RFB was readvertised on June 9, 2022. The City of Solana Beach received one bid proposal by the June 28, 2022, closing date.

This item is before the City Council for the consideration of Resolution 2022-091 (Attachment 1) to authorize the City Manager to enter into a Professional Services Agreement (PSA) with Seaside Heating and Air (Seaside) for maintenance services and as-needed repairs at an annual amount not-to-exceed \$11,460 and extend the PSA with Seaside for four additional one-year terms at the City's discretion.

DISCUSSION:

As part of the annual HVAC maintenance and as-needed repairs agreement, the vendor is required to perform routine quarterly maintenance at City Hall, La Colonia Community Center, Fletcher Cove Community Center, and the Fire Station. This maintenance includes routine inspections, changing filters, as-needed minor repairs, and replacement

COUNCIL ACTION:

of HVAC units, when necessary. Seaside has performed preventative maintenance services and as-needed repairs at City facilities since 2012, City Staff has been satisfied with the work performed by Seaside during the past ten years.

The RFB included a request to replace two rooftop HVAC units and a central HVAC control system at City Hall. Seaside submitted a proposal for the replacement of two rooftop HVAC units and one central HVAC control system.

Two of the rooftop HVAC units at City Hall have exceeded their useful life. The HVAC units are approximately 15 years old, and the maintenance costs for these two units is making it cost prohibitive to keep in service much longer. The current HVAC central control system is approximately 10 years old. The software is no longer compatible with the City's network, which makes it difficult for City Staff to access the existing HVAC control system.

For the replacement of the rooftop HVAC units at City Hall, and the HVAC central control system, Staff is recommending that the work be performed on a Friday when City Hall is closed to eliminate the inconvenience to Staff.

ROUTINE MAINTENANCE AND AS-NEEDED REPAIRS

ITEM DESCRIPTION	AMOUNT
Routine Quarterly Maintenance: City Hall, La Colonia Community Center, Fletcher Cove Community Center, Fire Station	\$990 per quarter (4 times per fiscal year)
SUB-TOTAL	\$3,960
As-Needed Repairs (per year)	\$7,500
TOTAL with As-Needed Repairs	\$11,460

FOR FISCAL YEAR 2022/23 ONLY

ITEM DESCRIPTION	AMOUNT
Replace Two Rooftop HVAC Units (X2)	\$11,600 Each
Option for Coastal Corrosion Protection Coating on Entire Unit (X2)	\$1,800 Each
SUB-TOTAL	\$26,800
HVAC Units Replacement - Contingency (10%)	\$2,680
TOTAL with Contingency	\$29,480

FOR FISCAL YEAR 2022/23 ONLY

ITEM DESCRIPTION	AMOUNT
Replace Central Control System at City Hall	\$14,400
Central Control System Contingency - (10%)	\$1,440
TOTAL with Contingency Amount	\$15,840

CEQA COMPLIANCE STATEMENT:

All work covered by this agreement is exempt per Section 15301(a) of the State CEQA Guidelines pursuant to the California Environmental Quality Act.

FISCAL IMPACT:

The City Council is being asked to consider approval of a PSA with Seaside Heating and Air. The compensation under consideration is for routine quarterly maintenance and is \$3,960 per year, and the recommended as-needed amount for repairs is \$7,500 per year, for a total amount of \$11,460 per year for routine maintenance services and unanticipated repairs. Adequate funding will be identified annually in the appropriate operating budget.

For Fiscal Year (FY) 2022/23, Council is being asked to consider approving the replacement of two HVAC rooftop units at City Hall and the HVAC central control system at City Hall. The compensation under consideration is \$41,200. When a recommended contingency amount of \$4,120 (10%) is added, the total amount is \$45,320 for FY 2022/23 for the one-time replacements of the two HVAC units and the central control system at City Hall. After completion of this one-time work, complete construction costs will be reported to the City Council as part of filing the Notice of Completion.

The current FY 2022/23 budget has sufficient funding available for the HVAC services. The budget has \$45,000 included in the Facilities Maintenance budget unit for HVAC repair and maintenance services and \$25,000 in the City Hall Deferred Maintenance project in the FY 2022/23 City Capital Improvement Program (CIP) fund. Since the HVAC rooftop units and control system are replacements, these expenses should be capitalized in the CIP fund. Staff is recommending a transfer of \$21,000 from the General Fund Facilities budget unit to the City CIP fund to provide sufficient funding for the HVAC replacements. No new appropriations are needed at this time.

WORK PLAN:

This project was not mentioned in the FY 2022/23 Work Plan.

OPTIONS:

- Approve Staff recommendation.
- Approve Staff recommendation with alternative amendments/modifications.

- Provide direction/feedback

DEPARTMENT RECOMMENDATION:

Staff recommends the City Council adopt Resolution 2022-091:

1. Authorizing the City Manager to execute a Professional Services Agreement with Seaside Heating and Air in an amount of \$3,960 per year for quarterly HVAC maintenance service, and \$7,500 per year for unforeseen, as-needed repairs, for a total not to exceed amount of \$11,460 per year for Fiscal Year 2022/23.
2. Authorizing the City Manager to extend the agreement up to four additional one-year terms, at the City's option, at an amount not to exceed the amount budgeted in each subsequent year.
3. Authorizing the City Manager to approve a one-time purchase and installation of two rooftop HVAC units at City Hall, in an amount of \$26,800, and a 10% (\$2,680) contingency amount for unforeseen repairs, for a total not to exceed amount of \$29,480 for FY 2022/23.
4. Authorizing the City Manager to approve a one-time purchase and installation of a HVAC central control system for City Hall, in an amount of \$14,400, and a 10% (\$1,440) contingency amount for unforeseen repairs, for a total not to exceed amount of \$15,840 for FY 2022/23.
5. Authorizing a transfer of \$21,000 from the General Fund Facilities budget unit to the City CIP fund to provide sufficient funding for the HVAC replacements.
6. Authorizing the City Treasurer to amend the FY 2022/23 Adopted Budget accordingly.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2022-091

RESOLUTION 2022-091

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH SEASIDE HEATING AND AIR CONDITIONING FOR MAINTENANCE OF THE CITY'S HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

WHEREAS, as part of the annual Heating, Ventilation and Air Conditioning (HVAC) maintenance agreement, the vendor is required to perform quarterly maintenance to HVAC units at City Hall, La Colonia Community Center, Fire Station, and the Fletcher Cove Community Center; and

WHEREAS, this maintenance includes routine inspections, changing filters, as-needed minor repairs, and replacements of the HVAC units; and

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

WHEREAS, the City issued a RFB for these professional services in May 2022 that was consistent with the City's purchasing ordinance; and

WHEREAS, the City received only one bid proposal in response to the posting of the RFB.

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 City Council authorizes the City Manager to execute a Professional Services Agreement with Seaside Heating and Air in an amount of \$3,960 per year for quarterly HVAC maintenance service, and \$7,500 per year for unforeseen, as-needed repairs, for a total not-to-exceed amount of \$11,460 per year for Fiscal Year 2022/23.
3. 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 budgeted in each subsequent year.
4. That the City Council authorizes the City Manager to approve a one-time purchase and installation of two rooftop HVAC units at City Hall, in an amount of

\$26,800, and a 10% (\$2,680) contingency amount for unforeseen repairs, for a total not to exceed amount of \$29,480 for FY 2022/23.

5. That the City Council authorizes the City Manager to approve a one-time purchase and installation of a HVAC central control system for City Hall, in an amount of \$14,400, and a 10% (\$1,440) contingency amount for unforeseen repairs, for a total not to exceed amount of \$15,840 for FY 2022/23.
6. That the City Council authorizes a transfer of \$21,000 from the General Fund Facilities budget unit to the City CIP fund to provide sufficient funding for the HVAC replacements.
7. That the City Council authorizes the City Treasurer to amend the FY 2022/23 Adopted Budget accordingly.

PASSED AND ADOPTED this 13th day of July, 2022, at a regular meeting of the City Council of the City of Solana Beach, California by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: July 13, 2022
ORIGINATING DEPT: Engineering Department
SUBJECT: **City Council Consideration of Resolution 2022-089 Accepting the Project as Complete and Authorizing the City Clerk to File a Notice of Completion for the Americans with Disabilities Act (ADA) Pedestrian Ramps Project**

BACKGROUND:

At the April 13, 2022 City Council meeting, the City Council awarded a construction contract for the ADA Pedestrian Ramps, Bid No. 2022-04, to Miramar General Engineering. This project is funded by the Fiscal Year (FY) 2021/22 Community Development Block Grant (CDBG) for construction of ADA pedestrian ramps at various public street intersections.

This item is before the City Council for the consideration of Resolution 2022-089 (Attachment 1) to report the final project costs, accept the project as complete and direct the City Clerk to file a Notice of Completion (NOC).

DISCUSSION:

Miramar General Engineering (Contractor) completed all work on this project in accordance with the approved plans and specifications of Bid No. 2022-04 to the satisfaction of the City Engineer. The City will release the retention, in the amount of \$2,585, thirty-five (35) days after the Notice of Completion is approved by the City Council.

CEQA COMPLIANCE STATEMENT:

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

CITY COUNCIL ACTION:

FISCAL IMPACT:

The project was completed within budget and at the original contract amount of \$51,800. There were no change orders issued during the construction of this project. The City Council had authorized an \$8,000 construction contingency for unanticipated changes, but the contingency was not used. The contract is funded with a CDBG grant in the amount of \$63,418. The City will request that unexpended CDBG funds be carried over to a future year.

WORK PLAN:

This project was not identified in the FY 2021/22 Work Plan.

OPTIONS:

- Adopt Staff recommendation.
- Deny Staff recommendation and provide direction.

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council adopt Resolution 2022-089:

1. Authorizing the City Council to accept, as complete, the ADA Pedestrian Ramps, Bid No. 2022-04, constructed by Miramar General Engineering.
2. Authorizing the City Clerk to file a Notice of Completion.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2022-089

RESOLUTION 2022-089

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, ACCEPTING AS COMPLETE THE AMERICANS WITH DISABILITIES ACT (ADA) PEDESTRIAN RAMPS PROJECT, BID NO. 2022-04, AND AUTHORIZING THE CITY CLERK TO FILE A NOTICE OF COMPLETION

WHEREAS, the Americans with Disabilities Act (ADA) Pedestrian Ramps Project, funded by a Community Development Block Grant (CDBG), has been completed in accordance with the plans and specifications included as part of the construction contract with Miramar General Engineering to the satisfaction of the City Engineer.

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 accepts as complete the ADA Pedestrian Ramps Project, Bid No. 2022-04, constructed by Miramar General Engineering.
3. That the City Council authorizes the City Clerk to file a Notice of Completion for the project.

PASSED AND ADOPTED this 13th day of July, 2022, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk



STAFF REPORT

CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: July 13, 2022
ORIGINATING DEPT: City Manager Department/City Attorney's Office
SUBJECT: **City Council Consideration and Potential Adoption of Resolution 2022-095 Authorizing Remote Teleconference Meetings of the Legislative Bodies of the City for the Period of July 14, 2022 through August 13, 2022 Pursuant to the Brown Act and Continuing Emergency**

BACKGROUND:

On March 11, 2020, the World Health Organization (WHO) declared COVID-19, the illness caused by the novel coronavirus, a pandemic, pointing at that time to over 118,000 cases of COVID-19 in over 110 countries and territories around the world and the sustained risk of further global spread. This was preceded by declarations of emergency by both the County of San Diego and State of California on February 14, 2020, and March 4, 2020, respectively, followed by a federal emergency declaration on March 13, 2020, as a result of the threat posed by COVID-19. On March 16, 2020, pursuant to Section 2.28.060(A)(1) of the Solana Beach Municipal Code (SBMC), the Director of Emergency Services/City Manager proclaimed a state of local emergency in the City of Solana Beach due to COVID-19, which was ratified by the City Council through adoption of Resolution 2020-036.

Since that time, there have been numerous Orders and Guidance by the California Department of Public Health (CDPH) and the Health Officer of the County of San Diego to curtail the spread of COVID-19. On March 17, 2020, Governor Newsom issued Executive Order No. N-29-20, suspending the Ralph M. Brown Act's requirements for teleconferencing during the COVID-19 pandemic provided that notice and accessibility requirements are met, the public members are allowed to observe and address the legislative body at the meeting, and that a legislative body of a local agency has a procedure for receiving and swiftly resolving requests for reasonable accommodation for individuals with disabilities, as specified. Pursuant to Executive Order No. N-29-20, the

COUNCIL ACTION:

City Council and City Commissions have met by remote teleconferencing following applicable requirements, preserving and nurturing public access and participation in meetings while preserving public health and safety.

On June 11, 2021, Governor Newsom issued Executive Order N-08-21 to roll back certain provisions of his COVID-19-related Executive Orders and to clarify that other provisions remained necessary to help California respond to, recover from and mitigate the impacts of the COVID-19 pandemic. Paragraph 42 of Executive Order N-08-21 waived and set forth certain requirements related to public meetings of local legislative bodies and specified that it would be valid through September 30, 2021.

On September 16, 2021, Governor Newsom signed into law Assembly Bill 361 (AB 361), which pertains to the same subject matter as Paragraph 42 of Executive Order N-08-21, which took effect immediately pursuant to an urgency clause, and which amended the Brown Act, in Government Code section 54953(e)(1)(B), to allow local legislative bodies to continue meeting by teleconference during a gubernatorial proclaimed state of emergency if the local legislative body determines, by majority vote, that as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees.

On October 13, 2021, the City Council adopted Resolution 2021-120 authorizing remote teleconference meetings of the legislative bodies of the City for the period of October 13, 2021 through November 12, 2021 pursuant to the new provisions of the Brown Act. If the state of emergency remains active, or state or local officials have imposed or recommended measures to promote social distancing, in order to continue to remote teleconference, Government Code section 54953(e)(3) requires that every thirty (30) days, the City Council make certain findings by majority vote.

On November 10, 2021, the City Council adopted Resolution 2021-127 authorizing continued teleconference meetings of the legislative bodies of the City for the period of November 10, 2021 through December 10, 2021 pursuant to the new provisions of the Brown Act. On December 8, 2021, the City Council adopted Resolution 2021-137 authorizing continued teleconference meetings through January 7, 2022. On December 15, 2021, the City Council adopted Resolution 2021-141 authorizing continued teleconference meetings through January 14, 2022. On January 12, 2022, the City Council adopted Resolution 2022-008 authorizing continued teleconference meetings through February 11, 2022. On February 9, 2022, the City Council adopted Resolution 2022-015 authorizing continued teleconference meetings through March 12, 2022. On March 9, 2022, the City Council adopted Resolution 2022-023 authorizing continued teleconference meetings through April 8, 2022. On June 7, 2022, the City Council adopted Resolution 2022-072 authorizing teleconference meetings to resume through July 6, 2022. On June 22, 2022, the City Council adopted Resolution 2022-081 authorizing continued teleconference meetings through July 22, 2022.

This item before the City Council is to consider and adopt Resolution 2022-095 (Attachment 1) reconsidering the circumstances of the state of local emergency and

authorizing continued remote teleconference meetings of the legislative bodies of the City for the period of July 14, 2022 through August 13, 2022 pursuant to the provisions of the Brown Act and in light of the continuing direct impact on the ability of the members to meet safely in person.

DISCUSSION:

There has been a resurgence of COVID-19 cases and COVID-19 hospitalizations are up 44 percent in California as of May 31, 2022.¹ According to a May 18, 2022 USA Today report, in a White House briefing, health officials said that COVID-19 infections continue to rise, driven by new and more infectious omicron subvariants, waning immunity from both vaccines and previous infections and fewer people masking up.² A rising tide of omicron subvariants is in part behind the rise. There are now at least four omicron subvariants circulating in the United States. The newer strains are even more infectious than previous strains, adding to the increase in cases.³

On June 6, 2022, City Hall became an outbreak site under the California Department of Industrial Relations, Division of Occupational Safety and Health's COVID-19 Prevention Emergency Temporary Standards. Those Emergency Temporary Standards were last updated on May 6, 2022 and impose an ongoing requirement on employers to assess workplace hazards and implement controls to prevent transmission of disease. When there have been at least three employee COVID-19 cases who have visited the same City building within 14 days, additional precautions are required under Cal/OSHA's workplace standards. As of July 6, 2022, the Marine Safety Department has officially reached an outbreak with three (3) confirmed cases over the past fourteen (14) days.

Cases of COVID-19 continue to increase in the region and County Health and Human Services reported last week increases in the following metrics: (1) there were 2,048 COVID-19 cases on June 29, 2022, which is the highest single-day total since mid-February; (2) Average Daily Case Rate per 100,000 increased from 41.1 for the prior week to 41.4; (3) Testing Positivity is now up to 13.9%, up from 13.2 the prior week and keeping this metric in the "High Transmission" level of 10.0% or greater; (4) the Weekly Case Rate has increased from 288.6 to 292.3, keeping the County well within the "High Transmission" Case Rate threshold of over 100.0 for Community Transmission; (5) hospitalizations were 335, up from 280 the prior week; and (6) the number of intensive care unit patients increased from 26 to 36 this week.

The growing case counts are prompting the County, consistent with the state's [SMARTER Plan](#), to remind San Diegans to continue using established protective measures. This includes the State's strongly recommended guidance of voluntary masking when out in public. Masking is particularly important when traveling or moving

¹ <https://www.beckershospitalreview.com/public-health/covid-19-cases-tick-up-in-9-states.html>

² <https://www.usatoday.com/story/news/health/2022/05/18/omicron-waning-immunity-rising-covid-cases/9823740002/>

³ *Ibid.*

through crowded indoor spaces, as is avoiding large gatherings, especially if you are immunocompromised.

The Omicron and Delta variants have caused, and will continue to cause, conditions of imminent peril to the health safety of persons within the City that are likely beyond the control of services, personnel, equipment and facilities of the City and there is a risk of new variants emerging. In other words, the local emergency continues and as a result, meeting in person would present imminent risks to the health or safety of attendees.

All meetings of the City's legislative bodies are open and public, as required by the Brown Act (California Government Code §§54950 – 54963), so that any member of the public may attend, participate and watch the City's legislative bodies conduct their business. The recently amended Brown Act, Government Code section 54953(e)(1)(B), allows local legislative bodies to hold a meeting by teleconference during a gubernatorial proclaimed state of emergency for the purpose of determining, by majority vote, whether as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees.

If the state of emergency remains active, or state or local officials have imposed or recommended measures to promote social distancing, in order to continue to remote teleconference, Government Code section 54953(e)(3) requires that every thirty (30) days, the City Council make the following findings by majority vote:

(A) The legislative body has reconsidered the circumstances of the state of emergency.

(B) Any of the following circumstances exist:

(i) The state of emergency continues to directly impact the ability of the members to meet safely in person.

(ii) State or local officials continue to impose or recommend measures to promote social distancing.

Resolution 2022-095 (Attachment 1) would make the necessary findings under Government Code section 54953(e)(3) and authorize the City's legislative bodies to continue meeting by remote teleconferencing within the requirements of applicable law. To continue to meet by remote teleconference, Council will be required to revisit the Resolution within thirty (30) days and find that the state of emergency continues to directly impact the ability of the members to meet safely in person pursuant to Government Code section 54953(e)(3).

CEQA COMPLIANCE STATEMENT:

The proposed City Council action is not subject to the California Environmental Quality Act (CEQA) pursuant to the CEQA Guidelines, California Code of Regulations, Title 14,

Chapter 3, Sections: 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment); 15060(c)(3) (the activity is not a project as defined in Section 15378); and 15061(b)(3), because the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Because there is no possibility that the Resolution may have a significant adverse effect on the environment, the action is exempt from CEQA.

FISCAL IMPACT:

There are no direct fiscal impacts related to the adoption of the Resolution.

WORK PLAN:

N/A

OPTIONS:

- Approve Staff recommendation.
- Approve Staff recommendation with modifications consistent with the Brown Act.
- Do not approve Staff recommendations and resume in person meetings.
- Provide direction / feedback.

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council adopt Resolution 2022-095, authorizing remote teleconference meetings of the legislative bodies of the City for the period of July 14, 2022 through August 13, 2022 pursuant to the provisions of the Brown Act.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager/Director of Emergency Services

1. Resolution 2022-095

RESOLUTION 2022-095

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AUTHORIZING CONTINUED REMOTE TELECONFERENCE MEETINGS OF THE LEGISLATIVE BODIES OF THE CITY OF SOLANA BEACH FOR THE PERIOD OF JULY 14, 2022 THROUGH AUGUST 13, 2022 PURSUANT TO THE BROWN ACT AND CONTINUING EMERGENCY

WHEREAS, the City of Solana Beach (“City”) is committed to preserving and nurturing public access and participation in meetings of the City Council and the City’s commissions; and

WHEREAS, all meetings of the City’s legislative bodies are open and public, as required by the Ralph M. Brown Act (California Government Code §§54950 – 54963), so that any member of the public may attend, participate and watch the City’s legislative bodies conduct their business; and

WHEREAS, the Brown Act, Government Code section 54953(e), makes provisions for remote teleconferencing participation in meetings by members of a legislative body, without compliance with the requirements of Government Code section 54953(b)(3), subject to the existence of certain conditions; and

WHEREAS, the recently amended Brown Act, Government Code section 54953(e)(1)(B), allows local legislative bodies to hold a meeting by teleconference during a gubernatorial proclaimed state of emergency for the purpose of determining, by majority vote, whether as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees; and

WHEREAS, on March 4, 2020, Governor Newsom declared a state of emergency due to the Coronavirus (“COVID-19”) pandemic, which remains in effect; and

WHEREAS, on March 16, 2020, the City Manager, acting as the Director of Emergency Services, did proclaim the existence of a local state of emergency within the City, pursuant to Section 2.28.060(A)(1) of the Solana Beach Municipal Code and Section 8625 of the California Emergency Services Act (California Government Code §§8550 *et. seq.*), as a result of the Coronavirus (COVID-19) pandemic, which was ratified by the City Council on March 19, 2020 through the adoption of Resolution 2020-036; and

WHEREAS, pursuant to Resolution 2020-036, the local emergency was deemed to continue to exist until its termination is proclaimed by the City Council of the City of Solana Beach and the local emergency does continue to exist; and

WHEREAS, COVID-19 continues to threaten the health and lives of City residents;
and

ATTACHMENT 1

WHEREAS, the SARS-CoV-2 Delta Variant (Delta Variant) is highly transmissible in indoor settings, breakthrough cases are becoming more common and hospitalizations have increased throughout San Diego County; and

WHEREAS, on July 28, 2021, the California Department of Public Health issued guidance for the use of face coverings stating that the Delta Variant is two times as contagious as early COVID-19 variants, leading to increasing infections, the Delta Variant accounts for over 80% of cases sequenced, and cases and hospitalizations of COVID-19 are rising throughout the state; and

WHEREAS, updated as of August 13, 2021, the Center for Disease Control and Prevention recommends staying at least six (6) feet from other people; and

WHEREAS, the California Department of Industrial Relations, Division of Occupational Safety and Health's COVID-19 Prevention Emergency Temporary Standards were updated on June 17, 2021, are still in effect and place an ongoing requirement on employers to assess workplace hazards and implement controls to prevent transmission of disease, which may include circumstances in which employers determine that physical distancing is necessary in their workplace; and

WHEREAS, on October 13, 2021, the City Council held a regular meeting for the purpose of determining, by majority vote, whether as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees, made such a determination and adopted Resolution 2021-120 authorizing remote teleconference meetings of the legislative bodies of the City for the period of October 13, 2021 through November 12, 2021 pursuant to the new provisions of the Brown Act; and

WHEREAS, on November 10, 2021, the City Council reconsidered the circumstances of the state of emergency and adopted Resolution 2021-127 authorizing continued teleconference meetings of the legislative bodies of the City for the period of November 10, 2021 through December 10, 2021 pursuant to the new provisions of the Brown Act; and

WHEREAS, according to the Center for Disease Control and Prevention (CDC), a new strain of COVID-19, known as Omicron, has emerged; and

WHEREAS, on November 24, 2021, this new variant B.1.1.529, was reported to the World Health Organization (WHO); and

WHEREAS, on November 26, 2021, WHO named B.1.1.529 Omicron and classified it as a Variant of Concern (VOC); and

WHEREAS, on November 30, 2021, the United States designated Omicron as a

Variant of Concern; and

WHEREAS, on December 1, 2021, the first confirmed U.S. case of Omicron was identified; and

WHEREAS, on December 8, 2021, the City Council adopted Resolution 2021-137 authorizing continued teleconference meetings through January 7, 2022; and

WHEREAS, on December 9, 2021, the CDC reported that we do not yet know how easily Omicron spreads, the severity of illness it causes, or how well available vaccines and medications work against it; and

WHEREAS, on December 15, 2021, the City Council adopted Resolution 2021-141 authorizing continued teleconference meetings through January 14, 2022; and

WHEREAS, on January 3, 2022, the County of San Diego Health and Human Services Agency issued an Order of the Health Officer requiring isolation of persons diagnosed with, or likely to have COVID-19 to slow the spread of COVID-19 and prevent the healthcare system in San Diego County from being overwhelmed; and

WHEREAS, on April 22, 2022, the California Department of Industrial Relations, Division of Occupational Safety and Health updated its COVID-19 Prevention Emergency Temporary Standards, imposing an ongoing requirement on employers to assess workplace hazards and implement controls to prevent transmission of disease. When there have been at least three employee COVID-19 cases who have visited the same City building within 14 days, additional precautions are required under Cal/OSHA's workplace standards; and

WHEREAS, on June 6, 2022, City Hall became an outbreak site under the California Department of Industrial Relations, Division of Occupational Safety and Health's COVID-19 Prevention Emergency Temporary Standards; and

WHEREAS, cases of COVID-19 continue to increase in the region and County Health and Human Services reported this week increases in the following metrics: (1) there were 2,048 COVID-19 cases on June 29, 2022, which is the highest single-day total since mid-February; (2) Average Daily Case Rate per 100,000 has increased from 41.1 for the prior week to 41.4; (3) Testing Positivity is now up to 13.9%, up from 13.2 the prior week and keeping this metric to the "High Transmission" level of 10.0% or greater; (4) the Weekly Case Rate has increased from 288.6 to 292.3, keeping the County well within the "High Transmission" Case Rate threshold of over 100.0 for Community Transmission; (5) hospitalizations were 335, up from 280 the prior week; and (6) the number of intensive care unit patients increased from 26 to 36 this week; and

WHEREAS, the growing case counts are prompting the County, consistent with the state's [SMARTER Plan](#), to remind San Diegans to continue using established protective measures. This includes the State's strongly recommended guidance of voluntary masking when out in public. Masking is particularly important when traveling or moving through crowded indoor spaces, as is avoiding large gatherings, especially if you are immunocompromised; and

WHEREAS, on June 7, 2022, the City Council held a special meeting for the purpose of determining, by majority vote, whether as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees, and adopted Resolution 2022-072 authorizing teleconference meetings to resume through July 6, 2022; and

WHEREAS, on June 22, 2022, the City Council adopted Resolution 2022-081 authorizing continued teleconference meetings through July 22, 2022; and

WHEREAS, as of July 6, 2022, the Marine Safety Center is now an outbreak site under the California Department of Industrial Relations, Division of Occupational Safety and Health's COVID-19 Prevention Emergency Temporary Standards with at least three employee COVID-19 cases who have visited the Center within the last 14 days, and requiring additional precautions be taken; and

WHEREAS, the Omicron and Delta variants have caused, and will continue to cause, conditions of imminent peril to the health safety of persons within the City that are likely beyond the control of services, personnel, equipment and facilities of the City and there is a risk of new variants emerging and the outbreak spreading; and

WHEREAS, the state of emergency remains active.

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

1. That the above recitations are true and correct and incorporated herein as findings.
2. That the City Council has reconsidered the circumstances of the state of emergency.
3. That state of emergency continues to directly impact the ability of the members to meet safely in person.

4. That the meetings of the legislative bodies of the City of Solana Beach, including the City Council, standing committees and citizen commissions, shall meet by remote teleconferencing in compliance with applicable law.
5. That the City Manager and Staff are hereby authorized and directed to take all actions necessary to carry out the intent and purpose of this Resolution including, conducting open and public meetings in accordance with Government Code section 54953(e) and other applicable provisions of the Brown Act.
6. That this Resolution shall take effect on July 14, 2022, and shall be effective until the earlier of (a) August 13, 2022 or (b) such time as the City Council adopts a subsequent resolution in accordance with Government Code section 54953(e)(3) to extend the time during which the legislative bodies of the City may continue to teleconference without compliance with Government Code section 54953(b)(3).

PASSED AND ADOPTED this 13th day of July, 2022, at a regular meeting of the City Council of the City of Solana Beach, California by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk



STAFF REPORT

CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: July 13, 2022
ORIGINATING DEPT: Public Works/Engineering Department
SUBJECT: **City Council Consideration of Resolution 2022-083 Authorizing the City Manager to Award a Sole-Source Construction Contract to T.B Penick & Sons, Inc., for the Fletcher Cove Park Lithocrete Concrete Restoration**

BACKGROUND:

As part of routine public works tasks, various inspections and maintenance activities are performed on City infrastructure, including repairing and cleaning of existing Lithocrete concrete areas. Due to significant usage, the concrete walkways within Fletcher Cove Park are experiencing partial damage and deterioration beyond in-house Staff's ability to repair them. Staff determined that the existing Lithocrete concrete areas need to be properly repaired, cleaned, and sealed.

This item is before the City Council for the consideration of Resolution 2022-083 (Attachment 1) authorizing the City Manager to award a sole-source contract to T.B Penick & Sons, Inc., for the Fletcher Cove Park Lithocrete Concrete restoration project, in the amount of \$95,472, including a construction contingency of approximately 23% for unforeseen changes.

DISCUSSION:

When Fletcher Cove Park was designed and constructed in 2006, the original construction contract specified the use of Lithocrete for all concrete work including all walking surfaces, the amphitheater seating area and connecting stairs. Lithocrete is a proprietary architectural concrete installation using specific concrete mix design and artistic hand seeded finishing products. There are only two contractors in California certified to install Lithocrete, T.B Penick & Sons, Inc. (T.B Penick) and Shaw & Sons (based in Orange County). T.B Penick is a local company and successfully completed Lithocrete concrete work at Fletcher Cove Park, Cliff Street Bridge, Rosa Street Bridge, and the Highway 101 west side improvements. T.B Penick has also performed several spot repairs in various locations in the City, upon requests by Staff.

COUNCIL ACTION:

Staff recommends the Lithocrete Concrete Restoration Project contract be awarded to T.B Penick as a Sole-Source vendor. Processing a formal construction contract for performing such specialized repair work may not produce a lower cost or better product because there are only two contractors in California who can install Lithocrete. Since this is a small project and T.B Penick is a local contractor, T,B, Penick should be able to provide better pricing than a contractor from Orange County for a minor repair project. Additionally, T.B Penick would provide the City with the best end-product because of their prior work experience at Fletcher Cove Park. Advertising a contract for this project would be “unavailing” to the City because it would not produce a better contractor or a lower repair cost. Therefore, if so desired, the City Council may sole source the contract for this repair project to T.B Penick.

City Staff has developed a list identifying quantities of damaged concrete spots within four geographic areas of the Fletcher Cove Park. The list also identifies areas such as the Boardwalk, Sun Plaza, and Art Node that need to be cleaned, stained, and sealed. In addition, approximately 300 liner feet of caulking replacement and 100 feet of brass insert repairs are proposed throughout Fletcher Cove Park.

During deliberation on the Council Work Plan agenda item on June 22, 2022, Council directed Staff to take a proactive role of this concrete repair project and consider additional repairs to areas that are showing signs of deterioration but not yet damaged enough to raise to the level of immediate repair status. Keeping this direction in mind, Staff is recommending a larger than normal contingency percentage of 23% in the amount of \$17,852 to cover additional repair areas as well as to cover for unforeseen conditions. Below is a table of the proposed work with corresponding estimated cost of repair.

T.B PENICK & SONS, INC., PROPOSAL

Work Performed	Quantity	Price
Concrete Patching	150	\$21,715
Concrete Repair	1	\$7,130
Stair Nosing’s Repair	30	\$13,280
Caulking Replacement	300 LF	\$625
Brass Inserts	1,500 LF	\$6,995
Clean & Seal Paving	4,845 SF	\$14,125
Clean, Stain & Seal: Sun Plaza & Art Node	2,030 SF	\$13,750
	TOTAL	\$77,620
	23% Construction Contingency	\$17,852
	TOTAL With Contingency Amount	\$95,472

CEQA COMPLIANCE STATEMENT:

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

FISCAL IMPACT:

Council is being asked to consider approval of a contract with T.B Penick & Sons, Inc., as a sole-source vendor. The compensation under consideration is \$77,620, and the recommended contingency amount is \$17,852 (23%), for a total amount of \$95,472, for the Fletcher Cove Park Lithocrete Concrete Restoration project. After completion of the project, complete construction costs will be reported to the City Council as part of filing the Notice of Completion. This project is included in the Fiscal Year 2022/2023 Capital Improvement Program and is being funded by the Sand Replenishment/Retention and Coastal Access CIP fund.

WORK PLAN:

This project is included in the Fiscal Year 2022/23 Work Plan in the Community Character Priorities – Capital Projects section under the Fletcher Cove Park and Community Center Maintenance, Priority Item 8.

OPTIONS:

- Approve Staff recommendation.
- Do not approve Staff recommendation.
- Provide direction to Staff.

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council adopt Resolution 2022-083 authorizing the City Manager to award a contract to T.B Penick & Sons, Inc., as a sole-source vendor, in the amount of \$77,620, and the recommended contingency amount of \$17,852 (23%), for a total amount of \$95,472, for the Fletcher Cove Park Lithocrete Concrete Repairs.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2022-083

RESOLUTION 2022-083

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING A SOLE-SOURCE CONSTRUCTION CONTRACT WITH T.B. PENICK & SONS, INC., FOR THE FLETCHER COVE PARK LITHOCRETE CONCRETE RESTORATION, IN AN AMOUNT OF \$77,620, AND A CONTINGENCY AMOUNT OF \$17,8522 (23%), FOR A TOTAL AMOUNT OF \$95,472

WHEREAS, as part of routine public works tasks, various inspections and maintenance activities are performed on City infrastructure, including cleaning and sealing of existing Lithocrete concrete areas. As part of this routine maintenance, Staff determined that the existing Lithocrete concrete areas located at the Fletcher Cove Park need to be cleaned, sealed, and repaired; and

WHEREAS, Lithocrete is a proprietary architectural concrete. T.B Penick & Sons, Inc., is certified to install Lithocrete.; and

WHEREAS, conducting a formal Request for Proposal would not produce a better product or a lower price for repairs of the existing Lithocrete concrete at Fletcher Cove Park; and

WHEREAS, Staff recommends a sole-source construction project be awarded to T.B Penick & Sons, Inc., for the Fletcher Cove Park Lithocrete Restoration, in an amount of \$77,620; and

WHEREAS, Staff recommends a construction contingency of \$17,852 (23%) for unforeseen changes.

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

1. That the above recitations are true and correct.
2. That the City Council authorizes the City Manager to execute a Sole-Source Construction Contract with T.B Penick & Sons, Inc., at an amount of \$77,620, and a contingency amount of \$17,852 (23%), for a total amount of \$95,472, for the Fletcher Cove Park Lithocrete Restoration project, for Fiscal Year 2022/23.
3. That the City Council authorizes the City Manager to approve cumulative change orders up to the construction contingency amount.

PASSED AND ADOPTED this 13th day of July 2022, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk



STAFF REPORT

CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: July 13, 2022
ORIGINATING DEPT: Public Works/Engineering Department
SUBJECT: **City Council Consideration of Resolution 2022-075 Awarding an Agreement for Dead Animal Disposal and Pest-Rodent Control Services with Habitat Protection, Inc.**

BACKGROUND:

In April 2022, a Request for Proposals (RFP) for dead animal disposal and pest-rodent control services was posted to eBidboard (the City's electronic procurement system) to solicit proposals from private industry service providers. The City sought proposals for Pest Control Services at City Facilities which included as-needed rodent control services at City facilities, beach accesses, and City parks in addition to as-needed dead animal disposal services.

The City is seeking these services for City Hall, La Colonia Community Center, the Fire Station, the Public Works Maintenance Facility, the Marine Safety Building, the Fletcher Cove Community Center and, for the dead animal disposal services, City-wide. The City received two proposals by the May 24, 2022 closing date.

This item is before the City Council for the consideration of Resolution 2022-075 (Attachment 1) authorizing the City Manager to enter into a Professional Service Agreement (PSA) for dead animal disposal and pest-rodent control services with Habitat Protection, Inc. (HPI) for a period of one-year, effective July 1, 2022, at a not-to-exceed amount of \$9,960.00, with the option to extend the PSA with HPI for four additional one-year terms at the City's discretion.

DISCUSSION:

In April 2022, the City posted a RFP on eBidboard for dead animal disposal and pest-rodent control services. The City received two proposals. Proposals were evaluated by in-house Staff based on qualifications, previous experience, ability to respond to

COUNCIL ACTION:

emergency service calls, and compliance with City specifications. Staff determined that HPI is a better fit for the City’s need. Further, HPI has provided reliable services to the City in the past. A summary of the required services and costs is detailed in the table below.

Habitat Protection Inc.				Critter Gitters			
Locations: for Pest Control	Quantity	Unit Price	Total	Locations: for Pest Control	Quantity	Unit Price	Total
City Hall	12	\$62.00	\$744.00	City Hall	12	\$72.00	\$864.00
Fire Station	12	\$46.00	\$552.00	Fire Station	12	\$72.00	\$864.00
La Colonia Park	12	\$43.00	\$516.00	La Colonia Park	12	\$65.00	\$780.00
Public Works Maintenance yard	12	\$43.00	\$516.00	Public Works Maintenance yard	12	\$65.00	\$780.00
Marine Safety Building	12	\$43.00	\$516.00	Marine Safety Building	12	\$55.00	\$660.00
Fletcher Cove Community Center	12	\$43.00	\$516.00	Fletcher Cove Community Center	12	\$40.00	\$480.00
		Total	\$3,360.00			Total	\$4,428.00
As-needed Rodent Control Services	1	\$1,600 Per Fiscal Year		As-needed Rodent Control Services	1	\$1,600 Per Fiscal Year	
As-needed Dead Animal Disposal Services	1	\$5,000 Per Fiscal Year		As-needed Dead Animal Disposal Services	1	\$5,000 Per Fiscal Year	
		Total with As-needed services	\$9,960.00			Total with As-needed services	\$11,028.00

The PSA is structured to provide “as-needed services” such as dead animal disposal services and rodent control services. The PSA also includes unanticipated components such as emergency/on-call services and as-needed services such as weekend 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 of \$5,000 be included in the contract to cover the costs 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 or the not-to-exceed amount approved by the City Council. If at any time during the terms of this PSA it is determined that the amount of the as-needed services may be exceeded, Staff will return to the City Council to appropriate additional funding.

CEQA COMPLIANCE STATEMENT:

All work covered by this agreement is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301(b) of the State CEQA Guidelines.

FISCAL IMPACT:

A total of \$9,960.00 is budgeted in Animal Control/Professional Services for the Professional Services Agreement with Habitat Protection, Inc. sufficient funding will be allocated in future budgets if the agreement is approved.

WORK PLAN:

N/A

OPTIONS:

- Adopt Staff recommendations.
- Provide direction to Staff and award a modified maintenance contract.
- Reject maintenance proposal and provide direction to Staff.

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council adopt Resolution 2022-075:

1. Authorizing the City Manager to execute a Professional Services Agreement with Habitat Protection, Inc. at an amount not-to-exceed \$9,960 for dead animal disposal and pest-rodent control services, and as-needed services for Fiscal Year 2022/23.
2. Authorizing the City Manager to extend the Professional Services Agreement with Habitat Protection Inc., on a yearly basis, for up to four additional one-year terms, at the City's option.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution No. 2022-075

RESOLUTION 2022-075

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH HABITAT PROTECTION, INC. IN AN AMOUNT NOT TO EXCEED \$9,960 PER YEAR, WITH OPTIONAL EXTENSIONS OF THE AGREEMENT FOR UP TO FOUR ADDITIONAL ONE YEAR TERMS AT THE CITY MANAGER'S DISCRETION

WHEREAS, the work associated with the dead animal disposal and pest-rodent control services contract has been classified as a service contract or professional service instead of a public works construction project per section 20161 of the Public Contract Code (PCC); and

WHEREAS, a flexible contracting process involving dead animal disposal and pest-rodent control services and related services facilitates a more efficient and convenient management of City's affairs; and

WHEREAS, the Request for Proposals (RFP) process provides a more efficient and effective method for hiring a dead animal disposal and pest-rodent control services 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 authorizes the City Manager to execute a Professional Services Agreement with Habitat Protection, Inc. at an amount not-to-exceed \$9,960 for dead animal disposal and pest-rodent control services, and as-needed services for Fiscal Year 2022/23.

3. That the City Council authorizes the City Manager to extend the Professional Services Agreement with Habitat Protection Inc., on a yearly basis, for up to four additional one-year terms at the City's option.

PASSED AND ADOPTED this 13th day of July 2022, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: July 13, 2022
ORIGINATING DEPT: City Manager's Department
SUBJECT: **City Council Consideration of Resolution 2022-096 Authorizing the City Manager to Execute a Right-of-Entry and Reciprocal License Agreement for Parking with Brixton Cove, LLC**

BACKGROUND:

On August 16, 1982, the predecessor owners of City-owned property located at 140 South Sierra Avenue and the property owned by Brixton Cove, LLC (Brixton) at 120 South Sierra, entered into a Mutual Easement and Parking Agreement that was recorded in the Official Records of the San Diego County Recorder's Office as Document Number 82-254321 on August 17, 1982 (Agreement). The Agreement, which identifies the City Property as the "Horton Parcel" and the Brixton Property as the "Chart House Parcel", granted reciprocal parking rights to the respective owners, tenants, employees, visitors and invitees of those properties on terms and conditions for a period of forty (40) years, expiring August 15, 2022. As the current Agreement provides essential parking for visitors to the nearby Fletcher Cove Park and Fletcher Cove Beach Access in furtherance of Coastal Development Permit No. 6-05-040, and to a number of neighboring businesses in the area, Staff recommends extending the reciprocal parking arrangement for a period of two years as originally contemplated in the Agreement.

This item is before the City Council for the consideration of Resolution 2022-096 (Attachment 1) authorizing the City Manager to execute a Right-of-Entry and Reciprocal License Agreement for Parking, in a form acceptable to the City Attorney, with Brixton Cove, LLC (Brixton) for a period of two years, effective August 15, 2022.

DISCUSSION:

Pursuant to the existing Agreement, the City and Brixton have granted one another reciprocal parking rights whereby approximately twenty-six parking spaces on a portion

COUNCIL ACTION:

of the City-owned parking lot located at 140 South Sierra Avenue are made available for use by Brixton and its tenants, employees and visitors, between the hours of 7:00 AM and 5:00 PM, Monday through Friday of each week, excluding weekends and holidays. Also under the Agreement, Brixton has granted to the City its parking spaces located on their property at 120 South Sierra Avenue, for use by the City, its employees and agents and the public between the hours 5:00 PM and 2:00 AM Monday through Friday, over weekends and on holidays. Given the importance of this parking resource to the City's visitors, residents and local businesses, Staff recommends extending this reciprocal parking Agreement through execution of a Right-of-Entry and Reciprocal License Agreement for Parking, under the same terms and conditions, in a form acceptable to the City Attorney.

CEQA COMPLIANCE STATEMENT:

The proposed City Council action is not subject to the California Environmental Quality Act (CEQA) pursuant to the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, Sections: 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment); 15060(c)(3) (the activity is not a project as defined in Section 15378); and 15061(b)(3), because the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Because there is no possibility that the Resolution may have a significant adverse effect on the environment, the action is exempt from CEQA.

FISCAL IMPACT:

There is no direct fiscal impact to the City that would result from approval of Resolution 2022-093 and all parking associated with the action would be available at no fee or cost to the public or to the City.

WORK PLAN:

N/A

OPTIONS:


- Adopt Staff recommendation.
- Provide alternative direction to Staff.
- Reject the proposed Right-of-Entry and Reciprocal License Agreement for Parking and provide direction to Staff.

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council adopt Resolution 2022-096 authorizing the City Manager to execute a Right-of-Entry and Reciprocal License Agreement for Parking, in a form acceptable to the City Attorney, with Brixton Cove, LLC for a period of two years, effective August 15, 2022.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2022-096

RESOLUTION 2022-096

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE A RIGHT-OF-ENTRY AND RECIPROCAL LICENSE AGREEMENT FOR PARKING WITH BRIXTON COVE, LLC

WHEREAS, the City of Solana Beach (“City”) is the owner of that certain real property located in the City of Solana Beach, County of San Diego, California at 140 South Sierra Avenue (“City Property”); and

WHEREAS, Brixton Cove, LLC (“Brixton”) is the owner of that certain real property located in the City of Solana Beach, County of San Diego, California, at 120 South Sierra Avenue directly adjacent and to the north of the City Property (“Brixton Property”); and

WHEREAS, the predecessor owners of the City Property and the Brixton Property entered into that certain Mutual Easement and Parking Agreement, dated August 16, 1982, that was recorded in the Official Records of the San Diego County Recorder’s Office as Document Number 82-254321 on August 17, 1982 (“Easement”); and

WHEREAS, the Easement, which identifies the City Property as the “Horton Parcel” and the Brixton Property as the “Chart House Parcel”, granted reciprocal parking rights to the respective owners, tenants, employees, visitors and invitees of those properties on terms and conditions more particularly described in the Easement for a term of forty (40) years, expiring August 15, 2022; and

WHEREAS, the City and Brixton wish to enter into a Right-of-Entry and Reciprocal License Agreement (“Agreement”) to provide for reciprocal licenses and access rights to parking on the City Property and the Brixton Property on the same general terms and conditions as the Easement.

WHEREAS, this action is not subject to the California Environmental Quality Act (CEQA) pursuant to the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, Sections: 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment); 15060(c)(3) (the activity is not a project as defined in Section 15378); and 15061(b)(3), because the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Because there is no possibility that this action may have a significant adverse effect on the environment, the action is exempt from CEQA.

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 City Council authorizes the City Manager to execute a Right-of-Entry and Reciprocal License Agreement for Parking, in a form acceptable to the City Attorney, with Brixton Cove, LLC for a period of two years, effective August 15, 2022.

PASSED AND ADOPTED this 13th day of July, 2022, at a regular meeting of the City Council of the City of Solana Beach, California by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk



STAFF REPORT

CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: July 13, 2022
ORIGINATING DEPT: Community Development Department
SUBJECT: **City Council Consideration and Potential Adoption of Resolution 2022-085 Extending COVID-19 Temporary Use Permits (TUPs) For Outdoor Dining Through January 1, 2023**

BACKGROUND:

On March 16, 2020, pursuant to Section 2.28.060(A)(1) of the Solana Beach Municipal Code (SBMC), the Director of Emergency Services/City Manager proclaimed a state of local emergency in the City of Solana Beach due to COVID-19, which was ratified by the City Council through adoption of Resolution 2020-036. Since that time, there have been numerous Orders and Guidance by the California Department of Public Health (CDPH) and the Health Officer of the County of San Diego to curtail the spread of COVID-19. In June 2020, the City Council adopted Resolution 2020-087 which established a COVID-19 Temporary Use Permit process and requirements for temporary outdoor dining. In December 2021, the City Council adopted Resolution 2021-135 extending the COVID-19 TUP Policy through September 6, 2022.

The item before the City Council is to consider the adoption of Resolution 2022-085 (Attachment 1) to further extend COVID-19 Temporary Use Permits for outdoor dining through January 1, 2023.

DISCUSSION:

Since the City Council's approval of the COVID-19 TUP Policy, the City of Solana Beach (City) has conditionally approved 33 COVID-19 TUP applications, 24 of which are for businesses with outdoor dining services. Of the 24 businesses with outdoor dining, 19 of those are utilizing parking areas, two of which (Pillbox Tavern & Saddle Bar) are utilizing public parking spaces. The other five businesses with outdoor dining

COUNCIL ACTION:

are utilizing public and/or private sidewalk areas for the outdoor dining. No new TUP applications have been filed since the April 2021 extension. Temporary outdoor dining activities continue to be utilized by most of the businesses. Other uses that were permitted to conduct outdoor activities due to COVID-19 requirements such as nail salons and hair salons have since eliminated their outdoor activities.

There continues to be a desire by the businesses, business districts, Chamber of Commerce and the public to continue temporary outdoor dining activities. Consequently, Council included in the Fiscal Year (FY) 2022-23 Work Plan the evaluation of maintaining this outdoor dining City-wide in a manner that minimizes conflict with parking.

It should also be noted that Assembly Bill (AB) 61, approved by Governor Newsom on October 8, 2021, impacts certain outdoor dining from January 1, 2022 until January 1, 2024. Per AB 61, under Government Code section 65907(a), to the extent that outdoor expansion mitigates COVID-19 pandemic restrictions on indoor dining, required parking spaces must be reduced by the number of spaces that the local jurisdiction determines are needed to accommodate an expanded outdoor dining area. The current COVID-19 TUP Policy meets the requirements as imposed under Government Code section 65907(a) in allowing outdoor expansion and parking reduction to mitigate Covid-19 pandemic restrictions.

During their discussion and approval of the FY 2022-23 Work Plan, Council supported the extension of the existing TUPs issued for outdoor dining to allow Staff to evaluate the continuation of outdoor dining and to prepare draft regulations under which these dining areas could be permanently maintained. Staff recommends that Council extend the TUPs for outdoor dining through January 1, 2023 to allow for this analysis and preparation of proposed regulations.

CEQA COMPLIANCE STATEMENT:

The proposed City Council action is not subject to the California Environmental Quality Act (CEQA) pursuant to the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, Sections: 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment); 15060(c)(3) (the activity is not a project as defined in Section 15378); and 15061(b)(3), because the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Because there is no possibility that the Resolution may have a significant adverse effect on the environment, the action is exempt from CEQA.

FISCAL IMPACT:

There are no direct fiscal impacts related to the adoption of the Resolution.

OPTIONS:

- Approve Staff recommendation adopting Resolution 2022-085.

- Approve Staff recommendation with modifications.
- Do not approve Staff recommendations.

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council adopt Resolution 2022-085.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager/Director of Emergency Services

1. Resolution 2022-085

RESOLUTION 2022-085

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, EXTENDING THE COVID-19 TEMPORARY USE PERMIT POLICY

WHEREAS, on June 10, 2020, the City Council adopted Resolution 2020-087 approving, among other actions, a COVID-19 Temporary Use Permit Policy to allow specified uses to operate outdoors; and

WHEREAS, on November 18, 2020, the City Council adopted Resolution 2020-148 extending the COVID-19 Temporary Use Permit Policy to allow specified uses to operate outdoors; and

WHEREAS, on April 28, 2021, the City Council adopted Resolution 2021-049 extending the COVID-19 Temporary Use Permit Policy to allow specified uses to operate outdoors through January 1, 2022; and

WHEREAS, on December 8, 2021, the City Council adopted Resolution 2021-135 extending the COVID-19 Temporary Use Permit Policy to allow outdoor dining through September 6, 2022; and

WHEREAS, the City Council wishes to support and encourage economic growth and the business community in the City while being responsive to the COVID-19 pandemic and County Public Health Orders; and

WHEREAS, the current COVID-19 TUP Policy meets the requirements as imposed under Government Code section 65907(a) in allowing outdoor expansion and parking reduction to mitigate COVID-19 pandemic restrictions.

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 Council authorizes an extension of the COVID-19 Temporary Use Permit Policy for outdoor dining establishments only, until January 1, 2023.

PASSED AND ADOPTED this 13th day of July, 2022, at a regular meeting of the City Council of the City of Solana Beach, California by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: July 13, 2022
ORIGINATING DEPT: City Manager's Department
SUBJECT: **City Council Consideration of Resolution 2022-090 Authorizing the City Manager to Execute an Agreement with the Energy Policy Initiatives Center (EPIC) for Climate Action Plan Update Services**

BACKGROUND:

The City of Solana Beach City Council (Council) approved a Climate Action Plan (CAP) in July of 2017 outlining the strategies and steps the City would follow to reduce greenhouse gas (GHG) emissions. The CAP was revised in February of 2020 to include revised climate adaptation strategies and equity concerns. The 2017 CAP outlines 30 local greenhouse gas (GHG) reduction measures for the following GHG emission producing sectors: Transportation, Electricity, Natural Gas, Solid Waste, and Water Consumption. Since the CAP's adoption, the City has implemented several measures that have resulted in a 40% decrease in the City's GHG emissions from 2010 levels as reported in the San Diego Association of Government's (SANDAG's) biannual regional GHG inventory reports.

The 2017 CAP calls for a revision of the document after five years and the City is now ready to undergo the CAP revision process incorporating updated measures to align with the latest climate science, data, strategies and regional efforts. The City posted a Request for Proposals (RFP) for CAP update services in March of this year and received three complete proposals in response. After formal review, Staff recommends the proposal submitted by the Energy Policy Initiative Center (EPIC) because of the firm's demonstrated competence, experience and qualifications. In addition, the proposal demonstrates their specialized expertise and work with a multitude of CAPs from all cities (including Solana Beach's in 2017) in the San Diego region as well as with the regional institutions such as SANDAG, where critical transportation data and information resides.

CITY COUNCIL ACTION:

This item is before the Council to consider adoption of Resolution 2022-090 (Attachment 1) authorizing the City Manager to execute an agreement with EPIC for Climate Action Plan update services.

DISCUSSION:

In response to the RFP, the City received three complete proposals from the following firms: EcoShift, Kimley-Horn and EPIC. After a review by City Staff, the proposal from EPIC was unanimously chosen as the strongest proposal. Costs were not evaluated during this review. Subsequently, Staff reviewed the fees for the three proposals which ranged from \$82,000-\$110,000.

EPIC will subcontract with Ascent, another experienced firm, specifically for the outreach services portion of the process to ensure meaningful community engagement in the CAP update development process. EPIC recently completed work on the San Diego Regional Decarbonization Strategy which involved extensive review of all San Diego jurisdictional CAPs and an evaluation of the strengths of the various measures in place around the region. This work will help inform GHG reduction measures for Solana Beach to consider incorporating into its update. EPIC's awareness of regional efforts can also guide measures for the City to adopt that could support broader regional initiatives especially around issues like transportation.

A detailed outline of the tasks EPIC will undertake this coming year can be found in the professional services agreement (Attachment 2) Exhibit "A" Scope of Services and Fee section. The CAP update process will include the following components:

1. Regular project meetings.
2. Development and implementation of a Public Engagement Plan that incorporates equity considerations.
3. Identification of potential CAP measures.
4. Estimation of the GHG impacts of the CAP measures identified.
5. A benefit-cost analysis on draft CAP measures.
6. Evaluation of candidate CAP measures.
7. Integration of Social Equity considerations.
8. Evaluation of existing GHG reduction targets.
9. Development of CAP implementation monitoring procedures.
10. Preparation of any required CEQA documentation.

EPIC, working with Ascent, will provide all these services for a not-to-exceed amount of \$100,000 and the agreement term will be for one-year ending on June 30, 2023, although the actual project timeline could be shorter or longer than this depending on a variety of factors including data collection challenges posed by other agencies where the data resides and/or depending on the level of community and stakeholder feedback which might require consideration or attention.

CEQA COMPLIANCE STATEMENT:

The execution of the agreement for CAP update services is not a project as defined by CEQA. However, included in the scope of work of the agreement are tasks to consider and incorporate CEQA requirements as necessary in any final Climate Action Plan document approved by City Council.

FISCAL IMPACT:

Total costs over the one-year contract term will not exceed \$100,000.00 to be paid from the City's General Fund. These costs were included in the FY 2023 Budget Update that was approved by City Council on June 22, 2022.

WORK PLAN: Environmental Sustainability A.1. Climate Action Plan Implementation

OPTIONS:

- Approve Staff recommendation.
- Deny Staff recommendation and provide direction.

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council adopt Resolution 2022-090 authorizing the City Manager to execute the Agreement for Climate Action Plan Update Services between the City of Solana Beach and Energy Policy Initiative Center for a one-year term beginning July 13, 2022 through June 30, 2023.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation



Gregory Wade, City Manager

Attachments:

1. Resolution 2022-090
2. Agreement for Climate Action Plan Update Services between the City of Solana Beach and EPIC

RESOLUTION 2022-090

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH ENERGY POLICY INITIATIVES CENTER FOR CLIMATE ACTION PLAN UPDATE SERVICES

WHEREAS, the City Council adopted its first Climate Action Plan (CAP) in 2017 with the intention to update the plan in five years; and

WHEREAS, the City Council acknowledges that global warming is still an existential threat, declaring a Climate Emergency on August 26, 2020; and

WHEREAS, the City Council desires to update its Climate Action Plan (CAP) by entering into an Agreement for these services (Agreement); and

WHEREAS, the City Council would like robust community engagement and social equity considerations incorporated into the CAP development process; and

WHEREAS, the Energy Policy Initiatives Center (EPIC) at the University of San Diego was one of three proposals received by the City to offer CAP update services; and

WHEREAS, EPIC's proposal demonstrated the highest competence, qualifications and specialized expertise to undertake the City's CAP update and a cost not to exceed one hundred thousand dollars (\$100,000.00).

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

1. That the above recitations are true and correct.
2. That the City Council authorizes the City Manager to enter into a Professional Services Agreement with EPIC for CAP Update Services for a one-year agreement term ending June 30, 2023.
3. The agreement for CAP Update services will not exceed one hundred thousand dollars (\$100,000.00) during the one-year term of the agreement.

PASSED AND ADOPTED this 13rd day of July, 2022, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

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

Lesa Heebner, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

City of Solana Beach

PROFESSIONAL SERVICES AGREEMENT FOR A CLIMATE ACTION PLAN UPDATE

This Professional Services Agreement (“AGREEMENT”) is made and entered into this 13th day of July, 2022 by and between the CITY OF SOLANA BEACH, a municipal corporation (“CITY”), and, Energy Policy Initiatives Center (EPIC) a California nonprofit corporation, (“CONSULTANT”) (collectively “PARTIES”).

WHEREAS, the CITY desires to employ a CONSULTANT to furnish PROFESSIONAL SERVICES (“PROFESSIONAL SERVICES”) for the update of its Climate Action Plan (“PROJECT”); and

WHEREAS, the CITY has determined that CONSULTANT is qualified by experience and ability to perform the services desired by CITY, and CONSULTANT is willing to perform such services; and

WHEREAS, CONSULTANT will conduct all the work as described and detailed in this AGREEMENT to be provided to the CITY.

NOW, THEREFORE, the PARTIES hereto mutually covenant and agree with each other as follows:

1. PROFESSIONAL SERVICES.

- 1.1. **Scope of Services.** The CONSULTANT shall perform the PROFESSIONAL SERVICES as set forth in the written Scope of Services, attached as Exhibit “A” Scope of Services and Fee, at the direction of the CITY. CITY shall provide CONSULTANT access to appropriate staff and resources for the coordination and completion of the projects under this AGREEMENT. For all work to be performed on site in the City, the CITY and CONSULTANT agree that the Scope of Services begins when the CONSULTANT arrives on site and terminates when the CONSULTANT leaves the site. Travel time to and from project site shall not be considered time on the job or compensated by the CITY.
- 1.2. **Project Coordinator.** The Assistant City Manager is hereby designated as the Project Coordinator for CITY and will monitor the progress and execution of this AGREEMENT. CONSULTANT shall assign a single Project Director to provide supervision and have overall responsibility for the progress and execution of this AGREEMENT for CONSULTANT. Insert Title is hereby designated as the Project Director for CONSULTANT.
- 1.3. **City Modification of Scope of Services.** CITY may order changes to the Scope of Services within the general scope of this AGREEMENT consisting of additions, deletions, or other revisions. If such changes cause a change in the CONSULTANT’s cost of, or time required for, completion of the Scope of Services, an equitable adjustment to CONSULTANT’s compensation and/or contract time shall be made, subject to the CITY’S approval. All such changes shall be authorized in writing, executed by CONSULTANT and CITY.

2. DURATION OF AGREEMENT.

- 2.1. **Term.** The term of this AGREEMENT shall be for a period of one (1) year beginning from the date of execution of the AGREEMENT. Time is of the essence in the performance of work under this AGREEMENT, unless otherwise specified.
- 2.2. **Extensions.** If marked, the CITY shall have the option to extend the AGREEMENT for four (4) additional one (1) year periods or parts thereof for an amount not to exceed N/A and (\$N/A) per AGREEMENT year. Extensions shall be in the sole discretion of the City Manager and shall be based upon CONSULTANT's satisfactory past performance, CITY needs, and appropriation of funds by the City Council. The CITY shall give written notice to CONSULTANT prior to exercising the option.
- 2.3. **Delay.** Any delay occasioned by causes beyond the control of CONSULTANT may merit an extension of time for the completion of the Scope of Services. When such delay occurs, CONSULTANT shall immediately notify the Project Coordinator in writing of the cause and the extent of the delay, whereupon the Project Coordinator shall ascertain the facts and the extent of the delay and grant an extension of time for the completion of the PROFESSIONAL SERVICES when justified by the circumstances.
- 2.4. **City's Right to Terminate for Default.** Should CONSULTANT be in default of any covenant or condition hereof, CITY may immediately terminate this AGREEMENT for cause if CONSULTANT fails to cure the default within ten (10) calendar days of receiving written notice of the default.
- 2.5. **City's Right to Terminate without Cause.** Without limiting its rights in the event of CONSULTANT's default, CITY may terminate this AGREEMENT, without cause, by giving written notice to CONSULTANT. Such termination shall be effective upon receipt of the written notice. CONSULTANT shall be compensated for all effort and material expended on behalf of CITY under the terms of this AGREEMENT, up to the effective date of termination. All personal property remaining in CITY facilities or on CITY property thirty (30) days after the expiration or termination of this AGREEMENT shall be, at CITY's election, considered the property of CITY.

3. COMPENSATION.

- 3.1. **Total Amount.** The total cost for all work described in the Scope of Services and Fee (Exhibit "A") shall not exceed one hundred thousand dollars (\$100,000.00) without prior written authorization from CITY. CONSULTANT shall bill the CITY for work provided and shall present a written request for such payment monthly.
- 3.2. **Additional Services.** CITY may, as the need arises or in the event of an emergency, request additional services of CONSULTANT. Should such additional services be required, CITY and CONSULTANT shall agree to the cost prior to commencement of these services.
- 3.3. **Costs.** Any costs billed to the CITY shall be approved in writing in advance and in accordance with any terms negotiated and incorporated herein as part of Exhibit "A" Scope of Services and Fee.

4. INDEPENDENT CONTRACTOR.

- 4.1. CONSULTANT is, for all purposes arising out of this AGREEMENT, an independent contractor. The CONSULTANT has and shall retain the right to exercise full control and supervision of all persons assisting the CONSULTANT in the performance of said services hereunder, the CITY only being concerned with the finished results of the work being performed. Neither CONSULTANT nor CONSULTANT's employees shall in any event be entitled to any benefits to which CITY employees are entitled, including, but

not limited to, overtime, retirement benefits, workers' compensation benefits, injury leave or other leave benefits. CONSULTANT is solely responsible for all such matters, as well as compliance with social security and income tax withholding and all other regulations and laws governing such matters.

- 4.2 PERS Eligibility Indemnification.** In the event that CONSULTANT's employee providing services under this AGREEMENT claims or is determined by a court of competent jurisdiction or the California Public Employees Retirement System (PERS) to be eligible for enrollment in PERS of the CITY, CONSULTANT shall indemnify, defend, and hold harmless CITY for the payment of any employer and employee contributions for PERS benefits on behalf of the employee as well as for payment of any penalties and interest on such contributions which would otherwise be the responsibility of the CITY. Notwithstanding any other agency, state or federal policy, rule, regulation, law or ordinance to the contrary, CONSULTANT's employees providing service under this AGREEMENT shall not qualify for or become entitled to, and hereby agree to waive any claims to, any compensation and benefit including but not limited to eligibility to enroll in PERS as an employee of CITY and entitlement to any contributions to be paid by CITY for employer contributions and/or employee contributions for PERS benefits.
- 4.3 Indemnification for Employee Payments.** CONSULTANT agrees to defend and indemnify the CITY for any obligation, claim, suit or demand for tax, retirement contribution including any contribution to the PERS, social security, salary or wages, overtime payment, or workers' compensation payment which the CITY may be required to make for work done under this AGREEMENT.
- 4.4** The provisions of this section 4 are continuing obligations that shall survive expiration or termination of this AGREEMENT.

5. STANDARD OF PERFORMANCE.

While performing the PROFESSIONAL SERVICES, CONSULTANT shall exercise the reasonable professional care and skill customarily exercised by reputable members of CONSULTANT's profession practicing in the metropolitan Southern California Area and will use reasonable diligence and best judgment while exercising its professional skill and expertise.

6. WARRANTY OF CONSULTANT'S LICENSE.

CONSULTANT warrants that CONSULTANT is properly licensed with the applicable government agency(ies) for any PROFESSIONAL SERVICES that require a license. If the CONSULTANT lacks such license, this AGREEMENT is void and of no effect.

7. AUDIT OF RECORDS.

- 7.1.** At any time during mutually convenient normal business hours and as often as may be deemed necessary the CONSULTANT shall make available to a representative of CITY for examination all of its records with respect to all matters covered by this AGREEMENT and shall permit CITY to audit, examine and/or reproduce such records. CONSULTANT shall retain such financial and program service records for at least four (4) years after termination or final payment under this AGREEMENT.
- 7.2.** The CONSULTANT shall include the CITY's right under this section in any and all of their subcontracts and shall ensure that these sections are binding upon all subcontractors.

8. CONFIDENTIALITY AND SECURITY.

8.1. Confidential Work Product. All professional services performed by CONSULTANT, including but not limited to all drafts, resulting data, correspondence, proposals, reports, research, and estimates compiled or composed by CONSULTANT, pursuant to this AGREEMENT, are for the sole use of the CITY, its agents and employees. CONSULTANT shall protect personal customer energy consumption data obtained pursuant to this AGREEMENT as required by California Public Utilities Commission (CPUC) Decisions 11-07-056, 11-08-045, 14-05-016, and any other relevant or subsequent decision(s), Public Utilities Code § 8380, and any resulting nondisclosure or other contractual agreement between San Diego Gas & Electric (SDG&E) and CONSULTANT, including only disclosing to CITY resulting data that is aggregated and anonymized pursuant to these requirements. Neither the documents nor their contents shall be released to any third party without the prior written consent of the CITY. This provision does not apply to information that (a) was publicly known, or otherwise known to CONSULTANT, at the time that it was disclosed to CONSULTANT by the CITY, (b) subsequently becomes publicly known through no act or omission of CONSULTANT or (c) otherwise becomes known to CONSULTANT other than through disclosure by the CITY. Except for any subcontractors that may be allowed upon prior agreement, neither the documents nor their contents shall be released to any third party without the prior written consent of the CITY. The sole purpose of this section is to prevent disclosure of CITY's confidential and proprietary information by CONSULTANT or subcontractors.

8.2. Confidentiality. Both parties recognize that their respective employees and agents, in the course of performance of this AGREEMENT, may be exposed to confidential information and that disclosure of such information could violate the rights of private individuals and entities, including the parties and third parties. Confidential information is nonpublic information that a reasonable person would believe to be confidential and includes, without limitation, personal identifying information (e.g., social security numbers) and trade secrets, each as defined by applicable state law, and all other information protected by applicable law ("Confidential Information"). The party receiving Confidential Information ("Receiving Party") of the other ("Disclosing Party") shall not, and shall cause its employees and agents who are authorized to receive Confidential Information, not to, use Confidential Information for any purpose except as necessary to implement, perform or enforce this AGREEMENT or comply with its legal obligations. Receiving Party will use the same reasonable efforts to protect the Confidential Information of Disclosing Party as it uses to protect its own proprietary information and data. The Receiving Party will not disclose or release Confidential Information to any third person without the prior written consent of the Disclosing Party, except for where required by law or for authorized employees or agents of the Receiving Party. Prior to disclosing the Confidential Information to its authorized employees or agents, Receiving Party shall inform them of the confidential nature of the Confidential Information and require them to abide by the terms of this AGREEMENT. Receiving Party will promptly notify Disclosing Party if Receiving Party discovers any improper use or disclosure of Confidential Information and will promptly commence all reasonable efforts to investigate and correct the causes of such improper use or disclosure. If Receiving Party believes the Confidential Information must be disclosed under applicable law, Receiving Party may do so provided that, to the extent permitted by law, the other party is given a reasonable notice and opportunity to contest such disclosure or obtain a protective order. Confidential Information does not include information that: (i) is or becomes known to the public without fault or breach of the Receiving Party; (ii) the Disclosing Party regularly discloses to third parties without restriction on disclosure; or (iii) the Receiving Party obtains from a third party without restriction on disclosure and without breach of a non-disclosure obligation. Confidential Information does not include

any information that is required to be provided to the public pursuant to the laws of the United States and/or California such as the California Public Records Act, due to the nature of CITY being a local governmental agency. The non-disclosure and non-use obligations of this AGREEMENT will remain in full force with respect to each item of Confidential Information for a period of ten (10) years after the Receiving Party's receipt of that item.

- 8.3. Enforcement.** Each party acknowledges that any breach of any of the provisions of Section 8 of this AGREEMENT may result in irreparable injury to the other for which money damages would not adequately compensate. If there is a breach, then the injured party shall be entitled, in addition to all other rights and remedies which it may have, to have a decree of specific performance or an injunction issued by any competent court, requiring the breach to be cured or enjoining all persons involved from continuing the breach.

9. CONFLICTS OF INTEREST.

- 9.1.** CONSULTANT shall at all times comply with all federal, state and local conflict of interest laws, regulations, and policies applicable to public contracts and procurement practices, including but not limited to California Government Code Section 81000 *et seq.* (Political Reform Act) and Section 1090 *et seq.* CONSULTANT shall immediately disqualify itself and shall not use its official position to influence in any way any matter coming before the CITY in which the CONSULTANT has a financial interest as defined in Government Code Section 87103. CONSULTANT represents that it has no knowledge of any financial interests which would require it to disqualify itself from any matter on which it might perform services for the CITY.
- 9.2.** If, in performing the PROFESSIONAL SERVICES set forth in this AGREEMENT, the CONSULTANT makes, or participates in, a "governmental decision" as described in Title 2, Section 18700.3(a) of the California Code of Regulations, or performs the same or substantially all the same duties for the CITY that would otherwise be performed by a CITY employee holding a position specified in the department's conflict of interest code, the CONSULTANT shall be subject to a conflict of interest code requiring the completion of one or more statements of economic interests disclosing the CONSULTANT's relevant financial interests.
- 9.3.** If checked, the CONSULTANT shall comply with all of the reporting requirements of the Political Reform Act. Specifically, the CONSULTANT shall file a Fair Political Practices Commission Form 700 (Assuming Office Statement) within thirty (30) calendar days of the CITY's determination that the CONSULTANT is subject to a conflict of interest code. The CONSULTANT shall also file a Form 700 (Annual Statement) on or before April 1 of each year of the AGREEMENT, disclosing any financial interests held during the previous calendar year for which the CONSULTANT was subject to a conflict of interest code.
- 9.4.** CITY represents that pursuant to California Government Code Section 1090 *et seq.*, none of its elected officials, officers, or employees has an interest in this AGREEMENT.

10. DISPOSITION AND OWNERSHIP OF DOCUMENTS.

- 10.1.** CONSULTANT shall retain all rights and ownership to any pre-existing works, tools or models and any works created independently of this AGREEMENT. Only RESULTS or DELIVERABLES provided by CONSULTANT under this AGREEMENT, other than those previously provided to the CITY, shall become the property of CITY for use with respect to this PROJECT, and shall be turned over to the CITY upon completion of the PROJECT or any phase thereof, as contemplated by this AGREEMENT.

- 10.2. Contemporaneously with the transfer of documents, the CONSULTANT hereby assigns to the CITY and CONSULTANT thereby expressly waives and disclaims, any copyright in, and the right to reproduce, all written material, drawings, plans, specifications or other work prepared under this AGREEMENT, except upon the CITY's prior authorization regarding reproduction, which authorization shall not be unreasonably withheld. The CONSULTANT shall, upon request of the CITY, execute any further document(s) necessary to further effectuate this waiver and disclaimer.

11. INSURANCE

- 11.1. CONSULTANT shall procure and maintain for the duration of the AGREEMENT insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder and the results of that work by the CONSULTANT, their agents, representatives, employees or subcontractors. Insurance shall be placed with insurers with a current A.M. Best's rating of no less than "A" and "VII" unless otherwise approved in writing by the CITY's Risk Manager.
- 11.2. CONSULTANT's liabilities, including but not limited to CONSULTANT's indemnity obligations, under this AGREEMENT, shall not be deemed limited in any way to the insurance coverage required herein. All policies of insurance required hereunder must provide that the CITY is entitled to thirty (30) days prior written notice of cancellation or non-renewal of the policy or policies, or ten (10) days prior written notice for cancellation due to non-payment of premium. Maintenance of specified insurance coverage is a material element of this AGREEMENT.
- 11.3. **Types and Amounts Required.** CONSULTANT shall maintain, at minimum, the following insurance coverage for the duration of this AGREEMENT:
- 11.3.1. **Commercial General Liability (CGL).** If checked the CONSULTANT shall maintain CGL Insurance written on an ISO Occurrence form or equivalent providing coverage at least as broad as CG 00 01 which shall cover liability arising from any and all personal injury or property damage, including ongoing and completed operations, in the amount no less than \$2,000,000.00 per occurrence and subject to an annual aggregate of \$4,000,000.00. If limits apply separately to this project (CG 25 03 or 25 04) the general aggregate limit shall not apply. There shall be no endorsement or modification of the CGL limiting the scope of coverage for either insured vs. insured claims or contractual liability. All defense costs shall be outside the limits of the policy. If the CONSULTANT or subcontractor maintains higher limits than the limits shown above, the CITY shall be entitled to coverage for the higher limits maintained by the CONSULTANT and their subcontractor. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the CITY. Any excess or umbrella policies being used to meet the required limits of insurance will be evaluated separately and must meet the same qualifications as the CONSULTANT's primary policy.
- 11.3.2. **Commercial Automobile Liability.** If checked the CONSULTANT shall maintain Commercial Automobile Liability Insurance for all of the CONSULTANT's automobiles including owned, hired and non-owned automobiles, automobile insurance written on an ISO form CA 00 01 12 90 or a later version of this form or an equivalent form providing coverage at least as broad for bodily injury and property damage for a combined single limit no less than \$1,000,000.00 per occurrence. Insurance certificate shall reflect coverage for any automobile (any auto).

- 11.3.3. Workers' Compensation.** If checked the CONSULTANT shall maintain Worker's Compensation insurance for all of the CONSULTANT's employees who are subject to this AGREEMENT and to the extent required by applicable state or federal law, a Workers' Compensation policy providing at minimum \$1,000,000.00 employers' liability coverage. The CONSULTANT shall provide an endorsement that the insurer waives the right of subrogation against the CITY and its respective elected officials, officers, employees, agents and representatives.
- 11.3.4. Professional Liability.** If checked the CONSULTANT shall also maintain Professional Liability (errors and omissions) coverage with a limit no less than \$1,000,000 per claim and \$2,000,000 annual aggregate. The CONSULTANT shall ensure both that (1) the policy retroactive date is on or before the date of commencement of the Scope of Services; and (2) the policy will be maintained in force for a period of three years after substantial completion of the Scope of Services or termination of this AGREEMENT whichever occurs last. The CONSULTANT agrees that for the time period defined above, there will be no changes or endorsements to the policy that increase the CITY's exposure to loss. All defense costs shall be outside the limits of the policy. If CONSULTANT maintains higher limits than the limits shown above, the CITY shall be entitled to coverage for the higher limits maintained by the CONSULTANT. Any available proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the CITY.
- 11.4. Self-Insured Retentions.** Any self-insured retentions are the responsibility of the CONSULTANT and must be declared to and approved by the CITY. At the option of the CITY, either (1) the insurer shall reduce or eliminate such self-insured retentions as respects the CITY, its officers, officials, employees and volunteers, or (2) the CONSULTANT shall provide a financial guarantee satisfactory to the CITY guaranteeing payment of losses and related investigations, claim administration, and defense expenses.
- 11.5. Additional Required Provisions.** The commercial general liability, including any excess or umbrella policies being used to meet the required limits of insurance, and automobile liability policies shall contain, or be endorsed to contain, the following provisions:
- 11.5.1.** The CITY, its officers, officials, employees, and representatives shall be named as additional insureds with respect to liability arising out of work or operations performed by or on behalf of the CONSULTANT including materials, parts, or equipment furnished in connection with such work or operations. The CITY's additional insured status must be reflected on additional insured endorsement form (20 10 1185 or 20 10 1001 and 20 37 1001) which shall be submitted to the CITY.
- 11.5.2.** The policies are primary and non-contributory to any insurance that may be carried by the CITY, as reflected in an endorsement at least as broad as CG 20 01 04 13 which shall be submitted to the CITY. Any insurance or self-insurance maintained by the CITY, its officers, officials, employees, or representatives shall be excess of the CONSULTANT's insurance and shall not contribute with it.
- 11.6. Verification of Coverage.** CONSULTANT shall furnish the CITY with original certificates and amendatory endorsements effecting coverage required by this Section 11, as well as a complete, certified copy of any general liability policy being used to meet

the required limits of insurance, which shall include the declaration pages, a schedule of forms listing all policy endorsements, and all policy forms. The endorsements should be on forms approved by the CITY or on other than the CITY's forms provided those endorsements conform to CITY requirements. All certificates and endorsements are to be received and approved by the CITY before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the Contractor's obligation to provide them. The CITY reserves the right to require complete, certified copies of all required insurance policies, including endorsements affecting the coverage required by these specifications at any time if required for anticipated or filed claims, demands, costs or liabilities. The CITY shall disclose the reason for the requested insurance policies before CONSULTANT discloses. The CITY shall always maintain CONSULTANT's insurance policies as nonpublic confidential information subject to the protection, notice, and disclosure requirements of 8.2 and 8.3.

- 11.7. Special Risks or Circumstances.** CITY reserves the right to modify these requirements, including limits, based on the nature of risk, prior experience, insurer, coverage, or other special circumstances.

12. INDEMNIFICATION.

CONSULTANT agrees to indemnify, defend (with counsel acceptable to CITY), and hold harmless the CITY, and its officers, officials, agents and employees from any and all claims, demands, costs or liabilities that arise out of, or pertain to, or relate to the negligence, recklessness, or willful misconduct of CONSULTANT, its employees, agents, and subcontractors in the performance of or failure to perform services or obligations under this AGREEMENT. CONSULTANT's duty to indemnify under this section shall not include liability for damages for death or bodily injury to persons, injury to property, or other loss, damage or expense arising from the sole negligence or willful misconduct by the CITY or its elected officials, officers, agents, and employees. CONSULTANT's indemnification obligations shall not be limited by the insurance provisions of this AGREEMENT. The PARTIES expressly agree that any payment, attorney's fees, costs or expense CITY incurs or makes to or on behalf of an injured employee under the CITY's self-administered workers' compensation is included as a loss, expense, or cost for the purposes of this section, and that this section will survive the expiration or early termination of this AGREEMENT.

13. SUBCONTRACTORS.

- 13.1.** The CONSULTANT's hiring or retaining of third parties (i.e. subcontractors) to perform services related to the PROJECT is subject to prior written approval by the CITY.
- 13.2.** All contracts entered into between the CONSULTANT and its subcontractor shall also provide that each subcontractor shall obtain insurance policies which shall be kept in full force and effect during any and all work on this PROJECT and for the duration of this AGREEMENT. The CONSULTANT shall require the subcontractor to obtain, all policies described in Section 11 in the amounts required by the CITY, which shall not be greater than the amounts required of the CONSULTANT.
- 13.3.** In any dispute between the CONSULTANT and its subcontractor, the CITY shall not be made a party to any judicial or administrative proceeding to resolve the dispute. The CONSULTANT agrees to defend and indemnify the CITY as described in Section 12 of this AGREEMENT should the CITY be made a party to any judicial or administrative proceeding to resolve any such dispute.

14. NON-DISCRIMINATION.

CONSULTANT shall not discriminate against any employee or applicant for employment because of sex, race, color, age, religion, ancestry, national origin, military or veteran status, disability,

medical condition, genetic information, gender expression, marital status, or sexual orientation. CONSULTANT shall take affirmative action to insure that applicants are employed and that employees are treated during employment without regard to their sex, race, color, age, religion, ancestry, national origin, military or veteran status, disability, medical condition, genetic information, gender expression, marital status, or sexual orientation and shall make reasonable accommodation to qualified individuals with disabilities or medical conditions. Such action shall include, but not be limited to the following: employment, upgrading, demotion, transfer, recruitment, or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. CONSULTANT agrees to post in conspicuous places available to employees and applicants for employment any notices provided by CITY setting forth the provisions of this non-discrimination clause.

15. NOTICES.

All communications to either party by the other party shall be delivered to the persons listed below. Any such written communications by mail shall be conclusively deemed to have been received by the addressee five (5) calendar days after the deposit thereof in the United States mail, postage prepaid and properly addressed as noted below.

Dan King, Assistant City Manager
City of Solana Beach
635 S. Highway 101
Solana Beach, CA 92075

Scott J. Anders, Director
Energy Policy Initiatives Center
University of San Diego
Pardee Legal Research Center
5998 Alcalá Park
San Diego, CA 92110

16. ASSIGNABILITY.

This AGREEMENT and any portion thereof shall not be assigned or transferred, nor shall any of the CONSULTANT's duties be delegated or sub-contracted, without the express written consent of the CITY.

17. RESPONSIBILITY FOR EQUIPMENT.

CITY shall not be responsible nor held liable for any damage to persons or property consequent upon the use, misuse, or failure of any equipment owned by CONSULTANT which are used by CONSULTANT's employees or subcontractors.

18. CALIFORNIA LAW; VENUE.

This AGREEMENT shall be construed and interpreted according to the laws of the State of California. Any action brought to enforce or interpret any portion of this AGREEMENT shall be brought in the county of San Diego, California. CONSULTANT hereby waives any and all rights it might have pursuant to California Code of Civil Procedure Section 394.

19. COMPLIANCE WITH LAWS.

The Consultant shall comply with all laws, ordinances, regulations, and policies of the federal, state, and local governments applicable to this AGREEMENT whether now in force or subsequently enacted. This includes maintaining a City of Solana Beach Business Certificate.

20. ENTIRE AGREEMENT.

This AGREEMENT sets forth the entire understanding of the PARTIES with respect to the subject matters herein. There are no other understandings, terms or other agreements expressed or implied, oral or written, except as set forth herein. No change, alteration, or modification of the terms or conditions of this AGREEMENT, and no verbal understanding of the PARTIES, their officers,

agents, or employees shall be valid unless agreed to in writing by both PARTIES.

21. NO WAIVER.

No failure of either the City or the Consultant to insist upon the strict performance by the other of any covenant, term or condition of this AGREEMENT, nor any failure to exercise any right or remedy consequent upon a breach of any covenant, term, or condition of this AGREEMENT shall constitute a waiver of any such breach of such covenant, term or condition.

22. SEVERABILITY.

The unenforceability, invalidity, or illegality of any provision of this AGREEMENT shall not render any other provision unenforceable, invalid, or illegal.

23. DRAFTING AMBIGUITIES.

The PARTIES agree that they are aware that they have the right to be advised by counsel with respect to the negotiations, terms and conditions of this AGREEMENT, and the decision of whether or not to seek advice of counsel with respect to this AGREEMENT is a decision which is the sole responsibility of each Party. This AGREEMENT shall not be construed in favor of or against either Party by reason of the extent to which each Party participated in the drafting of the AGREEMENT.

24. CONFLICTS BETWEEN TERMS.

If an apparent conflict or inconsistency exists between the main body of this AGREEMENT and the Exhibits, the main body of this AGREEMENT shall control. If a conflict exists between an applicable federal, state, or local law, rule, regulation, order, or code and this AGREEMENT, the law, rule, regulation, order, or code shall control. Varying degrees of stringency among the main body of this AGREEMENT, the Exhibits, and laws, rules, regulations, orders, or codes are not deemed conflicts, and the most stringent requirement shall control. Each Party shall notify the other immediately upon the identification of any apparent conflict or inconsistency concerning this AGREEMENT.

25. EXHIBITS INCORPORATED.

All Exhibits referenced in this AGREEMENT are incorporated into the AGREEMENT by this reference.

26. SIGNING AUTHORITY.

26.1. The representative for each Party signing on behalf of a corporation, partnership, joint venture, association, or governmental entity hereby declares that authority has been obtained to sign on behalf of the corporation, partnership, joint venture, association, or entity and agrees to hold the other Party or PARTIES hereto harmless if it is later determined that such authority does not exist.

IN WITNESS WHEREOF, the PARTIES hereto have executed this AGREEMENT the day and year first hereinabove written.

CITY OF SOLANA BEACH, a municipal corporation

Energy Policy Initiatives Center, a California nonprofit corporation

By:

By:

City Manager, Gregory Wade

Signature

Print Name and Title

ATTEST:

City Clerk. Angela Ivey, CMC

APPROVED AS TO CONTENT:

Dan King, Assistant City Manager

APPROVED AS TO FORM:

City Attorney, Johanna N. Canlas

EXHIBIT “A”
SCOPE OF SERVICES AND FEE

Task 1: Attend Project Meetings

EPIC and Ascent team members will attend the following meetings, as needed.

1.1 Attend Kick-Off Meeting

Within one week of executing the project agreement, the EPIC-Ascent team will participate in a kickoff meeting with City of Solana Beach staff to discuss project scope and schedule, establish roles, responsibilities, and communications protocols, and receive direction on initial tasks.

1.2 Attend Regular Project Meetings or Conference Calls

EPIC and Ascent staff will participate in project update meetings or calls, as determined by City staff. The purpose of the meetings includes but is not limited to review progress, discuss any challenges or pending decisions, and to plan future project activities.

1.3 Conduct Meetings with Relevant Staff and City Departments

Our team will coordinate with staff to conduct meetings with all relevant City Department staff. The meetings will be used to discuss and receive feedback on CAP targets, feasibility of candidate measures, roles and responsibilities for implementing the CAP Actions, developing detailed tasks to implement the CAP Actions. These meetings will inform the CAP measure Benefit-Cost Analysis and implementation monitoring procedures.

1.4 Attend Public Meetings

EPIC and Ascent will attend related public meetings, including public engagement events and City Council meetings as needed throughout the project.

Task 1 Work Products:

- Kick-off meeting
- Project meetings with City staffs
- Meetings with City departments
- Support of City staff in preparing reports, presenting (at up to two meetings), and obtaining approval of the CAP (limited to answering questions about technical information in the CAP)

Task 2: Develop and Implement Public Engagement Plan

Public engagement is an important component to nearly every aspect of the CAP update project. Feedback gathered through this process will inform CAP measure selection, target considerations, benefit-cost analysis, and the implementation monitoring tasks.

2.1 Develop Draft and Final Public Engagement Plan

Develop a public engagement plan. The plan’s overarching goal is to foster broad engagement and to reach communities and individuals that are traditionally underrepresented in local government processes including, but not limited to, the Eden Gardens Community. Engagement plan objectives will be finalized in coordination with the City, and include the following priorities:

- **Procedural Equity:** Targeted outreach efforts, such as working with community-based organizations and identifying community champions, to understand the needs and priorities of underrepresented groups.
- **Accessibility and parity:** During webinars or public workshops using Zoom or other digital platforms, the Consultant shall use the platforms' translation, active polling, breakout rooms, and Q&A functions. May also include designing engagement activities to ensure parity between any online and in-person activities.
- **Building on the City's Strengths:** The City has active social media channels and email listservs with up-to-date stories and announcements. The engagement plan will support use of existing communication channels by the City's communication channels to raise awareness of the CAP update, circulate workshop and event announcements, and solicit high-level input through tools such as surveys and questionnaires.

This public engagement plan will support the City in identifying community needs and perspectives, facilitate robust discussion to create mutual understanding, and result in thoughtfully crafted CAP measures that are feasible, equitable, and have stakeholder and community support. The plan will consist of the following components: outreach objectives, timeline, stakeholder identification and recruitment strategies, outline of the public workshops and stakeholder meetings, and a variety of other outreach methods lead through the City's communication channels. The engagement plan will also include a figure and description of how the outreach, CAP update, and environmental review processes align.

2.2 Public Engagement Plan Implementation

Consultant shall support the implementation of the public engagement plan by preparing draft and final presentations and meeting materials for up to three City-led engagement events. The materials will clearly communicate the purpose of the CAP, why public engagement is important, and how the community and stakeholders can be involved. These materials will be developed with key stakeholders in mind, such as City Council members, local industry and business groups, neighborhood associations, environmental organizations, and youth groups.

This scope of work includes attendance at and facilitation for one virtual public workshop (assumed to be one of the three City-led engagement events). The workshop structure would be determined during development of the public engagement plan under Subtask 2.1, and might include real-time electronic polling options and themed breakout groups to discuss specific categories of CAP measures.

In addition, survey questions shall be developed that can be administered online or in hard-copy format during City-led engagement events and workshops.

Task 2 Work Products:

- Draft and final public engagement plan (draft includes one cycle of comments from the City and one round of review) (electronic)
- Draft and final presentations and meeting materials for up to three City-led engagement events (electronic)

- Attendance and facilitation for one virtual public workshop (assumed to be one of the three City-led engagement events)
- One draft and final set of survey questions to administer during City-led engagement events and workshops (electronic) (draft includes one round of comments from the City and one round of review)

Task 3: Identify CAP Measures

Based upon early public input and external CAP review, the project team will work with Staff to identify candidate measures to reduce or remove emissions.

3.1 Review City of Solana Beach CAP Measures

EPIC will review existing CAP measures to determine if any revisions are needed based on current implementation process and the impact of latest California regulations..

3.2 Review Existing CAP Measures in the Region and State

EPIC will review CAP measures adopted in CAPs in the San Diego region and other notable cities around California, including those with similar characteristics to identify candidate CAP measures.

3.3 Prepare a List of Candidate CAP Measures

Based on the results of the review of existing measures, EPIC's CAP measure database, other CAPs around the state, and feedback from the public and city departments, EPIC will develop a list of candidate measures for consideration by Solana Beach staff. The final list of candidate measures will be evaluated in subsequent tasks.

Task 3 Work Products:

- Matrix of candidate CAP measures

Task 4 Estimate GHG Impacts of CAP Measures

Once a pool of candidate CAP measures is identified, EPIC will estimate the GHG reduction potential for each candidate measure.

4.1 Collect Data

Based on previous work in the region and specifically with City of Solana Beach, EPIC will identify data needs and work with city staff, relevant city departments, and third-party agencies (e.g., SANDAG), to collect data for GHG reduction potential calculation.

4.2 Calculate GHG Reduction Values

Using the methods included in SANDAG's ReCAP Appendix II: GHG Reduction Calculation Methods for CAP Measures, EPIC will estimate the GHG reduction impacts of all candidate measures.

4.3 Develop Technical Document

EPIC will summarize the GHG reductions estimates and methods used for each candidate measures in a technical document.

Task 4 Work Products:

- Spreadsheet with preliminary results

- Draft and final report on results and method to estimate GHG impacts of CAP measures

Task 5 Complete a Benefit-Cost Analysis on Draft CAP Measures

EPIC will estimate the benefits and costs for draft CAP measures and will work with City staff to determine the final list of measures to be considered. For this task, EPIC will estimate benefit-cost ratios, cost-per-metric ton of GHG reduction values, and identify co-benefits to help understand the cost-effectiveness of candidate CAP measures, including the financial impacts to residents and businesses. The methods used to complete the CAP Benefit-Cost Analysis will be consistent with the SANDAG ReCAP Framework Technical Appendix III.

5.1 Review Candidate CAP Measures to Determine Data Needs

EPIC will review draft CAP measures to determine what data will be needed to conduct the benefit cost analysis and recommend next steps to collect needed data. EPIC will identify data gaps for each measure and provide a matrix to City staff to determine if any data is available internally (e.g., tree planting costs, land acquisition costs, electric vehicle charging installation costs).

5.2 Collect Data

EPIC will work with City staff and meet with appropriate department representatives, if needed, to collect cost data related to candidate CAP measures that focus on municipal operations. EPIC will also conduct necessary research to identify and collect additional data needed to estimate the benefits and costs for all other CAP measures.

5.3 Develop Benefit-Cost Analysis Tool

Based on the list of candidate CAP measures prepared in Task 3, EPIC will build a spreadsheet tool to calculate benefit-cost ratios and dollar-per-metric ton values for each measure. If needed, EPIC will develop benefit-cost analysis methods for those draft CAP measures for which a method has not already been established. In general methods used will be consistent with those summarized in the SANDAG ReCAP Framework Technical Appendix III.

5.4 Conduct Benefit-Cost Analysis

EPIC will estimate benefit-cost ratios and dollar-per metric ton values for draft CAP measures based on assumptions and target year(s) used in the development of the CAP. Methods will consider upfront and ongoing costs, any cost reductions due to subsidies, and benefits received over the life of the activity specified in each CAP measure. Once finalized, EPIC will analyze and compile results into a series of summary tables and figures formatted and developed so that, if needed, they can be used to communicate the information to City Council and other related committees/commissions as needed.

5.5 Identify Co-Benefits

EPIC will identify co-benefits related to candidate CAP measures. Co-benefits will include nonmonetary benefits provided by CAP measures in addition to GHG reductions, such as positive impacts on air quality, public health, and equity. EPIC will conduct research as necessary to compile a list of co-benefits by CAP measure to be presented alongside benefit-cost analysis results for additional context.

5.6 Develop CAP Measure Benefit-Cost Draft and Final Reports

EPIC will develop a draft report outline for staff review. Based on staff feedback on the outline and the outcome of other meetings and guidance from other project tasks, EPIC will develop a draft report to summarize the findings from the CAP benefit-cost analysis for staff review. Based on staff feedback, EPIC will develop a final report to summarize the findings from the CAP benefit-cost analysis.

Task 5 Work Products:

- Summary of Data Needs
- CAP Measure Benefit-Cost Analysis Preliminary Results Tables and Figures
- List of CAP Measure Co-Benefits
- CAP Measure Benefit-Cost Analysis Draft and Final Report Outline
- CAP Measure Benefit-Cost Analysis Draft and Final Report

Task 6 Evaluate Candidate CAP Measures

Based on estimated GHG reduction potential, results of the benefit-cost analysis, potential co-benefits, and stakeholder feedback, EPIC will work with staff to evaluate candidate measures.

6.1 Develop Measure Selection Criteria

EPIC will evaluate candidate measures using selection criteria determined by city staff, including stakeholder feedback gathered during the public engagement, implementation feasibility gathered during internal city department engagement, cost, number of co-benefits, and GHG reduction potential.

6.2 Develop Evaluation Matrix

EPIC will develop a decision-making tool to help city staff understand the tradeoffs among candidate CAP measures. This matrix will include candidate measures with measure description, performance metrics, selection criteria, and GHG reduction.

Task 6 Work Products:

- Potential selection criteria
- Evaluation matrix

Task 7 Integrate Social Equity Considerations

Social equity considerations cut across nearly all aspects of a CAP. EPIC will support integration of social equity throughout the CAP. In EPIC's analysis of local policies for the Regional Decarbonization Framework, we identified numerous ways to integrate social equity into the climate planning process.¹ We will draw on that initial work to help Solana Beach staff integrate social equity considerations into their CAP update process and document.

7.1 Define Social Equity

EPIC will work with staff to develop a definition for social equity. EPIC will conduct a literature review to identify existing definitions, particularly those used in a climate action planning context.

7.2 Develop Social Equity Objectives

EPIC will work with staff to develop social equity objectives for the CAP. These can include overall goals for social equity and also more specific objectives for each CAP measure. An

example of an overall objective would be to prioritize certain measures in communities of concern. An example of a specific objective would be to plant 50% of the CAP tree planting goal in communities of concern.

7.3 Prepare a Memo Summarizing Options to Integrate Social Equity into Climate Planning Cycle

Using the definitions and objectives from the above tasks, EPIC will prepare a brief memo summarizing options to integrate social equity into each step of the climate planning cycle, including CAP development, implementation, and monitoring. Given the current scope and anticipated budget of this project, it may not be possible to conduct detailed analysis during the CAP development process to adequately develop social equity-based measures and specific goals for communities of concern.

Task 7 Work Products:

- Memo summarizing options to integrate social equity into the CAP

Task 8 Evaluate Existing GHG Reduction Targets

EPIC will evaluate Solana Beach's existing GHG reduction targets to determine whether it would be necessary to update overall emissions targets and whether additional GHG reduction measures would be needed to reach an updated target.

8.1 Assess Target Options

Based on work completed to develop the original CAP and our team's knowledge of statewide guidance, EPIC will work with staff to determine whether it is necessary to extend the target year beyond 2035, including whether and how to incorporate a carbon neutrality goal.

8.2 Project GHG Emissions

Projecting emissions is an important step in determining the amount reductions necessary to reach emissions target. Based on work with SANDAG to develop inventories and collect activity data, EPIC proposes to use the 2018 Solana Beach GHG inventory and 2019 activity data developed under ReCAP as baseline for projection. Also, EPIC would propose to use SANDAG's Series 14 Growth Forecast and Vehicle Miles Traveled Data for Solana Beach as basis for the emissions projection. If Series 14 data are not available, EPIC will evaluate other projection data sources with City staff and determine the appreciate option.

8.3 Prepare Memo on GHG Target Options and Approaches

EPIC will develop a memo that includes data sources and methods to project business-as-usual GHG projections, analysis to show the projected impact of the latest California regulations, evaluation of existing GHG reduction targets in relation to updated GHG projections, and potential new target options, if needed.

Task 8 Work Products:

- Draft and final memo on GHG target options

Task 9 Develop CAP Implementation Monitoring Procedures

Based on previous work for the City of Solana Beach, including an implementation cost analysis to estimate the budget impacts of CAP measures, EPIC will work with staff to develop implementation monitoring procedures. EPIC will integrate and leverage work its work

supporting SANDAG's Climate Action Data Portal, including ReCAP Snapshots, and ensure that monitoring activities are consistent with those presented in SANDAG's ReCAP Appendix VI: CAP Monitoring and Reporting.

9.1 Develop CAP Implementation Data Requirements

EPIC will work with Solana Beach staff to identify the data required to determine and prioritize how actions will be implemented, including the level of implementation (e.g., mandatory or voluntary), department and staff responsible for implementation, near-term and long-term steps, key performance indicators, funding opportunities, and monitoring metrics. Our team has worked with numerous jurisdictions to support implementation plans and implementation cost analysis and is very familiar with the components of CAP implementation plan.

9.2 Collect Relevant Information from City Departments

EPIC will collect as much data as possible on its own to minimize the burden on Solana Beach staff. Given the internal nature of much of the data, it is anticipated that much of the data will be provided by Solana Beach staff. EPIC has worked with city staff across the region to collect data and will develop processes to facilitate this process. One option is to develop a data collection template. EPIC will work with staff and relevant city departments to determine the best way to collect relevant data.

9.3 Develop Implementation Content for CAP

Once all relevant information is collected, EPIC will develop content for the implementation and monitoring section of the CAP. EPIC will work with Ascent to determine the best format for the CAP document and process to complete this task.

9.4 Develop Implementation Monitoring Memo

Based on work already completed for CAP management and similar work previously completed in the region, EPIC will work with staff to develop a process for future CAP implementation and monitoring procedures.

Task 9 Work Products:

- Draft and final data collection template
- Draft and final Implementation Monitoring Procedures Memo

Task 10 Prepare Appropriate CEQA Documentation

In consultation with City staff, Ascent will prepare CEQA documentation for the updated CAP.

10.1 Prepare Administrative Draft CEQA Strategy Memo and Within-the-Scope Findings

Ascent will work with the City to determine the appropriate level of environmental review to support adoption of the CAP developed in Task 11. Ascent will consider previous efforts completed by the City to maximize CEQA streamlining opportunities. For example, the actions under the proposed CAP update would be applied to development and other projects in the city as part of General Plan implementation. Ascent intends to maximize use of this and other previous environmental analysis, where feasible, to reduce the need for new analysis, reduce schedule, and realize cost efficiencies. The degree to which streamlining opportunities can be realized, however, does depend on the type of plan developed as part of this scope of work and whether physical environmental changes would occur as a result of plan adoption.

The ability to use the General Plan EIR for CEQA coverage of the CAP is greater and allows the City to develop either within-the-scope findings, consistent with CEQA Guidelines Section 15168, or an addendum to the General Plan EIR. Other options include use of a Categorical Exemption (e.g., Class 8) with a supporting technical memorandum that provides evidence in support of that decision. Upon completion of the Draft CAP, Ascent will meet with the City to discuss and confirm approach (including preparation of a CEQA Strategy Memo) and then prepare a draft within-the-scope findings document, consistent with CEQA Guidelines Section 15168. The document would resemble the Appendix G Checklist and would provide substantial evidence in support of the City's determination for the CAP.

10.2 Prepare Final CEQA Strategy Memo and Within-the-Scope Findings

Upon receipt of one set of consolidated and reconciled comments from the City, Ascent will finalize the within-the-scope findings for inclusion as part of the consideration/approval package for Planning Commission/City Council hearings. Should the City elect to proceed with an addendum instead, the cost and effort associated with the addendum is considered to be equivalent to a within-the-scope findings document. Ascent will alert the City of the need for a different level of CEQA coverage, if necessary, as measures are finalized. These options for additional CEQA coverage are included under Optional Tasks 4 and 5. The general scope and total cost for preparation of a negative declaration/mitigated negative declaration or EIR are provided for the optional tasks. Ascent will work the City to refine this scope and cost if a different level of CEQA coverage is deemed necessary.

Task 10 Work Products:

- Administrative draft and final draft of CEQA Strategy Memo and within-the-scope findings (draft includes one round of comments from the City and one round of review) (electronic)

Task 11 Prepare Draft and Final CAP Update

Ascent and EPIC supported SANDAG in developing the Regional Climate Action Planning Framework (ReCAP) and will use this knowledge to efficiently prepare a comprehensive CAP update that aligns with the ReCAP guidance and best practices. We will prepare an administrative draft of the CAP update for review by City staff. This effort will include assembly and integration of the work and products of prior tasks into the CAP document. The CAP document will also build off the prior efforts of the 2017 CAP according to updated policies and state mandates and the latest technology and science on climate change and GHG reductions.

11.1 Prepare Administrative Draft CAP Document

The organization and format of the administrative draft CAP is anticipated to build from the existing 2017 CAP document and will incorporate additional sections/chapters according to this scope. Climate adaptation was not addressed in the 2017 CAP but will be included as an additional chapter or section of the updated CAP.

Additionally, the CAP update will build from the 2017 CAP by covering all facets of social equity based on efforts under Task 7 of this scope. As a long-range, far-reaching City planning document that incorporates multiple topics, the CAP will be a valuable resource to begin advancement toward equity in Solana Beach.

The CAP shall include all relevant information consistent with State CEQA Guidelines Section 15183.5.

Ascent will prepare administrative draft documents and submit them to the City for review and comment. This version will not include the final graphic design; rather, the goal will be to receive City feedback and approval on content.

11.2 Prepare Public Draft CAP Document

Following receipt of City comments on the administrative draft CAP, Ascent will prepare a public draft version. The CAP will be tailored to the City's preferred format and place an emphasis on providing information visually using maps, graphics, tables, and matrices in a Microsoft Word template. Explanatory text will read clearly and concisely.

11.3 Prepare Final CAP Document

Following public review, our team will work with City staff to review comments received and identify any potential changes needed to the public draft CAP. We assume City staff will be responsible for tracking and organizing public comments received and written responses to public comments. For no more than 10 hours, Consultant will provide technical support on preparation of responses to comments on the CAP, if desired. The City will provide direction to our team for appropriate revisions to the plan in response to public comments. We will prepare a final CAP for the City for the adoption process. This task assumes minimal editorial revisions to the document and no changes to the technical data. If comments necessitate substantive changes to the technical analysis, our team will work with the City to determine added cost.

11.4 Public Hearings

The Consultant team will attend and present at City briefings as requested by City staff. This subtask assumes that Consultant's principal-in-charge and project manager will each prepare for and attend up to one Commission meeting and one City Council meeting for CAP approval, as well as assist with preparation of one presentation. Additional hearing attendance and presentations can be supported with added costs.

Task 11 Work Products:

- Administrative draft CAP in Microsoft Word (draft includes one round of comments from the City and one round of review) (electronic)
- Public draft CAP in Microsoft Word and PDF (draft includes one round of comments from the City and one round of review) (electronic)
- Final CAP (electronic)
- Support City staff in preparing one presentation (at up to two meetings) (electronic)

Fee Schedule

The tables below list the hourly rates for all staff positions participating in the proposed activities. Note that EPIC provided rates representing the fiscal years that are included in the project duration. EPIC will invoice at the applicable rate. Ascent's rates will be applicable throughout the project.

EPIC Hourly Rates

Position	FY 21-22 Rate	FY 22-23 Rate
Director	\$122.83	\$126.51
Assistant Director	\$96.62	\$99.52
Staff Attorney	\$77.43	\$79.75
Communications Director	\$69.78	\$71.87
Technical Policy Analyst	\$65.25	\$67.21

Ascent Environmental Hourly Rates

Position	Rate
Principal-in-Charge	\$265.00
Project Manager	\$130.00
GHG Analyst	\$135.00
Outreach Specialist	\$185.00
CEQA Advisor	\$250.00
CEQA Project Manager	\$215.00
CEQA Analyst	\$145.00
Graphics Specialist	\$115.00
WP/Admin	\$125.00

Project Cost by Task

Project Tasks	EPIC	Ascent	Total
1 Attend Project Meetings	\$5,000	\$1,450	\$6,450
2 Develop and Implement Public Engagement Plan	\$1,500	\$15,000	\$16,500
3 Identify CAP Measures	\$2,000	\$0	\$2,000
4 Estimate GHG Impacts of CAP Measures	\$10,000	\$0	\$10,000
5 Complete a Benefit-Cost Analysis on Draft CAP Measures	\$13,000	\$0	\$13,000
6 Evaluate Candidate CAP Measures (EPIC)	\$4,500	\$0	\$4,500
7 Integrate Social Equity into CAP	\$4,550	\$0	\$4,550
8 Evaluate Existing GHG Reduction Targets (EPIC)	\$2,000	\$0	\$2,000
9 Develop CAP Implementation Monitoring Procedures	\$5,000	\$0	\$5,000
10 Prepare Appropriate CEQA Documentation	\$1,000	\$20,000	\$21,000
11 Prepare Draft and Final CAP	\$1,000	\$14,000	\$15,000
Total	\$49,550	\$50,450	\$100,000

Optional Tasks

These optional tasks are intended to provide flexibility to increase the amount of effort for proposed tasks. These tasks would supplement the scope of work presented above and would only be completed at the direction of staff.

Optional Task 1: Additional Public Engagement Workshops

Consultant will work with the City to conduct additional workshops and public engagement events as desired. This includes developing presentation and outreach materials, as well as meeting facilitation. This optional task presents the cost per additional outreach event.

Optional Task 1 - Work Products

- Draft and final presentation and materials for one public workshop (electronic)
- Attendance at and facilitation of one public workshop

Optional Task 2: Translation Services

Consultant will contract with a service to provide language translations for one public workshop and engagement flyers, handouts, and tailored communications materials.

Optional Task 2 - Work Products

- Translator attendance at one public workshop
- Translated flyers, handouts, and tailored communications materials as specified in Task 2.2

Optional Task 3: Implementation Cost Analysis

EPIC can prepare Implementation Cost Analysis to estimate the cost to the City of Solana Beach to implement CAP measures.

Optional Task 3 - Work Products

- Data collection template
- Spreadsheet of initial results
- Draft and final reports
- Draft and final presentation

Optional Task 4: Additional CEQA Coverage, Negative Declaration/Mitigation Negative Declaration

Consultant will prepare an administrative draft, screencheck draft, and public draft initial study (IS) and negative declaration (ND) or mitigated negative declaration (MND) for the City. Consultant will also prepare a Notice of Intent to Adopt the ND or MND. The City will be responsible for document distribution and publication of notices. Consultant will prepare a response to comments memo to address comments on the draft CEQA document. If the appropriate CEQA document is determined to be an ND/MND, Consultant will provide a detailed scope of work and budget to the City for a contract amendment.

Optional Task 4 - Work Products

- Administrative and screencheck draft IS/ND or IS/MND (electronic)
- Public review draft IS/ND or IS/MND (electronic)
- Draft and final Notice of Intent to Adopt the ND or MND

- Draft and final response to comments memorandum (electronic)

Optional Task 5: Additional CEQA Coverage, Environmental Impact Report

Consultant will prepare an administrative draft, screencheck draft, and public draft environmental impact report (EIR) for the City based on reviewer comments. Consultant will also prepare a Notice of Preparation (NOP) and Notice of Availability (NOA). The City will be responsible for document distribution, publication of notices, and coordination and facilitation of public meetings.

Consultant will prepare a separate section of the EIR to respond to comments on the Draft EIR. We assume up to 40 hours of technical staff work to respond to comments and assume no new analysis will be needed. The entire EIR will not be reproduced for the Final EIR; rather, any changes to the Draft EIR will be shown in the response to comments document.

If the appropriate CEQA document is determined to be an EIR, Consultant will provide a detailed scope of work and budget to the City for a contract amendment.

Optional Task 5 - Work Products

- Draft and final NOP (electronic)
- Administrative and screencheck Draft EIR (electronic)
- Draft and final NOA (electronic)
- Public review Draft EIR (electronic)
- Administrative/screencheck Final EIR (electronic)
- Final EIR (electronic)

Fee Schedule for Optional Tasks

Optional Tasks	EPIC	Ascent	Total
#1 Additional Public Engagement Workshops	\$0	\$5,000	\$5,000
#2 Translation Services	\$0	\$5,000	\$5,000
#3 Implementation Cost Analysis	\$15,000	\$0	\$15,000
#4 Additional CEQA Coverage, ND/MND	\$0	\$15,000	\$15,000
#5 Additional CEQA Coverage, Focused EIR	\$0	\$150,000	\$150,000



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: July 13, 2022
ORIGINATING DEPT: Community Development Department
SUBJECT: **Public Hearing: Request for a Development Review Permit for a New Detached Garage with Art Studio and Perform Associated Site Improvements at 1005 Highland Drive (Case # DRP21-016; Applicant: Kimberly and John Novak; APN: 298-391-04-00; Resolution No. 2022-086)**

BACKGROUND:

The Applicants, Kimberly and John Novak, are requesting City Council (Council) approval of a Development Review Permit (DRP) to construct a 1,786 square foot detached garage with a 676 square foot art studio and perform associated site improvements on an existing developed single family lot. The 35,719 square-foot lot is located at 1005 Highland Drive and is within the Estate Residential (ER-2) Zone and Dark Sky Overlay Area.

The Applicants propose grading in the amount of 1,500 cubic yards of cut, 250 cubic yards of fill and 1,250 cubic yards of export. The maximum building height is proposed at 15.8 feet above existing grade and 205.4 feet above mean sea level (MSL). The project requires a DRP for construction that involves an aggregate of more than 100 cubic yards of cut and/or fill.

The issue before the Council is whether to approve, approve with conditions, or deny the Applicants' request as contained in Resolution 2022-086 (Attachment 1).

DISCUSSION:

The subject property is located on the east side of Highland Drive. The 35,719 square-foot lot is irregularly shaped, with residential properties to the north, south and east. The topography of the subject site slopes down from the rear of the property westerly to Highland Drive with an approximately 30-foot grade differential.

The site is currently developed with a 2,803 square-foot two-story, single-family residence with an attached 442 square-foot garage. The proposed 1,728 square-foot garage would

CITY COUNCIL ACTION:

allow for two (2) conforming parking spaces. Since the parking spaces provided in the proposed garage would comply with the Off-Street Parking Design Manual (OSPDM), the project would qualify for a 400 square foot floor area exemption. Therefore, the total proposed floor area would be 5,249 square feet. The maximum proposed building height would be 15.8 feet above existing grade. The project would also include associated site improvements including grading, improving the existing driveway to the new garage, and landscaping. The project plans are provided in Attachment 2.

Table 1 (below) provides a comparison of the Zoning regulations with the Applicants' proposed design.

Table 1			
LOT INFORMATION			
Property Address:	1005 Highland Dr.	Zoning Designation:	Estate Residential (ER)
Lot Size:	35,719 SF	# of Units Allowed:	1 SFR, 1 ADU, 1 JADU
Max. Allowable FAR	9,858 SF	# of Units Requested:	1 SFR (existing)
Proposed Total SF	5,649 SF	Setbacks:	Required Proposed
Below Max. SF by	4,209 SF	Front (W)	25' – 0" 72' – 0"
Max. Allowable Height:	25.00 ft	Side (N)	10' – 0" 10' – 0"
Max. Proposed Height:	15.8 ft	Side (S)	10' – 0" 97' – 0"
Highest Point/Ridge:	205.4 MSL	Rear (E)	40' – 0" 110' – 0"
PROPOSED PROJECT INFORMATION			
Square Footage / Floor Area Breakdown:		Required Permits:	
Existing SFD Area:	2,803 SF	DRP: A DRP is required for construction that involves an aggregate of more than 100 cubic yards of cut and/or fill.	
Existing Garage Area:	442 SF		
Proposed Garage:	1,728 SF		
Proposed Art Studio:	676 SF		
Subtotal:	5,649 SF		
Garage Exemption:	- 400 SF		
Total Proposed Floor Area:	5,249 SF		
Proposed Grading: 1,500 CY Aggregate Grading (Cut: 1,500 CY; Fill 250 CY; Export: 1,250 CY)			
Proposed Parking: Detached 1,728 SF garage		Existing Development:	
Proposed Fences and Walls: Yes		Single-Family Residence and Garage	
Proposed Accessory Dwelling Unit: No			
Proposed Accessory Structure: Yes; Garage and Art Studio			

Development Review Permit Compliance (SBMC Section 17.68.40):

A DRP is required because the proposed site development and construction involves an aggregate of more than 100 cubic yards of cut and/or fill. The project proposes an aggregate of 1,500 cubic yards of cut and fill.

The project must 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 following is a discussion of the findings for a DRP as each applies to the proposed project as well as reference to recommended conditions of approval contained in Resolution 2022-086. The Council may approve, or conditionally approve, a DRP only if all of the findings listed below can be made:

1. The proposed development is consistent with the general plan and all applicable requirements of this title, 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 applicant obtaining the required permit or approval from the other agency.

If any of the above findings cannot be made, the Council shall deny the DRP.

In addition to meeting zoning requirements, the project must also be found in compliance with development review criteria. 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 ER Zone. Properties to the north and east of the lot are located within the same zone and are developed with single-story and two-story, single-family residences. Properties to the south are zoned Medium Residential (MR) and are developed with two-story multi-family residences. The project site is currently developed with a two-story, single-family residence and garage. The Applicants propose to construct

a detached 1,728 square foot garage and 676 square foot art studio above the proposed garage.

As designed, the project conforms to the development standards of the ER Zone. 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. As a condition of project approval, the Applicants would be required to obtain a Coastal Development Permit, Waiver or Exemption from the California Coastal Commission prior to the issuance of a Building Permit.

Building and Structure Placement:

The site is currently developed with a 2,803 square-foot two-story, single-family residence and a garage. The Applicants propose to construct a new 1,728 square-foot garage, with a 676 square-foot art studio above. The garage is proposed to be located centrally on the north side of the lot and would be accessed from Highland Drive.

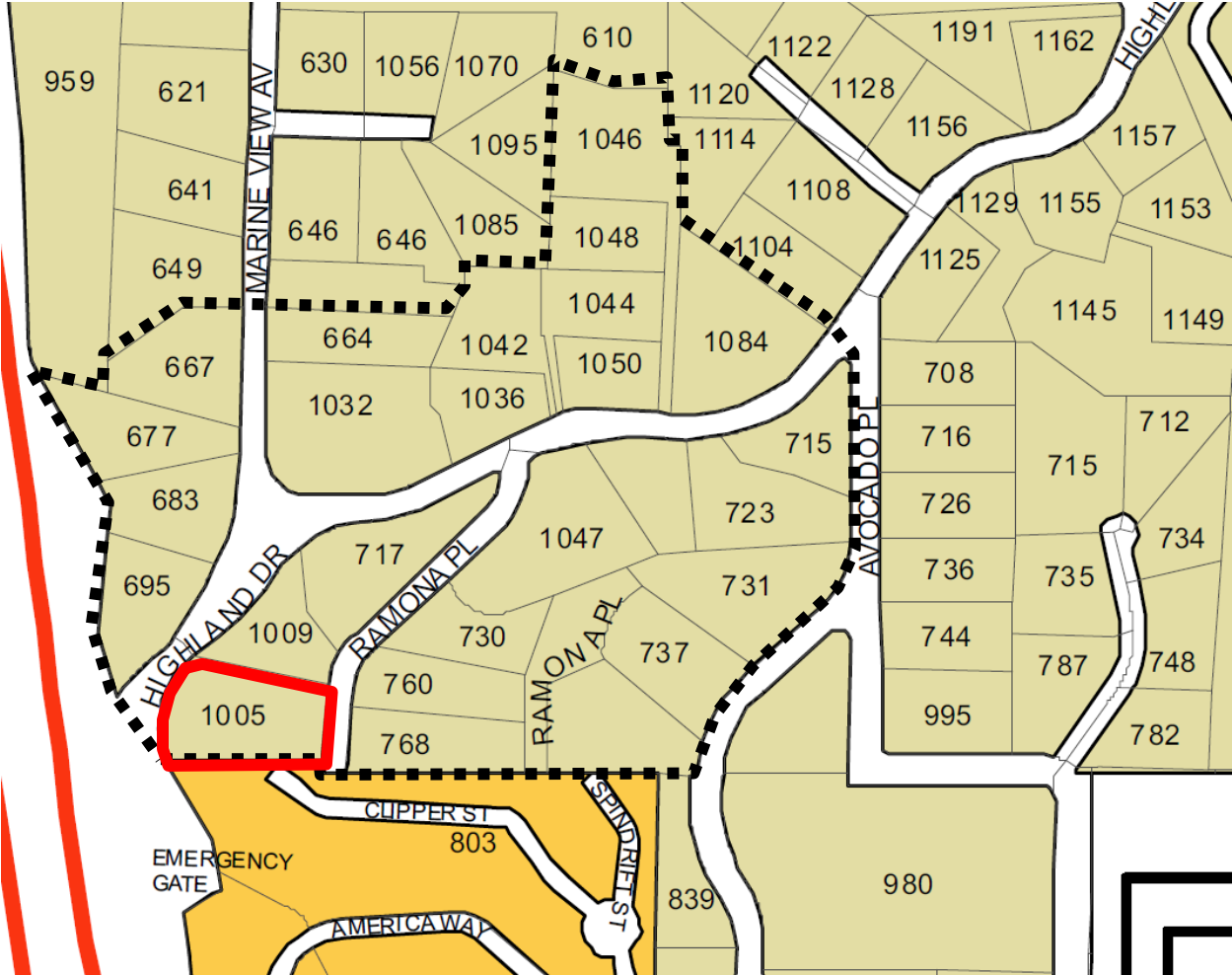
As proposed, the project conforms with the setbacks and height restrictions set forth in the Estate Residential Zone.

The SBMC parking regulations require two (2) off-street parking spaces, 9' x 19' clear, per single-family residence. The SBMC indicates that when required spaces are provided in a garage, up to 200 square feet of floor area is exempted for each required space. As designed, the proposed residence would provide two (2) parking spaces in a 1,728 garage; therefore, the project is afforded a 400 square-foot exemption and the total proposed floor area would be 5,249 square feet, which is 4,209 square feet under the maximum allowable floor area for the lot.

The proposed project, as designed, meets the minimum required front-, interior side-, and rear-yard setbacks.

Neighborhood Comparison:

Staff compared the proposed project to 26 other properties within the surrounding area. As shown on the following Zoning Map, they include other properties north and east of the subject property.



The properties evaluated in this comparison are located in the ER-2 Zone. The existing homes range in size from 779 square feet to 6,391 square feet, according to the County Assessor records. It should be noted that the County Assessor does not include the garage, decks or covered patios 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 existing and proposed garages as follows:

Project Gross Building Area:	5,649 ft ²
Delete Garage	-2,170 ft ²
<hr/> Project Area for Comparison to Assessor's Data:	<hr/> 3,479 ft ²

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.

Table 2						
#	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	1084 HIGHLAND DR	43,124	1,950		10,969	ER-2
2	0 HIGHLAND DR	20,334	Vacant		7,550	ER-2
3	778 RAMONA PL	24,829	4,598		8,224	ER-2
4	667 MARINE VIEW AVE	25,517	779		8,328	ER-2
5	677 MARINE VIEW AVE	28,059	2,898		8,709	ER-2
6	683 MARINE VIEW AVE	25,669	3,479		8,350	ER-2
7	695 MARINE VIEW AVE	26,869	1,984		8,530	ER-2
8	731 AVOCADO PL	39,310	6,112		10,397	ER-2
9	737 AVOCADO PL	27,878	2,954		8,682	ER-2
10	747 AVOCADO PL	30,056	3,910		9,008	ER-2
11	723 AVOCADO PL	33,541	4,143		9,531	ER-2
12	715 AVOCADO PL	22,866	3,948		7,930	ER-2
13	664 MARINE VIEW AVE	21,780	1,568		7,767	ER-2
14	164 HIGHLAND DR	59,242	2,631		13,386	ER-2
15	1036 HIGHLAND DR	21,780	1,448		7,767	ER-2
16	1042 HIGHLAND DR	23,522	1,540		8,028	ER-2
17	1046 HIGHLAND DR	43,124	3,247		10,969	ER-2
18	1048 HIGHLAND DR	21,040	3,521		7,656	ER-2
19	1050 HIGHLAND DR	15,816	1,653		3,245	ER-2
20	1044 HIGHLAND DR	25,265	1,730		8,290	ER-2
21	1005 HIGHLAND DR	35,719	2,803	3,479	9,858	ER-2
22	1009 HIGHLAND DR	22,651	2,530		7,898	ER-2
23	717 RAMONA PL	35,284	4,535		9,793	ER-2
24	1047 HIGHLAND DR	46,174	1,456		11,426	ER-2
25	730 RAMONA PL	21,780	2,020		7,767	ER-2
26	760 RAMONA PL	21,780	6,391		7,767	ER-2
27	768 RAMONA PL	25,700	3,048		8,355	ER-2

Fences, Walls and Retaining Walls:

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

The Applicants are proposing to construct retaining walls in the front yard on the southwestern portion of the property. As proposed, the fences and walls would comply with the fence and wall regulations. If the Applicants decide to modify any of the design

of the proposed fences and walls or construct additional fences and walls, a condition of project approval indicates that they would be required to be in compliance with SBMC 17.20.040(O) and 17.60.070(C) and (D).

Landscape:

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

Parking:

SBMC Section 17.52.040 and the Off-Street Parking Design Manual require two (2) parking spaces for a single-family residence. The Applicants are proposing a 1,728 square-foot detached garage. The detached garage would provide a minimum of two off-street parking spaces that are 9' X 19' and clear of obstruction.

Grading:

The proposed grading quantities include 1,500 cubic yards of cut, 250 cubic yards of fill, and 1,250 cubic yards of export. The proposed total aggregate amount of grading is 1,500 cubic yards.

Lighting:

The property is located within the City's Dark Sky Area, therefore, a condition of project approval includes 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 garage and art studio; therefore, usable open space and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040.

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 June 30, 2022. As of the date of preparation of this Staff Report, Staff has not received any formal correspondence from neighbors or interested parties in support of, or in opposition to, the proposed project.

CEQA COMPLIANCE STATEMENT:

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the State CEQA Guidelines. Section 15303 is a Class 3 exemption for new construction or the conversion of small 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 2022-086.
- Approve Staff recommendation subject to additional specific conditions necessary for the City Council to make all required findings for the approval of a DRP.
- Deny the project if all required findings for the DRP cannot be made.

DEPARTMENT RECOMMENDATION:

The proposed project meets the minimum objective requirements of SBMC, could be found to be consistent with the General Plan and 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 2022-086 conditionally approving a DRP to construct a 1,726 square foot detached garage with a 676 square foot art studio and perform associated site improvements at 1005 Highland Drive.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2022-086
2. Project Plans

RESOLUTION 2022-086

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT FOR THE CONSTRUCTION OF A NEW DETACHED TWO-CAR GARAGE, ART STUDIO AND ASSOCIATED IMPROVEMENTS ON A PROPERTY LOCATED AT 1005 HIGHLAND DRIVE, SOLANA BEACH

APPLICANT: John Novak
CASE NO.: DRP 21-016

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

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

WHEREAS, at the Public Hearing on July 13, 2022, the City Council received and considered evidence concerning the proposed application; and

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

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

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

1. That the foregoing recitations are true and correct.
2. That the project is exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines.
3. That the request for a DRP to construct a new 1,726 square-foot detached garage, with 676 square foot art studio, on a 35,719 square-foot lot in the Estate Residential (ER) Zone, is conditionally approved based upon the following Findings and subject to the following Conditions:
4. 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 Estate Residential, which allows for one to two dwelling units per acre. Further, the proposed development is 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 proposed project is consistent with all applicable requirements of the Zoning Ordinance (Title 17) Permitted Uses and Structures (SBMC 17.20.020), which provides for use of the property as a single-family residence.

The design of the project is consistent with the provisions for minimum setbacks, the maximum floor area ratio (FAR), maximum building height, and parking requirements.

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

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

The property is located within the ER Zone. Properties to the north and east of the property are located within the same zone. They are developed with single-family residences. The project site is currently developed with a two-story, single-family residence and garage. The Applicants propose to construct a detached garage and art studio.

As designed, the project is consistent with the permitted uses of the underlying ER Zone as described in SBMC Sections 17.20.010 and 17.12.020. 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 project, as designed, is consistent with the permitted uses for the ER Zone as described in SBMC Sections 17.20.010 and 17.12.020, which permits single-family residential and accessory structure development. The property is designated Estate Residential in the General Plan and intended for single-family residential development with a maximum density of one to two 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. As a condition of project approval, the Applicants would be required to obtain a Coastal Development Permit, Waiver or Exemption from the California Coastal Commission prior to the issuance of a Building Permit.

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

The site is currently developed with a 2,803 square-foot single-family residence and garage. The Applicants propose to construct a new 1,726 square-foot detached garage with 676 square-foot art studio. The garage is proposed to be located at the north side of the lot and would be accessed from Highland Drive.

The SBMC parking regulations require two (2) off-street parking spaces, 9' x 19' clear, per single-family residence. The SBMC indicates that when required spaces are provided in a garage, up to 200 square feet of floor area is exempted for each required space. As designed, the proposed residence would provide a minimum of two (2) parking spaces in a 1,726 square foot garage; therefore, the project is afforded a 400 square-foot exemption and the total proposed floor area would be 5,249 square feet, which is 4,609 square feet under the maximum allowable floor area for the lot.

The proposed project, as designed, meets the minimum required front-, interior side-, and rear-yard setbacks.

- c. *Landscaping: The removal of significant native vegetation shall be minimized. Replacement vegetation and landscaping shall be compatible with the vegetation of the surrounding area. Trees and*

other large plantings shall not obstruct significant views when installed or at maturity.

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

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

SBMC Section 17.52.040 and the Off-Street Parking Design Manual require two (2) parking spaces for a single-family residence. The Applicants are proposing a 1,726 square-foot detached garage. The detached garage would provide a minimum of two (2) off-street parking spaces that are 9' X 19' and clear of obstruction.

- 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 proposed grading quantities include 1,500 cubic yards of cut, 250 cubic yards of fill, 1,250 cubic yards of export. The proposed total aggregate amount of grading is 1,500 cubic yards.

- 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).*

A condition of project approval includes 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.

- 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 new single-family residence, 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 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.*

All required permits are being processed concurrently with the DRP. As a condition of project approval, the Applicants will be required to obtain approval from the CCC prior to issuance of Building Permits.

The project will not exceed 16 feet above the existing grade; therefore, a Structure Development Permit (SDP) is not required.

- 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.*

As a condition of project approval, the Applicants will be required to obtain approval from the California Coastal Commission (CCC) prior to the issuance of Building Permits.

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. The Applicants shall pay required Public Facilities Fees, as established by SBMC Section 17.72.020 and Resolution 1987-36.
 - II. Building Permit plans must be in substantial conformance with the plans presented to the City Council on July 13, 2022 and located in the project file with a submittal date of May 12, 2022.
 - III. The residence will not exceed 15.8 feet in height above the existing grade or 205.4 feet above MSL.
 - IV. Any proposed onsite fences, walls, and retaining walls and any proposed railing located on top, or any combination thereof, shall comply with applicable regulations of SBMC Section 17.20.040 and 17.60.070 (Fences and Walls).
 - V. The Applicants shall obtain required 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 Highland Drive and minimize impact to the surrounding neighbors.
 - X. The Applicants shall connect to temporary electrical service as soon as feasible to the satisfaction of the City. The use of gas-powered generator(s) during construction activity is discouraged and shall be limited only to selective use at the discretion of the City.
- B. Fire Department Conditions: Please note that this list provides detailed Fire Department requirements and is not meant to be an all-inclusive plan check list of the Fire Department comments.

- I. 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.
 - II. ADDRESS NUMBERS: STREET NUMBERS: Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background, and shall meet the following minimum standards as to size: 4" high with a 1/2" inch stroke width for residential buildings, 8" high with a 1/2" stroke for commercial and multi-family residential buildings, 12" high with a 1" stroke for industrial buildings. Additional numbers shall be required where deemed necessary by the Fire Marshal, such as rear access doors, building corners, and entrances to commercial centers.
 - III. AUTOMATIC FIRE SPRINKLER SYSTEM - ONE- AND TWO-FAMILY DWELLINGS: Structures shall be protected by an automatic fire sprinkler system designed and installed to the satisfaction of the Fire Department. Plans for the automatic fire sprinkler system shall be approved by the Fire Department prior to installation. Per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 15.32.230 NEW Section 903.2.
 - IV. CLASS "A" ROOF: All structures shall be provided with a Class "A" Roof covering to the satisfaction of the Solana Beach Fire Department.
- C. Engineering Department Conditions:
- I. The Applicants shall obtain an Encroachment Permit in accordance with SBMC Section 11.20 for the work in the public right-of-way listed below. The frontage improvements shall be done to the satisfaction of the City Engineer prior to the occupancy of the proposed project:
 - a) Removal of existing southerly driveway and planter walls, and associated grading and planting.
 - b) Construction of approximately 50-linear feet of 6-inch asphalt concrete berm along the edge of the roadway, from the inlet near the southerly property line to the existing berm at the southerly driveway.

- II. The Applicants shall record an 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) Walkway steps and lighting
- III. All construction demolition materials shall be recycled according to the City's Construction and Demolition recycling program and an approved Waste Management Plan shall be submitted.
- IV. Construction fencing shall be located on the subject property unless the Applicants have obtained an Encroachment Permit in accordance with chapter 11.20 of the SBMC which allows otherwise.
- V. The Applicants shall obtain a Grading Permit in accordance with Chapter 15.40 of the Solana Beach Municipal Code. Conditions prior to the issuance of a grading permit shall include, but not be limited to, the following:
 - a. The Applicants shall obtain a grading plan prepared by a Registered Civil Engineer and approved by the City Engineer. On-site grading design and construction shall be in accordance with Chapter 15.40 of the Solana Beach Municipal Code.
 - b. The Applicants shall obtain a Soils Report prepared by a Registered Soils Engineer and approved by the City Engineer. All necessary measures shall be taken and implemented to assure slope stability, erosion control and soil integrity. The grading plan shall incorporate all recommendations contained in the soils report.
 - c. The Applicants shall 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.
 - d. 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.

- e. 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.
- f. The Applicants shall obtain and submit grading security in a form prescribed by the City Engineer.
- g. The Applicants shall obtain haul permit for import and export of soil. The Applicants shall transport all excavated material to a legal disposal site.
- h. 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.
- i. 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.
- j. 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.
- k. Post Construction Best Management Practices meeting City and RWQCB Order No. R9-2013-001 requirements shall be implemented in the drainage design.

Ordinance.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Solana Beach, California, held on the 13th day of July, 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

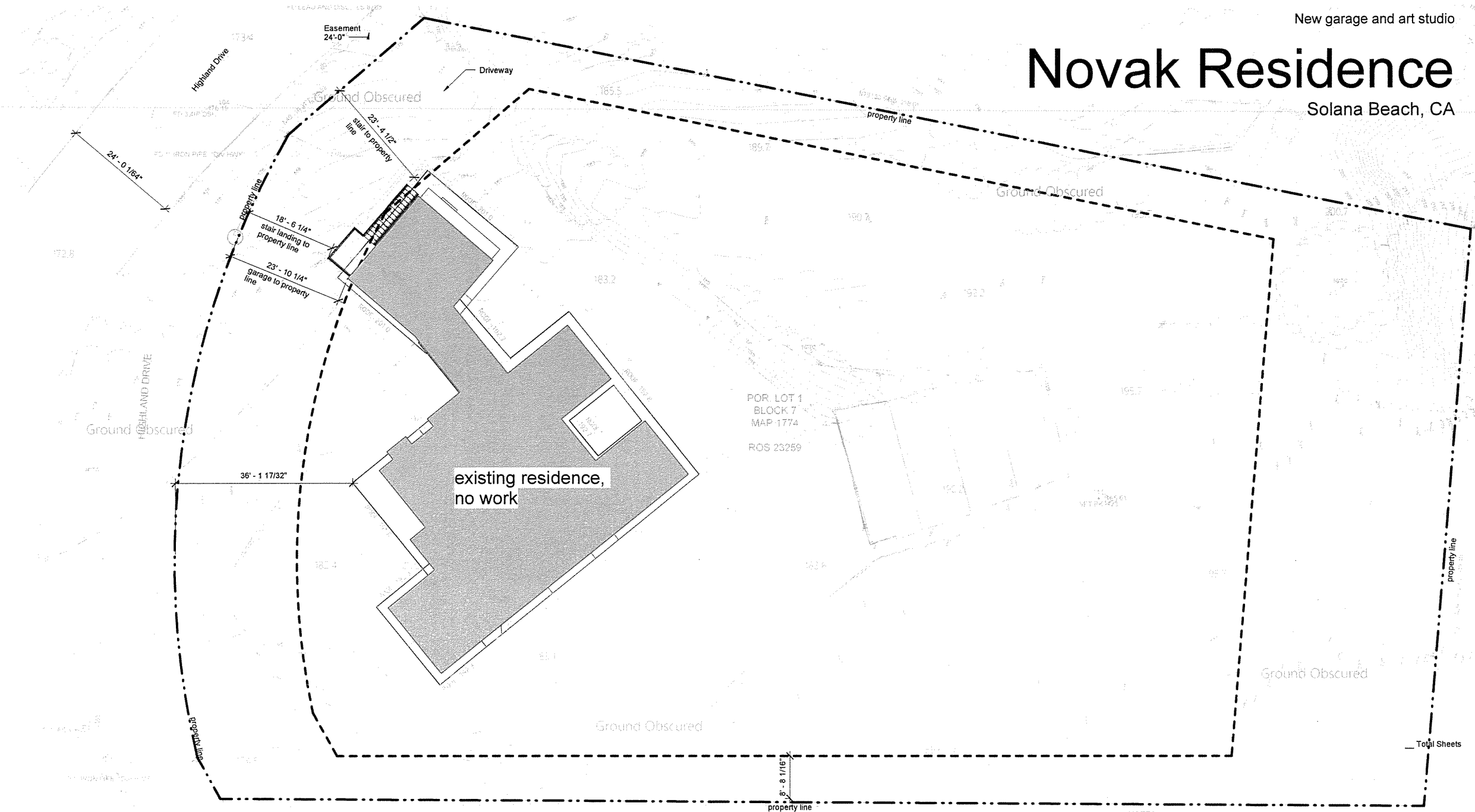
ANGELA IVEY, City Clerk

Novak Residence

New garage and art studio

Solana Beach, CA

domusstudio architecture



1 existing site plan
3/32" = 1'-0"

NOTES:
See Civil for drainage (natural & proposed)
See Civil for trash enclosure & access
See Civil for pedestrian & vehicular pathways
See Civil for existing & proposed grade
See Landscape for other proposed structures (fences, retaining walls, landscaping, etc.)
See Landscape for landscaped area, irrigated landscape, water features, decorative hardscape

Novak Residence
2021-06-17

No.	Revision	Issue Date

title sheet / existing site plan

Sheet Index

	L1.0	Title
a1	L1.1	Hardscape Plan
a2	L1.2	Hardscape Enlargement NW
a3	L1.3	Hardscape Enlargement Main
a4	L1.4	Hardscape Enlargement West
a5	L1.5	Hardscape Legend
a6	L1.6	Dimensioning Plan
a7	L1.7	Hardscape Details
	L1.8	Hardscape Details
	L1.9	Hardscape Details
	L1.10	Hardscape Details
	L1.11	Hardscape Details
	L1.12	Hardscape Details
	L1.13	Hardscape Details
	L1.14	Hardscape Details
	L1.15	Hardscape Details
	L2.1A	Irrigation Plan
	L2.1B	Irrigation Plan
	L2.2	Irrigation Legend + Notes
	L2.3	Irrigation Details
	L2.4	Irrigation Details
	L2.5	Irrigation Details
	L3.1	Planting Plan
	L3.2	Planting Legend
	L3.3	Planting Notes
	L3.4	Planting Images
	L3.5	Planting Details

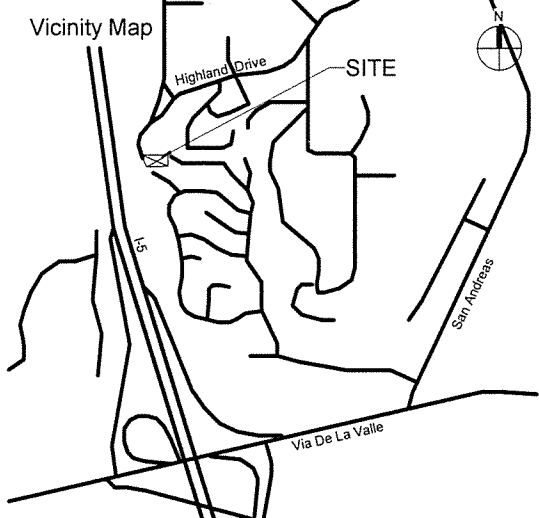
Project Data

Project Description:	addition of new garage and art studio to a single family residence	
Owner:	John and Kim Novak	
Project Address:	1005 Highland Drive, Del Mar, CA 92014-3902	
Historic:	No	
Assessor's Parcel No.:	298-391-04-00	
Existing Use:	single family residential	
Proposed Use:	single family residential	
Lot Size:	Gross: .82 Acres / 35,719 SF Net: .81 Acres / 35,611 SF	
Zoning:	ER-2b (Overlays)	
Floor Area Ratio:	.6 for first 5,000s.f.	5,000 x .6 = 3,000s.f.
	.3 for 5,000s.f. - 20,000s.f.	15,000 x .3 = 4,500s.f.
	.15 for > 20,000s.f.	15,719 x .15 = 2,358s.f.
	9,858s.f. Allowable / 5,649s.f. Actual	
Existing 1st Floor Area	2294 s.f.	
Existing 2nd Floor Area	509 s.f.	
Existing Garage Area	442 s.f.	
Proposed Garage Area	1728 s.f.	
Proposed Art Studio Area	676 s.f.	
Subtotal	5649 s.f.	
Off-Street Parking Exemption	-400 s.f.	
Total Floor Area:	5249 s.f.	

Lot Coverage:	9,858s.f. Allowable / 5,649s.f. Actual
Required Setbacks:	25' Front 10' Side 10' Street Side 40' Rear
Height:	25' Allowable / 20'-8" Actual
Parking:	4 car garage + motor court
Grading calculations:	SEE CIVIL PLANS
	Cut - 1,500 cy Fill - 250 cy Export 1,250 cy
Impervious / Pervious areas:	
	existing impervious - 9,577 s.f.
	new impervious proposed - 6,803 s.f.
	remove / replace - 1,183 s.f.
	total proposed impervious - 7,786 s.f.
	existing pervious - 26,034 s.f.
	proposed pervious - 27,826 s.f.
Irrigated area:	SEE LANDSCAPE PLANS
	total - 34,854

Project Team

Owner:	John and Kim Novak 1005 Highland Drive, Del Mar, CA 92014-3902
Architect:	domusstudio architecture 2800 Third Avenue San Diego, CA 92103 619.692.9393 x12 Contact: Jon Dominy jon.dominy@domusstudio.com
Civil Engineer:	PASCO LARET SUITER & ASSOCIATES 535 N Highway 101 Ste A Solana Beach, CA 92075 ph 858.259.8212 fx 858.259.4812 mobile 760-518-1616 Contact: Jason Santos, RCE Sr. Project Engineer
Landscape Architect:	Lastras de Gertler Landscape Architects 1005 Rosecrans Street, Suite 201 San Diego, CA 92106 Rocio Gertler ASLA, RLA, LEED Principal / Design Director

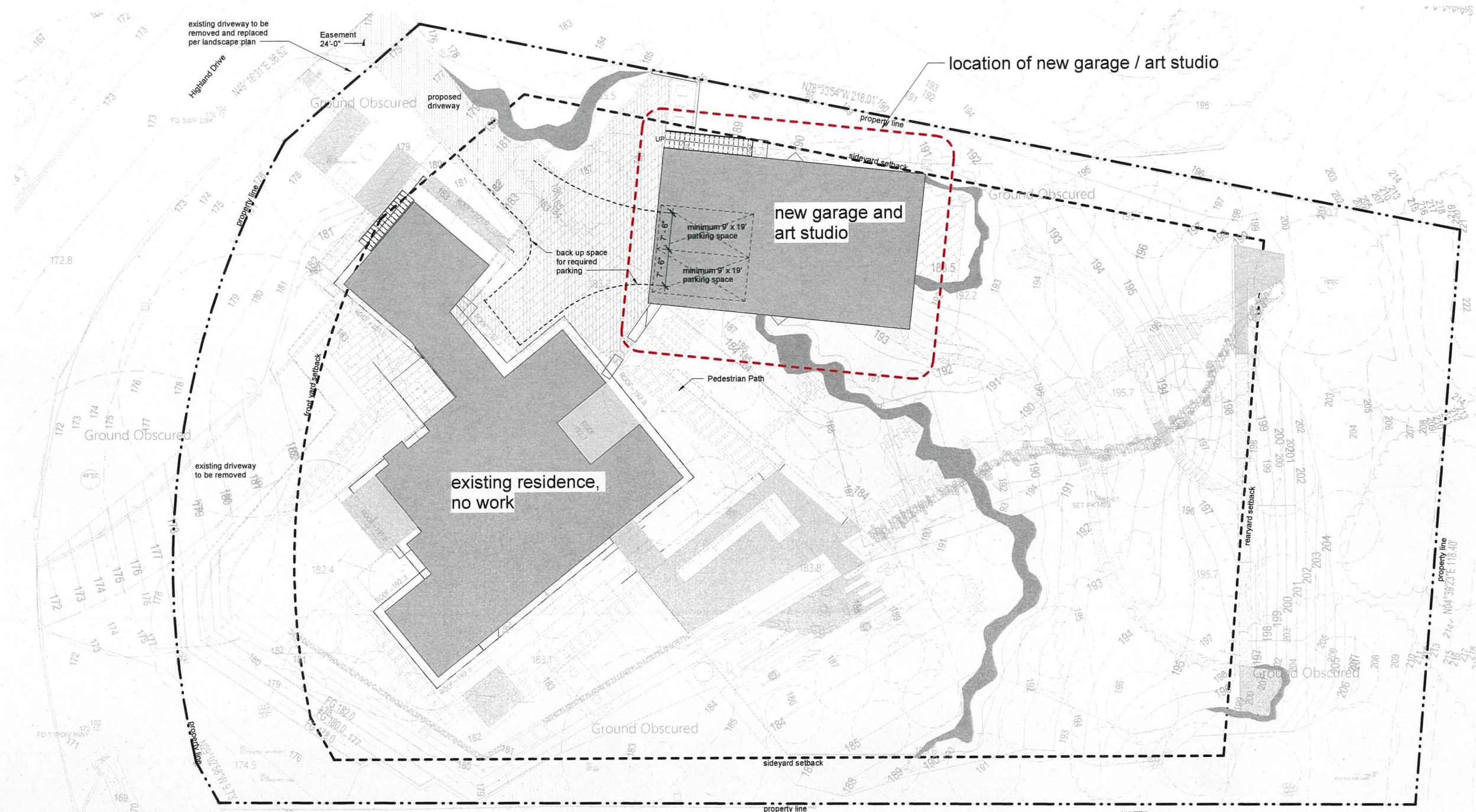


Drawing Set Issue Schedule

Description	Issue Date
submittal #2	2021-12-14
submittal #3	2022-03-10
	2022-05-05

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a1



1 proposed site plan
3/32" = 1'-0"
north

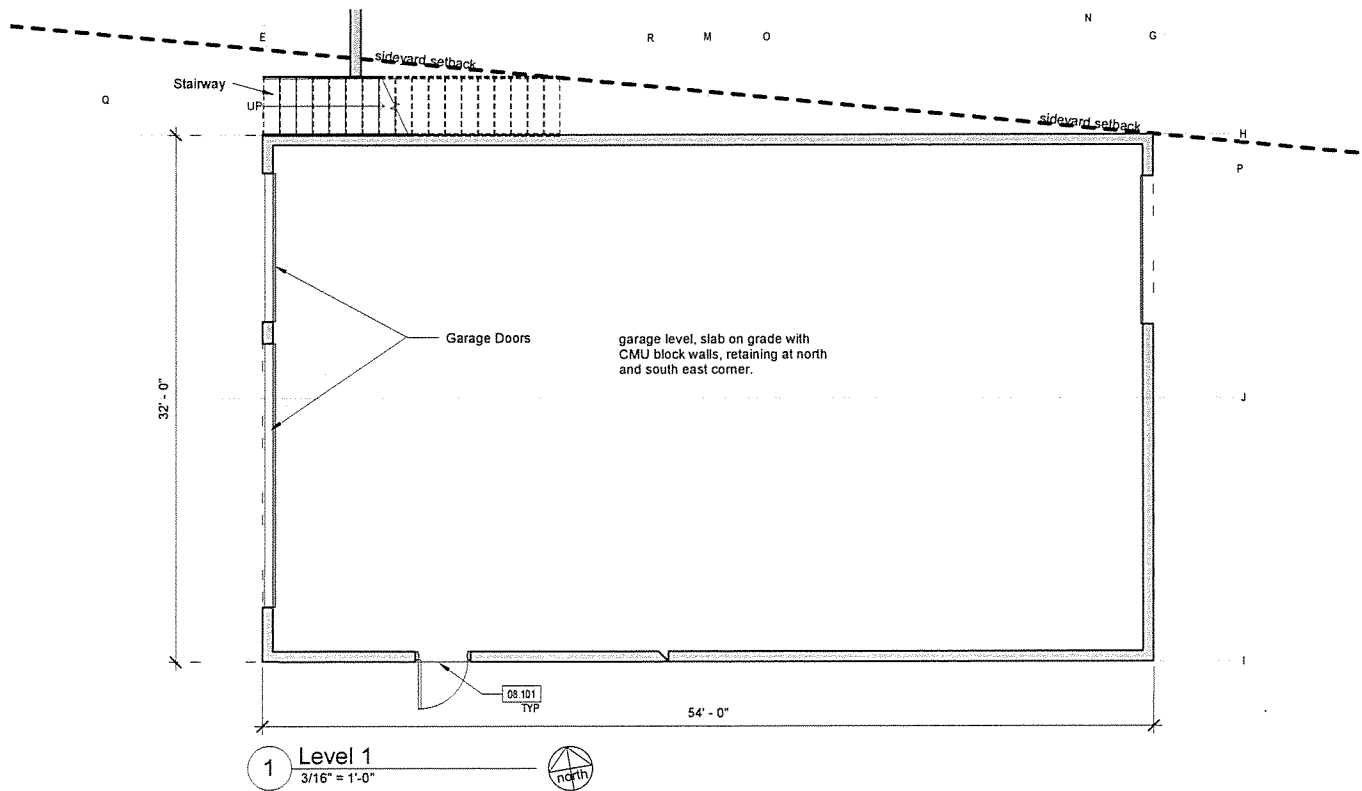
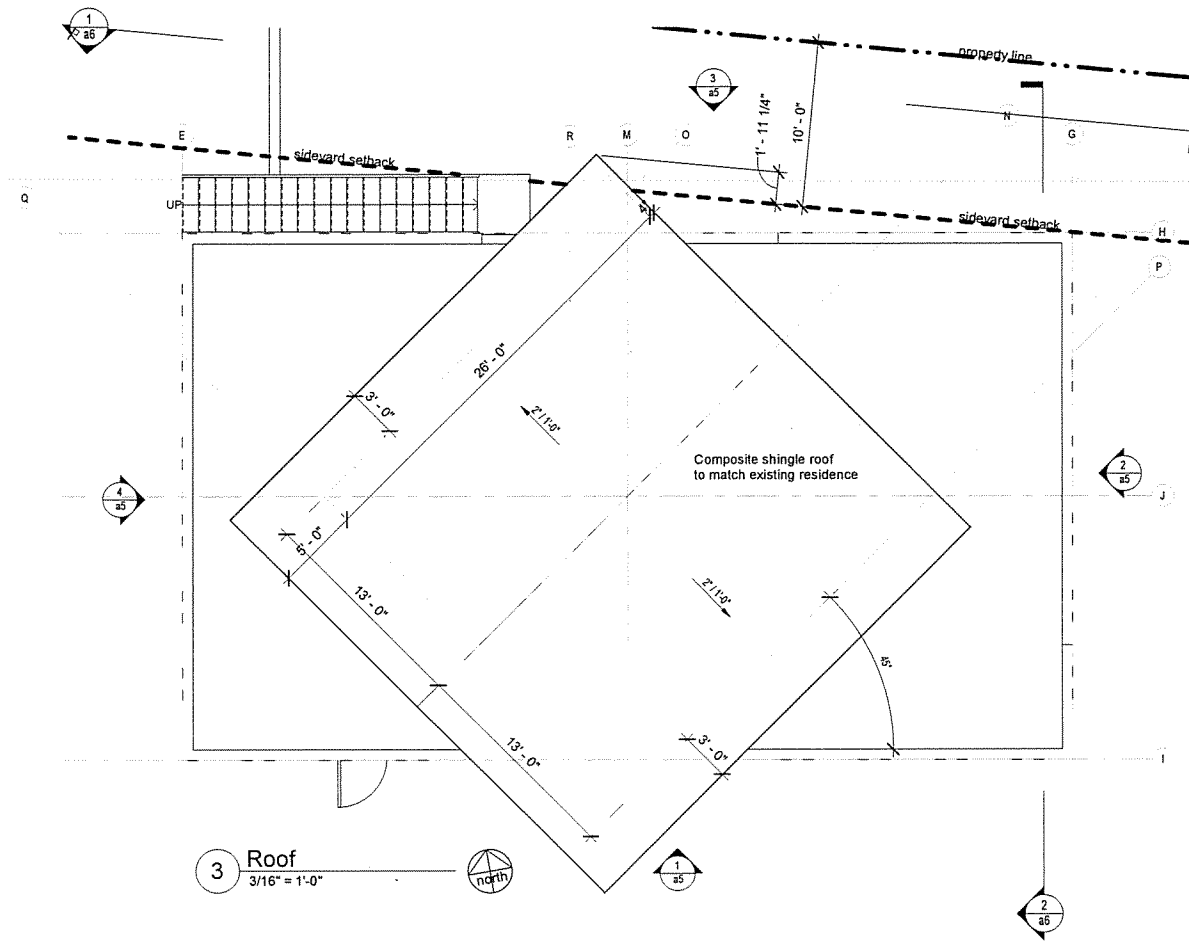
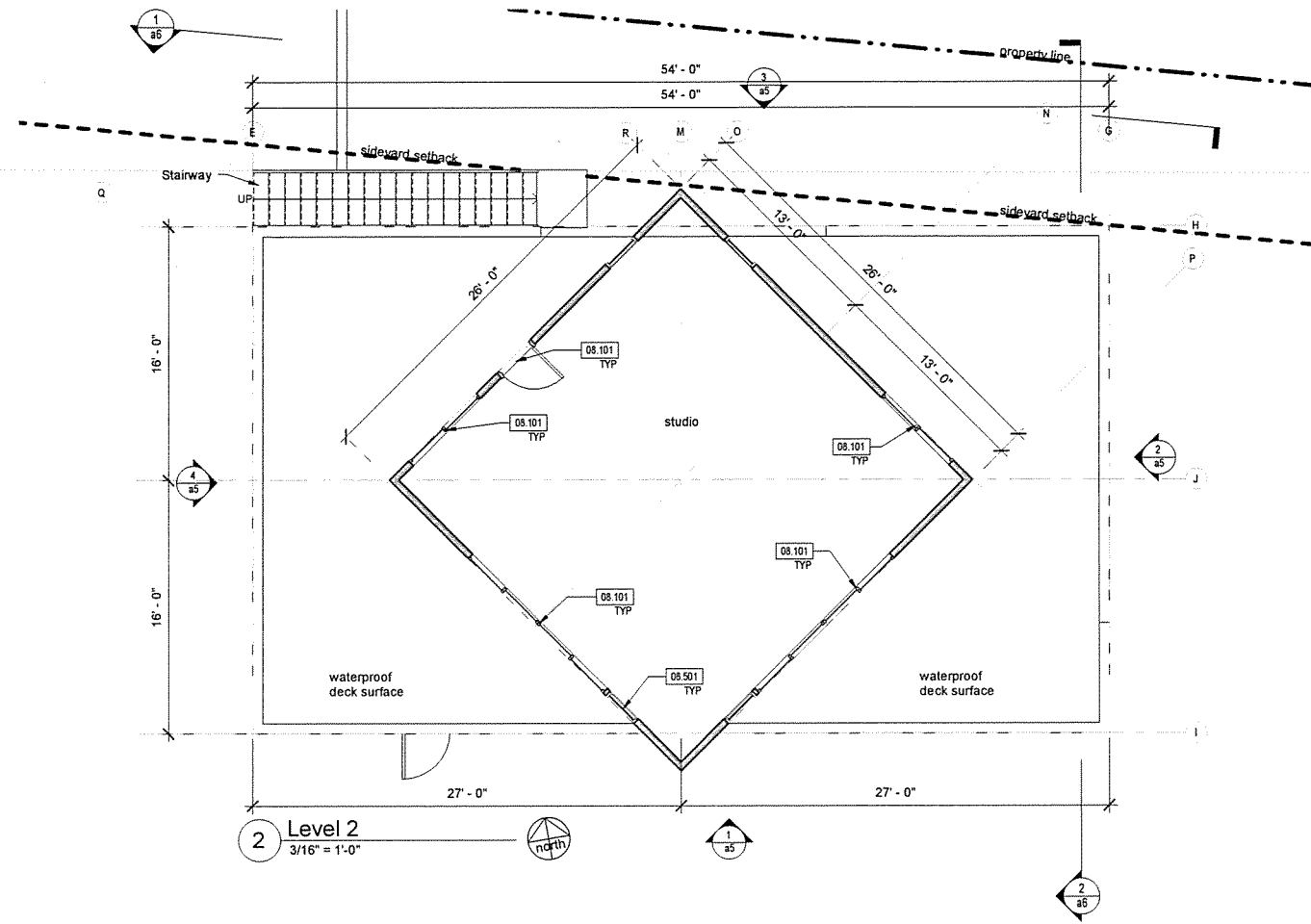
NOTES:
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Novak Residence
2021-06-17

Revision Schedule	
No. Revision	Issue Date

Drawing Set Issue Schedule	
Description	Issue Date
submittal #2	2021-12-14
submittal #3	2022-03-10
	2022-05-05

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Keynotes

- 08.101 *Door per Plan and Schedule
- 08.501 *Window per plan and schedule

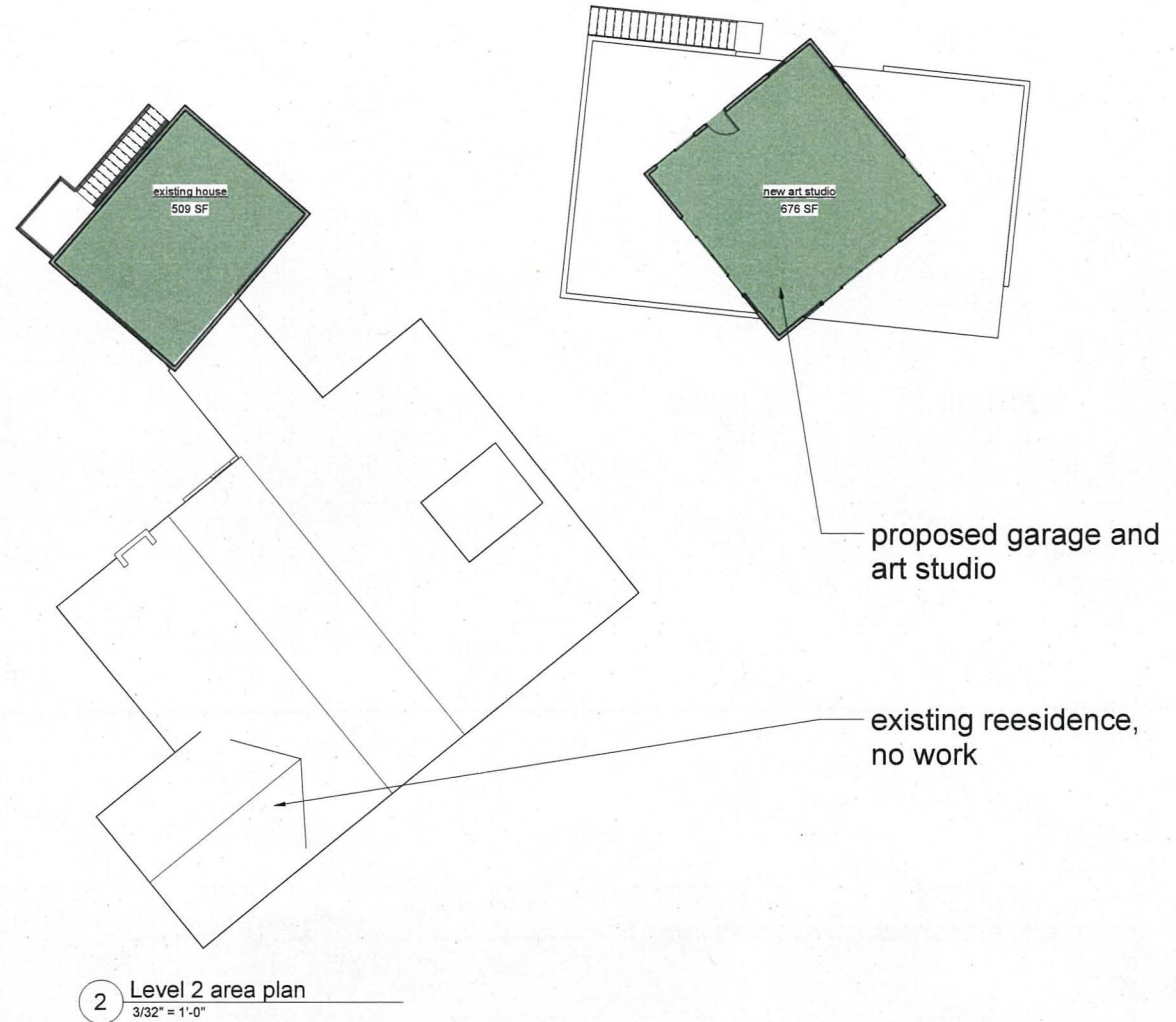
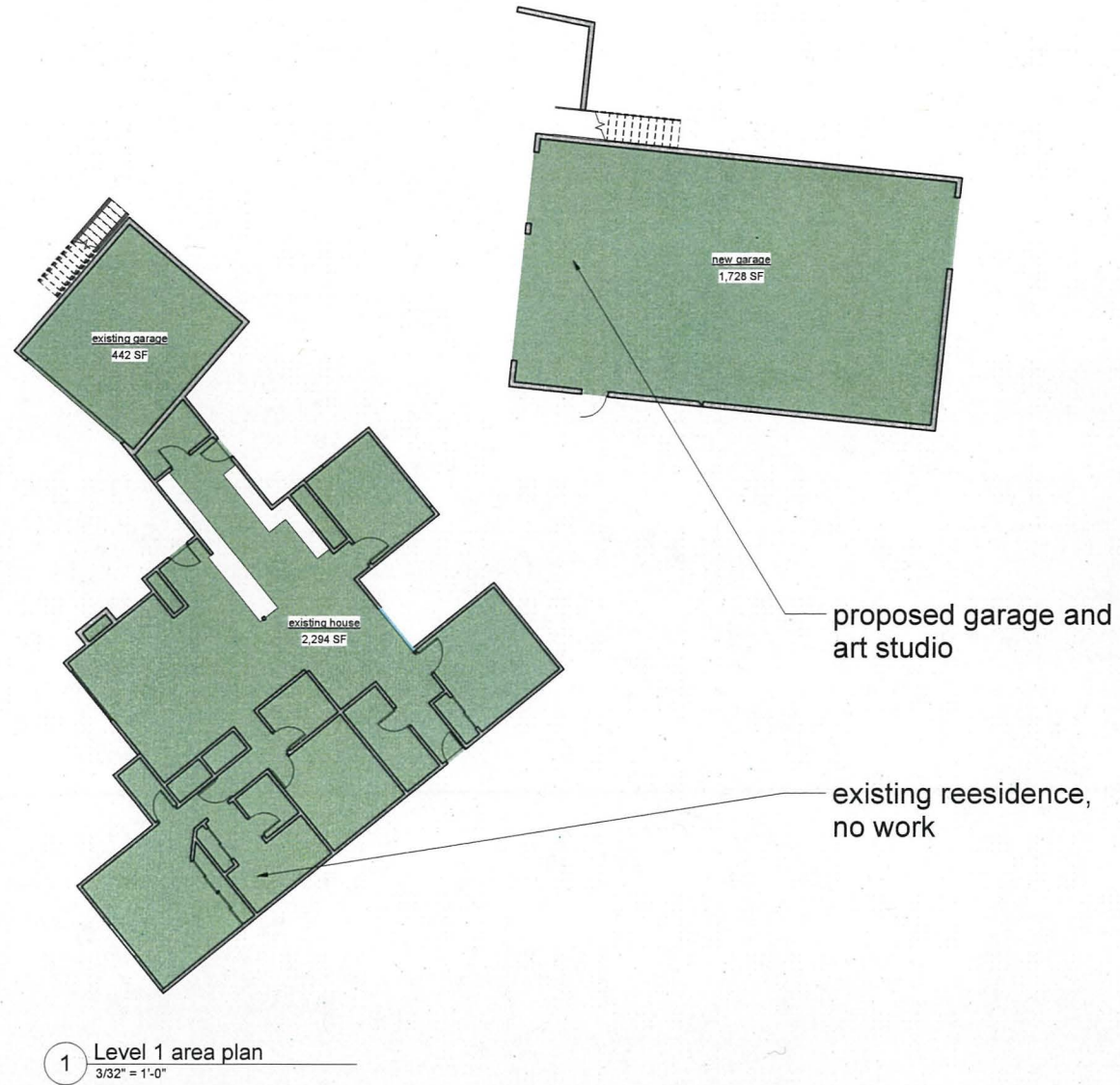
NOTE: ALL DIMENSIONS MEASURED FROM EXTERIOR WALL SURFACES

Novak Residence
 2021-06-17

Revision Schedule	
No. Revision	Issue Date

Drawing Set Issue Schedule	
Description	Issue Date
submittal #2	2021-12-14
submittal #3	2022-03-10
	2022-05-05

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 Project No.: 0170 Project Files\2024 Novak Residence\7.00 Drawings\Novak Residence.rvt
 31.4.2022 10:03:11 AM
 Project Number



Area Schedule (measured to outside of walls)	
Name	Area
existing garage	442 SF
existing garage: 1	442 SF
existing house	2,294 SF
existing house	509 SF
existing house: 2	2,803 SF
new art studio	676 SF
new art studio: 1	676 SF
new garage	1,728 SF
new garage: 1	1,728 SF
Grand total	5,649 SF

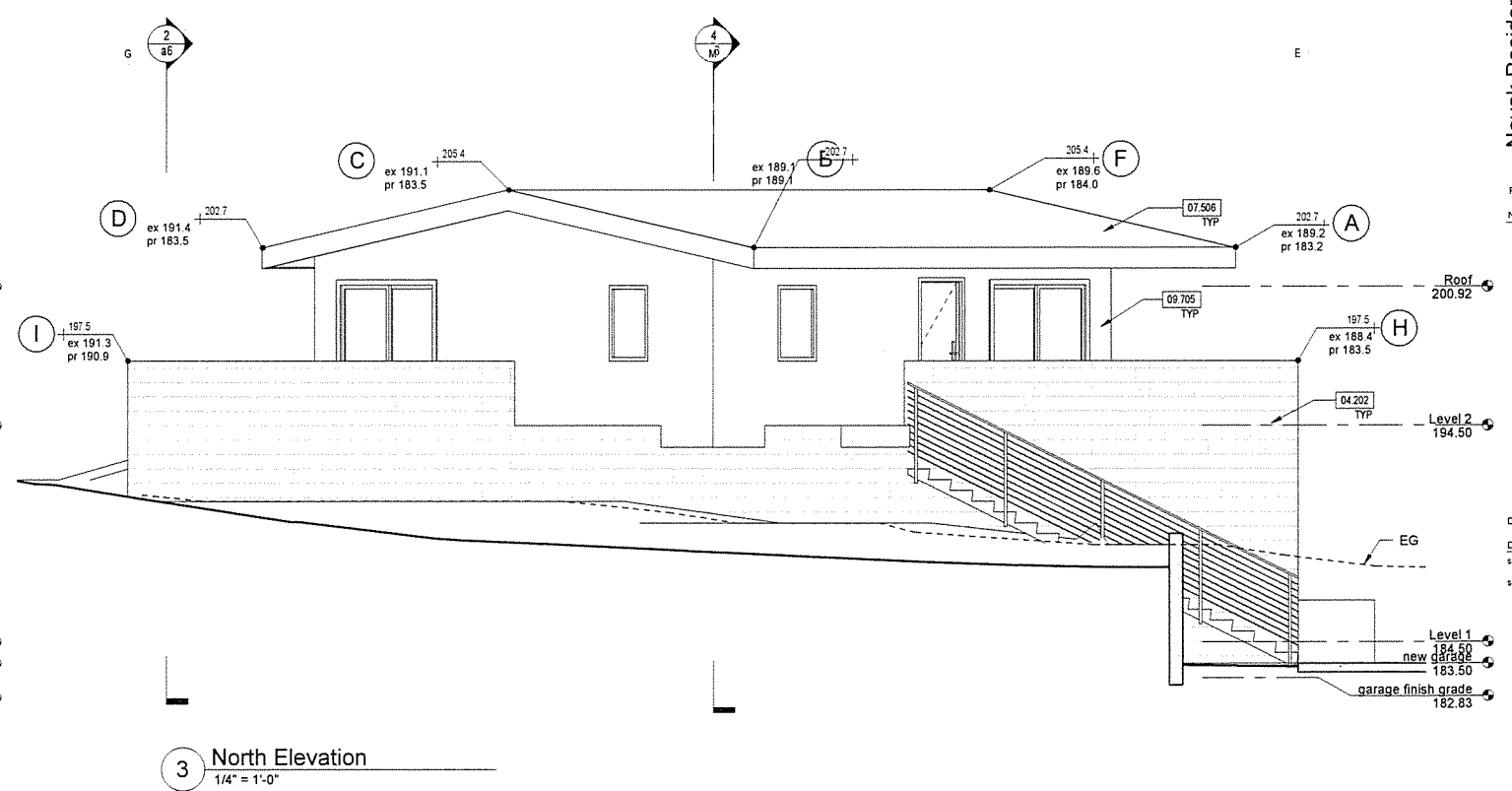
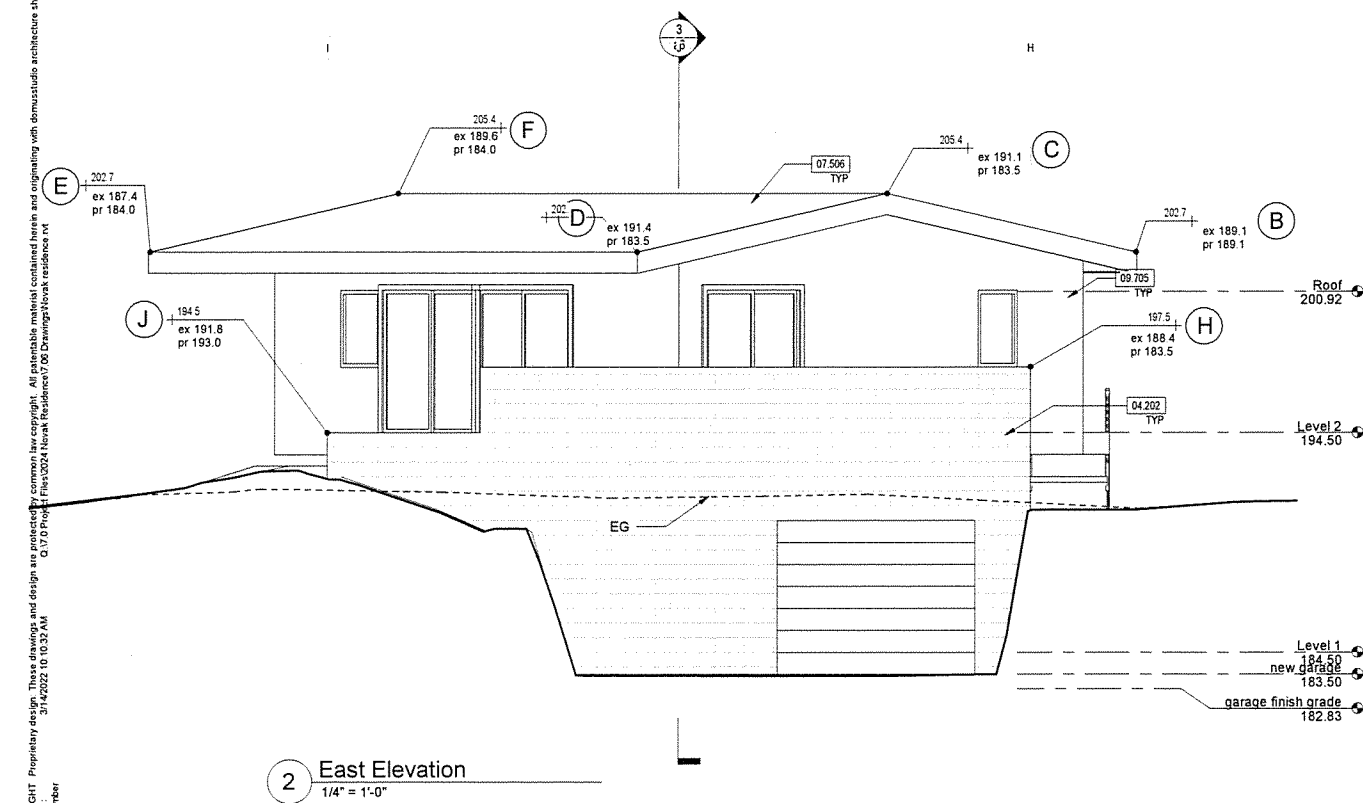
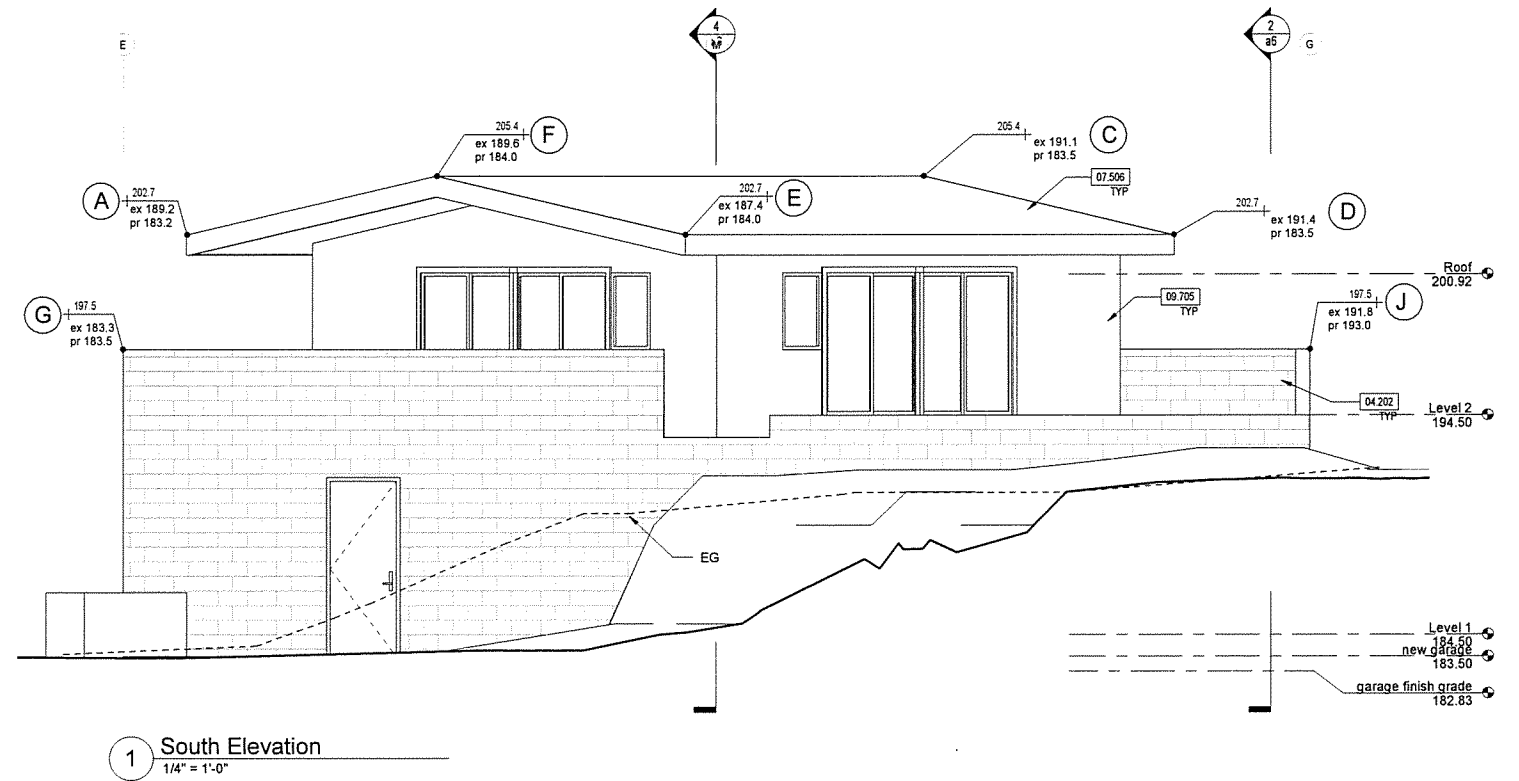
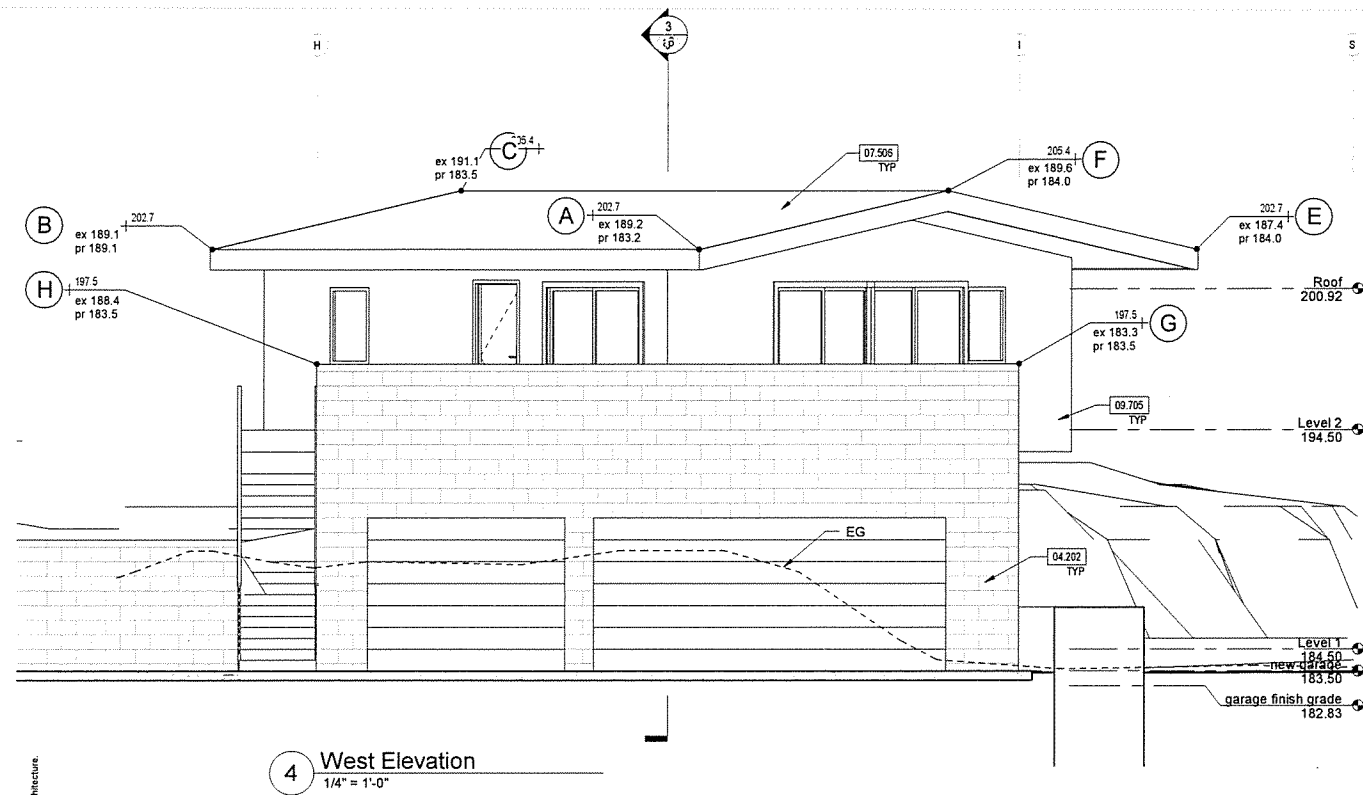
Novak Residence
 2021-06-17

Revision Schedule	
No.	Revision

Drawing Set Issue Schedule	
Description	Issue Date
submittal #2	2021-12-14
submittal #3	2022-03-10
	2022-05-05

Keynotes

- 04.202 CMU Block
- 07.506 Composite shingle roofing to match existing residence
- 09.705 Stucco to match Existing Residence



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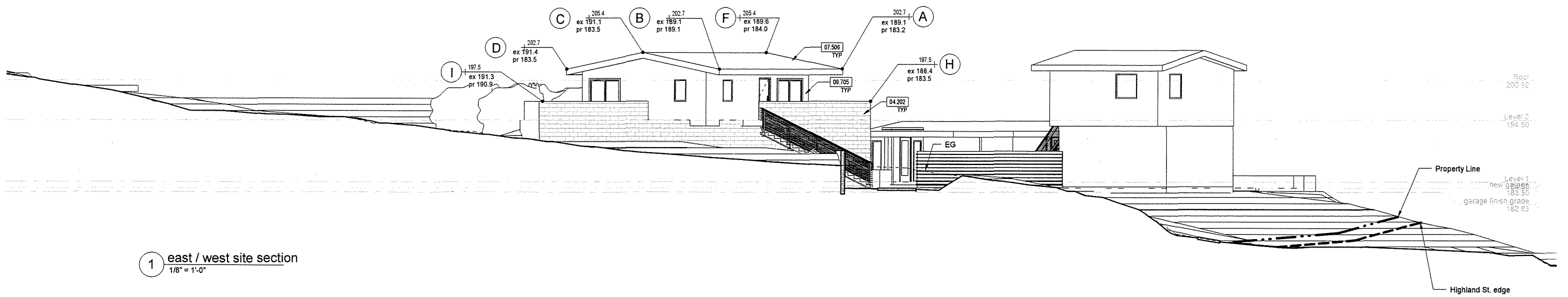
Novak Residence
2021-06-17

Revision Schedule	
No.	Revision

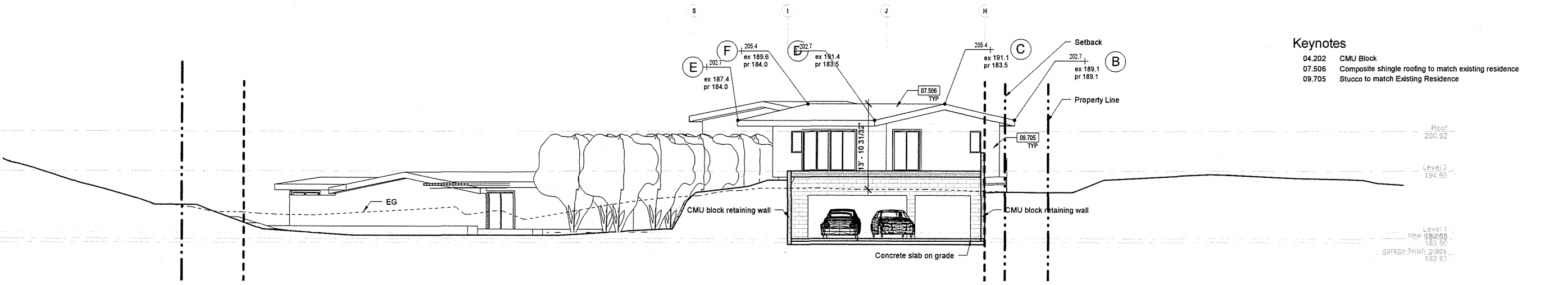
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Description	Issue Date
submittal #2	2021-12-14
submittal #3	2022-03-10
	2022-05-05

elevations

domusstudio architecture

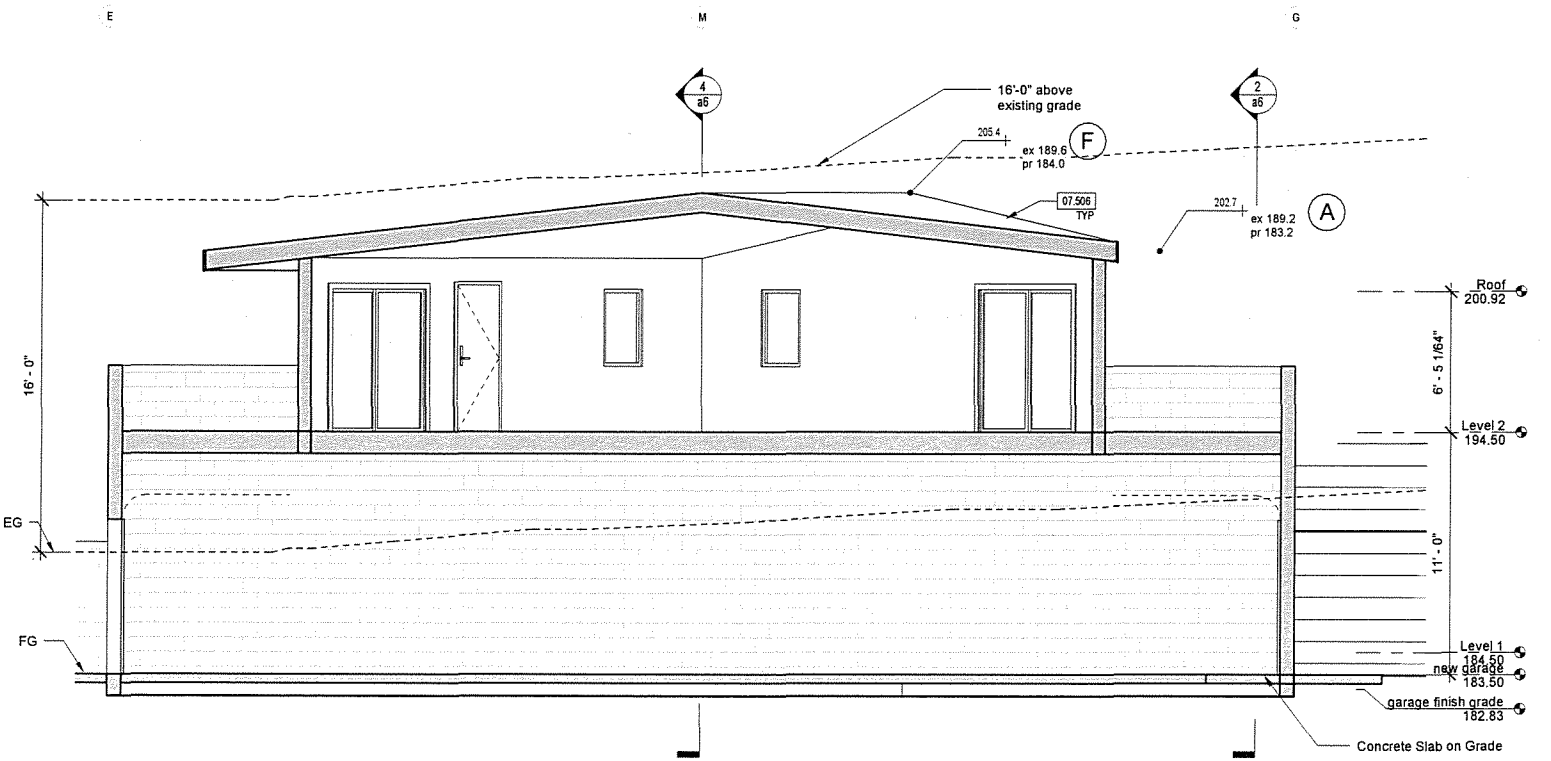


1 east / west site section
1/8" = 1'-0"

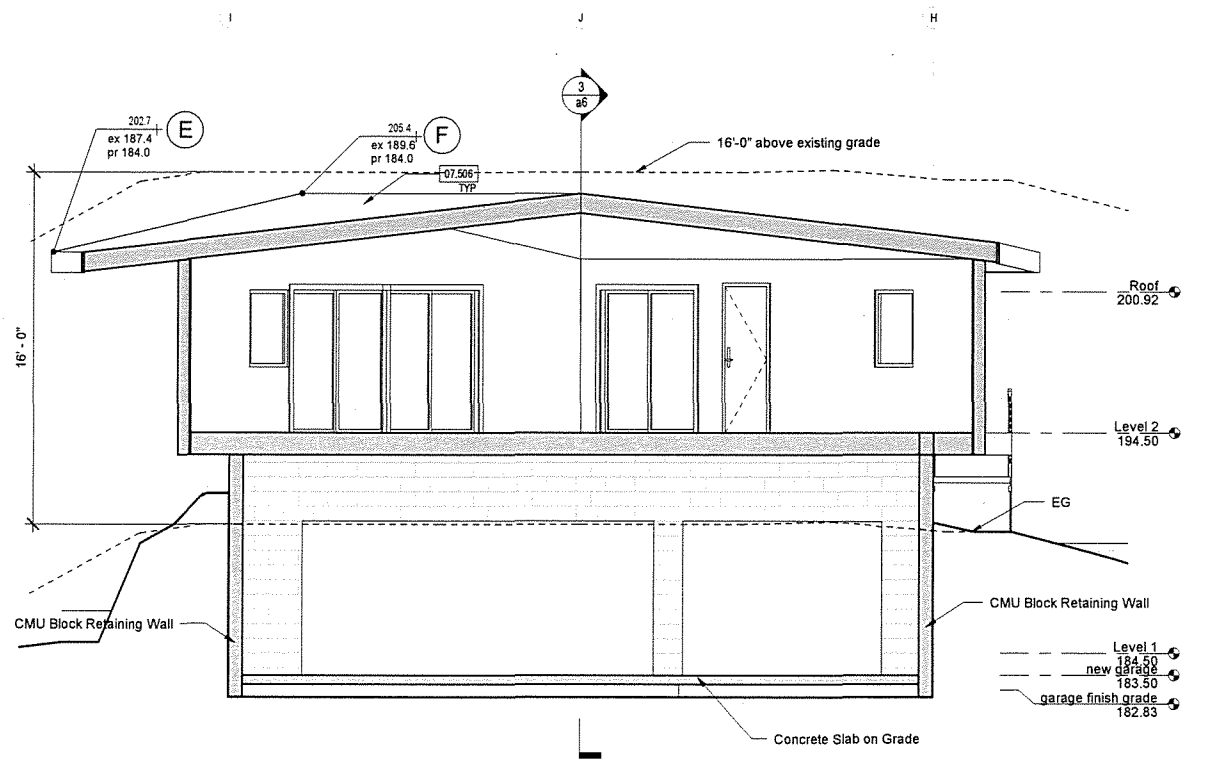


2 north / south site section
1/8" = 1'-0"

Keynotes
 04.202 CMU Block
 07.506 Composite shingle roofing to match existing residence
 09.705 Stucco to match Existing Residence



3 Section 6
1/4" = 1'-0"



4 Section 7
1/4" = 1'-0"

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 Project No.: 0170 Project File: 2024 Novak Residence 17.08 Drawings/Novak Residence.rvt
 3/14/2022 10:10:33 AM

Novak Residence
2021-06-17

Revision Schedule	
No.	Issue Date

Drawing Set Issue Schedule	
Description	Issue Date
submittal #2	2021-12-14
submittal #3	2022-03-10
	2022-05-05

sections

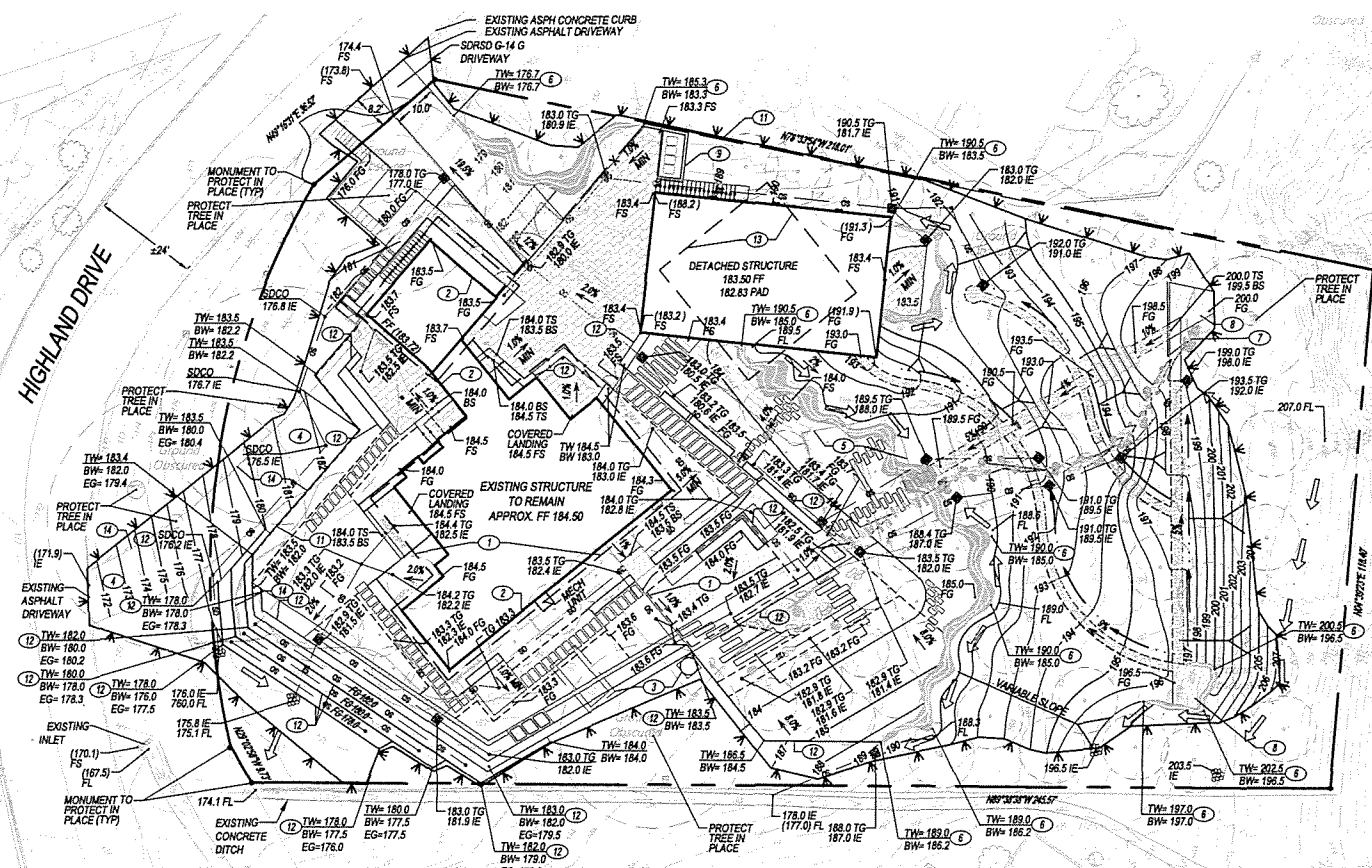
GENERAL NOTES

- 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)-422-4133, OR CALL 811.
- THE SOILS REPORTS SHALL BE PROVIDED AS REQUIRED BY THE CITY OF SOLANA BEACH PRIOR TO ISSUANCE OF 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 SURFACES TO NATURAL GROUND AND ABUTTING CUT OR FILL SURFACES.
- 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 OR ANY SEWAGE DISPOSAL SYSTEM, OR ANY OTHER PUBLIC OR PRIVATE PROPERTY WITHOUT SUPPORTING AND PROTECTING SUCH PROPERTY FROM SETTLING, CRACKING, EROSION, SILTING SCOUR OR OTHER DAMAGE WHICH MIGHT RESULT FROM THE GRADING DESCRIBED ON THIS PLAN. THE CITY WILL HOLD THE PERMITTEE RESPONSIBLE FOR CORRECTION ON NON-DEDICATED IMPROVEMENTS WHICH DAMAGE ADJACENT PROPERTY.
- SLOPE RATIOS: CUT 2:1 FILL 2:1
CUT: 1,500 CY FILL: 250 CY EXPORT: 1,250

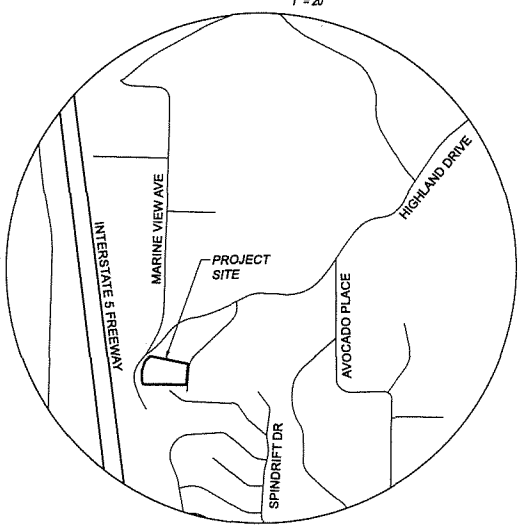
(NOTE: A SEPARATE VALID PERMIT MUST EXIST FOR OFFSITE (IMPORT OR EXPORT AREAS)
**THE QUANTITIES ESTIMATED ABOVE ARE FOR PERMIT PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION BIDS. CONTRACTORS ARE RESPONSIBLE FOR THEIR OWN EARTHWORK QUANTITIES.
- SPECIAL CONDITIONS: IF ANY ARCHAEOLOGICAL RESOURCES 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 SINGULAR 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, 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-_____ HAS BEEN PERFORMED IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED GRADING PLAN OR AS SHOWN ON THE ATTACHED AS-GRADED PLAN". THIS STATEMENT SHALL BE FOLLOWED BY THE DATE AND SIGNATURE OF THE CIVIL ENGINEER WHO CERTIFIES SUCH A GRADING OPERATION.
- THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES INCLUDING SHORING, AND SHALL BE RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.

PRELIMINARY GRADING PLAN

1005 HIGHLAND AVENUE



SITE PLAN
1" = 20'



VICINITY MAP
1" = 500'

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:

LBS/ACRE	% PURITY/ACRE	SEED SPECIES
20	70% PLUS	ATRIPLIX GLAUCIA
50		PLANTAGE INSULARIS
8		ENCCELIS FARINOSA
6	SCARIFIED	LOTUS SCOPARIUS
7	50% PLUS	EXCHSCHOLTZIA CALIF.
91		

- 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.

IMPERVIOUS/ PERVIOUS AREAS

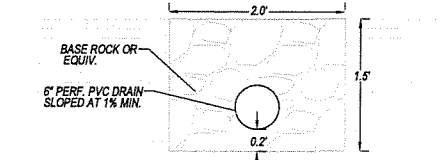
EXISTING CONDITION	PROPOSED CONDITION	(TOTAL)
IMPERVIOUS: 9,577 SF	IMPERVIOUS: 7,786 SF	(TOTAL)
PERVIOUS: 26,034 SF	REMOVE/ REPLACE: 1,183 SF	(SUBTOTAL)
	PERVIOUS: 27,826 SF	

ABBREVIATIONS

INVERT ELEVATION	IE	TOP OF CURB	TC
FINISHED FLOOR	FF	TOP OF GRATE	TG
FINISHED GRADE	FG		
FINISHED SURFACE	FS	FRONT YARD SETBACK	FYSB
FLOOR LINE	FL	REAR YARD SETBACK	RYSB
		SIDE YARD SETBACK	SYSB

PRELIMINARY GRADING NOTES

- ROOF LIMITS
- EXISTING RESIDENCE TO REMAIN
- EXISTING SEPTIC SEWER
- EXISTING ASPHALT DRIVEWAY TO BE REMOVED AND LANDSCAPED
- EXISTING WALL TO BE REMOVED
- LANDSCAPE ARCHITECT WALL FEATURE
- LANDSCAPE ARCHITECT DRY CREEK BED
- LANDSCAPE ARCHITECT PERMEABLE DECK
- TRASH ENCLOSURE
- LANDSCAPE ARCHITECT DECOMPOSED GRANITE PATH
- LANDSCAPE ARCHITECT FENCING
- LANDSCAPE ARCHITECT WALL
- STRUCTURE ABOVE GARAGE
- EXISTING WALL TO BE REMOVED



FRENCH DRAIN DETAIL
NTS

DECLARATION OF RESPONSIBLE CHARGE

I, JASON A. SANTOS, 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 DRP NO. 20-007.

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: *Jason A. Santos*
JASON A. SANTOS
RCE NO. 85418 EXP. 3/31/23
PASCO LARET SUITER & ASSOCIATES

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

PROPERTY INFORMATION

SITE ADDRESS:
1005 HIGHLAND DRIVE
SOLANA BEACH, CA 92014
OWNER / PERMITTEE:
KIMBERLY NOVAK + JOHN NOVAK
ACCESSOR PARCEL NUMBERS:
298-391-04-00

TOPOGRAPHIC SURVEY

ACCULINE SURVEY, INC.
1919 GRAND AVE, SUITE 1G, SAN DIEGO, CA 92109 - (658) 483-6665

LEGAL DESCRIPTION

THAT PORTION OF LOT 1 IN BLOCK 7 OF KEENEY'S MARINE VIEW GARDEN, IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1774, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, COUNTY, DECEMBER 31, 1922.

LEGEND

ITEM DESCRIPTION	STD DWG	SYMBOL
PROPERTY LINE		---
CENTERLINE OF ROAD		---
SETBACKS		---
LANDSCAPE PER ARCHITECT		[Symbol]
PROPOSED CONTOUR LINE		151
EXISTING CONTOUR LINE		151
PROPOSED 4" PVC STORM DRAIN PIPE, 1% MIN. (TYP)		50 50
PROPOSED BROW DITCH		[Symbol]
PROPOSED ARCHITECT WALL		[Symbol]
PROPOSED FRENCH DRAIN PER DETAIL THIS SHEET		[Symbol]
18" X 18" CATCH BASIN, BROOKS BOX OR EQUIV.		[Symbol]
LIMIT OF WORK		[Symbol]
PROPOSED ARCHITECT FENCE		X X X
PROPOSED RIP RAP, NO. 2 BACKING		[Symbol]
LANDSCAPE ARCHITECT PROPOSED TREE		[Symbol]

OWNER 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.

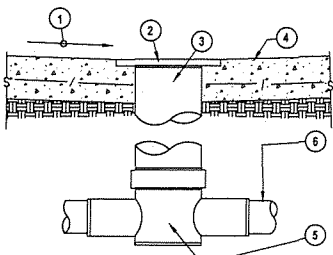
IT IS AGREED THAT FIELD CONDITIONS MAY REQUIRE CHANGES TO THESE PLANS.
IT IS FURTHER AGREED THAT THE OWNER (DEVELOPER) SHALL HAVE A REGISTERED CIVIL ENGINEER MAKE SUCH CHANGES, ALTERATIONS OR ADDITIONS TO THESE PLANS WHICH THE CITY ENGINEER DETERMINES ARE NECESSARY AND DESIRABLE FOR THE PROPER COMPLETION 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 OF 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.

KIMBERLY NOVAK
1005 HIGHLAND DRIVE, SOLANA BEACH
JOHN NOVAK
1005 HIGHLAND DRIVE, SOLANA BEACH



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



AREA DRAIN DETAIL
NOT TO SCALE

- SLOPE TO DRAIN, TYP.
- 4" DIA. AREA DRAIN GRATE
- 4" DIA. PVC RISER (LENGTH AS REQUIRED)
- TOP OF PAVING OR FINISHED GRADE
- SINGLE OR DOUBLE ENTRY PVC CATCH BASIN AS REQ'D.
- 4" DIA. PERFORATED DRAINLINE

ENGINEER OF WORK	CITY APPROVED CHANGES	APPD DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	ENGINEERING DEPARTMENT	DRAWING NO.
JAS DRAWN BY: JAS BY: <i>Jason A. Santos</i> JASON A. SANTOS RCE # 85418 DATE: APRIL 2021 EXP: 12/31/23			BY: _____ DATE: _____ BY: _____ DATE: _____	BY: MOHAMMAD SAMIAH, CITY ENGINEER R.C.E.-3746 DATE: _____ EXP: 9/30/22	DESCRIPTION: BASED ON NAVD88 USING GPS METHODS VIA STREAMED 'TOPNET' DATA PER REAL TIME GNSS NETWORKS. ELEV.: _____ DATUM: NAVD88	PRELIMINARY GRADING PLAN FOR NOVAK RESIDENCE		SBGR- SHEET 1 OF 1

NOVAK RESIDENCE

LANDSCAPE DEVELOPMENT REVIEW PERMIT

1005 HIGHLINE DRIVE
DEL MAR, CALIFORNIA 92014



LANDSCAPE SHEETS

SHEET #	SHEET NAME
1	L1.0 TITLE SHEET
2	L1.1 HARDSCAPE PLAN
3	L1.2 HARDSCAPE PLAN ENLARGEMENT, NORTH-WEST
4	L1.3 HARDSCAPE PLAN ENLARGEMENT, MAIN AMENITY
5	L1.4 HARDSCAPE PLAN ENLARGEMENT, WEST AMENITY
6	L1.5 HARDSCAPE LEGEND
7	L1.6 DIMENSIONING PLAN
8	L1.7 HARDSCAPE DETAILS
9	L1.8 HARDSCAPE DETAILS
10	L1.9 HARDSCAPE DETAILS
11	L1.10 HARDSCAPE DETAILS
12	L1.11 HARDSCAPE DETAILS
13	L1.12 HARDSCAPE DETAILS
14	L1.13 HARDSCAPE DETAILS
15	L1.14 HARDSCAPE DETAILS
16	L1.15 HARDSCAPE DETAILS
17	L2.0 HYDRATION MAP
18	L2.1 IRRIGATION PLAN
19	L2.2 IRRIGATION LEGEND
20	L2.3 IRRIGATION DETAILS
21	L2.4 IRRIGATION DETAILS
22	L2.5 IRRIGATION DETAILS
23	L3.1 PLANTING PLAN
24	L3.2 PLANTING LEGEND
25	L3.3 PLANTING NOTES
26	L3.4 PLANTING IMAGES
27	L3.5 PLANTING DETAILS

LdG

LANDSCAPE ARCHITECTS
Lastras de Garter Landscape Architects
619-990-2177
4352 Coronado Avenue
San Diego, CA 92107
www.LdG-land.com

Consultant:

NOVAK RESIDENCE
1005 HIGHLAND DRIVE
DEL MAR, CA 92014

GENERAL NOTES

1. VISIT SITE PRIOR TO SUBMITTING BIDS.
2. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS BEFORE PROCEEDING WITH THE WORK. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY SHOULD FIELD CONDITIONS VARY FROM THOSE SHOWN ON PLANS.
3. DO NOT SCALE DRAWINGS.
4. ALL WORK CONSTRUCTION AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF THE LATEST BUILDING CODE AND WITH OTHER RULES, REGULATIONS AND ORDINANCES GOVERNING THE LOCATION OF THE WORK. BUILDING CODE REQUIREMENTS TAKE PRECEDENCE OVER THE DRAWINGS AND IT SHALL BE THE RESPONSIBILITY OF ANYONE SUPPLYING LABOR OR MATERIALS OR BOTH TO BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY DISCREPANCIES OR CONFLICT BETWEEN THE REQUIREMENTS OF THE CODE AND THE DRAWINGS.
5. REFERENCE TO ANY DETAIL OR DRAWING IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT THE APPLICATION OF SUCH DETAIL OR DRAWINGS.
6. DISCREPANCIES IN THE DRAWINGS OR BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT. CORRECTED DRAWINGS OR INSTRUCTIONS SHALL BE ISSUED PRIOR TO THE CONTINUATION OF THIS WORK. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY CORRECTIONS DUE TO FAILURE TO REPORT KNOWN DISCREPANCIES.
7. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL WORK SHOWN ON THESE DRAWINGS AND SPECIFICATIONS UNLESS SPECIFICALLY NOTED OTHERWISE.
8. THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE UNLESS OTHERWISE SHOWN; THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVES OF THE LANDSCAPE ARCHITECT SHALL NOT INCLUDE INSPECTIONS OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES REQUIRED FOR SAME, WHICH ARE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ANY SUPPORT SERVICES PERFORMED BY THE LANDSCAPE ARCHITECT DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES PERFORMED BY THE LANDSCAPE ARCHITECT, WHETHER OF MATERIAL OR WORK, AND WHETHER PERFORMED BEFORE, DURING OR AFTER COMPLETION OF CONSTRUCTION ARE PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH CONTRACT DRAWINGS AND SPECIFICATIONS, BUT THEY DO NOT GUARANTEE GENERAL CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.
9. A PROTECTION FENCE SHALL BE CONSTRUCTED AND MAINTAINED DURING CONSTRUCTION CONFORMING TO THE REQUIREMENTS OF THE BUILDING CODE.
10. MAINTAIN SANITARY TOILET FACILITIES DURING CONSTRUCTION AS REQUIRED BY APPLICABLE REGULATIONS.
11. THE GENERAL CONTRACTOR WARRANTS TO THE OWNER AND THE LANDSCAPE ARCHITECT THAT ALL MATERIALS AND EQUIPMENT FURNISHED WILL BE NEW UNLESS OTHERWISE SPECIFIED AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS.
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK AND/OR EQUIPMENT SUPPLIED BY THE OWNER.
13. PROVIDE FACILITIES FOR THE PHYSICALLY HANDICAPPED IN ACCORDANCE WITH C.A.C. TITLE 24 AND AS REQUIRED BY THE LATEST VERSION OF THE CALIFORNIA BUILDING CODE.
14. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE. THE GENERAL CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH THE EXECUTION OF THE WORK.
15. PAVING, MASONRY AND CONCRETE SUBCONTRACTORS ARE TO COORDINATE WITH THE ELECTRICIAN, DRAINAGE SUBCONTRACTOR AND IRRIGATION SUBCONTRACTOR FOR SLEEVING, PIPING AND/OR CONDUIT INSTALLATION UNDER OR THROUGH HARDSCAPE ELEMENTS.
16. VERIFY ALL PROPERTY LINES OR OTHER LIMIT OF WORK LINES PRIOR TO COMMENCING WORK.
17. IN THE CASE OF DISCREPANCIES IN THE DRAWINGS, SPECIFICATIONS TAKE PRECEDENCE OVER DETAILS AND DETAILS TAKE PRECEDENCE OVER PLANS.
18. SUBSTITUTIONS MUST BE APPROVED IN WRITING BY THE OWNER.
19. THE GENERAL CONTRACTOR SHALL INSURE THAT ALL TRADES ARE PROVIDED WITH CURRENT DRAWINGS AND SPECIFICATIONS APPROVED FOR CONSTRUCTION. DO NOT ALLOW DOCUMENTS NOT APPROVED FOR CONSTRUCTION TO BE USED IF SEEN ON SITE. KEEP ONE SET OF AGENCY-APPROVED STAMPED PLANS ON SITE IN CASE CITY INSPECTORS REQUIRE PROOF OF CITY-APPROVED PLANS.
20. REPAIR OR REPLACE ANY DAMAGE TO ADJACENT PROPERTIES, CURBS, WALKS, PLANTING, WALLS, ETC. AT NO ADDITIONAL COST TO THE OWNER.
21. LOCATIONS OF M.I.C. CONSTRUCTION ELEMENTS SUCH AS LIGHTS, SIGNS, VENTS, HYDRANTS, TRANSFORMERS, ETC. ARE APPROXIMATE. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY SHOULD THE LOCATION OF THESE ITEMS INTERFERE WITH THE PROPER EXECUTION OF WORK.
22. PROVIDE THE OWNER WITH ALL WARRANTIES, GUARANTEES, AND INSTRUCTION MANUALS FOR EQUIPMENT, APPLIANCES, FIXTURES, ETC. AS DESCRIBED IN THE SPECIFICATIONS.
23. NOTIFY THE CITY'S AUTHORIZED REPRESENTATIVE 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES.
24. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
25. CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING AND ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
26. LANDSCAPE ARCHITECT SHALL HAVE FINAL SAY ON INTERPRETATION OF ALL INFORMATION CONTAINED IN THE LANDSCAPE CONSTRUCTION DOCUMENTS, SPECIFICATIONS AND ASSOCIATED REPORTS FOR THE PROJECT.

Date	Description	By
10/20/21	CITY SUBMITTAL	RG
12/06/21	CITY RE-SUBMITTAL	RG
03/01/2022	CITY RE-SUBMITTAL	RG
04/03/2022	CITY RE-SUBMITTAL	RG
05/04/2022	CITY RE-SUBMITTAL	RG

Seal/Signature



Project Name
NOVAK RESIDENCE

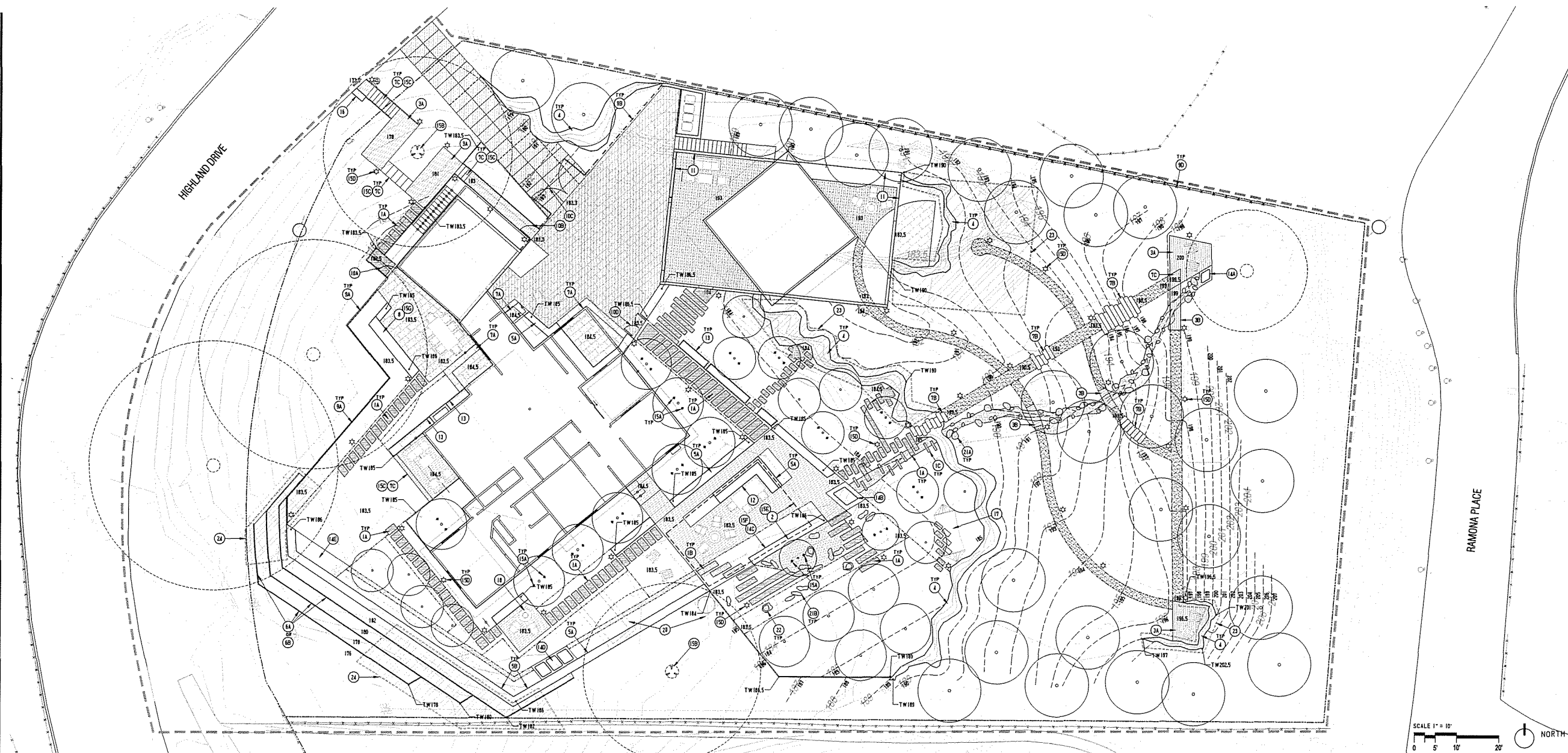
Project Number
2011-NOV

Description
TITLE SHEET

Sheet

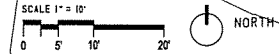
Sheet 1 of 27

L1.0



HIGHLAND DRIVE

RAMONA PLACE



HARDSCAPE LEGEND
See sheet L1.5 for full legend

ITEM	DESCRIPTION	DETAIL	ITEM	DESCRIPTION	DETAIL	ITEM	DESCRIPTION	DETAIL	ITEM	DESCRIPTION
VEHICULAR PAVING	VEHICULAR DEPTH PER CIVIL, MIN 6" CIP INTEGRAL COLOR CONCRETE PAVING W/ TOPCAST FINISH & SAWCUT JOINTS, MATTE FINISH SEALANT	1	STONE WALL TYPE 1	STONE: 6" H X 4" DEEP X VARIOUS LENGTHS, STONE MASONRY WALL ON CHU CONCRETE CORE WALL, ALL SIDES, 12" W X 8" H COPING SLAB	1A	WATER FEATURES	DARK GRAY COLUMNAR BLOCK, LAID IN THE LONG SIDE 35'L X 2' W X 1.5' H, TUMBLER TOP AND CHISELED SIDES	2	SCULPTURES AT ZEN GARDEN	PER OWNER, DTY. 3
STONE PAVING	MORTAR SET ON 4" CONCRETE PAD	1B	STONE WALL TYPE 2	STONE: 6" H, 4" DEEP, VARIOUS LENGTHS, STONE MASONRY WALL ON CHU CONCRETE CORE WALL, ALL SIDES, 12" W X 8" H COPING SLAB	1B	HILLSIDE STREAM	DARK GRAY 28" DIA STONE KUGEL SPHERE ON 4" X 35" PARALLELOGRAM STONE DARK GRAY BASE WITH CARVED BOWL FOR SPHERE TO SIT	2A	5' OR MORE CUT SLOPES	STABILIZE SLOPES WITH REINFORCED STRAW HATTING AND PLANTED TO PREVENT EROSION
WOOD DECK ON GRADE	MODIFIED PINE PLANKS ON PT SLEEPERS AND CONCRETE FOOTINGS AND PAINTED STL FASCIA, CAMO FASTENERS, ALIGN VISIBLE FASTENERS	1C	WEATHERING STEEL WALL TYPE 1	1/2" THICK WEATHERING STEEL WALLS UP TO 30" HIGH SHALL BE MOUNTED TO STEEL POSTS SET IN CONCRETE FOOTINGS	1C	SPHERE FOUNTAIN	PER WATER FEATURE CONSULTANT	2B	3' OR MORE FILL SLOPES	STABILIZE SLOPES WITH REINFORCED STRAW HATTING AND PLANTED TO PREVENT EROSION
WOOD DECK ON STRUCTURE	MODIFIED PINE PLANKS ON PT SLEEPERS AND DRAINAGE BLOCKS OVER BUILDING SLAP, PAINTED STL FASCIA, CAMO FASTENERS, ALIGN VISIBLE FASTENERS	1D	WEATHERING STEEL WALL TYPE 2	1/4" THICK WEATHERING STL WALLS OVER 30" H SHALL BE MOUNTED TO CONTINUOUS CHU CORE WALL	1D	KOI POND	DARK GRAY COLUMNAR BLOCK, INSTALLED VERTICALLY 25'L X 3' W X 5', 4" X 3", NATURAL EDGES	2C	LANDSCAPE CONTOURS	
DECOMPOSED GRANITE PAVING	STABILIZED DG WITH METAL EDGING ON 4" OF CLASS II BASE	1E	STEPS TYPE 1	MORTAR SET ON 4" CONCRETE BASE 18" WIDE X 36" LONG X 3" THICK STONE TILE	1E	STONE BUBBLERS	8" STAINLESS STEEL SCUPPER/SPILLWAY CANTILEVERED FROM WALL	2D	ROW	RIGHT OF WAY
CONCRETE PAVER TYPE 1 AT GARDEN	4" DEPTH, CIP INTEGRAL COLOR CONCRETE PAVER W/ TOPCAST FINISH & SAWCUT JOINTS, MATTE FINISH SEALANT	1F	STEPS TYPE 2	FULL DIMENSION STONE BLOCKS 6" HIGH X 4" DEEP X 36" LONG	1F	WALL FOUNTAIN	2 UP LIGHTS FOR NEW TREE, 4 AT LARGE PINE TREES, REFER TO ELECTRICAL, DIMMABLE	2E	LOW	LIMIT OF WORK
CONCRETE PAVER TYPE 2 AT KOI POND PATH	POND DEPTH, CIP INTEGRAL COLOR CONCRETE PAVER W/ TOPCAST FINISH & SAWCUT JOINTS, WATERPROOF SEALER	1G	STEPS TYPE 3	MODIFIED PINE PLANKS ON PT SLEEPERS AND CONCRETE SUB-SLAB, WEATHERING STEEL FASCIA, CAMO FASTENERS, ALIGN VISIBLE FASTENERS	1G	MOONLIGHTS	HUNG DOWN LIGHTS FROM TREE, REFER TO ELECTRICAL, DIMMABLE \$ PER TREE	2F	PL	PROPERTY LINE
STONE WEIRS	FULL DIMENSION STONE BLOCKS	1H	BUILT-IN CONCRETE COUNTER	CIP INTEGRAL COLOR CONCRETE BASE WITH STONE COUNTERTOP	1H	CONCEALED STEP LIGHTS	AT DECK STEPS, REFER TO ELECTRICAL, DIMMABLE			
ROCK MULCH TYPE 1	DECORATIVE STONE	1I	FENCE TYPE 1	6" H X 3" W, 3/4" X 2" FLAT BARS FENCE, 5" O.C. EMBEDDED ON CONTINUOUS CONCRETE FOOTING	1I	BOLLARD PATH LIGHTS	AROUND 10' O.C., REFER TO ELECTRICAL, DIMMABLE			
ROCK MULCH TYPE 2	DECORATIVE CRUSHED STONE	1J	FENCE TYPE 2	6" H X 3" W, 1.5" X 1.5" STL. ANGLE FENCE, 5" O.C. EMBEDDED ON CONT. CONCRETE FOOTING, CEDAR SLATS AT EACH ANGLE, UNFINISHED	1J	OVERHEAD SHADE STRUCT. LIGHTS	DOWN LIGHTS, PER ELECTRICAL, DIMMABLE			
METAL EDGING	ON GRADE: STEEL EDGING ON STRUCTURE: "L" SHAPE ALUMINUM EDGING	1K	FENCE TYPE 3	EXISTING CHAIN LINK TO REMAIN	1K	UNDERWATER LIGHTS	AT ALL WATER FEATURES			
EXPANSION JOINT	HIDDEN EXPANSION JOINTS, PER DETAIL	1L	FENCE TYPE 4	6" H CHAIN LINK FENCE TO MATCH EXISTING	1L	COUNTER LIGHT	FLEXIBLE COUNTER LIGHT			
SAWCUT JOINT	1/4" CUTS, NOT TOOLED, PER DETAIL	1M	GATE TYPE 1	5" H X 3" W, 3/4" X 2" FLAT BARS FENCE, 5" O.C. ON A 3/4" X 2" FLAT BARS FRAME AND A 2" SO TUBE POST AND CAP	1M	SITE FURNISHINGS MAILBOX	STEEL AND WOOD MAILBOX FOR LETTERS AND PARCEL, ON 4" CONCRETE PAD			
STEEL AND WOOD STRUCTURE ON CONCRETE FOOTINGS	MODIFIED PINE PLANKS ON PT SLEEPERS AND CONCRETE SUB-SLAB, WEATHERING STEEL FASCIA, CAMO FASTENERS, ALIGN VISIBLE FASTENERS	1N	GATE TYPE 2	5" H X 3" W, 1.5" X 1.5" STL. ANGLE FENCE, 5" O.C. ON A 3/4" X 2" FLAT BARS FRAME AND A 2" SO TUBE POST AND CAP, CEDAR SLATS, UNFINISHED	1N	HAMMOCK	PER OWNER			
RAISED WOOD PLATFORMS	STEEL AND WOOD STRUCTURE ON CONCRETE FOOTINGS	1O	GATE TYPE 3	5" H X 12" W, 1.5" X 1.5" STL. ANGLE FENCE, 5" O.C. ON A 2" X 4" FLAT BARS FRAME AND A 4" SO TUBE POST AND CAP, CEDAR SLATS, UNFINISHED	1O	FIRE PIT	MOVABLE WOOD BURNING FIRE PIT			
WOOD BRIDGES	STEEL AND WOOD STRUCTURE ON CONCRETE FOOTINGS	1P	GATE TYPE 4	2.5" H X 5" W, 3/4" X 2" FLAT BARS FENCE, 5" O.C. ON A 3/4" X 2" FLAT BARS FRAME AND A 2" SO TUBE POST AND CAP, CEDAR SLATS, UNFINISHED	1P	MOVABLE FURNITURE	PER OWNER			
EXPOSED SANDSTONE OUTCROPPINGS	CAREFULLY EXPOSED THE SANDSTONE AT THE LOCATIONS SHOWN, DESIGN MAY NEED TO BE MODIFIED TO ADJUST TO ACTUAL LOCATION OF THE SANDSTONE	1Q	GUARDRAIL	AT GUEST HOUSE, PER ARCHITECT, AT ALL INSTANCES WHERE THERE IS A DROP OF 30" FROM A WALKING SURFACE	1Q	OTHER PROPOSED TREE	SEE PLANTING PLAN			
		1R	CUSTOM SEATING	STEEL AND WOOD STRUCTURE CANTILEVERED FROM STONE WALL WITH UPHOLSTERY	1R	EXISTING TREE TO REMAIN	PROTECT IN PLACE, SEE PLANTING PLAN AND TREE PROTECTION DETAIL			
		1S	CUSTOM METAL PLANTERS	BY METAL FABRICATOR, 1/2" THICK STEEL PLANTER, OPEN BOTTOM	1S	EXISTING SEPTIC SYSTEM TO REMAIN	PROTECT IN PLACE.			
		1T			1T	LANDSCAPE BOULDERS TYPE 1	ANGULAR BOULDERS			
		1U			1U	LANDSCAPE BOULDERS TYPE 2	DARK GRAY COLUMNAR BOULDERS, VARIOUS SIZES			

LdG
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NOVAK RESIDENCE
1005 HIGHLAND DRIVE
DEL MAR, CA 92014

Date	Description	RG
5/3/2021	CITY SUBMITTAL	RG
11/26/2021	CITY RE-SUBMITTAL	RG
03/01/2022	CITY RE-SUBMITTAL	RG
04/13/2022	CITY RE-SUBMITTAL	RG
05/03/2022	CITY RE-SUBMITTAL	RG

Seal/Signature



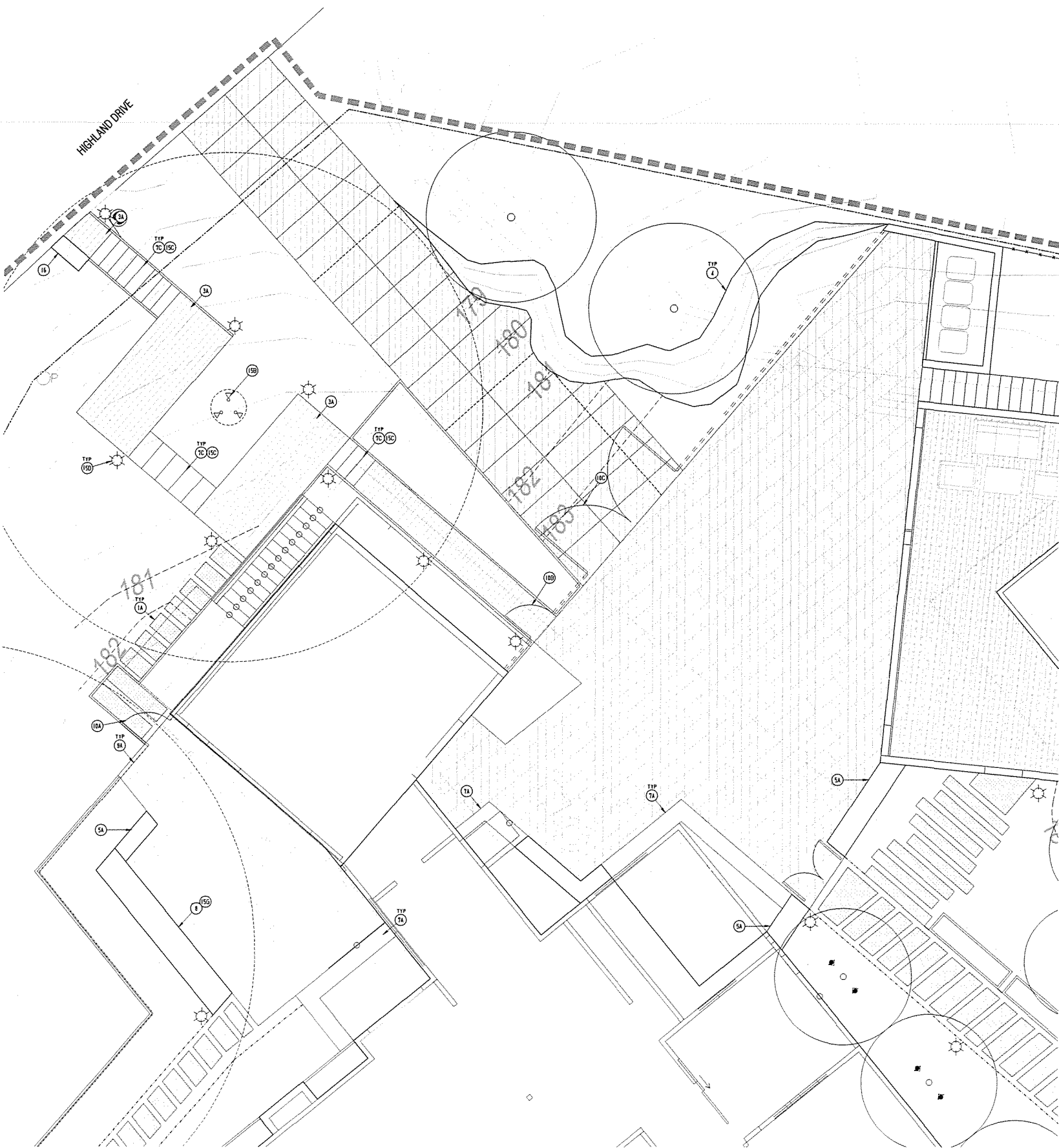
Project Name
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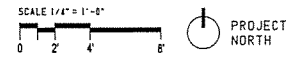
Description
HARDSCAPE PLAN

Sheet
Sheet 2 of 27

L1.1



NORTH WEST HARDSCAPE PLAN



- 20 EXISTING SEPTIC SYSTEM TO REMAIN
- 21A LANDSCAPE BOULDERS TYPE 1 HILL SIDE
- 21B LANDSCAPE BOULDERS TYPE 2 ZEN GARDEN
- 22 SCULPTURES AT ZEN GARDEN
- 23 5' OR MORE CUT SLOPES
- 24 3' OR MORE FILL SLOPES
- LANDSCAPE CONTOURS
- ROW RIGHT OF WAY
- PROTECT IN PLACE.
- 1/4" ANGULAR BOULDERS
- 1/2" DARK GRAY COLUMNAR BOULDERS, VARIOUS SIZES
- PER OWNER, QTY. 3
- STABILIZE SLOPES WITH REINFORCED STRAW MATTING AND PLANTED AND IRRIGATED TO PREVENT EROSION
- STABILIZE SLOPES WITH REINFORCED STRAW MATTING AND PLANTED AND IRRIGATED TO PREVENT EROSION

HARDSCAPE LEGEND

See sheet L1.5 for full legend

ITEM	DESCRIPTION	DETAIL
PAVING CIP CONCRETE PAVING	VENICULAR DEPTH PER CIVIL, MIN 4". CIP INTEGRAL COLOR CONCRETE PAVING W/ TOPCAST FINISH & SAWCUT JOINTS, MATTE FINISH SEALANT	1/1.7
STONE PAVING	MORTAR SET ON 4" CONCRETE PAD	1/1.7
WOOD DECK ON GRADE	MODIFIED PINE PLANKS ON PT SLEEPERS AND CONCRETE FOOTINGS AND PAINTED STL FASCIA, CAMO FASTENERS, ALIGN VISIBLE FASTENERS	1/1.7
WOOD DECK ON STRUCTURE	MODIFIED PINE PLANKS ON PT SLEEPERS AND DRAINAGE BLOCKS OVER BUILDING SLAB. PAINTED STL FASCIA, CAMO FASTENERS, ALIGN VISIBLE FASTENERS	1/1.7
DECOMPOSED GRANITE PAVING	STABILIZED DG WITH METAL EDGING ON 4" OF CLASS II BASE	1/1.8
CONCRETE PAVER TYPE 1 AT GARDEN	4" DEPTH, CIP INTEGRAL COLOR CONCRETE PAVER W/ TOPCAST FINISH & SAWCUT JOINTS, MATTE FINISH SEALANT	1/1.8
CONCRETE PAVER TYPE 2 AT KOI POND PATH	POUD DEPTH, CIP INTEGRAL COLOR CONCRETE PAVER W/ TOPCAST FINISH & SAWCUT JOINTS, WATERPROOF SEALER	1/1.8
STONE WEIRS	FULL DIMENSION STONE BLOCKS	1/1.8
ROCK MULCH TYPE 1	DECORATIVE STONE	1/1.8
ROCK MULCH TYPE 2	DECORATIVE CRUSHED STONE	1/1.8
METAL EDGING	ON GRADE: STEEL EDGING ON STRUCTURE: "L" SHAPE ALUMINUM EDGING	1/1.8
EXPANSION JOINT	HIDDEN EXPANSION JOINTS, PER DETAIL	1/1.8
SAWCUT JOINT	1/4" CUTS, NOT TOOLED, PER DETAIL	1/1.8
STEEL AND WOOD STRUCTURE ON CONCRETE FOOTINGS	STEEL AND WOOD STRUCTURE ON CONCRETE FOOTINGS	1/1.8
RAISED WOOD PLATFORMS	MODIFIED PINE PLANKS ON PT SLEEPERS AND CONCRETE SUB-SLAB, WEATHERING STEEL FASCIA, CAMO FASTENERS, ALIGN VISIBLE FASTENERS	1/1.7
WOOD BRIDGES	STEEL AND WOOD STRUCTURE ON CONCRETE FOOTINGS	1/1.8
EXPOSED SANDSTONE OUTCROPPINGS	CAREFULLY EXPOSED THE SANDSTONE AT THE LOCATIONS SHOWN. DESIGN MAY NEED TO BE MODIFIED TO ADJUST TO ACTUAL LOCATION OF THE SANDSTONE	1/1.8
STONE WALL TYPE 1 FREE-STANDING	STONE: 8" H X 4" DEEP X VARIOUS LENGTHS, STONE MASONRY WALL ON CMU CONCRETE CORE WALL, ALL SIDES, 12" W X 8" H COPING SLAB	1/1.8
STONE WALL TYPE 2 RETAINING WALL	STONE: 8" H, 4" DEEP, VARIOUS LENGTHS, STONE MASONRY WALL ON CMU CONCRETE CORE WALL, ALL SIDES, 12" W X 8" H COPING SLAB	1/1.8
WEATHERING STEEL WALL TYPE 1 RETAIN UP TO 30"	1/2" THICK WEATHERING STEEL WALLS UP TO 30" HIGH SHALL BE MOUNTED TO STEEL POSTS SET IN CONCRETE FOOTINGS	1/1.8
WEATHERING STEEL WALL TYPE 2 RETAINS MORE THAN 30"	1/4" THICK WEATHERING STL WALLS OVER 30" H SHALL BE MOUNTED TO CONTINUOUS CMU CORE WALL	1/1.8
STEPS TYPE 1 STONE TILES	MORTAR SET ON 4" CONCRETE BASE 18" WIDE X 36" LONG X 3" THICK STONE TILE	1/1.8
STEPS TYPE 2 STONE STAIRS UP ROCK FEATURES	FULL DIMENSION STONE BLOCKS 6" HIGH X 4" DEEP X 36" LONG	1/1.8
STEPS TYPE 3 DECK STEPS	MODIFIED PINE PLANKS ON PT SLEEPERS AND CONCRETE SUB-SLAB, WEATHERING STEEL FASCIA, CAMO FASTENERS, ALIGN VISIBLE FASTENERS	1/1.8
BUILT-IN CONCRETE COUNTER	CIP INTEGRAL COLOR CONCRETE BASE WITH STONE COUNTERTOP.	1/1.8
FENCE TYPE 1 STEEL PICKETS	8" H X 3" W, 3/4" X 2" FLAT BARS FENCE, 5" O.C. EMBEDDED ON CONTINUOUS CONCRETE FOOTING	1/1.8
FENCE TYPE 2 WOOD CLADDING STEEL PICKETS	8" H X 3" W, 1.5" X 1.5" STL. ANGLE FENCE, 5" O.C. EMBEDDED ON CONT. CONCRETE FOOTING, CEDAR SLATS AT EACH ANGLE, UNFINISHED	1/1.8
FENCE TYPE 3 EXISTING CHAIN LINK TO REMAIN	PROTECT IN PLACE.	1/1.8
FENCE TYPE 4 CHAIN LINK FENCE	8" H CHAIN LINK FENCE TO MATCH EXISTING	1/1.8
GATE TYPE 1 STEEL PICKETS PED. SWING GATE	5" H X 3" W, 3/4" X 2" FLAT BARS FENCE, 5" O.C. ON A 3/4" X 2" FLAT BARS FRAME AND A 2" 50 TUBE POST AND CAP	1/1.8
GATE TYPE 2 WOOD CLADDING STEEL PICKETS PEDESTRIAN ENTRY GATE	5" H X 3" W, 1.5" X 1.5" STL. ANGLE FENCE, 5" O.C. ON A 3/4" X 2" FLAT BARS FRAME AND A 2" 50 TUBE POST AND CAP, CEDAR SLATS, UNFINISHED	1/1.8
GATE TYPE 3 WOOD CLADDING STEEL PICKETS VEHICULAR DOUBLE SWING ENTRY GATE	5" H X 12" W, 1.5" X 1.5" STL. ANGLE FENCE, 5" O.C. ON A 2" X 4" TUBE FRAME AND A 4" 50 TUBE POST AND CAP, CEDAR SLATS, UNFINISHED	1/1.8
GATE TYPE 4 WOOD CLADDING STEEL PICKETS LOW DOUBLE SWING GATE	2.5" H X 5" W, 3/4" X 2" FLAT BARS FENCE, 5" O.C. ON A 3/4" X 2" FLAT BARS FRAME AND A 2" 50 TUBE POST AND CAP, CEDAR SLATS, UNFINISHED	1/1.8
GUARDRAIL	AT GUEST HOUSE, PER ARCHITECT, AT ALL INSTANCES WHERE THERE IS A DROP OF 30" FROM A WALKING SURFACE	1/1.8
CUSTOM SEATING CANTILEVER FROM STONE WALL	STEEL AND WOOD STRUCTURE CANTILEVERED FROM STONE WALL WITH UPHOLSTERY	1/1.8
CUSTOM METAL PLANTERS	BY METAL FABRICATOR, 1/2" THICK STEEL PLANTER, OPEN BOTTOM	1/1.8
WATER FEATURE TYPE 1 HILL SIDE STREAM	DARK GRAY COLUMNAR BLOCK, LAID IN THE LONG SIDE 3.5" X 2" W X 1.5" H, TUMBLER TOP AND CHISELED SIDES	1/1.8
WATER FEATURE TYPE 2 SPHERE FOUNTAIN	DARK GRAY 28" DIA STONE KUGEL SPHERE ON 4" X 2.5" PARALLELOGRAM STONE DARK GRAY BASE WITH CARVED BOWL FOR SPHERE TO SIT	1/1.8
WATER FEATURE TYPE 3 KOI POND	PER WATER FEATURE CONSULTANT	1/1.8
WATER FEATURE TYPE 4 STONE BUBBLERS	DARK GRAY COLUMNAR BLOCK, INSTALLED VERTICALLY 2.5" L X 3" W X 5", 4" X 3", NATURAL EDGES	1/1.8
WATER FEATURE TYPE 5 WALL FOUNTAIN	5" L STAINLESS STEEL SCUPPER/SPILLWAY CANTILEVERED FROM WALL	1/1.8
LIGHTING & ELECTRICAL TREE UP LIGHTS	2 UP LIGHTS PER NEW TREE, 4 AT LARGE PINE TREES, REFER TO ELECTRICAL, DIMMABLE	1/1.8
MODN LIGHTS	HUNG DOWN LIGHTS FROM TREE, REFER TO ELECTRICAL, DIMMABLE	1/1.8
CONCEALED STEP LIGHTS	AT DECK STEPS, REFER TO ELECTRICAL, DIMMABLE	1/1.8
BOLLARD PATH LIGHTS	AROUND 10' O.C., REFER TO ELECTRICAL, DIMMABLE	1/1.8
OVERHEAD SHADE STRUCT. LIGHTS	DOWN LIGHTS, PER ELECTRICAL, DIMMABLE	1/1.8
UNDERWATER LIGHTS	AT ALL WATER FEATURES	1/1.8
COUNTER LIGHT	FLEXIBLE COUNTER LIGHT	1/1.8
SITE FURNISHINGS MAILBOX	STEEL AND WOOD MAILBOX FOR LETTERS AND PARCEL, ON 4" CONCRETE PAD	1/1.8
HAMMOCK	PER OWNER	1/1.8
FIRE PIT	MOVABLE WOOD BURNING FIRE PIT	1/1.8
MOVABLE FURNITURE	PER OWNER	1/1.8
OTHER PROPOSED TREE	SEE PLANTING PLAN	1/1.8
EXISTING TREE TO REMAIN	PROTECT IN PLACE, SEE PLANTING PLAN AND TREE PROTECTION DETAIL.	1/1.8

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Consultant:

NOVAK RESIDENCE
1005 HIGHLAND DRIVE
DEL MAR, CA 92014

Date	Description	RG
5/4/2021	CITY SUBMITTAL	RG
12/06/2021	CITY RE-SUBMITTAL	RG
04/15/2022	CITY RE-SUBMITTAL	RG
04/25/2022	CITY RE-SUBMITTAL	RG
05/15/2022	CITY RE-SUBMITTAL	RG

Seal/Signature



Project Name
NOVAK RESIDENCE

Project Number
2011-NOV

Description

HARDSCAPE ENLARGEMENT, NORTH WEST

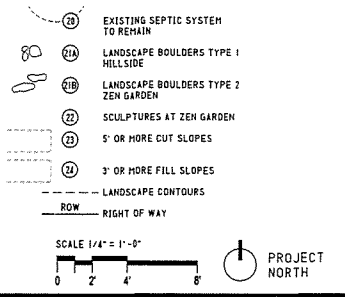
Sheet

L1.2



HARDSCAPE LEGEND
See sheet L1.5 for full legend

ITEM	DESCRIPTION	DETAIL
PAVING CIP CONCRETE PAVING	VEHICULAR DEPTH PER CIVIL, MIN 6". CIP INTEGRAL COLOR CONCRETE PAVING W/ TOPCAST FINISH & SAWCUT JOINTS, MATTE FINISH SEALANT	1
STONE PAVING	HORTAR SET ON 4" CONCRETE PAD	2
WOOD DECK ON GRADE	MODIFIED PINE PLANKS ON PT SLEEPERS AND CONCRETE FOOTINGS AND PAINTED STL FASCIA, CAMO FASTENERS, ALIGN VISIBLE FASTENERS	3A
WOOD DECK ON STRUCTURE	MODIFIED PINE PLANKS ON PT SLEEPERS AND DRAINAGE BLOCKS OVER BUILDING SLAB, PAINTED STL FASCIA, CAMO FASTENERS, ALIGN VISIBLE FASTENERS	3B
DECOMPOSED GRANITE PAVING	STABILIZED DG WITH METAL EDGING ON 4" OF CLASS II BASE	4
CONCRETE PAVER TYPE 1 AT GARDEN	4" DEPTH, CIP INTEGRAL COLOR CONCRETE PAVER W/ TOPCAST FINISH & SAWCUT JOINTS, MATTE FINISH SEALANT	5
CONCRETE PAVER TYPE 2 AT KOI POND PATH	POND DEPTH, CIP INTEGRAL COLOR CONCRETE PAVER W/ TOPCAST FINISH & SAWCUT JOINTS, WATERPROOF SEALER	6
STONE WEIRS	FULL DIMENSION STONE BLOCKS	7
ROCK MULCH TYPE 1	DECORATIVE STONE	8
ROCK MULCH TYPE 2	DECORATIVE CRUSHED STONE	9
METAL EDGING	ON GRADE: STEEL EDGING ON STRUCTURE: "L" SHAPE ALUMINUM EDGING	10
EXPANSION JOINT	HIDDEN EXPANSION JOINTS, PER DETAIL	11
SAWCUT JOINT	1/8" CUTS, NOT TOOLED, PER DETAIL	12
SITE STRUCTURES SHADE STRUCTURE	STEEL AND WOOD STRUCTURE ON CONCRETE FOOTINGS	13
RAISED WOOD PLATFORMS	MODIFIED PINE PLANKS ON PT SLEEPERS AND CONCRETE SUB-SLAB, WEATHERING STEEL FASCIA, CAMO FASTENERS, ALIGN VISIBLE FASTENERS	14
WOOD BRIDGES	STEEL AND WOOD STRUCTURE ON CONCRETE FOOTINGS	15
EXPOSED SANDSTONE OUTCROPPINGS	CAREFULLY EXPOSED THE SANDSTONE AT THE LOCATIONS SHOWN. DESIGN MAY NEED TO BE MODIFIED TO ADJUST TO ACTUAL LOCATION OF THE SANDSTONE	16
STONE WALL TYPE 1 FREE-STANDING	STONE: 6" H X 4" DEEP X VARIOUS LENGTHS, STONE MASONRY WALL ON CMU CONCRETE CORE WALL, ALL SIDES, 12" W X 6" H COPING SLAB	17
STONE WALL TYPE 2 RETAINING WALL	STONE: 6" H, 4" DEEP, VARIOUS LENGTHS, STONE MASONRY WALL ON CMU CONCRETE CORE WALL, ALL SIDES, 12" W X 6" H COPING SLAB	18
WEATHERING STEEL WALL TYPE 1 RETAIN UP TO 30"	1/2" THICK WEATHERING STEEL WALLS UP TO 30" HIGH SHALL BE MOUNTED TO STEEL POSTS SET IN CONCRETE FOOTINGS	19
WEATHERING STEEL WALL TYPE 2 RETAINS MORE THAN 30"	1/4" THICK WEATHERING STL WALLS OVER 30" H SHALL BE MOUNTED TO CONTINUOUS CMU CORE WALL	20
STEPS TYPE 1 STONE TILES	HORTAR SET ON 4" CONCRETE BASE 18" WIDE X 36" LONG X 1" THICK STONE TILE	21
STEPS TYPE 2 ROCK FEATURES	FULL DIMENSION STONE BLOCKS 6" HIGH X 4" DEEP X 36" LONG	22
STEPS TYPE 3 DECK STEPS	MODIFIED PINE PLANKS ON PT SLEEPERS AND CONCRETE SUB-SLAB, WEATHERING STEEL FASCIA, CAMO FASTENERS, ALIGN VISIBLE FASTENERS	23
BUILT-IN CONCRETE COUNTER	CIP INTEGRAL COLOR CONCRETE BASE WITH STONE COUNTERTOP	24
FENCE TYPE 1 STEEL PICKETS	6" H X 3" W, 3/4" X 2" FLAT BARS FENCE, 5' O.C. EMBEDDED ON CONTINUOUS CONCRETE FOOTING	25
FENCE TYPE 2 WOOD CLADDING STEEL PICKETS	6" H X 3" W, 1.5" X 1.5" STL. ANGLE FENCE, 5' O.C. EMBEDDED ON CONT. CONCRETE FOOTING, CEDAR SLATS AT EACH ANGLE, UNFINISHED	26
FENCE TYPE 3 EXISTING CHAIN LINK TO REMAIN	PROTECT IN PLACE.	27
FENCE TYPE 4 CHAIN LINK FENCE	6" H CHAIN LINK FENCE TO MATCH EXISTING	28
GATE TYPE 1 FLAT BARS FENCE PED. SWING GATE	5" H X 3" W, 3/4" X 2" FLAT BARS FENCE, 5' O.C. ON A 3/4" X 2" FLAT BARS FRAME AND A 2" 50 TUBE POST AND CAP	29
GATE TYPE 2 WOOD CLADDING STEEL PICKETS PEDESTRIAN ENTRY GATE	5" H X 3" W, 1.5" X 1.5" STL. ANGLE FENCE, 5' O.C. ON A 3/4" X 2" FLAT BARS FRAME AND A 2" 50 TUBE POST AND CAP, CEDAR SLATS, UNFINISHED	30
GATE TYPE 3 WOOD CLADDING STEEL PICKETS VEHICULAR DOUBLE SWING ENTRY GATE	5" H X 12" W, 1.5" X 1.5" STL. ANGLE FENCE, 5' O.C. ON A 2X4" TUBE FRAME AND A 4" 50 TUBE POST AND CAP, CEDAR SLATS, UNFINISHED	31
GATE TYPE 4 WOOD CLADDING STEEL PICKETS LOW DOUBLE SWING GATE	25" H X 5" W, 3/4" X 2" FLAT BARS FENCE, 5' O.C. ON A 3/4" X 2" FLAT BARS FRAME AND A 2" 50 TUBE POST AND CAP, CEDAR SLATS, UNFINISHED	32
GUARDRAIL	AT GUEST HOUSE, PER ARCHITECT, AT ALL INSTANCES WHERE THERE IS A DROP OF 30" FROM A WALKING SURFACE	33
CUSTOM SEATING CANTILEVER FROM STONE WALL	STEEL AND WOOD STRUCTURE CANTILEVERED FROM STONE WALL WITH UPHOLSTERY	34
CUSTOM METAL PLANTERS	BY METAL FABRICATOR, 1/2" THICK STEEL PLANTER, OPEN BOTTOM	35
WATER FEATURE TYPE 1 HILLSIDE STREAM	DARK GRAY COLUMNAR BLOCK, LAID IN THE LONG SIDE 2.5" L X 2" W X 1.5" H, TUMBLED TOP AND CHISELED SIDES	36
WATER FEATURE TYPE 2 SPHERE FOUNTAIN	DARK GRAY 28" DIA STONE KUGEL SPHERE ON 4" X 3.5" PARALLELOGRAM STONE DARK GRAY BASE WITH CARVED BOWL FOR SPHERE TO SIT	37
WATER FEATURE TYPE 3 KOI POND	PER WATER FEATURE CONSULTANT	38
WATER FEATURE TYPE 4 STONE BUBBLERS	DARK GRAY COLUMNAR BLOCK, INSTALLED VERTICALLY 2.5" L X 3" W X 5", 4" 3", NATURAL EDGES	39
WATER FEATURE TYPE 5 WALL FOUNTAIN	3" L STAINLESS STEEL SCUPPER/SPILLWAY CANTILEVERED FROM WALL	40
LIGHTING & ELECTRICAL TREE UP LIGHTS	2 UP LIGHTS PER NEW TREE, 1 AT LARGE PINE TREES, REFER TO ELECTRICAL, DIMMABLE	41
MOONLIGHTS	HUNG DOWN LIGHTS FROM TREE, REFER TO ELECTRICAL, DIMMABLE 6 PER TREE	42
CONCEALED STEP LIGHTS	AT DECK STEPS, REFER TO ELECTRICAL, DIMMABLE	43
BOLLARD PATH LIGHTS	AROUND 10" O.C., REFER TO ELECTRICAL, DIMMABLE	44
OVERHEAD SHADE STRUCT. LIGHTS	DOWN LIGHTS, PER ELECTRICAL, DIMMABLE	45
UNDERWATER LIGHTS	AT ALL WATER FEATURES	46
COUNTER LIGHT	FLEXIBLE COUNTER LIGHT	47
SITE FURNISHINGS MAILBOX	STEEL AND WOOD MAILBOX FOR LETTERS AND PARCEL, ON 4" CONCRETE PAD	48
HAMMOCK	PER OWNER	49
FIRE PIT	MOVABLE WOOD BURNING FIRE PIT	50
MOVABLE FURNITURE	PER OWNER	51
OTHER PROPOSED TREE	SEE PLANTING PLAN	52
EXISTING TREE TO REMAIN	PROTECT IN PLACE, SEE PLANTING PLAN AND TREE PROTECTION DETAIL.	53
EXISTING SEPTIC SYSTEM	PROTECT IN PLACE.	54



MAIN AMENITY HARDSCAPE PLAN

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Consultant:

NOVAK RESIDENCE
1005 HIGHLAND DRIVE
DEL MAR, CA 92014

Date	Description	By
5/2/2021	CITY SUBMITTAL	RG
10/06/2021	CITY RE-SUBMITTAL	RG
03/01/2022	CITY RE-SUBMITTAL	RG
04/03/2022	CITY RE-SUBMITTAL	RG
05/03/2022	CITY RE-SUBMITTAL	RG

Seal/Signature



Project Name
NOVAK RESIDENCE

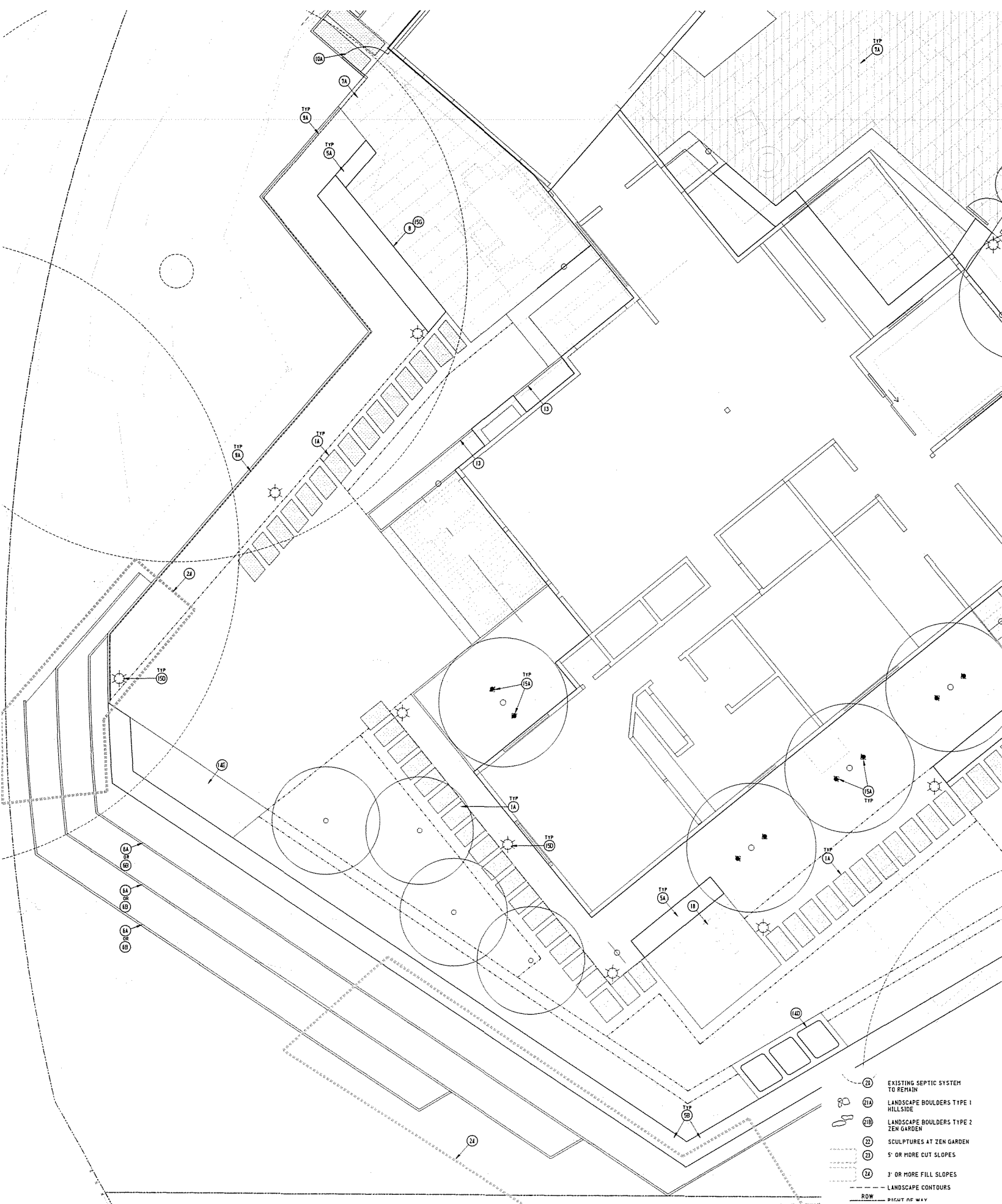
Project Number
2011-NOV

Description

HARDSCAPE ENLARGEMENT MAIN AMENITY

Sheet # of 27

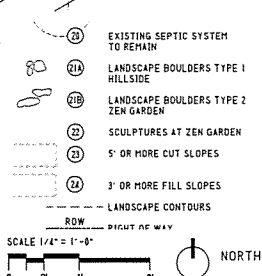
L1.3



HARDSCAPE LEGEND

See sheet L1.5 for full legend

ITEM	DESCRIPTION	DETAIL
PAVING CIP CONCRETE PAVING	VEHICULAR DEPTH PER CIVIL, MIN 8". CIP INTEGRAL COLOR CONCRETE PAVING W/ TOPCAST FINISH & SAWCUT JOINTS, MATTE FINISH SEALANT	(L1.7)
PEDESTRIAN STONE PAVING	HORTAR SET ON 4" CONCRETE PAD	(L1.8)
WOOD DECK ON GRADE	MODIFIED PINE PLANKS ON PT SLEEPERS AND CONCRETE FOOTINGS AND PAINTED STL FASCIA, CAMO FASTENERS, ALIGN VISIBLE FASTENERS	(L1.9)
WOOD DECK ON STRUCTURE	MODIFIED PINE PLANKS ON PT SLEEPERS AND DRAINAGE BLOCKS OVER BUILDING SLAB. PAINTED STL FASCIA, CAMO FASTENERS, ALIGN VISIBLE FASTENERS	(L1.10)
DECOMPOSED GRANITE PAVING	STABILIZED DG WITH METAL EDGING ON 4" OF CLASS II BASE	(L1.11)
CONCRETE PAVER TYPE 1 AT GARDEN	4" DEPTH, CIP INTEGRAL COLOR CONCRETE PAVER W/ TOPCAST FINISH & SAWCUT JOINTS, MATTE FINISH SEALANT	(L1.12)
CONCRETE PAVER TYPE 2 AT KOI POND PATH	POND DEPTH, CIP INTEGRAL COLOR CONCRETE PAVER W/ TOPCAST FINISH & SAWCUT JOINTS, WATERPROOF SEALER	(L1.13)
STONE WEIRS	FULL DIMENSION STONE BLOCKS	(L1.14)
ROCK MULCH TYPE 1	DECORATIVE STONE	(L1.15)
ROCK MULCH TYPE 2	DECORATIVE CRUSHED STONE	(L1.16)
METAL EDGING	ON GRADE: STEEL EDGING ON STRUCTURE: "L" SHAPE ALUMINUM EDGING	(L1.17)
EXPANSION JOINT	HIDDEN EXPANSION JOINTS, PER DETAIL	(L1.18)
SAWCUT JOINT	1/4" CUTS, NOT TOOLED, PER DETAIL	(L1.19)
SITE STRUCTURES SHADE STRUCTURE	STEEL AND WOOD STRUCTURE ON CONCRETE FOOTINGS	(L1.20)
RAISED WOOD PLATFORMS	MODIFIED PINE PLANKS ON PT SLEEPERS AND CONCRETE SUB-SLAB, WEATHERING STEEL FASCIA, CAMO FASTENERS, ALIGN VISIBLE FASTENERS	(L1.21)
WOOD BRIDGES	STEEL AND WOOD STRUCTURE ON CONCRETE FOOTINGS	(L1.22)
EXPOSED SANDSTONE OUTCROPPINGS	CAREFULLY EXPOSED THE SANDSTONE AT THE LOCATIONS SHOWN. DESIGN MAY NEED TO BE MODIFIED TO ADJUST TO ACTUAL LOCATION OF THE SANDSTONE	(L1.23)
STONE WALL TYPE 1 FREE-STANDING	STONE: 6" H X 4" DEEP X VARIOUS LENGTHS, STONE MASONRY WALL ON CMU CONCRETE CORE WALL, ALL SIDES, 12" W X 4" H COPING SLAB	(L1.24)
STONE WALL TYPE 2 RETAINING WALL	STONE: 6" H, 4" DEEP, VARIOUS LENGTHS, STONE MASONRY WALL ON CMU CONCRETE CORE WALL, ALL SIDES, 12" W X 4" H COPING SLAB	(L1.25)
WEATHERING STEEL WALL TYPE 1 RETAIN UP TO 30"	1/2" THICK WEATHERING STEEL WALLS UP TO 30" HIGH SHALL BE MOUNTED TO STEEL POSTS SET IN CONCRETE FOOTINGS	(L1.26)
WEATHERING STEEL WALL TYPE 2 RETAINS MORE THAN 30"	1/4" THICK WEATHERING STL WALLS OVER 30" H SHALL BE MOUNTED TO CONTINUOUS CMU CORE WALL	(L1.27)
STEPS TYPE 1 STONE TILES	HORTAR SET ON 4" CONCRETE BASE 18" WIDE X 36" LONG X 3" THICK STONE TILE	(L1.28)
STEPS TYPE 2 STONE STAIRS UP ROCK FEATURES	FULL DIMENSION STONE BLOCKS 8" HIGH X 4" DEEP X 36" LONG	(L1.29)
STEPS TYPE 3 DECK STEPS	MODIFIED PINE PLANKS ON PT SLEEPERS AND CONCRETE SUB-SLAB, WEATHERING STEEL FASCIA, CAMO FASTENERS, ALIGN VISIBLE FASTENERS	(L1.30)
BUILT-IN CONCRETE COUNTER	CIP INTEGRAL COLOR CONCRETE BASE WITH STONE COUNTERTOP.	(L1.31)
FENCE TYPE 1 STEEL PICKETS	5/8" X 3"W, 3/4" X 2" FLAT BARS FENCE, 5" O.C. EMBEDDED ON CONTINUOUS CONCRETE FOOTING	(L1.32)
FENCE TYPE 2 WOOD CLADDING STEEL PICKETS	4" X 3"W, 1.5" X 1.5" STL. ANGLE FENCE, 5" O.C. EMBEDDED ON CONT. CONCRETE FOOTING, CEDAR SLATS AT EACH ANGLE, UNFINISHED	(L1.33)
FENCE TYPE 3 EXISTING CHAIN LINK TO REMAIN	PROTECT IN PLACE.	(L1.34)
FENCE TYPE 4 CHAIN LINK FENCE	4" H CHAIN LINK FENCE TO MATCH EXISTING	(L1.35)
GATE TYPE 1 STEEL PICKETS PED. SWING GATE	5/8" X 3"W, 3/4" X 2" FLAT BARS FENCE, 5" O.C. ON A 3/4" X 2" FLAT BARS FRAME AND A 2" SO TUBE POST AND CAP	(L1.36)
GATE TYPE 2 WOOD CLADDING STEEL PICKETS PEDESTRIAN ENTRY GATE	5/8" X 3"W, 1.5" X 1.5" STL. ANGLE FENCE, 5" O.C. ON A 3/4" X 2" FLAT BARS FRAME AND A 2" SO TUBE POST AND CAP, CEDAR SLATS, UNFINISHED	(L1.37)
GATE TYPE 3 WOOD CLADDING STEEL PICKETS VEHICULAR DOUBLE SWING ENTRY GATE	5/8" X 12"W, 1.5" X 1.5" STL. ANGLE FENCE, 5" O.C. ON A 2" X 4" TUBE FRAME AND A 4" SO TUBE POST AND CAP, CEDAR SLATS, UNFINISHED	(L1.38)
GATE TYPE 4 WOOD CLADDING STEEL PICKETS LOW DOUBLE SWING GATE	2.5" H X 5"W, 3/4" X 2" FLAT BARS FENCE, 5" O.C. ON A 3/4" X 2" FLAT BARS FRAME AND A 2" SO TUBE POST AND CAP, CEDAR SLATS, UNFINISHED	(L1.39)
GUARDRAIL	AT GUEST HOUSE, PER ARCHITECT. AT ALL INSTANCES WHERE THERE IS A DROP OF 30" FROM A WALKING SURFACE	(L1.40)
CUSTOM SEATING CANTILEVER FROM STONE WALL	STEEL AND WOOD STRUCTURE CANTILEVERED FROM STONE WALL WITH UPHOLSTERY	(L1.41)
CUSTOM METAL PLANTERS	BY METAL FABRICATOR, 1/2" THICK STEEL PLANTER, OPEN BOTTOM	(L1.42)
WATER FEATURES WATER FEATURE TYPE 1 HILLSIDE STREAM	DARK GRAY COLUMNAR BLOCK, LAID IN THE LONG SIDE 2.5" L X 2" W X 1.5" H, TUMBLER TOP AND CHISELED SIDES	(L1.43)
WATER FEATURE TYPE 2 SPHERE FOUNTAIN	DARK GRAY 28" DIA STONE KUGEL SPHERE ON 4" X 35" PARALLELOGRAM STONE DARK GRAY BASE WITH CARVED BOWL FOR SPHERE TO SIT	(L1.44)
WATER FEATURE TYPE 3 KOI POND	PER WATER FEATURE CONSULTANT	(L1.45)
WATER FEATURE TYPE 4 STONE BUBBLERS	DARK GRAY COLUMNAR BLOCK, INSTALLED VERTICALLY 2.5" L X 3" W X 5", 4" X 3", NATURAL EDGES	(L1.46)
WATER FEATURE TYPE 5 WALL FOUNTAIN	3" L STAINLESS STEEL SCUPPER/SPILLWAY CANTILEVERED FROM WALL	(L1.47)
LIGHTING & ELECTRICAL TREE UP LIGHTS	2 UP LIGHTS PER NEW TREE, 4 AT LARGE PINE TREES, REFER TO ELECTRICAL, DIMMABLE	(L1.48)
MOONLIGHTS	HUNG DOWN LIGHTS FROM TREE, REFER TO ELECTRICAL, DIMMABLE 6 PER TREE	(L1.49)
CONCEALED STEP LIGHTS	AT DECK STEPS, REFER TO ELECTRICAL, DIMMABLE	(L1.50)
BOLLARD PATH LIGHTS	AROUND 10" O.C., REFER TO ELECTRICAL, DIMMABLE	(L1.51)
OVERHEAD SHADE STRUCT. LIGHTS	DOWN LIGHTS, PER ELECTRICAL, DIMMABLE	(L1.52)
UNDERWATER LIGHTS	AT ALL WATER FEATURES	(L1.53)
COUNTER LIGHT	FLEXIBLE COUNTER LIGHT	(L1.54)
SITE FURNISHINGS MAILBOX	STEEL AND WOOD MAILBOX FOR LETTERS AND PARCEL, ON 4" CONCRETE PAD	(L1.55)
HAMMOCK	PER OWNER	(L1.56)
FIRE PIT	MOVABLE WOOD BURNING FIRE PIT	(L1.57)
MOVABLE FURNITURE	PER OWNER	(L1.58)
OTHER PROPOSED TREE	SEE PLANTING PLAN	(L1.59)
EXISTING TREE TO REMAIN	PROTECT IN PLACE, SEE PLANTING PLAN AND TREE PROTECTION DETAIL.	(L1.60)



NATIVE HILLSIDE HARDSCAPE PLAN

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Lastras de Gertler Landscape Architects
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San Diego, CA 92107
www.LdG-land.com

Consultant:

NOVAK RESIDENCE
1005 HIGHLAND DRIVE
DEL MAR, CA 92014

Date	Description	RG
5/9/2021	CITY SUBMITTAL	RG
12/06/2021	CITY RE-SUBMITTAL	RG
04/01/2022	CITY RE-SUBMITTAL	RG
04/28/2022	CITY RE-SUBMITTAL	RG
05/04/2022	CITY RE-SUBMITTAL	RG

Seal/Signature



Project Name
NOVAK RESIDENCE

Project Number
2011-NOV

Description

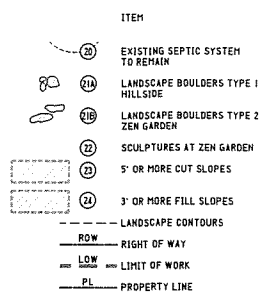
HARDSCAPE ENLARGEMENT WEST AMENITY

Sheet

L1.4

HARDSCAPE LEGEND

SYMBOL	DESCRIPTION	DETAIL	MANUFACTURER	MODEL	COMMENTS
	PAVING CIP CONCRETE PAVING	1	DAVIS COLORS, 800-358-4848 CONCRETE PAVING W/ TOPCAST FINISH & SAWCUT JOINTS, MATTE FINISH SEALANT	COLOR: SANDSTONE SEALER: BRIGADE MATTE	PROVIDE MOCK-UP
	STONE PAVING	2	MORTAR SET ON 4" CONCRETE PAD	MODEL: OKLAHOMA SANDSTONE STONE SEALER PER MANUF. RECOMM.	PROVIDE MOCKUP
	WOOD DECK ON GRADE	3A	MODIFIED PINE PLANKS ON PT SLEEPERS AND CONCRETE FOOTINGS AND PAINTED STL FASCIA, CAMO FASTENERS, ALIGN VISIBLE FASTENERS	KEBONY ATTN: JON WILLINGHAM 714-743-2973 STL: GALV. AND PAINTED ON SITE	PROVIDE SHOP DRAWINGS PROVIDE SHOP DRAWINGS
	WOOD DECK ON STRUCTURE	3B	MODIFIED PINE PLANKS ON PT SLEEPERS AND DRAINAGE BLOCKS OVER BUILDING SLAB, PAINTED STL FASCIA, CAMO FASTENERS, ALIGN VISIBLE FASTENERS	KEBONY ATTN: JON WILLINGHAM 714-743-2973 STL: GALV. AND PAINTED ON SITE	PROVIDE SHOP DRAWINGS
	DECOMPOSED GRANITE PAVING	4	STABILIZED DG WITH METAL EDGING ON 4" OF CLASS II BASE	SOUTHWEST BOULDER AND STONE 877-792-7625	PROVIDE MOCKUP
	CONCRETE PAVER TYPE 1 AT GARDEN	5	1" DEPTH, CIP INTEGRAL COLOR CONCRETE PAVER W/ TOPCAST FINISH & SAWCUT JOINTS, MATTE FINISH SEALANT	DAVIS COLORS, 800-358-4848 LATICRETE, 800-332-3331	PROVIDE MOCK-UP
	CONCRETE PAVER TYPE 2 AT KOI POND PATH	6	POND DEPTH, CIP INTEGRAL COLOR CONCRETE PAVER W/ TOPCAST FINISH & SAWCUT JOINTS, WATERPROOF SEALER	DAVIS COLORS, 800-358-4848 SEALANT: PER POOL CONTRACTOR'S RECOMMENDATIONS	PROVIDE MOCK-UP
	STONE WEIRS	7	FULL DIMENSION STONE BLOCKS	MOMARCH STONE INTERNATIONAL 877-289-4298, ANTHONY VAN LIEFDE	PROVIDE MOCK-UP
	ROCK MULCH TYPE 1	8	DECORATIVE STONE	SOUTHWEST BOULDER 877-792-7625	COLOR: COPPER CANYON SIZE: 1" - 3"
	ROCK MULCH TYPE 2	9	DECORATIVE CRUSHED STONE	SOUTHWEST BOULDER 877-792-7625	COLOR: CRUSHED INDIGO BASALT SIZE: 3/8" - 1/2" - 3/4"
	METAL EDGING	10	ON GRADE: STEEL EDGING ON STRUCTURE: "L" SHAPE ALUMINUM EDGING	DURAEDEGE, 800-888-7425 SURE-LOC, 800-797-2562	MODEL: OURA RUST A-388 STEEL, 1/4" x 1" MODEL: AGGREGATE L-EDGE A3848M1
	EXPANSION JOINT	11	HIDDEN EXPANSION JOINTS, PER DETAIL		
	SAWCUT JOINT	12	1/8" CUTS, NOT TOOLED, PER DETAIL		
	STEEL AND WOOD STRUCTURE ON CONCRETE FOOTINGS	13	MODIFIED PINE PLANKS ON PT SLEEPERS AND CONCRETE SUB-SLAB, WEATHERING STEEL FASCIA, CAMO FASTENERS, ALIGN VISIBLE FASTENERS	KEBONY ATTN: JON WILLINGHAM 714-743-2973 GALV. AND PAINTED ON SITE	CLEAR SQUARE S4S EZE (42226) SIZE: 5/4x4, FINISH: KEBONY CLEAR SHERWIN W. 7028 BLACK FOX
	RAISED WOOD PLATFORMS	14	MODIFIED PINE PLANKS ON PT SLEEPERS AND CONCRETE SUB-SLAB, WEATHERING STEEL FASCIA, CAMO FASTENERS, ALIGN VISIBLE FASTENERS	KEBONY ATTN: JON WILLINGHAM 714-743-2973 GALV. AND PAINTED ON SITE	CLEAR SQUARE S4S EZE (42226) SIZE: 5/4x4, FINISH: KEBONY CLEAR COLOR: SHERWIN W. 7028 BLACK FOX
	WOOD BRIDGES	15	STEEL AND WOOD STRUCTURE ON CONCRETE FOOTINGS	KEBONY 714-743-2973 GALV. AND PAINTED ON SITE	CLEAR SQUARE S4S EZE (42226) SIZE: 5/4x4, FINISH: KEBONY CLEAR COLOR: SHERWIN W. 7028 BLACK FOX
	EXPOSED SANDSTONE OUTCROPPINGS	16	CAREFULLY EXPOSED THE SANDSTONE AT THE LOCATIONS SHOWN. DESIGN MAY NEED TO BE MODIFIED TO ADJUST TO ACTUAL LOCATION OF THE SANDSTONE.		PROVIDE MOCK UP
	STONE WALL TYPE 1 FREE-STANDING	17	STONE: 6" H x 4" DEEP x VARIOUS LENGTHS, STONE MASONRY WALL ON CMU CONCRETE CORE WALL, ALL SIDES, 12" W X 6" H COPING SLAB	MOMARCH STONE INTERNATIONAL 877-289-4298, ANTHONY VAN LIEFDE	MODEL: OKLAHOMA SANDSTONE
	STONE WALL TYPE 2 RETAINING WALL	18	STONE: 6" H, 4" DEEP, VARIOUS LENGTHS, STONE MASONRY WALL ON CMU CONCRETE CORE WALL, ALL SIDES, 12" W X 6" H COPING SLAB	MOMARCH STONE INTERNATIONAL 877-289-4298, ANTHONY VAN LIEFDE	MODEL: OKLAHOMA SANDSTONE
	WEATHERING STEEL WALL TYPE 1 RETAIN UP TO 30"	19	1/2" THICK WEATHERING STEEL WALLS UP TO 30" HIGH SHALL BE MOUNTED TO STEEL POSTS SET IN CONCRETE FOOTINGS		1/2" THICK WEATHERING STEEL
	WEATHERING STEEL WALL TYPE 2 RETAINS MORE THAN 30"	20	1/4" THICK WEATHERING STL WALLS OVER 30" H SHALL BE MOUNTED TO CONTINUOUS CMU CORE WALL		1/4" THICK WEATHERING STEEL
	STEPS TYPE 1 STONE TILES	21	MORTAR SET ON 4" CONCRETE BASE 8" WIDE x 20" LONG x 3" THICK STONE TILE	MOMARCH STONE INTERNATIONAL 877-289-4298, ANTHONY VAN LIEFDE	MODEL: OKLAHOMA SANDSTONE
	STEPS TYPE 2 STONE STAIRS UP ROCK FEATURES	22	FULL DIMENSION STONE BLOCKS 6" HIGH x 4" DEEP x 30" LONG	MOMARCH STONE INTERNATIONAL 877-289-4298, ANTHONY VAN LIEFDE	MODEL: OKLAHOMA SANDSTONE
	STEPS TYPE 3 DECK STEPS	23	MODIFIED PINE PLANKS ON PT SLEEPERS AND CONCRETE SUB-SLAB, WEATHERING STEEL FASCIA, CAMO FASTENERS, ALIGN VISIBLE FASTENERS	KEBONY ATTN: JON WILLINGHAM 714-743-2973	CLEAR SQUARE S4S EZE (42226) SIZE: 5/4x4 FINISH: KEBONY CLEAR
	BUILT-IN CONCRETE COUNTER	24	CIP INTEGRAL COLOR CONCRETE BASE WITH STONE COUNTERTOP.	MOMARCH STONE INTERNATIONAL DAVIS COLORS, 800-358-4848	MODEL: OKLAHOMA SANDSTONE COLOR: SANDSTONE, STONE SEALER PER MANUF. RECOMM. COLOR: SHERWIN W. 7028 BLACK FOX
	FENCE TYPE 1 STEEL PICKETS	25	6" H x 3" W, 3/4" x 2" FLAT BARS FENCE, 5" O.C. EMBEDDED ON CONTINUOUS CONCRETE FOOTING	STL: GALV. AND PAINTED	COLOR: SHERWIN W. 7028 BLACK FOX
	FENCE TYPE 2 WOOD CLADDING STEEL PICKETS	26	6" H x 3" W, 1.5" x 1.5" STL. ANGLE FENCE, 5" O.C. EMBEDDED ON CONT. CONCRETE FOOTING, CEDAR SLATS AT EACH ANGLE, UNFINISHED	STL: GALV. AND PAINTED JAW LUMBER 800-959-9663	COLOR: SHERWIN W. 7028 BLACK FOX 1X4 CEDAR SLATS, UNFINISHED SMOOTH CUT
	FENCE TYPE 3 EXISTING CHAIN LINK TO REMAIN	27	PROTECT IN PLACE.		
	FENCE TYPE 4 CHAIN LINK FENCE	28	6" H CHAIN LINK FENCE TO MATCH EXISTING		
	GATE TYPE 1 STEEL PICKETS PED. SWING GATE	29	5" H x 3" W, 3/4" x 2" FLAT BARS FENCE, 5" O.C. ON A 3/4" x 2" FLAT BARS FRAME AND A 2" SD TUBE POST AND CAP	STL: GALV. AND PAINTED	COLOR: SHERWIN W. 7028 BLACK FOX
	GATE TYPE 2 WOOD CLADDING STEEL PICKETS PEDESTRIAN ENTRY GATE	30	5" H x 3" W, 1.5" x 1.5" STL. ANGLE FENCE, 5" O.C. ON A 3/4" x 2" FLAT BARS FRAME AND A 2" SD TUBE POST AND CAP, CEDAR SLATS, UNFINISHED	STL: GALV. AND PAINTED JAW LUMBER 800-959-9663	COLOR: SHERWIN W. 7028 BLACK FOX 1X4 CEDAR SLATS, UNFINISHED SMOOTH CUT
	GATE TYPE 3 WOOD CLADDING STEEL PICKETS VEHICULAR DOUBLE SWING ENTRY GATE	31	5" H x 12" W, 1.5" x 1.5" STL. ANGLE FENCE, 5" O.C. ON A 2X4" TUBE FRAME AND A 4" SD TUBE POST AND CAP, CEDAR SLATS, UNFINISHED	STL: GALV. AND PAINTED JAW LUMBER 800-959-9663	COLOR: SHERWIN W. 7028 BLACK FOX 1X4 CEDAR SLATS, UNFINISHED SMOOTH CUT
	GATE TYPE 4 WOOD CLADDING STEEL PICKETS LOW DOUBLE SWING GATE	32	1.5" H x 5" W, 3/4" x 2" FLAT BARS FENCE, 5" O.C. ON A 3/4" x 2" FLAT BARS FRAME AND A 2" SD TUBE POST AND CAP, CEDAR SLATS, UNFINISHED	STL: GALV. AND PAINTED JAW LUMBER 800-959-9663	COLOR: SHERWIN W. 7028 BLACK FOX 1X4 CEDAR SLATS, UNFINISHED
	GUARDRAIL	33	AT GUEST HOUSE, PER ARCHITECT. AT ALL INSTANCES WHERE THERE IS A DROP OF 30" FROM A WALKING SURFACE		
	CUSTOM SEATING CANTILEVER FROM STONE WALL	34	STEEL AND WOOD STRUCTURE CANTILEVERED FROM STONE WALL WITH UPHOLSTERY	STL: GALV. AND PAINTED JAW LUMBER 800-959-9663	COLOR: SHERWIN W. 7028 BLACK FOX 2X4 CEDAR SLATS, UNFINISHED
	CUSTOM METAL PLANTERS	35	BY METAL FABRICATOR, 1/2" THICK STEEL PLANTER, OPEN BOTTOM	STL: GALV. AND PAINTED	COLOR: SHERWIN W. 7028 BLACK FOX
	WATER FEATURES WATER FEATURE TYPE 1 HILLSIDE STREAM	36	DARK GRAY COLUMNAR BLOCK, LAID IN THE LONG SIDE 3.5' L x 2" W x 1.5" H, TUMBLED TOP AND CHISELED SIDES	SOUTHWEST BOULDER 877-792-7625	BASALT BRONZE BLOCK FOUNTAIN QTY. 1
	WATER FEATURE TYPE 2 SPHERE FOUNTAIN	37	DARK GRAY 28" DIA STONE KUGEL SPHERE ON 4" X 3.5" PARALLELOGRAM STONE DARK GRAY BASE WITH CARVED BOWL FOR SPHERE TO SIT	SOUTHWEST BOULDER 877-792-7625	BASALT SPHERE FOUNTAIN AND BASE, QTY. 1 EACH
	WATER FEATURE TYPE 3: KOI POND	38	PER WATER FEATURE CONSULTANT		
	WATER FEATURE TYPE 4 STONE BUBBLERS	39	DARK GRAY COLUMNAR BLOCK, INSTALLED VERTICALLY 2.5' L x 3" W x 5", 4" x 3", NATURAL EDGES	SOUTHWEST BOULDER 877-792-7625	BASALT BRONZE BLOCK FOUNTAIN QTY. 3 HEIGHTS 5", 4" AND 3"
	WATER FEATURE TYPE 5 WALL FOUNTAIN	40	3/8" STAINLESS STEEL SCUPPER/SPILLWAY CANTILEVERED FROM WALL		3/8" STAINLESS STEEL SCUPPER CAN BE MULTIPLE SCUPPERS
	LIGHTING & ELECTRICAL TREE UP LIGHTS	41	2 UP LIGHTS PER NEW TREE, 4 AT LARGE PINE TREES, REFER TO ELECTRICAL, DIMMABLE	FX LUMINAIRE 760-703-2074	HP UP LIGHT, DIM FINISH: WEATHERED IRON
	MOONLIGHTS	42	HUNG DOWN LIGHTS FROM TREE, REFER TO ELECTRICAL, DIMMABLE 6 PER TREE	FX LUMINAIRE 760-703-2074	VE LED DOWN LIGHT, 3.22", DIM FINISH: WEATHERED IRON
	CONCEALED STEP LIGHTS	43	AT DECK STEPS, REFER TO ELECTRICAL, DIMMABLE	FX LUMINAIRE 760-703-2074	MO LED WALL LIGHT, DIM ROUND, FINISH: WEATHERED IRON
	BOLLARD PATH LIGHTS	44	AROUND 18" O.C., REFER TO ELECTRICAL, DIMMABLE	FX LUMINAIRE 760-703-2074	TO LED PATH LIGHT, DIM FINISH: WEATHERED IRON
	OVERHEAD SHADE STRUCT. LIGHTS	45	DOWN LIGHTS, PER ELECTRICAL, DIMMABLE	FX LUMINAIRE 760-703-2074	PS LED DOWN LIGHT FINISH: WEATHERED IRON
	UNDERWATER LIGHTS	46	AT ALL WATER FEATURES	FX LUMINAIRE 760-703-2074	LP LED UNDERWATER LIGHT, DIM FINISH: NATURAL BRASS
	COUNTER LIGHT	47	FLEXIBLE COUNTER LIGHT	FX LUMINAIRE 760-703-2074	BO LED SPECIALTY LIGHT, DIM FINISH: STAINLESS STEEL
	SITE FURNISHINGS MAILBOX	48	STEEL AND WOOD MAILBOX FOR LETTERS AND PARCEL, ON 4" CONCRETE PAD	BOLD MFG & SUPPLY 877-289-4298	THE STRATFORD PARCEL MAILBOX 262X RED FLAG
	HAMMOCK	49	PER OWNER		
	FIRE PIT	50	MOVABLE WOOD BURNING FIRE PIT	WAYFAIR.COM	FAISAL STAINLESS STEEL WOOD BURNING FIRE PIT
	MOVABLE FURNITURE	51	PER OWNER		
	OTHER PROPOSED TREE	52	SEE PLANTING PLAN		
	EXISTING TREE TO REMAIN	53	PROTECT IN PLACE, SEE PLANTING PLAN AND TREE PROTECTION DETAIL.		



ITEM	DESCRIPTION	DETAIL	MANUFACTURER	MODEL	COMMENTS
20	EXISTING SEPTIC SYSTEM TO REMAIN				PROTECT IN PLACE.
21	LANDSCAPE BOULDERS TYPE 1 HILLSIDE	1	SOUTHWEST BOULDER 877-792-7625	COLOR: COPPER CANYON SIZE: 1-2", QTY. #	
22	LANDSCAPE BOULDERS TYPE 2 ZEN GARDEN	1	SOUTHWEST BOULDER 877-792-7625	COLOR: RIM ROCK SIZE: 1'-3", QTY. 13	
23	SCULPTURES AT ZEN GARDEN				PER OWNER, QTY. 3
24	5' OR MORE CUT SLOPES				STABILIZE SLOPES WITH REINFORCED STRAW MATTING AND PLANTED AND IRRIGATED TO PREVENT EROSION
25	3' OR MORE FILL SLOPES				STABILIZE SLOPES WITH REINFORCED STRAW MATTING AND PLANTED AND IRRIGATED TO PREVENT EROSION

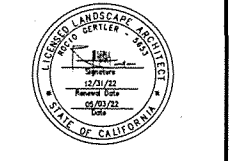
LdG
LANDSCAPE ARCHITECTS
Lastras de Gerber Landscape Architects
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4352 Coronado Avenue
San Diego, CA 92107
www.LdG-land.com

Consultant:

NOVAK RESIDENCE
1005 HIGHLAND DRIVE
DEL MAR, CA 92014

Date	Description	
5/9/2021	CITY SUBMITTAL	RG
12/02/2021	CITY RE-SUBMITTAL	RG
03/16/2022	CITY RE-SUBMITTAL	RG
04/03/2022	CITY RE-SUBMITTAL	RG
05/03/2022	CITY RE-SUBMITTAL	RG

Seal/Signature



Project Name
NOVAK RESIDENCE

Project Number
2011-NOV

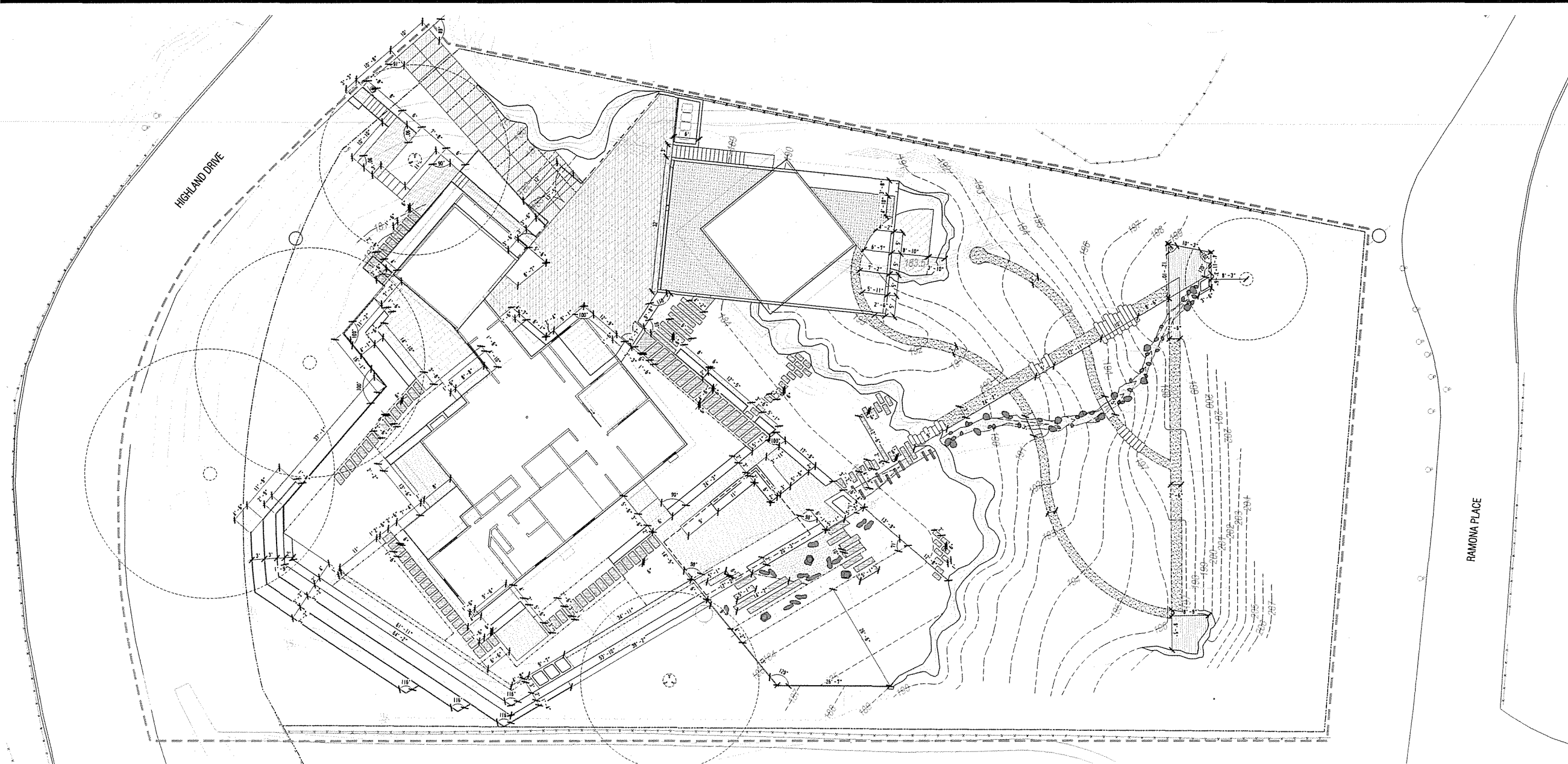
Description

HARDSCAPE LEGEND

Sheet

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L1.5



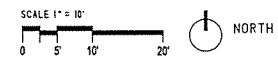
HIGHLAND DRIVE

RAMONA PLACE

DIMENSIONING LEGEND

- ALIGN
- CENTER LINE
- POB POINT OF BEGINNING
- PT POINT OF TANGENCY
- LOW LIMIT OF WORK
- PL PROPERTY LINE
- ROW RIGHT OF WAY

NOTE:
CONTRACTOR MAY REQUEST CAD FILE
FOR FIELD STAKING.



LdG

LANDSCAPE ARCHITECTS
 Lastras de Gertler Landscape Architects
 619-990-2177
 4352 Coronado Avenue
 San Diego, CA 92107
 www.LdG-land.com

Consultant:

NOVAK RESIDENCE
 1005 HIGHLAND DRIVE
 DEL MAR, CA 92014

Date	Description	RG
5/3/2021	CITY SUBMITTAL	RG
12/06/2021	CITY RE-SUBMITTAL	RG
01/01/2022	CITY RE-SUBMITTAL	RG
04/08/2022	CITY RE-SUBMITTAL	RG
05/03/2022	CITY RE-SUBMITTAL	RG

Seal/Signature



Project Name
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Project Number
 2011-NOV

Description

DIMENSIONING PLAN

Sheet

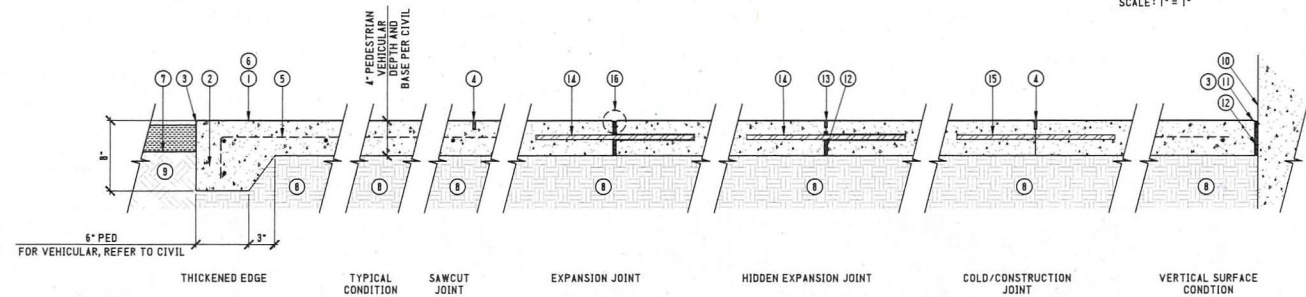
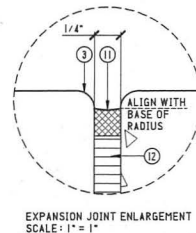
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L1.6

- ① CONCRETE PAVING TYPE AND FINISH, PER PLAN
- ② THICKENED EDGE
- ③ 1/4" RADIUS TOOLED EDGE
- ④ 1/8" WIDE SAWCUT SCORELINE, DEPTH TO BE 1/4 OF SLAB DEPTH. SAWCUT MUST SEVER REBAR WHERE INTENDED TO ACT AS FUNCTIONAL CONTROL JOINT.
- ⑤ REBAR REINFORCEMENT PER GEOTECHNICAL REPORT
- ⑥ FINISH SURFACE
- ⑦ FINISH GRADE
- ⑧ COMPACTED SUBGRADE PER GEOTECHNICAL REPORT

- ⑨ AMENDED PLANTING SOIL
- ⑩ VERTICAL SURFACE SUCH AS CURB, WALL OR BUILDING
- ⑪ JOINT SEALANT W/ SAND COVERING, 1:1 WIDTH TO DEPTH RATIO. DO NOT EXTEND UNTIL UPPER PAVING JOINT RADI, AS THIS INCREASES WITH WIDTH OF THE JOINT.
- ⑫ 1/4" FOAM EXPANSION JOINT FILLER
- ⑬ 3/16" SAWCUT AT 3/4" DEPTH
- ⑭ #4 18" STEEL DOWEL # 18" O.C. SLEEVE ONE SIDE CENTER IN SLAB, SPEED DOWEL SLEEVE SYSTEM
- ⑮ #4 18" STEEL DOWEL # 18" O.C., NO SLEEVE
- ⑯ EXPANSION JOINT, SEE ENLARGEMENT

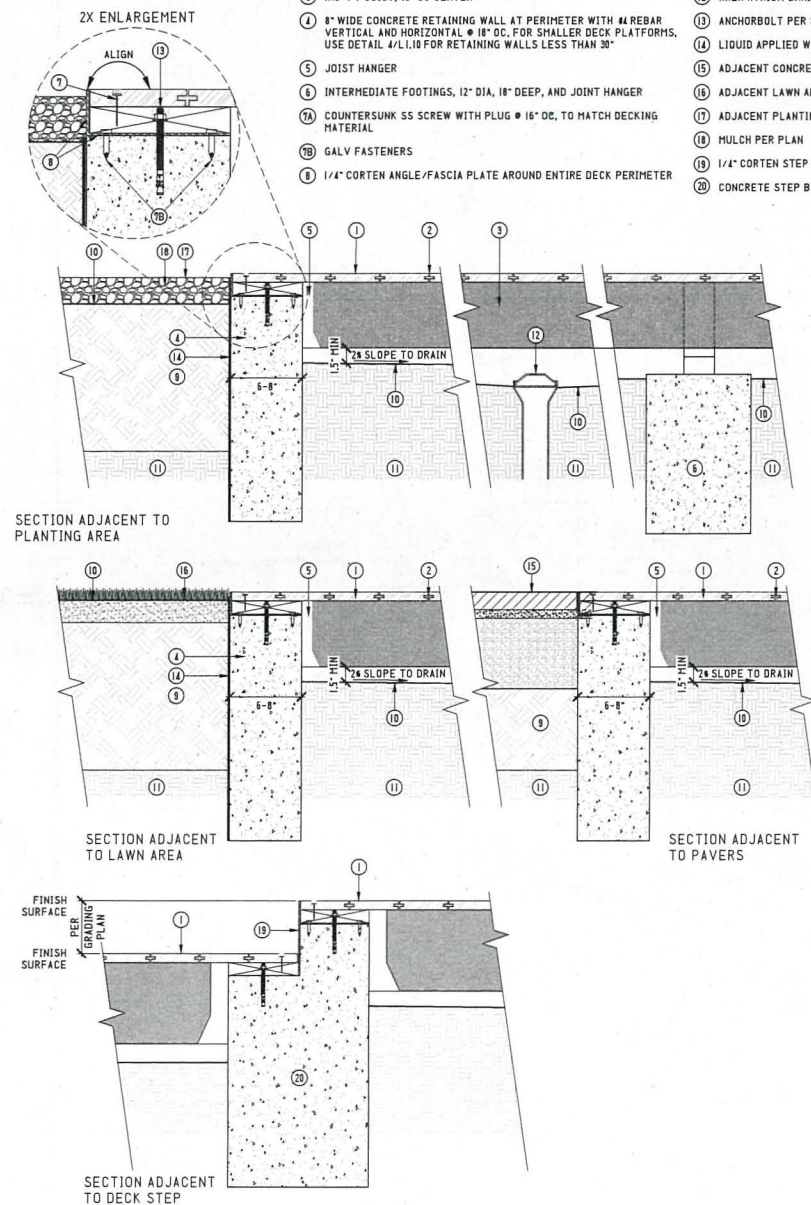
- NOTES:
1. PROVIDE EXPANSION JOINTS WHERE INDICATED ON THE DRAWINGS, AND WHERE PAVING ABUTS WALLS, CURBS, STEPS, TOP & BOTTOM OF RAMPS AND OTHER VERTICAL APPURTENANCES. OMIT DOWELS WHERE ABUTTING WALLS, BUILDINGS, & CURBS.
 2. ALL TOOLED EDGES OF JOINTS SHALL BE 1/4" RADIUS MAX.
 3. REFER TO CIVIL ENGINEER FOR PAVING DEPTH, REINFORCEMENT, AND BASE REQUIREMENTS FOR VEHICULAR AREAS.
 4. IN ABSENCE OF GEOTECHNICAL REPORT, ASSUME:
 - 4.1. #3 REBAR AT 24" O.C. EACH WAY
 - 4.2. MOISTURE CONDITION SUBGRADE ABOVE OPTIMAL AND COMPACT TO 95% RELATIVE DENSITY



1. CONCRETE PAVING

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

- ① DECKING, SEE HARDSCAPE LEGEND FOR TYPE, IF SPECIES TYPE IS MODIFY MORE AIR CIRCULATION MAY BE NEEDED UNDER THE DECK TO AVOID WARPING
- ② HIDDEN METAL FASTENING SYSTEM, MANUFACTURER SUPPLIED
- ③ 1X6" PT JOIST, 16" OC CENTER
- ④ 8" WIDE CONCRETE RETAINING WALL AT PERIMETER WITH #4 REBAR VERTICAL AND HORIZONTAL # 18" OC, FOR SMALLER DECK PLATFORMS, USE DETAIL 4/L.10 FOR RETAINING WALLS LESS THAN 30"
- ⑤ JOIST HANGER
- ⑥ INTERMEDIATE FOOTINGS, 12" DIA, 18" DEEP, AND JOIST HANGER
- ⑦ COUNTERSUNK SS SCREW WITH PLUG # 16" OC, TO MATCH DECKING MATERIAL
- ⑧ GALV FASTENERS
- ⑨ 1/4" CORTEN ANGLE/FASCIA PLATE AROUND ENTIRE DECK PERIMETER
- ⑩ AMENDED PLANTING SOIL, PER SPECIFICATIONS
- ⑪ FINISH GRADE
- ⑫ COMPACTED SUBGRADE PER GEOTECHNICAL REPORT
- ⑬ AREA ATRIUM DRAIN, CONNECT TO STORM, SEE CIVIL
- ⑭ ANCHORBOLT PER STRUCTURAL
- ⑮ LIQUID APPLIED WATERPROOFING COATING ON RETAINING SIDE
- ⑯ ADJACENT CONCRETE PAVERS, SEE PLAN FOR TYPE
- ⑰ ADJACENT LAWN AREA
- ⑱ ADJACENT PLANTING AREA
- ⑲ MULCH PER PLAN
- ⑳ 1/4" CORTEN STEP RISER FASCIA PLATE
- ㉑ CONCRETE STEP BASE AS PART OF THE PERIMETER WALL

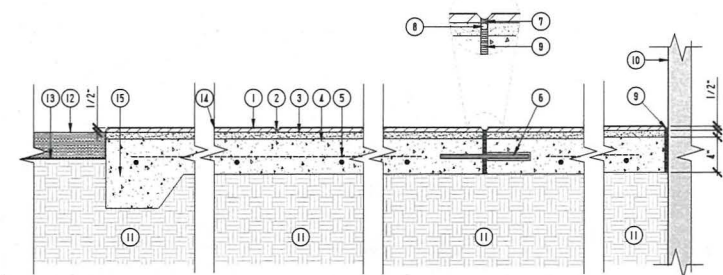


3. WOOD DECKING

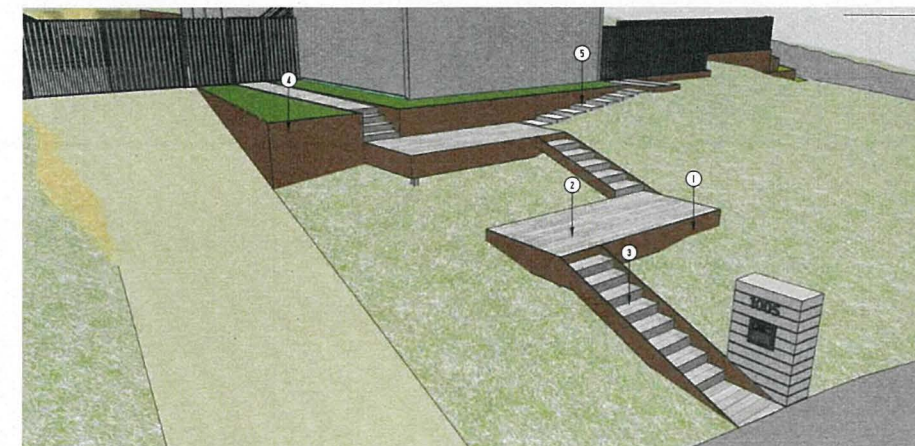
SCALE: 1 1/2" = 1'-0"

2. STONE PAVING

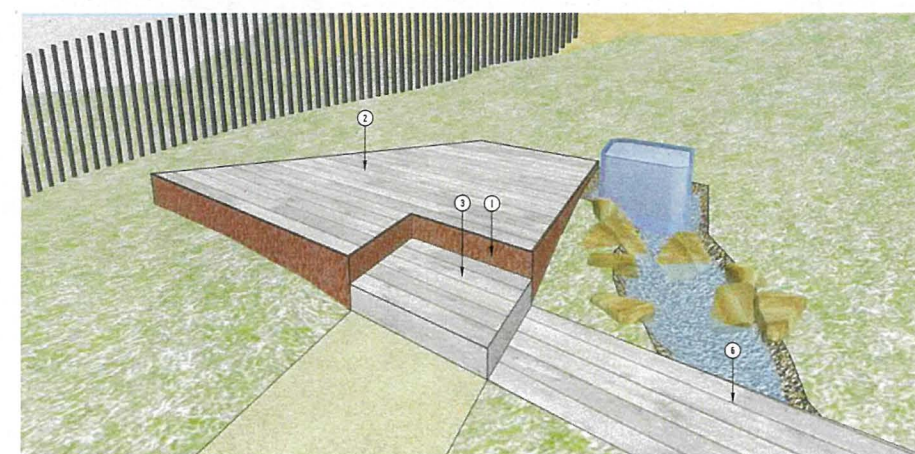
SCALE: 1 1/2" = 1'-0"



- ① STONE PAVING, SEE SPECIFICATIONS
- ② 1/4" GROUT JOINT, SEE SPECIFICATIONS
- ③ THICK-SET MORTAR SETTING BED AND BONDING AGENT, SEE SPECIFICATIONS
- ④ CONCRETE SUB-SLAB
- ⑤ #3 REBAR # 18" O.C. EACH WAY
- ⑥ #4 X 10" SLIP DOWELS # 12" O.C.
- ⑦ JOINT SEALANT, COLOR TO MATCH STONE
- ⑧ BACKER ROD
- ⑨ 1/4" FOAM EXPANSION JOINT
- ⑩ ADJACENT WALL
- ⑪ COMPACTED SUBGRADE
- ⑫ FINISH SURFACE FOR MULCH, PER PLANS AND SPECIFICATIONS
- ⑬ FINISH GRADE AT PLANTING
- ⑭ FINISH SURFACE AT HARDSCAPE
- ⑮ THICKENED EDGE



- ① WEATHERING STEEL WALL PER 4/L.10
- ② WOOD DECK PER 3/L.17
- ③ WOOD STEP PER 3/L.17
- ④ WEATHERING STEEL PLANTERS PER 2/L.12 & 4/L.18
- ⑤ C.I.P. CONCRETE PAVERS PER 2/L.18
- ⑥ BRIDGE PER 1/L.18



4. DECK STEPS AND PLATFORM

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

LdG

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Date	Description	By
5/3/2021	CITY SUBMITTAL	RG
12/06/2021	CITY RE-SUBMITTAL	RG
03/01/2022	CITY RE-SUBMITTAL	RG
04/03/2022	CITY RE-SUBMITTAL	RG
05/05/2022	CITY RE-SUBMITTAL	RG

Seal/Signature



Project Name
NOVAK RESIDENCE

Project Number
2011-NOV

Description

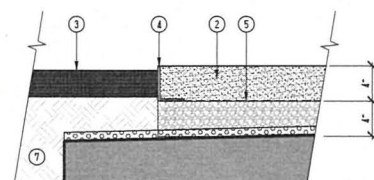
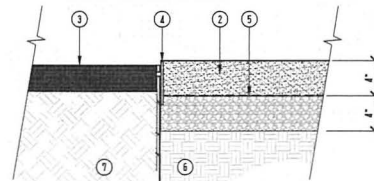
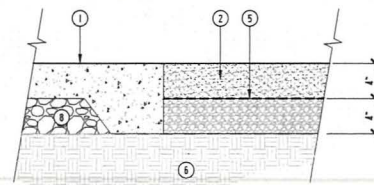
HARDSCAPE DETAILS

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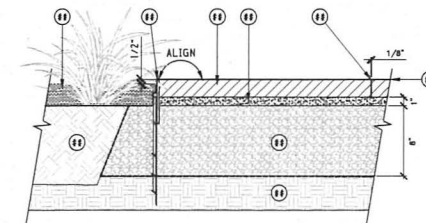
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L1.7

- ① DEEPEDED CONCRETE PAVING TYPE AND FINISH PER PLAN
- ② STABILIZED DECOMPOSED GRANITE PAVING, REFER TO LEGEND FOR TYPE.
- ③ MULCH IN PLANTING AREA PER PLANS. TOP OF MULCH SHALL BE BETWEEN 1/4" AND 1/2" BELOW ADJACENT FINISH SURFACE OR HEADER
- ④ STEEL EDGING FOR ON GRADE CONDITIONS, REFER TO LEGEND
- ⑤ ALUMINUM EDGING FOR ON STRUCTURE CONDITIONS, REFER TO LEGEND
- ⑥ GEOTEXTILE PER SPECIFICATIONS
- ⑦ COMPACTED SUBGRADE AND BASE REQUIREMENTS PER GEOTECHNICAL REPORT
- ⑧ AMENDED SOIL PER SPECIFICATIONS
- ⑨ 4" MINIMUM CRUSHED ROCK PER GEOTECHNICAL REPORT
- ⑩ 4" THICK LAYER OF CLASS II AGGREGATE BASE FOR PEDESTRIAN APPLICATIONS, MOISTURE CONDITIONED AND COMPACTED - VERIFY WITH GEOTECHNICAL SOILS REPORT.



- NOTES:
1. EDGING: 16' SECTIONS DOUBLE STAKED AT OVERLAP JOINTS.
 2. IN ABSENCE OF GEOTECHNICAL REPORT, MOISTURE CONDITION SUBGRADE ABOVE OPTIMUM AND RECOMPACT TO 95% RELATIVE DENSITY.



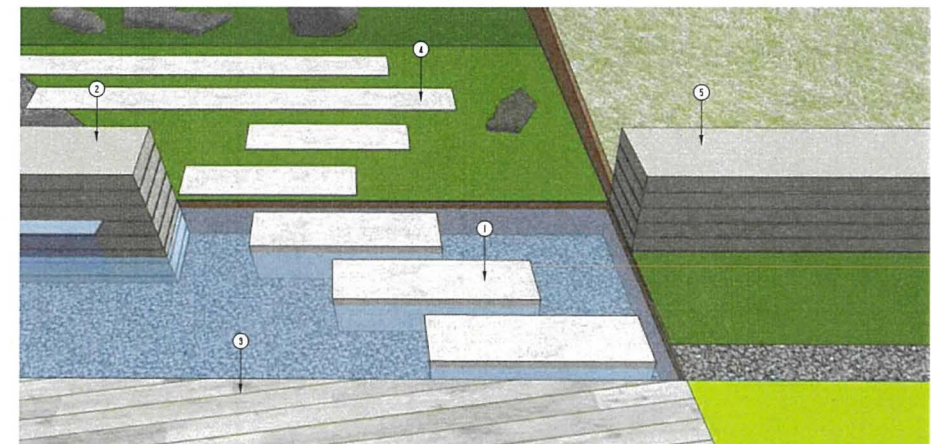
- ① 3/8" GALVANIZED STEEL EDGING, 6' PANELS.
 - ② 2"x2"x1/4" GALVANIZED STEEL ANGLE CLIP, WELDED TO EDGING @ 24" O.C. DRILL HOLE TO RECEIVE STAKE. CENTER CLIP ON JOINT AND WELD TO EACH ADJACENT PANEL.
 - ③ 11/16" x 1/8" LONG REBAR STAKE @ EACH CLIP
 - ④ PLANTING AREA AND MULCH
 - ⑤ ADJACENT SAND SET PAVERS PER PLAN
 - ⑥ COMPACTED AGGREGATE BASE, EXTEND 6"-8" BEYOND EDGE OF PAVERS.
 - ⑦ COMPACTED SUBGRADE PER GEOTECHNICAL REPORT
 - ⑧ AMENDED SOIL PER SPECIFICATION
- NOTES:
1. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF STEEL EDGING INCLUDING PLAN, SIZE AND DETAILS TO LANDSCAPE ARCHITECT PRIOR TO FABRICATION.
 2. APPLY GALVANIZED PAINT TO ALL FIELD WELDS.
 3. IN ABSENCE OF GEOTECHNICAL REPORT, MOISTURE CONDITION SUBGRADE ABOVE OPTIMUM AND RECOMPACT TO 95% RELATIVE DENSITY.
- ① METAL HEADER, TOP OF HEADER TO BE FLUSH WITH ADJACENT PAVING, TYPE PER LEGEND
 - ② PLANTING AREA AND GRAVEL MULCH
 - ③ FINISH SURFACE OF PAVING
 - ④ COMPACTED SUBGRADE AND BASE REQUIREMENTS PER GEOTECHNICAL REPORT
 - ⑤ AMENDED SOIL PER SPECIFICATION
 - ⑥ 16" LONG STEEL TAPERED STAKES BY HEADER MANUFACTURER, MATCH FINISH OF HEADER: SPACED APPROX. 30" O.C.
- NOTES:
1. 16' SECTIONS DOUBLE STAKED AT OVERLAP JOINTS.
 2. IN ABSENCE OF GEOTECHNICAL REPORT, MOISTURE CONDITION SUBGRADE ABOVE OPTIMUM AND RECOMPACT TO 95% RELATIVE DENSITY.

1. DG PAVING AND METAL EDGING

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

2. CONCRETE PAVERS TYPE 1

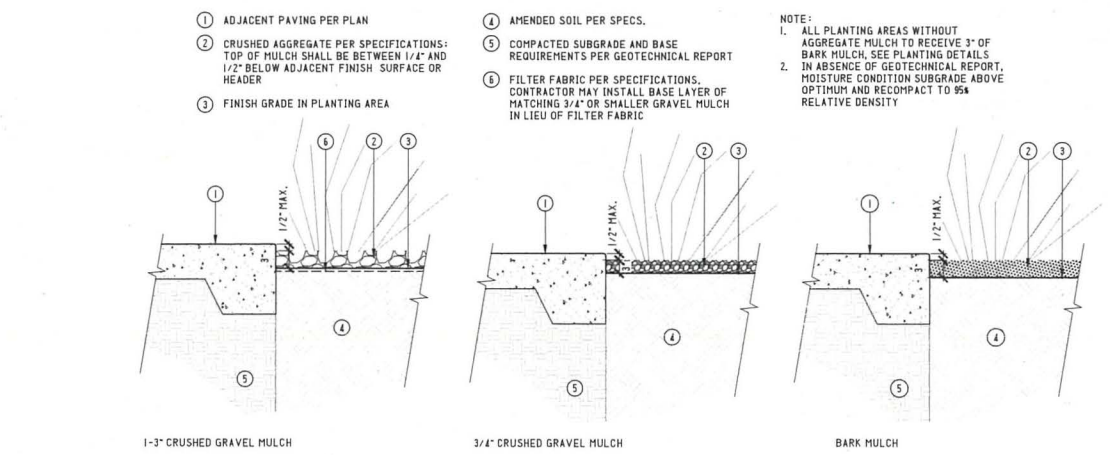
SCALE: 1 1/2" = 1'-0"



- ① CONCRETE PAVERS, FLUSH WITH ADJACENT PAVES, DEPTH TO WATER FEATURE
- ② WATER FEATURE @
- ③ WOOD DECK PER 3/1L17
- ④ CONCRETE PAVERS PER 2/1L18
- ⑤ STACKED STONE WALL PER 3/1L18

3. CONCRETE PAVERS TYPE 2

SCALE: NTS



- ① ADJACENT PAVING PER PLAN
- ② CRUSHED AGGREGATE PER SPECIFICATIONS: TOP OF MULCH SHALL BE BETWEEN 1/4" AND 1/2" BELOW ADJACENT FINISH SURFACE OR HEADER
- ③ FINISH GRADE IN PLANTING AREA
- ④ AMENDED SOIL PER SPECS.
- ⑤ COMPACTED SUBGRADE AND BASE REQUIREMENTS PER GEOTECHNICAL REPORT
- ⑥ FILTER FABRIC PER SPECIFICATIONS. CONTRACTOR MAY INSTALL BASE LAYER OF MATCHING 3/4" OR SMALLER GRAVEL MULCH IN LIEU OF FILTER FABRIC.

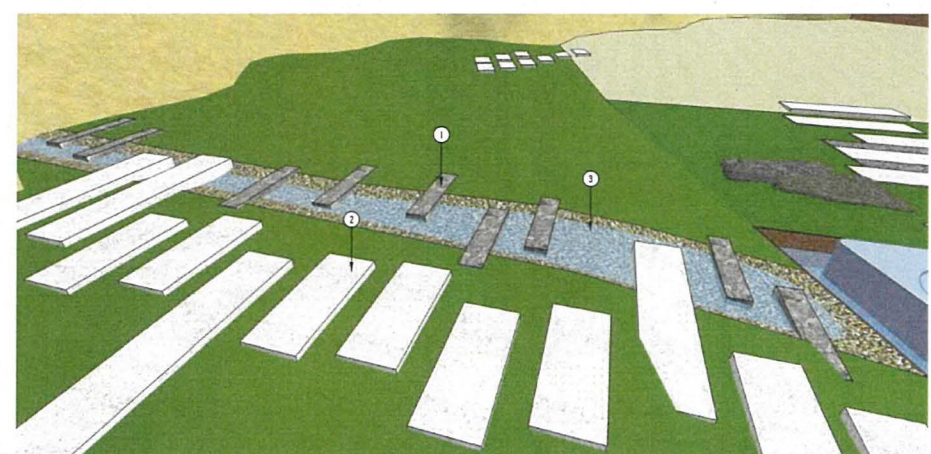
NOTE:

1. ALL PLANTING AREAS WITHOUT AGGREGATE MULCH TO RECEIVE 3" OF BARK MULCH, SEE PLANTING DETAILS.
2. IN ABSENCE OF GEOTECHNICAL REPORT, MOISTURE CONDITION SUBGRADE ABOVE OPTIMUM AND RECOMPACT TO 95% RELATIVE DENSITY.

1-3" CRUSHED GRAVEL MULCH 3/4" CRUSHED GRAVEL MULCH BARK MULCH

4. MULCH

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



- ① STONE WEIRS, TYPE PER LEGEND
- ② CONCRETE PAVERS PER 2/1L18
- ③ DRY CREEK, REFER TO PLAN

5. STONE WEIRS

SCALE: NTS

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Consultant:

NOVAK RESIDENCE
 1005 HIGHLAND DRIVE
 DEL MAR, CA 92014

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05/02/2022	CITY RE-SUBMITTAL	RG

Seal/Signature



Project Name
NOVAK RESIDENCE

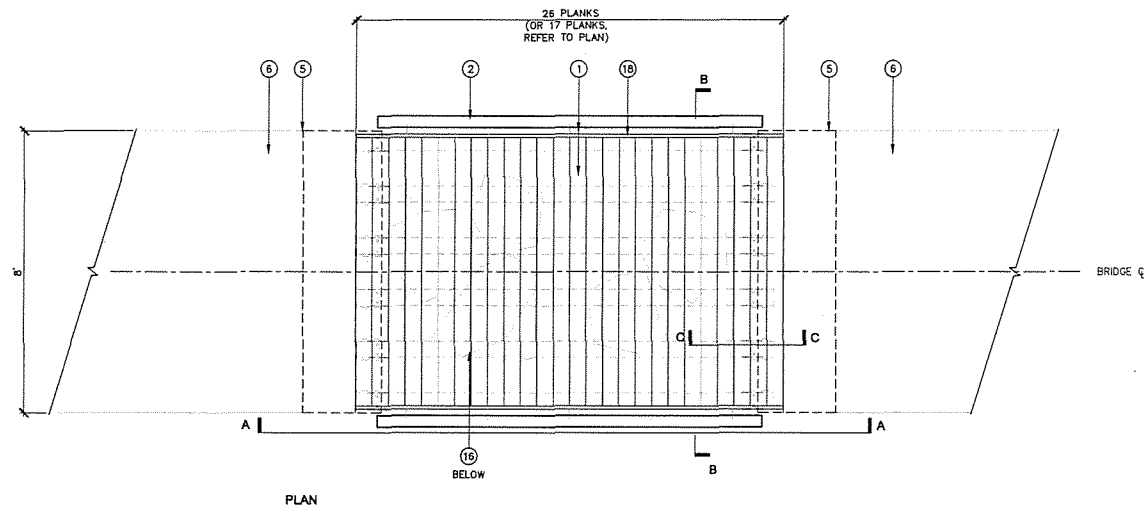
Project Number
 2011-NOV

Description
HARDSCAPE DETAILS

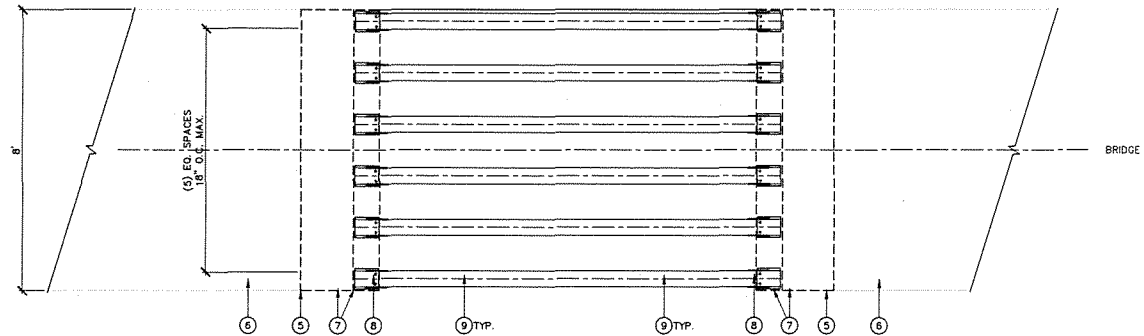
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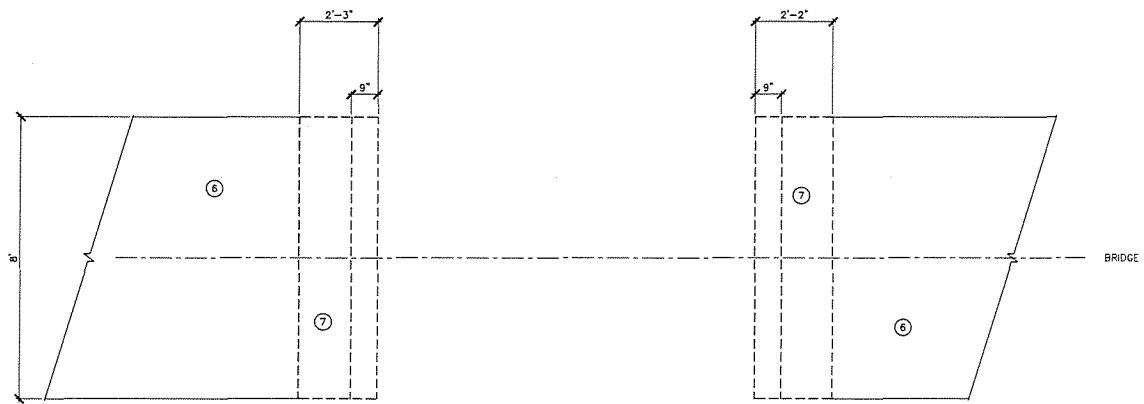
L1.8



PLAN



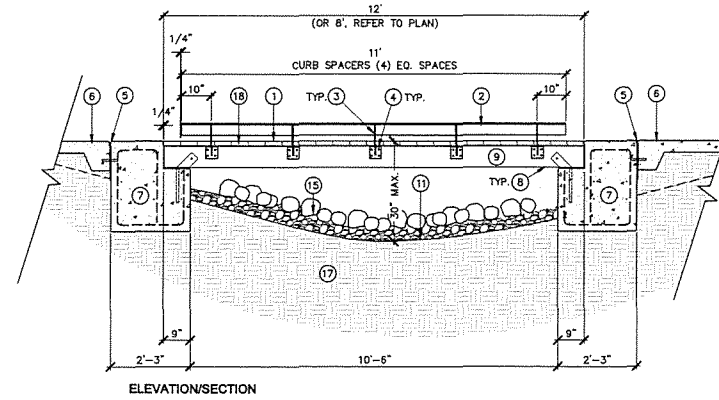
FRAMING PLAN



FOUNDATION PLAN

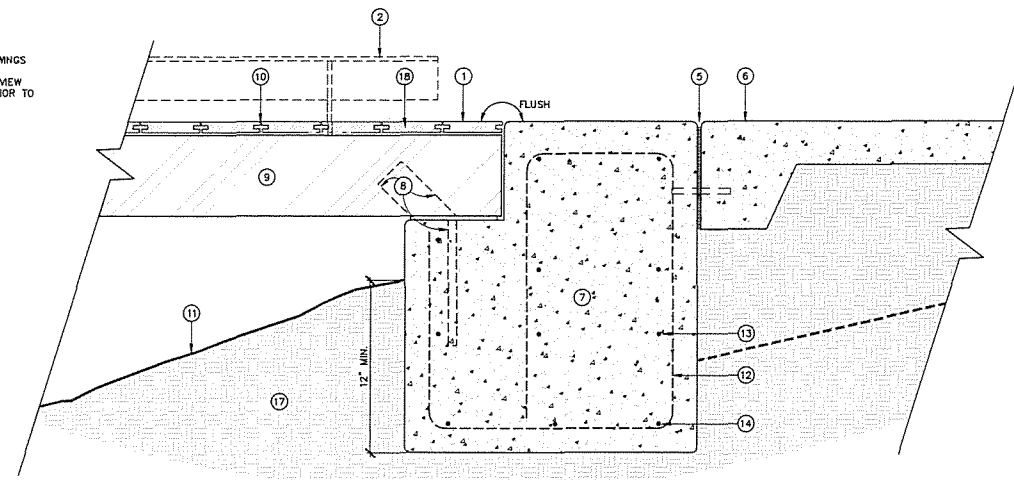
- ① 1" x 5 1/2" RESYSTA DECKING, 1/8" GAP BETWEEN PLANKS AND BETWEEN CONCRETE FOUNDATION AND FIRST/LAST PLANKS. ATTACH FIRST/LAST PLANK TO BEAMS WITH SS SCREWS THRU TOP OF PLANK. PRE-DRILL HOLE AND FINISH WITH RESYSTA DOWEL.
- ② COR-TEN STEEL CURB ANGLE, 4" x 4" x 3/8" THICK
- ③ 3/8" THICK WELDED COR-TEN STEEL L-BRACKET WELDED TO CURB ANCHOR AND PRE-DRILLED MOUNTING PLATE
- ④ 4" x 4" COR-TEN STEEL PLATE WITH (4) 1/4" x 6" STAINLESS STEEL MACHINE BOLT, WASHER, AND HEX NUT
- ⑤ EXPANSION JOINT AT CONCRETE
- ⑥ ADJACENT CONCRETE PAVING
- ⑦ CONCRETE BRIDGE FOUNDATION
- ⑧ SIMPSON STRONG GLB5D BEAM SEAT, POWDER COATED MATT BLACK
- ⑨ 6" x 8" PRESSURE TREATED WOOD BEAMS
- ⑩ CLIPS, INSTALL PER MANUAL
- ⑪ FINISHED GRADE PER CIVIL GRADING PLANS, NO MORE THAN 30" DROP AT BRIDGE ALLOWED
- ⑫ # 12" O.C. 3 PLACES
- ⑬ # 4 HORIZ. 16" O.C. 3 PLACES
- ⑭ # 5 12" O.C. 3 PLACES BOTTOM
- ⑮ ROCK MULCH PER PLAN
- ⑯ BOULDERS PER PLAN
- ⑰ COMPACTED SUBGRADE AND BASE PER GEOTECHNICAL REPORT
- ⑱ END PLATE 1" x 1 1/2" RESYSTA RESSPD10212 GENERAL CONSTRUCTION, 1/8" EXPANSION JOINT BETWEEN END PLATE AND DECKING PLANK

NOTE:
1. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.



ELEVATION/SECTION

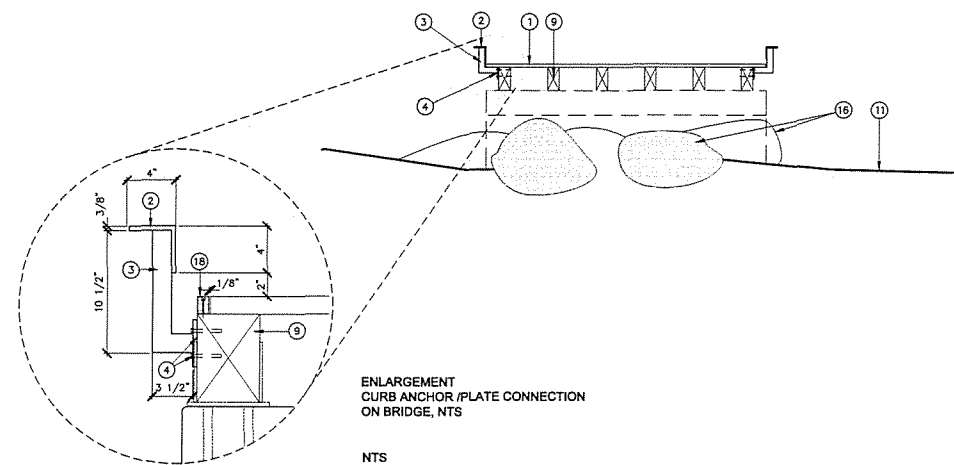
SECTION A



ENLARGEMENT FOUNDATION / BEAM CONNECTION

SECTION C

NTS



ENLARGEMENT CURB ANCHOR / PLATE CONNECTION ON BRIDGE, NTS

SECTION B

NTS

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Consultant:

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1005 HIGHLAND DRIVE
DEL MAR, CA 92014

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03/01/2012	CITY RE-SUBMITTAL	RG
04/03/2012	CITY RE-SUBMITTAL	RG
05/03/2012	CITY RE-SUBMITTAL	RG

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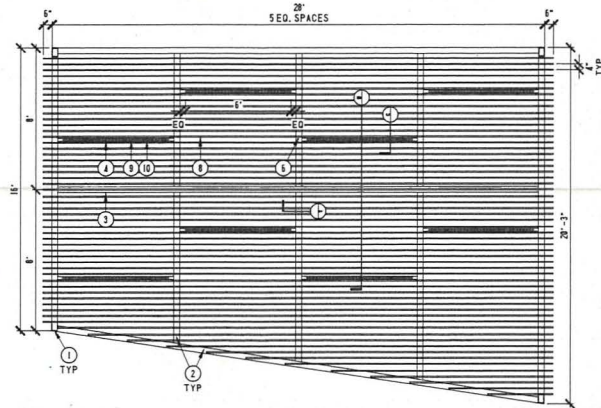
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HARDSCAPE DETAILS

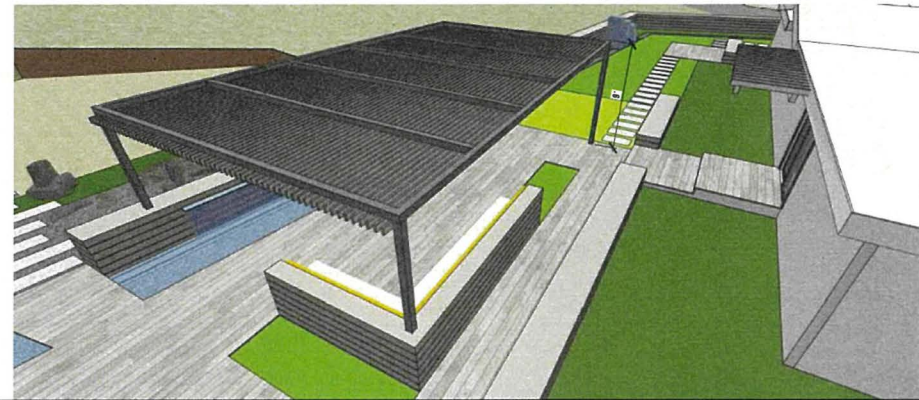
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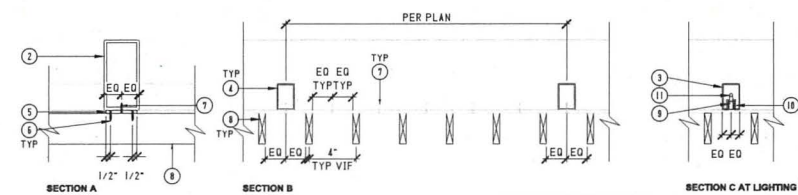


- 1 4x6 TUBE STEEL COLUMN
 - 2 4x6 TUBE STEEL BEAM
 - 3 4x6 TUBE STEEL SUPPORT BEAM
 - 4 2x3x1/8" TUBE STEEL SUPPORT BEAM
 - 5 3-1/2x3/4" FLAT BAR
 - 6 (2) SS COUNTERSUNK FASTENERS PER SLAT
 - 7 COUNTERSUNK SS FASTENERS, FASTEN TO BEAM ABOVE BETWEEN EACH SLAT
 - 8 WOOD SLAT, TYPE AND SIZE PER LEGEND
 - 9 LINEAR LIGHT FIXTURE, ELECTRICAL CONDUIT CONCEALED THROUGH COLUMNS AND BEAMS, SEAL AS REQ'D
 - 10 NOTCH BEAM LENGTH OF FIXTURE AND WELD 3/16" FLAT BAR CHANNEL CONTINUOUSLY AND GRIND SMOOTH, CAP ENDS, VERIFY NOTCH DIMENSIONS W/ MANUFACTURER TO ENSURE A FLUSH CONDITION.
- NOTES:
STRUCTURAL ENGINEER TO CONFIRM ALL STRUCTURAL MEMBERS AND PROVIDE FOOTING DESIGN



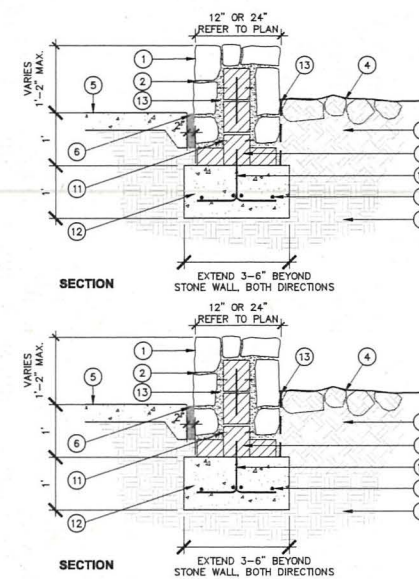
1. SHADE STRUCTURE

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



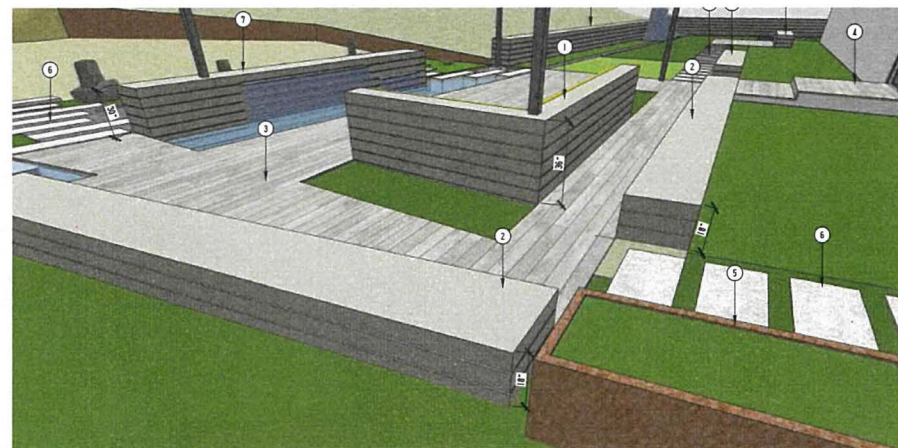
2. SHADE STRUCTURE SECTIONS

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



- 1 STONE VENEER WALL, REFER TO LEGEND FOR TYPE
- 2 RAKED MORTAR JOINTS, NATURAL GRAY 1/2" MIN. TO 3/4" MAX. WIDTH.
- 3 PLANTING BACKFILL PER DBG RECOMMENDATION
- 4 ROUGH STONE IN PLANTING AREA
- 5 ADJACENT CONCRETE WALKWAY
- 6 3/4" CRUSHED ROCK BACKFILL
- 7 COMPACTED SUBGRADE PER SOILS REPORT
- 8 6" CONCRETE BLOCK, GROUT SOLID ALL CELLS
- 9 NO. 4 REBAR HOR. CONT., 3" CLEAR
- 10 NO. 4 REBAR VERT. AT 32" O.C. (ALTERNATE BENDS).
- 11 STAINLESS STEEL WALL TIES AT 16" O.C.
- 12 P.I.P. CONCRETE FOOTING AND REINFORCEMENT PER STRUCTURAL ENGINEER
- 13 WATERPROOFING

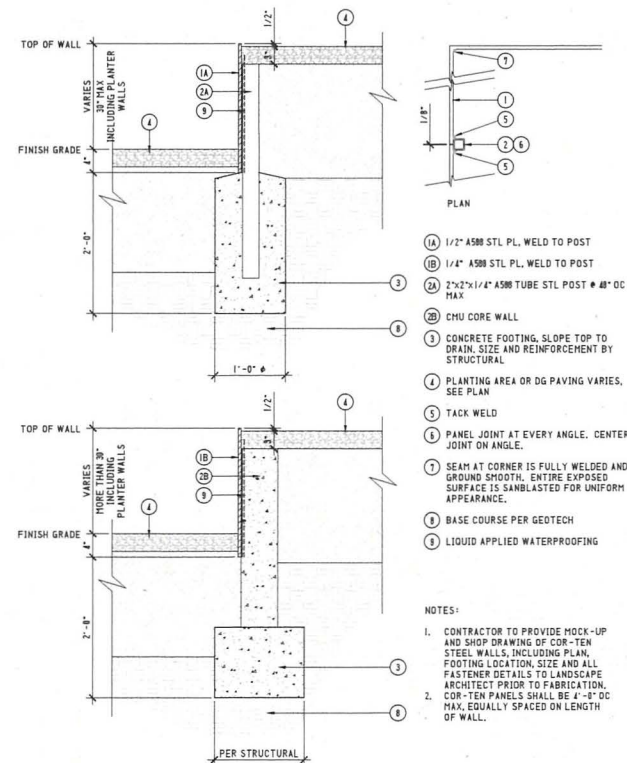
NOTE:
SEE PLAN FOR WALL LENGTH



- 1 12" WIDE STACKED LIMESTONE SLABS WALL, THERMAL TOP AND CHISELED SIDES
- 2 24" WIDE STACKED LIMESTONE SLABS WALL, THERMAL TOP AND CHISELED SIDES
- 3 WOOD DECK PER 3/L1.1
- 4 WOOD STEP PER 3/L1.1
- 5 WEATHERING STEEL PLANTERS PER 2/L1.1.2 + 4/L1.1.8
- 6 C.P. CONCRETE PAVERS PER 2/L1.1
- 7 WATER FEATURE 3 PER 2/L1.1.3

3. STACKED STONE WALL TYPES 1 AND 2

SCALE: 3/4" = 1'-0"

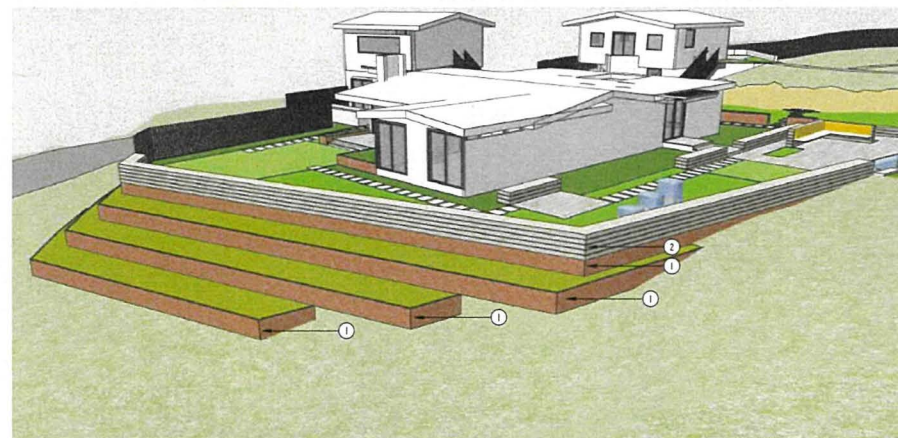


- 1A 1/2" A588 STL. PL. WELD TO POST
- 1B 1/4" A588 STL. PL. WELD TO POST
- 2A 2x2x1/4" A588 TUBE STL. POST # 4" O.C. MAX
- 3 CHU CORE WALL
- 4 CONCRETE FOOTING, SLOPE TOP TO DRAIN, SIZE AND REINFORCEMENT BY STRUCTURAL
- 5 TACK WELD
- 6 PANEL JOINT AT EVERY ANGLE, CENTER JOINT ON ANGLE.
- 7 SEAM AT CORNER IS FULLY WELDED AND GRIND SMOOTH, ENTIRE EXPOSED SURFACE IS SANBLASTED FOR UNIFORM APPEARANCE.
- 8 BASE COURSE PER GEOTECH
- 9 LIQUID APPLIED WATERPROOFING

NOTES:
1. CONTRACTOR TO PROVIDE MOCK-UP AND SHOP DRAWING OF COR-TEN STEEL WALLS, INCLUDING PLAN, FOOTING LOCATION, SIZE AND ALL FASTENER DETAILS TO LANDSCAPE ARCHITECT PRIOR TO FABRICATION. COR-TEN PANELS SHALL BE 4'-8" O.C. MAX, EQUALLY SPACED ON LENGTH OF WALL.



- 1 WEATHERING STEEL WALL PER 4/L1.1.8 (APPROXIMATELY 24" HIGH (EXPOSED))
- 2 STONE WALL PER 3/L1.1.8



4. WEATHERING STEEL WALLS TYPE 1 AND 2

SCALE: 1" = 1'-0"

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Seal/Signature



Project Name
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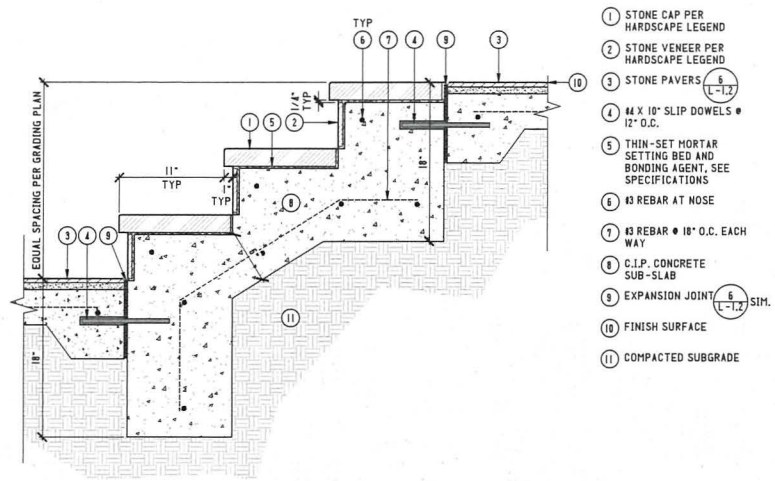
Description

HARDSCAPE DETAILS

Sheet

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L1.10



- 1 STONE CAP PER HARDSCAPE LEGEND
- 2 STONE VENEER PER HARDSCAPE LEGEND
- 3 STONE PAVERS (L-1.1)
- 4 4x 10" SLIP DOWELS # 12" O.C.
- 5 THIN-SET MORTAR SETTING BED AND BONDING AGENT, SEE SPECIFICATIONS
- 6 #3 REBAR AT NOSE
- 7 #3 REBAR # 10" O.C. EACH WAY
- 8 C.I.P. CONCRETE SUB-SLAB
- 9 EXPANSION JOINT (L-1.2) SIM.
- 10 FINISH SURFACE
- 11 COMPACTED SUBGRADE

1. STONE TILES STEPS

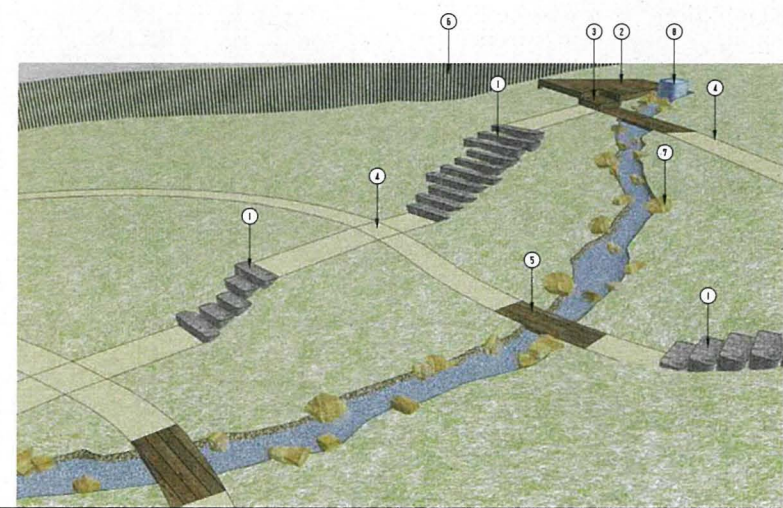
SCALE: 1 1/2" = 1'-0"



- 1 3/4" x 2" FLAT BARS, 5" O.C.
 - 2 CONTINUOUS CONCRETE FOOTING
 - 3 PEDESTRIAN GATE: 2" SQUARE TUBE GATE, INFILL WITH 3/4" x 2" FLAT BARS, 5" O.C. INCLUDE GATE STOPPER, HEAVY DUTY HINGE AND HANDLE/LOCK (SILVER SATIN FINISH), USE S.S. SCREWS.
 - 4 2" SQUARE TUBE POST
- NOTE:
FENCE AND GATE FINISH: PER LEGEND

2. FENCE AND GATE TYPE 1

SCALE: NTS



- 1 STONE STEPS, REFER TO LEGEND
- 2 WOOD DECK PER 3/L1.1
- 3 WOOD STEP PER 3/L1.1
- 4 DG PAVING AND METAL EDGING PER 1/L1.8
- 5 BRIDGE PER 1/L1.8
- 6 FENCE TYPE 4 - CHAIN LINK
- 7 LANDSCAPE BOULDER TYPE 1 PER 4/L1.14
- 8 WATER FEATURE TYPE 1 PER 3/L1.12

3. STONE STEPS TYPE 2

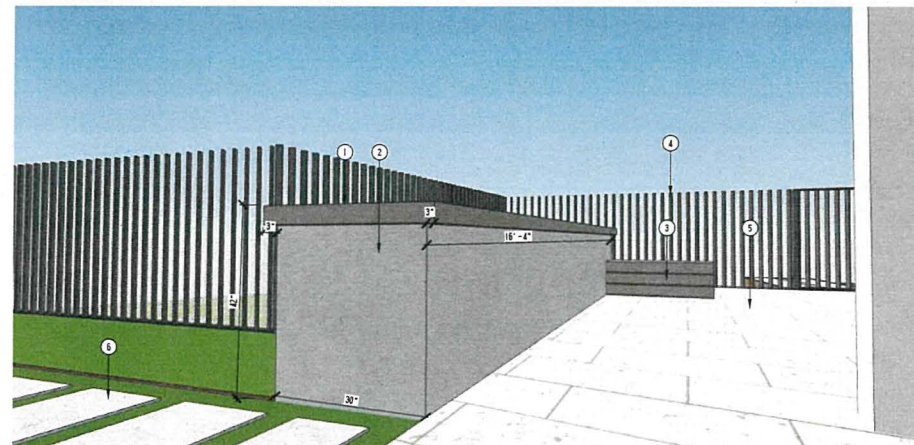
SCALE: NTS



- 1 1.5" x 1.5" STL. ANGLE PICKET, 5" O.C.
 - 2 PEDESTRIAN GATE: 2" SQUARE STL. TUBE GATE, INFILL WITH 1.5" x 1.5" STL. ANGLE PICKETS, 5" O.C. INCLUDE GATE STOPPER, HEAVY DUTY HINGE AND HANDLE/LOCK (SILVER SATIN FINISH), USE S.S. SCREWS.
 - 3 2" SQUARE STL. TUBE POST
 - 4 CEDAR SLATS
- NOTE:
FENCE AND GATE FINISH: PER LEGEND
WOOD SLATS FINISH: PER LEGEND

4. GATE TYPE 4

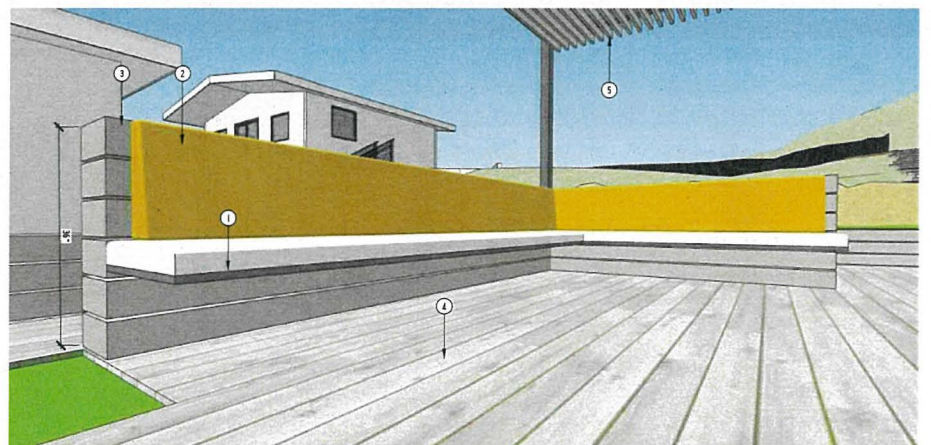
SCALE: NTS



- 1 STONE COUNTERTOP, REFER TO LEGEND
- 2 CONCRETE COUNTER BASE, REFER TO LEGEND
- 3 24" WIDE STACKED LIMESTONE SLABS WALL, THERMAL TOP AND CHISELED SIDES
- 4 FENCE AND GATE TYPE 1 PER 2/L1.11
- 5 STONE PAVING PER 2/L1.7
- 6 C.I.P. CONCRETE PAVERS PER 2/L1.8

5. CONCRETE COUNTER

SCALE: NTS



- 1 CUSTOM CANTILEVER BENCH STEEL SUPPORT STRUCTURE ANCHORED TO STONE WALL CMU CORE WALL
- 2 CUSTOM SEAT AND BACK CUSHIONS
- 3 12" WIDE STACKED LIMESTONE SLABS WALL, THERMAL TOP AND CHISELED SIDES
- 4 WOOD DECK PER 3/L1.1
- 5 SHADE CANOPY PER 1/L1.10

6. CUSTOM SEATING CANTILEVERED FROM STONE WALL

SCALE: NTS

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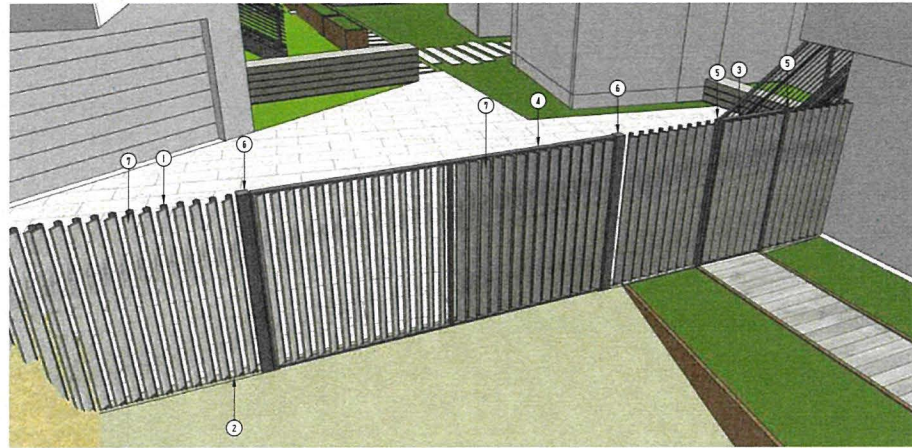
Project Number
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Description
HARDSCAPE DETAILS

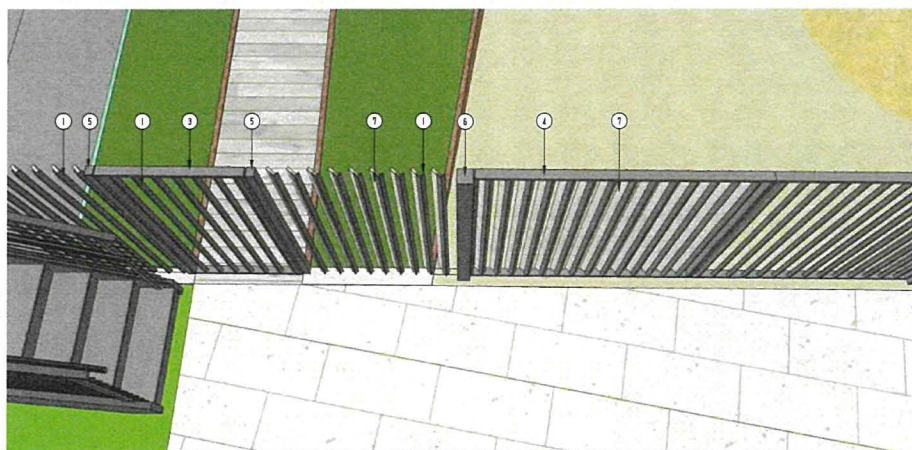
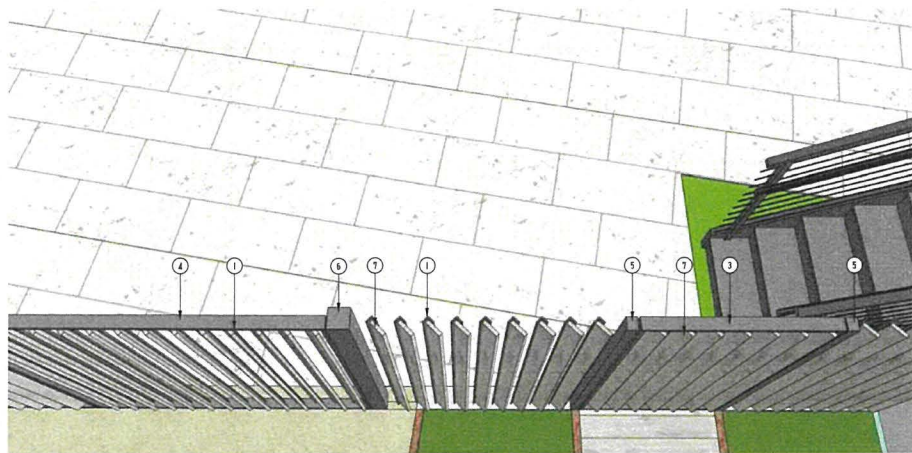
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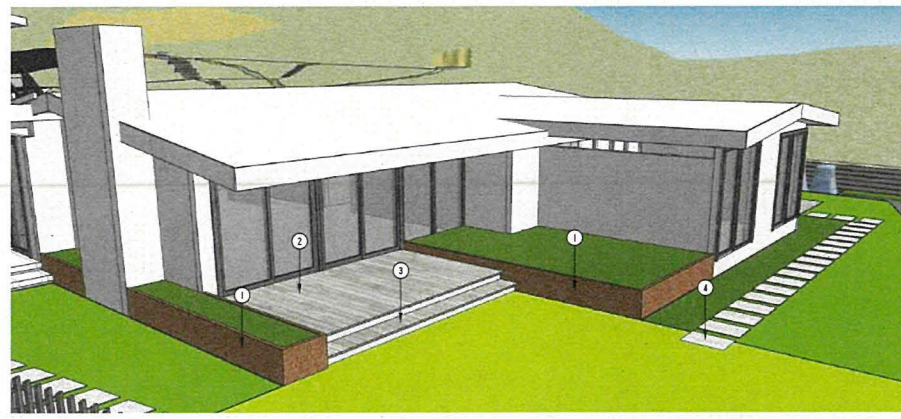


- 1 1.5" X 1.5" STL. ANGLE PICKET, 5" O.C.
 - 2 CONTINUOUS CONCRETE FOOTING
 - 3 PEDESTRIAN GATE: 2" SQUARE STL. TUBE GATE, INFILL WITH 1.5" X 1.5" STL. ANGLE PICKETS, 5" O.C. INCLUDE GATE STOPPER, HEAVY DUTY HINGE AND HANDLE, LOCK (SILVER SATIN FINISH), USE S.S. SCREWS.
 - 4 VEHICULAR GATE: 2" SQUARE STL. TUBE GATE, INFILL WITH 1.5" X 1.5" STL. ANGLE PICKETS, 5" O.C. INCLUDE GATE STOPPER, HEAVY DUTY HINGE AND HANDLE, LOCK (SILVER SATIN FINISH), USE S.S. SCREWS.
 - 5 2" SQUARE STL. TUBE POST
 - 6 4"-6" SQUARE STL. TUBE POST (OR LARGER IF RECOMMENDED BY MANUFACTURER)
 - 7 CEDAR SLATS
- NOTE:
FENCE AND GATE FINISH: PER LEGEND
WOOD SLATS FINISH: PER LEGEND

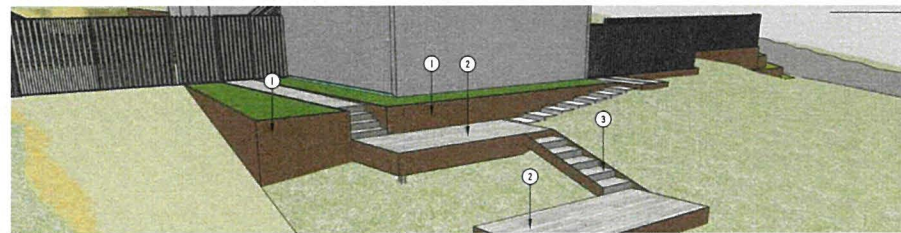
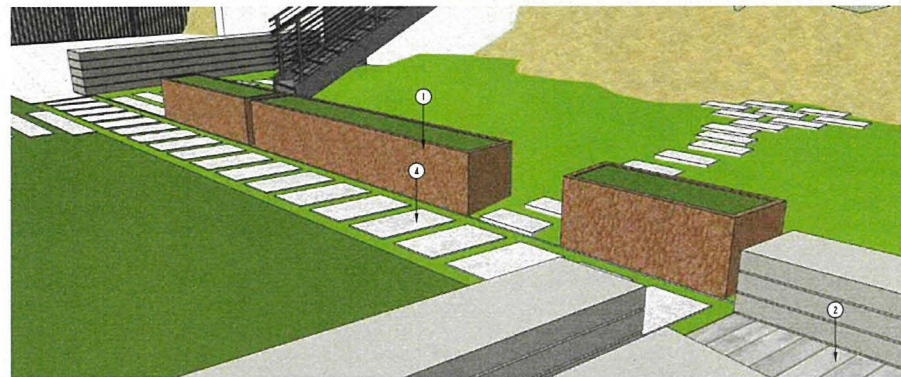


1. FENCE TYPE 2 AND GATES TYPES 2 AND 3

SCALE: NTS

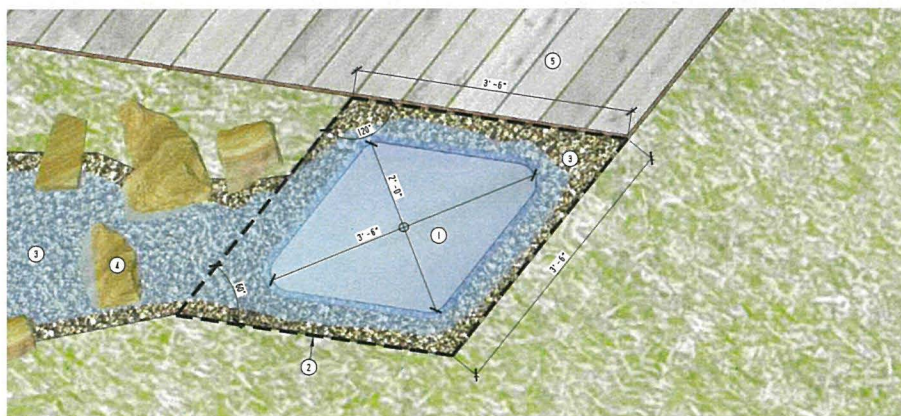


- 1 WEATHERING STEEL PLANTER WALL PER 4"/L10, STONE WALL PER 3"/L10
- 2 WOOD DECK PER 3"/L1,7
- 3 WOOD STEP PER 3"/L1,7
- 4 C.J.P. CONCRETE PAVERS PER 2"/L1,8

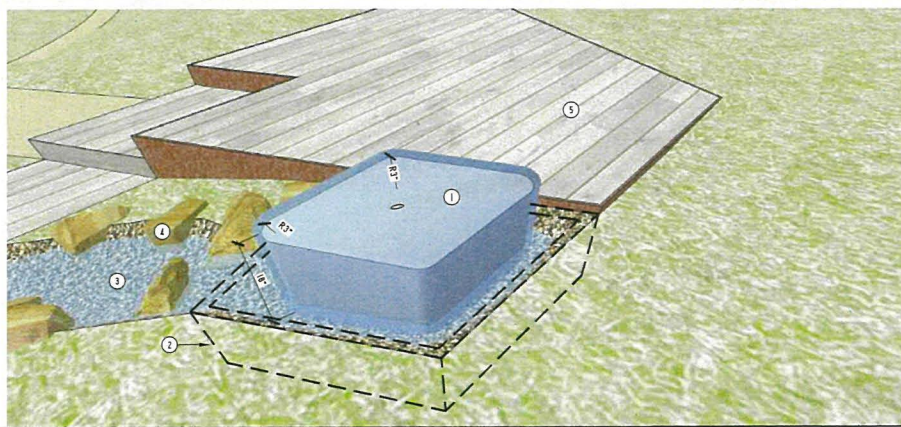


2. CUSTOM METAL PLANTERS

SCALE: NTS



- 1 STONE BLOCK WITH CENTRAL CORE FOR A FOUNTAIN INCLUDING PUMP, PE-CIRCULATING SYSTEM, FOAM SEALANT AND PIPES
 - 2 IMPERMEABLE CONCRETE BASIN UNDER THE GRAVEL AND DRAIN
 - 3 ARROYO BASIN
 - 4 NATURAL BOULDERS
 - 5 ADJACENT DECK PLATFORM WITH METAL SIDING
- NOTE: HYDRAULIC SYSTEM TO BE DESIGN BUILT BY WATER FEATURE CONSULTANT



3. WATER FEATURE TYPE 1

SCALE: NTS

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Consultant:

NOVAK RESIDENCE
1005 HIGHLAND DRIVE
DEL MAR, CA 92014

Date	Description	RG
5/3/2021	CITY SUBMITTAL	RG
11/26/2021	CITY RE-SUBMITTAL	RG
04/16/2022	CITY RE-SUBMITTAL	RG
04/16/2022	CITY RE-SUBMITTAL	RG
05/16/2022	CITY RE-SUBMITTAL	RG

Seal/Signature



Project Name
NOVAK RESIDENCE

Project Number
2011-NOV

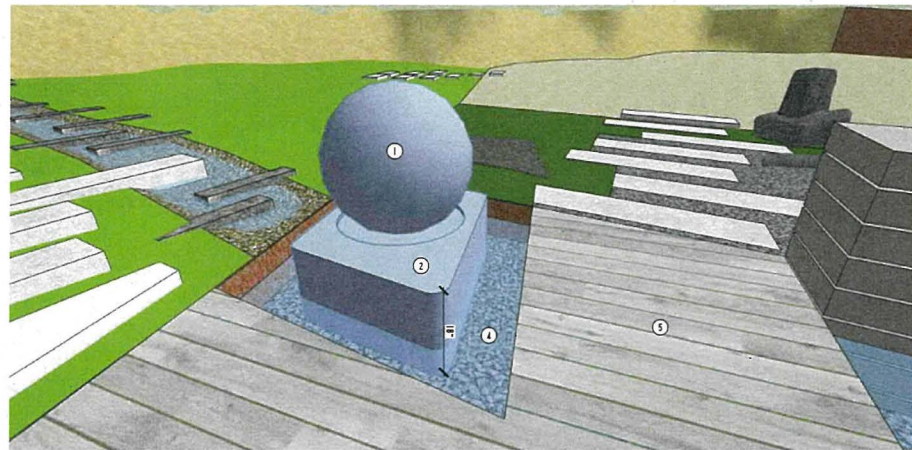
Description

HARDSCAPE DETAILS

Sheet

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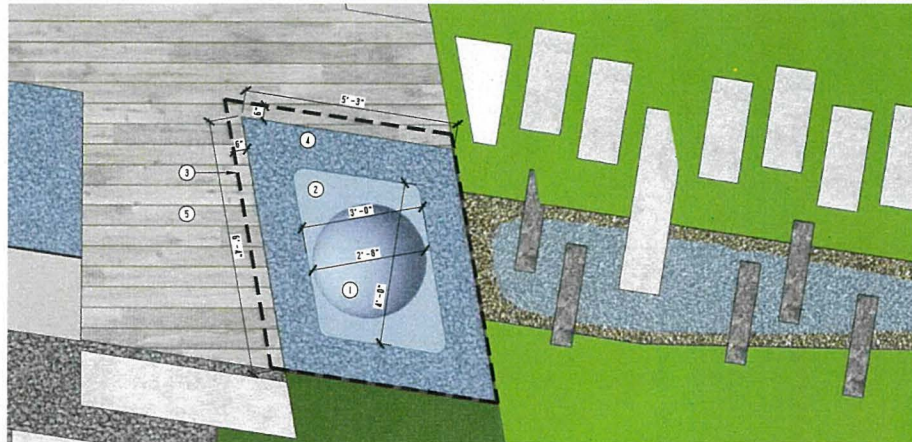
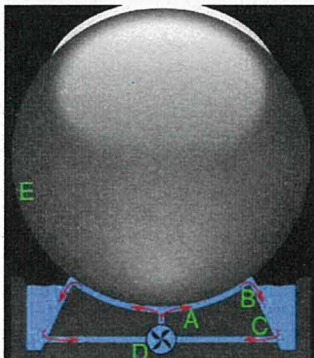
L1.12



- ① KUGEL FLOATING STONE FOUNTAIN, POLISHED FINISH
- ② STONE BLOCK BASE WITH CENTRAL CORE FOR A FOUNTAIN INCLUDING PUMP, RE-CIRCULATING SYSTEM, FOAM SEALANT AND PIPES
- ③ THERMAL TOP AND CHISELED SIDES
- ④ IMPERMEABLE STEEL BASIN AND DRAIN, BASIN CANTILEVERS 6" UNDER THE DECK
- ⑤ GRAVEL AT BASE OF BASIN
- ⑥ ADJACENT DECK WITH METAL SIDING

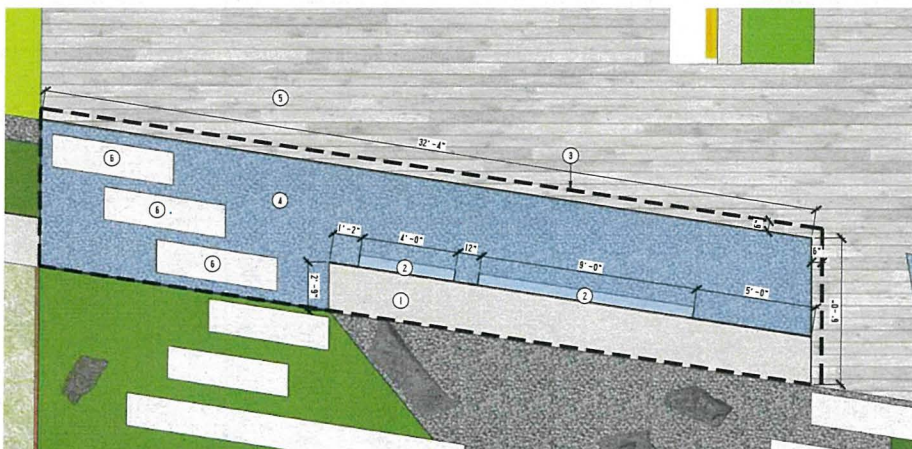
NOTE: HYDRAULIC SYSTEM TO BE DESIGN BUILT BY WATER FEATURE CONSULTANT

A KUGEL FOUNTAIN (ALSO CALLED A "FLOATING" SPHERE FOUNTAIN OR BY THE PLEONASMIC NAME KUGEL BALL) IS A WATER FEATURE OR SCULPTURE WHERE A SPHERE SITS IN A FITTED HOLLOW IN A PEDESTAL AND IS SUPPORTED BY AQUAPLANS ON A THIN FILM OF WATER. PRESSURIZED WATER FLOWS BETWEEN THE SPHERE AND SOCKET, CREATING A MECHANICAL HYDROSTATIC BEARING THAT IS NEARLY FRICTIONLESS. THE SPHERE CAN WEIGH THOUSANDS OF KILOGRAMS, BUT THE EFFICIENT BEARING ALLOWS IT TO BE SPUN BY THE FORCE OF A HAND. THE SPHERE DOES NOT FLOAT, BEING DENSER THAN WATER; IT IS OFTEN MADE FROM GRANITE. (1) THE HYDRAULICS OF THE FOUNTAIN CAN BE CONTROLLED SO THAT THE AXIS OF ROTATION OF THE SPHERE CHANGES CONTINUALLY.



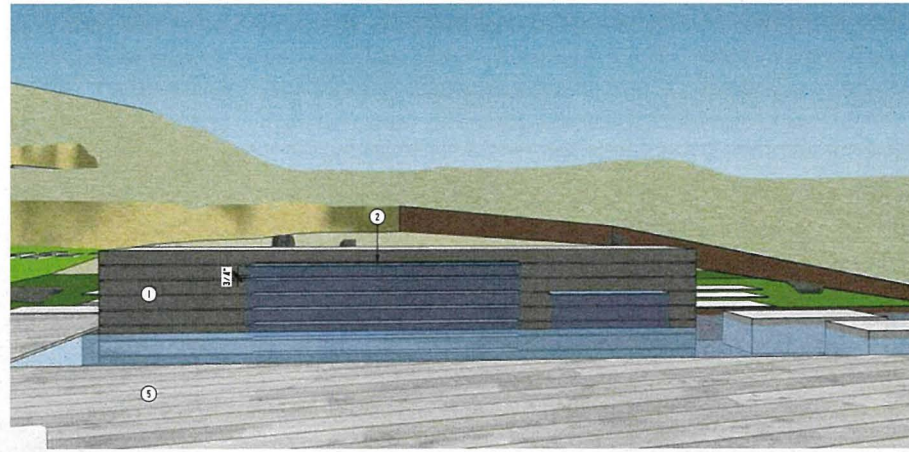
1. WATER FEATURE TYPE 2

SCALE: NTS

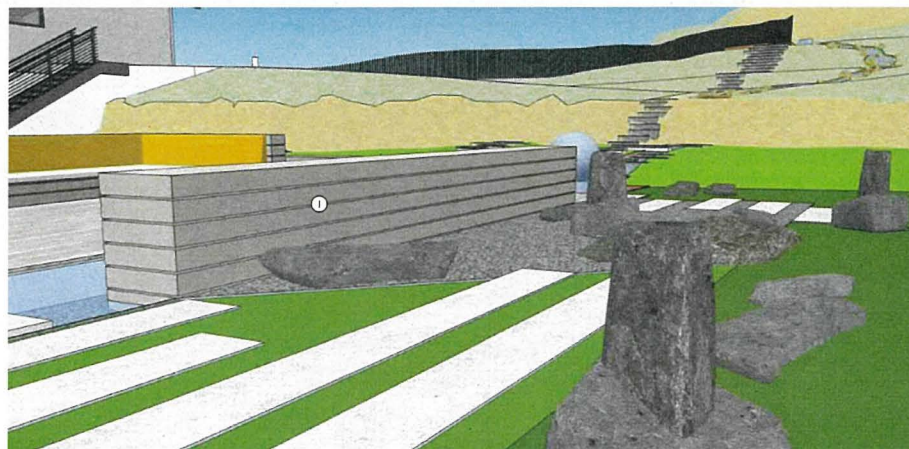
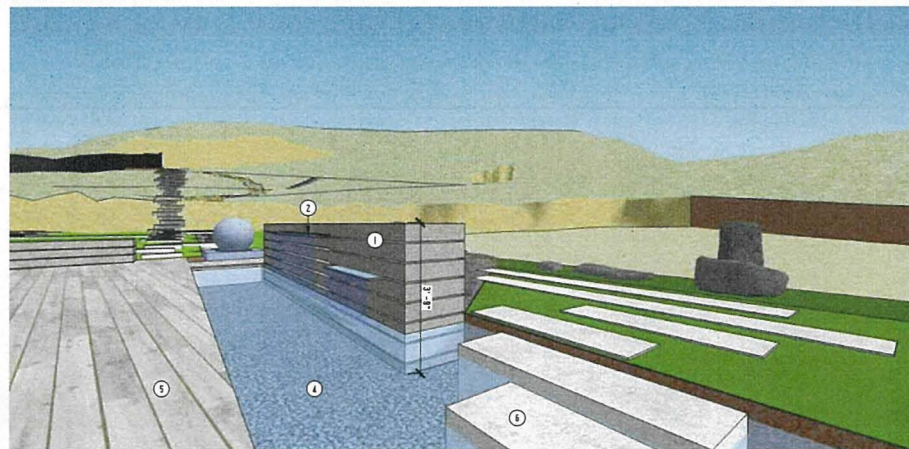


2. WATER FEATURE TYPE 3

SCALE: NTS



- ① STACKED LIMESTONE SLABS WALL WITH TWO LINEAR FOUNTAINS INCLUDING PUMP, RE-CIRCULATING SYSTEM, FOAM SEALANT AND PIPES, THERMAL TOP AND CHISELED SIDES
 - ② STAINLESS STEEL SCUPPER
 - ③ IMPERMEABLE STEEL BASIN AND DRAIN, BASIN CANTILEVERS 6" UNDER THE DECK
 - ④ GRAVEL AT BASE OF BASIN
 - ⑤ ADJACENT DECK WITH METAL SIDING
 - ⑥ POND CONCRETE STEPPERS
- NOTE: HYDRAULIC SYSTEM TO BE DESIGN BUILT BY WATER FEATURE CONSULTANT



3. WATER FEATURE TYPE 3

SCALE: NTS

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 Lastras de Gertler Landscape Architects
 619-990-2177
 4352 Coronado Avenue
 San Diego, CA 92107
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05/03/2022	CITY RE-SUBMITTAL	RG

Seal/Signature



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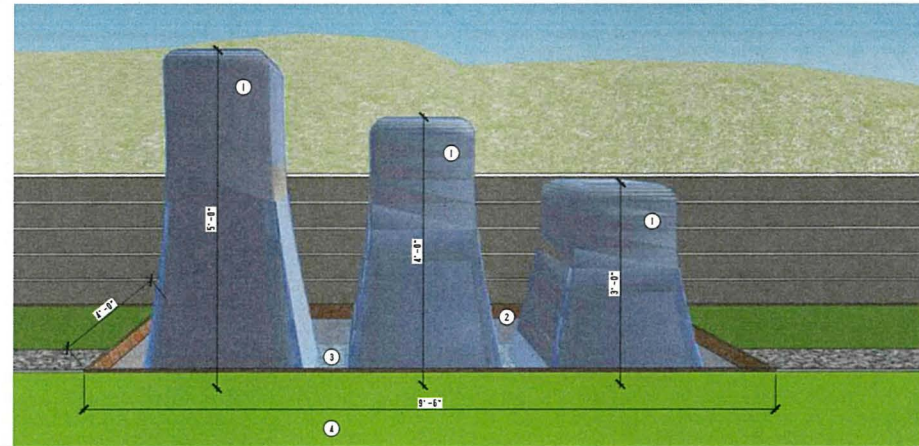
Description

HARDSCAPE DETAILS

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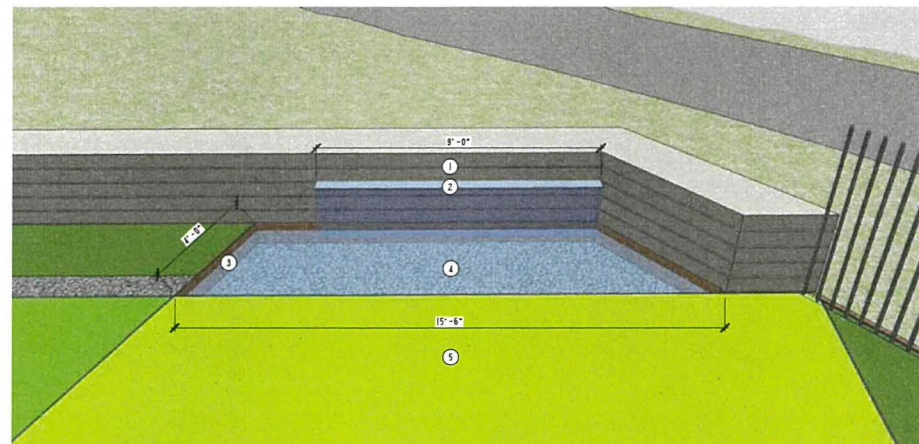
L1.13



- 1 STONE BLOCK WITH CENTRAL CORE FOR A FOUNTAIN INCLUDING PUMP, RE-CIRCULATING SYSTEM, FOAM SEALANT AND PIPES.
THERMAL TOP AND CHISELED SIDES
 - 2 IMPERMEABLE STEEL BASIN AND DRAIN, BASIN CANTILEVERS 4" UNDER THE DECK
 - 3 GRAVEL AT BASE OF BASIN
 - 4 ADJACENT LAWN AREA
- NOTE: HYDRAULIC SYSTEM TO BE DESIGN BUILT BY WATER FEATURE CONSULTANT

1. WATER FEATURE TYPE 4

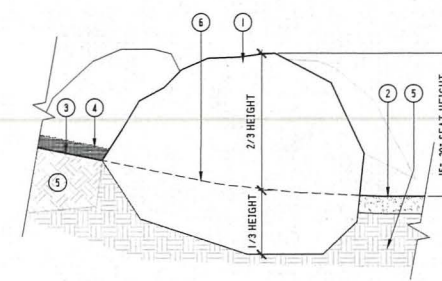
SCALE: NTS



- 1 STACKED LIMESTONE SLABS WALL WITH TWO LINEAR FOUNTAINS INCLUDING PUMP, RE-CIRCULATING SYSTEM, FOAM SEALANT AND PIPES
 - 2 THERMAL TOP AND CHISELED SIDES
 - 3 STAINLESS STEEL SCUPPER
 - 4 IMPERMEABLE STEEL BASIN AND DRAIN
 - 5 GRAVEL AT BASE OF BASIN
 - 6 ADJACENT LAWN AREA
- NOTE: HYDRAULIC SYSTEM TO BE DESIGN BUILT BY WATER FEATURE CONSULTANT

2. WATER FEATURE TYPE 5

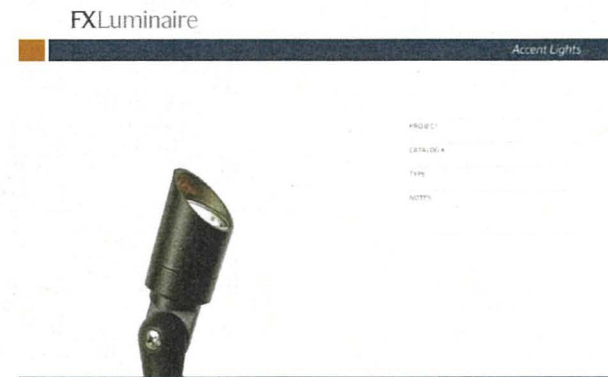
SCALE: NTS



- 1 BOULDER, LOCATION, TYPE AND SIZE PER PLAN AND LEGEND - PLACE SO THAT 1/2 OF TOTAL BOULDER HEIGHT IS BELOW GRADE AND FLATTEST SURFACE FACES UP
 - 2 FINISH SURFACE PER PLANS
 - 3 FINISH GRADE
 - 4 MULCH IN PLANTER AREA
 - 5 85% COMPACTED SUBGRADE AT BOULDER, 85% COMPACTION IN ADJACENT PLANTING AREAS, TYPICAL
- NOTE:
1. LANDSCAPE ARCHITECT TO OBSERVE AND APPROVE CORRECT LOCATIONS OF BOULDERS PRIOR TO INSTALLATION

4. BOULDER PLACEMENT

SCALE: 3/4" = 1'-0"



MP Up Light STANDARD PLUS

The MP is the smallest up light in the FX family. Accepts MR-11 lamps.

- Quick Facts:
- Die-cast zinc/aluminum alloy
 - 16G powder coat finish
 - MR-11 lamp type
 - ProAim™ adjustability
 - Tamper resistant features
 - Phase dimmable
 - Input voltage: 10-15V



VE DESIGNER PREMIUM

Hanging down light for overhead illumination in 1 or 3 LED. Available in aluminum construction.

- Quick Facts:
- Die-cast aluminum with optional copper sleeve
 - Two-layer marine-grade anodization and powder coat finish
 - Cree® integrated LEDs
 - Tamper-resistant features
 - Color temperature filters
 - Compatible with Luxon® technology
 - Phase and PWM dimmable
 - Input voltage: 10-15V

5. TREE UP LIGHT

SCALE: NTS



MO Up Light DESIGNER PREMIUM

For 3 LED recessed wall light available in four brass faceted styles for any application. RGBW version available with Luxon® technology.

- Quick Facts:
- Die-cast brass and aluminum construction
 - Natural powder-coated or antique brass
 - Cree® integrated LEDs
 - Color temperature filters
 - Compatible with Luxon® technology
 - Phase and PWM dimmable
 - Input voltage: 10-15V

6. MOONLIGHT

SCALE: NTS



TD Path Light DESIGNER PREMIUM

Elegant styling with a large light pattern. Offered in 1, 3, 6, or 9 LED. Copper and brass construction. RGBW capable with Luxon® system.

- Quick Facts:
- Copper and brass construction
 - Natural copper/brass powder coat, or antique brass
 - Cree® integrated LEDs
 - ProAim™ adjustability
 - Tamper-resistant features
 - Color temperature filters
 - Compatible with Luxon® technology
 - Phase and PWM dimmable
 - Input voltage: 10-15V

7. STEP LIGHT

SCALE: NTS

8. PATH LIGHT

SCALE: NTS

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Seal/Signature



Project Name
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Description

HARDSCAPE DETAILS

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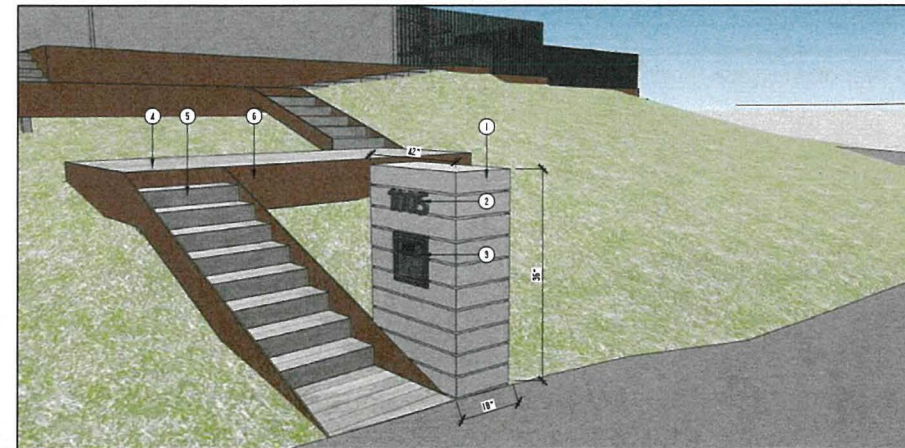
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L1.14



1. SHADE STRUCTURE DOWN LIGHT

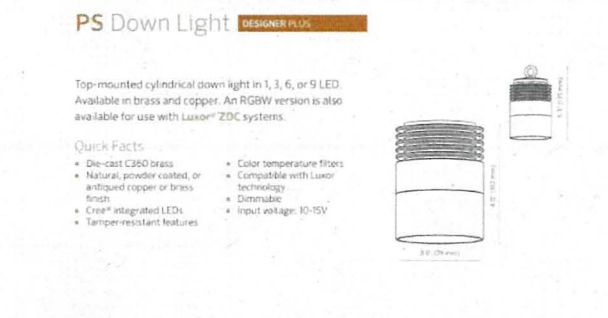
SCALE: NTS



- ① STACKED STONE MAILBOX, DETAIL SIMILAR TO 3/L.I.16, STONE TYPE PER LEGEND
- ② METAL LETTERS, SUCH AS: MODERHOUSENUMBERS.COM
- ③ PARCEL MAIL BOX, SUCH AS: MAILBOXES.COM, SALSBURY 18 DOOR HIGH RECESSED MOUNTED 40 HORIZONTAL COLLECTION BOX IN BRONZE - FRONT ACCESS
- ④ WOOD DECK PER 3/L.I.7
- ⑤ WOOD STEP PER 3/L.I.7
- ⑥ WEATHERING STEEL PLANTERS PER 2/L.I.12

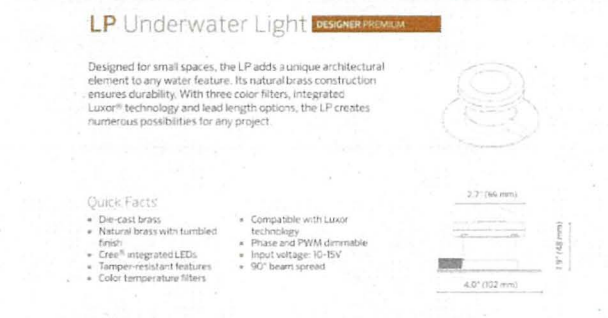
6. MAILBOX - OPTION 1

SCALE: NTS



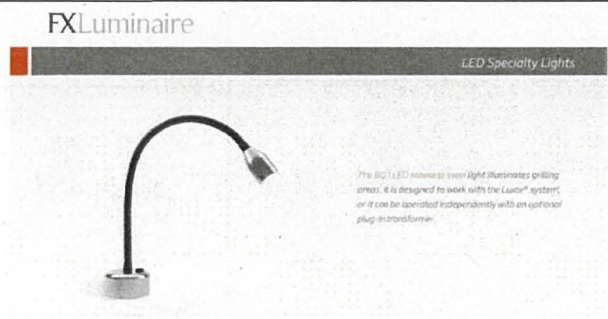
2. SHADE STRUCTURE DOWN LIGHT

SCALE: NTS

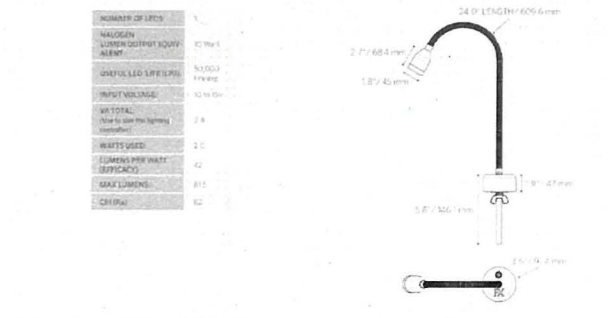


3. UNDERWATER LIGHT

SCALE: NTS



BQ: Barbeque Light



4. COUNTER LIGHT

SCALE: NTS



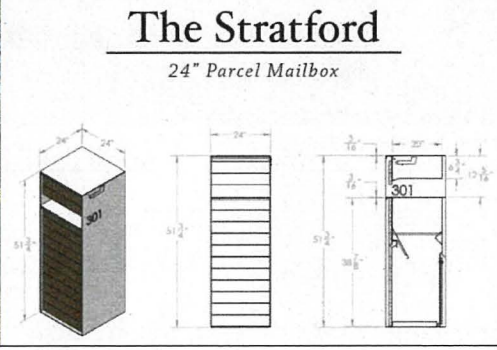
5. MOVABLE FIREPIT

SCALE: NTS



7. MAILBOX - OPTION 2

SCALE: NTS



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04/02/2022	CITY RE-SUBMITTAL	RG
05/02/2022	CITY RE-SUBMITTAL	RG

Seal/Signature



Project Name
NOVAK RESIDENCE

Project Number
2011-NOV

Description
HARDSCAPE DETAILS

Sheet

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L1.15

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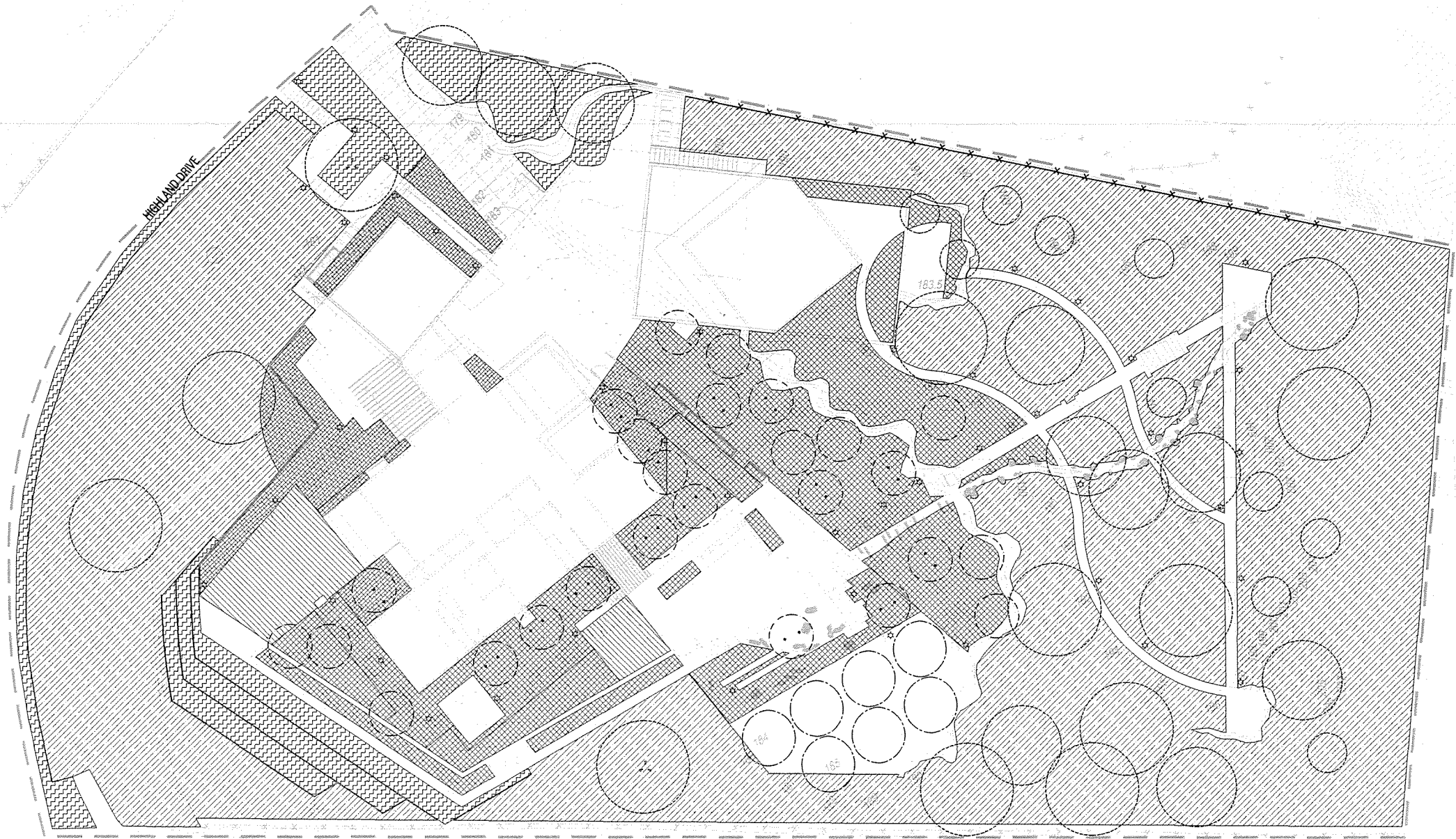
Project Number
2011-NOV

Description
HYDROZONE MAP

Sheet

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L2.1



RAMONA PLACE

CITY OF SOLANA BEACH ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

Line	Hydro-zone Number (1-7 Below - use as many tablets as necessary to complete all hydrozones)	1	2	3	4	5	6	7	SLA
Evapotranspiration Rate (Eto) See "A" below	1	47	47	47	47	47	47	47	
Conversion Factor - 0.62	2	0.62	0.62	0.62	0.62	0.62	0.62	0.62	
(Line 1 x Line 2)	3	29.14	29.14	29.14	29.14	29.14	29.14	29.14	
Plant Factor (PF) See "B" below	4	0.60	0.30	0.30	0.60	0.60	0.60	0.60	
Hydrozone Area (Sq Ft)	5	701	17,866	2,235	4,843	1,232	2,535	1,625	455
(Line 4 x Line 5)	6	421	5306	671	2968	739	1521	975	
Irrigation Efficiency (IE) See "C" below	7	75%	75%	81%	81%	81%	75%	81%	
(Line 6 / Line 7)	8	551	7,194	828	3,881	913	2,028	1,204	
TOTAL of all Line 8 boxes + SLA	9	16,844							
Estimated Total Water Use (ETWU) (Gallon Per Year) Total shall not exceed MAWA below	10	490,827 GPY		95.2% OF MAWA					

MAXIMUM APPLIED WATER APPLICATION (MAWA) Calculation:

47	(.62 x	31,712) + (1-.45 x	455)* =	515,541 GPY
Eto	Const	Total Landscape Area	ETAF	Total SLA	#	OR
						1,5821 AC.FT/YR
						OR
						68,923 CU.FT/YR

DECLARATION OF RESPONSIBLE CHARGE:

I am familiar with the requirements for landscape and irrigation plans contained in the City of San Diego Water Efficient Landscape Regulations. I understand that construction drawings are to be prepared in compliance with those regulations and the Landscape Manual. I certify that the plans have been prepared implementing those regulations to provide efficient use of water.

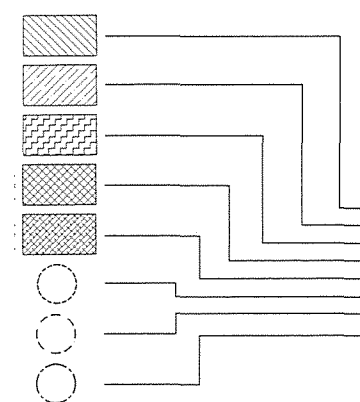
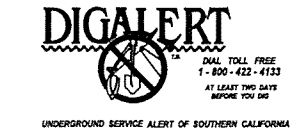
I hereby declare that I am the licensed designer of work for this project and that I have exercised responsibilities charges over the design of this project as defined in Section 6703 of the Business and Professions Code and the design is consistent with current standards.

I understand that the check of project drawings and specifications by the City of San Diego is confined to a review only and does not relieve me, as the licensed designer of work, of my responsibilities for project design.

LASTRAS DE GERTLER LANDSCAPE ARCHITECTS
 2736 Shelter Island Drive
 San Diego, CA 92106
 (619) 822-2100

By: Date: 05/03/2022
 ROCIO GERTLER, RLA #: 5653, Exp: 12/31/22

PRIOR TO BEGINNING WORK:
 The contractor shall contact the designer of work prior to beginning landscape work and the designer of work shall review the project utility locations and revise plans accordingly to fully screen all utilities from view and protect all utilities (Above and Below Grade) from invasive plant growth and roots.

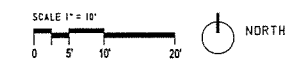


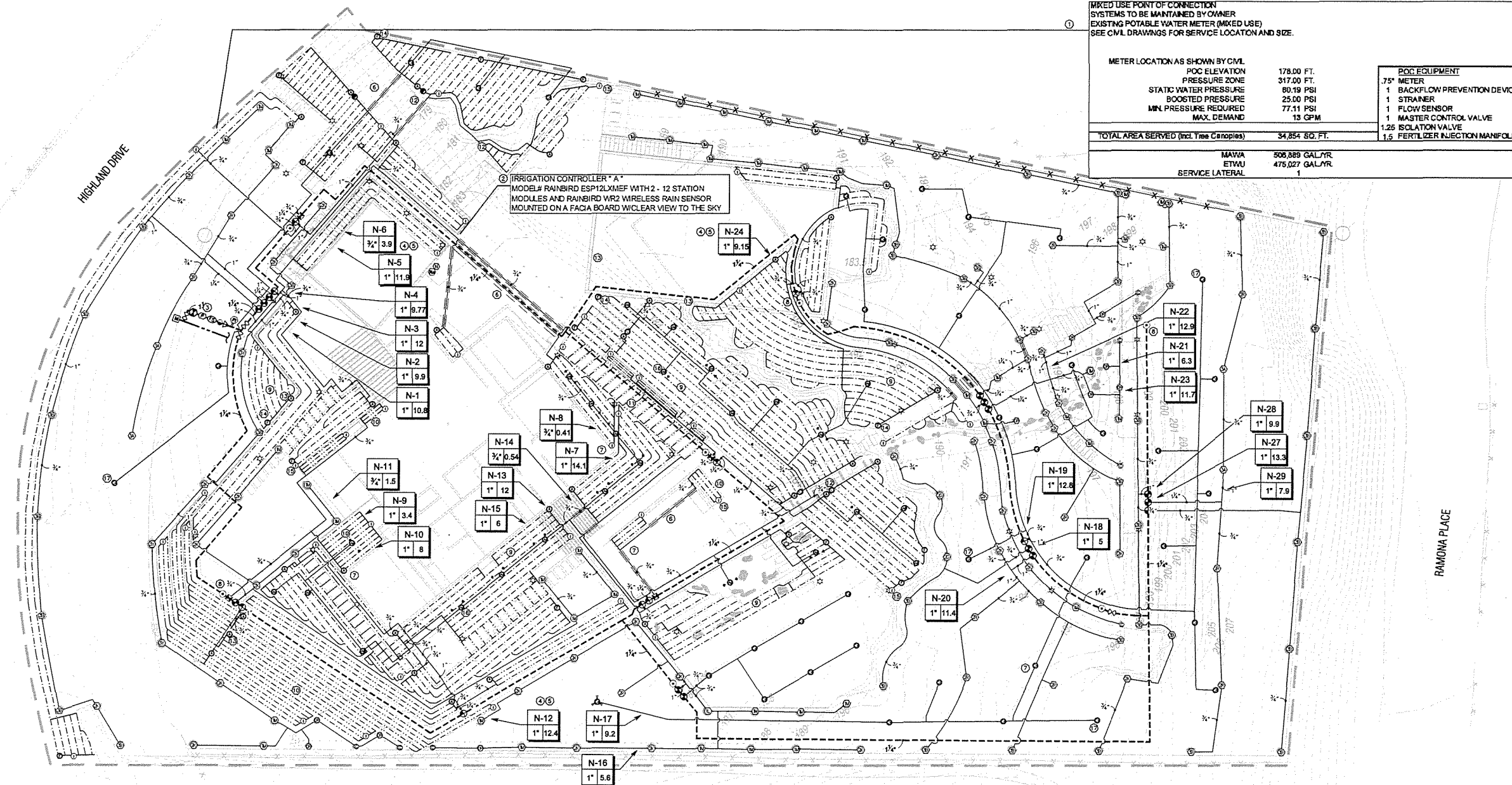
A	B	C
Eto - Evapotranspiration rate = 41 (west of I-5) 47 (east of I-5)	PF - Plant Factor - WUCOLS values to determine the category for each species used. The highest water use PF must be used when more than one PF is shown in a hydrozone. 0.1 = VLW - Very Low Water Use Plants 0.3 = LW - Low Water Use Plants 0.6 = MW - Moderate Water Use Plants 1.0 = HW - High Water Use Plants	IE - Irrigation Efficiency Spray = 0.55 Rotator = 0.70 Subsystem = 0.75 MP Rotator = 0.75 Drip & Micro-spray = 0.81 A different IE may be used if supported by documentation subject to approval by the City Planner.

Plant factors per WUCOLS IV Landscape Manual: Not adjusted for environmental exposure.

PLANT FACTOR	HZ #	PLANT TYPE	IRRIGATION METHOD	ENV. EXP.
MED. CONSUMPTIVE	1	TURF	STREAM ROTATOR	SUN
LOW CONSUMPTIVE	2	SHRUB/G.C.	STREAM ROTATOR	SUN
LOW CONSUMPTIVE	3	SHRUB/G.C.	SUBSURFACE DRIP	SUN
MED. CONSUMPTIVE	4	SHRUB/G.C.	SUBSURFACE DRIP	SUN
MED. CONSUMPTIVE	5	SHRUB/G.C.	SUBSURFACE DRIP	SHADE
MED. CONSUMPTIVE	6	TREES	MICRO-SPRAY @ 65 Sq Ft Area Per Tree	SUN
MED. CONSUMPTIVE	7	TREES	SUBSURFACE DRIP @ 65 Sq Ft Area Per Tree	SUN

7 FRUIT TREES AT 65 SQ. FT. PER TREE = 455 SQ. FT. DESIGNATED AS SPECIAL LANDSCAPE AREA (SLA) ASSIGNED TO HYDROZONE # 6





MIXED USE POINT OF CONNECTION SYSTEMS TO BE MAINTAINED BY OWNER	
EXISTING POTABLE WATER METER (MIXED USE)	
SEE CIVIL DRAWINGS FOR SERVICE LOCATION AND SIZE.	
METER LOCATION AS SHOWN BY CIVIL	
POC ELEVATION	178.00 FT.
PRESSURE ZONE	317.00 FT.
STATIC WATER PRESSURE	80.19 PSI
BOOSTED PRESSURE	25.00 PSI
MIN. PRESSURE REQUIRED	77.11 PSI
MAX. DEMAND	13 GPM
TOTAL AREA SERVED (incl. Tree Canopies)	34,854 SQ. FT.
MAWA	506,889 GAL/YR
ETMU	475,027 GAL/YR
SERVICE LATERAL	1
POC EQUIPMENT	
.75" METER	1
BACKFLOW PREVENTION DEVICE	1
STRAINER	1
FLOW SENSOR	1
MASTER CONTROL VALVE	1
ISOLATION VALVE	1.25
FERTILIZER INJECTION MANIFOLD	1.5

IRRIGATION CONTROLLER "A"
 MODEL# RAINBIRD ESP12LXMEF WITH 2- 12 STATION
 MODULES AND RAINBIRD WR2 WIRELESS RAIN SENSOR
 MOUNTED ON A FACIA BOARD W/ CLEAR VIEW TO THE SKY

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05/03/2022	CITY RE-SUBMITTAL	RG

IRRIGATION NOTES:

- POC - CONTRACTOR TO MAKE CONNECTION TO EXISTING SERVICE LINE APPROXIMATELY WHERE SHOWN. INSTALL A 1" REDUCED PRESSURE TYPE BACKFLOW PREVENTION DEVICE AND OTHER POC EQUIPMENT APPROXIMATELY AS SHOWN. CONTRACTOR TO VERIFY IN-FIELD. *STATIC WATER PRESSURE OF 60 PSI. *SIZE, LOCATION AND MATERIAL OF PIPE LINE; THIS INFORMATION TO BE ADDED TO AS-BUILT DRAWINGS.
- IRRIGATION CONTROLLER - WEATHER BASED IRRIGATION CONTROLLER AS LISTED IN THE IRRIGATION LEGEND. 220 VAC POWER SOURCE FOR EXISTING CONTROLLERS SHALL BE REUSED IN ACCORDANCE WITH LOCAL CODES.
- BOOSTER PUMP TO BE INSTALLED DUE TO LOW PRESSURE AVAILABLE AT THE SITE. THE CONTRACTOR SHALL VERIFY THE PRESSURE IN THE FIELD AND/OR WITH THE SANTA FE IRRIGATION DISTRICT BEFORE PURCHASING PUMP AND NOTIFY THE OWNER'S REPRESENTATIVE WITH THE FINDINGS. THE CONTRACTOR SHALL STAKE THE LOCATION OF THE PUMP FOR THE LANDSCAPE ARCHITECT'S APPROVAL AND TO COORDINATE THE POWER WITH THE ELECTRICAL ENGINEER. ALL INSTALLATIONS TO BE IN ACCORDANCE WITH LOCAL CODES.
- LOCATIONS SHOWN DIAGRAMMATICALLY. ALL EQUIPMENT TO BE INSTALLED WITHIN PLANTING AREAS OR LOCATED AS DIRECTED BY OWNER'S REPRESENTATIVE. IRRIGATION MAINLINE INSTALLED 18"-24" FROM FACE OF CURB, WALK OR HALL. *VALVE BOXES TO BE INSTALLED 12"-18" FROM FACE OF CURB OR HALL AND HIDDEN FROM CASUAL SIGHT WHENEVER POSSIBLE. *VALVE BOX LID COLORS ARE AS FOLLOWS: GREEN IN TURF AREAS, TAN IN ROCK MULCH OR D.G. AREAS AND BLACK IN BARK MULCH OR GROUND COVER AREAS. STAKE LOCATION OF ALL VALVES FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION (TYP. ALL LOCATIONS).
- EXCEPT WHERE NOTED, SINGLE REMOTE CONTROL VALVES TO BE INSTALLED WITHIN A STANDARD RECTANGULAR VALVE BOX. INSTALL NO MORE THAN 5 VALVE BOXES IN ONE LOCATION. SEPARATE VALVE GROUPS BY FOUR FEET MIN.
- MAINLINE PIPE, CONTROL PIPE AND LATERAL LINE PIPE UNDER ALL PAVINGS TO BE SLEEVED. SLEEVES SHALL BE TWO TIMES DIA. OF PIPE OR WIRE BUNDLE, 2" MIN. (TYP.)
- DESIGN PROVIDES ZONE SEPARATION REQUIRED BY DIFFERENCES IN APPLICATION RATE, ENVIRONMENTAL EXPOSURE, TOPOGRAPHY AND PLANT WATER CONSUMPTION.
- HOSE BIBBS TO BE PLACED AT THIS APPROXIMATE LOCATION AND INSTALLED AS DESCRIBED BY THE IRRIGATION LEGEND.
- DRIP IRRIGATION FOR SHRUBS AND GROUND COVER PLANTINGS. DRIP TUBING WITH PRE-INSERTED, 1/6" GPH PRESSURE COMPENSATING EMITTERS AT 18" O.C. TUBING TO BE UNIFORMLY SPACED 18" TO 18" O.C. IN GRID PATTERN AND/OR PARALLEL. WITH TOPOGRAPHY AS SHOWN. SECURE WITH STAPLES 5" O.C. AND PROVIDE 2" TO 4" COVER. (AVG. APPLICATION RATE = .74 IN/HY TO .42 IN/HY)
- DRIP IRRIGATION FOR SHALLOW ROOTED PLANTINGS. DRIP TUBING WITH PRE-INSERTED, 5/8" GPH PRESSURE COMPENSATING EMITTERS AT 12" O.C. TUBING TO BE UNIFORMLY SPACED 18" TO 18" O.C. IN GRID PATTERN AND/OR PARALLEL. WITH TOPOGRAPHY AS SHOWN. SECURE WITH STAPLES 5" O.C. AND PROVIDE 4" SOIL COVER TO AVOID DAMAGE WHEN AERATING. APPLICATION RATE = .55 IN/HY TO 1.0 IN/HY
- DRIP IRRIGATION FOR RAISED PLANTERS. DRIP TUBING WITH PRE-INSERTED, 4 GPH PRESSURE COMPENSATING EMITTERS AT 6" O.C. TUBING TO BE SPACED BETWEEN FLAGSTONE AS SHOWN. SECURE WITH STAPLES 5" O.C. AND PROVIDE 2" TO 4" COVER. SEE LEGEND FOR DRIP SPEEDS. APPLICATION RATE = .74 IN/HY TO .42 IN/HY
- DRIP AND OVERHEAD IRRIGATION ON SLOPED AREAS - SLOPED AREAS ARE INTENDED TO BE IRRIGATED BY DRIP AND OVERHEAD METHODS. IN THESE AREAS THE SYSTEMS ARE ARRANGED AND PLUMBED TO PREVENT THE MAJORITY OF SYSTEM DRAINAGE TO THE LOWEST LOCALITY OF THE ZONE. THIS IS ACCOMPLISHED WITH THE USE OF CHECK VALVES INSTALLED WITHIN THE INLET MANIFOLD AND/OR AT THE SPRINKLER HEAD, SEPARATION OF THE EXHAUST MANIFOLD.
- CHECK VALVE IN INLET MANIFOLD.
- SEPARATION OF EXHAUST MANIFOLD.
- AIR/VACUUM RELIEF VALVE. LOCATION SHOWN DIAGRAMMATICALLY. VALVE SHALL BE INSTALLED AT HIGHEST LOCAL ELEVATION ON MANIFOLD TO ALLOW ACCESS OF AIR TO ALL LATERAL LINES (TYP.)
- DRIP SYSTEM FLUSHING - STATION FLOW 10 GPM OR GREATER, MANUAL FLUSH VALVE AS DETAILED INSTALLED AT FLUSH MANIFOLDS. STATION FLOW 4 GPM OR LESS; DRIP OPERATION INDICATOR WITH 6PH 60PH-NOZZLE AT LATERAL ENDS ON TERNAL MANIFOLDS.
- DRIP OPERATION INDICATOR INSTALLED ON INLET MANIFOLD, NEAR CONTROL VALVE AND AT LATERAL ENDS OR ON FLUSH MANIFOLDS OF ALL DRIP SYSTEMS (TYP. 2 UNITS PER SYSTEM MINIMUM)
- DRIP IRRIGATION FOR TREES. DRIP TUBING WITH PRE-INSERTED, 1/6" GPH PRESSURE COMPENSATING EMITTERS AT 18" O.C. TUBING TO BE UNIFORMLY SPACED IN CONCENTRIC RINGS. SECURE WITH STAPLES 5" O.C. AND PROVIDE 2" TO 4" COVER. INSTALL ONE DRIP INDICATOR PER TREE AS MEANS OF FLUSHING THE SYSTEM AT EACH TREE. SEE DETAIL 'GG' ON SHEET L2.4 (AVG. APPLICATION RATE = .74 IN/HY TO .42 IN/HY)
- MICRO-SPRAY IRRIGATION FOR TREES. RAINBIRD 6" POP-UP BODY WITH 50-F PATTERN NOZZLE ON A SEPARATE VALVE FOR ADDITIONAL WATER ON TREES. CONTRACTOR TO INSTALL 2 UNITS PER EACH TREE AND 4 UNITS FOR EACH EXISTING TREE. EVENLY SPACED AROUND THE TREE DRIFLINE. SEE DETAIL 'V' ON SHEET L2.5.

ALL BASE INFORMATION FOR THESE PLANS HAS BEEN OBTAINED FROM THE LANDSCAPE ARCHITECT, CIVIL AND/OR MECHANICAL ENGINEER. ACCURACY AND UPDATE OF THIS INFORMATION IS THE RESPONSIBILITY OF THE PROVIDING PARTY. THE IRRIGATION CONSULTANT DEFENDS ON ACCURACY OF THE OBTAINED INFORMATION. CONTRACTOR MUST FIELD VERIFY ACTUAL LOCATIONS.

DECLARATION OF RESPONSIBLE CHARGE:

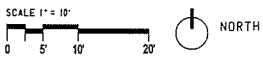
I am familiar with the requirements for landscape and irrigation plans contained in the City of San Diego Water Efficient Landscape Regulations. I understand that construction drawings are to be prepared in compliance with those regulations and the Landscape Manual. I certify that the plans have been prepared implementing those regulations to provide efficient use of water.

I hereby declare that I am the licensed designer of work for this project and that I have exercised responsibilities charges over the design of this project as defined in Section 6703 of the Business and Professions Code and the design is consistent with current standards.

I understand that the check of project drawings and specifications by the City of San Diego is confined to a review only and does not relieve me, as the licensed designer of work, of my responsibilities for project design.

LASTRAS DE GERTLER LANDSCAPE ARCHITECTS
 2736 Shelter Island Drive
 San Diego, CA 92106
 (619) 822-2100
 By: Date: 05/03/2022
 ROCIO GERTLER, RLA # 5553, Exp: 12/31/22

DIGALERT
 UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA
 DIAL TOLL FREE 1-800-422-4133 AT LEAST TWO WEEKS BEFORE YOU DIG



Seal/Signature



Project Name
NOVAK RESIDENCE

Project Number
2011-NOV

Description
IRRIGATION PLAN

Sheet

18
L2.1

DOMESTIC WATER IRRIGATION EQUIPMENT LEGEND

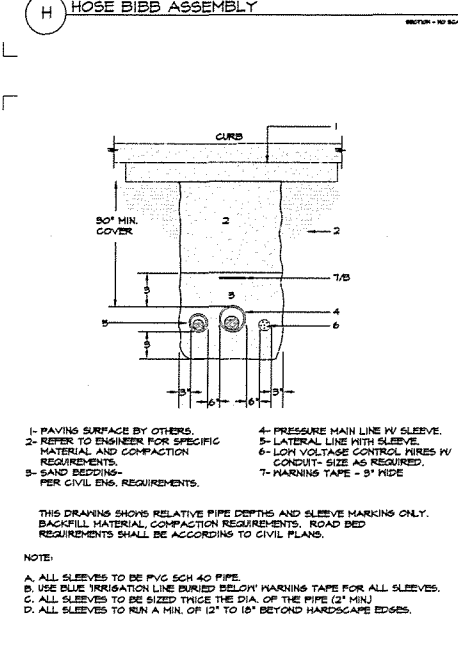
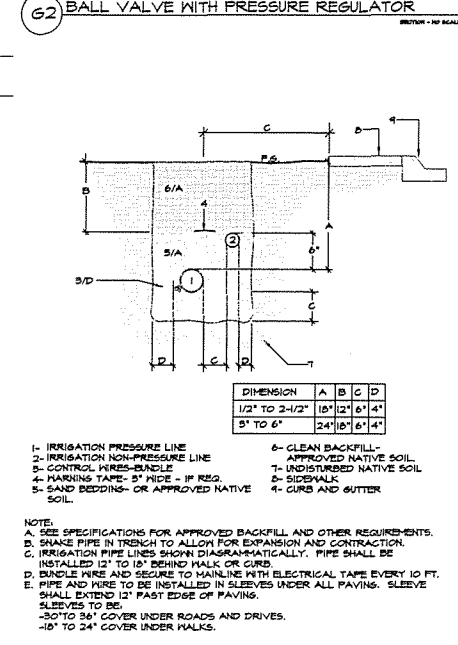
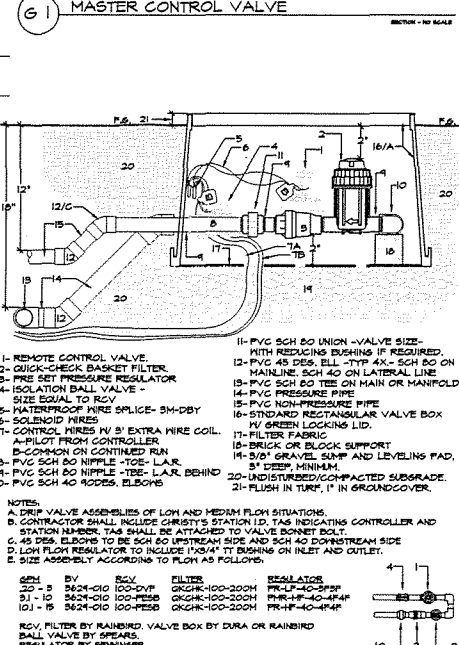
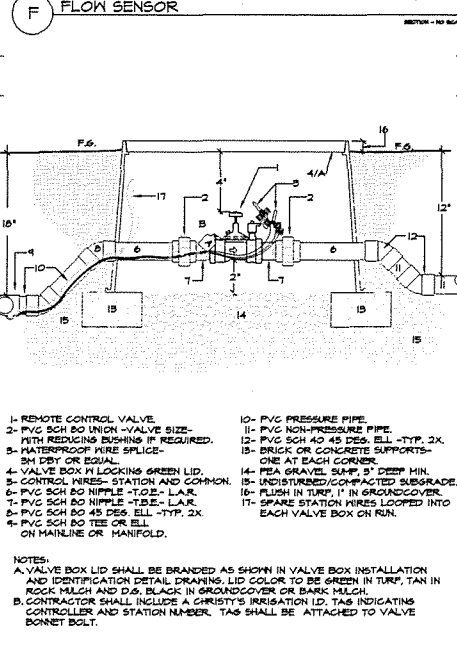
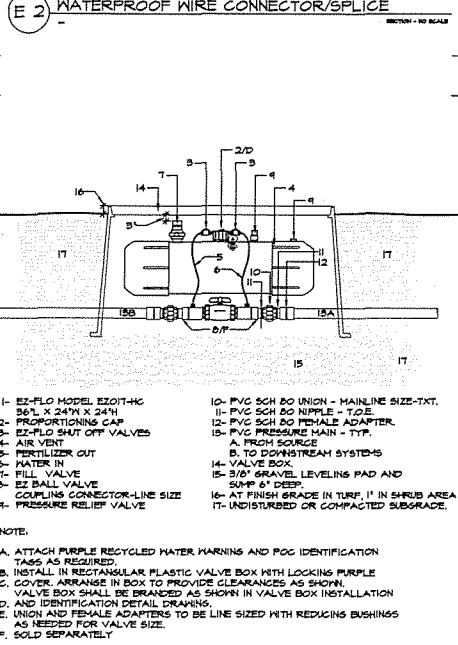
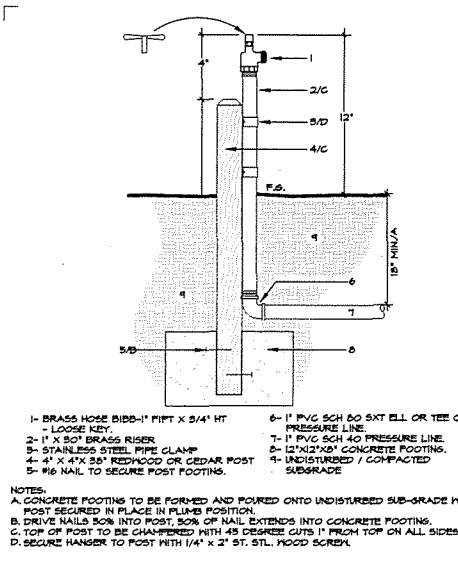
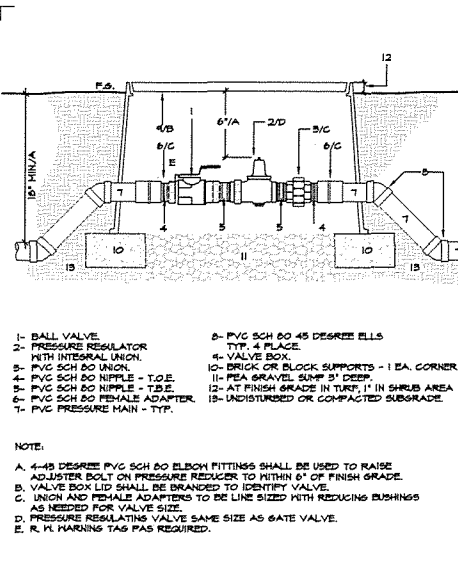
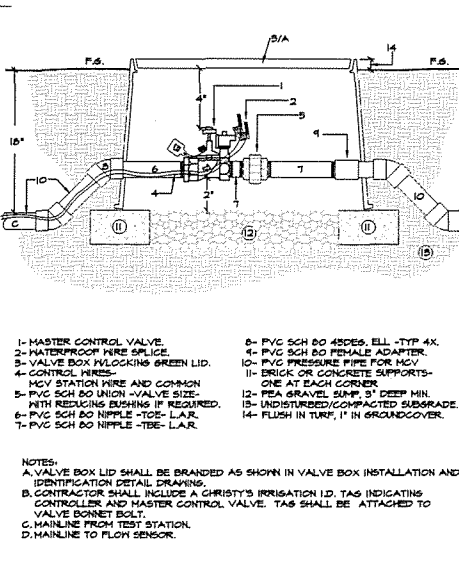
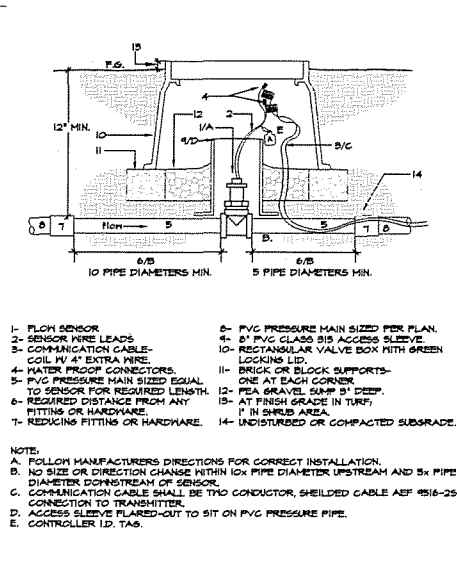
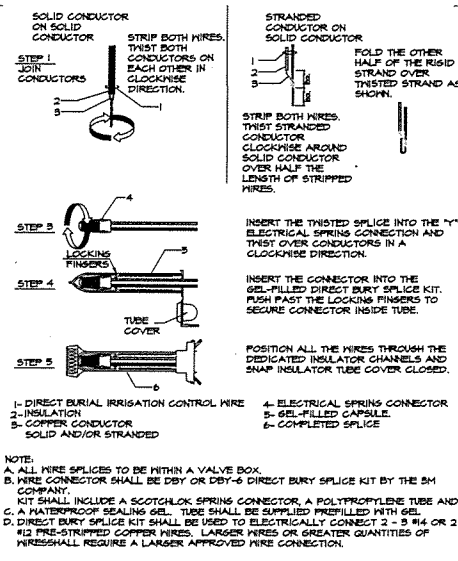
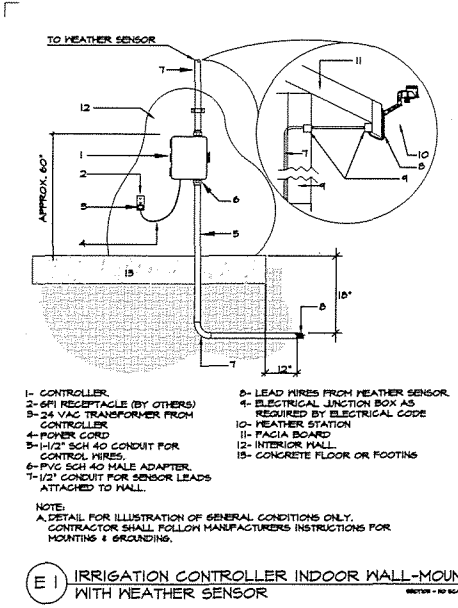
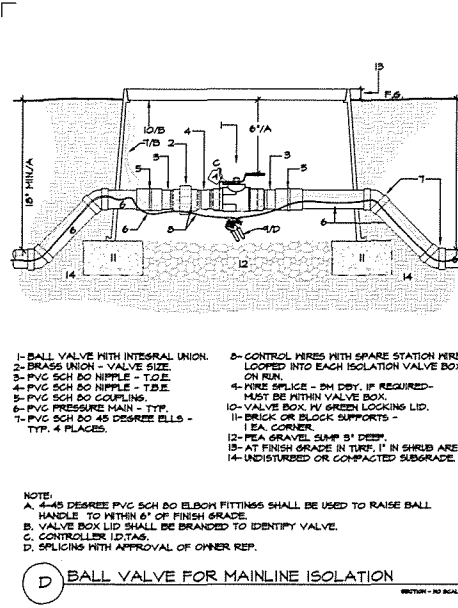
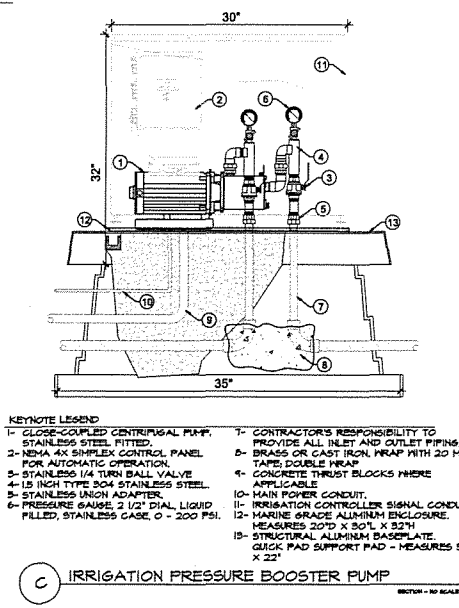
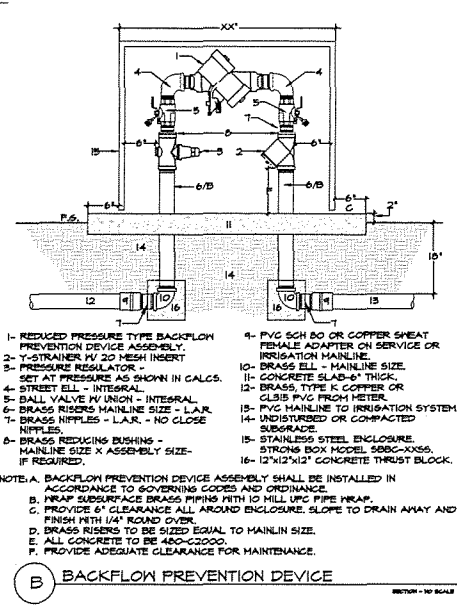
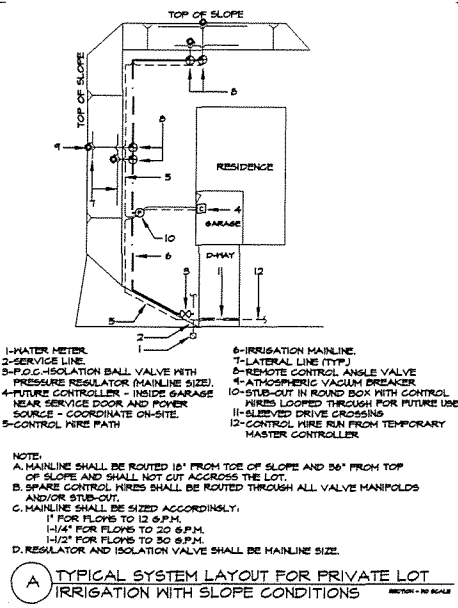
SYMBOL	DESCRIPTION	MANUFACTURER / MODEL	REMARKS	DETAIL
M	METER	DOMESTIC WATER METER EXISTING	BY OTHERS, SEE PLANS FOR DIAGRAMATIC LOCATIONS OF ALL POINTS OF CONNECTION. SEE ALSO CIVIL DRAWINGS FOR EXACT SERVICE LINE LOCATIONS.	A
Ⓚ	BACKFLOW PREVENTION DEVICE	1" WILKINS 475XLVSR REDUCED PRESSURE TYPE	1" DEVICE INSTALLED WITH REDUCTION BUSHINGS ON 1" RISERS.	B
Ⓢ	AUTOMATIC WEATHER BASED IRRIGATION CONTROLLER	RAINBIRD ESP12LXMEF WITH 2 EXPANSION MODULES	INSTALL APPROXIMATELY WHERE SHOWN AND TO THE SATISFACTION OF OWNER'S REPRESENTATIVE. POWER TO BE SUPPLIED BY THE OWNER.	E 1, E2
Ⓜ	RAIN SENSOR (WIRELESS)	RAINBIRD WR2	INSTALL ON FASCIA BOARD OR FENCE RAIL. PROVIDE CLEAR VIEW OF SKY. FINAL LOCATION OUTSIDE OF INFLUENCE OF OVERHEAD IRRIGATION.	E 1, E2
Ⓟ	BOOSTER PUMP	BARRETT ENGINEERED PUMPS SEE DETAIL DRAWING FOR SPECS.	PUMP ASSEMBLY WITH ALL REQUIRED CONTROLS. POWER TO BE PROVIDED BY OTHERS. SEE PUMP SPECIFICATIONS FOR CURRENT REQUIREMENTS AT VARIOUS VOLTAGES.	C
Ⓠ	FERTILIZER INJECTOR	EZ-FLO MODEL #EZ001-CX WITH CBV-300 OR AS REQUIRED FOR PIPE SIZE.	PASSIVE TYPE, VENTURI DELIVERED.	I, M
Ⓡ	1" MASTER CONTROL VALVE	SUPERIOR 3200	NORMALLY CLOSED CONTROL VALVE. INSTALL WITHIN STANDARD RECTANGULAR VALVE BOX.	G 1, M
Ⓢ	FLOW SENSOR	1" CREATIVE SENSOR TECHNOLOGY FSI-100	TO BE INSTALLED WITHIN RAINBIRD VB-STOP AND VB-STOP-4EXT-B VALVE BOX DOWNSTREAM OF THE BACKFLOW PREVENTION DEVICE. COMMUNICATION TO CONTROLLER VIA PAISEE ELECTRIC FT162D CABLE WITHIN 1" SCH 40 PVC CONDUIT.	F, M
Ⓣ	PRESSURE REGULATOR	1" ZURN/WILKINS 600 SERIES PRESSURE REGULATOR	CONTRACTOR TO INSTALL PRESSURE REGULATOR DOWNSTREAM OF THE PUMP, TO MITIGATE THE PRESSURE FLUCTUATIONS OF THE PUMP. INSTALL WITHIN A RECTANGULAR VALVE BOX AS DETAILED.	G 2, M
NO SYMBOL	TRADITIONAL CONTROL WIRE	PAISEE ELECTRIC OR EQUAL	COPPER, SINGLE CONDUCTOR, 600 VOLT WITH DIRECT BURIAL INSULATION, 14 AWG MINIMUM. CONTROL WIRE TO FOLLOW IRRIGATION MAINLINE IN COMMON TRENCH WHENEVER POSSIBLE.	E2
Ⓤ	BALL VALVE ON MAINLINE 1/4" AND SMALLER	WILKINS 850-U	SIZED EQUAL TO PIPE SIZE. FOR MAINLINE AND MANIFOLD ISOLATION ON LINES 2-1/2" AND SMALLER.	D, M
Ⓤ	HOSE BIBB	CHAMPION 1-401 ON SCH 80 RISER	RISER AND HOSE BIBB ATTACHED TO 4"x4" REDWOOD STAKE. LOCATED WITHIN GARDEN AREA TO PROVIDE COVERAGE WITH 25 FT HOSE.	H
Ⓤ	REMOTE CONTROL VALVE	RAINBIRD MODEL PESBR-PRS-D	SIZE AS SHOWN. REMOTE CONTROL VALVE FOR OVERHEAD SYSTEMS. INSTALL RCV ASSEMBLY WITH STATION I.D. TAG. LID COLOR TO BE GREEN IN TURF, TAN IN ROCK MULCH AND D.S. BLACK IN G.C. OR BARK MULCH.	J, M
1" Ⓠ	DRIP VALVE ASSEMBLY - REMOTE CONTROL VALVE PRE-SET PRESSURE RED. VALVE, BASKET SCREEN FILTER, ISOLATION BALL VALVE.	RAINBIRD 100-DVF WITH GKCHK-100 FOR FLOWS 2 TO 4 GPM RAINBIRD 100-PESB-R WITH WITH GKCHK-100 FOR FLOWS 4 TO 15 GPM	ALL EQUIPMENT TO BE SIZED AS NOTED. INSTALL WITH STATION I.D. TAG AND WITHIN VALVE BOX AS FOLLOWS: 1" ASSEMBLY WITHIN STANDARD RECTANGULAR VALVE BOX. LID COLOR TO BE GREEN IN TURF, TAN IN ROCK MULCH AND D.S. BLACK IN GROUND COVER OR BARK MULCH.	K, M
NO SYMBOL	DRIP START CONNECTION	CONTRACTOR FABRICATED AS DETAILED	TRANSITION FROM PVC TO POLY DRIP LINES.	G SERIES
Ⓤ	AIR / VACUUM RELIEF VALVE	NETAFIM TLAVRV	INSTALL WITHIN 6" ROUND VALVE BOX. INSTALL ON COMMON POLY MANIFOLD LOCATED AT HIGHEST LOCAL ELEVATION APPROXIMATELY WHERE SHOWN.	N
Ⓤ	DRIP LINE FLUSH VALVE	NETAFIM TL50V	MANUAL SHUT-OFF VALVE WITHIN 10" ROUND VALVE BOX. INSTALL AT POLY LATERAL END OR PVC EXHAUST MANIFOLD APPROXIMATELY WHERE SHOWN AND CONSTRUCTED AS DETAILED.	O
Ⓤ	DRIP SYSTEM CHECK VALVE	HUNTER INDUSTRIES 75F-75M	SPRINGS CHECK VALVE TO PREVENT LATERAL LINE DRAINAGE. TO BE USED WHERE OPERATIONAL FLOW IS TO LOWER ELEVATION. INSTALL PVC INLET BYPASS WITHIN 10" ROUND VALVE BOX.	T, M
Ⓤ	DRIP SYSTEM CHECK VALVE	KBI K5G-1000-T	SPRINGS CHECK VALVE TO PREVENT LATERAL LINE DRAINAGE. TO BE USED WHERE OPERATIONAL FLOW IS TO HIGHER ELEVATION. INSTALL PVC INLET BYPASS WITHIN 10" ROUND VALVE BOX.	T, M
---	POLYETHYLENE DRIP LINE WITH PREINSERTED EMITTERS (BROWN FOR USE WITH P.V.)	NETAFIM 17 MM TL4CVXR11-1005	DRIP LINE W/ PRE-INSERTED 1.6 GPH EMITTERS @ 10" O.C. FOR SHRUBS AND GROUND COVER PLANTINGS, LINE SPACED 16" - 18" O.C. SECURE DRIP LINE WITH STAPLES 5' O.C. INSTALL 1/4" MIN. COVER. ALL TUBING CONNECTIONS TO BE WITH NETAFIM IT MM INSERT FITTINGS.	G SERIES
---	POLYETHYLENE DRIP LINE WITH PREINSERTED EMITTERS (CURVED OR STRAIGHT SYMBOL FOR USE WITH P.V.)	NETAFIM 17 MM TL4CVXR6-1205	DRIP LINE W/ PRE-INSERTED 0.9 GPH EMITTERS @ 12" O.C. FOR SHRUBS AND GROUND COVER PLANTINGS, LINE SPACED 10" - 12" O.C. SECURE DRIP LINE WITH STAPLES 5' O.C. INSTALL 1/4" MIN. COVER. ALL TUBING CONNECTIONS TO BE WITH NETAFIM IT MM INSERT FITTINGS.	G SERIES
---	DRIP LINE FOR RAISED PLANTERS	NETAFIM 12 MM TLEZ4-605 (BROWN FOR USE WITH P.V.)	DRIP LINE W/ PRE-INSERTED 1.6 GPH EMITTERS @ 10" O.C. DRIP LINE IN CONCENTRIC RINGS FOR IRRIGATION IN POTS. SECURE DRIP LINE WITH STAPLES. INSTALL 1/4" MIN. COVER. ALL TUBING CONNECTIONS TO BE WITH NETAFIM IT MM INSERT FITTINGS. SEE DETAIL.	R
Ⓤ	DRIP OPERATION INDICATOR	RAINBIRD RD12 POP-UP BODY WITH 6PH GPH-NOZZLE.	INSTALL AT LEAST TWO PER DRIP ZONE, ONE NEAR THE REMOTE CONTROL VALVE AND ONE AT THE DISTAL END NEAR THE FLUSH MANIFOLD. INDICATORS TO BE VISIBLE FROM A PAVED SURFACE.	P
---	PVC MAINLINE PIPE 1-1/2" AND SMALLER	PACIFIC PLASTICS OR EQUAL SOLVENT WELD JOINTS.	1" - 1 1/2" x PVC SCH 40, 2" - 8" PVC GLASS BBS, ALL FITTINGS TO BE SCH 80 PVC, DEEP BELLED. (WHITE PVC PIPE FOR USE WITH POTABLE WATER)	L SERIES
---	PVC LATERAL LINE PIPE 1/2" AND SMALLER	PACIFIC PLASTICS CYCLE FLOW OR EQUAL SOLVENT WELD JOINTS.	1/4" AND SMALLER LATERAL LINES TO BE INSTALLED WITH PVC SCH 40 FITTINGS AS NOTE AND DETAILED. (WHITE PVC PIPE FOR USE WITH POTABLE WATER)	L SERIES
---	PVC SLEEVE	PACIFIC PLASTICS CYCLE FLOW	PVC SCH 40, SIZED 2X SLEEVED PIPE OR WIRE BUNDLE.	L SERIES
Ⓤ	POLYETHYLENE DRIP LINE WITH PREINSERTED EMITTERS (SUPPLEMENTAL WATER TO TREES)	NETAFIM 17 MM TL4CVXR6-1205 (BROWN FOR USE WITH P.V.)	DRIP LINE W/ PRE-INSERTED 5.5 GPH EMITTERS @ 12" O.C. FOR TURF PLANTINGS LINE SPACED 10" - 12" O.C. SECURE DRIP LINE WITH STAPLES 5' O.C. INSTALL 1/4" MIN. COVER. ALL TUBING CONNECTIONS TO BE WITH NETAFIM IT MM INSERT FITTINGS.	G SERIES
Ⓤ	MICROSPRAYER 6" POP-UP	RAINBIRD 1806 WITH 50-SERIES NOZZLE FOR ADDITIONAL WATER ON TREES	INSTALL 2 UNITS PER EACH NEW TREE AND 4 UNITS PER EACH EXISTING TREE. SEE DETAIL.	U

IRRIGATION SPRINKLER HEAD LEGEND

SYMBOL	DESCRIPTION	MANUFACTURER / MODEL	PSI	RAD.	ARC	210	210-4	105-45	45	DETAIL
Ⓤ	6" POP UP WITH STREAM ROTATOR NOZZ.	HUNTER IND. PROS-06-PRS50-CV W/ MP800 AND VARIABLE ARC NOZZLE AS FOLLOWS: 90- 210, 210- 360	30	6'-8"	0.66	0.35	0.33	0.17		S SERIES
Ⓤ	6" POP UP WITH STREAM ROTATOR NOZZ.	HUNTER IND. PROS-06-PRS50-CV W/ MP1000 AND VARIABLE ARC NOZZLE AS FOLLOWS: 90- 210, 210- 210, 360	30	8'-13"	0.69	0.40	0.40	0.34	0.17	S SERIES
Ⓤ	6" POP UP WITH STREAM ROTATOR NOZZ.	HUNTER IND. PROS-06-PRS50-CV W/ MP2000 AND VARIABLE ARC NOZZLE AS FOLLOWS: 90- 210, 210- 210, 360	30	13'-14"	1.28	0.95	0.75	0.64	0.38	S SERIES
Ⓤ	6" POP UP WITH STREAM ROTATOR NOZZ.	HUNTER IND. PROS-12-PRS50-CV W/ MP3000 AND VARIABLE ARC NOZZLE AS FOLLOWS: 90- 210, 210- 210, 360	30	20'-21"	3.15	2.31	1.84	1.58	0.76	S SERIES
Ⓤ	12" POP UP WITH STREAM ROTATOR NOZZ.	HUNTER IND. PROS-12-PRS50-CV W/ MP800 AND VARIABLE ARC NOZZLE AS FOLLOWS: 90- 210, 210- 360	30	6'-8"	0.66	0.35	0.33	0.17		S SERIES
Ⓤ	12" POP UP WITH STREAM ROTATOR NOZZ.	HUNTER IND. PROS-12-PRS50-CV W/ MP1000 AND VARIABLE ARC NOZZLE AS FOLLOWS: 90- 210, 210- 210, 360	30	8'-13"	0.69	0.40	0.40	0.34	0.17	S SERIES
Ⓤ	12" POP UP WITH STREAM ROTATOR NOZZ.	HUNTER IND. PROS-12-PRS50-CV W/ MP2000 AND VARIABLE ARC NOZZLE AS FOLLOWS: 90- 210, 210- 210, 360	30	13'-14"	1.28	0.95	0.75	0.64	0.38	S SERIES
Ⓤ	12" POP UP WITH STREAM ROTATOR NOZZ.	HUNTER IND. PROS-12-PRS50-CV W/ MP3000 AND VARIABLE ARC NOZZLE AS FOLLOWS: 90- 210, 210- 210, 360	30	20'-21"	3.15	2.31	1.84	1.58	0.76	S SERIES
Ⓤ	HEAD ON RISER WITH STREAM ROTATOR NOZZ.	HUNTER IND. PROS-00-PRS50-CV W/ MP800 AND VARIABLE ARC NOZZLE AS FOLLOWS: 90- 210, 210- 360	30	6'-8"	0.66	0.35	0.33	0.17		S SERIES
Ⓤ	HEAD ON RISER WITH STREAM ROTATOR NOZZ.	HUNTER IND. PROS-00-PRS50-CV W/ MP1000 AND VARIABLE ARC NOZZLE AS FOLLOWS: 90- 210, 210- 210, 360	30	8'-13"	0.69	0.40	0.40	0.34	0.17	S SERIES
Ⓤ	HEAD ON RISER WITH STREAM ROTATOR NOZZ.	HUNTER IND. PROS-00-PRS50-CV W/ MP2000 AND VARIABLE ARC NOZZLE AS FOLLOWS: 90- 210, 210- 210, 360	30	13'-14"	1.28	0.95	0.75	0.64	0.38	S SERIES
Ⓤ	HEAD ON RISER WITH STREAM ROTATOR NOZZ.	HUNTER IND. PROS-00-PRS50-CV W/ MP3000 AND VARIABLE ARC NOZZLE AS FOLLOWS: 90- 210, 210- 210, 360	30	20'-21"	3.15	2.31	1.84	1.58	0.76	S SERIES

Novak Residence - POC "1" - Controller "N"
Station N-27 @ 13 GPM (Greatest Flow/Highest Elevation)

Item	Description	Quantity	Unit	Pressure Loss (PSI)	Total Pressure Loss (PSI)
1	HYDRAULIC CHARACTERISTICS				
2	ELEVATION AT P.O.C.				217.00 FT
3	PRESSURE AVAILABLE AT P.O.C.				176.00 PSI
4	BOUNDED PRESSURE				80.18 PSI
5	RESIDUAL PRESSURE				23.69 PSI
6	PIPE TYPE				
7	PIPE SIZE				
8	PIPE LENGTH				
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E 2 WATERPROOF WIRE CONNECTOR/SPLICE SECTION - NO SCALE

F FLOW SENSOR SECTION - NO SCALE

G1 MASTER CONTROL VALVE SECTION - NO SCALE

G2 BALL VALVE WITH PRESSURE REGULATOR SECTION - NO SCALE

H HOSE BIBB ASSEMBLY SECTION - NO SCALE

I FERTILIZER INJECTOR - PASSIVE TYPE SECTION - NO SCALE

J REMOTE CONTROL VALVE SECTION - NO SCALE

K DRIP IRRIGATION RCV ASSEMBLY LOW AND MEDIUM FLOW SITUATIONS SECTION - NO SCALE

L1 TRENCHING SECTION - NO SCALE

L2 PIPE AND WIRE UNDER PAVING SECTION - NO SCALE

LdG
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Consultant:

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1005 HIGHLAND DRIVE
DEL MAR, CA 92014

Date	Description	By	Check
5/3/2011	CITY SUBMITTAL	RG	
12/9/2011	CITY RE-SUBMITTAL	RG	
03/01/2012	CITY RE-SUBMITTAL	RG	
04/03/2012	CITY RE-SUBMITTAL	RG	
02/03/2012	CITY RE-SUBMITTAL	RG	

Seal/Signature

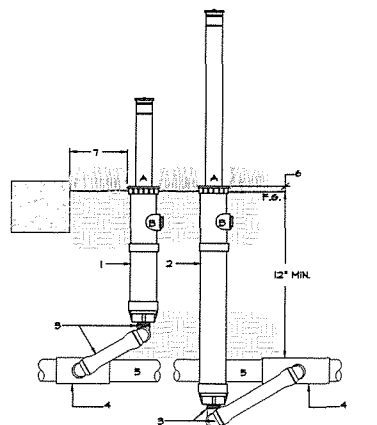


Project Name
NOVAK RESIDENCE

Project Number
2011-NOV

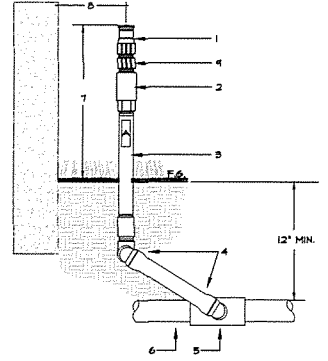
Description
IRRIGATION DETAILS

Sheet
L2.3



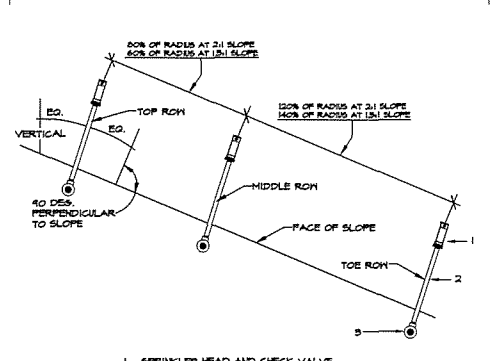
- 1- 6" POP-UP SPRAY HEAD
 - 2- 12" POP-UP SPRAY HEAD
 - 3- MANUFACTURED SHING JOINT- HINTER SHING JOINT MODEL #HLS-512 OR RAINBIRD MODEL # SA-125050.
 - 4- PVC SCH 40 TEE-55T OR EL-5T.
 - 5- PVC NON-PRESSURE LATERAL.
 - 6- AT FINISH GRADE IN TURF, 7" IN SHRUB AREA.
 - 7- DISTANCE FROM WALLS, 4" RAD. HEAD = 3', 6" TO 10" RAD. HEAD = 6', 12" TO 15" RAD. HEAD = 8', OTHER HARDSCAPE = 5'.
- NOTE:
A. RECYCLED WATER WARNING CAP.
B. DO NOT USE SIDE INLET.

S1 POP-UP SPRAY HEAD SECTION - NO SCALE



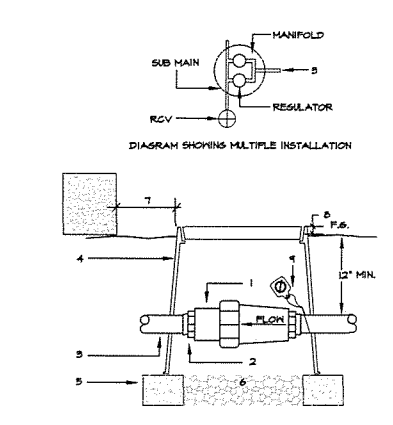
- 1- SPRAY OR BUBBLER HEAD W/ ADAPTER (RATER 180 HOV FIPT X HIPT OR EQUAL)
 - 2- ANTI - DRAIN CHECK VALVE
 - 3- PVC SCH 40 RISER (L.A.R.J)
 - 4- MANUFACTURED SHING JOINT- HINTER SHING JOINT MODEL #HLS-512 OR RAINBIRD MODEL # SA-125050. WITH PVC SCH 40 COUPLING FIPT X FIPT.
 - 5- PVC SCH 40 TEE (55T) OR EL (5T)
 - 6- PVC NON-PRESSURE LATERAL
 - 7- 10" SPRAY HEAD, 6" BUBBLER HEAD
 - 8- DISTANCE FROM FENCE OR WALL- 4" RAD. HEAD = 3', 6" TO 10" RAD. HEAD = 6', 12" TO 15" RAD. HEAD = 8', DURA RISER EXTENSION # 484-006
- NOTE:
A. R.I.N. MARKING LABEL IF REQUIRED.

S2 SPRAY OR ROTATOR HEAD ON RISER SECTION - NO SCALE



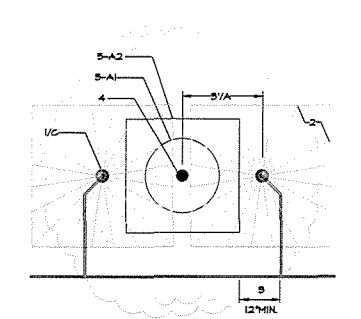
- NOTE:
A. ANGLE OF HEAD AND RISER ASSEMBLY TO BE BETWEEN VERTICAL AND PERPENDICULAR TO SLOPE. THIS IS A GENERAL RULE AND ADJUSTMENTS MAY BE NECESSARY IN THE FIELD DEPENDING ON ANGLE OF SLOPE AND PERFORMANCE OF SPRINKLER. THE INTENTION IS TO MAXIMIZE UNIFORMITY OF COVERAGE.
B. RELATIVE LATERAL SPACINGS ON SLOPE WITH THE MIDDLE ROW OR ROWS CLOSER TO THE TOP OF SLOPE THAN THE TOE. THIS APPLIES TO ALL MIDDLE ROW LATERALS, BUT AS A UNIT, THE SPACINGS BETWEEN ALL MIDDLE ROW LATERALS IS TO BE UNIFORM AND ALL ARE TO BE ADJUSTED UP THE SLOPE EQUALLY.

S3 HEAD ANGLE AND PLACEMENT FOR SLOPE CONDITION SECTION - NO SCALE



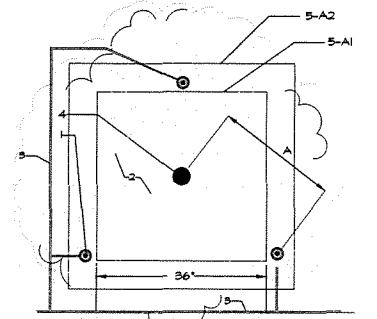
- 1- REGULATOR OR CHECK VALVE
- 2- PVC SCH 40 MALE ADAPTER
- 3- PVC LATERAL
- 4- 6" ROUND VALVE BOX
- 5- BRICK SUPPORTS - TWO
- 6- PEA GRAVEL, SUMP 3" DEEP
- 7- 12" FRESH HALL OR PAVING
- 8- FLUSH IN TURF, 1" IN GROUND COVER
- 9- R.I.N. MARKING TAG IF REQ.

T IN-LINE CHECK VALVE OR REGULATOR ON LATERAL SECTION - NO SCALE



- 1- 12" POP-UP OR HEAD ON RISER WITH RAINBIRD 50-SERIES SQUARE PATTERN NOZZLE
 - 2- STREAM OF SPECIFIED 50-SERIES NOZZLE AT 2.5' RADIUS FOR A 24" AND 36" BOX TREE, 4' RADIUS FOR A 48" BOX TREE AND LARGER
 - 3- LATERAL LINES, ROUTED TO SUFFICIENTLY AVOID TREE ROOT BALL
 - 4- TREE TRUNK
 - 5- ROOTBALL
- NOTE:
A- DISTANCE FROM TREE TRUNK APPROXIMATELY 2' TO 3' WITH INTENTION TO PLACE HEADS OUTSIDE OF THE ROOT BALL. THIS ILLUSTRATION ASSUMES A 2.5' RADIUS OF THROW WHEN TREE IS HEAVILY PLANTED AND 4' WHEN MATURE.
1- 36" BOX ROOTBALL
2- 48" BOX ROOTBALL
B- AVOID SPRAYING DIRECTLY ONTO TREE TRUNK WHENEVER POSSIBLE.
C- HEADS TO BE LOCATED AND INSTALLED WITHOUT DISTURBING THE ROOT BALL.

U1 SQUARE PATTERN SPRAY HEAD LAYOUT FOR TREES IN LARGE PLANTER AREAS PLAN - NO SCALE



- 1- 12" POP-UP OR HEAD ON RISER WITH RAINBIRD 50-SERIES SQUARE PATTERN NOZZLE
 - 2- STREAM OF SPECIFIED 50-SERIES SQUARE PATTERN NOZZLE AT 2.5' THROW FOR A 36" BOX TREE AND 4' FOR A 48" BOX TREE
 - 3- LATERAL LINES, ROUTED TO AVOID TREE ROOT BALL
 - 4- TREE TRUNK
 - 5- ROOTBALL
- NOTE:
A- DISTANCE FROM TREE TRUNK APPROXIMATELY 2' TO 3' WITH INTENTION TO PLACE THREE SPRAY HEADS FROM THE EDGE OF THE ROOT BALL. THIS ILLUSTRATION ASSUMES A 2.5' RADIUS OF THROW WHEN HEAVILY PLANTED AND 4' WHEN MATURE.
1- 36" BOX ROOTBALL
2- 48" BOX ROOTBALL
B- AVOID SPRAYING DIRECTLY ONTO TREE TRUNK WHENEVER POSSIBLE.
C- HEADS TO BE LOCATED AND INSTALLED WITHOUT DISTURBING THE ROOT BALL.

U2 SQUARE PATTERN SPRAY HEAD LAYOUT FOR LARGE ESTABLISHED TREES PLAN - NO SCALE

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Consultant:

NOVAK RESIDENCE
1005 HIGHLAND DRIVE
DEL MAR, CA 92014

Date	Description	RG
5/9/2011	CITY SUBMITTAL	RG
12/6/2011	CITY RE-SUBMITTAL	RG
03/01/2012	CITY RE-SUBMITTAL	RG
04/03/2012	CITY RE-SUBMITTAL	RG
05/03/2012	CITY RE-SUBMITTAL	RG

Seal/Signature

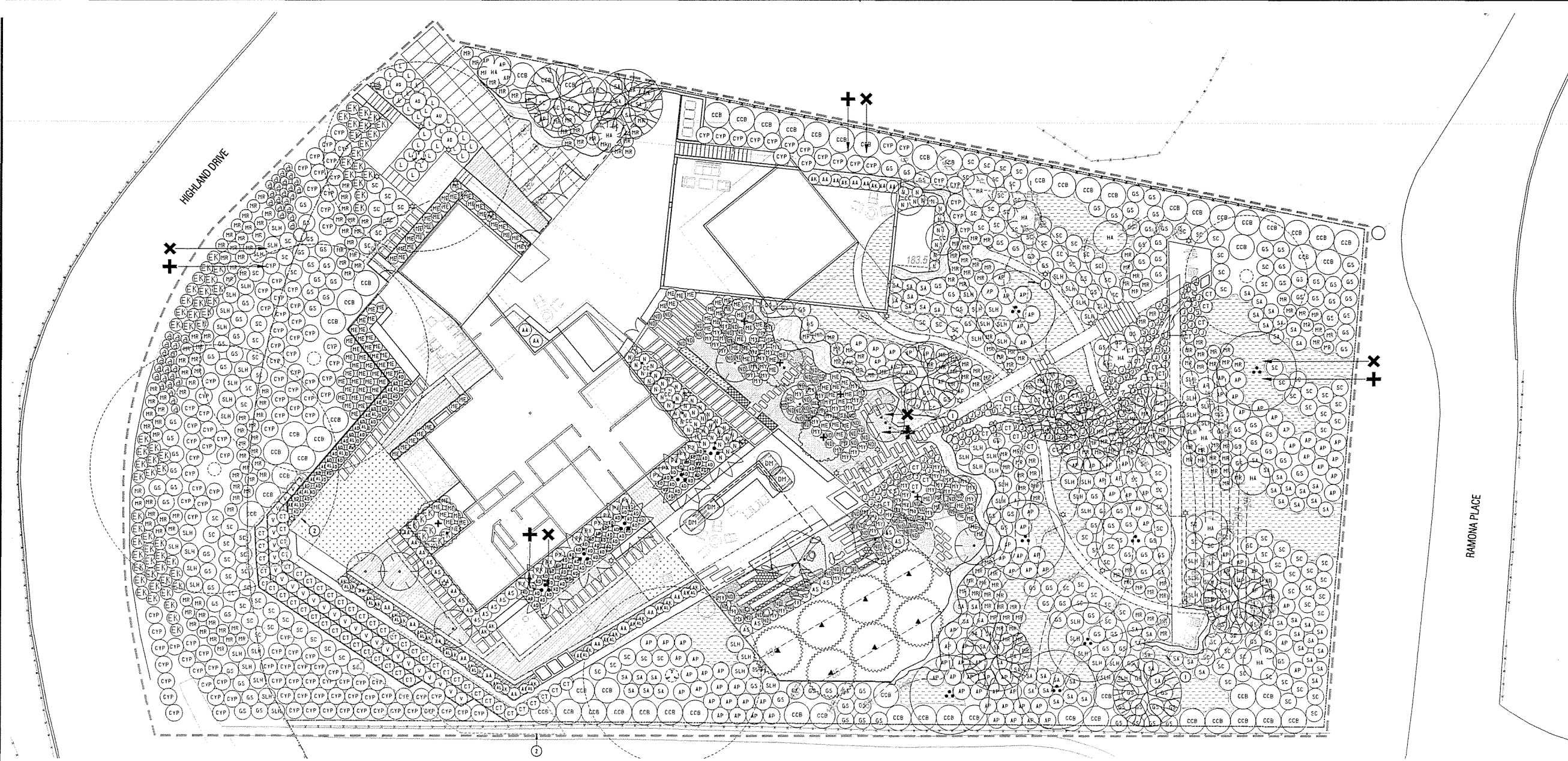


Project Name
NOVAK RESIDENCE

Project Number
2011-NOV

Description
IRRIGATION DETAILS

Sheet



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Date	Description	RG
5/3/2021	CITY SUBMITTAL	RG
12/06/2021	CITY RE-SUBMITTAL	RG
04/16/2022	CITY RE-SUBMITTAL	RG
04/23/2022	CITY RE-SUBMITTAL	RG
05/05/2022	CITY RE-SUBMITTAL	RG

Seal/Signature



Project Name
NOVAK RESIDENCE

Project Number
2011-NOV

Description

PLANTING PLAN

Sheet

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L3.1

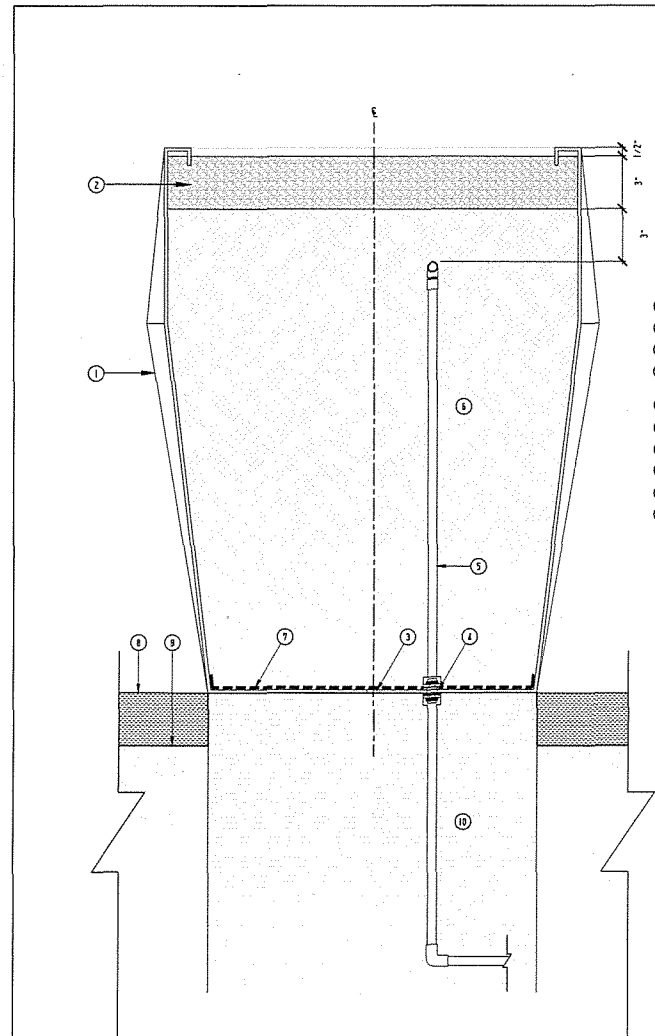
PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SYMBOL	BOTANICAL NAME	COMMON NAME	SYMBOL	BOTANICAL NAME	COMMON NAME	SYMBOL	BOTANICAL NAME	COMMON NAME
PROPOSED TREES:											
	ACER PALMATUM 'GLOWING EMBERS'	GLOWING EMBERS MAPLE		CYATHEA COOPERI	AUSTRALIAN TREE FERN		DURANTA REPENS 'GOLDEN DEWDROP'	GOLDEN DEWDROP		MAGNOLIA STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE		PLUMERIA OBTUSA	SINGAPORE PLUMERIA		QUERCUS AGRIFOLIA	COAST LIVE OAK		SCHEFFLERA ACTINOPHYLLA	UMBRELLA TREE
	FRUIT TREES, VARIETY PER OWNER	SUCH AS LEMON LIME, ORANGE, MANDARIN, PEACH, PEAR		AS			AN			AA	
SHRUBS, GRASSES, AND PERENNIALS:											
	RED VEIN INDIAN MALLOW			AEOINIUM 'ALICE KECK PARK'	ALICE KECK PARK AEOINIUM		PHILODENDRON XANADU	WINTERBOURN PHILODENDRON		SALVIA CLEVELANDII	CLEVELAND SAGE
	AEOINIUM 'ALICE KECK PARK'			PHILODENDRON XANADU			SALVIA CLEVELANDII			SPHAERALCEA AMBIGUA 'LOUIS HAMILTON'	LOUIS HAMILTON DESERT MALLOW
	AGAVE ATTENUATA 'BOUTIN BLUE'	BLUE FOXTAIL AGAVE		SALVIA APIANA	WHITE SAGE		TRADESCANTIA SPATHEA 'TRICOLOR'	VARIEGATED MOSES IN THE BOAT		VERBENA LILACINA 'DE LA MINA'	CEDEROS ISLAND VERBENA
	AGAVE OVATIFOLIA 'FROSTY BLUE'	WHALE'S TONGUE AGAVE		VERBENA LILACINA 'DE LA MINA'			LAWN			SEASHORE PASPALUM SOD	PLATINUM TE PASPALUM
	ALLIUM 'GLOBEMASTER'	GLOBEMASTER ALLIUM									
	ABUTILON PALMERI	PALMER'S MALLOW									
	ASPARGASUS DENSIFLORUS 'HYERS'	FOXTAIL FERN									
	ACHILLEA MILLEFOLIUM	COMMON YARROW									
	CAREX PANSA	CALIFORNIA MEADOW SEDGE									
	CEANOTHUS 'CELESTIAL BLUE'	CELESTIAL BLUE CALIFORNIA LILAC									
	CEANOTHUS G. H. 'YANKEE POINT'	YANKEE POINT CALIFORNIA LILAC									
	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH									
	DRACAENA MARGINATA	DRAGON TREE									
	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY									
	GALVEZIA SPECIOSA 'FIRECRACKER'	ISLAND SHAPDRAGON									
	IVA HAYESIANA	SAN DIEGO POVERTY WEED									
	JUNCUS PATENS 'ELK BLUE'	CALIFORNIA GRAY RUSH									
	LIRIOPE MUSCARI	LILY TURF									
	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH									
	MAHONIA EURYBRACTEATA 'SOFT CARESS'	SOFT CARESS MAHONIA									
	MUHLENBERGIA RIGENS	DEER GRASS									
	MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE									
	EDIBLES:			SHADE HERBS, MIXED IN RECTANGULAR PLANTERS	1 GAL		SUN HERBS, FRUITS AND VEGETABLES, MIXED IN RECTANGULAR PLANTERS	1 GAL		OTHER:	
	CILANTRO			CORIANDER SATIVUM			ANY OF THE SHADE HERBS			ROOT BARRIER	
	CILANTRO			LEMNOLIMONUM VULGARE			SWEET BASIL			MULCH	
	CILANTRO			ALLIUM SCHOENOPRASUM			OREGANO			24" BIOBARRIER BY TYPAR AT ALL INSTANCES WHERE TREE IS CLOSER THAN 5' FROM ANY HARDSCAPE. EXTEND 5' FROM CENTER OF TREE IN BOTH DIRECTIONS	
	CILANTRO			ALOYSIA CITRODORA			COMMON THYME			ASSUME 3" OF BARK MULCH AT ALL NEW PLANT. SOURCE: AGRISERVICE TYPE: FOREST FINES	
	CILANTRO			ANETHUM GRAVEOLENS			ROSEMARY			PER SPECIFICATIONS, AFTER ROUGH GRADING.	
	CILANTRO			PETROSELINUM CRISPUM			PER SPECIFICATIONS, PERFORM AFTER ROUGH GRADING.			STABILIZE SLOPES WITH REINFORCED STRAW MATTING AND PLANTED AND IRRIGATED TO PREVENT EROSION	
	CILANTRO			LAURUS NOBILIS			STABILIZE SLOPES WITH REINFORCED STRAW MATTING AND PLANTED AND IRRIGATED TO PREVENT EROSION				
	CILANTRO			MENTHA X PIPERITA							
	CILANTRO			ARTEMISIA DRACUNCULULUS							
	CILANTRO			OTHER:							

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAIN. SIZE PLANTS	ON CENTER SPACING	MATURE SIZE H X W	SPACING FROM HARDSCAPE	QTY.	WUCOLS	SUN / SHADE REQUIREMENTS	TYPE
PROPOSED TREES:										
	ACER PALMATUM 'GLOWING EMBERS' SOURCE: PACIFIC COAST MAPLES	GLOWING EMBERS MAPLE	24" BOX	AS SHOWN	25-30' X 25-30'	AS SHOWN	2	MED	FULL SUN	
	CYATHEA COOPERI	AUSTRALIAN TREE FERN	15 GAL	8'	15X20' X 10-12'	AS SHOWN	5	HIGH	PART SUN	FERN
	DURANTA REPENS 'GOLDEN DEWDROP'	GOLDEN DEWDROP	24" BOX	AS SHOWN	18-19' X 6-10'	AS SHOWN	8	MED	FULL TO PART SHADE	
	HETEROMELES ARBUTIFOLIA	TOYON	60" BOX	AS SHOWN	8-10' X 6-8'	AS SHOWN	10	VERY LOW	SUN/SHADE	
	MAGNOLIA STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA	36" BOX	AS SHOWN	18-15' X 18-12'	AS SHOWN	6	MED	FULL SUN	
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX	AS SHOWN	30-40' X 20-50'	AS SHOWN	8	MED	FULL SUN	
	PLUMERIA OBTUSA	SINGAPORE PLUMERIA	24" BOX	AS SHOWN	10'-25' X 11'-25'	AS SHOWN	5	LOW	FULL SUN	
	QUERCUS AGRIFOLIA	COAST LIVE OAK	36" BOX	AS SHOWN	40-60' X 40-60'	AS SHOWN	16	LOW	FULL SUN	
	SHEFFLERA ACTINOPHYLLA	UMBRELLA TREE	36" BOX	AS SHOWN	15-20' X 15-20'	AS SHOWN	7	MED	SUN TO PARTIAL SHADE	
	FRUIT TREES, VARIETY PER OWNER	SUCH AS LEMON, LIME, ORANGE MANDARIN, PEACH, PEAR	15 GAL	AS SHOWN			7			
SHRUBS, GRASSES, AND PERENNIALS:										
	ABUTILON STRIATUM	RED VEIN INDIAN MALLOW	15 GAL	36"	4-6' X 3-4'	24"	17	MED	SUN / PARTIAL SHADE	FLOWERING SHRUB
	AEONIUM 'ALICE KECK PARK'	ALICE KECK PARK AEONIUM	3 GAL	30"	1-2' X 2-3'	18"	31	MED	SUN / SHADE	SUCCULENT
	AGAVE ATTENUATA 'BOUNT BLUE'	BLUE FOXTAIL AGAVE	15 GAL	36"	3-4' X 3-4'	24"	26	LOW	SUN / SHADE	SUCCULENT
	AGAVE OVATIFOLIA 'FROSTY BLUE'	WHALE'S TONGUE AGAVE	15 GAL	48"	2-4' X 3-4'	36"	4	LOW	SUN / SHADE	SUCCULENT
	ALLIUM 'GLOBEMASTER'	GLOBEMASTER ALLIUM	2 BULBS IN EACH SYMBOL	24"	3' X 1-1.5'	9"	48 BULBS TOTAL	FULL SUN		BULB, INSTALL BETWEEN PLANTS AS THIS IS A TEMPORARY FLOWER
	ABUTILON PALMERI	PALMER'S MALLOW	5 GAL	48"	4-5' X 4-5'	30"	115	LOW	FULL SUN / LIGHT SHADE	FLOWERING NATIVE SHRUB
	ASPARAGUS DENSIFLORUS 'MYERS'	FOXTAIL FERN	5 GAL	30"	2-3' X 3-4'	15"	111	MED	SUN / SHADE	
	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL	24"	1-3' X 1-3'	18"	42	LOW	FULL SUN	NATIVE PERENNIAL
	CAREX PANSA	CALIFORNIA MEADOW SEDGE	2" POT	8"	6-8" X SPREAD	48"	2,246	MED	SUN OR PART SHADE	NATIVE SHRUB
	CEANOTHUS 'CELESTIAL BLUE'	CELESTIAL BLUE CALIFORNIA LILAC	15 GAL	72"	6-8' X 8-8'	48"	65	LOW	SUN OR PART SHADE	NATIVE SHRUB
	CEANOTHUS G. H. 'YANKEE POINT'	YANKEE POINT CALIFORNIA LILAC	5 GAL	48"	2-3' X 4-10'	60"	132	LOW	SUN OR PART SHADE	NATIVE SHRUB
	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	5 GAL	36"	2-3' X 3-4'	24"	83	LOW	SUN OR SHADE	GRASS-LIKE
	DRACAENA MARGINATA	DRAGON TREE	15 GAL	6"	15' X 10'	AS SHOWN	4	MED	FULL SUN TO PART SHADE	SHRUB
	ERIOGONUM KARWINSKIANUS	SANTA BARBARA DAISY	1 GAL	36"	1-2' X 3-4'	24"	76	LOW	SUN OR SHADE	NATIVE SHRUB
	GALVEZIA SPECIOSA 'FIRECRACKER'	ISLAND SNAPDRAGON	1 GAL	48"	2-4' X 4-5'	18"	156	VERY LOW	SUN OR SHADE	NATIVE SHRUB
	IVA HAYESIANA	SAN DIEGO POVERTY WEED	3 GAL	42"	2-3' X 3-5'	30"	196	VERY LOW	FULL SUN	NATIVE GROUNDCOVER
	JUNCUS PATENS 'ELK BLUE'	CALIFORNIA GRAY RUSH	1 GAL	21"	1-2' X 1-2'	12"	120	LOW	SUN OR SHADE	BIOSWALE
	LIRIOPE MUSCARI	LILY TURF	1 GAL	12"	15-18" X 12-18"	6"	52	MEDIUM	COOL SUN / SHADE	GRASS
	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	3 GAL	36"	2-3' X 2-4'	2"	29	LOW	SUN/SHADE	GRASS-LIKE PERENNIAL
	MAHONIA EURYBRACTEATA 'SOFT CARESS'	SOFT CARESS MAHONIA	3 GAL	30"	3' X 3'	18"	123	LOW	PART SUN / SHADE	SHRUB
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	36"	3-5' X 3-5'	24"	254	LOW	FULL SUN	GRASS
	MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE	5 GAL	2"	2-3' X 2-3'	2"	76	LOW	FULL SUN/LIGHT SHADE	MEDIUM SHRUB
	NANDINA DOMESTICA ALBA 'LEMON LIME'	LEMON LIME NANDINA	3 GAL	24"	1'-3' X 1'-3'	18"	177	LOW	FULL SUN / PART SUN	SHRUB
	NEPHROLEPIS CORDIFOLIA	SWORD FERN	3 GAL	30"	2-3' X 2-3'	15"	58	MED	SUN / SHADE	SHRUB
	OPHIOPOGON JAPONICUS 'NANUS'	DWARF MONDO GRASS	2" POT	5"	4-6" X 4-6"	3"	360	MED	FILTERED SUN	NATIVE PERENNIAL
	PHILODENDRON XANADU	WINTERBOURN PHILODENDRON	5 GAL	36"	2-3' X 3-4'	24"	16	MED	COOL SUN / LIGHT SHADE	NATIVE PERENNIAL
	SALVIA APIANA	WHITE SAGE	3 GAL	42"	4-5' X 4-5'	30"	83	LOW	FULL SUN	NATIVE SHRUB
	SALVIA CLEVELANDII	CLEVELAND SAGE	3 GAL	48"	3-4' X 4'	48"	150	LOW	FULL SUN / LIGHT SHADE	NATIVE SHRUB
	SPHAERALCEA AMBIGUA 'LOUIS HAMILTON'	LOUIS HAMILTON DESERT MALLOW	1 GAL	48"	2-3' X 3-5'	30"	69	VERY LOW	FULL SUN	NATIVE FLOWERING SHRUB
	TRADESCANTIA SPATHEA 'TRICOLOR'	VARIEGATED HOSES IN THE BOAT	1 GAL	12"	1' X 1'	6"	150	MED	P SUN/P SHADE	EVERGREEN PERENNIAL
	VERBENA LILACINA 'DE LA MINA'	CEDEROS ISLAND VERBENA	5 GAL	36"	1-3' X 3-4'	2"	27	LOW	COOL SUN/LIGHT SHADE	NATIVE SHRUB
	LAWN	SEASHORE PASPALUM SOD			PLANTING TE PASPALUM	SUPPLIER: WEST COAST TURF.COM	515 SF			

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.
EDIBLES:			
	SHADE HERBS, MIXED IN RECTANGULAR PLANTERS CORIANDR SATIVUM LEMON BALM ALLIUM SCOPENDRUM ALYSSIA CITRODORA ANETHUM GRAVEOLENS PETROSELINUM CRISPUM LAURUS NOBILIS MENTHA X PIPERITA ARTEMISIA DRACUNCULUS	CILANTRO MELISSA OFFICINALIS CHIVES LEMON VERBENA DILL PARSLEY BAY LAUREL MINT TARRAGON	1 GAL
	SUN HERBS, FRUITS AND VEGETABLES, MIXED IN RECTANGULAR PLANTERS ANY OF THE SHADE HERBS OCIMUM BASILICUM 'GENOVESE' ORIGANUM VULGARE THYMUS VULGARIS ROSMARINUS OFFICINALIS TOMATOES, PEPPERS, STRAWBERRIES, CARROTS, RADISHES, KALE, LETTUCE, SWISS CHARD BEETS, SPINACH, ZUCCHINI, CUCUMBER	SWEET BASIL OREGANO COMMON THYME ROSEMARY	1 GAL
OTHER:			
	ROOT BARRIER	2" BIOBARRIER BY TYPAR AT ALL INSTANCES WHERE TREE IS CLOSER THAN 5' FROM ANY HARDSCAPE. EXTEND 5' FROM CENTER OF TREE IN BOTH DIRECTIONS	
	MULCH	ASSUME 3" OF BARK MULCH AT ALL NEW PLANT. SOURCE: AGRISERVICE TYPE: FOREST FINES	
	SOIL TEST	PER SPECIFICATIONS, AFTER ROUGH GRADING.	
	PERCOLATION TEST	PER SPECIFICATIONS, PERFORM AFTER ROUGH GRADING.	
	5' OR MORE CUT SLOPES	STABILIZE SLOPES WITH REINFORCED STRAW MATTING AND PLANTED AND IRRIGATED TO PREVENT EROSION	
	3' OR MORE FILL SLOPES	STABILIZE SLOPES WITH REINFORCED STRAW MATTING AND PLANTED AND IRRIGATED TO PREVENT EROSION	



- 1 PLANTER PER HARDSCAPE LEGEND
- 2 3" ROCK MULCH PER HARDSCAPE LEGEND
- 3 DRILLED OPENING TO ALLOW WATER TO DRAIN.
- 4 GASKET FOR IRRIGATION PER MANUF., DRILL PLANTER ON SITE
- 5 IRRIGATION PIPE PER IRRIGATION
- 6 PLANTING SOIL PER SPECIFICATIONS
- 7 FILTER FABRIC
- 8 BARK MULCH AT ADJACENT PLANTING AREA
- 9 FINISH GRADE
- 10 COMPACTED SUBGRADE

1. IRRIGATED PLANTER

SCALE: 3" = 1'-0"

LdG
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Consultant:

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1005 HIGHLAND DRIVE
DEL MAR, CA 92014

Date	Description	RG
02/02/21	CITY SUBMITTAL	RG
10/06/21	CITY RE-SUBMITTAL	RG
03/01/22	CITY RE-SUBMITTAL	RG
04/05/22	CITY RE-SUBMITTAL	RG
05/02/22	CITY RE-SUBMITTAL	RG

Seal/Signature



Project Name
NOVAK RESIDENCE

Project Number
2011-NOV

Description

PLANTING LEGEND

Sheet

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L3.2

PLANTING NOTES

GENERAL REQUIREMENTS

- IF THE MOISTURE CONTENT OF THE SOIL SHOULD REACH SUCH A LEVEL THAT WORKING IT WOULD DESTROY SOIL STRUCTURE, SPREADING AND GRADING OPERATIONS SHALL BE SUSPENDED UNTIL, IN THE OPINION OF THE OWNERS REPRESENTATIVE, THE MOISTURE CONTENT IS INCREASED OR REDUCED TO ACCEPTABLE LEVELS AND THE DESIRED RESULTS ARE LIKELY TO BE OBTAINED.
- ACTUAL PLANTING SHALL BE PERFORMED DURING THOSE PERIODS WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED HORTICULTURAL PRACTICE AS APPROVED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL ONLY INSTALL AS MANY PLANTS PER CAN BE PLANTED AND WATERED ON THAT SAME DAY.
- ALL SCALED DIMENSIONS ARE APPROXIMATE. BEFORE PROCEEDING WITH ANY WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL DIMENSIONS AND SHALL IMMEDIATELY INFORM THE OWNERS REPRESENTATIVE OF ANY DISCREPANCY BETWEEN THE DRAWINGS AND/OR SPECIFICATIONS AND ACTUAL CONDITIONS.
- PROTECTION OF EXISTING TREES, SHRUBS, AND GROUNDCOVER:
 - THE OWNERS REPRESENTATIVE SHALL IDENTIFY EXISTING TREES AND SHRUBS OF WHICH ARE TO BE PRESERVED WITHIN THE PROJECT LIMITS, PRIOR TO THE START WORK, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH PLANT MATERIAL TO BE PRESERVED, RELOCATED, AND REMOVED.
 - ALL PLANTING TO REMAIN SHALL BE PROTECTED AT ALL TIMES FROM DAMAGE BY STAFF AND EQUIPMENT. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES AND ROOTS. EXCAVATION IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY AN AIR SPADE. TUNNELING UNDER ROOTS 2 INCH AND LARGER SHALL BE DONE AND ONLY DONE AFTER RECEIPT OF WRITTEN APPROVAL OF THE OWNERS REPRESENTATIVE. KEEP THE SIDE OF EXCAVATION ADJACENT TO TREE SHADED WITH MOIST BURLAP OR CANVAS. ALL MINOR DAMAGE BY CONTRACTOR TO EXISTING TREES AND SHRUBS SHALL BE REPAIRED AT HIS EXPENSE BY A LICENSED TREE SURGEON OR OTHER APPROVED PERSONNEL.
 - EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:
 - A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
 - STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
 - A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
 - ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.
 - DAMAGE TO A TREE OR SHRUB, WHICH RESULTS IN DEATH OR PERMANENT DISFIGURATION, SHALL RESULT IN THE CONTRACTORS COMPLETE REMOVAL OF SAID TREE OR SHRUB, INCLUDING ROOTS, FROM THE SITE. THE CONTRACTOR SHALL REPLACE THE TREE OR SHRUB AS ESTABLISHED BY THE OWNERS REPRESENTATIVE WITH ONE OF EQUAL VALUE AT HIS OWN EXPENSE, OR SHALL REIMBURSE TO THE OWNER THE COST OF SAID REPLACEMENT. THE OWNERS REPRESENTATIVE SHALL BE THE SOLE JUDGE OF THE CONDITION OF ANY TREE OR SHRUB.
 - ALL PLANTS TO REMAIN ON-SITE WILL BE IRRIGATED AS NECESSARY DURING THE ENTIRE CONSTRUCTION CONTRACT.

- PRUNING SHALL NOT BE DONE EXCEPT BY APPROVAL OF OWNERS REPRESENTATIVE.
- PLANT LOCATIONS SHALL BE CHECKED FOR POSSIBLE INTERFERENCE WITH EXISTING UNDERGROUND PIPING, PRIOR TO EXCAVATION OF HOLES. IF UNDERGROUND CONSTRUCTION OR UTILITY LINES ARE ENCOUNTERED IN THE EXCAVATION OF PLANTING AREAS, NOTIFY THE OWNER. EXPENSES FOR REPAIR OF DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. MINIMUM TREE SEPARATION DISTANCES ARE AS FOLLOWS:
 - TRAFFIC SIGNALS (STOP SIGNS) - 20 FEET
 - UNDERGROUND UTILITY LINES - 5 FEET (10 FEET FOR SEWER)
 - ABOVE GROUND UTILITY STRUCTURES - 10 FEET
 - DRIVEWAY (ENTRIES) - 10 FEET
 - INTERSECTIONS INTERSECTING CURB LINES OF TWO STREETS - 25 FEET

- EXCAVATE PLANTING PITS AT LEAST TWICE THE DIAMETER FOR CONTAINER-GROWN STOCK ROOTBALL. DO NOT EXCAVATE DEEPER THAN DEPTH OF THE ROOT BALL LESS ONE INCH FOR SHRUBS AND 2 INCHES FOR TREES. MEASURE FROM THE ROOT FLARE TO THE BOTTOM OF THE ROOT BALL. IF AREA UNDER THE PLANT WAS INITIALLY DUG TOO DEEP, ADD SOIL TO RAISE IT TO THE CORRECT LEVEL AND THOROUGHLY TAMP THE ADDED SOIL TO PREVENT SETTLING.

- BID PRICE SHALL BE BASED ON TREE AND PLANTING DETAILS SHOWN ON THE PLANS.

- DEEP WATER LEACHING**
- FILL IN ALL DEPRESSIONS, VOIDS, EROSION SCARS, OR SETTLED TRENCHES GENERATED BY THE DEEP LEACHING WITH CONDITIONED SOIL, LEAVING A FINAL FINISH GRADE SMOOTH AND EVEN.
 - LEACHING OF THE SOIL IS OFTEN REQUIRED, AS INDICATED BY THE RESULTS OF THE SOIL TESTS.
 - LEACH THE SOIL PER THE SOIL LABORATORY'S AND LANDSCAPE ARCHITECT'S RECOMMENDATIONS, AND THE LANDSCAPE SPECIFICATIONS.
 - CONTRACTOR TO PROVIDE A POST-LEACHING SOIL TEST TO THE LANDSCAPE ARCHITECT FOR REVIEW, AND TO RE-LEACH AND RE-AMEND THE SOIL IF RECOMMENDED IN THE NEW TEST RESULTS.
 - LEACHING IS CONSIDERED LONG LEAD TIME ITEM.
 - MULTIPLE ROUNDS MAY BE REQUIRED, TYPICALLY WITH MIN. 6 DAYS OF LEACHING. TIMES VARY PER SOIL LABORATORY RECOMMENDATIONS.
 - CONTRACTOR TO PROVIDE ADEQUATE TIME BETWEEN ROUGH GRADING AND PLANTING TO REMEDIATE THE SOIL.
 - PLANTING SHALL NOT COMMENCE UNTIL A POST-LEACHING SOIL REPORT VERIFIES THAT NO FURTHER LEACHING IS REQUIRED.
 - CONTRACTOR TO INCLUDE MULTIPLE ROUNDS OF LEACHING AND SUBSEQUENT SOIL TESTS IN THE SCHEDULE AND BID PRICE.

- FINAL GRADES**
- MINOR MODIFICATIONS TO GRADE MAY BE REQUIRED TO ESTABLISH THE FINAL GRADES.
 - ALL UNDULATIONS AND IRREGULARITIES IN THE PLANTING SURFACES RESULTING FROM TILLAGE, ROTOTILLING, AND ALL OTHER OPERATIONS SHALL BE LEVELED AND FLOATED OUT BEFORE PLANTING.
 - THE CONTRACTOR SHALL TAKE EVERY PRECAUTION TO PROTECT AND AVOID DAMAGE TO SPRINKLER HEADS, IRRIGATION LINES, AND OTHER UNDERGROUND UTILITIES DURING GRADING AND CONDITIONING OPERATIONS.
 - CONTRACTOR SHALL COORDINATE ALL DRAINAGE WORK WITH ALL OTHER TRADES. ESTABLISHED SITE DRAINAGE SHALL BE MAINTAINED BY CONTRACTOR DURING ALL PHASES OF LANDSCAPE CONSTRUCTION.
 - FINAL FINISH GRADES SHALL INSURE POSITIVE DRAINAGE OF THE SITE WITH ALL SURFACE DRAINAGE AWAY FROM BUILDINGS, WALLS AND TOWARD DRAINS AND CATCH BASINS.
 - FINAL GRADES SHALL BE APPROVED IN WRITING BY THE OWNERS REPRESENTATIVE BEFORE PLANTING OPERATIONS WILL BE ALLOWED TO BEGIN.

- PERCOLATION TESTING AND DRAINAGE**
- SOILS PERCOLATION TESTS SHALL BE PERFORMED PER THE SPECIFICATIONS.
 - WITH A SHOVEL, AUGER, OR POSTHOLE DIGGER, DIG HOLE 18 INCHES TO 24 INCHES DEEP. HOLE DIAMETER SHOULD BE A MINIMUM OF 4 INCHES. THE DIAMETER OF THE HOLE SHOULD BE UNIFORM FROM TOP TO BOTTOM WITH THE BOTTOM BEING FLAT.
 - FILL HOLE WITH WATER TO THE TOP AND LET STAND FOR AT LEAST AN HOUR TO PRE-WET THE SOIL.
 - REFILL HOLE TO WITHIN A COUPLE INCHES OF THE TOP. DON'T ALLOW WATER TO OVERFLOW THE HOLE.
 - TO AID IN MEASUREMENT, PLACE A STICK ACROSS THE TOP OF THE HOLE AND USE A RULER OR MEASURING TAPE TO MARK PERIODIC DROPS IN WATER LEVEL.
 - ALLOW THE HOLE TO DRAIN FOR AT LEAST ONE HOUR. A LONGER PERIOD (2 TO 3 HOURS) WILL GIVE A MORE ACCURATE READING OF AVERAGE PERCOLATION RATES.
 - SEE SPECIFICATIONS FOR TEST RESULT ANALYSIS.
 - UPON FAILURE, CONTACT OWNERS REPRESENTATIVE FOR REMEDIAL MEASURES.

- WEED CONTROL**
- PRIOR TO PLANTING, ERADICATE WEEDS WITHIN THE LIMITS OF WORK IN THE FOLLOWING ORDER:
 - IRRIGATE TWICE EACH DAY FOR APPROXIMATELY 5 TO 10 MINUTES EACH WATERING TIME (AS APPROPRIATE TO SITE CONDITIONS) FOR A PERIOD OF 30 CALENDAR DAYS.
 - APPLY POST EMERGENT HERBICIDE (SUCH AS ROUND-UP PRO) PER CALIFORNIA LICENSED PEST CONTROL ADVISOR AND ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. TAKE CARE TO PROTECT EXISTING PLANT MATERIAL WHICH IS TO REMAIN AS SHOWN ON THE PLANS.
 - WAIT THE REQUIRED PERIOD FOR THE HERBICIDE TO TAKE EFFECT (APPROXIMATELY 7-DAYS).
 - PHYSICALLY REMOVE WEEDS DEAD OR ALIVE WITHIN THE LIMITS.
 - EXISTING NATIVE VEGETATION SHALL NOT BE IRRIGATED AND IRRIGATION RUN-OFF SHALL NOT SPREAD TO AREAS WITH EXISTING NATIVE PLANTS (LOCALLY INDIGENOUS).
 - CLEAN ALL PLANTING AREAS TO A DEPTH OF TWELVE (12) INCHES, REMOVING ALL WEEDS, DEBRIS, ROCKS, OR OTHER DELETERIOUS MATTER 1 INCH DIAMETER OR LARGER FROM THE SITE.

- SOIL CONDITIONING AND FERTILIZING**
- GRUB / CLEAN AND ROTOTILL ALL PLANTING AREAS TO A DEPTH OF TWELVE (12) INCHES, REMOVING ALL WEEDS, DEBRIS, ROCKS, OR OTHER DELETERIOUS MATTER 1 INCH DIAMETER OR LARGER FROM THE SITE (UNLESS SPECIFIED OTHERWISE). THEN BLEND IN CONDITIONERS PER THE SPECIFICATIONS.
 - PERFORM SOIL TESTS PER LANDSCAPE SPECIFICATIONS.
 - IF SOIL IS IMPROPERLY COLLECTED, TESTS SHALL BE REJECTED AND RE-DONE USING CORRECT PROCEDURES AT NO ADDITIONAL COST TO THE OWNER.
 - SEE PLANS FOR TEST LOCATIONS.
 - SEE LANDSCAPE SPECIFICATIONS FOR THE TYPE(S) OF SOIL TO BE TESTED.
 - TESTING OF MULTIPLE SOIL TYPES MAY BE REQUIRED.
 - FOR IMPORT SOIL, A SOIL TEST FROM THE SOIL SUPPLIER SHALL NOT BE ACCEPTED UNLESS PERFORMED ON THE ACTUAL STOCKPILE TO BE USED, WITH MULTIPLE SAMPLES TAKEN FROM THE STOCKPILE, AND DONE WITHIN A MAXIMUM OF 1 MONTH PRIOR TO DELIVERY ON SITE.
 - SUBMIT TEST RESULTS TO LANDSCAPE ARCHITECT FOR REVIEW AS PART OF THE PLANTING SUBMITTAL
 - AMEND SOIL PER THE SOIL LABORATORY'S AND LANDSCAPE ARCHITECT'S RECOMMENDATIONS.
 - LEACHING MAY ALSO BE REQUIRED. SEE "DEEP WATER LEACHING" SECTION ABOVE.
 - SUBMIT A POST-AMENDED SOIL TEST TO THE LANDSCAPE ARCHITECT FOR REVIEW, AND RE-AMEND THE SOIL IF RECOMMENDED IN THE NEW TEST RESULTS.
 - REPEAT UNTIL ALL ISSUES HAVE BEEN CORRECTED.
 - SOIL TESTING, AMENDING, AND RETESTING ARE CONSIDERED LONG LEAD TIME ITEMS.
 - MULTIPLE ROUNDS MAY BE REQUIRED.
 - TESTS MAY BE DELAYED DUE TO LEACHING REQUIREMENTS.
 - CONTRACTOR TO PROVIDE ADEQUATE TIME BETWEEN ROUGH GRADING AND PLANTING TO COMPLETE ALL TESTS AND REMEDIATION.
 - PLANTING SHALL NOT COMMENCE UNTIL SOIL TREATMENTS ARE COMPLETE AND A POST-AMENDING SOIL TEST INDICATES THAT FURTHER TREATMENTS ARE NOT REQUIRED.
 - CONTRACTOR TO INCLUDE MULTIPLE ROUNDS OF SOIL TESTS AND AMENDING IN THE SCHEDULE AND BID PRICE.

PLANT AVAILABILITY

- THE ACT OF PROVIDING A BID FOR THIS PROJECT ESTABLISHES THE CONTRACTOR'S UNDERSTANDING THAT THE PLANTS SPECIFIED HEREIN MAY BE UNUSUAL AND MORE DIFFICULT TO LOCATE THAN THE INDUSTRY STANDARD AND THAT THE CONTRACTOR AGREES TO THE FOLLOWING:
 - THE CONTRACTOR SHALL SEARCH FOR EACH PLANT SPECIFIED. PROVIDED IN THESE DRAWINGS ARE A LIST OF PLANT NURSERY SOURCES TO BE CONTACTED DURING CONTRACTORS SEARCH. IF ANY OF THE LISTED NURSERIES, OR ANY NURSERIES IN CALIFORNIA OR ARIZONA HAVE THE SPECIFIED PLANTS IN THE CONTAINER SIZES SPECIFIED, THE CONTRACTOR SHALL BE OBLIGATED TO PURCHASE AND OBTAIN DELIVERY OF SAID PLANTS.
 - WITHIN TWENTY-ONE (21) DAYS AFTER AWARD OF CONTRACT, CONTRACTOR SHALL SUBMIT A PLANT LIST WITH NURSERY SOURCES, PLANT QUANTITIES AND PLANT SIZES. PLANT LIST SHALL INDICATE ALL UNAVAILABLE PLANTS AND WHICH NURSERIES WERE CONTACTED DURING CONTRACTORS SEARCH INCOMPLETE SUBMITTALS THAT ARE MISSING PLANTS SHALL BE REJECTED. LANDSCAPE ARCHITECT SHALL SUGGEST PLANT SUBSTITUTION BASED UPON INFORMATION IN CONTRACTOR SUBMITTAL.
 - UPON ACCEPTANCE OF CONTRACTOR PLANT SUBMITTAL BY LANDSCAPE ARCHITECT, CONTRACTOR SHALL SECURE PLANTS WITHIN FIVE (5) DAYS AND ARRANGE FOR DELIVERY FROM NURSERIES.

- TREES, SHRUBS, AND VINES**
- EACH TREE AND SHRUB SHALL BE PLACED IN THE CENTER OF THE HOLE AND SHALL BE SET PLUMB AND HELD RIGIDLY IN POSITION UNTIL THE PLANTING BACKFILL HAS BEEN TAPPED DOWN AROUND EACH ROOTBALL.
 - ALL PLANTS SHALL BE SET AT SUCH A LEVEL THAT THEY WILL NOT SETTLE. OTHERWISE THEY WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
 - ALL PLANTS SHALL BE THOROUGHLY WATERED INTO THE FULL DEPTH OF EACH PLANTING HOLE IMMEDIATELY AFTER PLANTING.
 - ROOT BARRIERS: ROOT CONTROL BARRIERS SHALL BE INSTALLED WHERE TREE TRUNK IS WITHIN FIVE FEET OF HARDSCAPE (OR CLOSER). INSTALL ROOT BARRIERS ADJACENT, AND PARALLEL TO, EDGE OF HARDSCAPE. LINEAR APPLICATIONS AND NOT ENCIRCLING ROOTBALL. BARRIERS SHALL BE 10 - FT. MIN. LENGTH; CENTER STRIP OF ROOT BARRIER ON THE TREE TRUNK.

- PLANTING SOO TURF**
- SEE SPECIFICATIONS FOR LAWN AREA SOIL PREPARATION AND SOO INSTALLATION.

- MAINTENANCE PERIOD**
- LANDSCAPE AREAS SHALL BE KEPT FREE OF WEEDS, NOXIOUS GRASS, AND ALL OTHER UNDESIRABLE VEGETATIVE GROWTH AND DEBRIS.
 - PLANT MATERIALS SHALL BE KEPT IN A HEALTHY, OPTIMUM GROWING CONDITION AND IN A VISUALLY PLEASING APPEARANCE BY WATERING, PRUNING, MOWING, FERTILIZING, RESTAKING, PEST AND DISEASE CONTROLLING, SPRAYING, WEEDING, CLEAN-UP AND ANY MAINTENANCE OPERATION NECESSARY TO INSURE A HEALTHY, VIGOROUS STAND OF PLANTS AT THE TIME OF FINAL INSPECTION.
 - SEE SPECIFICATIONS FOR APPLICATION OF THE POST PLANTING FERTILIZER AT THE RATE SPECIFIED.
 - CONTRACTOR IS RESPONSIBLE FOR THE LANDSCAPE MAINTENANCE FOR ALL PLANTED AND/OR IRRIGATED AREAS SHOWN ON THE PLANS FOR THE MAINTENANCE PERIOD INDICATED IN THE SPECIFICATIONS.

- IRRIGATION**
- AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY CITY OF SAN DIEGO LAND DEVELOPMENT CODE - GENERAL PLANTING AND IRRIGATION SECTION (L24331C) FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.

- PERMIT NOTES**
- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
 - MINIMUM TREE SEPARATION DISTANCE
 - IMPROVEMENTS / MINIMUM DISTANCE TO STREET TREE
 - TRAFFIC SIGNALS / STOP SIGNS - 20 FT
 - UNDERGROUND UTILITY LINES - 5 FT (EXCEPT SEWER)
 - SEWER LINE - 10 FT
 - ABOVE GROUND UTILITY STRUCTURES - 10 FT
 - DRIVEWAY (ENTRIES) - 10 FT
 - INTERSECTIONS INTERSECTING CURB LINES OF TWO STREETS - 25 FT

- EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN THE FOLLOWING MEASURES WILL BE PROVIDED:
 - A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
 - STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
 - ROOT SYSTEMS OF EXISTING TREES WILL BE PROTECTED FROM FLOODING, EROSION, CHEMICAL SPILLS, AND EXCESSIVE WETTING AND DRYING DURING DEMATERING.
 - THE EXISTING GRADE WILL BE MAINTAINED WITHIN THE DRIP LINE OF EXISTING TREES.
 - ROOTS OF EXISTING TREES WILL BE CUT APPROXIMATELY 1 INCHES BACK FROM NEW CONSTRUCTION AND ALL CUTS WILL BE SEALED WITH WOOD PAINT AS MANUFACTURED BY FLINTKOTE OR APPROVED EQUAL.
 - A CERTIFIED CONSULTING ARBORIST SHALL OVERSEE PRUNING OF ANY ROOTS 4-IN OR GREATER IN DIAMETER.
 - MAINTAIN AND DOCUMENT A TREE WATER SCHEDULE DURING CONSTRUCTION.
 - ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.
- A MINIMUM ROOT ZONE OF 40 SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FT, PER SAN DIEGO MUNICIPAL CODE SECTION (L24401B)161.
- MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASE OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT OR WITHIN 30 DAYS OF A FINAL LANDSCAPE INSPECTION.

NURSERY LIST

BUSINESS NAME	PHONE NUMBER
ABC NURSERY	(800) 654-8062
ALTMAN SPECIALTY PLANTS	(760) 744-8181
ARBOR NURSERY	(626) 977-4623
AUSTRALIAN NATIVE PLANTS	(951) 646-2362
B & B NURSERY TOWN	(951) 646-2362
BARON BROTHERS NURSERY, INC.	(951) 644-0295
BARRELS & BRANCHES	(760) 752-2952
BEVILWOOD TREE FARM	(805) 485-7601
BIG TREES NURSERY, INC.	(951) 487-5553
BOTHING TREETLAND FARMS	(818) 883-1222
BOTANICAL PARTNERS	(760) 758-4181
BRIGGS TREE NURSERY	(760) 727-2127
BUENA CREEK GARDENS	(760) 744-2910
CALIFORNIA CACTUS CENTER	(626) 795-7288
CAL - TOKYO NURSERY	(562) 208-9534
CELEBRITY GARDENS	(951) 733-9640
CHIA NURSERY	(951) 644-2382
CHOICE NURSERY	(951) 481-4151
CLAUSON NURSERY	(760) 728-2140
COLOR CONNECTION	(951) 927-1331
CYCADS N PALMS	(760) 728-4074
DUBLINS NURSERY	(760) 728-9572
EAK GROUNDCOVER	(760) 788-0824
EL NAITIVO GROWERS	(626) 969-8440
ELLIS FARMS	(760) 753-5234
ETERA-NORTHWEST HORTICULTURE	(800) 752-8784
ETERO SEASONS WHOLESALE	(619) 728-0882
FOXTAIL FARMS OF CALIFORNIA	(619) 668-7242
GANTERS	(760) 758-8775
GOOD EARTH NURSERY	(760) 728-5177
GREENE NURSERY	(909) 628-9645
GREEN MEADOW GROWERS	(760) 751-0713
GROSVET CACTUS	(760) 727-1123
GROSVET	(714) 528-0761
HINES FALLBROOK	(800) 258-6472
HOKKAI NURSERY	(760) 746-2108
HUNTER'S NURSERY	(619) 483-0241
JUNGLE MUSIC	(951) 231-4625
KINGS RIVER NURSERY	(951) 787-2073
LAS PILLITAS NURSERY	(760) 748-5930
MAGIC GROWERS	(800) 648-0244
MIRAMAR WHOLESALE	(951) 552-0028
MIRAMAR WHOLESALE	(848) 951-7939
MIRAMAR WHOLESALE NURSERY	(800) 951-7939
HITSUMI NURSERY	(800) 824-0554
MONROVIA NURSERY	(760) 429-9203
MOSAIC CREEK NURSERY	(760) 746-2514
MOUNTAIN BERB GARDEN	(619) 445-8752
NATIVE SONS WH. NURSERY	(951) 481-2216
NATIVE WEST NURSERY (FORMERLY RECON)	(619) 423-2284
NORMANS NURSERY	(626) 295-9795
ORANGE COUNTY NURSERY	(800) 568-0168
OTTO & SONS NURSERY	(951) 524-2123
PACIFIC WEST TREE CO.	(754) 895-5959
PARADEE TREE NURSERY	(760) 638-5400
PARKWAY NURSERY (PALMS)	(760) 638-4640
PERENNIAL ADVENTURE	(619) 660-9631
PERFORMANCE NURSERY	(800) 529-5446
PIERGROSSI LANDSCAPE	(760) 598-4082
PRICE'S NURSERY & GARDEN	(760) 777-7225
RANCHO SOLEDAD NURSERY	(951) 758-2117
ROADRUNNER TREE FARM	(760) 787-2119
ROSSEL AND NURSERY	(760) 728-8863
SAKOKA WHOLESALE NURSERY	(714) 938-0345
SAN MARCOS GROWERS	(951) 683-1561
SANTA CATALINA NURSERY	(760) 751-4625
SERRA GARDENS	(310) 458-1572
SHERMAN NURSERY	(760) 471-9898
SILKNETTIES OF THE DESERT	(760) 727-2929
SOLANA SUCCULENTS	(951) 259-4538
SOUTH COAST WHOLESALE	(951) 688-8486
SULLIN AND WHITNEY ROBINSON	(760) 758-3813
SUNCREST NURSERIES	(800) 849-5064
SUNNY SLOPE	(714) 628-0559
SWAN HILL NURSERY, LLC	(626) 925-0545
THEODORE PAYNE FOUNDATION	(818) 766-1822
TIMBERLINE TREES	(626) 445-9509
TOHLINSON SELECT NURSERIES	(760) 727-2203
TREE OF LIFE NURSERY	(646) 728-0845
TREE SOURCE	(848) 347-1181
UPPER CHASE NURSERY	(951) 778-2948
VALLEY CREST TREE EMPANY	(951) 524-3939
VENTURA COUNTY NURSERY, INC.	(951) 644-7077
VILLAGE NURSERIES, HUNTINGTON BEACH	(714) 963-5772
VILLAGE NURSERIES, MIRAMAR	(951) 552-0562
W D YOUNG & SONS	(760) 347-7926
WALKER-VICE NURSERY	(619) 749-1815
WALTER ANDERSON'S	(619) 224-8271
WALTER ANDERSON'S	(951) 512-6200
WEINER'S GARDENS	(760) 428-2184
WEST COAST NURSERIES	(760) 438-1252
WESTERN CACTUS	(760) 728-1718
YASUDA TREE NURSERY	(619) 262-0555



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Consultant:

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DEL MAR, CA 92014

Date	Description	
5/2/2021	CITY SUBMITTAL	RG
12/06/2021	CITY RE-SUBMITTAL	RG
03/01/2022	CITY RE-SUBMITTAL	RG
04/03/2022	CITY RE-SUBMITTAL	RG
05/02/2022	CITY RE-SUBMITTAL	RG

Seal/Signature



Project Name
NOVAK RESIDENCE

Project Number
2011-NOV

Description

PLANTING NOTES

Sheet

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L3.3

PLANTING LEGEND

TREES



ACER PALMATUM 'GLOWING EMBERS' - GLOWING EMBERS MAPLE



CYATHEA COOPERI - AUSTRALIAN TREE FERN



DURANTA REPENS 'GOLDEN DEWDROP' - GOLDEN DEWDROP



HETEROMELES ARBUTIFOLIA - TOYON



PLUMERIA OBTUSA - SINGAPORE PLUMERIA



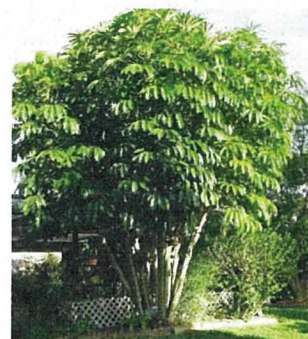
MAGNOLIA STELLATA 'ROYAL STAR' - ROYAL STAR MAGNOLIA



PLATANUS RACEMOSA - CALIFORNIA SYCAMORE



QUERCUS AGRIFOLIA - COAST LIVE OAK



SCHEFFLERA ACTINOPHYLLA - UMBRELLA TREE



ABUTILON STRIATUM - RED VEN INDIAN MALLOW



AEONIUM 'ALICE KECK PARK' - ALICE KECK PARK AEONIUM



AGAVE ATTENUATA 'SOUTIN BLUE' - BLUE FOXTAIL AGAVE



AGAVE OVATIFOLIA 'FROSTY BLUE' - WHALE TONGUE AGAVE



ALLIUM 'GLOBEMASTER' - GLOBEMASTER ALLIUM



ABUTILON PALMERI - PALMERS MALLOW



ASPARAGUS DENSIFLORUS 'MYERS' - FOXTAIL FERN



ACHILLEA MILLEFOLIUM - COMMON YARROW



CAREX PANSA - CALIFORNIA MEADOW SEDGE



CEANOETHUS 'CELESTIAL BLUE' - CELESTIAL BLUE CALIFORNIA LILAC



CEANOETHUS G. H. 'YANKEE POINT' - YANKEE POINT CALIFORNIA LILAC



CHONDROPETALUM TECTORUM - SMALL CAPE RUSH



DRACAENA MARGINATA - DRAGON TREE



ERIGERON KARVINSKIANUS - SANTA BARBARA DAISY



GALVEZIA SPACIOSA 'FIRECRACKER' - ISLAND SNAPDRAGON



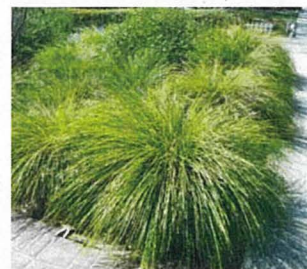
MA HAYESIANA - SAN DIEGO POVERTY WEED



JUNCUS PATENS 'ELK BLUE' - CALIFORNIA GRAY RUSH



LIRIOPE MUSCARI - LILY TURF



LOMANDRA LONGIFOLIA 'BREEZE' - DWARF MAT RUSH



MAHONIA E. 'SOFT CARESS' - SOFT CARESS MAHONIA



MUHLENBERGIA 'WHITE CLOUD' - WHITE AWN MUHLY



MYRTUS COMMUNIS 'COMPACTA' - DWARF MYRTLE



NANDINA DOMESTICA 'ALBA LEMON LIME' - LEMON LIME NANDINA



NEPHROLEPIS CORDIFOLIA - SWORD FERN



OPHIOPOGON JAPONICUS 'NANUS' - DWARF MONDO GRASS



PHILODENDRON XANADU - WINTERBOURN PHILODENDRON



SPHAERALCEA AMBIGUA 'LOUIS HAMILTON' - LOUIS HAMILTON DESERT MALLOW



SALVIA APIANA - WHITE SAGE



SALVIA CLEVELANDII - CLEVELAND SAGE



VERBENA LILACINA DE LA MINA - CEDROS ISLAND VERBENA

LdG

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Consultant:

NOVAK RESIDENCE
 1005 HIGHLAND DRIVE
 DEL MAR, CA 92014

Date	Description	RG
5/9/2021	CITY SUBMITTAL	RG
12/06/2021	CITY RE-SUBMITTAL	RG
03/01/2022	CITY RE-SUBMITTAL	RG
04/15/2022	CITY RE-SUBMITTAL	RG
05/10/2022	CITY RE-SUBMITTAL	RG

Seal/Signature



Project Name
 NOVAK RESIDENCE

Project Number
 2011-NOV

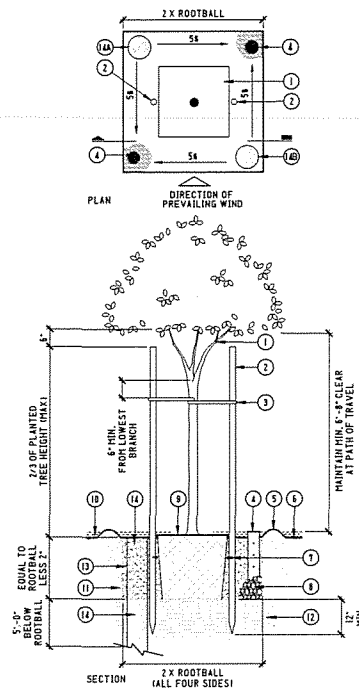
Description

PLANT IMAGES

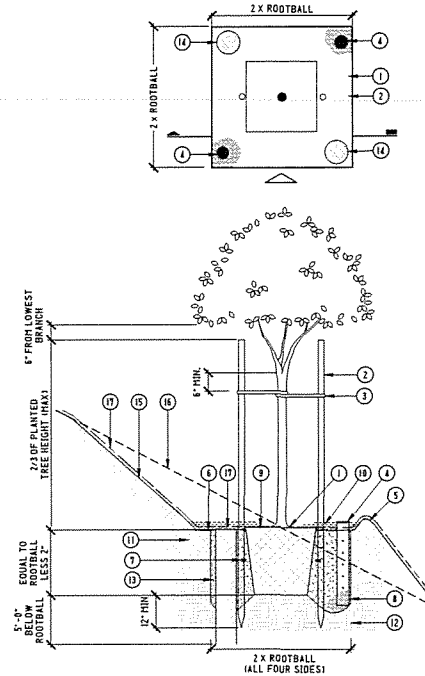
Sheet

Sheet 26 of 27

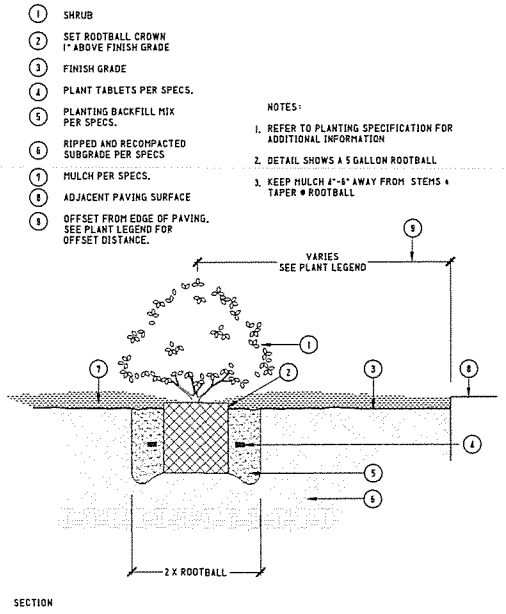
L3.4



- 1 TREE AND ROOTBALL
 - 2 TREE STAKES (2) PER SPECIFICATIONS - LOCATE ON WINDWARD SIDE OF TREE
 - 3 TREE TIES PER SPECIFICATIONS
 - 4 (2) 4" DIA. PERFORATED PIPE WITH 8" ELL FITTING AT BOTTOM AND FLAT GRATE AT TOP. COLOR PER SPECIFICATIONS. WRAP PIPE IN FILTER FABRIC SOCK ("HANCOR" - NO KNOWN EQ.) LEAVE PIPE HOLLOW.
 - 5 4" HIGH EARTH BERM - EDGE OF PLANT PIT, FIRMLY COMPACTED.
 - 6 FINISHED GRADE
 - 7 PLANT TABLETS PER SPECIFICATIONS 6" BELOW GRADE.
 - 8 1 CU. FT. CRUSHED AGGREGATE
 - 9 REMOVE EXCESS SOIL AND MULCH IN PLANTING BOX TO EXPOSE ROOT FLARE AND SET ROOTBALL 2" ABOVE FINISH GRADE
 - 10 MULCH PER SPECIFICATIONS
 - 11 RIPPED AND RECOMPACTED SUBGRADE OR AMENDED SOIL PER SPECIFICATIONS. DO NOT LOOSEN SOIL BENEATH ROOTBALL.
 - 12 EXISTING SOIL
 - 13 PLANTING BACKFILL MIX PER SPECIFICATIONS
 - 14 AUGER (1) 8" DIA. PERCOLATION PIT PER TREE LOCATION TO 5'-8" DEPTH BELOW ROOTBALL AND FILL WITH NON-COMPACTED NATIVE SOIL.
 - 15 IF PERCOLATION TEST FAILS, PROCEED TO AUGER (1) ADDITIONAL 8" DIA. FOR 5'-8" DEPTH BELOW ROOTBALL PERCOLATION PITS.
- NOTES:
1. REFER TO PLANTING SPECIFICATION FOR ADDITIONAL INFORMATION
 2. DETAIL SHOWS A 24" BOX TREE. MODIFY DETAIL IF LARGER TREE IS PROPOSED
 3. KEEP MULCH 4"-5" AWAY FROM STEMS + TAPER + ROOTBALL
 4. MINIMUM BRANCHING HEIGHT 72" ABOVE ACCESSIBLE SURFACE
 5. 24" AND 36" BOX TREES SHALL HAVE TREE STAKES PER SPECIFICATIONS. 48" BOX TREES OR LARGER SHALL HAVE GUY WIRING STABILIZATION PER SPECIFICATIONS.
 6. REFER TO SPECIFICATIONS FOR SUPPLEMENTAL CORRECTION IN THE EVENT OF MAJOR SOIL PERCOLATION CONCERNS.

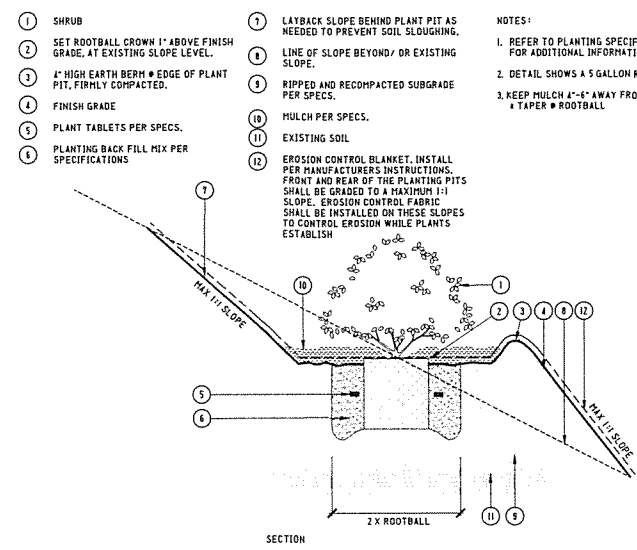


- 1 TREE AND ROOTBALL
 - 2 TREE STAKES (2) PER SPECIFICATIONS - LOCATE ON WINDWARD SIDE OF TREE
 - 3 TREE TIES PER SPECIFICATIONS
 - 4 (2) 4" DIA. PERFORATED PIPE WITH 8" ELL FITTING AT BOTTOM AND FLAT GRATE AT TOP. WRAP PIPE IN FILTER FABRIC SOCK ("HANCOR" - NO KNOWN EQ.) LEAVE PIPE HOLLOW.
 - 5 4" HIGH EARTH BERM - EDGE OF PLANT PIT, FIRMLY COMPACTED.
 - 6 FINISHED GRADE
 - 7 PLANT TABLETS PER SPECIFICATIONS 6" BELOW GRADE.
 - 8 1 CU. FT. CRUSHED AGGREGATE
 - 9 SET ROOTBALL 2" ABOVE FINISH GRADE, AT EXISTING SLOPE LEVEL.
 - 10 MULCH PER SPECIFICATIONS
 - 11 RIPPED AND RECOMPACTED SUBGRADE OR AMENDED SOIL PER SPECIFICATIONS. DO NOT LOOSEN SOIL BENEATH ROOTBALL.
 - 12 EXISTING SOIL
 - 13 PLANTING BACKFILL MIX PER SPECIFICATIONS
 - 14 AUGER (1) 8" DIA. PERCOLATION PIT PER TREE LOCATION TO 5'-8" DEPTH BELOW ROOTBALL AND FILL WITH NON-COMPACTED NATIVE SOIL. POSITION OPPOSITE OF 4" PERFORATED PIPE. ENSURE COVERAGE OF 3" MULCH. IF PERCOLATION TEST FAILS, PROCEED TO AUGER (2) 8" DIA. X 5'-8" DEPTH BELOW ROOTBALL PERCOLATION PITS.
 - 15 LAYBACK SLOPE BEHIND PLANT PIT AS NEEDED TO PREVENT SOIL SLOUGHING.
 - 16 LINE OF SLOPE BEYOND/ OR EXISTING SLOPE
 - 17 EROSION CONTROL BLANKET, WHERE OCCURS: INSTALL PER MANUFACTURERS INSTRUCTIONS
- NOTES:
1. REFER TO PLANTING SPECIFICATION FOR ADDITIONAL INFORMATION.
 2. DETAIL SHOWS A 24 BOX TREE. MODIFY DETAIL IF LARGER TREE IS PROPOSED.
 3. KEEP MULCH 4"-5" AWAY FROM STEMS + TAPER + ROOTBALL.
 4. MINIMUM BRANCHING HEIGHT 72" ABOVE ACCESSIBLE SURFACE.
 5. 24" AND 36" BOX TREES SHALL HAVE TREE STAKES PER SPECIFICATIONS. 48" BOX TREES OR LARGER SHALL HAVE GUY WIRING STABILIZATION PER SPECIFICATIONS.
 6. REFER TO SPECIFICATIONS FOR SUPPLEMENTAL CORRECTION IN THE EVENT OF MAJOR SOIL PERCOLATION CONCERNS
 7. ALL MULCH FROM NURSERY SHOULD BE REMOVED ENTIRELY PRIOR TO PLANT INSTALLATION TO ENSURE ROOTBALL IS PLANTED AT CORRECT ELEVATION.



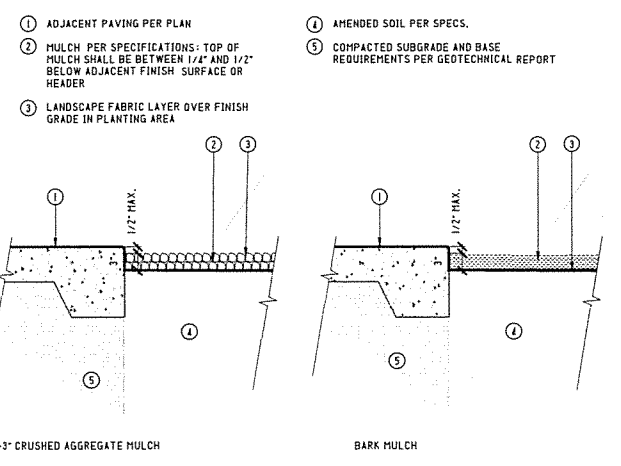
- 1 SHRUB
- 2 SET ROOTBALL CROWN 1" ABOVE FINISH GRADE
- 3 FINISH GRADE
- 4 PLANT TABLETS PER SPECS.
- 5 PLANTING BACKFILL MIX PER SPECS.
- 6 RIPPED AND RECOMPACTED SUBGRADE PER SPECS.
- 7 MULCH PER SPECS.
- 8 ADJACENT PAVING SURFACE
- 9 OFFSET FROM EDGE OF PAVING. SEE PLANT LEGEND FOR OFFSET DISTANCE.

- NOTES:
1. REFER TO PLANTING SPECIFICATION FOR ADDITIONAL INFORMATION
 2. DETAIL SHOWS A 5 GALLON ROOTBALL
 3. KEEP MULCH 4"-5" AWAY FROM STEMS + TAPER + ROOTBALL

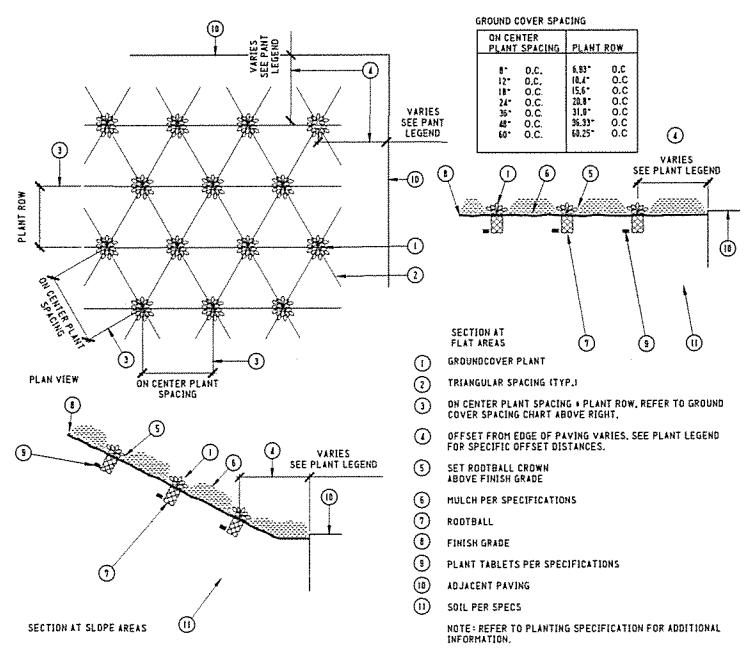


- 1 SHRUB
- 2 SET ROOTBALL CROWN 1" ABOVE FINISH GRADE, AT EXISTING SLOPE LEVEL.
- 3 4" HIGH EARTH BERM - EDGE OF PLANT PIT, FIRMLY COMPACTED.
- 4 FINISH GRADE
- 5 PLANT TABLETS PER SPECS.
- 6 PLANTING BACK FILL MIX PER SPECIFICATIONS
- 7 LAYBACK SLOPE BEHIND PLANT PIT AS NEEDED TO PREVENT SOIL SLOUGHING.
- 8 LINE OF SLOPE BEYOND/ OR EXISTING SLOPE.
- 9 RIPPED AND RECOMPACTED SUBGRADE PER SPECS.
- 10 MULCH PER SPECS.
- 11 EXISTING SOIL
- 12 EROSION CONTROL BLANKET. INSTALL PER MANUFACTURERS INSTRUCTIONS. FRONT AND REAR OF THE PLANTING PITS SHALL BE GRADED TO A MAXIMUM 1:1 SLOPE. EROSION CONTROL FABRIC SHALL BE INSTALLED ON THESE SLOPES TO CONTROL EROSION WHILE PLANTS ESTABLISH

- NOTES:
1. REFER TO PLANTING SPECIFICATION FOR ADDITIONAL INFORMATION
 2. DETAIL SHOWS A 5 GALLON ROOTBALL
 3. KEEP MULCH 4"-5" AWAY FROM STEMS + TAPER + ROOTBALL



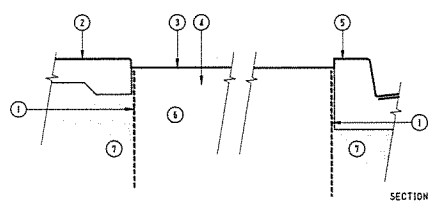
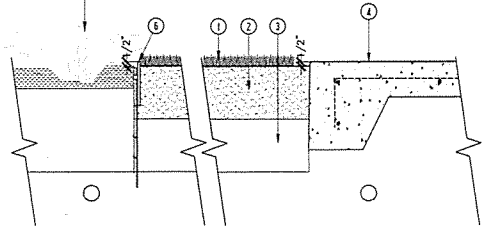
- 1 ADJACENT PAVING PER PLAN
- 2 MULCH PER SPECIFICATIONS - TOP OF MULCH SHALL BE BETWEEN 1/4" AND 1/2" BELOW ADJACENT FINISH SURFACE OR HEADER
- 3 LANDSCAPE FABRIC LAYER OVER FINISH GRADE IN PLANTING AREA
- 4 AMENDED SOIL PER SPECS.
- 5 COMPACTED SUBGRADE AND BASE REQUIREMENTS PER GEOTECHNICAL REPORT



GROUND COVER SPACING			
ON CENTER PLANT SPACING	ON CENTER PLANT ROW		
8" O.C.	6.83'	O.C.	
12" O.C.	10.4'	O.C.	
18" O.C.	15.6'	O.C.	
24" O.C.	20.8'	O.C.	
30" O.C.	26.0'	O.C.	
36" O.C.	31.2'	O.C.	
42" O.C.	36.4'	O.C.	
48" O.C.	41.6'	O.C.	
54" O.C.	46.8'	O.C.	

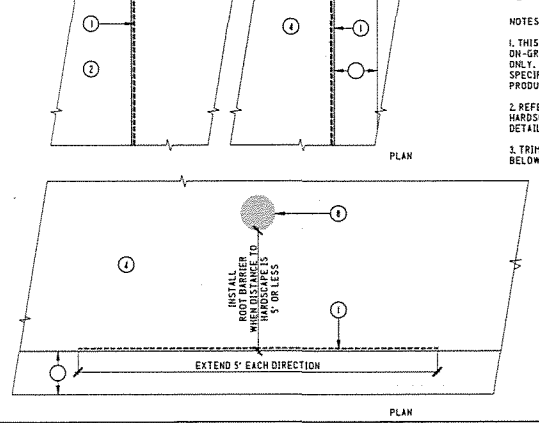
- 1 GROUND COVER PLANT
 - 2 TRIANGULAR SPACING (TYP.)
 - 3 ON CENTER PLANT SPACING + PLANT ROW, REFER TO GROUND COVER SPACING CHART ABOVE RIGHT.
 - 4 OFFSET FROM EDGE OF PAVING VARIES. SEE PLANT LEGEND FOR SPECIFIC OFFSET DISTANCES.
 - 5 SET ROOTBALL CROWN ABOVE FINISH GRADE
 - 6 MULCH PER SPECIFICATIONS
 - 7 ROOTBALL
 - 8 FINISH GRADE
 - 9 PLANT TABLETS PER SPECIFICATIONS
 - 10 ADJACENT PAVING
 - 11 SOIL PER SPECS
- NOTE: REFER TO PLANTING SPECIFICATION FOR ADDITIONAL INFORMATION.

- 1 LAWN, PER PLANTING LEGEND AND SPECIFICATIONS
- 2 6" DRAINAGE SAND
- 3 AMENDED PLANTING SOIL, PER SPECIFICATIONS
- 4 ADJACENT PAVING, REFER TO PLAN
- 5 ADJACENT PLANTING AREA, PER PLAN
- 6 METAL EDGING
- 7 COMPACTED SUBGRADE PER GEOTECHNICAL REPORT



- 1 24" HIGH ROOT BARRIER 5' OR CLOSER TO PAVING OR HOW EDGE, 16" LENGTH TYPICAL. PERPENDICULAR TO CENTER OF TREE TRUNK. TYPAR BIOBARRIER, NO SUBSTITUTIONS
- 2 CONCRETE PAVING
- 3 FINISH GRADE
- 4 PLANTING AREA
- 5 CONCRETE CURB
- 6 PLANTING BACKFILL MIX PER SPECIFICATION
- 7 COMPACTED SUBGRADE
- 8 TREE

- NOTES:
1. THIS ROOT BARRIER IS FOR USE IN ON-GRADE LANDSCAPE APPLICATIONS ONLY. REFER TO PLANTING SPECIFICATIONS FOR ROOT BARRIER PRODUCT AND SIZE.
 2. REFER TO PLANS FOR SPECIFIC HARDSCAPE/BARRIER RELATIONSHIPS: DETAIL IS DIAGNOSTIC.
 3. TRIM TOP OF BARRIER TO BE 1/2" BELOW FINISHED GRADE.



LdG

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03/01/2022	CITY RE-SUBMITTAL	RG
04/03/2022	CITY RE-SUBMITTAL	RG
05/03/2022	CITY RE-SUBMITTAL	RG

Seal/Signature



Project Name
NOVAK RESIDENCE

Project Number
 2011-NOV

Description

PLANTING DETAILS

Sheet

Sheet 27 of 27

L3.5



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: July 13, 2022
ORIGINATING DEPT: Community Development Department
SUBJECT: **Public Hearing: Consideration of Resolution 2022-087 and 2022-088 Requesting Certification of the Initial Study/Mitigated Negative Declaration and the Approval an Application for a Development Review Permit and Structure Development Permit for Ida Avenue Apartments, an Eight-Unit, Rental Residential Development Located on a Vacant Lot on the East Side of Ida Avenue. (Applicant: KNN Management LLC; Case No.: 17-18-03; APN: 298-162-37)**

BACKGROUND:

The Applicant, KNN Management LLC, is requesting City Council certification of the Initial Study / Mitigated Negative Declaration (IS/MND) and approval of a Development Review Permit (DRP), and Structure Development Permit (SDP) to construct the Ida Avenue Apartments Project (the "Project"). The proposed Project is an eight-unit, for-lease residential apartment complex on a 0.89-acre vacant property located in the Medium-High Residential (MHR) Zone and on the east side of Ida Avenue, south of Genevieve Street immediately west of the Interstate 5 (I-5) Freeway. The proposed Project consists of two (2) detached two-story buildings built above basement-level garages, a total of 18 off-street parking spaces, 11,451 cubic yards of aggregate grading, a communal playground, landscaping, and associated site improvements. The southern building ("Building 1") would be 11,971 square feet and include 6 units with a subterranean shared parking garage (12 spaces and 2 guest spaces). The northern building ("Building 2") would be 3,917 square feet and include 2 units with partially subterranean private two-car garages. The maximum building height is proposed at 24.94 feet above the proposed grade with the highest point of the structure at 140.03 feet above Mean Sea Level (MSL).

The project plans provided by the Applicant are included in Attachment 1. Pursuant to the requirements of the California Environmental Quality Act (CEQA), the City prepared an IS/MND, which is included in Attachment 2 and the associated appendices consisting of technical reports related to the project are available for review on the City's website at

CITY COUNCIL ACTION:

<https://www.cityofsolanabeach.org/en/government/departments/community-development/planning/ida-avenue-apartments-project>).

The Project requires a DRP for grading in excess of 100 cubic yards, construction of a structure with a second floor that exceeds 35 percent of the floor area of the first floor, and to exceed the base density for the MHR Zone. The project also requires a SDP for construction in excess of 16 feet in height measured above the pre-existing grade.

The issues before the Council are: 1) whether to adopt Resolution 2022-087 (Attachment 3) certifying the IS/MND for the proposed Project; and 2) if the Council certifies the IS/MND, whether to approve, approve with conditions, or deny the Applicant’s request for a DRP and SDP and adopt Resolution 2022-088 (Attachment 4).

DISCUSSION:

The 0.89-acre vacant property is located on the east side of Ida Avenue, south of Genevieve Street and immediately west of the I-5 Freeway. The topography of the triangular shaped lot slopes down gradually from east to west. The majority of the site consists of a slope between 10 and 20 percent. The vacant property consists of disturbed, non-native vegetation and groundcover such as ice plant, Russian thistle, and telegraph weed. A chain-link fence currently separates the property from the I-5 right-of-way to the east. There are no public improvements, such as curb, sidewalk, and gutter located along the Ida Avenue right-of-way to the west of the property except for high-voltage transmission lines.

The Applicant is requesting approval of a DRP and SDP to construct an eight-unit, for-lease, residential development consisting of two detached two-story buildings built above basement-level garages and perform associated site improvements including cut and fill grading, drainage improvements, landscaping, a playground, and off-street parking.

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

Table 1			
LOT INFORMATION			
Property Address:	0 Ida Ave.*	Zoning Designation:	MHR (8-12 du/ac)
Gross Lot Size:	40,833 sf	# Units Allowed:	7-10 Dwelling Units
Net Lot Size:	38,904 sf	# Units Requested:	8 Dwelling Units**
Max. FAR 75%:	30,625 sf	Setbacks: (d)	Required Proposed
Proposed Floor Area:	15,888 sf	Front (W)	20 ft*** 20 ft
Below Max. Floor Area by:	14,737 sf	Interior Side (N)	5 ft 5 ft
Max. Allowable Height:	25 ft	Interior Side (S)	5 ft 5 ft
Max. Proposed Height:	24.94 ft	Rear (E)	15 ft*** 15 ft
Highest Point/Ridge:	140.03 MSL	*The vacant lot will be assigned address(es) during building permit plan check	
Overlay Zone(s):	N/A	**The Applicant is requesting to exceed the base density as part of the DRP per SBMC 17.20.030(B)(1)(c).	
		***Front and Rear setbacks reduced due to average lot depth.	

PROPOSED PROJECT INFORMATION											
Proposed Floor Area Breakdown:											
	Building 1 (South)							Building 2 (North)			Total
Unit #	1	2	3	4	5	6	Total	7	8	Total	
1 st Floor	1,019	970	983	960	979	1,032	5,943	1,085	1,115	2,200	8,143
2 nd Floor	813	775	850	786	814	825	4,863	872	741	1,613	6,476
Covered Patios		300	252	185	300		1,037		104	104	1,141
Basement Garage	Shared Garage						9,077	1,082	728	1,810	10,887
Common Area							128				128
Subtotal	1,832	2,045	2,085	1,931	2,093	1,857	21,048	3,039	2,688	5,727	26,775
Basement Exemption							- 9,077	- 1,082	- 728	- 1,810	-10,887
Total Floor Area	1,832	2,045	2,085	1,931	2,093	1,857	11,971	1,957	1,960	3,917	15,888
Proposed Grading: 8,945 CY of cut and 235 CY of fill; 106 CY of excavation for footings; 21 CY of fill for footings; 894 CY of removal and recompaction for wall footings; 1,839 CY building over excavation; an aggregate grading quantity of 12,040 CY; and 8,975 CY of export off site.											
Required Permits: DRP: grading in excess of 100 cubic yards; construction of a second story that exceeds 35% of the first floor; and density in excess of the base density in the allowed range for the MHR Zone. SDP: a new structure that exceeds 16 feet in height measured from the pre-existing grade.											
Required Parking: 16 spaces + 2 guest spaces Proposed Parking: 16 spaces + 4 guest spaces Proposed Fences and Walls: Yes Proposed Accessory Dwelling Unit: No Proposed Accessory Structure: Playground equipment							Existing Development: Vacant lot				

Staff has prepared draft findings for approval of the DRP in the attached Resolution 2022-088 for Council's consideration based upon the information in this report. 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 2022-088.

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 second story that exceeds 35 percent of the first floor, and a density that exceeds the base density in the allowable range for the MHR Zone. The Council may approve, or conditionally approve, a DRP only if all of the findings listed

below can be made. If the findings cannot be made, the Council shall deny the DRP. Resolution 2022-088 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.

DRP Finding #1

General Plan Consistency

The proposed Project may be found consistent with the General Plan, which designates the property as Medium-High Density Residential (MHR) and is intended for multi-family residential development within a density range of eight to twelve units per acre. The proposed Project may be found to be consistent with the following General Plan policies in the City's Land Use (LU) Element for residential land uses:

- Policy LU-1.1: Encourage the development and protection of healthy residential neighborhoods by ensuring sensitive transitions between those neighborhoods and adjoining areas and preventing deterioration through rehabilitation and maintenance efforts.
- Policy LU-1.2: The City's land use plan shall include residential land uses comprising a range of housing types, locations, and densities.
- Policy LU-6.6: Promote infill development, redevelopment, rehabilitation, and reuse efforts that protect and contribute positively to existing neighborhoods and surrounding areas.
- Policy LU-6.7: Promote appropriate transitions in building height and bulk which are sensitive to the visual and physical character of adjacent neighborhoods.

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 Project could be found to be consistent with the following General Plan programs and goals in the City's Housing Element which the City is committed to implementing the housing goals, including regional housing needs assessment / local share goals and affordable housing goals, including:

- The adequate provision of a range of safe and decent housing opportunities that will meet Solana Beach's share of the existing and future housing needs of the region.
- Maintenance, preservation, and enhancement of community and neighborhood character and the quality of residential neighborhoods and commercial areas.
- Developing a site that was identified as having development potential for 7-10 dwelling units in the City's Housing Element.

The 2013-2020 Cycle Housing Element identified the subject property as an adequate site that was already zoned to allow for multi-family residential development. Referenced as "Site 8" in the Adequate Sites Inventory, the Housing Element specified a past project application (DRP/SDP/SUB 17-07-08) for an 8-unit detached residential condominium development, which was later withdrawn.

In 2021, the City adopted the 6th Cycle 2021-2029 Housing Element which includes this site as a property that could accommodate eight (8) moderate and above moderate housing units. The 6th Cycle Housing Element is still pending certification by HCD, however, this project is consistent with the adopted policies and estimated densities for housing development on vacant and underutilized properties.

Local Coastal Plan/Land Use Plan Consistency

The Solana Beach City Council adopted a Local Coastal Plan (LCP) Land Use Plan (LUP) on February 27, 2013 (amended and certified on June 11, 2014). Although the LUP has been certified by the California Coastal Commission, the Local Implementation Plan (LIP) portion of the LCP has not yet been certified; as such, the provisions of the LUP are considered by the Coastal Commission to be advisory rather than mandatory at this time.

The purpose of the LUP is to implement the State's goals for the coastal zone. The City's LUP provides long-term goals that promote the beneficial use of lands in the City and the beach and shoreline for residents and visitors alike. The LCP/LUP designates the property as Medium-High Density Residential. This land use category is intended to be developed with eight to 12 dwelling units per acre. This zone is intended for multiple family attached units such as apartments and condominium buildings. Such areas are located in close proximity to major community facilities, commercial centers, and transportation routes. It is intended that development in this zone utilize innovative site planning and provide on-site recreational amenities.

The proposed Project could be found to be consistent with the LCP/LUP. In particular, the proposed Project could be found to be consistent with the policies in Chapter 5 – New Development, which includes general policies for new development, and policies for

residential development, multi-family development and redevelopment, energy efficiency and archaeology.

Zoning Ordinance Consistency

SBMC Section 17.20.010(E) specifies that the MHR Zone is intended for a wide range of residential development types including detached single-family and attached duplex units at the low end of the density range and multiple family attached units at the higher end of the density range. The MHR Zone allows for eight to 12 dwelling units per net acre. The following is an analysis of the Project consistent with the applicable development regulations.

Density Regulations:

Density regulates the number of dwelling units allowed on a lot per net acre. In order to determine the number of units allowed on the 38,904 square-foot or 0.89 acre (net) parcel based on the density range, the following calculation is used:

net lot size in acres x number of dwelling units per acre = number of units allowed

If the calculation results in a fractional number of 0.7 or greater, the number of units can be rounded up to the nearest whole number. The density range for the subject property is as follows:

MHR Density Range: 8-12 du/ac

Base Density: 8 du/ac (net)	Maximum Density: 12 du/ac (net)
0.89 x 8 du/ac = 7.12 du or 7 du	0.89 x 12 du/ac = 10.68 or 10 du

In addition, SBMC 17.20.030(b)(4) indicates that multiple dwelling unit projects located in or in proximity to sensitive lands such as steep slopes, coastal bluffs and wetlands shall adjust the allowed density according as follows:

Table 17.20.030-C Density Adjustments for Sensitive Lands	
Area Type	Density Adjustment Multiplier
Wetland Areas	0.00
Slopes less than 25% grade	1.00
Slopes 25% to 40% grade and not also in another sensitive area	0.50
Slopes greater than 40% grade	0.00
Slopes of 25% or greater grade: 1. Along Coastal Bluffs 2. Uplands Adjoining the San Elijo Lagoon	0.00

The Applicant provided a Slope Analysis Exhibit on sheet SL-1 and density calculations on sheet TS of the attached project plans (Attachment 1) that shows the density adjustment according to table 17.20.030(C) as follows:

The Applicant is requesting to exceed the base density to construct 8 dwelling units. SBMC 17.20.030(B)(1)(c) indicates that:

The maximum density shall not be construed to be a “guaranteed right” and shall be granted only upon demonstration that the proposed development incorporates exemplary site planning and design and complies with all applicable zoning regulations and general plan objectives. Whenever the proposed density for a site is greater than that permitted by subsection (a) of this table, the increased density shall be justified by consideration of such matters as: superior project design; public facility availability; availability of public transportation; proximity to public recreation; proximity to public facilities or community amenities provided by the developer of the site; whether the increased density will assist the city in meeting its regional housing obligations and local housing goals; whether the increased density will adversely affect the neighborhood; or whether the increased density will assist the city in meeting other general plan goals and objectives.

The Applicant has provided a narrative for the proposed project indicating how the project satisfies the requirements of this section of the code and is requesting that the Council approve the Project in excess of the base density, but within the allowable range (Attachment 5). In the narrative, the Applicant cites that the proposed project contains elements of superior design by: providing parking underground and out of view of the neighborhood, providing two additional guest parking spaces, providing outdoor space for each dwelling unit and a playground that can be used by tenants as well as residents within the surrounding area. The site is within walking or biking distance to the NCTD Breeze bus line, stores, several schools, La Colonia Park, and the Del Mar Fairgrounds. In addition, if approved, the project would add 8 dwelling units towards meeting the City’s housing obligations.

If the Council is able to make the finding that the project demonstrates exemplary site planning and design in accordance with this section of the Municipal Code, the attached resolution will be modified to reflect the specific findings made by the Council.

Minimum Yards/Setbacks:

As designed, the project complies with all required setbacks under the designation “d” on the City’s official Zoning Map. The required front yard setback is reduced to 20 feet and the required rear yard setback is reduced to 15 feet due to an average lot depth less than 90 feet per SBMC 17.20.030.D.1.b&d. The Project would meet or exceed all of the required setbacks.

Maximum Floor Area Ratio:

The maximum allowable Floor Area Ratio (FAR) for the MHR Zone is 75 percent of the gross lot area. The maximum allowable FAR for the 40,833 square-foot lot (gross) is 30,625 square feet.

Building 1 would be 11,971 square feet and include six two-story attached units built above a 9,077 square-foot subterranean shared parking garage consisting of 12 resident parking spaces and 2 guest parking spaces. The proposed six units in Building 1 would range in size from 1,832 square feet to 2,093 square feet and would each include an open concept kitchen, living, and dining area, one bedroom, and one bathroom on the first floor and a primary suite, a third bedroom, and a bathroom on the second floor. Building 2 would be 3,917 square feet and include two two-story units built above two private two-car garages totaling 1,810 square feet. The two units in Building 2 would be 3,039 square feet and 2,688 square feet and consist of larger floor plans with the same amenities as those in Building 1. All units would have attached trellises over patios in the front and rear sides of the units and second-floor decks on the west sides. Each of the proposed garages comply with the regulations for basements and are, therefore, exempt from the calculation of Gross Floor Area.

With the basement exemption (10,887 square feet), the total proposed floor area of the Project would be 15,888 square feet or a FAR of approximately 39 percent (14,737 square feet below the maximum allowable).

Maximum Building Height:

The maximum building height for the MHR Zone is 25 feet. The maximum height of the proposed residence would be 24.94 feet above the proposed grade with the highest portion of the structure to be at 140.03 feet above MSL. The proposed structures would exceed 16 feet in height from the pre-existing grade. Therefore, the Project is subject to the requirements of SBMC Chapter 17.63 – View Assessment and the approval of an SDP. Compliance with those provisions is discussed later in this report.

Required Off-Street Parking:

SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM) require two (2) off-street parking spaces per dwelling unit in a multi-family development with two or more bedrooms and one (1) off-street guest parking space per every four dwelling units. The Project includes a basement-level garage under Building 1, which would provide the required 12 resident parking spaces for the six units above and two additional guest parking spaces. The garage in Building 1 would be accessed from Ida Avenue by a one-way driveway located in the center of the lot and exit at the south end of the lot. The Project also includes two private basement-level two-car garages (4 total resident spaces) with private driveways accessing Units 7 and 8 in Building 2 in the northern portion of the lot. Two additional unenclosed, off-street guest spaces would be located north of Building 2. In total, the Project would provide the required 16 resident parking

spaces (two per dwelling unit) and exceed the required guest parking spaces by providing four when two are required (one per four units).

As designed, the Project will comply with the required parking, maximum floor area, required setbacks, and maximum building height.

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 required by CALTRANS to construct a Concrete Masonry Unit (CMU) sound wall along the rear (east) property line to provide a barrier between the residential development and the I-5 Freeway. The combination retaining wall and solid site wall would range in height from 2.0 to 15.5 feet in height when measured from the pre-existing grade, as required by SBMC fence regulations. As the pre-existing grade naturally descends in the northern portion of the property, the required CMU sound wall would exceed the maximum allowable fence/wall height for a rear yard in a residential property. However, SBMC Section 17.20.040(O) grants the City Council the option to approve a higher fence or wall in order to mitigate against potential adverse effects. In this case, the CMU sound wall would mitigate against the adverse effects of the I-5 Freeway from the Project. The CMU sound wall would terminate at the location of the playground equipment and transition to a six-foot fence following the rear property line.

Other proposed fences and walls include a six-foot solid site wall along the southern property line to delineate between the Project site and the adjacent residential property to the south. The Project also includes various guard rails and handrails where deemed necessary for safety along entry for the on-grade stairways, an Americans with Disabilities (ADA) ramp, patios, and retaining walls. Each unit would also include five-foot tall solid site walls with gates to divide the private yards while still providing emergency fire access around the entire structure.

Currently, the plans show fences and walls that comply with the requirements of SBMC 17.20.040(O) and 17.60.070(C) should the Council find that the CMU sound wall would mitigate against adverse effects. If the Applicant decides 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.

Affordable (Inclusionary) Housing:

The application for the Project was submitted on March 22, 2018 and is therefore subject to the regulations in place at that time, which included Inclusionary Housing regulations

that have since been updated. SBMC Chapter 17.70 specifies the City's affordable inclusionary housing requirements.

The applicable regulations specified that, prior to the issuance of a building permit for each market-rate rental dwelling unit, for-rental (for-lease) residential projects of five or more dwelling units shall pay affordable housing impact fees to mitigate the rental residential project's impact on the need for affordable housing in the city. The Affordable Housing Impact Fee (AHIF) pursuant to SBMC Section 17.70.025(A) is \$25.28 per square foot of gross square footage of the market rate rental units. Therefore, the total AHIF for the Project would be:

$$15,888 \text{ square feet} \times \$25.28 = \$401,648.64$$

A condition of approval has been included in Resolution 2022-088 (Attachment 4) to require that the Applicant pay the AHIF prior to the issuance of building or grading permits.

The current affordable housing regulations set forth in SBMC Section 17.70.025 and codified in 2019 after the submittal of this application preclude the payment of the AHIF for rental residential projects. Instead, under Ordinance 500 as adopted in 2019, this project would have been required to construct and set aside 15 percent of all units, or 1.2 units, for rent to very low or low income households (as defined by Health and Safety Code Sections 50105 and 50079.5, respectively) at rents affordable to such persons or households.

Specific Plans and Special Overlays

The property is not located within any of the City's Specific Plan areas or special overlays. However, the Environmentally Sensitive Habitat (ESHA) Map included in the City's adopted Local Coastal Program Land Use Plan (LCP/LUP) identifies the property as a mix of Non-Native Grasslands and Disturbed Habitat. The Applicant prepared a Biological Resources Assessment and concluded that there is no ESHA on or off site and therefore, the Project is not subject to the ESHA protections outlined in the LCP/LUP.

The Project is located within the Coastal Zone, and 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.

DRP Finding #2

The development review criteria topics referenced in DRP Finding #2 are listed below with further discussion as to how they relate to the proposed Project:

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

Relationship with Adjacent Land Uses:

The property is located within the MHR Zone. Properties located on the east side of Ida Avenue and on the west side of Ida Avenue adjacent to the northern half of the subject property are also located in the MHR Zone. Properties located on the west side of Ida Avenue across from the southern half of the subject property are located in the Medium Residential (MR) Zone. The Interstate-5 Freeway is located immediately to the east of the project. Surrounding properties are developed with a mixture of single-family residences and multi-family residential developments. The project, as designed, is consistent with the permitted uses for the MHR Zone as described in SBMC Sections 17.20.010 and 17.12.020 and could be found to be compatible in terms of scale, apparent bulk, and massing and complementary to existing development in the immediate vicinity.

Building and Structure Placement:

As proposed, the density of 8 units would fall within the allowable range for the 0.89-acre (net) property located in the MHR Zone. The Council may find that the request to exceed the base density of 7 dwelling units for the site is acceptable based upon the exemplary site design presented and described by the Applicant. The proposed Project would have a Floor Area Ratio (FAR) of approximately 39 percent when 75 percent is the maximum allowable in the MHR Zone. The Project would meet or exceed the required setbacks for the property. The Project would be 24.94 feet in height when measured from the proposed grade when the maximum allowable (without further Council consideration) is 25 feet in all residential zones. The project meets the required number of resident off-street parking spaces (2 per unit or 16 total) and exceeds the required guest parking spaces by 2 spaces (2 required per 4 units and 4 would be provided). The Project complies with the applicable property development regulations should the City Council agree with the exemplary site design.

The proposed design would locate all resident parking in subterranean parking garages and break up the massing of the development into two detached structures. The facades of the two structures would be off-set between units to provide additional articulation. The structures would be located toward the southern end of the buildable area in order to take advantage of the deeper lot depth and existing slope. The northern end of the lot, which is narrower and flatter, would be utilized as a landscaped open area with benches and playground equipment.

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 Applicant provided a conceptual

landscape plan that has been reviewed by the City's third-party landscape architect, who has recommended approval. The Applicant will be required to submit detailed construction landscape drawings that will be reviewed by the City's third-party landscape architect for conformance with the conceptual plan. In addition, the City's third-party landscape architect will perform 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.

The existing vegetation located on the vacant lot was determined to be a mix of disturbed, non-native vegetation and groundcover such as ice plant, Russian thistle, and telegraph weed. The proposed landscape planting plan would include a variety of native or drought-tolerant and non-invasive species of trees, shrubs, and groundcover. The Council could find that the replacement vegetation would be compatible with the surrounding area.

Roads, Pedestrian Walkways, Parking, and Storage Areas:

All required off-street parking spaces would be accommodated in the subterranean garages with only driveways and garage doors and entrances visible from the community. Individual pedestrian access and driveways would be provided for the two units in Building 2. A shared on-grade stairway and ADA ramp would provide pedestrian access to the six units in Building 1. The shared garage in Building 1 would be accessed by a one-way driveway that enters the property from Ida Avenue at the center of the lot and exits the garage back to Ida Avenue at the south end of the lot. Shared trash and recycling dumpsters would be located along the driveway to the shared parking garage under Building 1 and would be screened from view by the southern side of the driveway and the existing grade.

Property Frontage and Public Right-of-Way Improvements

Ida Avenue is a local residential road with approximately 20-foot wide pavement for two-way traffic. There are concrete rolled curbs and approximately 4-foot wide sidewalks along the east side for a significant segment of Ida Avenue. According to the "Eden Gardens Master Streetscape Plan" dated April 1995 (Master Streetscape Plan), Ida Avenue is expected to have 22-foot wide pavement for two-way traffic, with rolled curb and 4-foot wide concrete sidewalks along the west side. This road has been progressively improved by adjacent property owners as part of the redevelopment process consistent with the recommendations of the Master Streetscape Plan except for the fact that a sidewalk is located along the east side of Ida Avenue, in conflict with the recommendations of the Master Streetscape Plan. Staff is unable to explain the reason for such deviation. The only logical explanation for such a deviation may be the fact that construction of sidewalks along the west side of Ida Avenue, as recommended by the Master Streetscape Plan, would require significant grading and/or retaining walls due to existing landform and topography, which slopes rather significantly from east to west from Ida Avenue.

If approved, the Applicant would be required to dedicate an additional 4.0 feet of right-of-way on Ida Avenue along the property frontage. If the Project is approved and constructed, Ida Avenue would be improved to 22 feet wide with rolled curb and a 4-foot wide sidewalk. This would match the existing improvements along Ida Avenue to the south. The Applicant would be required to construct an appropriate transition to the north of the project frontage to match the existing improvements. To accommodate appropriate two-way traffic, parking would be prohibited along the property frontage. The existing high voltage power lines and poles along Ida Ave are not required to be undergrounded and will remain at their current locations.

Grading:

The Applicant is proposing 8,945 CY of cut and 235 CY of fill; 106 CY of excavation for footings; 21 CY of fill for footings; 894 CY of removal and recompaction for wall footings; 1,839 CY building over excavation; an aggregate grading quantity of 12,040 CY; and 8,975 CY of export off site. The majority of the proposed grading would be excavation for the proposed basement-level garages, driveways, and lowered rear yards. Additional grading is proposed to complete construction of footings and recompaction of pads for the two buildings and to accommodate the on-site drainage of new impervious area, create pedestrian entrances to the site, and complete site improvements in common areas of the development. The grading would result in a maximum increase of 4 feet in height and a maximum decrease of 20 feet in height from the existing grade.

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 is a multi-family residential development within the MHR Zone and, pursuant to the SBMC, requires common usable open space in the amount of 250 square feet per residential unit for a total of 2,000 square feet. The proposed project provides a communal playground that would be open to use by the residents as well as neighbors in the community. The playground would be located in the northern end of the property that would be greater than 3,000 square feet in area. In addition, as designed, each of the proposed residential units has two private patios on the front (west) and rear (east) sides and walk-out second-floor decks on the front (west) side.

The Project exceeds the requirement for usable open space with the proposed playground. In addition, as a condition of project approval, the Applicant will be required to pay the applicable Park Development Fee.

DRP Finding #3

The Project requires a DRP and an SDP. The Applicant has satisfied the requirements of the SDP, which is explained in detail later in this report.

DRP Finding #4

As previously mentioned, the Project is located within the Coastal Zone, and 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.

Structure Development Permit Compliance (SBMC Chapter 17.63):

The proposed structures would exceed 16 feet in height measured above the pre-existing grade, therefore, the project must comply with all View Assessment requirements of SBMC Chapter 17.63, and the Applicant was required to complete the SDP process. The Story Pole Height Certification was certified by a licensed land surveyor on October 6, 2021, which showed the highest story pole (#69) certified at 140.03 feet above MSL (and 21.44 feet above the pre-existing grade) and the tallest portion of the structure (Story Pole #38) at 24.94 feet measured from the pre-existing grade (and 138.69 feet above MSL). Notices were mailed to property owners and occupants within 300 feet of the project site establishing a deadline to file for View Assessment by March 31, 2022. No applications for View Assessment were received. Therefore, if the Council is able to make the required findings to approve the DRP, the SDP would be approved administratively.

As a condition of approval, a height certification prepared by a licensed land surveyor will be required prior to the framing inspection certifying that the highest point of new construction will not exceed 140.03 feet above MSL (and 21.44 feet above the pre-existing grade) and the tallest point of new construction will not exceed 24.94 feet measured from the pre-existing grade (and 138.69 feet above MSL), which is the maximum proposed structure height reflected on the project plans.

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 2022-088 for Council's consideration based upon the information in the report. The applicable SBMC sections are provided in the italicized text and conditions from the Community Development, Engineering, and Fire Departments are incorporated in the Resolution of Approval. Additionally, as a condition of project approval, the Applicant would be required to obtain a Coastal Development Permit, Waiver or Exemption from the California Coastal Commission prior to the issuance of a Building Permit. 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.

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 July 1, 2022. As of the publication of this Staff Report, Staff received five comment letters in response to the IS/MND, which are included in Attachment 6. There was initial interest raised by surrounding neighbors and questions asked of Staff throughout the time that the story poles have been installed.

CEQA COMPLIANCE STATEMENT:

The Proposed Project is subject to the California Environmental Quality Act (CEQA). An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the project (Attachment 2). The IS/MND concluded that all potential impacts would be less than significant with mitigation incorporated. The City also prepared a Mitigation Monitoring Report Program (MMRP) that shall be incorporated into any approval of the Project. The MMRP is included in Attachment 7.

The analysis determined that the Project has the potential to directly or indirectly impact nesting birds. Mitigation requiring preconstruction biological surveys and construction worker education would be implemented to ensure potential impacts are reduced to less than significant (refer to mitigation measure BIO-1 in Section 4, Biological Resources of the IS/MND). Additionally, mitigation measures CUL-1 to CUL-3 would be implemented to ensure that project impacts to unknown cultural and/or tribal cultural resources, including human remains, are reduced to less than significant (refer to Section 5, Cultural Resources, and Section 18, Tribal Cultural Resources of the IS/MND).

The Notice of Intent (NOI) to adopt a MND was originally filed with the San Diego County Clerk; posted on the City's website; emailed via eBlast to all subscribers; physically posted at City Hall, the Solana Beach Library, and the Community Center at La Colonia de Eden Gardens; and mailed to all property owners and residents within 300 feet of the project site on June 3, 2022. Additionally, the State Clearing House received the Notice of Completion in addition to the NOI, draft IS/MND and associated appendices on June 3, 2022. The IS/MND was circulated for a 30-day public review and comment period which ended on July 5, 2022. A copy of the NOI and NOC have been provided in Attachment 8.

The City received five public comments on the IS/MND during the public review period that were determined to not contain any significant new information within the meaning of CEQA Guidelines section 15073.5 and, therefore, recirculation of the draft IS/MND was not required. The comments are included in Attachment 6. The first comment on the IS/MND was provided by Dan Towson and does not raise concerns with the environmental analysis, rather support of the project, and therefore, is also included in Attachment 6 with general correspondence. The second comment on the IS/MND was provided by Casey Furtado and pertained to questions about the type of residential development (apartment or condominium) and the proposed parking. Staff responded

and the email thread is included. The third comment on the IS/MND is from CALTRANS and explains that the Applicant will need to obtain an encroachment permit with CALTRANS in order to complete the off-site work in the I-5 right-of-way that is associated with the Project. The fourth comment letter was from Craig Friehauf regarding the construction timeline, the width of Ida Avenue and required parking. The fifth was from California Department of Fish and Wildlife regarding required mitigation of Diegan coastal sage scrub.

The IS/MND concluded that the potentially significant impacts to biological and cultural and/or tribal cultural resources could be mitigated. The IS/MND concluded that all other impacts would be less than significant and no mitigation is required for these resource topics. The IS/MND and associated mitigation is before the City Council for consideration of adoption.

FISCAL IMPACT: N/A

WORK PLAN: N/A

OPTIONS:

Mitigated Negative Declaration (MND)

- Certify the MND and approve Staff recommendation adopting the attached Resolution 2022-087.
- Deny certification of the MND. If the City Council does not certify the MND, Staff will return with a Resolution for Denial of the certification of the MND at a later date.

Development Review Permit / Structure Development Permit (DRP/SDP)

- If the City Council certifies the MND, approve Staff recommendation to conditionally approve the DRP and SDP as provided in Resolution 2022-088.
- If the City Council certifies the MND, approve Staff recommendation to conditionally approve the DRP and SDP as provided in Resolution 2022-088 subject to additional specific conditions necessary for the City Council to make all required findings for the approval of a DRP, SDP and VTPM. Staff would return a revised Resolution of Approval at a later date.
- If the City Council certifies the MND, but cannot make all required findings to approve the DRP and SDP, deny the project. Staff will return a Resolution of Denial at a later date.
- If the City Council denies certification of the MND, deny the project. Staff will return a Resolution of Denial for the project at a later date.

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 DRP, 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. Consider certification of the MND and adoption of Resolution 2022-087; and
3. If the City Council certifies the MND and makes the requisite Findings of Fact and approves the project, adopt Resolution 2022-088 conditionally approving a DRP and SDP for the Ida Avenue Apartments Project at 0 Ida Avenue, Solana Beach.

CITY MANAGER'S RECOMMENDATION:

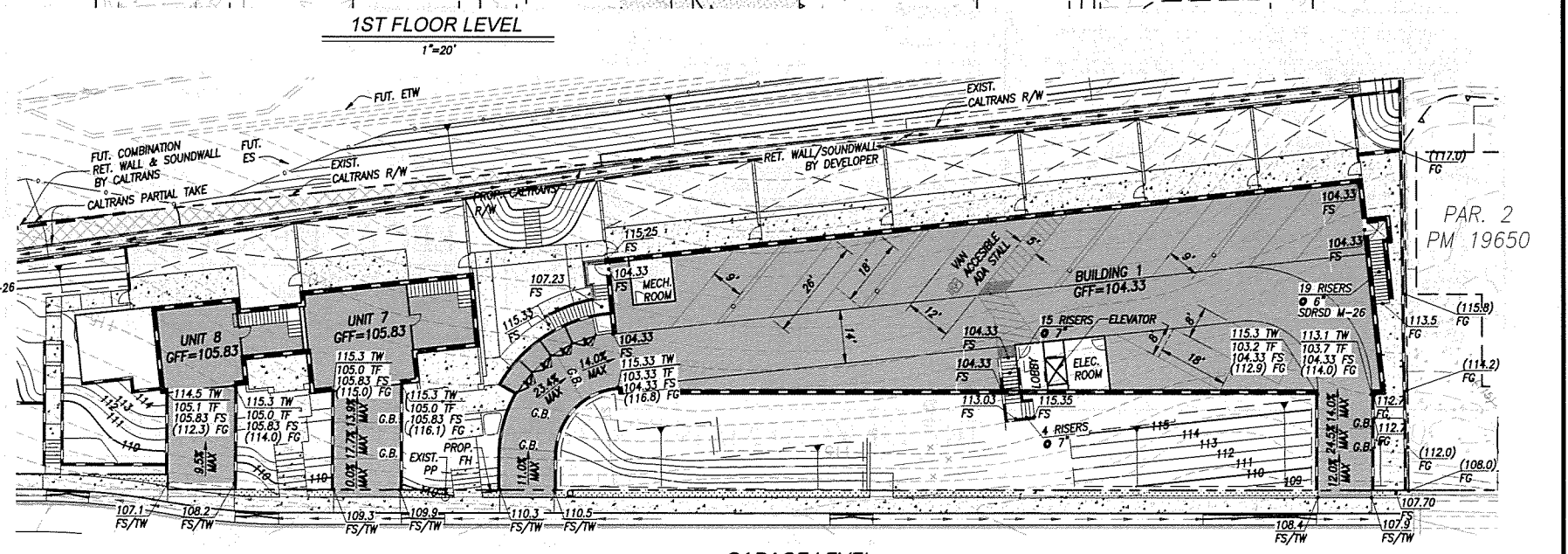
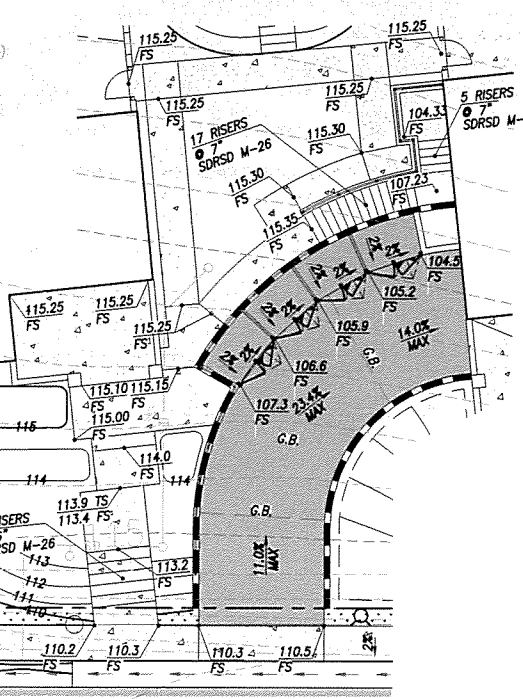
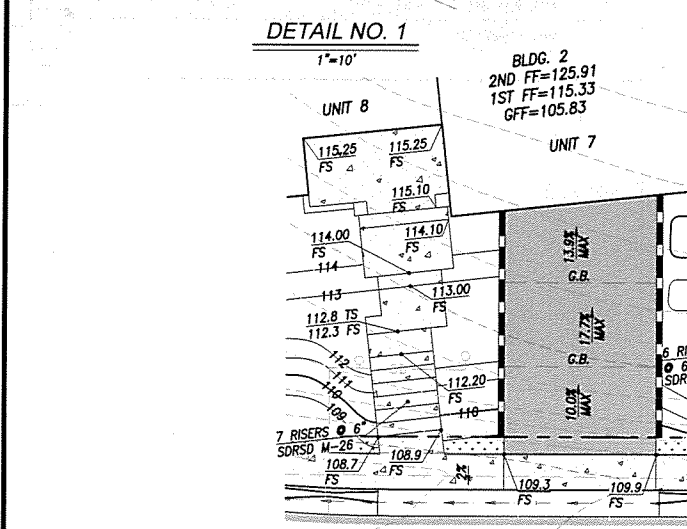
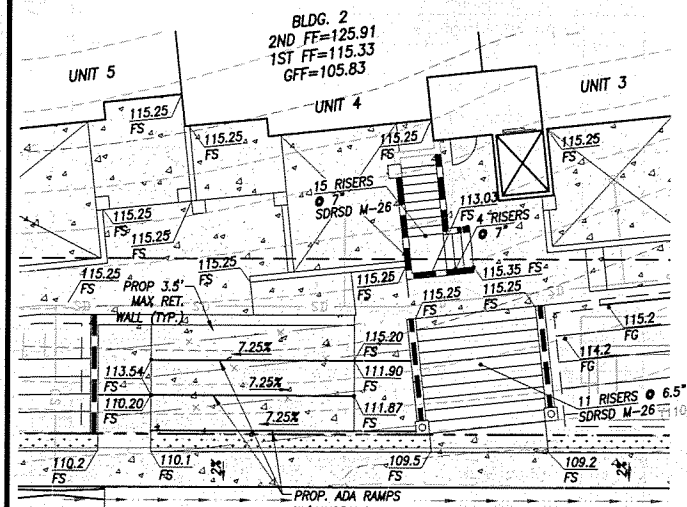
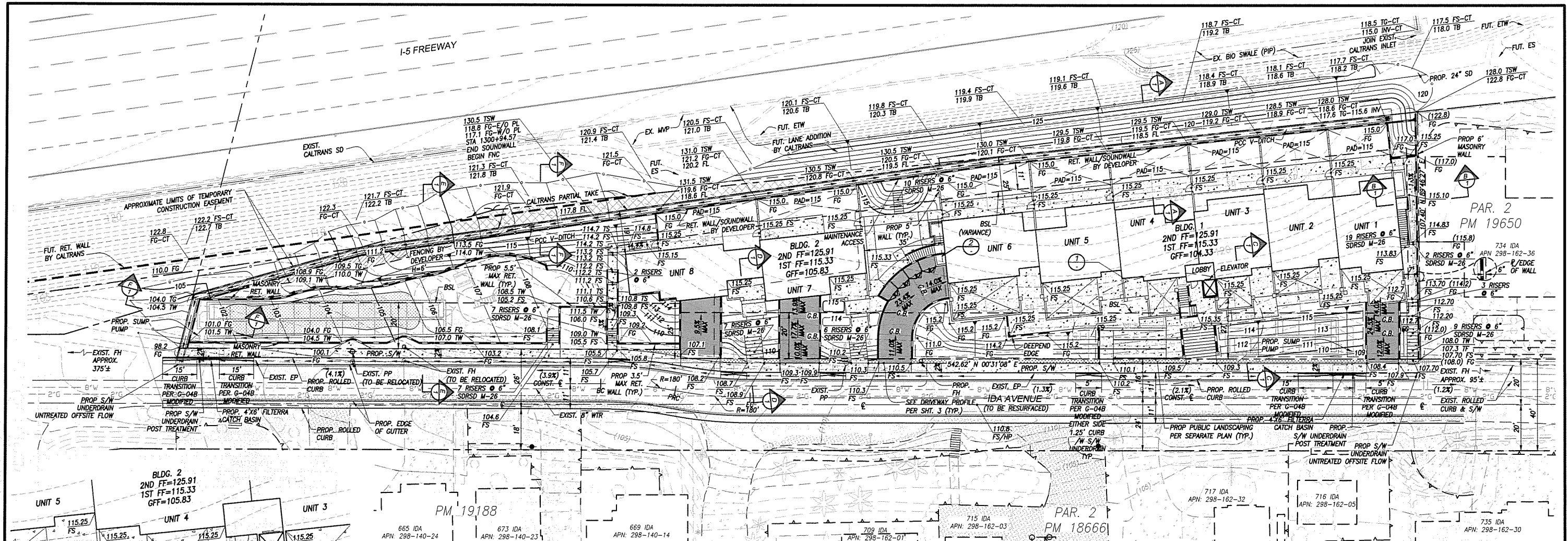
Approve Department Recommendation.



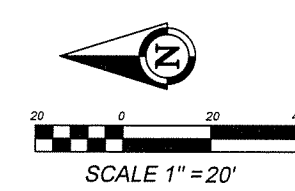
Gregory Wade, City Manager

Attachments:

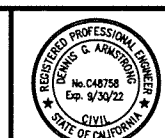
1. Project Plans Dated April 18, 2022
2. Final IS/MND
3. Resolution 2022-087 (IS/MND)
4. Resolution 2022-088 (DRP/SDP)
5. Exemplary Site Design Justification by the Applicant
6. IS/MND Public Comments
7. Mitigation Monitoring Report Program (MMRP)
8. IS/MND NOI and NOC



GARAGE LEVEL
 1"=20'
 SEE DRIVEWAY PROFILES SHT. 3 (TYP.)

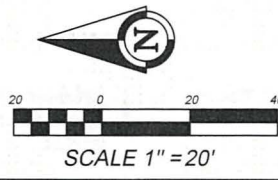
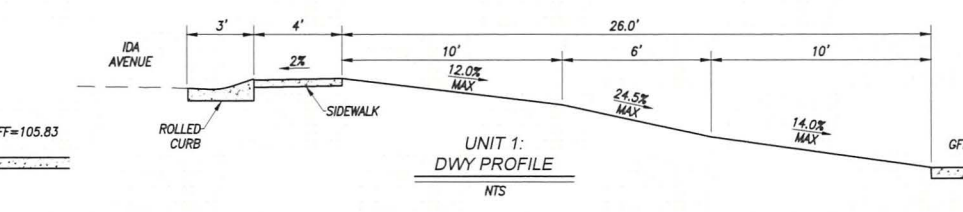
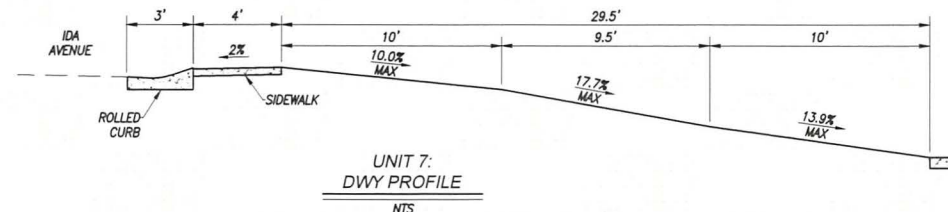
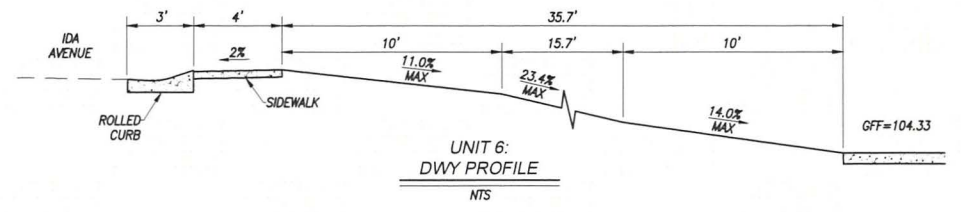
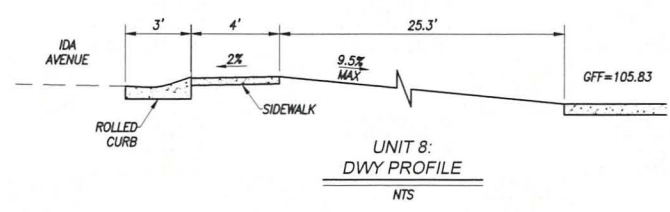
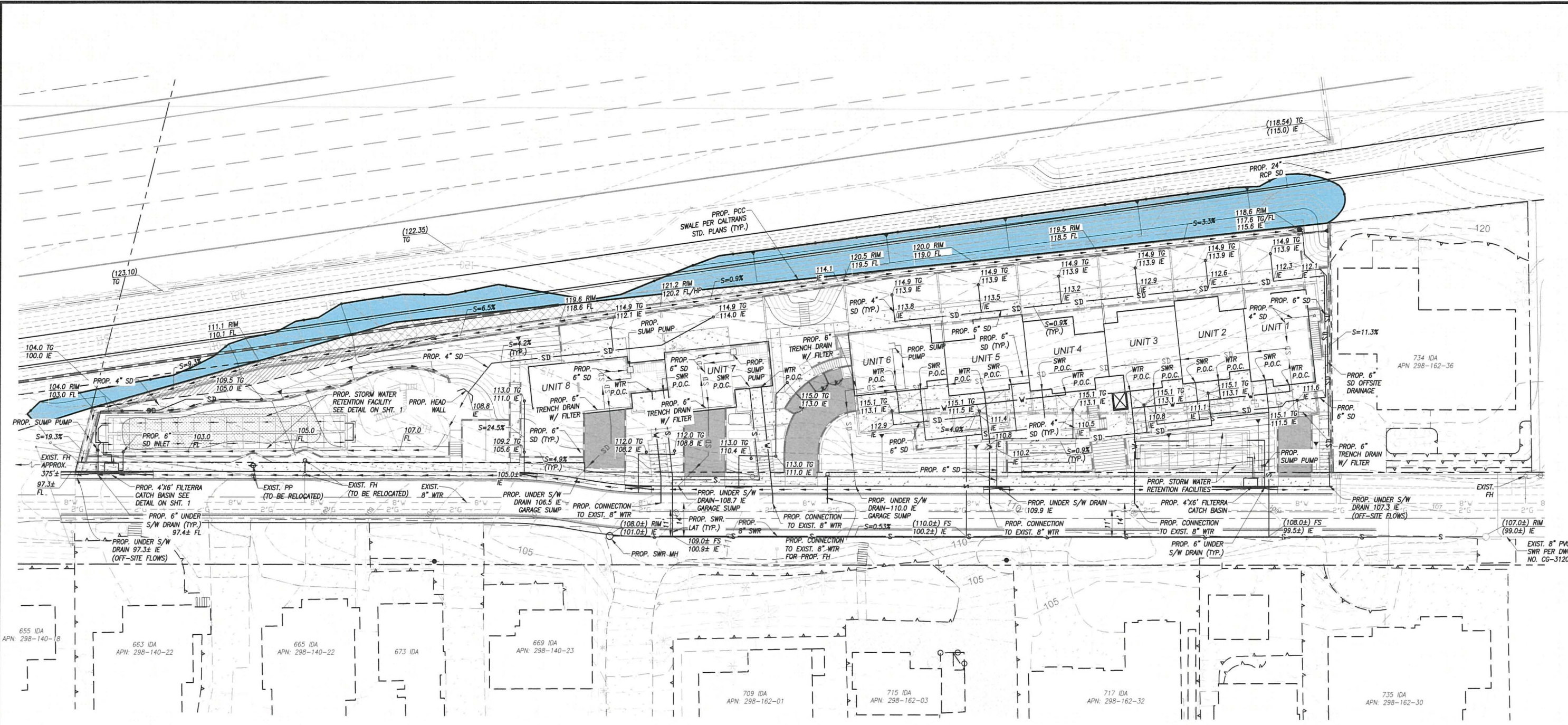


PREPARED BY:
ARMSTRONG & BROOKS CONSULTING ENGINEERS
 PLANNING - INFRASTRUCTURE - SITE DEVELOPMENT - WATER RESOURCES
 1350 E. CHASE DRIVE - CORONA - CA - 92881
 P: 951-372-8400 F: 951-372-8430



CITY OF SOLANA BEACH
CONCEPTUAL GRADING PLAN
 GRADING PLAN

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 OF
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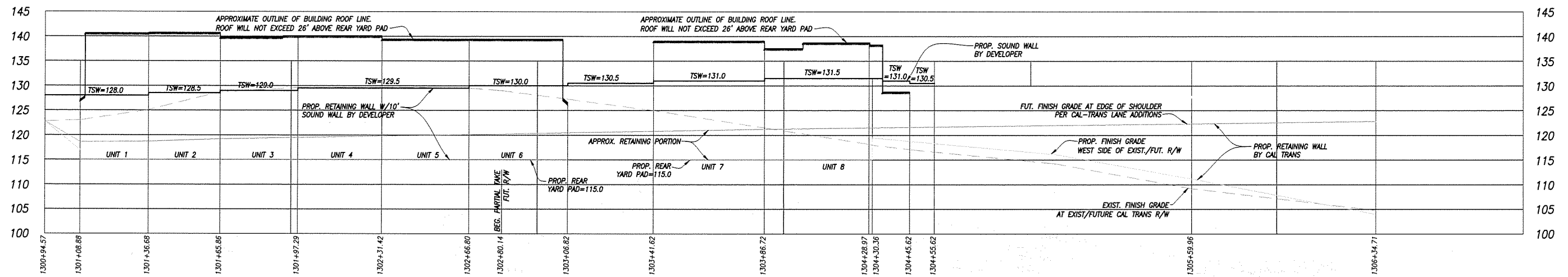


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CITY OF SOLANA BEACH
CONCEPTUAL GRADING PLAN
 UTILITY PLAN & DRIVEWAY PROFILES

SHEET
3
 OF
4



WALL PROFILE - VIEW WEST FROM INTERSTATE 5

SCALE: 1" = 20' HORIZONTAL
1" = 10' VERTICAL



SCALE 1" = 20'

PREPARED BY:



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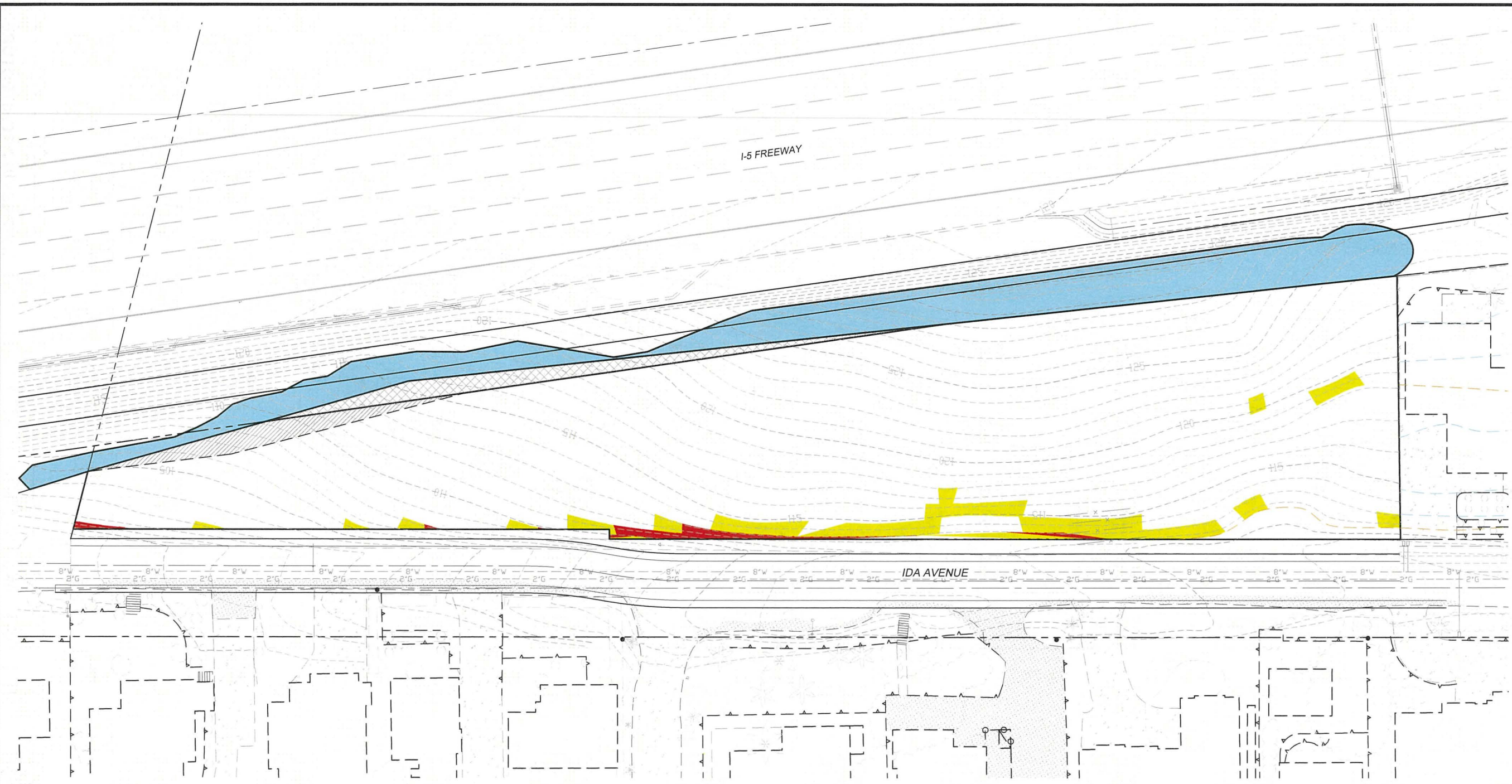


CITY OF SOLANA BEACH

CONCEPTUAL GRADING PLAN
WALL PROFILE

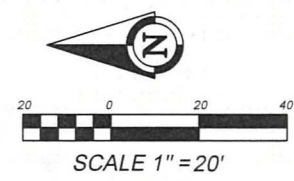
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OF
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FOOTNOTES: 1. SEE SHEET 02 FOR CONCEPTUAL GRADING PLAN WALL PROFILE AND TSW'S



Analyze Slopes Report

Slope Range (%)	Plan Area (sq ft)	Surface Area (sq ft)	% of Total Area
0.00 - 5.00	0.00	0.00	0.00
5.00 - 10.00	1762.13	1768.41	4.48
10.00 - 15.00	14720.93	14848.97	37.58
15.00 - 20.00	15285.54	15505.25	39.24
20.00 - 25.00	4482.81	4590.33	11.62
25.00 - 30.00	1367.92	1415.70	3.58
30.00 - 35.00	542.56	569.79	1.44
35.00 - 40.00	312.17	332.38	0.84
40.00 - 45.00	112.74	122.70	0.31
45.00 - 50.00	124.67	137.83	0.35
50.00 - 55.00	50.00	56.51	0.14
55.00 - 60.00	61.44	70.67	0.18
60.00 - 65.00	57.42	67.69	0.17
65.00 - 70.00	21.18	25.49	0.06
70.00 - 75.00	1.82	2.23	0.00
75.00 - 80.00	0.31	0.40	0.00
80.00 - 85.00	0.08	0.10	0.00
85.00 - 90.00	0.00	0.00	0.00
90.00 - 95.00	0.00	0.00	0.00
95.00 - 100.00	0.00	0.00	0.00
100.00 - VERT	0.00	0.00	0.00
Totals	38903.69	39514.44	100.00



OWNERS: _____
 SHANTU PATEL
 C/O KNN MANAGEMENT LLC
 1280 HOOVER STREET
 CARLSBAD, CALIFORNIA 92008
 PHONE: (760) 214-8558
 shantump@gmail.com

ENGINEER: _____
 ARMSTRONG & BROOKS CONSULTING ENGINEERS
 1350 CHASE DRIVE CORONA, CA 92881
 PH: (951) 372-8400
 FAX (951) 372-8430

ZONING _____
 MHRd

ASSESSOR'S PARCEL NOS. _____
 298-162-37

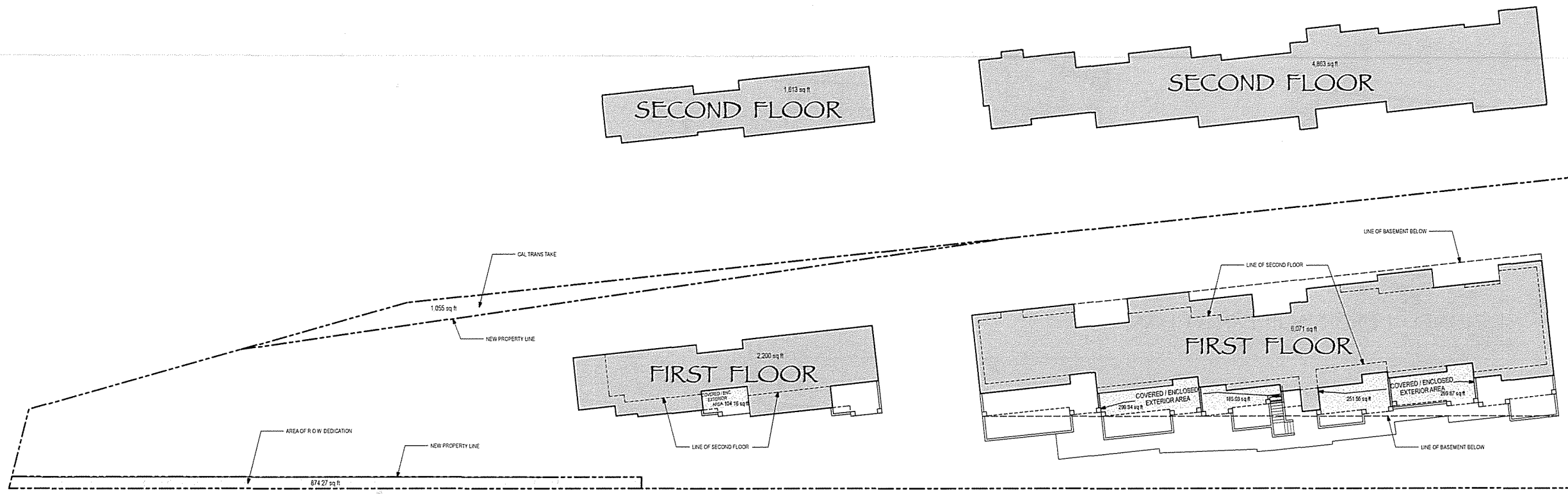
PREPARED BY:

ARMSTRONG & BROOKS CONSULTING ENGINEERS
 CIVIL ENGINEERING - WATER RESOURCES - SURVEYING
 1350 E. CHASE DRIVE - CORONA - CA - 92881
 P: 951 - 372 - 8400 F: 951 - 372 - 8430



CITY OF SOLANA BEACH

SLOPE ANALYSIS EXHIBIT
DRP/SDP 17-18.03

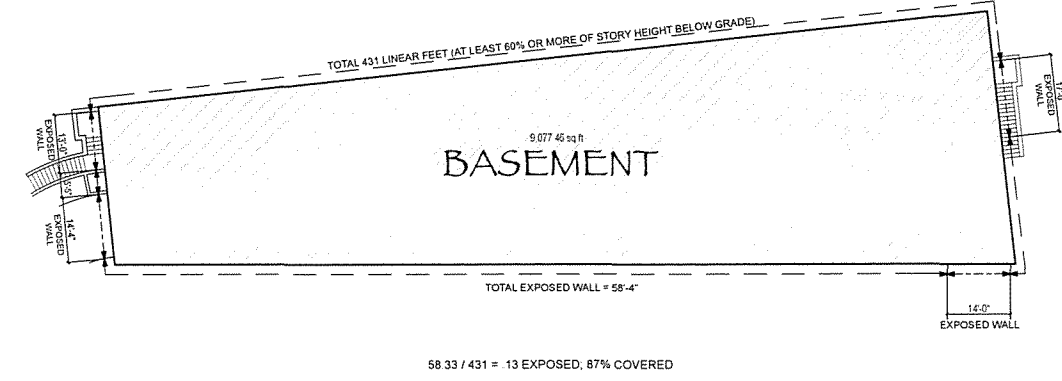
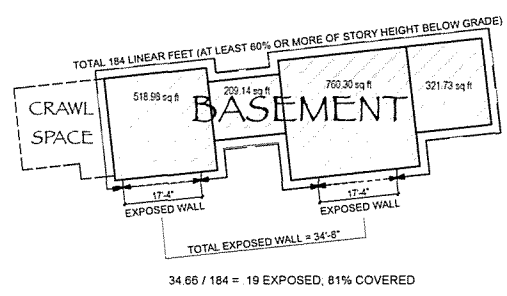


LEGEND

AREAS TABULATED BELOW ARE INCLUSIVE OF BOTH BUILDINGS.
 BASEMENTS IN BOTH BUILDINGS ARE EXCLUDED FROM F.A.R.

	HABITABLE FLOOR AREA (GROSS) =	14,747 s.f.
	(NOT INCLUDING HABITABLE BASEMENT AREA)	
	COVERED EXTERIOR AREA =	1,141 s.f.
	(ENCLOSED ON 3 SIDES)	
	BASEMENT FLOOR AREA (GROSS) =	10,887 s.f. (NOT INCLUDED IN F.A.R.)
	(INCLUDES HABITABLE BASEMENT AREA)	
	TOTAL AREA CONTRIBUTING TO F.A.R.	15,888 s.f.

GROSS LOT AREA =	40,833 s.f.
NET LOT AREA =	38,904 s.f. (-874 s.f. R.O.W. DEDICATION & -1,055 s.f. CALTRANS TAKE)
F.A.R. PROVIDED =	15,888 / 38,904 s.f. = .40
F.A.R. ALLOWED =	.75

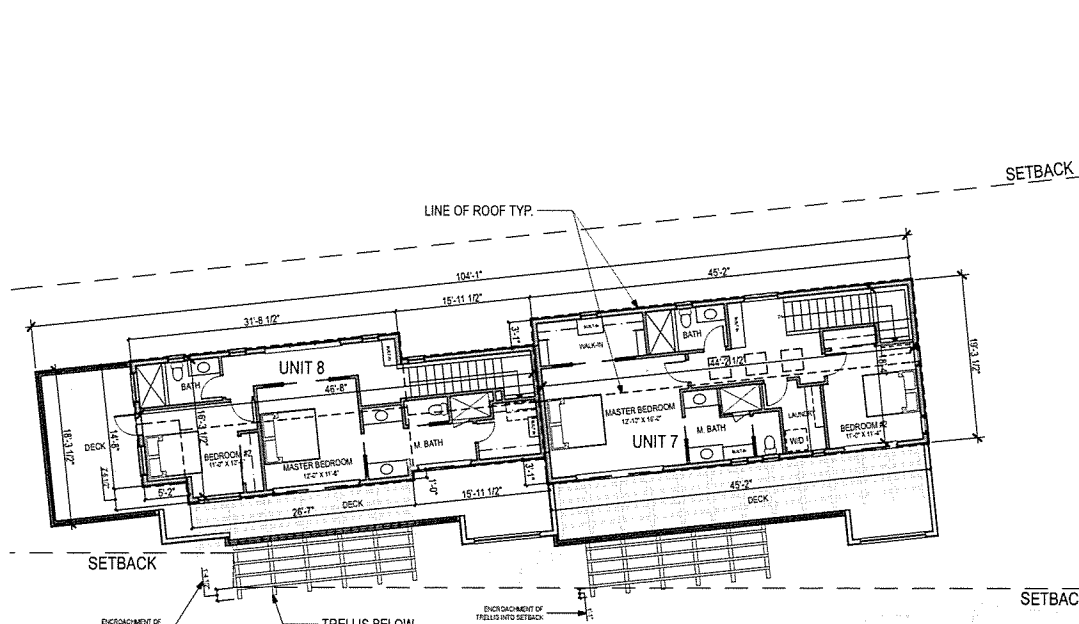


	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	BUILDING 1	UNIT 7	UNIT 8	BUILDING 2	TOTAL
FIRST FLOOR LIVING AREA	1,019	970	983	960	979	1,032	5,943	1,085	1,115	2,200	8,143
SECOND FLOOR LIVING AREA	813	775	850	786	814	825	4,863	872	741	1,613	6,476
COVERED PATIOS (ENCLOSED 3 SIDES)	---	300	252	185	300	---	1,037	---	104	104	1,141
PRIVATE GARAGE/STORAGE	---	---	---	---	---	---	---	1,082	728	1,810	1,810
SHARED BASEMENT GARAGE	---	---	---	---	---	---	9,077	---	---	---	9,077
COMMON AREA (LOBBY / ELEVATOR)	---	---	---	---	---	---	128	---	---	---	128
SUB-TOTAL	1,832	2,045	2,085	1,931	2,093	1,857	21,048	3,039	2,688	5,727	26,775
BASEMENT EXEMPTION							-9,077	-1,082	-728	-1,810	-10,887
TOTAL FLOOR AREA	1,832	2,045	2,085	1,931	2,093	1,857	11,971	1,957	1,960	3,917	15,888

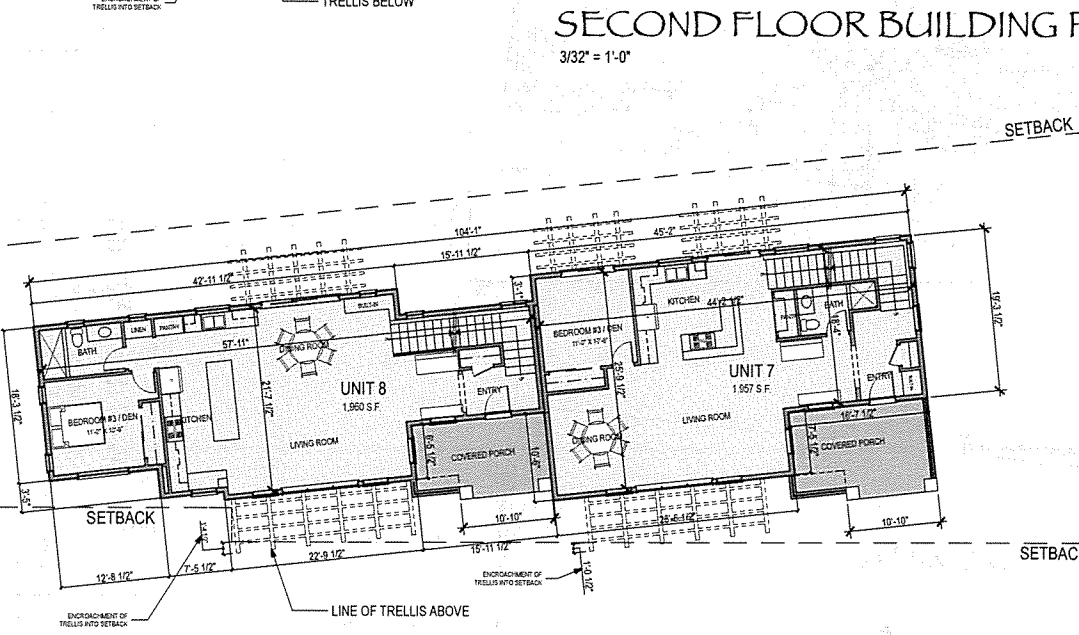
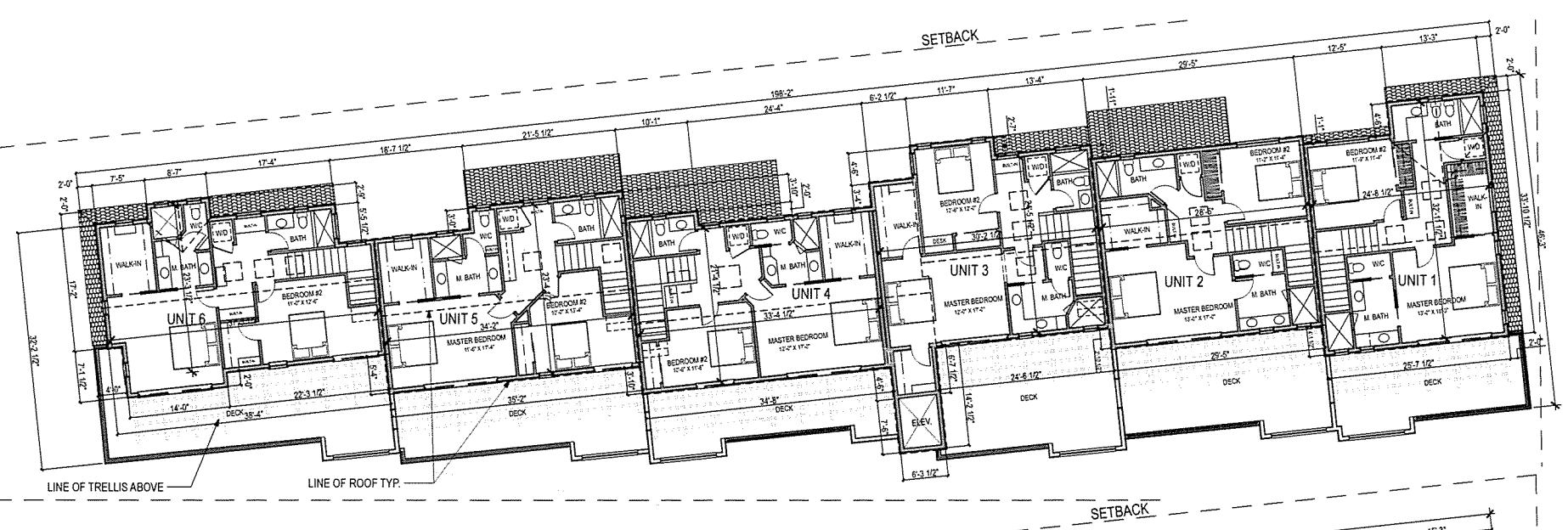
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BY:	
DATE	REVISIONS
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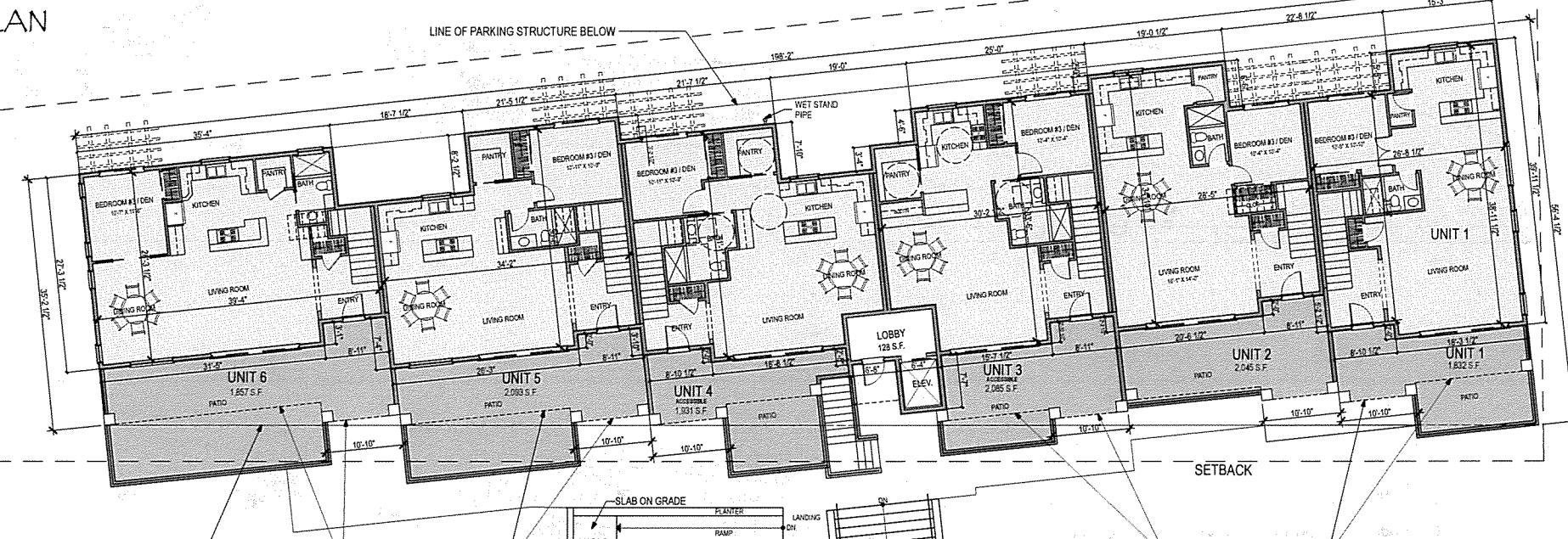
PROJECT NO.	
DRAWN BY:	SC
DATE	10-28-21



SECOND FLOOR BUILDING PLAN
3/32" = 1'-0"

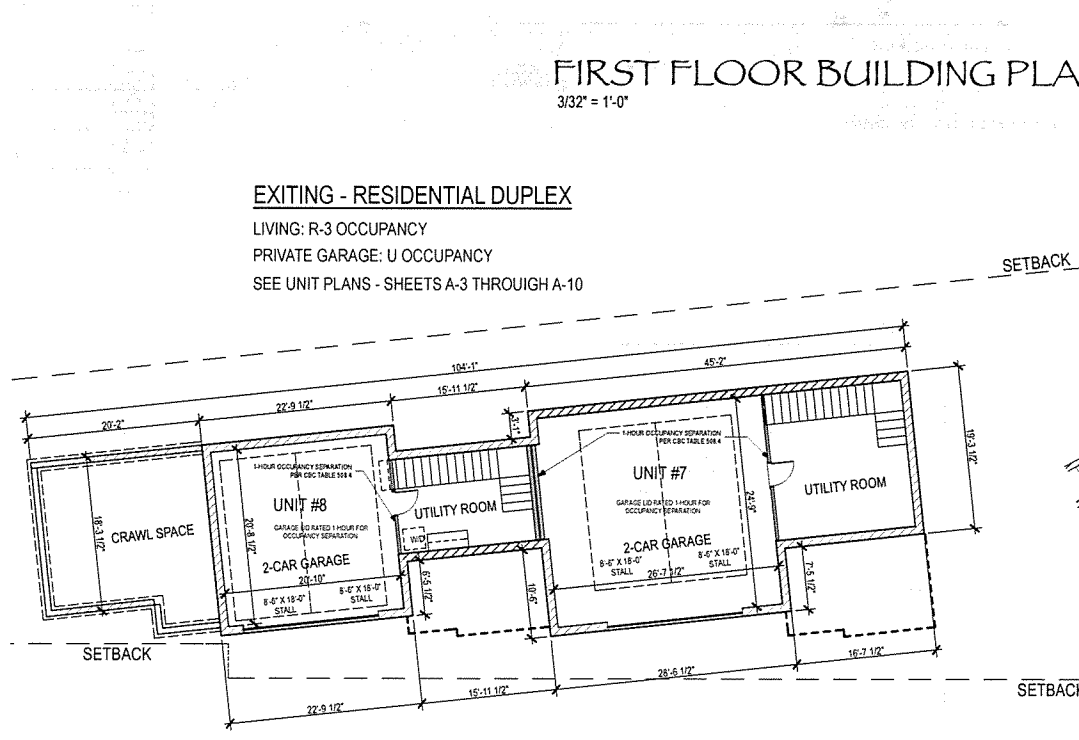


FIRST FLOOR BUILDING PLAN
3/32" = 1'-0"

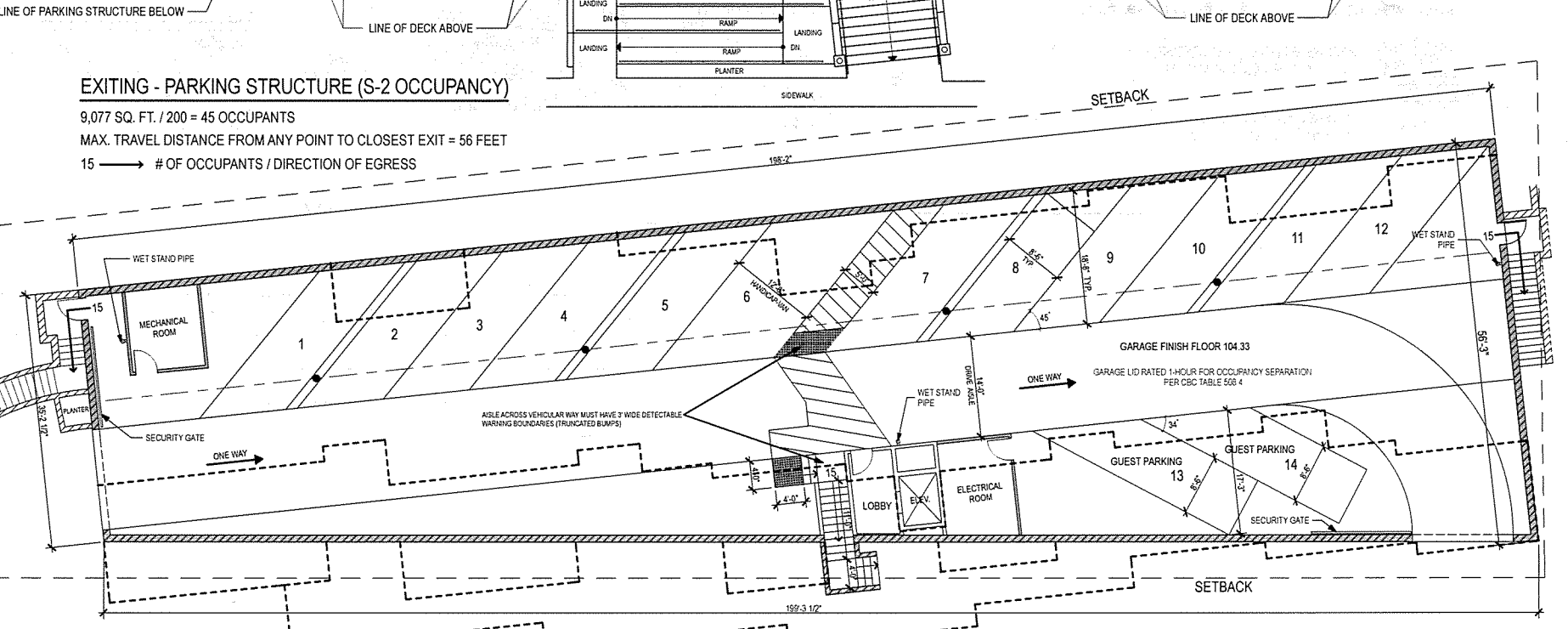


EXITING - PARKING STRUCTURE (S-2 OCCUPANCY)
9,077 SQ. FT. / 200 = 45 OCCUPANTS
MAX. TRAVEL DISTANCE FROM ANY POINT TO CLOSEST EXIT = 56 FEET
15 → # OF OCCUPANTS / DIRECTION OF EGRESS

EXITING - RESIDENTIAL DUPLEX
LIVING: R-3 OCCUPANCY
PRIVATE GARAGE: U OCCUPANCY
SEE UNIT PLANS - SHEETS A-3 THROUGH A-10



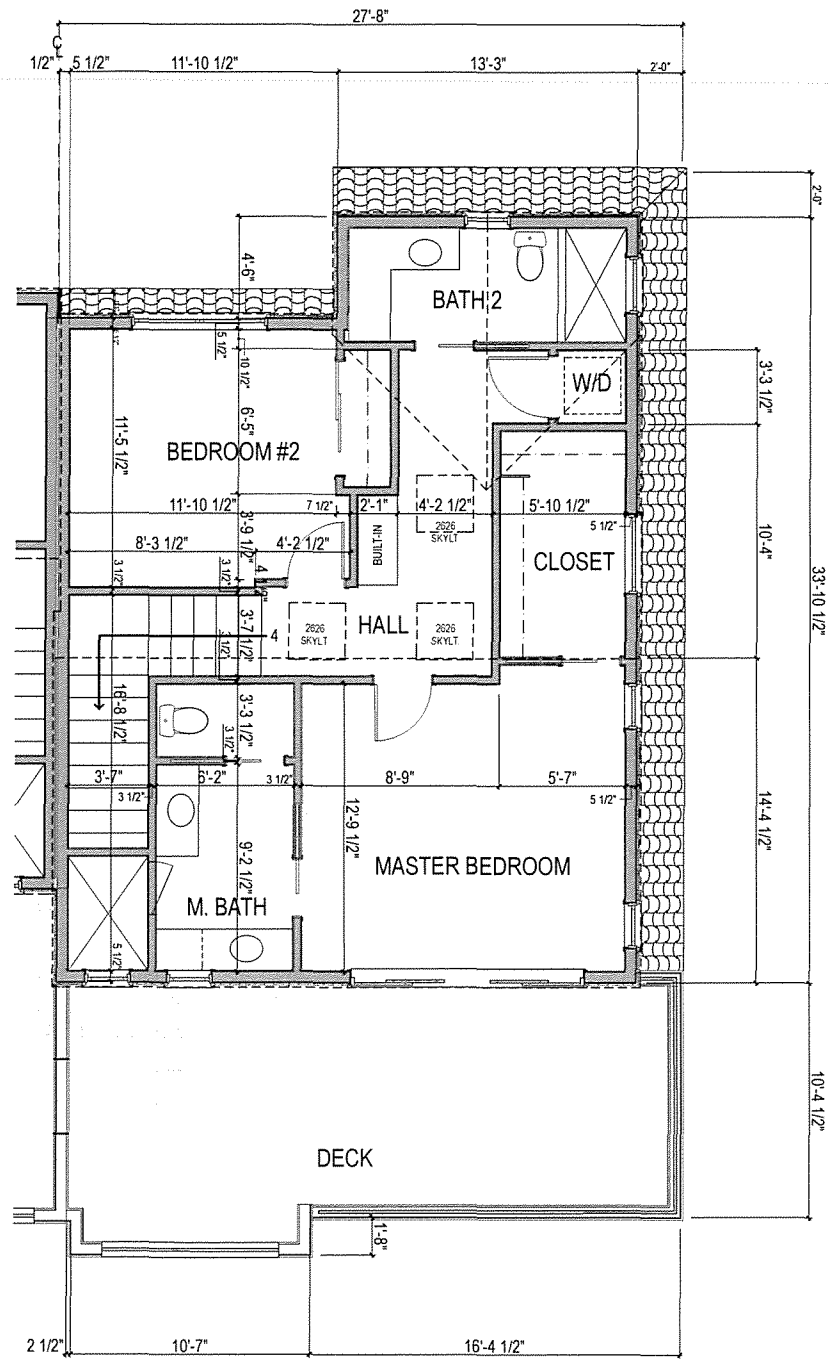
PARKING GARAGE / BASEMENT BUILDING PLAN
3/32" = 1'-0"



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DATE	10-28-21



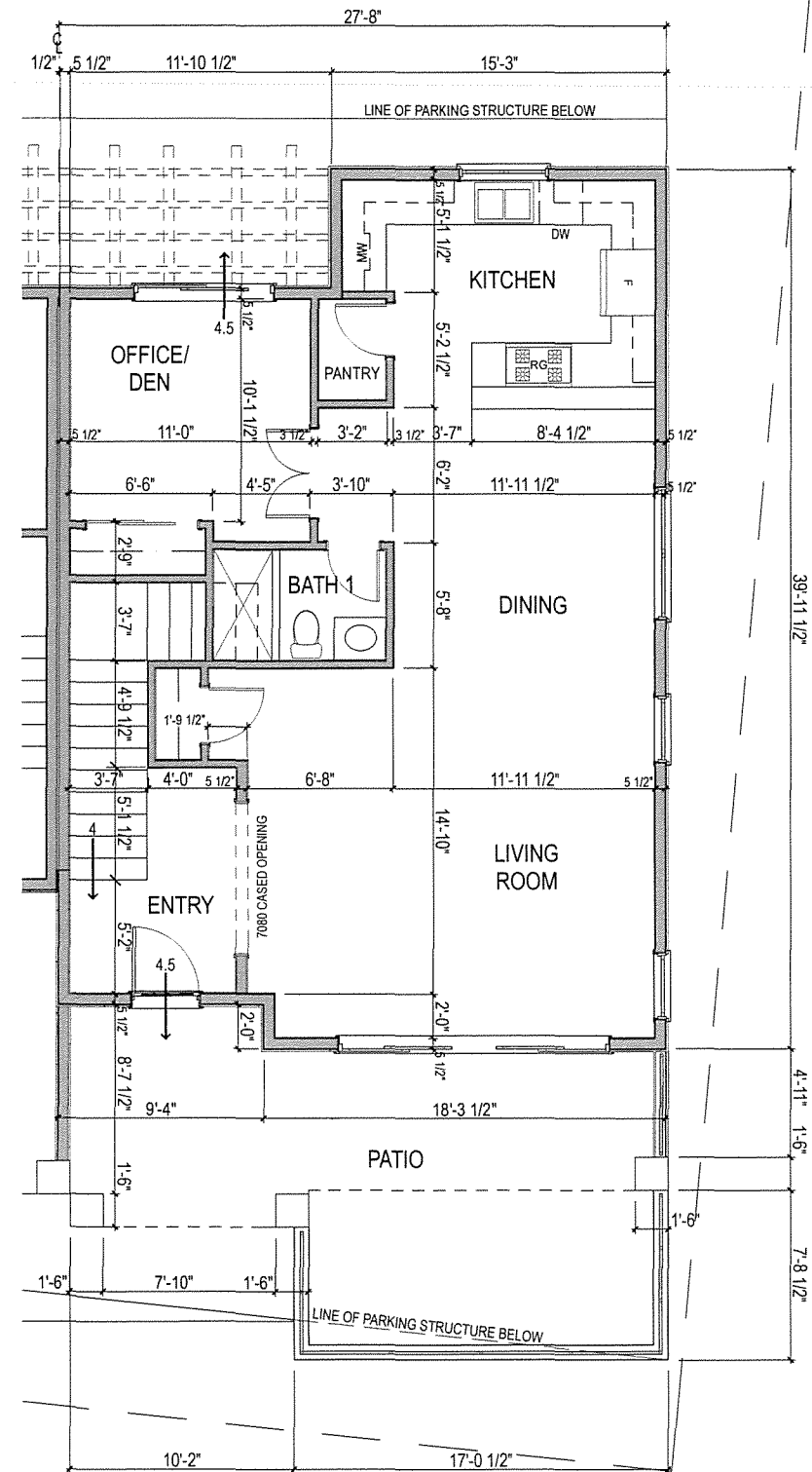
UNIT 1 SECOND FLOOR

1/4" = 1'-0"

LIVING: 813 SQ. FT.
DECK: 299 SQ. FT.

EXITING - 2ND FLOOR

813 SQ. FT. / 200 = 4 OCCUPANTS
4 → # OF OCCUPANTS / DIRECTION OF EGRESS



UNIT 1 FIRST FLOOR

1/4" = 1'-0"

LIVING: 1,019 SQ. FT.
PATIO: 337 SQ. FT.

TOTAL LIVING AREA 1ST & 2ND FLOOR: 1,832 SQ. FT.

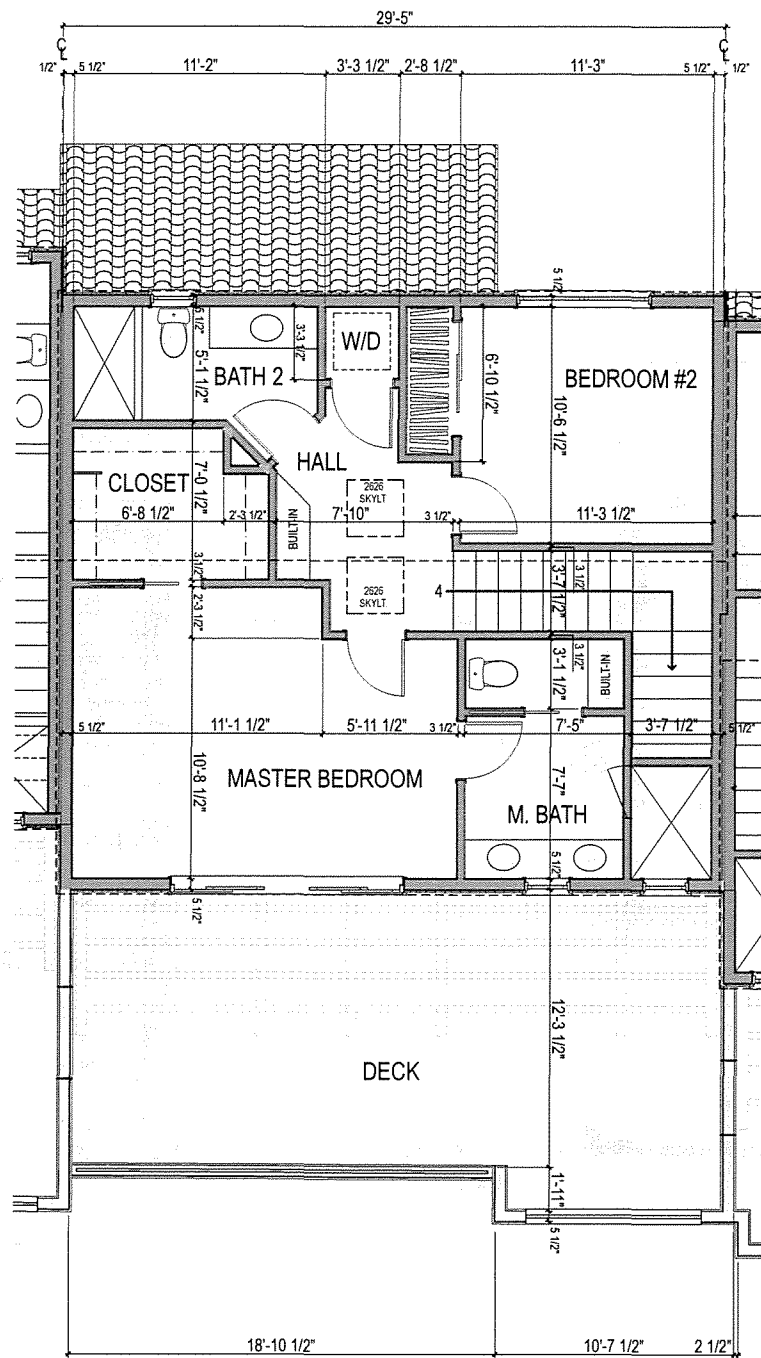
EXITING - 1ST & 2ND FLOOR (R-2 OCCUPANCY)

1,832 SQ. FT. / 200 = 9 OCCUPANTS (4 FROM 2ND FLOOR)
4 → # OF OCCUPANTS / DIRECTION OF EGRESS

ISSUED FOR PLAN CHECK	
DATE	REVISIONS

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UNIT 2 SECOND FLOOR

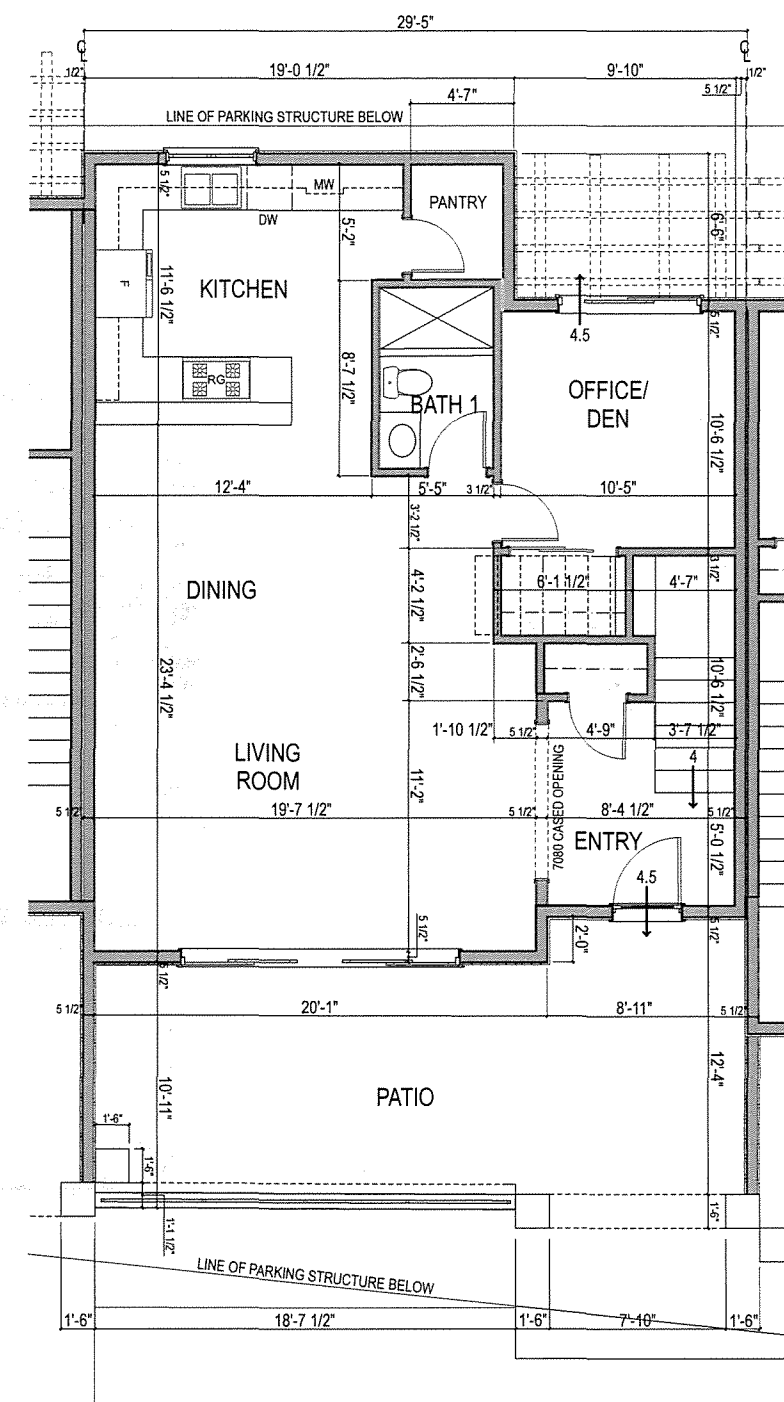
1/4" = 1'-0"

LIVING: 775 SQ. FT.
DECK: 394 SQ. FT.

EXITING - 2ND FLOOR

775 SQ. FT. / 200 = 4 OCCUPANTS

4 → # OF OCCUPANTS / DIRECTION OF EGRESS



UNIT 2 FIRST FLOOR

1/4" = 1'-0"

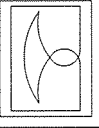
LIVING: 970 SQ. FT.
PATIO: 342 SQ. FT.

TOTAL LIVING AREA 1ST & 2ND FLOOR = 1,745 SQ. FT. + 300 SQ. FT. (COVERED & ENCLOSED PATIO) = 2,045 SQ. FT.

EXITING - 1ST & 2ND FLOOR (R-2 OCCUPANCY)

1,745 SQ. FT. / 200 = 9 OCCUPANTS (4 FROM 2ND FLOOR)

4 → # OF OCCUPANTS / DIRECTION OF EGRESS

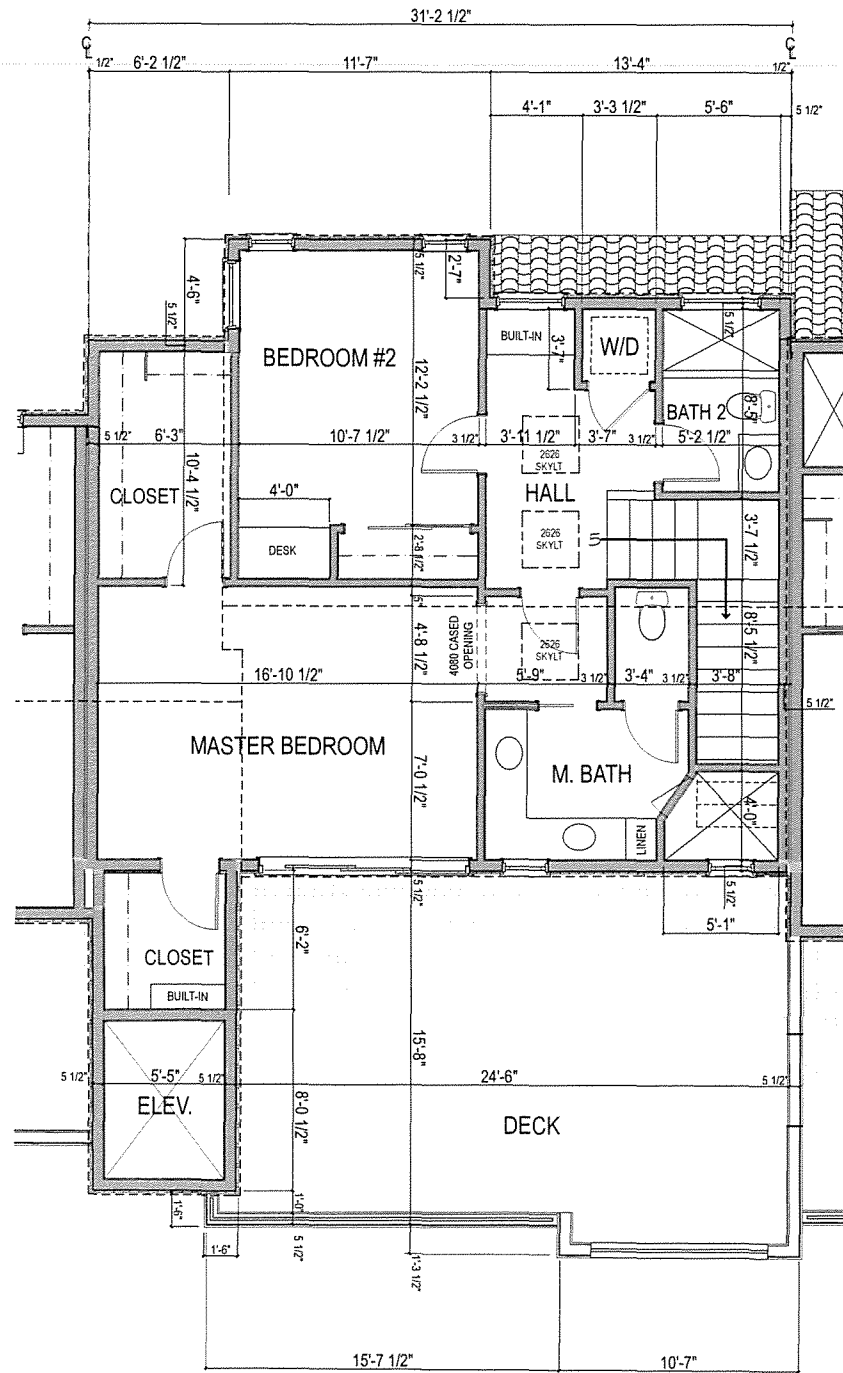


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DATE	10-28-21



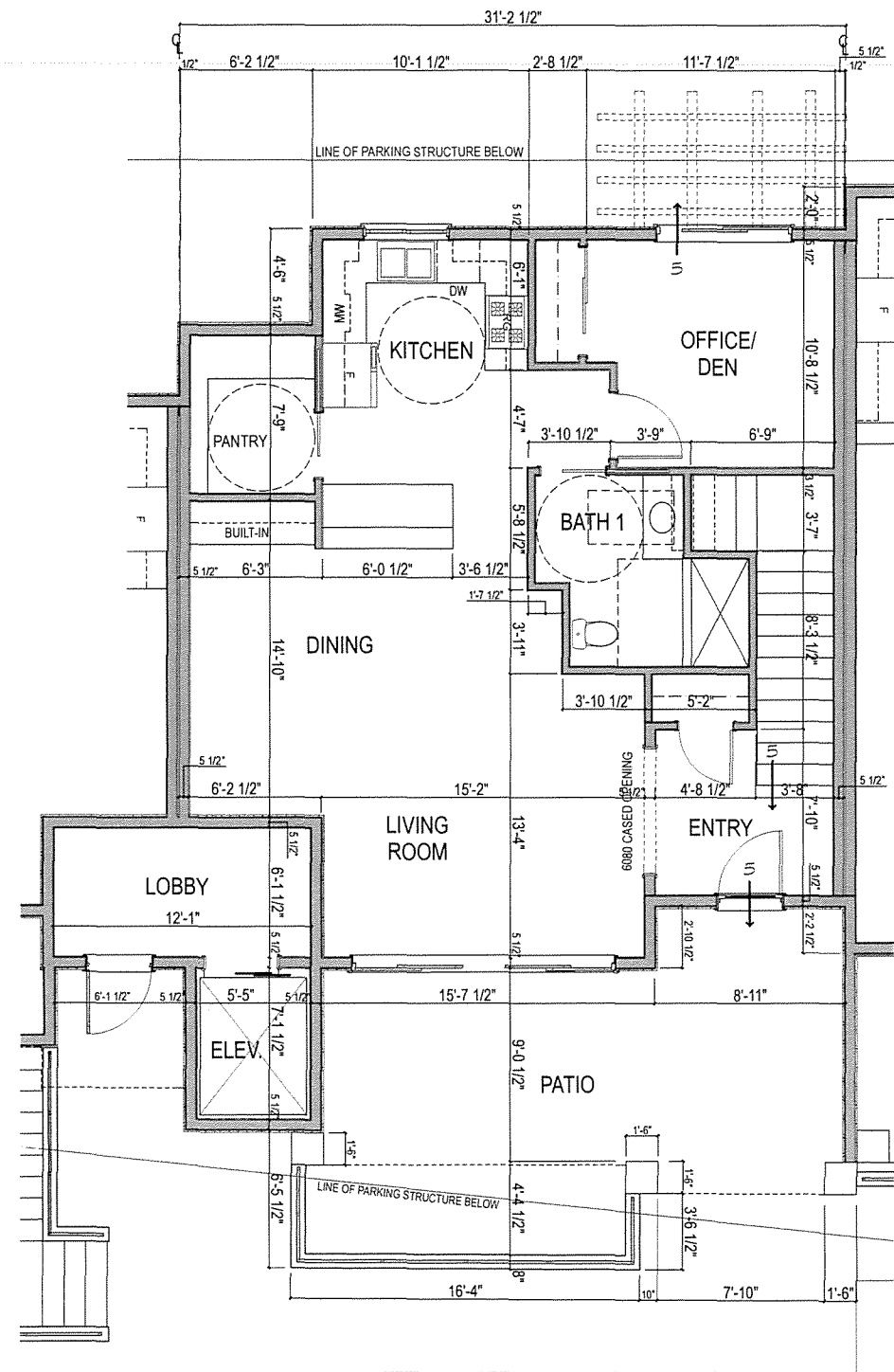
UNIT 3 SECOND FLOOR

1/4" = 1'-0"

LIVING: 850 SQ. FT.
DECK: 406 SQ. FT.

EXITING - 2ND FLOOR

850 SQ. FT. / 200 = 5 OCCUPANTS
4 → # OF OCCUPANTS / DIRECTION OF EGRESS



UNIT 3 FIRST FLOOR

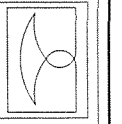
1/4" = 1'-0"

LIVING: 983 SQ. FT.
PATIO: 350 SQ. FT.

TOTAL LIVING AREA 1ST & 2ND FLOOR = 1,833 SQ. FT. + 252 SQ. FT. (COVERED & ENCLOSED PATIO) = 2,085 SQ. FT.
ACCESSIBLE UNIT

EXITING - 1ST & 2ND FLOOR (R-2 OCCUPANCY)

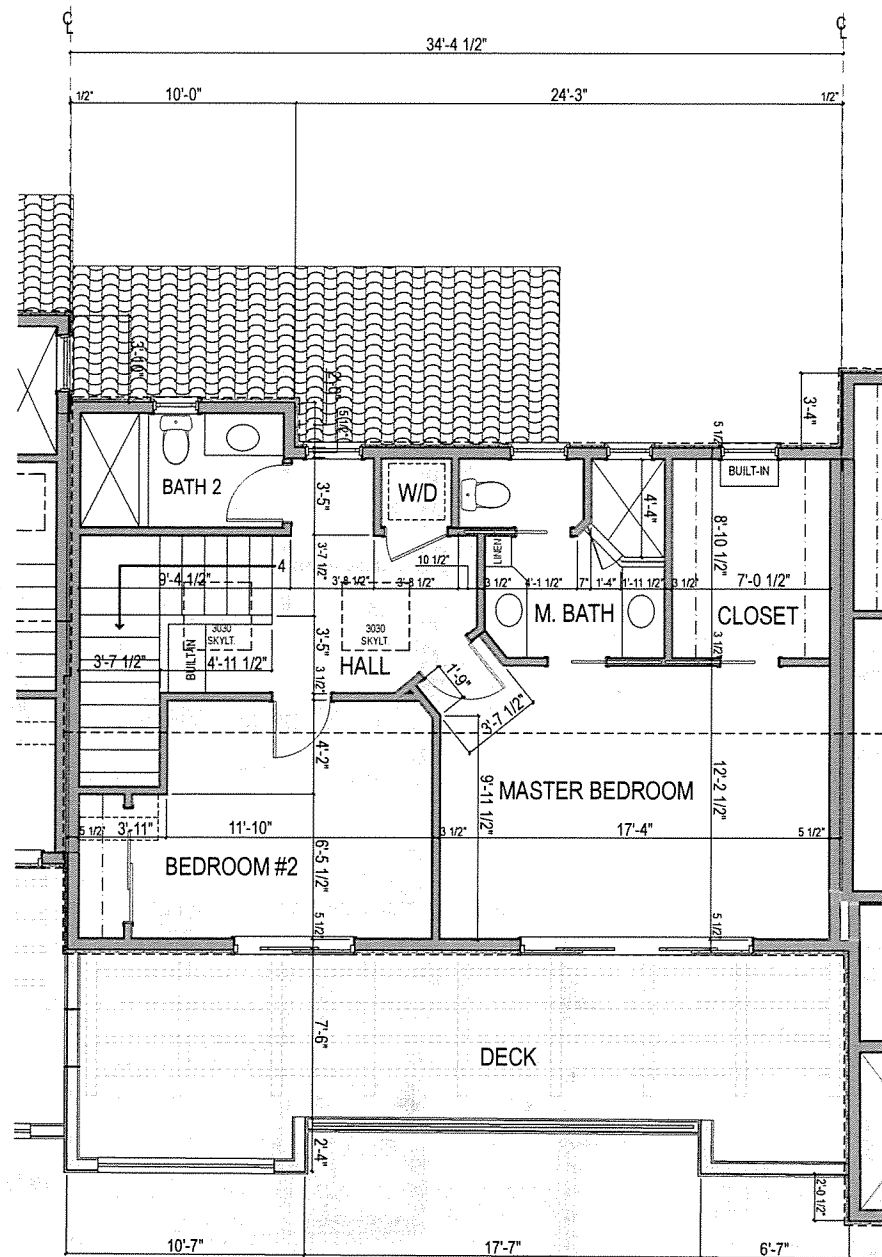
1,833 SQ. FT. / 200 = 10 OCCUPANTS (5 FROM 2ND FLOOR)
4 → # OF OCCUPANTS / DIRECTION OF EGRESS



REVISIONS	
DATE	REVISIONS
6/25/18	CDD COMMENTS
6/26/18	FD COMMENTS
5/1/19	CDD COMMENTS 2nd ROUND

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UNIT 4 SECOND FLOOR

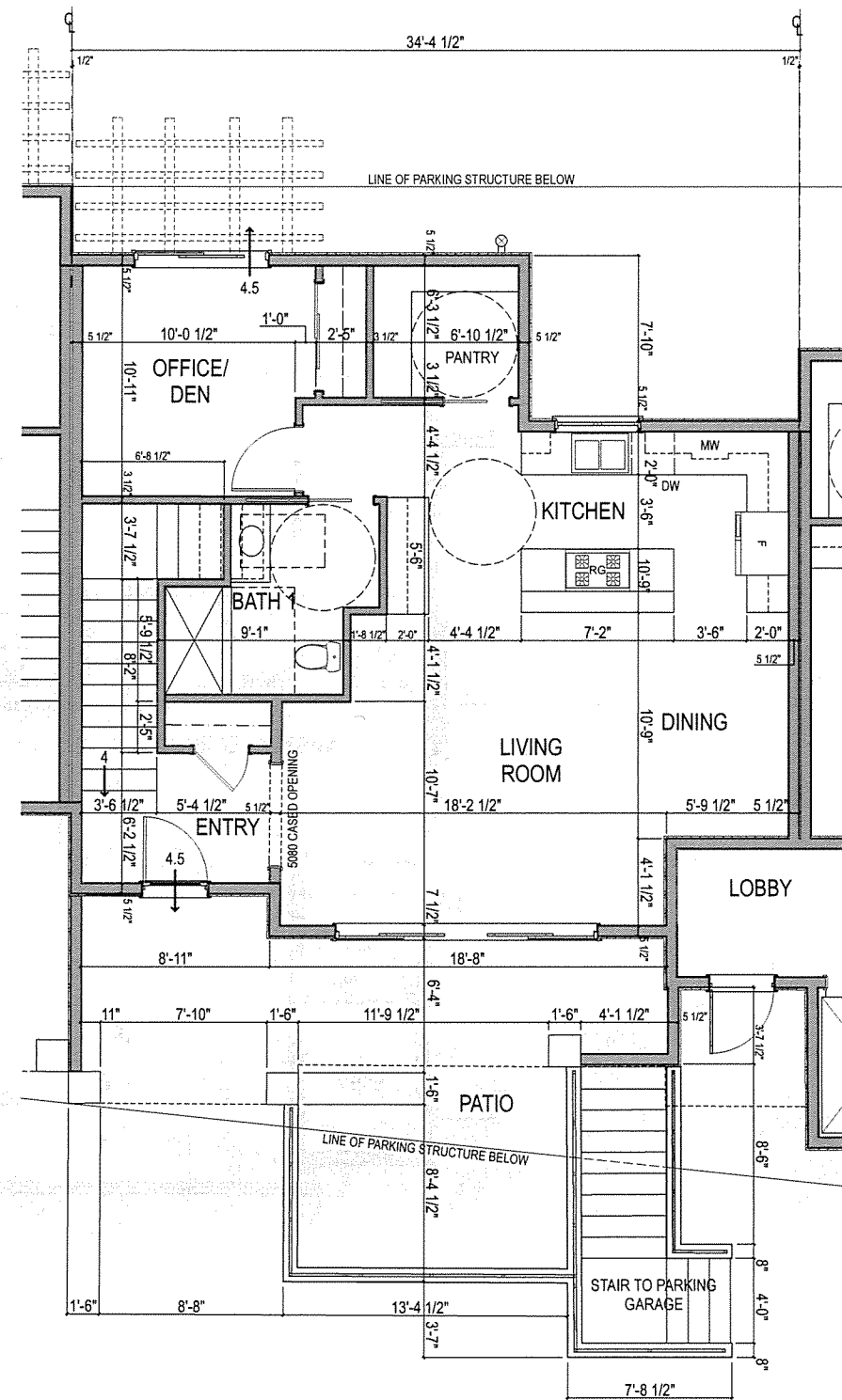
1/4" = 1'-0"

LIVING: 786 SQ. FT.
DECK: 304 SQ. FT.

EXITING - 2ND FLOOR

786 SQ. FT. / 200 = 4 OCCUPANTS

4 → # OF OCCUPANTS / DIRECTION OF EGRESS



UNIT 4 FIRST FLOOR

1/4" = 1'-0"

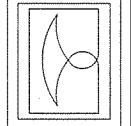
LIVING: 960 SQ. FT.
PATIO: 343 SQ. FT.

TOTAL LIVING AREA 1ST & 2ND FLOOR = 1,746 SQ. FT. + 185 SQ. FT. (COVERED & ENCLOSED PATIO) = 1,931 SQ. FT.
ACCESSIBLE UNIT

EXITING - 1ST & 2ND FLOOR (R-2 OCCUPANCY)

1,746 SQ. FT. / 200 = 9 OCCUPANTS (4 FROM 2ND FLOOR)

4 → # OF OCCUPANTS / DIRECTION OF EGRESS

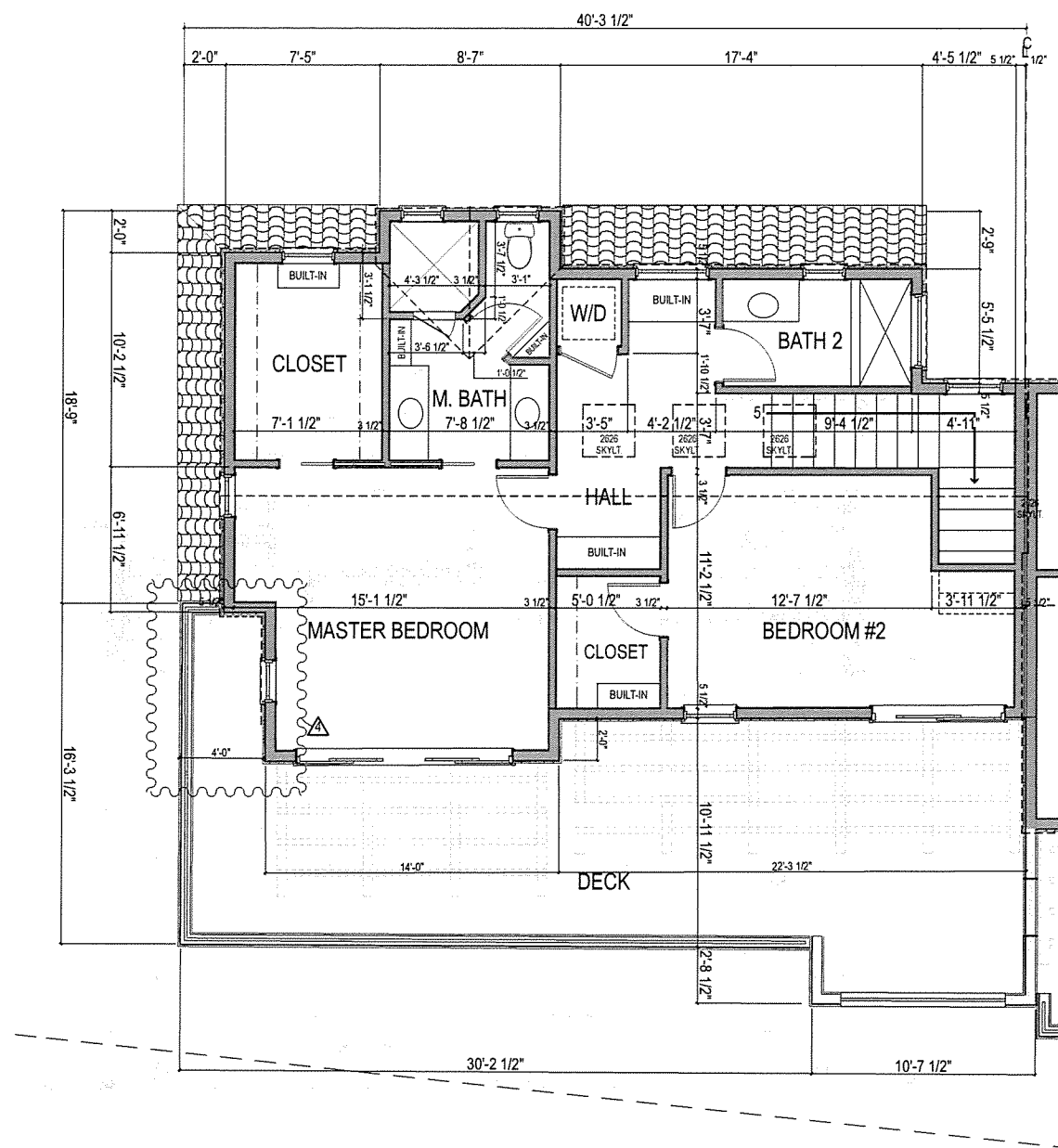


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BY:	
DATE	REVISIONS

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DATE	10-28-21



UNIT 6 SECOND FLOOR

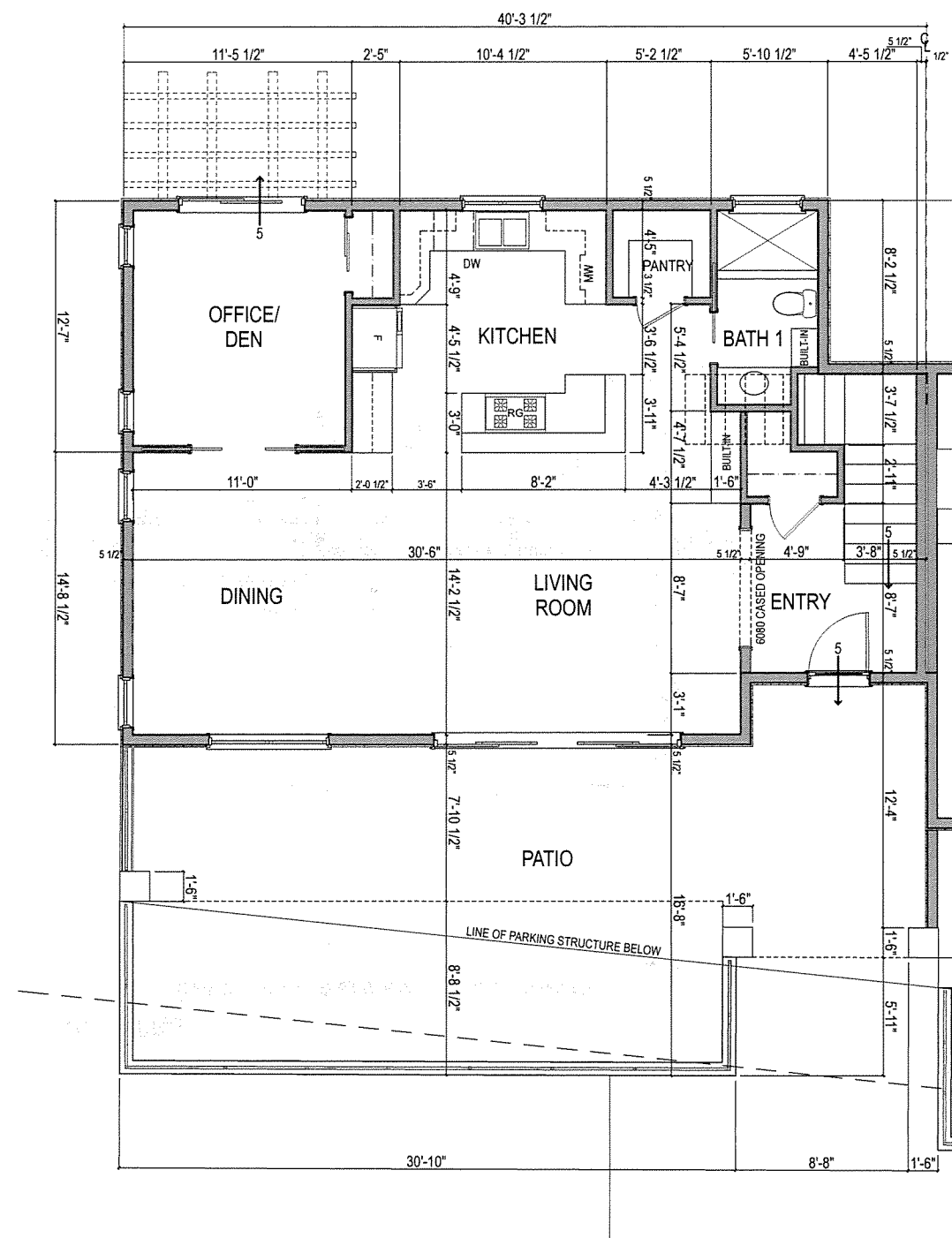
1/4" = 1'-0"

LIVING: 825 SQ. FT.
DECK: 469 SQ. FT.

EXITING - 2ND FLOOR

825 SQ. FT. / 200 = 5 OCCUPANTS

4 → # OF OCCUPANTS / DIRECTION OF EGRESS



UNIT 6 FIRST FLOOR

1/4" = 1'-0"

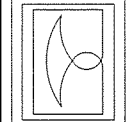
LIVING: 1,032 SQ. FT.
PATIO: 636 SQ. FT.

TOTAL LIVING AREA 1ST & 2ND FLOOR: 1,857 SQ. FT.

EXITING - 1ST & 2ND FLOOR (R-2 OCCUPANCY)

1,857 SQ. FT. / 200 = 10 OCCUPANTS (5 FROM 2ND FLOOR)

4 → # OF OCCUPANTS / DIRECTION OF EGRESS



ISSUED FOR PLAN CHECK

DATE:

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REVISIONS

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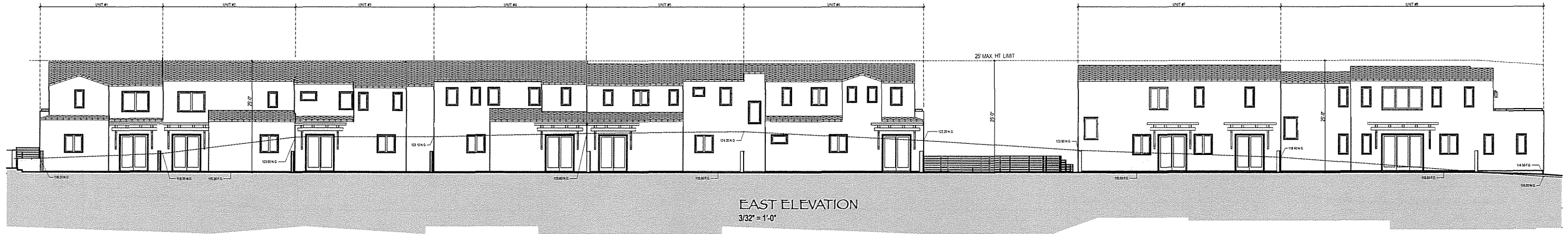
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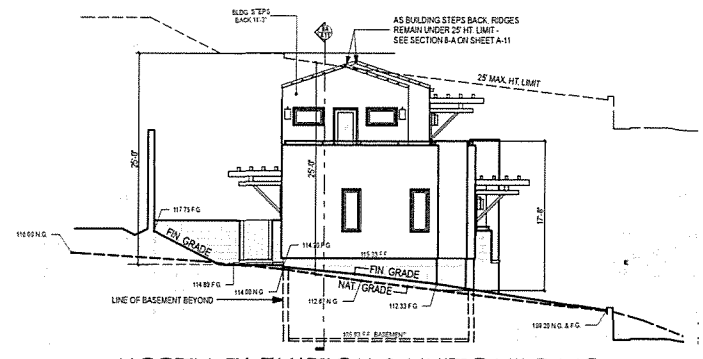
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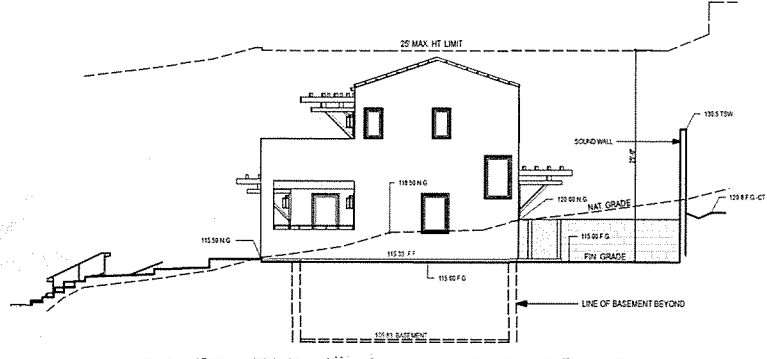
DATE



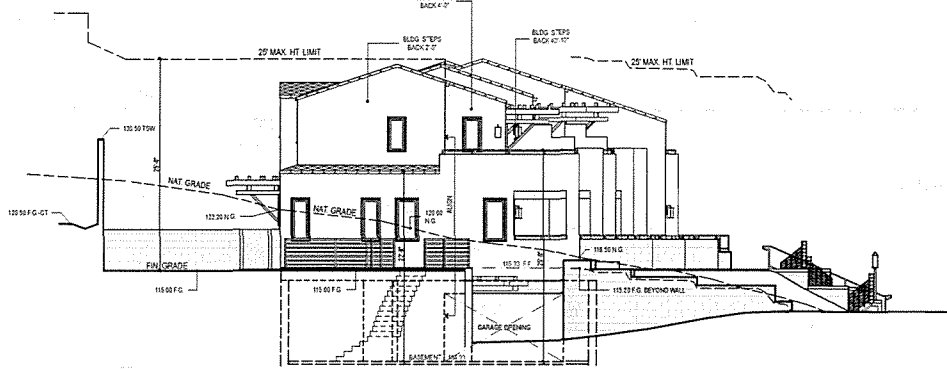
EAST ELEVATION
3/32" = 1'-0"



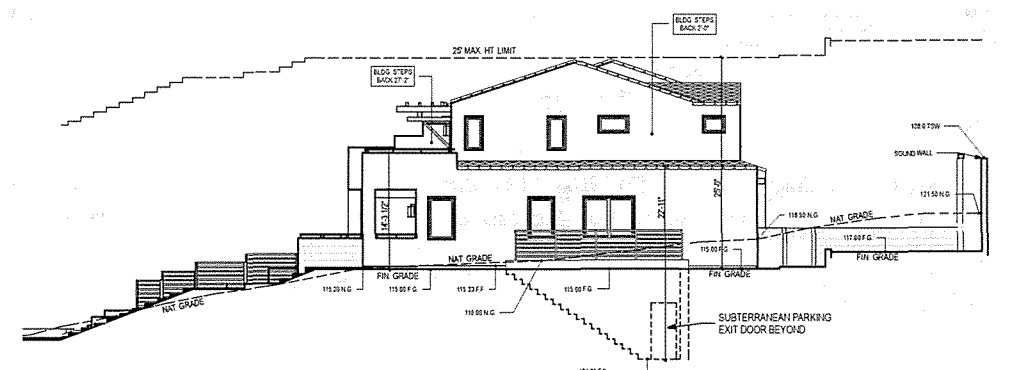
NORTH ELEVATION-2 UNIT BUILDING
3/32" = 1'-0"



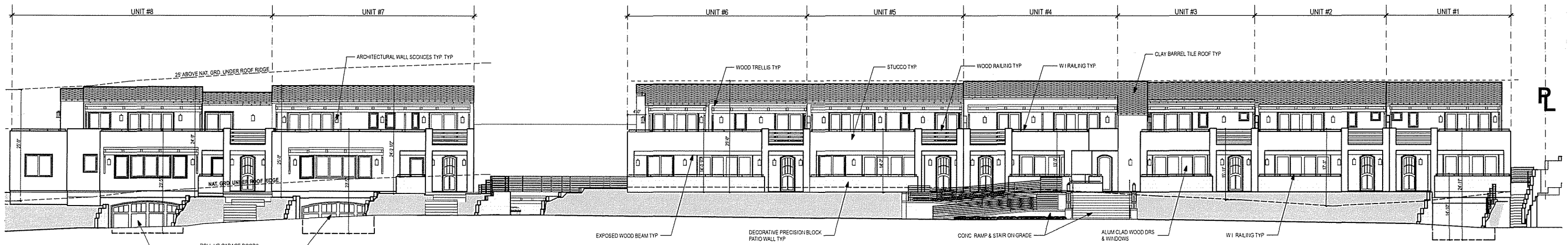
SOUTH ELEVATION-2 UNIT BUILDING
3/32" = 1'-0"



NORTH ELEVATION-SIX UNIT BUILDING
3/32" = 1'-0"



SOUTH ELEVATION-SIX UNIT BUILDING
3/32" = 1'-0"



WEST ELEVATION FROM STREET
3/32" = 1'-0"

ISSUED FOR PERMITS

DATE	BY	REVISIONS

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DATE 10-28-21



PLAYGROUND VIEW



STREET VIEW from SOUTH



REAR YARD VIEW from SOUTH



IDA AVENUE OVERVIEW



STREET VIEW from NORTH



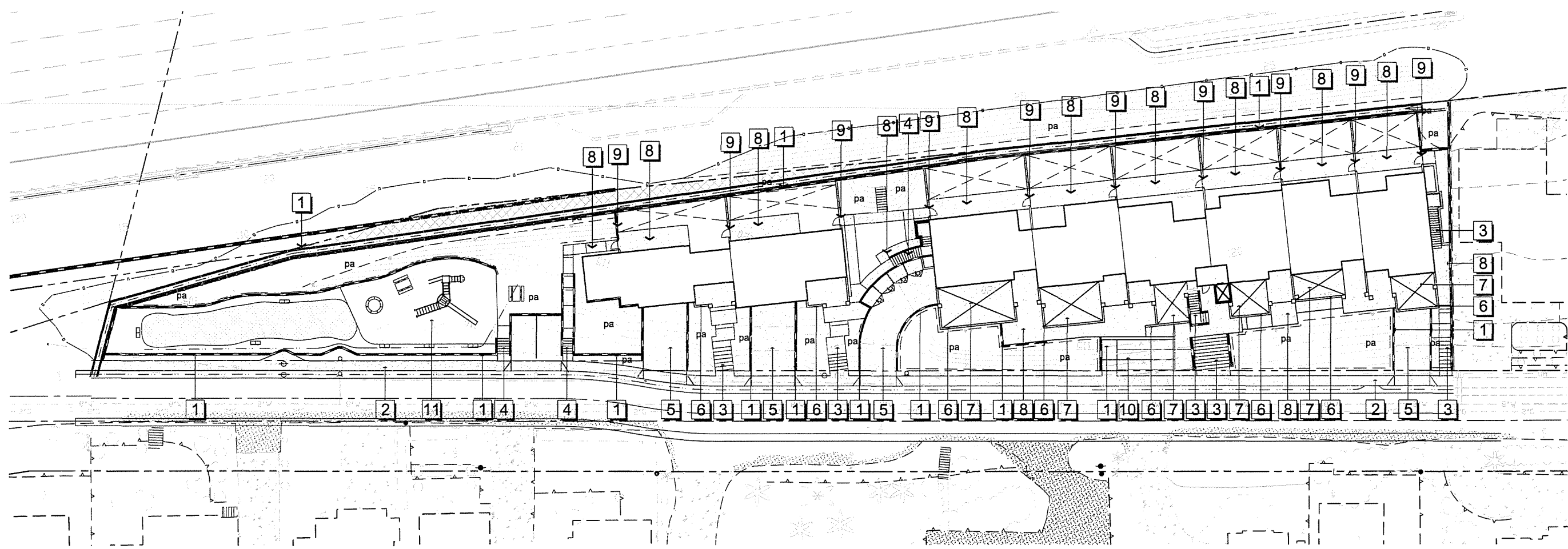
ROOF VIEW

ISSUED FOR PLAN (REV):

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BY:	
DATE	REVISIONS
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PROJECT NO.	
DRAWN BY:	SC
DATE	10-28-21



Revisions:

04-20-20
09-29-20
12-17-20

STONE GROVE
LANDSCAPE ARCHITECTS
956.345.1499 www.stonegrove.ca
2801 N. CEDROS AVENUE SOLANA BEACH, CA 92075

IDA APARTMENTS
Ida Avenue
Solana Beach, Ca. 92075

AREA	SQ. FT.
BUILDING FOOTPRINT	8,296.00 SQ. FT.
HARDSCAPE	18,601.64 SQ. FT.
IRRIGATED PLANTING	11,288.00 SQ. FT.
NON IRRIGATED SITE AREA	2,711.71 SQ. FT.
TOTAL	40,897.35 SQ. FT.

NOTE:
ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH STATE, FEDERAL AND LOCAL CODES, ORDINANCES, LAWS, AND CALIFORNIA BUILDING CODE.

THE CONTRACTOR(S) SHALL VISIT THE SITE AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO SUBMITTING A BID. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.

NO SUBSTITUTIONS SHALL BE MADE WITHOUT THE OWNER'S AND ARCHITECT'S APPROVAL. CONTRACTOR TO SUPPLY A 2'X2' SAMPLE PANEL FOR CONCRETE FLATWORK, STONE VENEER, AND TILE FOR APPROVAL PRIOR TO PURCHASE OR INSTALLATION. OWNER SHALL APPROVE ALL COLORS, MATERIALS, AND FINISHES PRIOR TO PURCHASE AND/OR INSTALLATION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE OR REPAIR ANY FAULT, IMPROPER OR INFERIOR MATERIALS/WORKMANSHIP OR ANY DAMAGE TO OTHER WORK RESULTING THERE FROM WITHOUT COST TO THE OWNER (WITHIN ONE YEAR AFTER COMPLETION AND ACCEPTANCE OF THE WORK UNDER THIS CONTRACT).

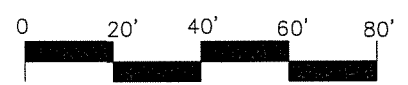
THE CONTRACTOR SHALL CLEAN-UP, REMOVE AND DISPOSE (IN A LEGAL MANNER) ALL DEBRIS AND WASTE ATTRIBUTED TO THE JOB. JOBSITE SHALL BE MAINTAINED ON A DAILY BASIS.

LEGEND

- 1 CMU wall per Civil Engineer. Color and finish to match building.
- 2 Integral Concrete sidewalk per City of Solana Beach standards.
- 3 Pedestrian stairs w/ concrete steps 18" treads x 6" risers). Integral color to be 'Sandstone' by Davis Colors w/ Topcast #5 finish.
- 4 Pedestrian stairs w/ concrete steps 12" treads x 6" risers). Integral color to be 'Sandstone' by Davis Colors w/ Topcast #5 finish.
- 5 Integral Colored Concrete Driveway (6" thick over compacted base) Color to be Davis 'Sandstone' w/ Topcast #5 finish.
- 6 CMU wall per Civil Engineer. Color and finish to match building.
- 7 Integral Colored Concrete patios (4" thick over compacted base) Color to be Davis 'Sandstone' w/ Topcast #5 finish.
- 8 4" thick integral colored concrete walkway w/ Topcast #3 finish. 'Sandstone' by Davis Colors.
- 9 CMU wall w/ 5" high gate.
- 10 ADA & Pedestrian ramp w/ concrete steps 12" treads x 6" risers). Integral color to be 'Sandstone' by Davis Colors w/ Topcast #5 finish.
- 11 Play ground area w/ wood chip flooring (or approved equal) to meet current fall zone & ADA standards. Specific play equipment TBD.

I AM FAMILIAR WITH THE REQUIREMENTS FOR THE 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.

Brian Grove
BRIAN GROVE, LANDSCAPE ARCHITECT #4704



SCALE: 1" = 20'-0"

HARDSCAPE PLAN

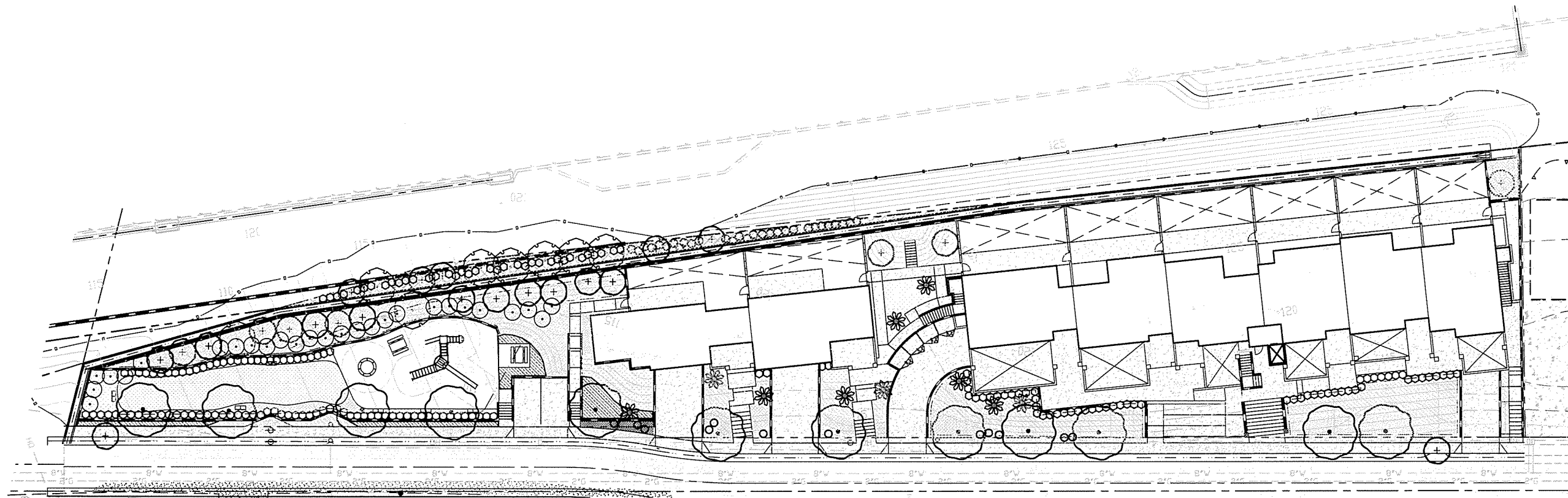


date: 03-25-18
designed: B. Grove
drawn: Hector M.
checked: B. Grove
scale:
sheet

L-1
of 8 sheets

SOURCE: D:\PROJECTS\2018\IDA APARTMENTS\DWG

Revisions:	
04-20-20	
09-29-20	
12-17-20	



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	QTY	WUGGLE	HEIGHT	WIDTH	
	DRACAENA DRACO / DRAGON TREE	36"BOX	10	VERY LOW	20'	20'	
	GELIERA PARVIFLORA / AUSTRALIAN WILLOW	36"BOX	8	LOW	25'	18'	
	LOPHOSTEMON CONFERTUS / BRISBANE BOX	24"BOX	24	MODERATE	40'	20'	
	ZELKOVA SERRATA / SAWLEAF ZELKOVA	24"BOX	12	LOW	50'	50'	
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY	WUGGLE	HEIGHT	WIDTH	
	AGAVE ATTENUATA / AGAVE	5 GAL	12	LOW	4'	6'	
	HETEROMELES ARBUTIFOLIA / TOYON	5 GAL	27	LOW	10'	8'	
	PODOCARPUS MACROPHYLLUS MAUI / SHRUBBY YEW	15 GAL	18	MODERATE	15'	6'	
	PODOCARPUS X 'ICEE BLUE' / ICEE BLUE PODOCARPUS	15 GAL	10	MODERATE	25'	20'	
	WESTRINGIA FRUTICOSA / COAST ROSEMARY	5 GAL	186	LOW	4'	8'	
SHRUB AREAS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY	WUGGLE	HEIGHT	WIDTH
	FESTUCA MAUREI / ATLAS PESCUE	1 GAL	30" o.c.	88	LOW	2'	2'
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY	WUGGLE	HEIGHT	WIDTH
	BACCHARIS PILULARIS CONSANGUINEA 'POZO SURF' / LOWLY COYOTE BRUSH	1 GAL	30" o.c.	1,307 SF	LOW	1'	8'
	CAREX DIVALSA / BERKELEY SEDGE	4" POT	18" o.c.	833 SF	LOW	1'	1'
	CHONDROPETALUM TECTORUM / CAPE RUSH	1 GAL	24" o.c.	661 SF	LOW	2'	3'
	LONICERA JAPONICA 'HALLIANA' / HALLS HONEYBUCKLE FLOWERING VINE	FLAT	24" o.c.	2,567 SF	VERY LOW	2'	2.5'
	ROSMARINUS OFFICINALIS 'PROSTRATUS' / DWARF ROSEMARY	1 GAL	24" o.c.	1,969 SF	LOW	2'	8'
	SENECIO BERPENS 'BLUE CHALK STICKS' / SENECIO	1 GAL	12" o.c.	152 SF	LOW	1'	2'
	TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE	1 GAL	12" o.c.	247 SF	MODERATE	1.5'	10'

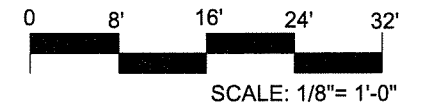
I AM FAMILIAR WITH THE REQUIREMENTS FOR THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE CITY'S WATER EFFICIENT LANDSCAPE REGULATIONS. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS AND THE LANDSCAPE DESIGN MANUAL. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.

BRIAN GROVE, LANDSCAPE ARCHITECT #4704

IDA APARTMENTS
Ida Avenue
Solana Beach, Ca. 92075



date: 03-25-18
designed: B. Grove
drawn: Hector M.
checked: B. Grove
scale:



L-2
of 8 sheets

PLANTING PLAN

Revisions:	
	04-20-20
	09-29-20
	12-17-20

STONE GROVE
LANDSCAPE ARCHITECTS

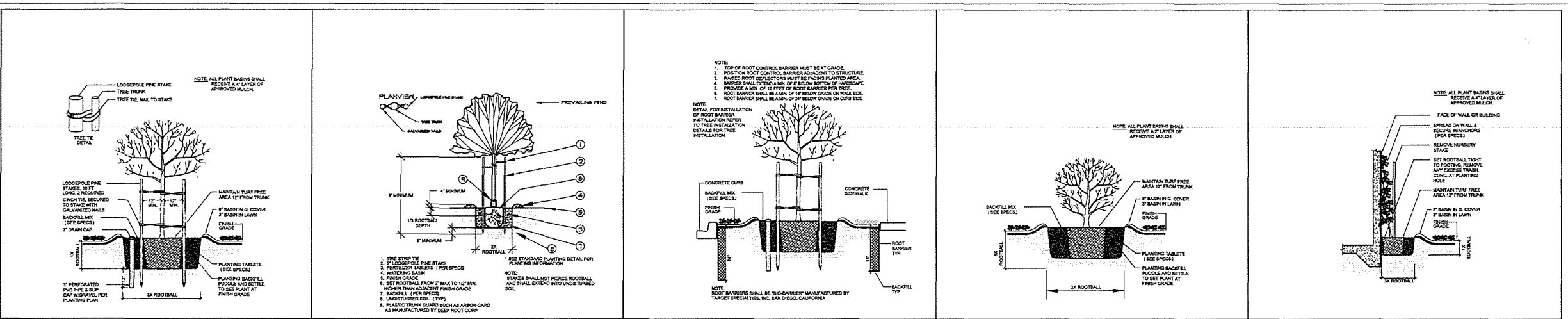
950, 34th St, #99 | www.stone-grove.com
200 N. CEDROS AVENUE, SOLANA BEACH, CA 92075

IDA APARTMENTS
Ida Avenue
Solana Beach, Ca. 92075

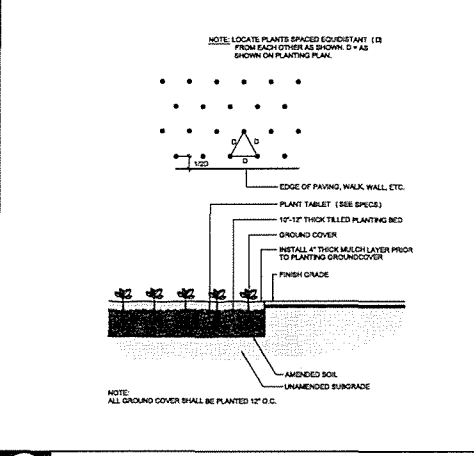


date: 03-25-18
designed: B. Grove
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sheet

L-3
of 8 sheets



A TREE STAKING - 24" BOX **B TREE PLANTING** **C ROOT BARRIER** **D SHRUB PLANTING** **E VINE PLANTING**



F GROUND COVER PLANTING **G**

PLANTING SPECIFICATIONS: GENERAL

1. **INSPECTIONS**

A. INSPECTIONS SHALL BE MADE BY THE ENGINEER. CONTRACTOR SHALL BE ON THE SITE WHEN INSPECTIONS ARE MADE. REQUESTS FOR INSPECTIONS SHALL BE MADE AT LEAST 48 HOURS IN ADVANCE. IF THE WORK IS NOT READY FOR INSPECTION WHEN THE INSPECTOR ARRIVES, CONTRACTOR SHALL PAY FOR THE ENGINEER'S VISIT AT THE CITY RATE.

B. INSPECTION IS REQUIRED BY THE ENGINEER PER INSPECTION JOB CARD.

C. ANY WORK COMPLETED WITHOUT PROPER INSPECTION BY SHALL BE REMOVED AND REPLACED AT NO EXPENSE TO THE CITY.

2. **WARRANTY**

A. ALL TREES (15 GALLON AND LARGER) SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR. ALL SHRUBS AND OTHER PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF 90 CALENDAR DAYS. ALL GUARANTEED PERIODS COMMENCE FROM THE TIME OF FINAL ACCEPTANCE BY THE ENGINEER AT THE COMPLETION OF THE CALENDAR DAY MAINTENANCE PERIOD.

B. REPLACE AS SOON AS WEATHER PERMITS. ALL DEAD PLANTS NOT IN VIGOROUS CONDITION AS NOTED DURING THE MAINTENANCE PERIOD.

C. PLANTS USED FOR REPLACEMENTS SHALL BE SAME KIND AND SIZE AS ORIGINALLY PLANTED. THEY SHALL BE FURNISHED, PLANTED AND FERTILIZED AS SPECIFIED AND GUARANTEED WITH THESE DOCUMENTS.

3. **PLANTING SPECIFICATIONS/PRODUCTS**

A. **MATERIALS**

I. TOPSOIL: EXISTING SOIL ON THE SITE SHALL BE USED AS TOPSOIL FOR PLANTING PURPOSES WHEN POSSIBLE, BUT SHALL BE FREE OF DEBRIS, OIL, WEEDS, OR OTHER FOREIGN MATTER. CONTAMINATED SOIL SHALL BE REMOVED AND REPLACED WITH CLEAN, UNCONTAMINATED SOIL. WEIGHT: THE SOIL CONTENT OF THIS SOIL SHALL NOT BE GREATER THAN 1 PART PER MILLION MEASURED ON THE 1:10000000 EXTRACT. THE SOIL SHALL BE FREE FROM ANY HAZARDOUS MATERIALS AS LISTED IN THE FEDERAL REGISTER UNDER 40 CFR 150.103. THE SOIL SHALL NOT EXCEED 10 MILLIGRAMS PER CENTIMETER AT 25 DEGREES C.

II. IN ORDER TO ENSURE CONFORMANCE, SAMPLES OF THE IMPORTED SOIL SHALL BE SUBMITTED TO AN AGRONOMIC SOIL TESTING LABORATORY, APPROVED BY THE ENGINEER FOR ANALYSIS PRIOR TO USE. RESULTS OF TESTING SHALL BE DELIVERED TO THE ENGINEER FOR APPROVAL. SOIL TEST TO INCLUDE ANALYSIS AND RECOMMENDATIONS.

B. **FERTILIZERS AND SOIL CONDITIONERS**

I. ORGANIC AMENDMENT SHALL BE REDWOOD RHIZOMES, SCOTTS BLENDED OR TERRA BLEND BY TERRA PRODUCTS OF AMERICA (18-48-18). IF SHALL BE FINE TEXTURED, HAVING ACTUAL NITROGEN 10% PASTURE IN SOLUBLE. SOLARITY SHALL NOT BE HIGHER THAN 3 MILLIGRAMS PER CENTIMETER AT 25 DEGREES C. AS MEASURED BY SATURATION METHOD CONDUCTIVITY.

II. COMMERCIAL FERTILIZER SHALL HAVE A MINIMUM OF 16% NITROGEN, 8% PHOSPHORIC ACID, AND 16% POTASH. DELIVER SOLID FERTILIZER IN STANDARD BAGS, MANUFACTURED WITH WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. KEEP FERTILIZER IN DRY STORAGE. USE 15-15-15 FERTILIZER AND AMMONIUM NITRATE FERTILIZER, EXCEPT SCHOOL, SEASON PLANTING. FERTILIZER SHALL BE COMMERCIAL GRADE MANUFACTURED BY BEST ON EQUAL.

III. PLANT TABLETS SHALL BE 7 GRAM SIZE, ASPEN OR ON EQUAL.

C. **SOIL CONDITIONING**

I. PERFORATED DRAINAGE - BEST "SLOTTED" WITH OR ON EQUAL.

D. **PLANT MATERIALS**

I. ALL PLANT MATERIALS SHALL BE HEALTHY, WELL-DEVELOPED REPRESENTATIVES OF THEIR SPECIES OR VARIETIES, FREE FROM DISCOLORATION, WITH WELL DEVELOPED BRANCHES AND ROOT SYSTEMS, AND CERTIFICATION OF NURSERY INSPECTION THAT PLANTS ARE FREE FROM ALL PLANT DISEASES AND INSECT INFESTATION.

II. TAG PLANT MATERIALS WITH NAME AND SIZE IN ACCORDANCE WITH STANDARDS OF PRACTICE RECOMMENDED BY AMERICAN ASSOCIATION OF NURSERYMEN.

III. SIZE OF TREE AND SHRUB CONTAINERS SHALL BE AS STATED ON THE PLANTING PLAN. CONTAINER STOCK SHALL HAVE GROWN IN CONTAINERS FOR AT LEAST 18 MONTHS, BUT NOT OVER TWO (2) YEARS. SHAWERS SHALL BE FREE FROM ALL PLANT DISEASES AND INSECT INFESTATION. NO CONTAINER PLANTS THAT HAVE CRACKED OR BROKEN BALLS OF EARTH WHEN TAKEN FROM CONTAINERS SHALL BE PLANTED, EXCEPT UPON SPECIFIC APPROVAL.

IV. DO NOT PRUNE, PRIOR TO DELIVERY, EXCEPT BY SPECIFIC APPROVAL.

V. PLANTS SHALL BE SUBJECT TO INSPECTION FOR SIZE, VARIETY, CONDITION, LATENT DEFECTS AND INJURIES, AT PLACE OF GROWTH AND AT THE PROJECT SITE. ANY DEFECTS OR DISEASES DISCOVERED PRIOR TO DELIVERY, REMOVE DEFECTIVE PLANTS FROM THE PROJECT SITE IMMEDIATELY AND REPLACE IT WITH ACCEPTABLE MATERIAL.

VI. PROTECT ALL PLANTS FROM DAMAGE BY SUN, WIND OR RAIN AT ALL TIMES BEFORE PLANTING.

VII. SUBSTITUTIONS WILL NOT BE PERMITTED, EXCEPT WHEN PROOF IS SUBMITTED THAT ANY PLANT SPECIFIED IS NOT OBTAINABLE IN THIS AREA, A PROPOSAL WILL BE CONSIDERED FOR USE OF THE NEAREST EQUIVALENT IN SIZE AND VARIETY WITH AN EQUIVALENT ADJUSTMENT OF CONTRACT PRICE. ALL SUBSTITUTIONS WILL BE SUBJECT TO THE ENGINEER'S APPROVAL.

VIII. PLANTS SHALL HAVE GROWN UNDER CLIMATIC CONDITIONS COMPARABLE TO THOSE OF THE PROJECT SITE, UNLESS OTHERWISE SPECIFICALLY APPROVED BY THE ENGINEER.

E. **GROUND COVER**

I. GROUND COVERS WILL BE HAND PLANTED IN THE AREAS INDICATED ON THE PLANTING PLAN.

II. GROUND COVER PLANTS SHALL BE GROWN IN FLAT PLANTS OR PLANT POTS AS INDICATED ON THE PLANT LIST. FLAT GROWN PLANTS (ROOTED CUTTINGS, SMALL NURSE PLANTS, TRANSPLANTED). THE SOIL IN THE FLAT SHALL CONTAIN SUFFICIENT MOISTURE SO THAT IT WILL NOT FALL APART WHEN LIFTING THE PLANTS. IF PLANTS FROM PLANT POTS ARE USED, THE PLANT POTS SHALL BE PROTECTED AT ALL TIMES PRIOR TO PLANTING TO PREVENT UNNECESSARY DRYING OF THE ROOT BALL.

III. PLANTING COVERS SHALL BE PLANTED IN A TRIANGULAR PATTERN, EVENLY SPACED UNLESS OTHERWISE NOTED ON THE PLAN. PLANT GROUND COVERS CONTINUOUSLY UNDER ALL TREES AND SHRUBS IN THE AREAS DESIGNATED ON THE PLANTING PLAN. IN EACH PLANT SHALL BE PLANTED WITH THE PROPORTIONATE AMOUNT OF SOIL FROM THE FLAT OR IN A PLANT POT. IN A MANNER THAT WILL ENSURE ANNUAL DISTURBANCE OF THE ROOT SYSTEM. HAND SMOOTH PLANTING AREA AFTER PLANTING TO PROVIDE AN EVEN, SMOOTH FINAL FINISH GRADE. TO AVOID DRYING OUT, PLANTINGS SHALL BE IMMEDIATELY WATERED AFTER PLANTING UNTIL THE ENTIRE AREA IS SOAKED TO THE FULL DEPTH OF EACH HOLE UNLESS OTHERWISE NOTED ON THE DRAWING.

IV. **TREE STAKES**

1. 2x4x4x8 (2x4x4x8) FOR DOUBLE STAKING AND TRIPLE STAKING, OR EQUAL AS APPROVED BY THE ENGINEER. SECURE TREE TO STAKE IN TWO PLACES MINIMUM.

2. TREE STAKES (2 - 2 INCH DIAMETER X 15 FOOT LONG) LOOSEPOLE STAKES FOR ALL FIVE GALLON, FIFTEEN GALLON AND 24 INCH BOX TREES. USE 3x4x4x8 (3x4x4x8) FOR ALL TREES 36 INCH BOX SIZE AND LARGER. TREE STAKES SHALL BE PAIR AND POINTED AT ONE END.

5. **ROOT BARRIERS** WHERE TREES ARE PLANTED WITHIN 8 FEET OF CURBS, SIDEWALKS OR PAVEMENT, INSTALL A SUB-SURFACE PANEL BARRIER 18 FEET LONG CONTAINED ON THE TREE TRUNK (DEEP-ROOT) OR APPROVED EQUAL.

6. **PLANTING SPECIFICATIONS/EXECUTION**

I. **INSTALLATION**

A. SITE CLEARANCE: CLEAN UP AND REMOVE FROM THE PLANTING AREAS WEEDS AND GRASSES, INCLUDING ROOTS, AND ANY MINOR ACCUMULATED DEBRIS AND RUBBISH BEFORE COMMENCING WORK.

B. STORAGE: SECURE PERMISSION FROM THE CITY TO STORE PLANTS ON THE PROJECT SITE, AND ENSURE THAT THEY ARE PROTECTED FROM DAMAGE BY THE SUN, WIND, AND CONSTRUCTION WORK.

C. FRESH GRADING OF PLANTING AREAS: GRADING SHALL BE DONE AS INDICATED ON THE GRADING PLANS AND AS FOLLOWS:

1. DO NOT WORK ON THE SOIL WHEN MOISTURE CONTENT IS SO GREAT THAT EXCESSIVE COMPACTION WILL OCCUR, OR WHEN IT IS SO DRY THAT DUST WILL FORM OR CLOSURE WILL NOT REACTIVELY BREAK UP.

2. REMOVE AND DISPOSE OF ALL SOIL IN PLANTING AREAS THAT CONTAINS ANY DELETERIOUS SUBSTANCE SUCH AS OIL, PLASTER, CONCRETE, GROUTS, PAINT, SOLVENTS, ETC., INCLUDING THE SOIL TO A MINIMUM DEPTH OF 6x (6) INCHES ON TO THE LEVEL OF DEBRIS IN THE AFFECTED AREAS. THE AFFECTED SOIL SHALL BE REPLACED WITH NATIVE OR IMPORTED SOIL AS REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO INSTALLED PLANTS CAUSED BY SUCH SUBSTANCES.

3. IF AN AREA IS TO BE LANDSCAPED IS NOT ACCEPTABLE TO THE CONTRACTOR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING, 10 DAYS BEFORE THE START OF FRESH GRADING. ALL PLANTING AREAS TO A DEPTH OF 6x (6) INCHES. FINISH GRADES SHALL ALLOW FOR ADDITION OF SOIL CONDITIONERS.

4. MAKE MINOR GRADE ADJUSTMENTS AS DIRECTED BY THE ENGINEER.

5. WHERE DESIGNATED DRAINAGE MEETS AN OBSTRUCTION, WRAP GRADES SO THAT NO WATER COLLECTS.

6. USE WATER TRUCKS AND SPRINKLERS AS REQUIRED TO CONTROL ALL AIRBORNE DUST CAUSED BY GRADING OPERATIONS.

7. FINISH GRADING ALL PLANTING AREAS TO A SMOOTH AND EVEN CONDITION, MAKING CERTAIN THAT NO WATER POCKETS OR IRREGULARITIES REMAIN. REMOVE AND DISPOSE OF ALL FOREIGN MATERIALS, GLOBS AND ROCKS OVER 1 INCH IN DIAMETER WITHIN 3 INCHES OF SURFACE.

8. PROVIDE A GRADE WHICH AFTER CONDITIONING AND PLANTING, IS 1 INCH BELOW THE TOPS OF CURBS AND WALKS IN LAWN AREAS AND 2 INCHES BELOW FOR SHRUB AREAS SLUING TO DRIVE TO ADJACENT ROADWAY, DRIVE WALK OR CATCH BASIN.

II. **SOIL CONDITIONING**

A. AMEND ALL PLANTING AREAS WITH A GRADE OF 3:1 OR LESS. INCORPORATE EVENLY INTO THE TOP 6 INCH OF EXISTING SOIL (WITH A ROTOTILLER OR APPROVED PIECE OF EQUIPMENT). THE FOLLOWING PER FOOT OF PLANTING AREA:

1. 1 CUBIC YARD OF SOIL AMENDMENT.

2. 50 LBS. OF COMMERCIAL FERTILIZER OR APPROVED EQUAL.

3. THE ABOVE SOIL CONDITIONING QUANTITIES SHALL BE USED FOR BEDDING PURPOSES ONLY. SOIL CONDITIONS MAY CHANGE DRAMATICALLY FROM THE TIME THESE SPECIFICATIONS WERE DEVELOPED UNTIL THE ACTUAL SOIL CONDITIONING TAKES PLACE. THEREFORE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SOIL SAMPLES AND ANALYSIS OF THE SOIL SAMPLES AND ANALYSIS OF THE SOIL SAMPLES. THESE SOIL TESTS SHALL BE CONDUCTED BY AN APPROVED AGRONOMIC SOIL TESTING LABORATORY APPROVED BY THE ENGINEER. COPIES OF THE SOIL TEST SHALL BE PROVIDED TO THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ADJUSTMENTS PER SOIL TEST REPORT RECOMMENDATIONS FOR INDIVIDUAL PLANTING AREAS AND AS APPROVED BY THE ENGINEER.

4. ALL ROCKS OR UNBROKEN SOIL CLOSURE OVER 1 INCH IN DIAMETER BROUGHT TO THE SURFACE SHALL BE REMOVED FROM THE PROJECT SITE.

B. WEED CONTROL PROGRAM: UPON COMPLETION OF THE SOIL AMENDMENT INSTALLATION AND FINE GRADING WORK WEED CONTROL MEASURES SHALL BE AS FOLLOWS:

1. IRRIGATE ALL AREAS DESIGNATED TO BE PLANTED FOR SEVEN DAYS AT A SOLELY REQUIRED TO GERMINATE ALL WEED SEEDS POSSIBLE.

2. APPLY WEED KILLER PER MANUFACTURER'S RECOMMENDATION AND THE ENGINEER'S APPROVAL AND ALLOW EFFICIENT TIME FOR COMPLETE KILL OF ALL GERMINATED WEEDS.

3. REPEAT STEP TWO ABOVE.

4. REPEAT STEP TWO ABOVE.

5. REPEAT STEP TWO ABOVE.

6. PLANTING SHALL BE AS FOLLOWS:

A. DETERMINE LOCATION OF THE TREES AND SHRUBS BY SCALING FROM THE PLANTING PLAN.

B. SPOT CONTAINERS AND OBTAIN APPROVAL FROM THE ENGINEER BEFORE EXCAVATING PLANTING PITS.

C. EXCAVATE PLANTING PITS WITH VERTICAL SIDES FOR ALL PLANTS. SHRUB PITS SHALL BE TWICE THE DIAMETER AND 1 1/2 TIMES THE DEPTH OF THE ROOTBALL. TREE PITS SHALL BE TWICE THE DIAMETER AND 1 1/2 TIMES THE DEPTH OF THE ROOTBALL. TREE PITS DEPTH SHALL INCLUDE THE ROOTBALL AND A TRANSITIONAL ZONE OF COMPACTED, UNAMENDED NATIVE SOIL.

D. IF PLANTING PITS ARE CUT WITH POWER AUGER, VERTICAL SIDES OF PIT SHALL BE ADDITIONALLY BROKEN WITH BALLING BAR OR SPADE TO INTERRUPT CONTINUOUS CURVE IN ORDER TO PREVENT UNNECESSARY DRYING OF THE ROOT BALL.

7. **PLANTING SPECIFICATIONS/MAINTENANCE**

I. CONTINUOUSLY MAINTAIN ALL AREAS INCLUDED IN THE CONTRACT DURING THE PROGRESS OF THE WORK, THE MAINTENANCE PERIOD UNTIL THE FINAL ACCEPTANCE OF THE WORK.

2. AFTER ALL THE WORK INDICATED ON THE DRAWINGS OR HEREIN SPECIFIED HAS BEEN COMPLETED AND INSPECTED AND APPROVED BY THE ENGINEER ON A 90 CALENDAR DAY BASIS, MAINTAIN ALL AREAS WITHIN THE PROJECT BOUNDARY FOR A PERIOD OF 90 CALENDAR DAYS.

8. **PLANT MATERIALS**

A. PLANT MATERIAL SHALL BE PLANTED IN SUCH A WAY THAT AFTER SETTLING, THE CROWN OF THE PLANT BEARS THE SAME RELATION TO FINISH GRADE THAT IT DID TO THE SURFACE IN THE CONTAINER.

B. BACKFILL TREE AND SHRUB PLANTING PITS WITH A PREPARED MIX AS FOLLOWS:

1. 5 PARTS NATIVE OR SITE SOIL.

2. 1 PARTS SOIL AMENDMENT.

3. 1.5 LBS. COMMERCIAL FERTILIZER PER CUBIC YARD OF MIX OR APPROVED EQUAL.

4. 10 LBS. OSMO-TIME PER CUBIC YARD OF MIX.

5. FORM SHALLOW BASIN AROUND THE EDGE OF PLANTING PITS.

6. PLANT TABLETS - 1 GRAM PLANTING TABLETS, PROVIDE TABLETS IN THE FOLLOWING RATIOS:

1. 1 TABLET PER GROUND COVER AND LAWN.

2. 1 TABLET PER GALLON PLANT.

3. 4 TABLETS PER 15 GALLON PLANT.

4. 12 TABLETS PER 36 INCH PLANT.

5. 14 TABLETS PER 34 INCH BOX TREE.

6. 18 TABLETS PER 36 INCH BOX TREE.

7. 18 TABLETS PER 36 INCH BOX TREE.

8. 18 TABLETS PER 48 INCH BOX TREE.

9. GRADE AREA AROUND PLANTS TO FINISH GRADES AND DISPOSE OF EXCESS SOIL.

10. LOCATION FOR STREET TREES ADJACENT TO ANY LIGHT STANDARDS OR UTILITY EQUIPMENT SHALL BE ADJUSTED TO MAINTAIN A SUITABLE CLEARANCE AS APPROVED BY THE ENGINEER.

11. INSTALL BUMP DRUMS PER DETAILS FOR ALL TREES WITH SLOW OR POOR DRAINING SOILS PER APPROVAL OF ENGINEER.

9. **TURF**

A. AFTER TURF IS INSTALLED, IRRIGATE THOROUGHLY TO PROVIDE GOOD MOISTURE PENETRATION.

B. MAINTAIN TURF EDGES ADJACENT TO WALKS WITH A MECHANICAL EDGER IN A NEAT CONDITION UNTIL THE ACCEPTANCE OF THE WORK.

C. TAKE SUFFICIENT MEASURES TO ENSURE THE TURF ADJACENT DAMAGE RESULTING FROM PEDESTRIAN TRAFFIC, IF ANY TYPE OF WALKER IS USED, IT SHALL MEET WITH THE APPROVAL OF THE ENGINEER. REPAIRS TO ALL DAMAGED TURF WILL BE NECESSARY BEFORE ACCEPTANCE WILL BE MADE.

D. IRRIGATE AREAS TO BE SOODED PRIOR TO INSTALLATION. SOIL SHALL BE MOIST TO A DEPTH OF TWO INCHES.

E. LAY SOIL WITHIN TWENTY FOUR (24) HOURS AFTER IT IS DELIVERED. PROTECT ROLLS FROM DRYING OUT AS NECESSARY.

F. UNROLL SOIL CAREFULLY AND PLACE IN STAGGERED ROWS. TAMP EACH ROLL AGAINST THE ADJACENT STRIPS TO ELIMINATE JOINTS AND EDGES.

G. TURF SOIL TO CONFORM TO TURF SPECIFICATIONS DESPATED ON THE PLANTING PLAN.

H. ROLL ALL SOIL AREAS WITH AN APPROVED SOIL ROLLER NO LATER THAN TWENTY FOUR (24) HOURS AFTER INSTALLATION. SOIL SHALL BE FLUSH WITH THE FINISH GRADE OF EXISTING WALK, CURBS, ETC. ADDITIONAL ROLLING MAY BE REQUIRED TO MEET THIS REQUIREMENT AND ENGINEER'S APPROVAL.

I. MOW TURF WHEN IT REACHES 3 INCHES IN HEIGHT, TO NOT LESS THAN 3 INCHES. DURING THE MAINTENANCE PERIOD DO NOT ALLOW THE TURF TO EXCEED 3-4 INCHES IN HEIGHT. COLLECT AND REMOVE ALL GRASS CLIPPINGS FROM THE SITE AS APPROVED BY THE ENGINEER.

J. ACCEPTANCE OF TURF AREAS WILL NOT BE MADE UNTIL TURF HAS RECEIVED THE SECOND MOWING AND ALL MAWE SPOTS HAVE BEEN RE-GOODED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE TURF AREAS UNTIL ACCEPTANCE. MAINTENANCE PERIOD MAY BE EXTENDED BY THE ENGINEER AS REQUIRED.

10. **PRUNING:**

A. PRUNE MINIMUM NECESSARY TO REMOVE INJURED TWIGS, BRANCHES, DEAD WOOD, SPROUTS AND BUCKERS.

B. PRUNE PLANTS ACCORDING TO STANDARD HORTICULTURAL PRACTICES BY QUALIFIED PERSONNEL.

C. NO TOPPING OF ANY TREES WILL BE PERMITTED. TREES THAT HAVE BEEN TOPPED WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

11. **CLEAN-UP**

A. DURING THE COURSE OF THE WORK, DAILY REMOVE SURPLUS MATERIALS FROM THE SITE AND LEAVE PREMISES IN A NEAT AND CLEAN CONDITION.

B. PRIOR TO ACCEPTANCE OF THE PROJECT FOR MAINTENANCE, CLEAN UP AND REMOVE ALL REMAINING DEBRIS AND SURPLUS MATERIALS UPON COMPLETION OF WORK, LEAVING THE PREMISES NEAT AND CLEAN.

C. REMOVE ALL TAGS, LABELS, NURSERY STAKES AND TIES FROM ALL PLANT MATERIAL ONLY AFTER THE APPROVAL OF THE ENGINEER.

12. **PLANTING SPECIFICATIONS/GENERAL**

A. ALL TREES (15 GALLON AND LARGER) SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR. ALL SHRUBS AND PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF 90 CALENDAR DAYS. ALL GUARANTEED PERIODS COMMENCE FROM THE TIME OF FINAL ACCEPTANCE BY THE ENGINEER AT THE COMPLETION OF THE 90 CALENDAR DAY MAINTENANCE PERIOD.

B. REPLACE AS SOON AS WEATHER PERMITS OR AS DIRECTED BY THE ENGINEER. ALL DEAD PLANTS AND ALL PLANTS NOT IN VIGOROUS CONDITION AS NOTED DURING THE INSPECTIONS AND MAINTENANCE PERIOD.

C. PLANTS USED FOR REPLACEMENTS SHALL BE SAME KIND AND SIZE AS ORIGINALLY PLANTED. REPLACEMENT PLANTS SHALL BE APPROVED BY THE ENGINEER AND SHALL BE FURNISHED, PLANTED, FERTILIZED AS SPECIFIED AND GUARANTEED THE SAME AS THE ORIGINAL PLANT MATERIALS.

END OF SECTION

IRRIGATION NOTES

- ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
- THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS NECESSARY.
- DO NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BOUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.
- INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.
- ACTUAL LOCATION FOR THE INSTALLATION OF THE BACK FLOW PREVENTER AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- CONTRACTOR IS TO PROVIDE AN ADDITIONAL PILOT WIRE TO THE END OF THE MAINLINE RUN IN TWO DIRECTIONS FROM THE CONTROLLER AS NOTED.
- ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN A SCH 40 SLEEVE TWICE THE DIAMETER OF THE PIPE CARRIED. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING. ALL SLEEVES TO BE AS SHOWN ON THE PLANS.
- ALL QUICK COUPLER VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK COUPLER VALVES WITHIN 18" OF HARDSCAPE (IF SHOWN ON LEGEND).
- ALL VALVE BOXES TO BE GREEN IN COLOR, SIZED AS INDICATED BY DETAILS, AND HOT BRANDED AS INDICATED ON THE PLANS OR DETAILS.
- ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVER SPRAY ONTO BUILDING, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.
- ALL SPRAY HEADS THAT DO NOT CONFORM TO PRESCRIBED NOZZLE RADIUS SHALL BE FITTED WITH PRESSURE COMPENSATING SCREENS TO ACHIEVE PROPER RADIUS/THROW DISTANCE.

POINT OF CONNECTION

ACTUAL POC LOCATION TO BE AS DESIGNATED BY WATER DISTRICT AND OWNER'S AUTHORIZED REPRESENTATIVE. CONTRACTOR SHALL VERIFY ALL POC AND MAINLINE ROUTING INFORMATION PRIOR TO COMMENCING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE INSTALLATION OF ALL REQUIRED COMPONENTS DOWN-STREAM OF THE PROPOSED METER.

SCREENING

BACK FLOW PREVENTION DEVICES AND CONTROLLERS ARE TO BE LOCATED IN SUCH A MANNER SO AS TO BE SCREENED FROM FRONT YARD AND EXTERIOR SIDE YARD VIEWS. SCREENING MAY BE WITH ARCHITECTURAL BUILDING FEATURES OR PLANT MATERIALS OR AS REQUIRED IN CONDITIONS OF APPROVAL.

LOW HEAD DRAINAGE:

CONTRACTOR SHALL INSTALL CHECK VALVES AT (HUNTER "HCV") TO PREVENT LOW HEAD DRAINAGE AT EACH SPRINKLER AS REQUIRED

GRAPHICS:

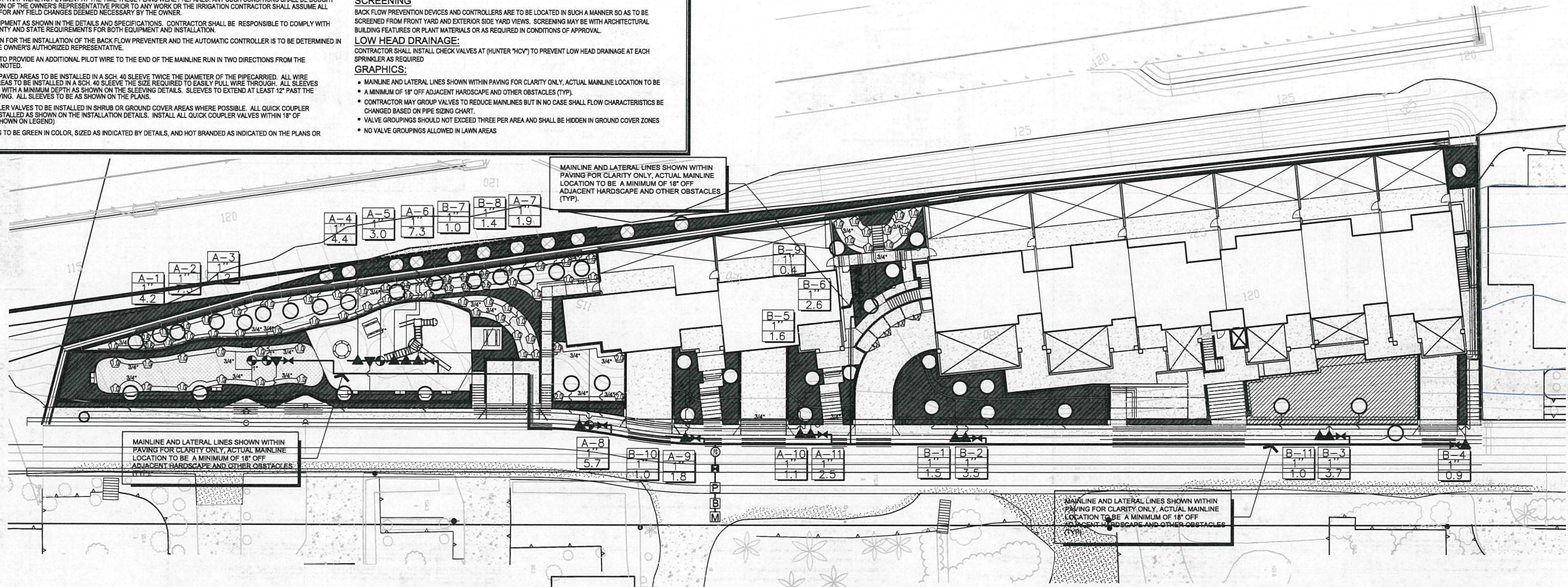
- MAINLINE AND LATERAL LINES SHOWN WITHIN PAVING FOR CLARITY ONLY. ACTUAL MAINLINE LOCATION TO BE A MINIMUM OF 18" OFF ADJACENT HARDSCAPE AND OTHER OBSTACLES (TYP).
- CONTRACTOR MAY GROUP VALVES TO REDUCE MAINLINES BUT IN NO CASE SHALL FLOW CHARACTERISTICS BE CHANGED BASED ON PIPE SIZING CHART.
- VALVE GROUPINGS SHOULD NOT EXCEED THREE PER AREA AND SHALL BE HIDDEN IN GROUND COVER ZONES
- NO VALVE GROUPINGS ALLOWED IN LAWN AREAS

Revisions:

	04-20-20
	09-29-20
	12-17-20

STONE GROVE
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Solana Beach, Ca. 92075



NOTES:

AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH THE FOLLOWING:

1-CONTROLLERS SHALL BE WEATHER OR SOIL MOISTURE-BASED THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANS NEEDS AS WEATHER CONDITIONS CHANGE.

2- WEATHER BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSOR OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR LOCAL RAINFALL SHALL HAVE A SEPARATE WIRED OR WIRELESS RAIN SENSOR WHICH CONNECTS OR COMMUNICATES WITH THE CONTROLLERS. SOIL MOISTURE BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT.

POINT OF CONNECTION

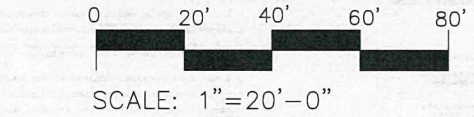
EXISTING 1" WATER METER (T.B.V.)	
ELEVATION	113.5
STATIC PRESSURE	84 PSI- VERIFY ON FIELD
PRESSURE REG. SET AT:	78 PSI
PEAK FLOW	STAT. A-8 = 2.9 G.P.M.
CONTROLLER "A" TYPE:	HUNTER PCC-1200
STATIONS AVAILABLE	12
STATIONS USED	10

DRIP SYSTEM LEGEND

SYMBOL	MANUFACT.	MODEL NO. / DESCRIPTION	DETAILS
▲	NETAFIM	SERIES 80 NYLON CONTROL VALVE W/ DISK FILTER & PRV / DRIP ZONE CONTROL	P
⊕	NETAFIM	Techni® LINE FLUSHING VALVE (PLUMBED TO Techni®)	X
⊖	NETAFIM	Techni® PLD-AVR AIR RELIEF VALVE Install at highest point of each system (PLUMBED TO Techni®)	Q
NO SYMBOL	HUNTER	PLD-BLKN DRIP LINE PIPE	-
GPM PSI RADIUS DETAILS			
○	NETAFIM	CV DRIFLINE # TLCV4-18 (18" O.C. EMITTER SPACING)	0.4 GPH 30 0' V
▨	NETAFIM	CV DRIFLINE # TLCV4-18 (18" O.C. EMITTER SPACING)	0.4 GPH 30 0' S.V.L

IRRIGATION HEAD LEGEND

SYMBOL	DESCRIPTION	MANUFACTURER/MODEL	ARC	PSI	RAD.	DISCHARGE (GPM)	DETAIL
⊕	MP ROTATOR SR	HUNTER MP800 SR W/ PRS40-XX-CV	VARIES	40	6'-10"	1.6-5.6	SEE DETAIL 'A' & 'B' SHEET L-4
⊕	MP ROTATOR 1000	HUNTER MP 1000 W/ PRS40-XX-CV INSTALL 150 MESH 'Y' STRAINER ON VALVE	VARIES	40	8'-15"	2.1-8.4	SEE DETAIL 'A' & 'B' SHEET L-4
⊕	MP ROTATOR 2000	HUNTER MP 2000 W/ PRS40-XX-CV	VARIES	40	13'-21"	4.3-14.8	SEE DETAIL 'A' & 'B' SHEET L-4
⊕	MP ROTATOR 3000	HUNTER MP 3000 W/ PRS40-XX-CV	VARIES	40	22'-30"	8.6-3.64	SEE DETAIL 'A' & 'B' SHEET L-4
⊕	MP ROTATOR 3500	HUNTER MP 3500 W/ PRS40-XX-CV	VARIES	40	13'-21"	1.28-3.25	SEE DETAIL 'A' & 'B' SHEET L-4
⊕	MP ROTATOR SIDE STRIP	HUNTER MPSS530 W/ PRS40-XX-CV	VARIES	40	5' x 15'	.22-.44	SEE DETAIL 'A' & 'B' SHEET L-4



NOTES:

NO OVERHEAD IRRIGATION WITHIN 24" OF AN IMPERMEABLE SURFACE OR IN AREAS LESS THAN 10' WIDE IN ANY DIRECTION.

FIELD ADJUST ALL SPRINKLERS TO ELIMINATE OVER SPRAY ONTO SIDEWALKS OR DRIVEWAYS.

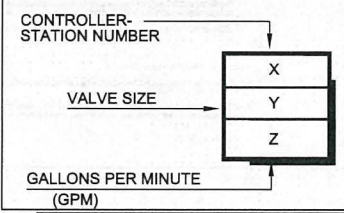
SEE SHEET L-5 FOR IRRIGATION DETAILS
SEE SHEET L-6 FOR IRRIGATION SPEC'S.

CONTRACTOR SHALL GANG ALL REMOTE CONTROL VALVES. THE RCV SHALL BE INSTALLED WITHIN PLANTING AREAS.

PIPE SIZING CHART

DIAMETER	SCH 40
3/4"	10 GPM
1"	12 GPM
1-1/4"	22 GPM
1-1/2"	30 GPM

NOTE: MAXIMUM ALLOWABLE DEMAND FOR ALL LATERAL LINES IS 18 GPM.

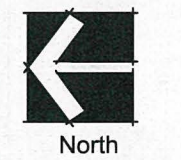


I AM FAMILIAR WITH THE REQUIREMENTS FOR THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE CITY'S WATER EFFICIENT LANDSCAPE REGULATIONS. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS AND THE LANDSCAPE DESIGN MANUAL. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.

BRIAN GROVE, LANDSCAPE ARCHITECT

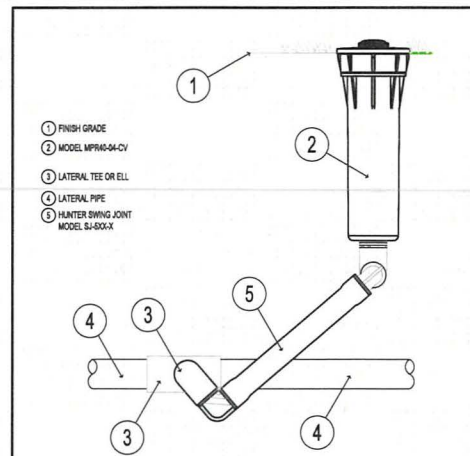
IRRIGATION LEGEND

SYMBOL	MANUFACT.	MODEL NO. / DESCRIPTION	DETAILS
M	P.O.C.	EXIST. 1" DOMESTIC WATER METER / VERIFY IN SITE	-
B	FEBCO	EXISTING 825YA 1.5" BACKFLOW PREVENTION ASSEMBLY	L
P	WILKINS	EXISTING 70 - 1.5" PRESSURE REGULATOR SET AS NEEDED IF STATIC PRESSURE IS MORE THAN 80 PSI.	M
C	HUNTER	PCC-1800 18 STATIONS PLASTIC CABINET AND ET MODULE FOR ET SYSTEM.	D,E
⊕	HUNTER	PGV-ASV ELECTRIC SOLENOID PLASTIC REMOTE CONTROL VALVE W/ ACCU SET. FLOW CONTROL SET IN G.C. AREAS ONLY & 3' AWAY FROM AC/ CONC OR ANY VISIBLE AREA	J
⊖	GRISWOLD	2230E MASTER VALVE 1.5"	X
⊕	HUNTER	FCT-100 FLOW CLICK SENSOR	W
▶	WIBCO/WATTS	BTU-V-SERIES BLOCKED TRUE UNION BALL VALVE, LINE SIZE, IN VALVE BOX.	N
⊕	HAMMOND	1" HAMMOND 1034 HOSE BIB VALVE	K
---	LASCO OR EQUAL	SCH 40 FOR LATERAL PIPING SET 12" BELOW GRADE	F
---	LASCO OR EQUAL	SCH 40 11/2" MANLINE PIPING SET 24" BELOW GRADE RUN EXTRA WIRES AT THE END OF MAINLINE	F
---	LASCO OR EQUAL	SCH 40 FOR SLEEVING (2X DIAMETER PIPE)	G
---		END OF MAINLINE	
NO SYMBOL	HUNTER	HUNTER "HCV" LOW HEAD DRAINAGE CHECK VALVE.	I
NOT SHOWN	AS APPROVED	IRRIGATION CONTROL WIRE #14UF AWG DIRECT BURIAL (U.L. APPROVED)	F, G
NOT SHOWN	AS APPROVED	DRI-SPLICE DS-100 AND 300 SEALANT WATERPROOF WIRE CONNECTOR	H, C, J
ET	HUNTER	ET-SYSTEM W/ MODULE FOR USE WITH PCC CONTROLLER	O
E	N/A	120 VOLT ELECTRICAL POWER, PROVIDED BY ELECTRICIAN, VERIFY ACTUAL LOCATION IN FIELD	-

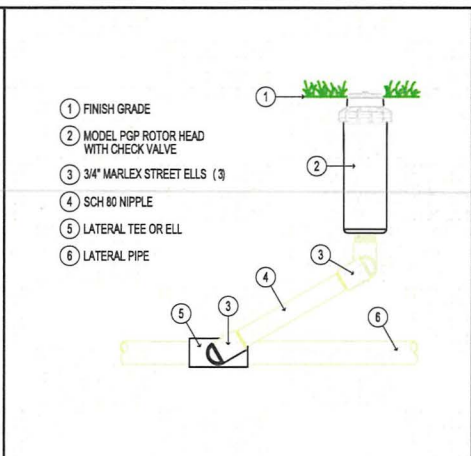


date: 03-25-18
designed: B. Grove
drawn: Hector M.
checked: B. Grove
scale:

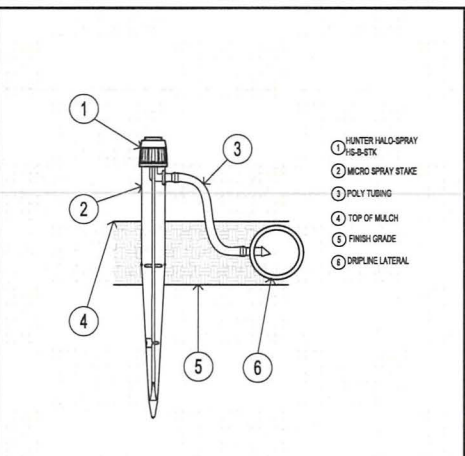
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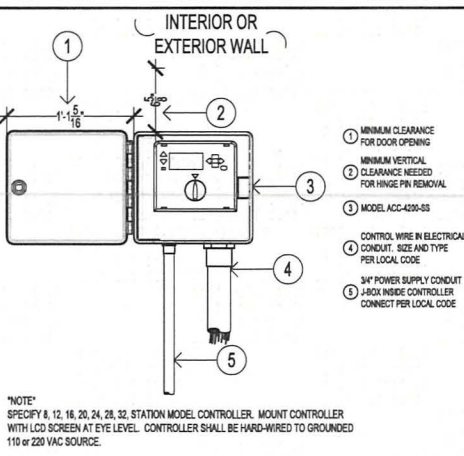
A MP ROTATOR SPRINKLER



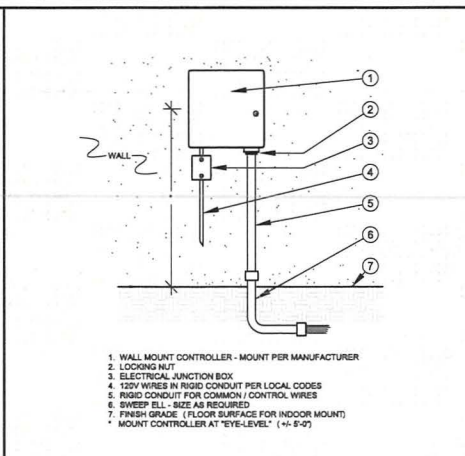
B PGP ROTOR HEAD



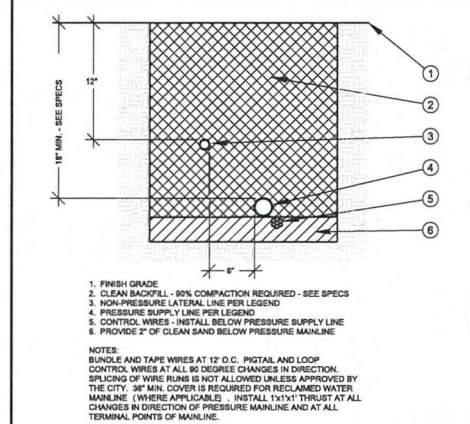
C HALO-SPRAY ON STAKE



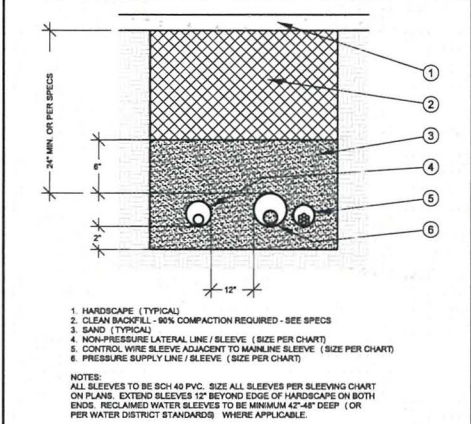
D ACC-PL CONTROLLER



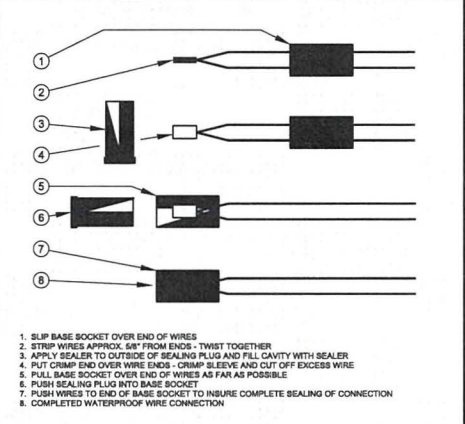
E Wall Mount Controller



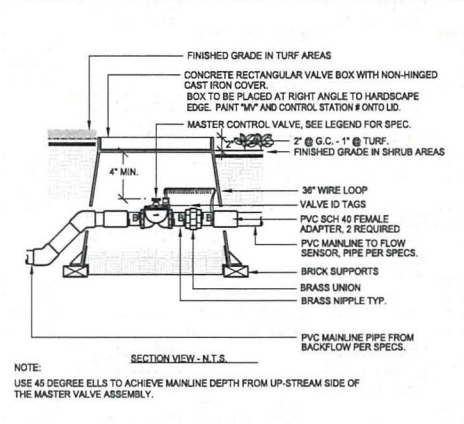
F Trenching



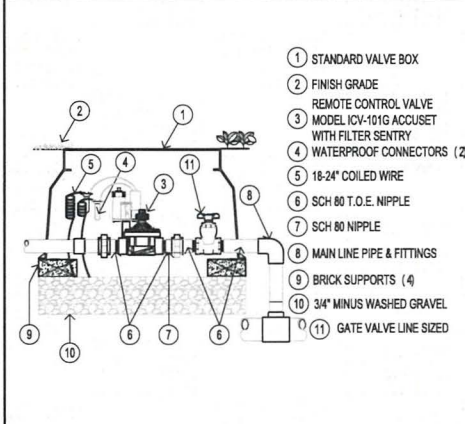
G Sleeving



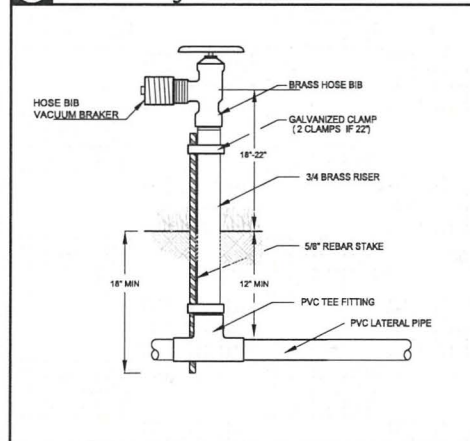
H Wire Connector



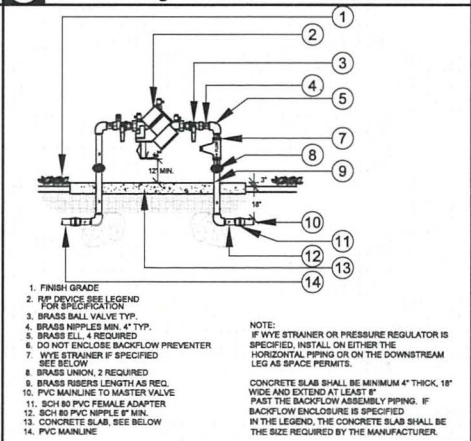
I Master Valve



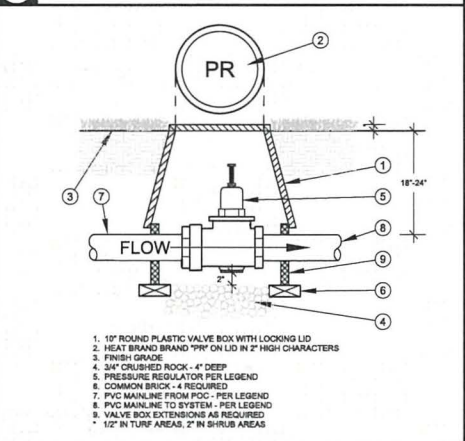
J ICC Remote Control Valve



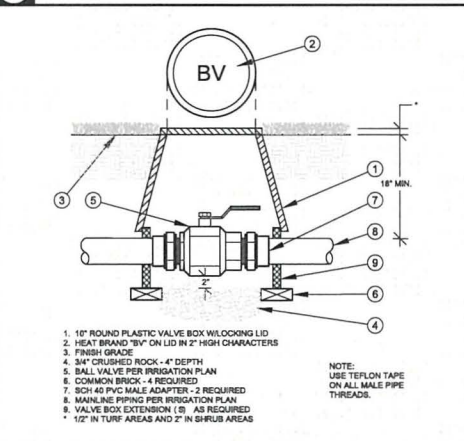
K Hose Bib



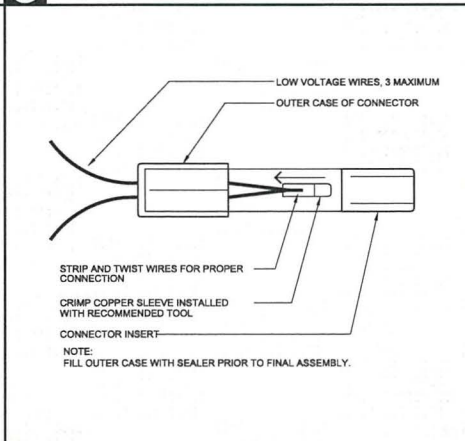
L Backflow Device



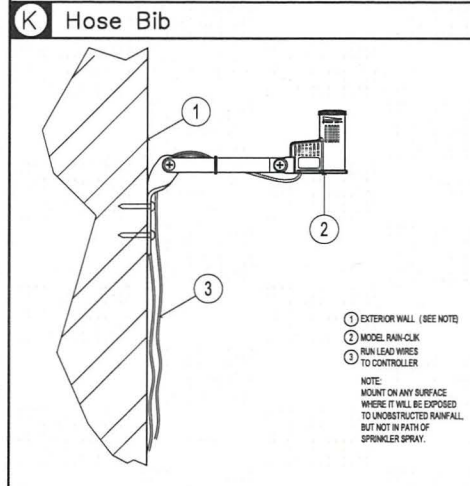
M Pressure Regulator



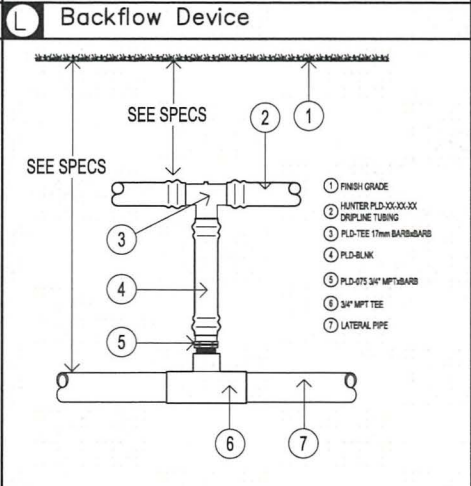
N Ball Valve



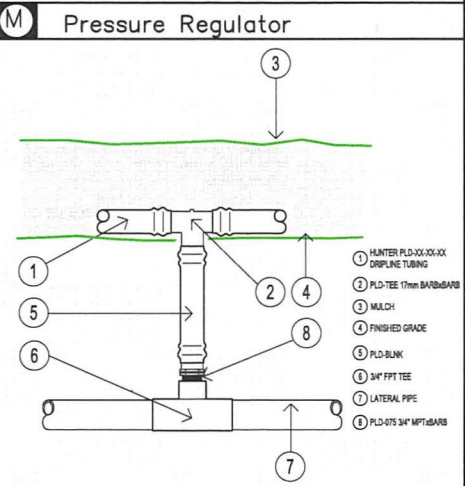
O Wire Connector



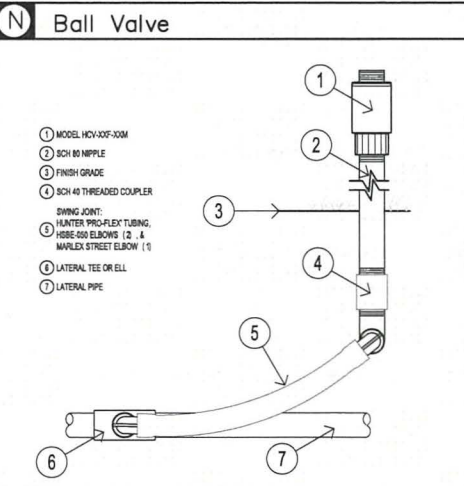
P RAIN-CLIK



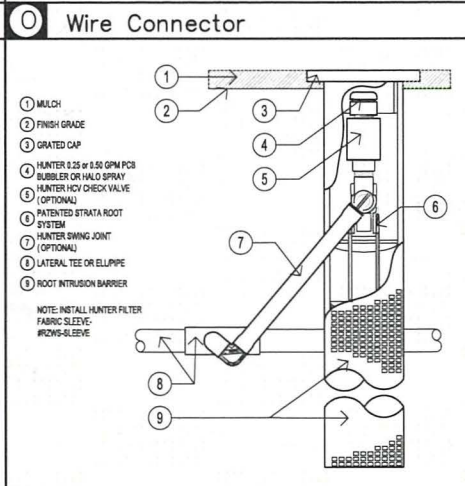
Q START CONNECTION BELOW GRADE



R START CONNECTION ABOVE GRADE



S HCV CHECK VALVE



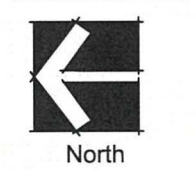
S WATERING SYSTEM 18" and 36" ROOT ZONE

Revisions:

04-20-20
09-29-20
12-17-20

STONE GROVE
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IDA APARTMENTS
Ida Avenue
Solana Beach, Ca. 92075



date: 03-25-18
designed: B. Grove
drawn: Hector M.
checked: B. Grove
scale:
sheet

L-5
of 8 sheets

IRRIGATION DETAILS

Revisions:	
	04-20-20
	09-29-20
	12-17-20



IDA APARTMENTS
Ida Avenue
Solana Beach, Ca. 92075



North	
date:	03-25-18
designed:	B. Grove
drawn:	Hector M.
checked:	B. Grove
scale:	
sheet	

L-6
of 8 sheets

- C. WIRE TEST
- ALL WIRING SHALL BE TESTED FOR CONTINUITY, OPEN CIRCUITS, AND UNINTENTIONAL GROUNDS PRIOR TO CONNECTING TO EQUIPMENT. THE MINIMUM INSULATION RESISTANCE TO GROUND SHALL BE FIFTY (50) MEGOHMS. ANY WIRING NOT MEETING THESE REQUIREMENTS SHALL BE REPLACED.
 - IF ADDITIONAL WIRE OR TAPE IS NECESSARY, REPEAT COLOR SEQUENCE FROM BEGINNING.
12. MISCELLANEOUS
- CONTROLLERS SHALL BE CLEARLY MARKED WITH LETTER DESIGNATION AS SHOWN ON PLANS (I.E., A, B, C, ETC.)
 - INSTALL ONE VALVE PER VALVE BOX ONLY.
 - ALL QUICK COUPLERS SHALL HAVE YELLOW RUBBER CAPS.
 - INSTALL ALL SPRAY HEADS WITH NOZZLES OF THE APPROPRIATE DEGREE OF RADIUS FOR THE AREA TO BE COVERED. ADJUST ALL NOZZLES TO ELIMINATE SPRAYING WATER ON BUILDINGS AND HARDSCAPE. ADJUST ALL VALVE FLOW CONTROLS TO PROVIDE OPTIMUM PERFORMANCE. CONTRACTOR SHALL INSTALL AN APPROVED ANTI-DRAINAGE DEVICE FOR ALL LOW HEADS TO ELIMINATE LOW HEAD DRAINAGE AND POSSIBLE SOIL EROSION.
 - LABEL ALL VALVE BOXES WITH VALVE DESIGNATION IN STENCILED PAINTED LETTERS 2" HIGH.
 - ALL CONTROL VALVES SHALL BE LABELED WITH THE CONTROLLER AND STATION NUMBER ON A YELLOW PLASTIC TAG WITH BLACK LETTERS (DAISY TAG OR EQUAL). ATTACH THE SOLENOID WIRES OF VALVE.
13. RECORD PLANS (*AS-BUILTS)
- CONTRACTOR SHALL PROVIDE RECORD PLANS DRAWN ON PRINTS OR REPRODUCIBLES PROVIDED BY THE OWNER. THE FOLLOWING SHALL BE DIMENSIONED FROM TWO PERMANENT POINTS OF REFERENCE (I.E. BUILDING CORNERS, SIDEWALKS, ETC.)
- POINTS OF CONNECTION
 - GATE VALVES
 - PRESSURE LINE LOCATION
 - CONTROLLERS AND CONTROL VALVES (INCLUDING SOURCE OF POWER)
 - QUICK COUPLERS
 - ROUTING OF ALL DIRECT BURIAL CONTROL WIRE FOR IRRIGATION
 - SIZE AND LOCATION OF IRRIGATION CONTROL WIRE CONDUIT
 - SIZE AND LOCATION OF ALL SLEEVING
14. ACCESSORIES
- THE CONTRACTOR SHALL FURNISH THE OWNER THE FOLLOWING MATERIALS UPON COMPLETION OF THE WORK:
- A PLASTIC SEALED DIAGRAMMATIC PLAN OF THE IRRIGATION SYSTEM IDENTIFYING STATION NUMBERS AND THEIR RESPECTIVE IRRIGATED AREAS. MOUNT INSIDE EACH CONTROLLER.
 - TWO KEYS FOR EACH CONTROLLER ENCLOSURE.
 - ALL EQUIPMENT GUARANTEES AND OPERATION MANUALS.
 - TWO QUICK-COUPLER VALVE KEYS WITH HOSE SWIVEL ELL.
15. NOTE
- TO THE EXTENT POSSIBLE, ALL IRRIGATION LINES AND APPURTENANCES ARE TO BE INSTALLED IN THE PROPERTY LINE OUTSIDE OF PUBLIC RIGHT-OF-WAY, AND AT NO TIME, WILL AN IRRIGATION LINE CROSS A PUBLIC STREET UNLESS OTHERWISE NOTED ON PLANS. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EQUIPMENT PRIOR TO BEGINNING WORK.
16. PLUMBING PERMIT
- A SEPARATE PLUMBING PERMIT AND INSPECTION WILL BE REQUIRED FROM THE BUILDING INSPECTION DEPARTMENT FOR THE INSTALLATION OF THE IRRIGATION SYSTEM SHOWN ON THESE DRAWINGS.
17. GUARANTEE
- THE IRRIGATION SYSTEM SHALL BE FULLY GUARANTEED FOR A PERIOD OF ONE (1) YEAR. ANY DEFECTIVE EQUIPMENT, MATERIALS OR POOR WORKMANSHIP SHALL BE REPLACED OR CORRECTED BY THE IRRIGATION CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

- G. 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 SOLDERED (USING 60-40 SOLDER) TOGETHER, THEN ENCASED IN THE WATERPROOFED EPOXY OF THE "SCOTCH-PAC" OR "PEN-TITE" CONNECTORS. WIRE SPLICES SHALL BE MADE ONLY IN VALVE OR PULL BOXES. PROVIDE EXPANSION COIL AT EACH VALVE BOX (10 WRAPS AROUND A 3/4" PIPE)
- H. WIRING SHALL OCCUPY THE SAME TRENCH AND SHALL BE INSTALLED ALONG THE SAME ROUTE AS PRESSURE SUPPLY LINES WHENEVER POSSIBLE.
- I. CONTROL WIRES SHALL BE BUNDLED WITH ELECTRICAL TAPE AT MAXIMUM FIVE FOOT INTERVALS.
- J. TRENCH MARKER: ALL DIRECT BURIAL WIRES SHALL BE MARKED WITH A CONTINUOUS YELLOW COLORED TRENCH MARKER TAPE PLACED NINE INCHES (9") BELOW FINISHED GRADE DIRECTLY ABOVE THE BURIED WIRES. MARKER TAPE SHALL BE EQUAL TO "ALARMATAPE" AS MANUFACTURED BY PAUL POTTER WARNING TAPE, INC. TAPE SHALL BE FOUR INCHES (4") WIDE.
10. EXCAVATION
- ALL IRRIGATION PRESSURE LINES SHALL HAVE A MINIMUM SIX INCH CLEARANCE FROM EACH OTHER, ANY LATERAL LINES AND FROM LINES OF OTHER TRADES. PARALLEL LINES SHALL NOT BE INSTALLED DIRECTLY OVER ONE ANOTHER.
 - BACKFILL SHALL BE FREE OF DEBRIS OR ORGANIC MATERIAL THAT MAY DAMAGE PIPES OR EQUIPMENT. COMPACT BACKFILL TO A DRY DENSITY EQUAL TO ADJACENT UNDISTURBED SOIL IN PLANTING AREAS AND TO 90% PAVED AREAS. FINISH GRADE OF BACKFILLED TRENCH SHALL CONFORM TO ADJACENT AREAS.
 - PROVIDE MINIMUM COVER OF 18 INCHES FOR ALL PRESSURE SUPPLY LINES AND 12 INCHES FOR ALL LATERAL NON-PRESSURE LINES. PROVIDE MINIMUM COVER OF 24 INCHES FOR ALL PIPING UNDER PAVED AREAS WITH SCHEDULE 40 PVC SLEEVES 2 X DIAMETER OF LINE SIZE.
 - IF BACKFILL SETTLEMENT OCCURS AND ADJUSTMENTS IN GRADES, IRRIGATION EQUIPMENT, PLANTING, OR OTHER IMPROVEMENTS ARE NECESSARY, THE CONTRACTOR SHALL MAKE REQUIRED REPAIRS WITHOUT COST TO THE OWNER.
11. TESTING
- THE CONTRACTOR SHALL NOT ALLOW NOR CAUSE ANY OF HIS WORK TO BE COVERED UNTIL IT HAS BEEN INSPECTED, TESTED AND APPROVED BY THE BUILDER'S/OWNER'S AUTHORIZED REPRESENTATIVE.
- A. PRESSURE TEST
- NO TESTING SHALL TAKE PLACE, NOR SHALL ANY WATER BE ALLOWED INTO ANY SYSTEM, BEFORE THE SOLVENT MANUFACTURER'S RECOMMENDED CURING TIME HAS ELAPSED.
 - TEST ALL PRESSURE LINES UNDER HYDROSTATIC PRESSURE OF ONE HUNDRED FIFTY POUNDS PER SQUARE INCH PRIOR TO BACKFILLING TRENCH AND PLANTING OF ALL PLANTS.
 - SUSTAIN PRESSURE IN LINES FOR NOT LESS THAN ONE HOUR. IF LEAKS DEVELOP, REPAIR LEAKING PORTIONS AND REPEAT TEST UNTIL ENTIRE SYSTEM IS PROVEN WATERTIGHT.
 - TEST SHALL BE OBSERVED AND APPROVED BY OWNER OR LANDSCAPE ARCHITECT PRIOR TO BACKFILLING TRENCHES.
- B. COVERAGE TEST
- WHEN THE SPRINKLER SYSTEM IS COMPLETED, AND PRIOR TO PLANTING, CONTRACTOR SHALL PERFORM A COVERAGE TEST IN THE PRESENCE OF THE OWNER OR LANDSCAPE ARCHITECT TO DETERMINE IF THE COVERAGE IS COMPLETE AND ADEQUATE. THE CONTRACTOR SHALL BE RESPONSIBLE TO CORRECT INADEQUACIES OF COVERAGE ONLY WHERE DRAWINGS AND DIRECTION BY OWNER HAVE NOT BEEN FOLLOWED.
 - ADJUST VALVES, ALIGNMENT AND COVERAGE OF ALL SPRINKLER HEADS.
 - 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.
 - ALL ADJUSTMENTS SHALL BE MADE TO THE SATISFACTION OF THE OWNER.

- (4) 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.
- (5) ALL SOLVENT SHALL BE AS RECOMMENDED BY THE MANUFACTURER OF PIPE FITTING AND AS APPROVED. USE NO SOLVENT FROM CANS WHICH HAVE REMAINED OPENED OVERNIGHT.
- B. FITTINGS
- 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
 - COUPLINGS SHALL BE MADE FROM EXTRUDED STOCK, REAMED WITH A TAPER.
 - ALL PLASTIC FITTINGS: A MOLDED FITTING.
6. GALVANIZED STEEL PIPE - SHALL BE SCHEDULE 40 ASTM, A120-GIT THREADED, COUPLED, AND HOT DIP GALVANIZED. PIPE FITTINGS SHALL BE HEAVY PATTERN, BANDED, GALVANIZED MALLEABLE IRON.
7. COPPER PIPE - SHALL BE SEAMLESS, TYPE K, HARD DRAWN TUBING.
8. STANDARD IRRIGATION COMPONENTS
- PRESSURE REGULATOR: SHALL BE MANUFACTURED OF BRASS OR BRONZE, AND SHALL BE CAPABLE OF WITHSTANDING A COLD WATER WORKING PRESSURE OF 150 POUNDS PER SQUARE INCH. EACH PRESSURE REGULATOR SHALL BE PRESET TO OPERATE AT THE PRESSURE INDICATED ON PLANS.
 - ANGLE CONTROL VALVES: FED. SPEC. WW-V-51, CLASS A HEAVY DUTY TYPE BRONZE OR BRASS WITH UNION. VALVE SHALL BE FITTED WITH A REMOVABLE SEAT DISC, MANUALLY OPERATED AND SHALL BE PROVIDED WITH ROUND PLASTIC SCHEDULE 80, PVC VALVE BOXES. SIZE AS REQUIRED.
 - CHECK VALVES: SHALL BE THE SPRING ACTION TYPE CAPABLE OF WITHSTANDING A WORKING PRESSURE OF 125 POUNDS PER SQUARE INCH.
 - VALVE BOXES: ONE PIECE PLASTIC WITH LOCKING GREEN PLASTIC COVER MARKED WITH "IRRIGATION". PROVIDE BRICK SUPPORTS. ONE UNDER EACH CORNER OF BOX.
 - SPRINKLER HEADS: SHALL BE OF TYPE AND MODEL AS INDICATED IN THE LEGEND AND SHALL BE INSTALLED AS INDICATED ON DETAILED DRAWINGS.
 - BALL VALVES 2" IN SIZE AND SMALLER: SHALL BE BRONZE, SCREWED, 150 LBS. W.O.G., WITH STAINLESS STEEL LEVER FOR OPERATION. EACH VALVE SHALL BE HOUSED IN A BOX AS NOTED ON PLANS.
 - REMOTE CONTROL VALVES AND AUTOMATIC CONTROLLER: 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.
9. DIRECT BURIAL CONTROL WIRES
- ALL CONTROL WIRES SHALL BE SOLID COPPER, 600 VOLT, TYPE UF, CONFORMING TO THE PROJECT STANDARD SPECIFICATIONS AND DRAWINGS, SPECIAL PROVISIONS, AND THE FOLLOWING WIRE COLORS AND INSTALLATION REQUIREMENTS.
 - NEUTRAL WIRES: WHITE (#12 AWG). DO NOT INTERCONNECT NEUTRAL WIRES BETWEEN CONTROLLERS.
 - PILOT WIRES: (#14 AWG. MINIMUM)
 - SPARE WIRES: RED (#14 AWG MINIMUM)
 - WIRE SIZING: CONTROL WIRES SHALL BE SIZED IN ACCORDANCE WITH THE CONTROLLER MANUFACTURER'S SIZING CHART FOR THE DISTANCE OF RUN.
 - VALVE NO. VALVE NO.
- | | |
|----------|-------------------------|
| 1 YELLOW | 7 YELLOW W/BLACK STRIPE |
| 2 ORANGE | 8 ORANGE W/BLACK STRIPE |
| 3 BLUE | 9 RED W/BLACK STRIPE |
| 4 BLACK | 10 WHITE W/BLACK STRIPE |
| 5 BROWN | 11 YELLOW W/RED STRIPE |
| 6 PURPLE | 12 WHITE W/RED STRIPE |
- REPEAT SEQUENCE FOR VALVE NUMBERS EXCEEDING THE ABOVE.

- IRRIGATION SPECIFICATIONS
1. PLAN
- THE PLAN IS DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT IS TO BE LOCATED IN PLANTING AREAS AND NOT IN PAVED AREAS, UNLESS INDICATED OTHERWISE ON THE PLANS. REFER TO NOTES, DETAILS, AND LEGENDS TO VERIFY LOCATION OF IRRIGATION EQUIPMENT.
 - THE IRRIGATION SYSTEMS SHALL INCLUDE ALL MATERIALS AND THEIR INSTALLATION TO PROVIDE A COMPLETE SYSTEM IN ACCORDANCE WITH PLANS AND SPECIFICATIONS.
 - 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.
 - SUBSTITUTION OF MATERIALS SIZES OR MANUFACTURERS WILL NOT BE ALLOWED UNLESS THE OWNER AND LANDSCAPE ARCHITECT AGREE TO ANY PROPOSED CHANGES IN WRITING.
 - THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS AUTHORIZED REPRESENTATIVES PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.
 - THE SYSTEM IS DESIGNED FOR THE MINIMUM OPERATING PRESSURE AS SHOWN AT EACH POINT OF CONNECTION. THE MAXIMUM DEMAND OF GALLONS PER MINUTE IS AS SPECIFIED. THE IRRIGATION CONTRACTOR SHALL VERIFY THE AVAILABLE WATER PRESSURE ON THE SITE PRIOR TO THE START OF INSTALLATION.
 - THE ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW PREVENTER AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNERS AUTHORIZED REPRESENTATIVE AND/OR THE LANDSCAPE ARCHITECT.
 - 120 VOLT ELECTRICAL POWER SOURCE TO BE PROVIDED BY OTHERS TO THE LOCATION FOR THE AUTOMATIC CONTROLLER. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL CONNECTION TO EQUIPMENT.
2. SPACING OF SPRINKLER HEADS
- SPACING OF SPRINKLER HEADS AND LOCATIONS OF VALVES AND VACUUM BREAKERS SHALL BE AS INDICATED ON THE DRAWINGS WITH CONSIDERATION BEING GIVEN TO PREVAILING WIND CONDITIONS.
3. QUANTITIES
- QUANTITIES LISTED ON IRRIGATION LEGEND ARE NOT GUARANTEED AND ARE FOR CONTRACTOR'S CONVENIENCE ONLY.
4. MATERIALS
- GENERAL: MATERIALS SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING ITEMS: ALL PRESSURE SUPPLY LINES, NON-PRESSURE LINES, VARIOUS TYPES OF VALVES, CONTROLLERS, BACKFLOW PREVENTION UNITS, HOSE BIBBS, 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.
5. PLASTIC PIPES AND FITTINGS
- A. PVC PIPE
- PRESSURE LINE PIPE 2" AND LARGER, SHALL BE CLASS 315 PVC TYPE 1120-1220. PRESSURE LINE PIPE LESS THAN 2" IN DIAMETER, SHALL BE SCHEDULE 40 PVC TYPE 1120-1220. PRESSURE LINE FITTINGS SHALL BE TYPE 1-11, SCHEDULE 40, NSF APPROVED.
 - LATERAL NON-PRESSURE PIPE SHALL BE PVC CLASS 200 TYPE 1120-1220. LATERAL LINE FITTING SHALL BE TYPE 1-11, SCHEDULE 40, NSF APPROVED.
 - 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 PSI.

ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

The project's Estimated Total Water Use is calculated using the following formula:

$$ETWU = (ETD) \times (0.62) \left(\frac{PF \times HA}{B} + SLA \right)$$

ETWU = Estimated total water use per year (gallons per year)
 ETD = Evapotranspiration rate (inches per year)
 PF = Plant Factor from UCCE's Use Information
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 SLA = Special Landscape Area (square feet) (Landscape numbers irrigated with recycled water; do not use for water use)
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 (Line 1 x Line 2)
 Plant Factor (PF)
 See "B" below
 Hydrozone Area (HA) - in square feet
 (Line 4 x Line 5)
 Irrigation Efficiency (IE)
 See "C" below
 (Line 6 - Line 7)
 TOTAL of all Line 8 boxes + SLA
 Line 3 x Line 9
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 Total shall not exceed MAWA below

Line	Hydrozone Number (1-4 Below - use as many labels as necessary to complete all hydrozones)	ETD	PF	HA	SLA
1	A-1	41.0			
2		0.62			
3		25.42			
4	B-1	0.3	0.3	0.3	0.3
5		1,180	688.0	305.0	1,002
6		0.75	0.75	0.81	0.81
7		1,553.33	370.80	130.59	142.22
8					
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ETD - Evapotranspiration rate (inches per year)
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MAXIMUM APPLIED WATER APPLICATION (MAWA) calculation:

$$MAWA = \frac{25.42 \times [ETAF] \times (1 - ETAF)}{25.42 \times 2.14 \times \text{Total Landscape Area} + \text{Total SLA}}$$

Evapotranspiration adjustment factor (ETAF) use: 55 residential, 47 non-residential

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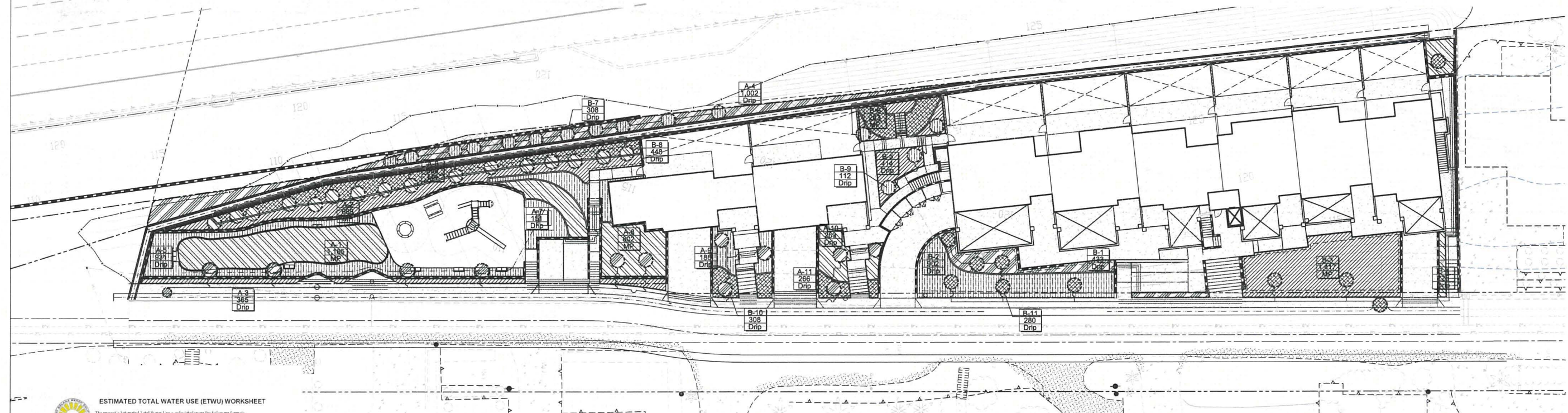
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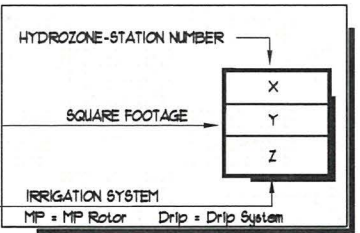
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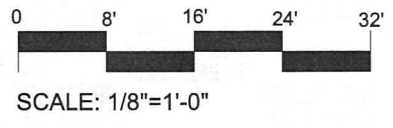
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Evapotranspiration adjustment factor (ETAF) use: 55 residential, 47 non-residential



AREA	SQ.FT.
BUILDING FOOTPRINT	8,296.00 SQ. FT.
HARDSCAPE	18,601.64 SQ. FT.
IRRIGATED PLANTING	11,588.00 SQ. FT.
NON IRRIGATED SITE AREA	2,411.71 SQ. FT.
TOTAL	40,897.35 SQ. FT.



I AM FAMILIAR WITH THE REQUIREMENTS FOR THE 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.

BRIAN GROVE, LANDSCAPE ARCHITECT

Revisions:

04-20-20
09-29-20
12-17-20

STONE GROVE
 LANDSCAPE ARCHITECTS
 859 S. 45th St. #459
 200 N. REDWOOD AVENUE, SOLANA BEACH, CA 92075

IDA APARTMENTS
 Ida Avenue
 Solana Beach, Ca. 92075



date: 03-25-18
 designed: B. Grove
 drawn: Hector M.
 checked: B. Grove
 scale:
 sheet

L-7
 of 8 sheets

WATER EFFICIENCY PLAN

FXLuminaire LED Up Light



PB: Up Light

ITEM NO.	DESCRIPTION	QTY	UNIT
1	FX LUMINAIRE UP LIGHT	1	EA
2	FX LUMINAIRE UP LIGHT	1	EA
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5	FX LUMINAIRE UP LIGHT	1	EA
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FXLuminaire LED Wall Light



MO: Wall Lights

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7	FX LUMINAIRE WALL LIGHT	1	EA
8	FX LUMINAIRE WALL LIGHT	1	EA
9	FX LUMINAIRE WALL LIGHT	1	EA
10	FX LUMINAIRE WALL LIGHT	1	EA

FXLuminaire LED Path Light



TM: Path Light

ITEM NO.	DESCRIPTION	QTY	UNIT
1	FX LUMINAIRE PATH LIGHT	1	EA
2	FX LUMINAIRE PATH LIGHT	1	EA
3	FX LUMINAIRE PATH LIGHT	1	EA
4	FX LUMINAIRE PATH LIGHT	1	EA
5	FX LUMINAIRE PATH LIGHT	1	EA
6	FX LUMINAIRE PATH LIGHT	1	EA
7	FX LUMINAIRE PATH LIGHT	1	EA
8	FX LUMINAIRE PATH LIGHT	1	EA
9	FX LUMINAIRE PATH LIGHT	1	EA
10	FX LUMINAIRE PATH LIGHT	1	EA

NOTES:

- ALLOW 3' OF EXTRA WIRE FOR FIELD ADJUSTMENTS FOR PATH LIGHTS AND UP LIGHTS
- ALL WORK TO BE PER LOCAL CODES
- ALL 110 OUTLETS IN LANDSCAPING TO BE GFI PROTECTED AND SET 6" MIN. ABOVE GRADE OR PER LOCAL CODE
- TRANSFORMER TO TIE INTO HOUSE SYSTEM
- FIXTURES TO HAVE GROUND SPIKES
- FIXTURES TO HAVE FROSTED GLASS
- FIXTURES NOT TO BE DIRECTED TO NEIGHBORS LOTS

LANDSCAPE CONTRACTOR SHALL VERIFY IN THE FIELD FOR THE CORRECT WIRE GAUGE, VOLTAGE, SLEEVES & BEST LOCATION FOR TRANSFORMER, PHOTOCELL, AND SOUND SYSTEM.

Revisions:

NO.	DATE	DESCRIPTION
1	04-20-20	

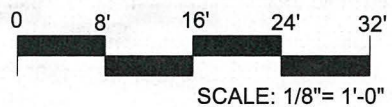
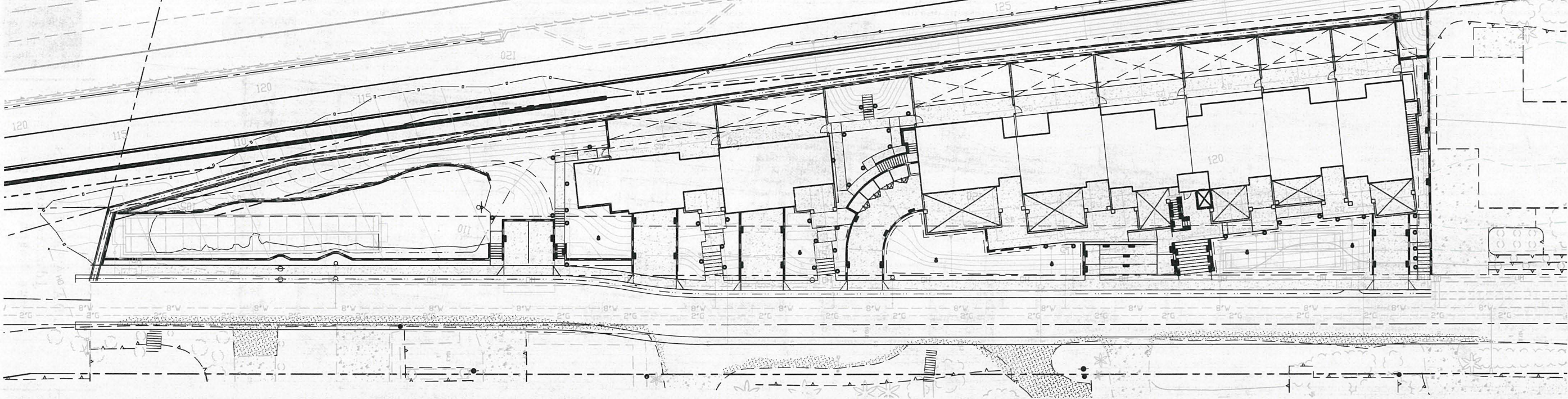
STONE GROVE
LANDSCAPE ARCHITECTS
858 3451 499 WWW.STONE-GROVE.CO
200 N. CEDROS AVENUE, SOLANA BEACH, CA 92075

IDA APARTMENTS
Ida Avenue
Solana Beach, Ca. 92075



date: 03-25-18
designed: B. Grove
drawn: Hector M.
checked: B. Grove
scale: 1/8" = 1'-0"
sheet

L-8
of 8 sheets



T VOLT 300W TRANSFORMER SS

LANDSCAPE LIGHTING LEGEND

DESCRIPTION	VOLT.	QUA.	WATT.	TOTAL WATT.
⊙ LANDSCAPE PATH LIGHT FX LUMINAIRE TM-ZD-3LED-18RA-SB	LV	65	1 w	65
⊙ DIRECTED LIGHT FX LUMINAIRE NP-ZD-6LED-SB	LV	6	3 w	18
▬ WALL LIGHT FX LUMINAIRE MO-ZD-3LED-RD-AB W/ FROSTED GLASS	LV	47	3 w	141
			TOTAL	224W

LIGHTING PLAN

DATE: 03/25/18

FINAL INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION

Assessor Parcel Number 298-162-37 Ida Avenue Apartments Project



Lead Agency:

City of Solana Beach
Community Development Department
635 South Highway 101
Solana Beach, California 92075
Contact: Katie Benson, Senior Planner

Prepared By:

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9755 Clairemont Mesa Boulevard, #100
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July 2022

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Appendix B	Biological Resources Assessment
Appendix C	Cultural Resources Inventory Report
Appendix D-1	Preliminary Drainage Report
Appendix D-2	Water Quality Technical Report
Appendix E	Noise Technical Report
Appendix F	Trip Generation Assessment
Appendix G	AB 52 Consultation Documentation

1.0 INTRODUCTION

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1.1 INTRODUCTION AND REGULATORY GUIDANCE

This document is an Initial Study (IS) with supporting environmental studies, pursuant to the California Environmental Quality Act (CEQA), for the Ida Avenue Apartments Project (proposed project).

The Initial Study is a public document to be used by the City of Solana Beach (City), acting as the CEQA lead agency, to determine whether the project may have a significant effect on the environment pursuant to CEQA. Generally, if the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment that cannot be mitigated, the lead agency is required to prepare an environmental impact report (EIR) (Public Resources Code Sections 21080[d] and 21082.2[d]).

If the agency finds no substantial evidence that the project or any of its aspects may cause a significant impact on the environment with the incorporation of mitigation, a Mitigated Negative Declaration (MND) shall be prepared with a written statement describing the reasons why the proposed project, which is not exempt from CEQA, would not have a significant effect on the environment and therefore does not require the preparation of an EIR (CEQA Guidelines Section 15371).

According to CEQA Guidelines Section 15070, a Negative Declaration shall be prepared for a project subject to CEQA when either:

- 1) *The initial study shows there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment, or*
- 2) *The initial study identifies potentially significant effects, but:*
 - a) *Revisions in the project plans or proposals made by, or agreed to by the applicant before the proposed mitigated negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and*
 - b) *There is no substantial evidence, in light of the whole record before the agency, that the proposed project as revised may have a significant effect on the environment.*

This IS/MND has been prepared in accordance with CEQA, Public Resources Code Section 21000 et seq., and the CEQA Guidelines Title 14 California Code of Regulations (CCR) Section 15000 et seq.

1.2 LEAD AGENCY

Per Section 15367 of the CEQA Guidelines, a lead agency is the public agency with primary responsibility of carrying out or approving a project. To be a CEQA lead agency, the public agency must have discretionary authority over the proposed project.

As the project is located within the City of Solana Beach and the City has sole discretion over project entitlements, the lead agency for the project is the City of Solana Beach. Refer also to Table 2-2, Required Approvals and Permits, below.

1.3 PURPOSE AND DOCUMENT ORGANIZATION

The purpose of this document is to evaluate the potential environmental impacts of the proposed Ida Avenue Apartments Project. This document is divided into the following sections:

1.0 Introduction

This section provides an introduction and describes the purpose and organization of this document.

2.0 Project Description

This section provides a detailed description of the project and the environmental setting, and identifies the various agency approvals required.

3.0 Environmental Checklist

This section describes the environmental setting for each of the environmental subject areas; evaluates a range of impacts classified as “no impact,” “less than significant impact,” “less than significant impact with mitigation incorporated,” or “potentially significant impact” in response to the environmental checklist; provides mitigation measures, where appropriate, to mitigate potentially significant impacts to less than significant levels; and provides an environmental determination of the proposed project.

4.0 Document Preparers and References

This section identifies staff and consultants responsible for preparation of this document. It also lists the resources used in the preparation of this document.

Appendices

The appendices to this document include various technical reports, database records, and modeling printouts that were prepared in support of the analysis provided in the Initial Study.

2.0 PROJECT DESCRIPTION

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2.1 PROJECT LOCATION AND SETTING

Regional Location and Setting

The City of Solana Beach (City) is located on the northern coast of San Diego County. The City is bounded on the west by the Pacific Ocean, on the north by San Elijo Lagoon and the City of Encinitas, and on the south by the Cities of Del Mar and San Diego. To the east are unincorporated areas of San Diego County, which include the communities of Rancho Santa Fe and Fairbanks Ranch, as well as the San Dieguito Regional Park. Major transportation routes to and through the City include Interstate 5 (I-5), Highway 101, Lomas Santa Fe Drive, and Via De La Valle. Refer to Figure 1, Regional/Local Vicinity Map.

Local Location and Setting

The 1.44-acre (gross) project site is located in the central portion of the City of Solana Beach. The site is currently vacant. Ida Avenue borders the property to the west; I-5 runs parallel to the east of the site. The County Assessor Parcel Number (APN) is 298-162-37. Refer to Figure 2A, Aerial Photograph; Figure 2B, On-site/Off-site Photographs; and Figure 3, Site Plan.

The subject property slopes slightly to the west towards Ida Avenue. There is a chain-link fence that runs north/south and separates the eastern side (off-site) from the western side (on-site) of the property.

The approximate 0.50-acre off-site area includes a 0.17-acre area that is vegetated and runs along the east side of the property along I-5, and an additional 0.33-acre area that runs along the west side of the property that encompasses Ida Avenue and is already paved and developed.

The eastern portion of the subject property immediately adjacent to I-5 is California Department of Transportation (Caltrans) right-of-way (ROW), which is regularly irrigated and consists of predominantly native vegetation such as California sagebrush and California buckwheat. The western portion, where development is proposed, is composed of disturbed, non-native vegetation and groundcover such as ice plant, Russian thistle, and telegraph weed. A highly disturbed dirt area, generally used for temporary parking of vehicles, is present in the northern portion of the site.

Surrounding Land Uses

Adjacent properties to the west and south of the project site are occupied by residential uses. The southbound lanes of I-5 parallel the eastern edge of the project site; refer to Figure 2A, Aerial Photograph.

Farther to the north/northwest are several churches, restaurants, a small-scale grocery store, and other retail commercial uses. The La Colonia Park and Skatepark lies to the west. A number of multifamily uses are located farther to the southwest, as well as to the east, across I-5.

Earl Warren Junior High and Skyline Elementary Schools are located approximately 0.8 and 0.9 miles, respectively, northwest of the project site. Santa Fe Christian School is located approximately 0.3 miles to the northwest on Academy Drive and St. Leo's preschool is located approximately 0.2 miles to the northwest.

Applicable Land Use Regulations

The site is designated as "Medium-High Residential" in the City of Solana Beach General Plan. The site is currently zoned as Medium-High Residential. No change to the existing General Plan land use or zoning designations is required to allow for residential use of the site as proposed.

The project site lies within the state-designated Coastal Zone and is therefore subject to the policies identified in the City’s Certified Local Coastal Program/Land Use Plan (LCP/LUP) (City of Solana Beach 2013). As the City does not yet have a fully Certified LCP, the project is also subject to the jurisdiction of the California Coastal Commission, and specifically Chapter 3 of the Coastal Act.

Proposed Project

The project proposes to construct one six-unit apartment building (Building #1) and one two-unit apartment building (Building #2) on the project site. Both buildings would be constructed with two levels above-grade with subterranean (underground) parking garages. A total of 15,888 square feet (SF) (including covered and enclosed patio areas) would be provided with the eight apartments, which would range in size from approximately 1,832 SF to 2,093 SF. The project would also provide approximately 3,044 SF of common open space for use by project residents. Guest parking would be accommodated via surface parking spaces (one guest space per four units).

Table 2-1, Project Summary, identifies the various project components. Refer also to Figure 3, Site Plan; Figure 4A, Renderings; and Figure 4B, Elevations, which illustrate the proposed development.

Table 2-1. Project Summary

Apartment Unit #	Square Footage	Number of Bedrooms	Accessible	Unit Parking
Building #1				
Unit 1	1,832	3	No	2 spaces
Unit 2	2,045	3	No	2 spaces
Unit 3	2,085	3	Yes	2 spaces
Unit 4	1,931	3	Yes	2 spaces
Unit 5	2,093	3	No	2 spaces
Unit 6	1,857	3	No	2 spaces
Entrance Lobby	128	--	--	--
Building #2				
Unit 7	1,957	3	No	2 spaces
Unit 8	1,960	3	No	2 spaces

As part of the overall development, Caltrans would acquire approximately 1,055 SF of the project site to support the ultimate buildout width of I-5 adjacent to the eastern side of the property. The project applicant would also be required to dedicate an additional 874 SF to Caltrans for I-5 right-of-way.

Access and Circulation

Vehicular access to the site would be directly from Ida Avenue via five individual driveways, measuring between 14 feet, 0 inches to 20 feet, 0 inches in width. Refer to Figure 3, Site Plan. One driveway would access two exterior uncovered guest parking spaces in the northern portion of the site; two driveways would access the private garages of the two-unit apartment building in the middle of the site; a one-way access drive would lead through the shared garage of the six-unit apartment building and exit to Ida Avenue in the southern portion of the site.

On-site circulation would be provided via proposed pathways, which would grant access to the apartment units and underground parking and guest surface parking areas, as well as the common open space and playground planned in the northern portion of the property.

Landscaping

Ornamental landscaping would be planted on-site to enhance the aesthetic appearance of the property. A variety of trees, shrubs, and ground cover is proposed, as shown in Figure 5, Conceptual Landscape Plan. All proposed ornamental plantings would be a mixture of City-approved native species; the use of non-native species is not proposed. All plantings would be low-water use; recycled water is not available to serve the site.

Parking

Per City requirements for the Medium-High Residential Zone, a total of 18 off-street parking spaces are required, including two on-site parking spaces per unit, and one guest space per every four units. The project proposes two on-site parking spaces per unit (16 spaces) and four guest spaces. One handicap van-accessible space and one regular handicap space are included in the total number of parking spaces proposed.

The six-unit building would include a 9,077 SF shared basement providing underground parking for the six apartment units above. The two-unit building would include two private garages for the two apartment units. Guest parking would be accommodated via surface parking spaces and within the shared parking garage.

Lighting and Signage

The project would install lighting features so as to provide an adequate level of nighttime lighting to ensure public safety and to support movement of vehicles and pedestrians on-site. Minimal lighting would be installed at the access driveways to identify the project entrance and to provide safe ingress and egress, as well as along on-site walkways. Exterior building lighting is also proposed, both as safety lighting and architectural details. Refer to Figure 6, Lighting Plan, which identifies the type and location of the proposed lighting elements.

The project has been designed in conformance with Section 17.60.060, Exterior Lighting Regulations, of the City's Municipal Code, which requires lighting to be "shielded via horizontal cutoff to eliminate all light directed above the horizontal." Additionally, the project would be required to demonstrate that spill light onto adjacent properties does not exceed "0.2 foot-candles measured in the horizontal or vertical plane at a point five feet inside the adjacent property.

No signage is proposed to identify the apartment complex. The apartments would be numbered to identify individual units.

Project Construction

It is anticipated that project construction would occur over approximately 11 months beginning in fourth quarter 2022. The general construction phasing and approximate duration are summarized below:

- Site Preparation: 2 days
- Grading: 1 week
- Building Construction: 9 weeks
- Paving: 2 weeks
- Architectural Coating: 2 weeks

Construction worker and vendor trips to and from the site would occur throughout the estimated 11-month project construction phase. Proposed grading totaling approximately 8,945 cubic yards (c.y.) of cut and 235 c.y. of fill is anticipated, which includes grading required within the Caltrans ROW. Additionally, 8,795 c.y. of soil would be exported from the site (largely generated by excavation for the proposed underground parking).

Operational Characteristics

Once construction is completed, the 8 on-site apartment units would be rented and occupied by tenants. The project is anticipated to generate 48 average daily trips (ADT) to and from the site (LL&G 2020).

Landscape maintenance is expected to be ongoing on-site over the life of the project. Such maintenance activities may include the use of lawn mowers, shredders/grinders, blowers, trimmers, chainsaws, hedge trimmers, or similar maintenance equipment.

2.2 ANTICIPATED DISCRETIONARY ACTIONS AND APPROVALS

Project entitlements/discretionary actions and other approvals required for the project are anticipated to include, but may not be limited to, those identified in Table 2-2, Required Approvals and Permits.

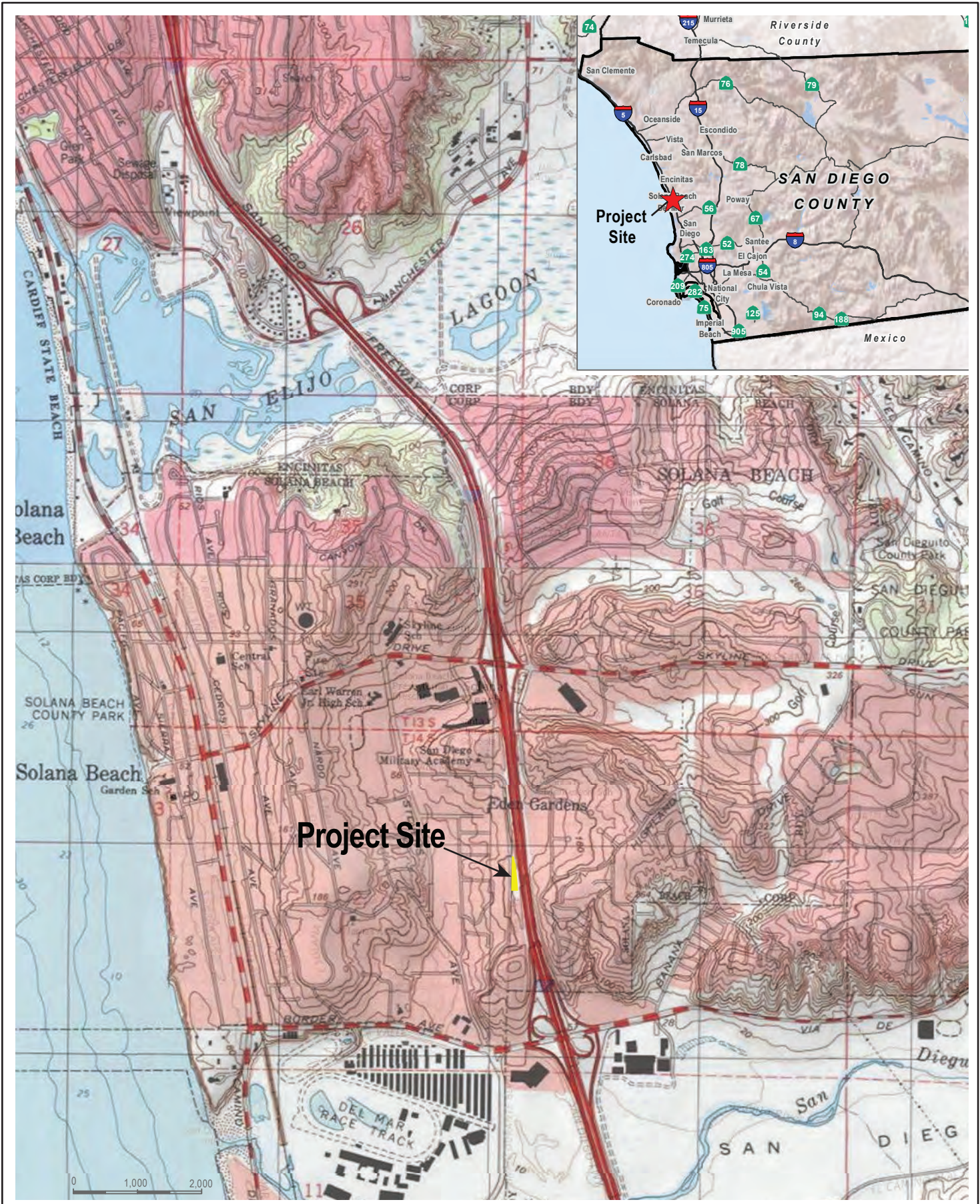
Table 2-2. Required Approvals and Permits

Permit/Action Required	Approving Agency	Lead/Trustee/Responsible Agency
Development Review Permit	City of Solana Beach	City of Solana Beach
Structure Development Permit	City of Solana Beach	City of Solana Beach
Coastal Development Permit	California Coastal Commission	California Coastal Commission
Grading Permit	City of Solana Beach	City of Solana Beach
Building Permit	City of Solana Beach	City of Solana Beach
ROW Encroachment Permit(s)	Caltrans & City of Solana Beach	Caltrans & City of Solana Beach
Stormwater Quality Management Plan	City of Solana Beach	Regional Water Quality Control Board
General Construction Permit	Regional Water Quality Control Board	Regional Water Quality Control Board

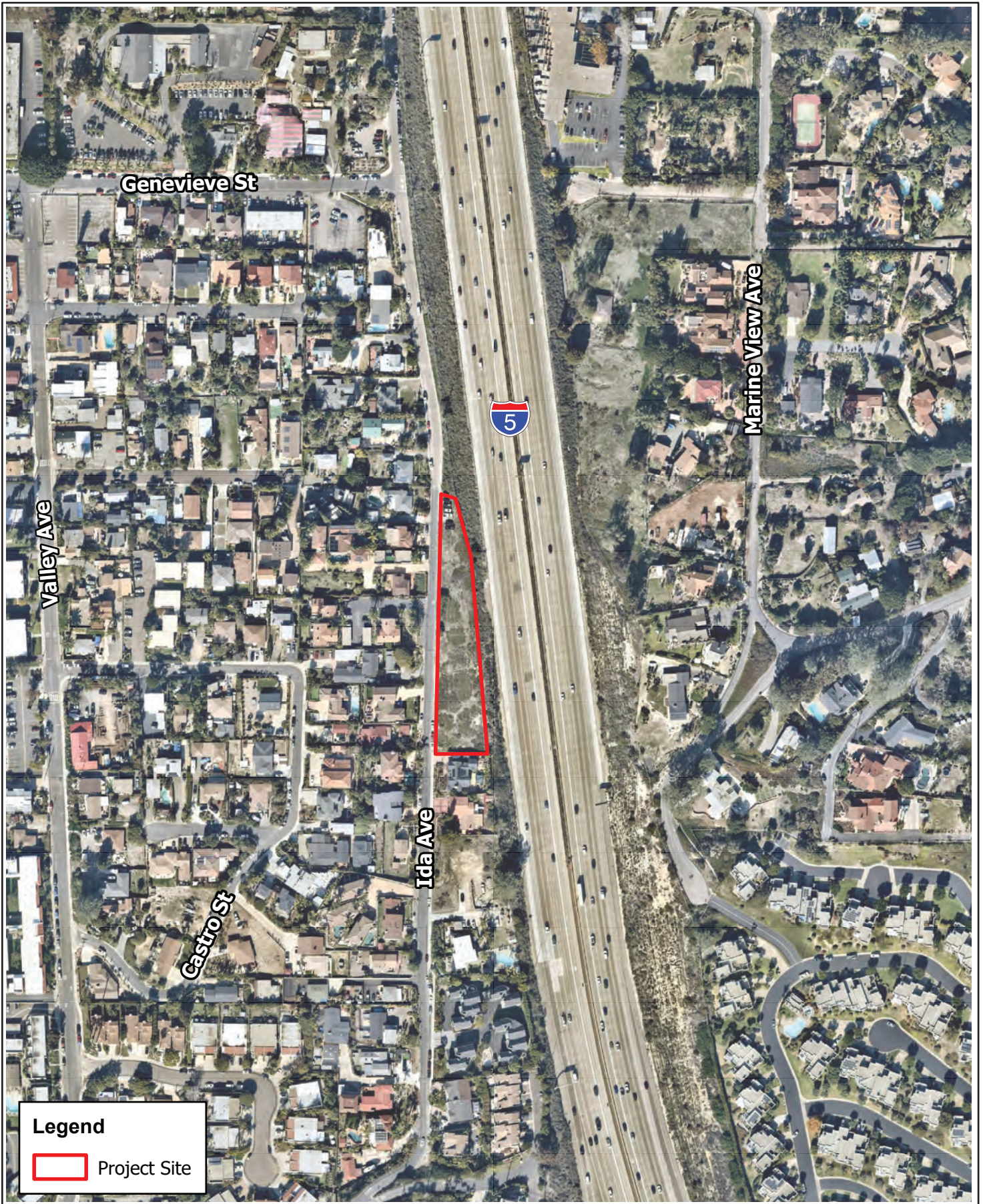
2.3 TECHNICAL STUDIES

Technical studies were prepared in support of the IS/MND and are included as the following appendices:

- Appendix A: Air Quality & Greenhouse Gas Emissions Technical Report
- Appendix B: Biological Resources Assessment
- Appendix C: Cultural Resources Inventory Report
- Appendix D-1: Preliminary Drainage Report
- Appendix D-2: Water Quality Technical Report
- Appendix E: Noise Technical Report
- Appendix F: Trip Generation Assessment
- Appendix G: AB 52 Consultation Documentation



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Photo 1: View looking southeast from along Ida Avenue.



Photo 2: View looking north from within subject property.

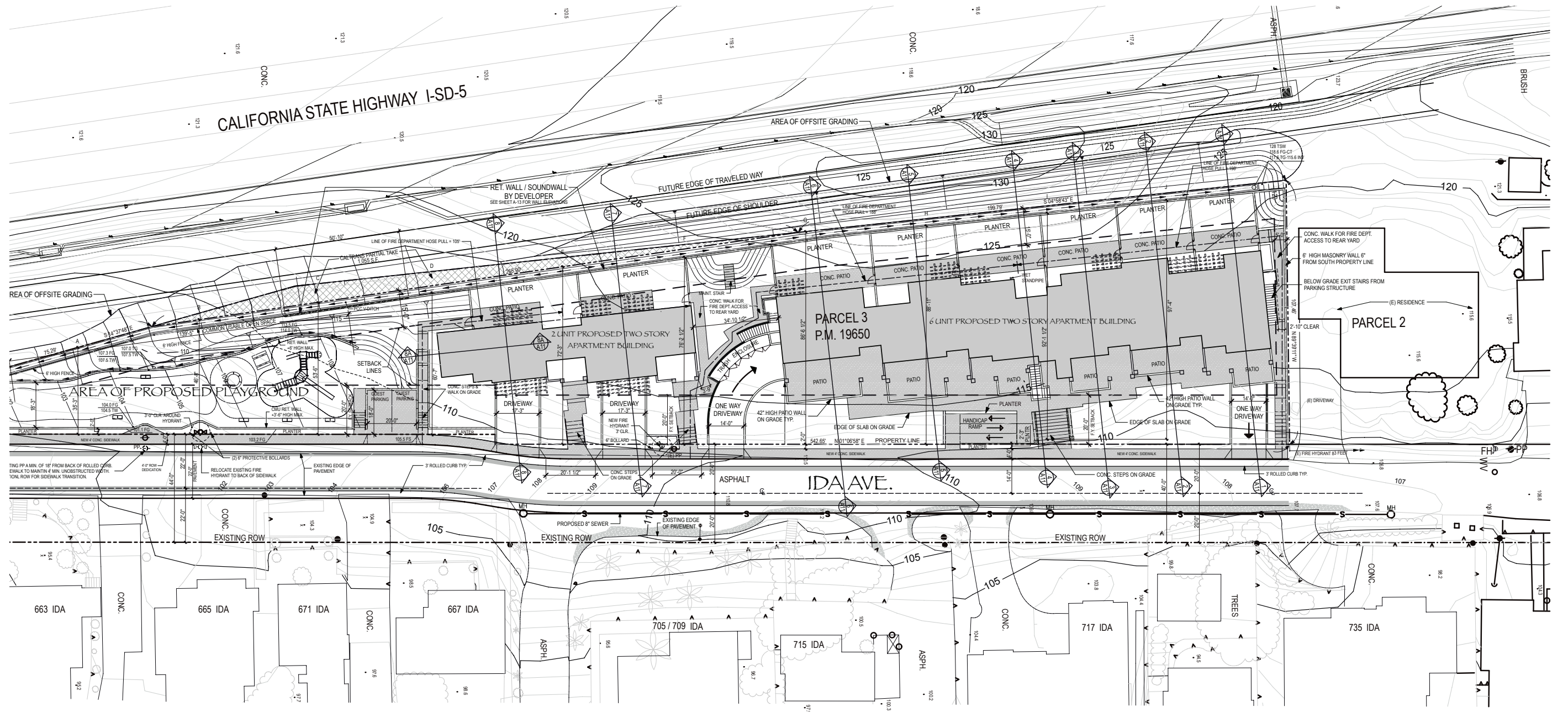


Photo 3: View looking south along Interstate 5 and adjacent to eastern property line (within Caltrans right-of-way).



Photo 4: View looking north along Interstate 5 and adjacent to eastern property boundary (within Caltrans right-of-way).

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BASE DENSITY

BASE DENSITY ALLOWED: 8-12 UNITS PER NET ACRE
 NET SITE AREA: 38,904 SQ. FT. = .89 ACRES.
 UNITS ALLOWED: 7
 UNITS PROPOSED: 8

SITE PLAN INFORMATION

APPLICANT: SHANTU PATEL; KNN MANAGEMENT LLC 760-214-8558
 A.P.N. 298-162-37
 ZONE: MHRd
 PARKING SPACES REQUIRED: 18
 PARKING SPACES PROVIDED: 18
 GROSS LOT AREA: 40,833 SQ. FT.
 NET LOT AREA: 38,904 SQ. FT. (-874 SQ. FT. FOR R.O.W. DEDICATION & -1,055 SQ. FT. FOR CALTRANS TAKE)
 FIRST FLOOR LIVING AREA: 8,143 SQ. FT.
 SECOND FLOOR LIVING AREA: 6,476 SQ. FT.
 BASEMENT / GARAGE AREA: 10,887 SQ. FT. (NOT INCLUDED IN F.A.R.)
 EXTERIOR COVERED PATIO: 1,141 SQ. FT. (ENCLOSED 3 SIDES)
 COMMON USABLE OPEN SPACE (PLAYGROUND): 3,044 SQ. FT.

GRADING INFORMATION

W C.Y. 8,710 SITE GRADING
 X C.Y. 85 EXCAVATION FOR FOOTINGS
 Y C.Y. 2,733 REMOVAL & RECOMPACTION
 Z C.Y. 11,451 TOTAL GRADING (W+X+Y)

FRONT YARD SETBACK

FRONT YARD SETBACK MAY BE REDUCED FROM 25' TO 20' IF THE AVERAGE LOT DEPTH IS LESS THAN 100 FEET
 A 35'-3"
 B 46'-8"
 C 53'-6"
 D 60'-7"
 E 72'-3"
 F 79'-5"
 G 86'-6"
 H 91'-9"
 I 97'-1"
 J 102'-3"
 TOTAL 725'-3" / 10 = 72'-6" (LESS THAN 100')
 20' FRONT YARD SETBACK IS ALLOWED

REAR YARD SETBACK

REAR YARD SETBACK MAY BE REDUCED FROM 25' TO 15' IF THE AVERAGE LOT DEPTH IS LESS THAN 90 FEET
 15' REAR YARD SETBACK IS ALLOWED

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PLAYGROUND VIEW



STREET VIEW from SOUTH



REAR YARD VIEW from SOUTH



IDA AVENUE OVERVIEW



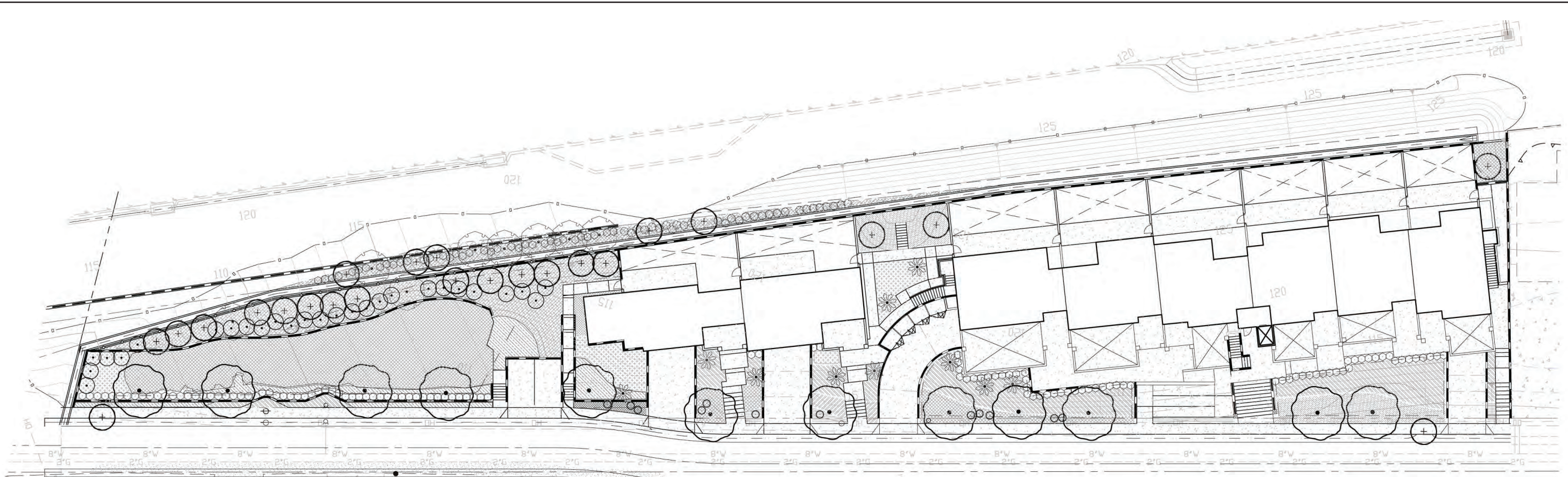
STREET VIEW from NORTH



ROOF VIEW

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PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	QTY	WUCOLS	HEIGHT	WIDTH	
	DRACAENA DRACO / DRAGON TREE	36"BOX	10	VERY LOW	20'	20'	
	GEIJERA PARVIFLORA / AUSTRALIAN WILLOW	36"BOX	8	LOW	25'	18'	
	LOPHOSTEMON CONFERTUS / BRISBANE BOX	24"BOX	24	MODERATE	40'	20'	
	ZELKOVA SERRATA / SAWLEAF ZELKOVA	24"BOX	12	LOW	50'	50'	
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY	WUCOLS	HEIGHT	WIDTH	
	AGAVE ATTENUATA / AGAVE	5 GAL	12	LOW	4'	6'	
	HETEROMELES ARBUTIFOLIA / TOYON	5 GAL	27	LOW	10'	8'	
	PODOCARPUS MACROPHYLLUS MAKI / SHRUBBY YEW	15 GAL	19	MODERATE	15'	6'	
	PODOCARPUS X 'ICEE BLUE' / ICEE BLUE PODOCARPUS	15 GAL	10	MODERATE	25'	20'	
	WESTRINGIA FRUTICOSA / COAST ROSEMARY	5 GAL	155	LOW	4'	8'	
SHRUB AREAS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY	WUCOLS	HEIGHT	WIDTH
	FESTUCA MAIREI / ATLAS FESCUE	1 GAL	30" o.c.	147	LOW	2'	2'

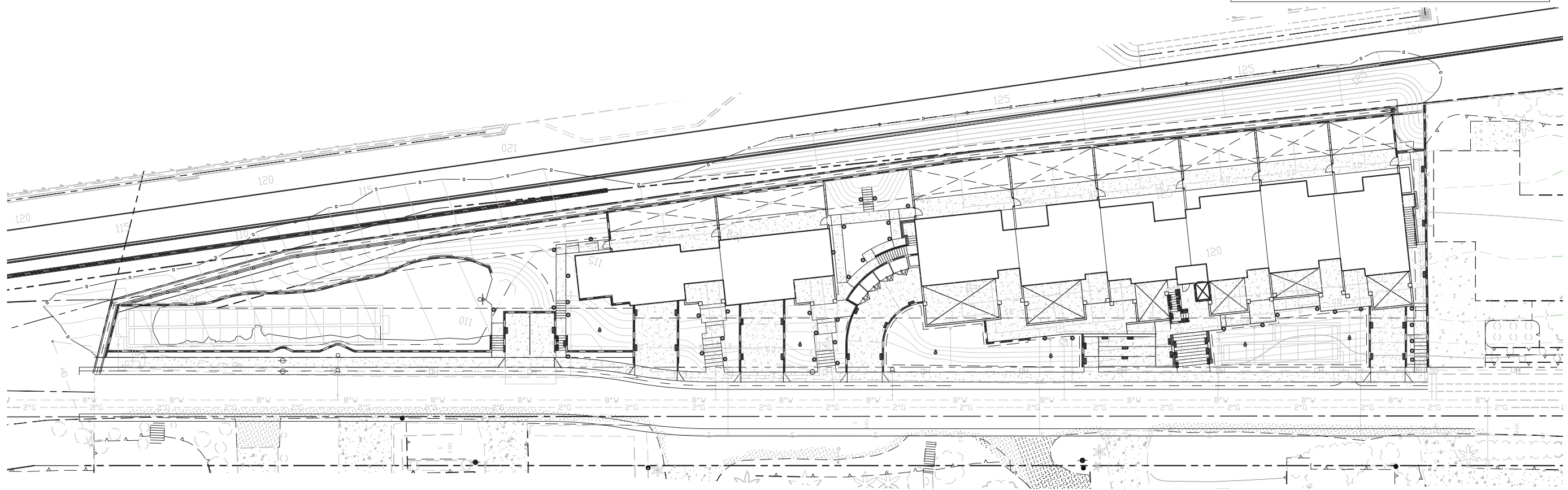
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY	WUCOLS	HEIGHT	WIDTH
	BACCHARIS PILULARIS CONSANGUINEA 'POZO SURF' / LOWLY COYOTE BRUSH	1 GAL	30" o.c.	1,307 SF	LOW	1'	8'
	CAREX DIVULSA / BERKELEY SEDGE	4" POT	18" o.c.	3,797 SF	LOW	1'	1'
	CHONDROPETALUM TECTORUM / CAPE RUSH	1 GAL	24" o.c.	621 SF	LOW	2'	3'
	LONICERA JAPONICA 'HALLIANA' / HALLS HONEYSUCKLE FLOWERING VINE	FLAT	24" o.c.	2,987 SF	VERY LOW	2'	2.5'
	ROSMARINUS OFFICINALIS 'PROSTRATUS' / DWARF ROSEMARY	1 GAL	24" o.c.	1,969 SF	LOW	2'	6'
	SENECIO SERPENS 'BLUE CHALK STICKS' / SENECIO	1 GAL	12" o.c.	152 SF	LOW	1'	2'
	TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE	1 GAL	12" o.c.	105 SF	MODERATE	1.5'	10'

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- NOTES:**
- ALLOW 3' OF EXTRA WIRE FOR FIELD ADJUSTMENTS FOR PATH LIGHTS AND UP LIGHTS
 - ALL WORK TO BE PER LOCAL CODES
 - ALL 110 OUTLETS IN LANDSCAPING TO BE GFI PROTECTED AND SET 6" MIN. ABOVE GRADE OR PER LOCAL CODE
 - TRANSFORMER TO TIE INTO HOUSE SYSTEM
 - FIXTURES TO HAVE GROUND SPIKES
 - FIXTURES TO HAVE FROSTED GLASS
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LANDSCAPE CONTRACTOR SHALL VERIFY IN THE FIELD FOR THE CORRECT WIRE GAUGE, VOLTAGE, SLEEVES & BEST LOCATION FOR TRANSFORMER, PHOTOCELL, AND SOUND SYSTEM.



LANDSCAPE LIGHTING LEGEND

DESCRIPTION	VOLT.	QUA.	WATT.	TOTAL WATT.
⊙ LANDSCAPE PATH LIGHT FX LUMINARE TM-ZD-3LED-18RA-SB	LV	65	1 w	65
⊙ DIRECTED LIGHT FX LUMINARE NP-ZD-6LED-SB	LV	6	3 w	18
▭ WALL LIGHT FX LUMINARE MO-ZD-3LED-RD-AB W/ FROSTED GLASS	LV	47	3 w	141
			TOTAL	224W

T VOLT 300W TRANSFORMER SS

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3.0 ENVIRONMENTAL CHECKLIST

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3.1 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this Project involving at least one impact that is a “Potentially Significant Impact,” as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance |

3.2 DETERMINATION

On the basis of this initial evaluation:

- I find that the proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the Project have been made by or agreed to by the Project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed Project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed Project, nothing further is required.



Signature

Katie Benson

Printed Name

May 20, 2022

Date

Senior Planner

Title

3.3 EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources cited. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project- specific factors as well as general standards.
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect, and construction as well as operational impacts.
- 3) A “Less than Significant Impact” applies when the proposed project would not result in a substantial and adverse change in the environment. This impact level does not require mitigation measures.
- 4) “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect is significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 5) “Less Than Significant with Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from a “Potentially Significant Impact” to a “Less than Significant Impact.” The initial study must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level.

ENVIRONMENTAL CHECKLIST – SUMMARY

	Potentially Significant Impact	Less than Significant Impact With Mitigation Incorporated	Less than Significant Impact	No Impact
I. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation (DOC) as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forestland, including the Forest and Range Assessment Project and the Forest Legacy Assessment project, and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board (CARB). Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Important Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, or other agricultural resources, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forestland or conversion of forestland to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant Impact With Mitigation Incorporated	Less than Significant Impact	No Impact
3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal wetlands, etc.), through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant Impact With Mitigation Incorporated	Less than Significant Impact	No Impact
5. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. ENERGY. Would the project:				
a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. GEOLOGY AND SOILS. Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death, involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the projects, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18- I-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant Impact With Mitigation Incorporated	Less than Significant Impact	No Impact
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. GREENHOUSE GAS EMISSIONS: Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan area or, where such a plan has not been adopted, within 2 miles of a public airport or a public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant Impact With Mitigation Incorporated	Less than Significant Impact	No Impact
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces, in a manner which would:				
i) result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. LAND USE AND PLANNING. Would the project:				
a) Physically divide an existing community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. NOISE. Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant Impact With Mitigation Incorporated	Less than Significant Impact	No Impact
general plan or noise ordinance, or of applicable standards of other agencies?				
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan area or, where such a plan has not been adopted, within 2 miles of a public airport or a public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14. POPULATION AND HOUSING. Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services:				
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant Impact With Mitigation Incorporated	Less than Significant Impact	No Impact
17. TRANSPORTATION. Would the project:				
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. TRIBAL CULTURAL RESOURCES. Would the project cause substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?; or,	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 3024.1. In applying the criteria set for in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resources to a California Native American tribe?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Require or result in the relocation or reconstruction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant Impact With Mitigation Incorporated	Less than Significant Impact	No Impact
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. WILDFIRE. If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

1. Aesthetics

	Potentially Significant Impact	Less than Significant Impact With Mitigation Incorporated	Less than Significant Impact	No Impact
I. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION OF IMPACTS

a) *Have a substantial adverse effect on a scenic vista? **Less than Significant Impact.***

The project site is a disturbed vacant lot adjacent to I-5. The site is designated Medium-High Residential in the City of Solana Beach General Plan and is zoned for medium-high residential uses. The site lies within an established neighborhood, with adjacent properties to the west and south occupied by residential uses.

The project site is not located within the boundaries of the City’s Scenic Area Overlay Zone. Based on Exhibit 4, Scenic Viewpoints and Roadways, of the City of Solana Beach General Plan Conservation and Open Space Element, there are no designated scenic view corridors or scenic roadways within proximity to the project site (City of Solana Beach 2014). The project site is located approximately 0.3 miles northeast of the nearest designated scenic view corridor, which is located along Highland Drive (City of Solana Beach 2014). However, as the views afforded along this corridor are those looking to the southwest (opposite of the direction of the project site), development of the subject property would neither disrupt nor alter existing views from this corridor.

For the reasons above, the project would not have a substantial adverse effect on a scenic vista. Impacts would be less than significant.

Mitigation Measures: None required.

Level of Significance: Less than significant.

- b) *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? **No Impact.***

The site does not support any trees, rock outcroppings, or historic buildings. No such resources would be removed with development of the property.

I-5 is identified by Caltrans as an eligible state scenic highway from its intersection with Highway 1 in Orange County south to its intersection with State Route 75 (SR 75) near the Coronado Bridge in San Diego County (Caltrans 2019). However, there are no officially designated state scenic highways within the vicinity of the project site.

Exhibit 4, Scenic Viewpoints and Roadways, of the City's General Plan Conservation and Open Space Element identifies Highway 101, located approximately 0.85 miles west of the project site, as a scenic roadway. The project site is not visible from Highway 101, due to distance and intervening development. As such, the project would not adversely affect or alter views from this roadway.

The project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway. No impact would occur.

Mitigation Measures: None required.

Level of Significance: No impact.

- c) *In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? **Less than Significant Impact.***

The City's LUP and the California Coastal Act mandate consideration of aesthetic impacts. The Coastal Act requires that development in the coastal zone be located and designed to minimize the alteration of natural landforms and be visually compatible with the character of surrounding areas, as well as requiring that "scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance." Additionally, "permitted development shall be sited and designed to protect views ... along the ocean, to minimize the alteration of land forms, [and] to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas" (Public Resources Code Section 30251).

The project site is located approximately one mile inland (to the east) of the coastline. Due to the distance from the ocean, combined with intervening development, no views of the Pacific Ocean are afforded from the property. Therefore, no such views would be affected by the project.

As part of the discretionary process, the project applicant was required to install a series of story poles on-site to replicate the location of the proposed buildings and building heights. Installation of the poles was intended to support evaluation of how the project as designed may affect existing views in the area. The story poles were installed on-site in July 2021; a final story pole certification dated October 6, 2021, verified that the maximum building height of the proposed on-site structures would be approximately 24.94 feet above the proposed grade, with the highest pole being 140.03 feet above mean sea level.

As designed, the project proposes to construct in excess of 16 feet in height and therefore requires City approval of a structure development permit. Chapter 17.63 of the City of Solana Beach Municipal Code requires building permit applicants requesting modifications exceeding 16 feet, but not more than 25 feet above existing grade, to notify all property owners and occupants within 300 feet of the subject site. Any person who owns or has lawful possession of a residence from which a view may be impaired by the proposed structures may, within 30 days of the date of notice, file a request for a formal view assessment with the City of Solana Beach.

The City provided formal notification of the discretionary application on March 1, 2022, to all property owners and residents within 300 feet of the project site to invite public comment. The 30-day comment period concluded on March 31, 2022. The project application and plans were also made available at the City of Solana Beach Planning Department for public viewing. As a result, one resident located on the east side of I-5 responded by contacting City staff and cited concerns with the project related to view impairment. However, no official applications requesting a formal view assessment were received by the City during the 30-day comment period, and therefore no such evaluation was required or performed for the project.

Although the project would change the site from an undeveloped to a developed condition, it is not anticipated that views to the site would be adversely affected or degraded. Under the existing Medium-High Residential zone for the site, a maximum of 10 multifamily units are allowed; the project only proposes 8 units, thereby reducing the amount of development that would otherwise be visible on-site, and allowing for approximately 0.7 acres of on-site, undeveloped, common usable open space. Additionally, resident parking would be accommodated on-site via subterranean parking garages, thereby reducing potential views of such activity. The project has also been designed consistent with other requirements of the Municipal Code and with respect for the existing visual character of the surrounding residential neighborhood to further reduce the potential for the project to impair or otherwise affect existing views to the site; refer also to Figure 2B, On-site/Off-site Photographs; Figure 3, Site Plan; Figure 4A, Renderings; and Figure 4B, Elevations, which illustrate the existing setting and the proposed improvements.

Based on the above discussion, development of the site as proposed is not anticipated to conflict with applicable zoning and other regulations governing scenic quality. Impacts would be less than significant.

Mitigation Measures: None required.

Level of Significance: Less than significant.

d) *Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? **Less than Significant Impact.***

Section 17.60.060, Exterior Lighting Regulations (Dark Sky Overlay), of the City's Municipal Code provides exterior lighting regulations aimed at controlling excessive or unnecessary outdoor light emissions that produce unwanted illumination of adjacent premises within the City. The zone also prescribes standards for the maintenance or "dark sky" neighborhoods as identified in the City's General Plan.

The project site is not located within an area designated as a "dark sky" neighborhood. Under current conditions, lighting and glare sources in the project area are surrounding residential uses, as well as vehicles traveling along I-5, which runs adjacent to the east of the property.

A lighting plan (see Figure 6, Lighting Plan) was prepared for the project to ensure consistency with the City's Municipal Code regulations pertaining to light and glare. The project proposes incorporation of exterior lighting fixtures to ensure resident safety, as well as to aid in access and on-site circulation. All project lighting would be low voltage, shielded, and directed downward to minimize potential glare or lighting effects on adjacent properties, consistent with the City's Exterior Lighting Regulations (Section 17.60.060 of the Municipal Code). Therefore, the project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. Impacts would be less than significant in this regard.

Mitigation Measures: None required.

Level of Significance: Less than significant.

2. Agriculture and Forestry Resources

	Potentially Significant Impact	Less than Significant Impact With Mitigation	Less than Significant Impact	No Impact
<p>2. AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation (DOC) as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forestland, including the Forest and Range Assessment Project and the Forest Legacy Assessment project, and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board (CARB). Would the project:</p>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Important Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, or other agricultural resources, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g)).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forestland or conversion of forestland to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION OF IMPACTS

- a) *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? **No Impact.***

Pursuant to the current California Department of Conservation’s (DOC) Important Farmland Map for San Diego County, the project site is identified as urban land and built-up land, which is land that is occupied by structures with a building density of at least 1 unit to 1.5 acres and is intended for uses including, but not limited to, residential, industrial, commercial, construction, institutional, and other developed purposes (DOC 2020). No lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance are present on-site. Therefore, the project would not impact designated farmland or result in farmland conversion to non-agricultural use. No impact would occur.

Mitigation Measures: None required.

Level of Significance: No impact.

b) *Conflict with existing zoning for agricultural use, or a Williamson Act contract? **No Impact.***

The project would not conflict with existing designations or zoning for agricultural uses in the City of Solana Beach General Plan. The project site is currently zoned Medium-High Residential. Adjacent lands to the south and northwest are similarly zoned Medium-High Residential; lands to the west are zoned Medium Residential. As such, neither the project site nor surrounding properties are intended for agricultural use, nor do they support designated farmland. Refer also to Figure 2A, Aerial Photograph. Additionally, neither the project site nor any adjacent lands are subject to a Williamson Act agricultural preserve. No such lands would be affected by the proposed development.

The project would not have an impact with regard to zoning for agricultural use or a Williamson Act contract. No impact would occur.

Mitigation Measures: None required.

Level of Significance: No impact.

c) *Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? **No Impact.***

As indicated in the Land Use Element of the City's General Plan, the City does not contain any land suitable for timber production and does not contain any parcels of real property zoned for timberland production (City of Solana Beach 2014). The project site is zoned for Medium-High Residential development; no lands designated as forestland or timberland are present on-site or adjacent to the property. Project implementation would therefore not conflict with existing zoning for, or cause rezoning of, any forestland or timberland. No impact would occur in this regard.

Mitigation Measures: None required.

Level of Significance: No impact.

d) *Result in the loss of forest land or conversion of forest land to non-forest use? **No Impact.***

The vacant site is zoned for Medium-High Residential development and is currently undeveloped; no designated forestland is present on-site. Project implementation would therefore not result in the conversion of forestland to non-forest use. No impact would occur in this regard.

Mitigation Measures: None required.

Level of Significance: No impact.

e) *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? **No Impact.***

The subject property is not identified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the most recent maps of the DOC's Farmland Mapping and Monitoring

Program. The project site is not located in an area designated as forestland or timberland and is not currently in active agricultural use or under a Williamson Act contract, nor are any such conditions present on lands in the project vicinity.

The project proposes future development of the site with multifamily uses (apartments), generally similar to the (single-family) residential use types that currently surround the site to the west and south. Development of the site as proposed would therefore not involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural use or conversion of forestland to non-forest use. No impact would occur in this regard.

Mitigation Measures: None required.

Level of Significance: No impact.

3. Air Quality

	Potentially Significant Impact	Less than Significant Impact With Mitigation	Less than Significant Impact	No Impact
3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The following evaluation is based upon the *Air Quality and Greenhouse Gas Emissions Analysis Technical Report* prepared by Dudek (2021a; see Appendix A).

DISCUSSION OF IMPACTS

- a) *Would the project conflict with or obstruct implementation of the applicable air quality plan? **Less than Significant Impact.***

The San Diego Air Pollution Control District (SDAPCD) and San Diego Association of Governments (SANDAG) are responsible for developing and implementing the clean air plans for attainment and maintenance of the ambient air quality standards in the San Diego air basin - specifically, the State Implementation Plan (SIP) and Regional Air Quality Strategy (RAQS).¹ The federal O₃ (ozone) maintenance plan, which is part of the SIP, was adopted in 2012; the most recent O₃ attainment plan was adopted in 2016. The SIP includes a demonstration that current strategies will maintain acceptable air quality in the basin based on the National Ambient Air Quality Standards (NAAQS). The RAQS was initially adopted in 1991 and is updated on a triennial basis (most recently in 2016).

The RAQS outlines SDAPCD's plans and control measures designed to attain the state air quality standards for O₃. The SIP and RAQS rely on information from the California Air Resources Board (CARB) and SANDAG, including mobile and area source emissions as well as information regarding projected growth in San Diego County as a whole and cities within the County to project future emissions and determine the strategies necessary for the reduction of emissions through regulatory controls. CARB mobile source emission projections and SANDAG growth projections are based on population, vehicle trends, and land use plans developed by the County and cities within the County in developing their general plans. If a project involves development that is greater than that anticipated in the local plan and SANDAG's growth projections, the project may

¹ The relevant federal air quality plan is the ozone maintenance plan (Dudek 2021a). The RAQS is the applicable plan for purposes of state air quality planning. Both plans reflect growth projections in the basin.

potentially conflict with the SIP and RAQS and may contribute to a potentially significant cumulative impact on air quality.

The project site is designated as Medium-High Residential 8–12 dwelling units per acre in the City’s General Plan and is zoned for Medium-High Residential use. The project proposes development of 8 multi-family residential dwelling units on 0.94 acres (project grading would total 1.44 acres, which includes 0.94 acres on-site and 0.5 acres off-site). Thus, the project would be in conformance with the existing zoning and land use designations and no changes are required to allow for the development as proposed. The development is therefore considered consistent with future growth as anticipated by the General Plan and SANDAG growth projections. Further, SANDAG’s Regional Plan population, employee population, and housing estimates for the years 2020 and 2035 were compared to the estimated increase in population, employees, and housing generated by the project. The project is considered to be consistent with such estimates (Dudek 2021a).

The project would therefore not conflict with or obstruct implementation of the applicable air quality plan. Impacts would be less than significant.

Mitigation Measures: None required.

Level of Significance: Less than significant.

- b) *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? **Less than Significant Impact.***

Construction Emissions

Project construction would result in the temporary addition of pollutants to the local airshed caused by on-site sources (e.g., off-road construction equipment, rock crushing, soil disturbance, and off-gassing) and off-site sources (i.e., on-road haul trucks, vendor trucks, and worker vehicle trips). Construction emissions can vary substantially from day to day, depending on the level of activity, the specific type of operation, and for dust, the prevailing weather conditions. Therefore, such emission levels were approximately estimated for the project with a corresponding uncertainty in precise ambient air quality impacts.

Criteria air pollutant emissions associated with temporary construction activity were quantified using the California Emissions Estimator Model (CalEEMod). Project construction emissions were calculated for the estimated worst-case day over the construction period associated with each phase and reported as the maximum daily emissions estimated during each year of construction. Default values provided in CalEEMod were used where detailed project information was not available (Dudek 2021a).

The project would generate air pollutant emissions from entrained dust, off-road equipment, vehicle emissions, architectural coatings, and asphalt pavement application. Entrained dust results from the exposure of earth surfaces to wind from the direct disturbance and movement of soil, resulting in particulate matter (PM₁₀ and PM_{2.5})² emissions. The project would implement various dust control strategies and would be required to comply with San Diego Air Pollution Control District (SDAPCD) Rule 55 to control dust emissions generated during, but not limited to,

² PM₁₀ = particulate matter with an aerodynamic diameter less than or equal to 10 microns; PM_{2.5} = particulate matter with an aerodynamic diameter less than or equal to 2.5 microns.

project ground disturbing activities. Construction practices that would be employed to reduce fugitive dust emissions include watering of the active sites and unpaved roads at least two times per day depending on weather conditions; restricting vehicle speed on unpaved roads to 15 miles per hour; halting grading and excavation operations when wind speeds exceed 25 miles per hour; clean-up and disposal of dirt and debris spilled onto paved surfaces at the project site and on adjacent roadways at the end of each workday; and, covering all haul trucks to and from the construction site and/or maintaining a minimum two feet of freeboard. Such measures would be made Conditions of Approval for the project.

Internal combustion engines used by construction equipment, vendor trucks (i.e., delivery trucks), and worker vehicles would result in emissions of volatile organic compounds (VOCs), oxides of nitrogen (NO_x), carbon monoxide (CO), PM₁₀, and PM_{2.5}. The application of architectural coatings, such as exterior application/interior paint and other finishes, and application of asphalt pavement would also produce VOC emissions. The contractor would be required to use low-VOC paints for the interior and exterior of the residential buildings to meet the VOC limits specified (content of 5 grams per liter or less for interior and 50 grams per liter or less for exterior). To ensure that emissions are minimized during the construction period, such measures would be made Conditions of Approval for the project.

Table 3-1 presents the estimated maximum daily construction emissions generated during project construction. The values shown are the maximum summer or winter daily emissions results from CalEEMod. Details of the emission calculations are provided in Appendix A of Appendix A.

Table 3-1. Estimated Maximum Daily Construction Criteria Air Pollutant Emissions

Year	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
	pounds per day					
2021	3.42	85.45	24.86	0.23	7.08	3.05
2022	2.40	12.72	13.00	0.02	0.66	0.59
Maximum	3.42	85.45	24.86	0.23	7.08	3.05
<i>SDAPCD Threshold</i>	75	250	550	250	100	55
Threshold Exceeded?	No	No	No	No	No	No

Source: Dudek 2021a; See Appendix A.

Notes: VOC = volatile organic compound; NO_x = oxides of nitrogen; CO = carbon monoxide; SO_x = sulfur oxides; PM₁₀ = coarse particulate matter; PM_{2.5} = fine particulate matter; SDAPCD = San Diego Air Pollution Control District.

The values shown are the maximum summer or winter daily emissions results from CalEEMod. These emissions reflect CalEEMod “mitigated” output, which accounts for compliance with low-VOC paints and implementation of the project’s fugitive dust control strategies, including watering of the project site and unpaved roads two times per day, restricting vehicle speed on unpaved roads to 15 miles per hour, and removing dirt and debris spilled onto paved surfaces at the project site and on adjacent roadways.

As shown in Table 3-1, daily construction emissions would not exceed the SDAPCD significance thresholds for VOC, NO_x, CO, SO_x, PM₁₀, or PM_{2.5} during construction in all construction years. As stated above, to ensure that project construction emissions remain below the adopted thresholds, standard measures would be implemented. Further, project construction-generated emissions would be temporary and would not represent a long-term source of criteria air pollutant emissions. Impacts would be less than significant.

Operational Emissions

Operation of the proposed residential land use would generate VOC, NO_x, CO, SO_x, PM₁₀, and PM_{2.5} emissions from mobile sources, area sources, consumer products, architectural coatings for repainting, landscape maintenance equipment, and energy sources, including combustion of fuels used for space and water heating and cooking appliances.

Pollutant emissions associated with long-term project operations were quantified using CalEEMod. Project-generated mobile source emissions were estimated in CalEEMod based on project-specific trip rates. CalEEMod default values were used to estimate emissions from the project area and energy sources (Dudek 2021a).

Table 3-2 presents the maximum daily area, energy, and mobile source emissions associated with project operation. The values shown are the maximum summer or winter daily emissions results from CalEEMod and are compared to the SDAPCD thresholds of significance. Details of the emission calculations are provided in Appendix A of Appendix A.

Table 3-2. Estimated Maximum Daily Operational Criteria Air Pollutant Emissions

Emission Source	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
	pounds per day					
Area	0.20	<0.01	0.66	<0.01	<0.01	<0.01
Energy	<0.01	0.02	<0.01	<0.01	<0.01	<0.01
Mobile	0.08	0.30	0.95	<0.01	0.32	0.09
Total	0.28	0.32	1.62	<0.01	0.32	0.09
<i>SDAPCD Threshold</i>	75	250	550	250	100	55
Threshold Exceeded?	No	No	No	No	No	No

Source: Dudek 2021a; see Appendix A.

Notes: VOC = volatile organic compound; NO_x = oxides of nitrogen; CO = carbon monoxide; SO_x = sulfur oxides; PM₁₀ = coarse particulate matter; PM_{2.5} = fine particulate matter; SDAPCD = San Diego Air Pollution Control District; <0.01 = reported emissions are less than 0.01.

Totals may not sum due to rounding.

Residential units were not equipped with fireplaces or woodstoves. Low-VOC paints were assumed for re-application.

The values shown are the maximum summer or winter daily emissions results from CalEEMod. These emissions reflect operational year 2023.

As shown in Table 3-2, the combined daily area, energy, and mobile source emissions would not exceed the SDAPCD operational thresholds for VOC, NO_x, CO, SO_x, PM₁₀, and PM_{2.5}. Thus, impacts associated with project-generated operational criteria air pollutant emissions would be less than significant.

Air pollution is largely a cumulative impact. The nonattainment status of regional pollutants is a result of past and present development, and SDAPCD develops and implements plans for future attainment of ambient air quality standards. Based on these considerations, project-level thresholds of significance for criteria pollutants are relevant in the determination of whether a project's individual emissions would have a cumulatively significant impact on air quality. As described above, the project would have a less than significant impact for short-term construction and long-term operations.

The San Diego Air Basin (SDAB) is a nonattainment area for O₃ under the NAAQS and California Ambient Air Quality Standards (CAAQS). Poor air quality in the SDAB is the result of cumulative emissions from motor vehicles, off-road equipment, commercial and industrial facilities, and

other emission sources. Projects that emit these pollutants or their precursors (e.g., VOCs and NO_x for O₃) potentially contribute to poor air quality.

In analyzing cumulative impacts from a project, the analysis must specifically evaluate the project's contribution to the cumulative increase in pollutants for which the SDAB is designated as nonattainment for the CAAQS and NAAQS. If the project does not exceed thresholds and is determined to have less than significant project-related impacts, it may still contribute to a significant cumulative impact on air quality if the emissions, in combination with the emissions from other proposed or reasonably foreseeable future projects, are in excess of established thresholds. However, a project would only be considered to have a significant cumulative impact if the project's contribution accounts for a significant proportion of the cumulative total emissions (e.g., it represents a "cumulatively considerable contribution" to the cumulative air quality impact).

Additionally, for the basin, the RAQS serves as the long-term regional air quality planning document for the purpose of assessing cumulative operational emissions in the basin to ensure the SDAB continues to make progress toward NAAQS and CAAQS attainment status. As such, cumulative projects located in the San Diego region would have the potential to result in a cumulative impact to air quality if, in combination, they would conflict with or obstruct implementation of the RAQS. Similarly, individual projects that are inconsistent with the regional planning documents upon which the RAQS is based would have the potential to result in cumulative operational impacts if they represent development and population increases beyond regional projections.

The SDAB has been designated as a federal nonattainment area for O₃ and a state nonattainment area for O₃, PM₁₀, and PM_{2.5}. The nonattainment status is the result of cumulative emissions from all sources of these air pollutants and their precursors within the SDAB. As discussed under Response 3a), above, the project would not exceed significance thresholds during construction or operation. As such, the project would result in a less than significant air quality impact relative to operational emissions.

Regarding long-term cumulative operational emissions in relation to consistency with local air quality plans, the SIP and RAQS serve as the primary air quality planning documents for the state and SDAB, respectively. The SIP and RAQS rely on SANDAG growth projections based on population, vehicle trends, and land use plans developed by the cities and the County as part of the development of their general plans. Therefore, projects that involve development consistent with the growth anticipated by local plans would be consistent with the SIP and RAQS and would not be considered to result in cumulatively considerable impacts from operational emissions. The project would be consistent with the current General Plan and zoning designations that apply to the site and would not result in significant regional growth that is not accounted for within the RAQS. As a result, the project would not result in a cumulatively considerable contribution to regional O₃ concentrations or other criteria pollutant emissions. Cumulative impacts in this regard would be less than significant during operation.

Mitigation Measures: None required.

Level of Significance: Less than significant.

c) *Expose sensitive receptors to substantial pollutant concentrations? **Less than Significant Impact.***

Air quality varies as a direct function of the amount of pollutants emitted into the atmosphere, the size and topography of the air basin, and the prevailing meteorological conditions. Air quality problems arise when the rate of pollutant emissions exceeds the rate of dispersion. Reduced visibility, eye irritation, and adverse health impacts upon those persons termed sensitive receptors are the most serious hazards of existing air quality conditions in the area. Some land uses are considered more sensitive to changes in air quality than others, depending on the population groups and the activities involved. Sensitive receptors include residences, schools, playgrounds, child-care centers, athletic facilities, long-term health-care facilities, rehabilitation centers, convalescent centers, and retirement homes. The closest sensitive receptors (residences) are located adjacent to the south boundary and across Ida Avenue to the west of the project site.

Health Impacts of Toxic Air Contaminants (TAC)

“Incremental cancer risk” is the net increased likelihood that a person continuously exposed to concentrations of TACs resulting from a project over a 9-, 30-, and 70-year exposure period would contract cancer based on the use of standard Office of Environmental Health Hazard Assessment risk-assessment methodology (Dudek 2021a). In addition, some TACs have noncarcinogenic effects. TACs that would potentially be emitted during project construction activities would be diesel particulate matter (DPM) emitted from heavy-duty construction equipment and heavy-duty trucks. The project would not require the extensive use of heavy-duty construction equipment, which is subject to California Air Resources Board (CARB) Airborne Toxic Control Measures to reduce DPM emissions. According to the Office of Environmental Health Hazard Assessment, health risk assessments should be based on a 30-year exposure duration based on typical residency period; however, such assessments should be limited to the period/duration of activities associated with the project (Dudek 2021a). Thus, the duration of proposed construction activities (approximately 11 months) would only constitute a small percentage of the total long-term exposure period and would not result in exposure of proximate sensitive receptors to substantial TACs.

After construction is completed, there would be no long-term source of TAC emissions during project operations. No residual TAC emissions and corresponding cancer risk are anticipated after construction, and no long-term sources of TAC emissions are anticipated during operation of the project. Project implementation would not expose sensitive receptors to substantial TAC concentrations. Impacts would be less than significant.

Valley Fever

Valley fever (Coccidioidomycosis) is not highly endemic to San Diego County and incident rates for the County within the project area are below the County average, as well as the statewide average (Dudek 2021a). The project would be consistent with SDAPCD Rule 55 which limits the amount of fugitive dust generated during construction and would control the release of the *Coccidioides immitis* fungus from construction activities by watering exposed areas (i.e., during grading) twice per day and limiting speeds on any unpaved roads to 15 miles per hour.

The closest sensitive receptors (residential uses) are located adjacent to the western and southern site boundaries. Based on the low incidence rate of Coccidioidomycosis in the project area and in greater San Diego County, and the project’s implementation of dust control strategies, it is not anticipated that earth-moving activities during project construction would result in exposure of

nearby sensitive receptors to valley fever. Therefore, the project would have a less than significant impact with respect exposure of sensitive receptors to valley fever.

Health Impacts of Carbon Monoxide

The trip generation analysis (LL&G 2021) determined that the project would generate fewer than 1,000 average daily trips (ADT) or fewer than 100 peak hour trips; thus, a traffic impact study was not required. Furthermore, the project would generate 48 ADT (6 trips per unit), which is not anticipated to generate significant daily or peak hour traffic. Project operation would therefore not exceed the screening threshold, would not result in a CO hotspot or have the potential to result in CO emissions that when totaled with the ambient concentrations would exceed a 1-hour concentration of 20 parts per million or an 8-hour average of 9 parts per million. Impacts in this regard would be less than significant.

Health Effects of Other Criteria Air Pollutants

Project construction and operation would not exceed SDAPCD thresholds for VOC, NO_x, CO, SO_x, PM₁₀, or PM_{2.5}. Table 3-3 presents a list of the criteria pollutants and other related pollutants of concern, emission sources, associated health effects, and current SDAB attainment status.

Table 3-3. Pollutants, Sources, Health Effects, and Attainment Status

Pollutant	Sources	Health Effects	Attainment Status	
			NAAQS	CAAQS
O ₃	Formed when VOCs and NO _x react in the presence of sunlight. VOC sources include any source that burns fuels (e.g., gasoline, natural gas, wood, oil); solvents; petroleum processing and storage.	Breathing difficulties, lung tissue damage, vegetation damage, damage to rubber and some plastics.	Nonattainment	Nonattainment
PM ₁₀	Road dust, windblown dust, agriculture and construction, fireplaces. Also formed from other pollutants (NO _x , SO _x , organics). Incomplete combustion.	Increased respiratory disease, lung damage, cancer, premature death, reduced visibility, surface soiling.	Unclassifiable/Attainment	Nonattainment
PM _{2.5}	Fuel combustion in motor vehicles, equipment, and industrial sources; residential and agricultural burning. Also formed from reaction of other pollutants (NO _x , SO _x , organics, and NH ₃).	Increases respiratory disease, lung damage, cancer, and premature death, reduced visibility, surface soiling. Particles can aggravate heart diseases such as congestive heart failure and coronary artery disease.	Unclassifiable/Attainment	Nonattainment
CO	Any source that burns fuel such as automobiles, trucks, heavy construction and farming equipment, residential heating.	Chest pain in heart patients, headaches, reduced mental alertness.	Attainment	Attainment

Table 3-3, continued

Pollutant	Sources	Health Effects	Attainment Status	
			NAAQS	CAAQS
NO ₂	See carbon monoxide.	Lung irritation and damage. Reacts in the atmosphere to form ozone and acid rain.	Unclassifiable/Attainment	Attainment
Lead	Metal smelters, resource recovery, leaded gasoline, deterioration of lead paint.	Learning disabilities, brain and kidney damage.	Unclassifiable/Attainment	Attainment
SO ₂	Coal or oil burning power plants and industries, refineries, diesel engines.	Increases lung disease and breathing problems for asthmatics. Reacts in the atmosphere to form acid rain.	Unclassifiable/Attainment	Attainment
Sulfates	Produced by reaction in the air of SO ₂ , (see SO ₂ sources), a component of acid rain.	Breathing difficulties aggravates asthma, reduced visibility.	(no federal standard)	Attainment
Hydrogen Sulfide	Geothermal power plants, petroleum production and refining, sewer gas.	Nuisance odor (rotten egg smell), headache and breathing difficulties (higher concentrations).	(no federal standard)	Unclassified
Visibly Reducing Particles	See PM _{2.5}	Reduced visibility (e.g., obscures mountains and other scenery), reduced airport safety.	(no federal standard)	Unclassified
Vinyl Chloride	Exhaust gases from factories that manufacture or process vinyl chloride (construction, packaging, and transportation industries)	Central nervous system effects (e.g., dizziness, drowsiness, headaches), kidney irritation, liver damage, liver cancer.	N/A	N/A

Source: Dudek 2021a: see Appendix A.

Notes: O₃ = ozone; PM₁₀ = coarse particulate matter; PM_{2.5} = fine particulate matter; CO = carbon monoxide; NO₂ = nitrogen dioxide; SO₂ = sulfur dioxide.

VOCs and NO_x are precursors to O₃, for which the SDAB is designated as nonattainment with respect to the NAAQS and CAAQS. The health effects associated with O₃ are generally associated with reduced lung function. The contribution of VOCs and NO_x to regional ambient O₃ concentrations is the result of complex photochemistry. The increases in O₃ concentrations in the SDAB due to O₃ precursor emissions tend to be found downwind from the source location to allow time for the photochemical reactions to occur. However, the potential for exacerbating excessive O₃ concentrations would also depend on the time of year that the VOC emissions would occur because exceedances of the O₃ CAAQS/NAAQS tend to occur between April and October when solar radiation is highest. Due to the lack of quantitative methods to assess this complex photochemistry, the holistic effect of a single project's emissions of O₃ precursors is speculative. Construction and operation of the project would not exceed SDAPCD thresholds for VOC and NO_x; thus, project implementation would not contribute significant health effects associated with O₃. SDAPCD Rule 67.0.1 restricts the VOC content of coatings for both construction and operational applications. Furthermore, the project would utilize low-VOC paints.

Health effects associated with NO_x include lung irritation and enhanced allergic responses (Dudek 2021a). Construction of the project would not contribute to exceedances of the NAAQS and CAAQS for NO₂. Health effects that result from NO₂ and NO_x include respiratory irritation, which could be experienced by nearby receptors during the periods of heaviest use of off-road construction equipment. Project construction would be relatively short-term, and off-road construction equipment would be operating at various portions of the site and would not be concentrated in one portion of the site at any one time. In addition, existing NO₂ concentrations in the area are well below the NAAQS and CAAQS standards. Operation of the project would not require use of any stationary sources (e.g., diesel generators and boilers) that would create substantial, localized NO_x impacts.

Health effects associated with CO include chest pain in patients with heart disease, headache, light-headedness, and reduced mental alertness (Dudek 2021a). CO tends to be a localized impact associated with congested intersections. The associated potential for CO hotspots was discussed previously and is determined to be a less-than-significant impact. Thus, the project's CO emissions would not contribute to significant health effects associated with this pollutant.

Health effects associated with PM₁₀ include premature death and hospitalization, primarily for worsening of respiratory disease (Dudek 2021a). Construction and operation of the project would also not exceed thresholds for PM₁₀ or PM_{2.5} and would not contribute to exceedances of the NAAQS and CAAQS for particulate matter or obstruct the SDAB from coming into attainment for these pollutants. The project would also not result in substantial DPM emissions during construction and operation, and therefore would not result in significant health effects related to DPM exposure. Additionally, the project would implement dust control strategies and be required to comply with SDAPCD Rule 55, which limits the amount of fugitive dust generated during construction. The incorporation of wood burning stoves or natural gas fireplaces would also be prohibited to avoid such sources of PM₁₀ and PM_{2.5}. Adherence to such strategies and restrictions would be ensured as part of the Conditions of Approval for the project. Due to the minimal contribution of particulate matter during construction and operation, the project is not anticipated to result in health effects associated with PM₁₀ or PM_{2.5}.

The project would not expose sensitive receptors to substantial pollutant concentrations. Impacts would be less than significant.

Mitigation Measures: None required.

Level of Significance: Less than significant.

d) *Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? **Less than Significant Impact.***

The State of California Health and Safety Code, Division 26, Part 4, Chapter 3, Section 41700 SDAPCD Rule 51 prohibits emissions from any source in such quantities of air contaminants or other material that cause injury, detriment, nuisance, or annoyance to the public health or damage to property. Projects required to obtain permits from SDAPCD are evaluated by SDAPCD for potential odor nuisance, and conditions may be applied (or control equipment required) where necessary to prevent the occurrence of public nuisance. SDAPCD Rule 51 (Public Nuisance) also prohibits emission of any material that causes nuisance to a considerable number of persons or endangers the comfort, health, or safety of any person (Dudek 2021a). A project that involves

a use that would produce objectionable odors would be deemed to have a significant odor impact if it would affect a considerable number of off-site receptors.

The occurrence and severity of potential odor impacts is influenced by various factors such as the nature, frequency, and intensity of the source; wind speed and direction; and sensitivity of the receiver. Odor issues are subjective by the nature of odors themselves and due to the fact that measurement is difficult to quantify.

During project construction, odors could be potentially generated from vehicles and equipment exhaust emissions. Such odors would be attributable to concentrations of unburned hydrocarbons from tailpipes of construction equipment, architectural coatings, and asphalt pavement application. However, any such odors would disperse rapidly from the project site and generally occur at a level that would not affect substantial numbers of people.

Land uses and industrial operations typically associated with odor complaints include agricultural uses, wastewater treatment plants, food-processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding facilities. The project proposes residential development which is not commonly associated with odors. Therefore, project operations would not result in odor emissions that would affect a substantial number of people.

The project would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people. Impacts would be less than significant.

Mitigation Measures: None required.

Level of Significance: Less than significant.

4. Biological Resources

	Potentially Significant Impact	Less than Significant Impact With Mitigation Incorporated	Less than Significant Impact	No Impact
4. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal wetlands, etc.), through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION OF IMPACTS

The following evaluation is based upon the *Assessment of Biological Resources for the Ida Avenue Project* (Dudek 2021b), included as Appendix B of the IS/MND.

- a) *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?*
Less than Significant Impact.

The project site was reviewed for applicability of the City’s Environmentally Sensitive Habitat Areas (ESHA) policies. Because the site is located in the coastal zone, the California Coastal Commission requires compliance with the California Coastal Act through the City’s approved LCP/LUP (City of Solana Beach 2013). ESHAs are identified and defined by the City of Solana Beach LCP as any plant or animal species, including their associated habitats, that are considered rare or

especially valuable (City of Solana Beach 2014). Sensitive vegetation communities within the City of Solana Beach, as identified in the City's LCP, include southern coastal salt marsh, freshwater marsh, southern willow scrub, mulefat scrub, open water/estuarine, beach, southern coastal bluff scrub, southern maritime chaparral, Diegan coastal sage scrub, southern mixed chaparral, coastal sage-chaparral scrub, and non-native grassland (Dudek 2021b). Based on the results of the biological survey and habitat mapping conducted, vegetation within the off-site Caltrans ROW (disturbed Diegan coastal sage scrub) does not meet ESHA criteria. Furthermore, the City of Solana Beach's LCP did not map any of the disturbed habitat on the project site as ESHA. As such, the project site was determined not to be subject to the ESHA protection policies, and no buffers are required (Dudek 2021b).

Under current conditions, lands classified as developed land occur in the small parking area immediately adjacent to Ida Avenue in the northern portion of the site. Disturbed habitat is present throughout the majority of the site, but predominantly west of the chain-link fence that runs through the eastern portion of the property. The most common non-native vegetation species on-site include ice plant, Russian thistle, and *Acacia* sp (Dudek 2021b).

The on-site vegetation/land cover is highly disturbed and does not qualify as ESHA; the site is not identified as ESHA in the LCP/LUP. The subject site is small, contains no native vegetation, and does not contain special-status species. No observable biological resources, including perennial plants commonly accepted as regionally sensitive by the California Department of Fish and Wildlife, US Fish and Wildlife Service, and the City, were identified during the site visit (Dudek 2021b).

On-site, approximately 0.92 acres of disturbed habitat and 0.02 acres of urban/developed landcover would be cleared and graded for the construction of the apartment complex building in the southern portion of the site and associated landscaping in the northern portion. Off-site, approximately 0.15 acres of manufactured, hydroseeded, disturbed Diegan coastal sage scrub within the Caltrans ROW would be graded, cleared, and brought up to finished grade. Such impacts would be temporary as the area would be restored/hydroseeded with a native seed mix to pre-project conditions at project completion. Other off-site impacts would occur to 0.01 acres of disturbed habitat, as well as to an additional 0.01 acres of disturbed habitat within the Caltrans ROW. There would also be temporary impacts to 0.33 acres of urban/developed land (Dudek 2021b). All off-site impact areas would be restored to original condition upon completion of project construction. Refer also to Figure 7, Biological Resources - Impacts. The project would therefore not result in impacts to sensitive resources that require mitigation.

Due to existing conditions, the project as proposed would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service. Impacts would be less than significant.

Mitigation Measures: None required.

Level of Significance: Less than significant.

- b) *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service? **No Impact.***

Sensitive habitats include those that are of special concern to resource agencies and those that are protected under CEQA, Fish and Game Code Section 1600, and Section 404 of the Clean Water Act. No waters of the state or waters of the United States occur within the project site.

Refer to Response 4(a), above. Based on the results of the biological survey and habitat mapping conducted, vegetation affected by the proposed improvements does not meet the City's ESHA criteria. The project site was therefore determined not to be subject to the ESHA protection policies. The site is highly disturbed and habitat is characterized as disturbed and/or developed, with limited disturbed Diegan coastal sage scrub occurring within the Caltrans ROW. Such habitats have limited ecological value. Therefore, the project would not adversely affect any riparian habitat or other sensitive natural community. No impact would occur in this regard.

Mitigation Measures: None required.

Level of Significance: No impact.

- c) *Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal wetlands, etc.), through direct removal, filling, hydrological interruption, or other means? **No Impact.***

Project implementation would not result in the loss of jurisdictional waters of the state or of the United States as no such resources are present within the project boundaries. As stated, the site supports habitat classified as developed and disturbed habitat. As a result, no impact to state or federally protected wetlands would occur.

Mitigation Measures: None required.

Level of Significance: No impact.

- d) *Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? **Less than Significant Impact with Mitigation Incorporated.***

Native bird species and their nests are protected under the Migratory Bird Treaty Act (MBTA) of 1918 (16 United States Code 703-712). The MBTA implements international treaties between the United States and other nations devised to protect migratory birds, their parts, eggs, and nests from activities such as hunting, pursuing, capturing, killing, selling, and shipping, unless expressly authorized in the regulations or by permit. The State of California has incorporated the protection of birds of prey in Sections 3800, 3513, and 3503.5 of the California Fish and Game Code (FGC). All raptors and their nests are protected from take or disturbance under the MBTA (16 USC Section 703 et seq.) and California statute (FGC Section 3503.5).

No native wildlife nursery sites are present on or near the property, and no established migratory routes, wildlife corridors, or linkages were identified on-site or in the vicinity. Additionally, I-5 borders the site to the east and supports substantial daily traffic volumes and associated vehicle noise that may discourage wildlife species from traveling through the area. Although some wildlife may move locally through the area, the site is generally restricted by surrounding development and the I-5 freeway. As the proposed improvements are of a limited scale and would occur

adjacent to developed lands, the project would not introduce a new barrier that would restrict or adversely affect wildlife movement.

Potential nesting habitat within the project area is limited to birds that nest on the ground and in open, sparsely vegetated habitat. The project area provides limited foraging habitat for migratory bird species and raptors. Lands buffering the project site to the west and south support ornamental, landscaped trees and shrubs that could potentially provide nesting habitat for migratory bird species and, in some locations, for raptors; however, they are situated adjacent to highly trafficked areas (i.e., roads and structures). Therefore, raptor species are not expected to use these trees for nesting, nor anticipated to be directly affected by project construction activities. Disturbed areas within lands buffering the project site to the east (Caltrans ROW) appear to be consistently maintained or contain limited vegetation; therefore, foraging habitat is of low quality for raptors. Additionally, no nests were observed within the survey area during the field survey (Dudek 2021b).

Although no nesting birds were identified during the field survey, conditions could change by the time project construction activities begin. Vegetation could grow on-site or on adjacent lands to the east and, if not maintained, could provide nesting habitat for ground dwelling/sparse shrub nesting birds. Direct and/or indirect impacts may occur during project construction if a nest is physically disturbed or destroyed, or if breeding or nesting activities are disrupted or cease due to noise or increased human activity. Mitigation measure BIO-1 is therefore proposed to ensure that direct and indirect impacts to migratory species would be reduced to less than significant.

Mitigation Measure:

BIO-1 Compliance with Migratory Bird Treaty Act. If construction activities (e.g., staging, site preparation, grading) commence during the breeding season (January 1 through July 31 for raptors and March 1 through September 15 for songbirds), a preconstruction nesting bird survey shall be conducted by a qualified biologist. The survey shall be performed within three days prior to the commencement of construction activities. Surveys shall include the construction area plus a 500-foot buffer. Survey findings would be documented prior to initiating any construction activities.

If no nesting birds are observed during the survey, implementation of project activities may begin. If nesting birds (including nesting raptors) are found to be present, avoidance or minimization measures shall be undertaken. Measures shall include establishment of an avoidance buffer until nesting has been completed. The width of the buffer will be determined by the qualified biologist based on California Department of Fish and Wildlife recommendations. The qualified biologist shall determine the appropriate buffer size and level of nest monitoring necessary for species not listed under the federal or California Endangered Species Acts based on the species' life history, the species' sensitivity to disturbances (e.g., noise, vibration, human activity), individual behavior, status of nest, location of nest and site conditions, presence of screening vegetation, anticipated project activities, ambient noise levels compared to project-related noise levels, existing non-project-related disturbances in the vicinity, and ambient levels of human activity.

Buffers shall be marked (flagged or fenced with environmentally sensitive area fencing) around any active nests and periodic monitoring by the qualified biologist will occur to ensure the project does not result in the failure of the nest. The buffer(s) shall be maintained around each nest until the nest becomes inactive as determined by the qualified biologist. At the discretion of the

qualified biologist, if a nesting bird appears to be stressed as a result of project activities and the buffer does not appear to provide adequate protection, additional minimization measures may need to be implemented.

Construction may continue outside of the no-work buffers. The qualified biologist shall ensure that restricted activities occur outside of the delineated buffers, check nesting birds for any potential indications of stress, and ensure that installed fencing or flagging is properly maintained during nest monitoring and any additional site visits. Buffer sizes may be adjusted (either increased or reduced), or the extent of nest monitoring may be adjusted, at the discretion of the qualified biologist based on the conditions of the surrounding area and/or the behavior of the nesting bird.

Any changes to buffer sizes and/or nest monitoring frequency shall be documented. If listed species are found to be nesting in the survey area, construction activity shall not occur without coordination with regulating agencies and may require an agency-approved bird management plan.

Timing/Implementation: Prior to commencement of and during project construction

Enforcement/Monitoring: City of Solana Beach Community Development Department

Level of Significance: Less than significant with mitigation incorporated.

- e) *Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? **Less than Significant Impact.***

The proposed improvements would occur in conformance with requirements of the California Coastal Act and land use policies identified in the City of Solana Beach LCP/LUP. Policies 3.51 through 3.53 of the LCP/LUP address preservation of native trees. The project site supports disturbed/developed habitat and no native trees are present on-site; the project would not remove any such resources and would not conflict with LCP/LUP policies 3.51 through 3.53.

Therefore, the project would not conflict with any local policies or ordinances protecting biological resources. Impacts would be less than significant.

Mitigation Measures: None required.

Level of Significance: Less than significant.

- f) *Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan? **No Impact.***

The City of Solana Beach is located within the boundaries of the San Diego Multiple Habitat Conservation Program (MHCP). The MHCP, adopted on March 2003, is the subregional plan for the northwest portion of San Diego County and encompasses the Cities of Carlsbad, Encinitas, Escondido, Oceanside, Solana Beach, San Marcos, and Vista. The plan encompasses 111,908 acres and will conserve over 20,000 acres of natural habitat within the boundaries of participating cities for 77 species (SANDAG 2003). The City of Solana Beach is designated as Developed/Disturbed Land and is therefore exempt from the requirements to prepare a MHCP subarea plan. No other conservation plans apply to the subject site.

As stated above, no sensitive species have been documented on the project site due to the lack of suitable habitat and current level of disturbance, and no wetlands or riparian habitat are present on the property. Therefore, development of the site as proposed would not conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan. No impact would occur.

Mitigation Measures: None required.

Level of Significance: No impact.

5. Cultural Resources

	Potentially Significant Impact	Less than Significant Impact With Mitigation Incorporated	Less than Significant Impact	No Impact
5. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The following evaluation is based upon the *Cultural Resources Inventory Report for the Ida Avenue Apartments Project* (Dudek 2021c), included as Appendix C of the IS/MND.

DISCUSSION OF IMPACTS

- a) *Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines Section 15064.5? **Less than Significant Impact with Mitigation Incorporated.***

According to the City’s General Plan Conservation and Open Space Element, nearly all of the earliest structures constructed in the City of Solana Beach have been removed to allow for new development in the years since the City’s original subdivision map was filed. The oldest remaining structure is located within the 700 block of Ida Avenue, and is considered an important local historic resource (City of Solana Beach 2014).

Dudek prepared a cultural resources assessment for the project which considered the area of potential effect (APE). The APE includes the 0.94-acre residential lot (APN 298-162-37) and 0.5 acres of temporary construction impacts that would occur within the Caltrans ROW, totaling approximately 1.44 acres.

Dudek reviewed available historical aerial images to understand historical development patterns and land use within the project APE. The historical aerial imagery indicated that the APE has remained unaltered with the exception of surrounding development since 1953 (Dudek 2021c). As such, the site under current conditions remains in an undeveloped, yet disturbed state; no structures are present on the subject property.

Additionally, a records search of the Native American Heritage Commission (NAHC) Sacred Lands File and a pedestrian site survey were conducted for the APE and resulted in a negative finding for cultural or historical resources. Refer to the discussion below under Response 5(b) for additional details.

Although no known historic resources have been identified on-site, the potential for undiscovered historical resources to occur on-site does exist, largely due to the undeveloped nature of the site and consideration for other known historical resources located in the City. Therefore, mitigation measures CUL-1 to CUL-3 are proposed to ensure that if such resources are uncovered during

project-related ground-disturbing activities, construction would be halted and such resources evaluated to determine the significance of the resource; refer to the discussion below under Response 5(b) for a more detailed discussion. With incorporation of such measures, potential impacts on undiscovered historical resources would be reduced to less than significant.

Mitigation Measures: Implement mitigation measures CUL-1 to CUL-3.

Level of Significance: Less than significant with mitigation incorporated.

b) *Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5? **Less than Significant Impact with Mitigation Incorporated.***

As stated above, a cultural resources assessment was prepared for the project site and APE to evaluate the potential for cultural resources to occur on-site (Dudek 2021c). A records search was performed at the South Coastal Information Center at San Diego State University on January 28, 2020. The records search identified 33 cultural resources within 1 mile of the APE; however, no resources are located within the APE. One resource, P-37-013484/CA-SDI-13484, is located immediately south of the APE. The records search identified 81 studies that have been previously conducted within 1 mile of the project site, 10 of which intersect the APE. One of these studies describes the archaeological evaluation of P-37-013484/CA-SDI-13484 as a light marine shell scatter with trace amounts of ground stone and flaked lithic debitage (Dudek 2021c).

As stated above, available historical aerial images of the project APE were reviewed by Dudek. The aerial imagery indicated that the APE has remained unaltered with the exception of surrounding development since 1953 (Dudek 2021c). Therefore, no historic (or other) structures are present on the project site.

A search of the NAHC Sacred Lands File was requested on January 16, 2020, for review of the presence of Native American sites. Results of the search were negative for the project APE. Outreach letters to all Native American representatives included on the tribal contact list provided by the NAHC were mailed by Dudek on February 3, 2020. Responses from the Viejas Band of Kumeyaay Indians and San Pasqual Band of Mission Indians were subsequently received. Neither tribe indicated the presence of known resources within the project APE; however, the Viejas Band requested that a Kumeyaay cultural monitor be present during project ground disturbance activities. No other responses have been received to date (Dudek 2021c; see Appendix C).

A professional archaeologist and a Red Tail Native American monitor conducted a pedestrian survey of the project APE in January 2020. Although the site is presently undeveloped, the APE was covered by vegetation resulting in poor ground visibility. The pedestrian survey did not identify any cultural or built-environment resources within the project APE, including the project site and the adjacent Caltrans ROW (Dudek 2021c).

Although the records search and pedestrian survey were negative for cultural resources, the undeveloped nature of the APE and poor ground visibility increase the cultural sensitivity of the project APE. As such, the potential for unknown cultural resources does exist. It is therefore recommended that an archaeological and Kumeyaay Native American monitor be present on-site during initial ground disturbance activities to ensure proper treatment of inadvertent cultural discoveries. In the unlikely event that archaeological materials are discovered, mitigation is proposed to reduce any potential impacts to less than significant levels (mitigation measure CUL-1).

Additionally, the City of Solana Beach General Plan Conservation and Open Space Element Policy 6.b states: “The city shall require that sites proposed for future development are to be evaluated by certified archaeologists and/or paleontologists in accordance with the California Environmental Quality Act. Where potentially significant adverse impacts are identified, the city shall require appropriate mitigation measures such as in site preservation or professional retrieval” (City of Solana Beach 2014).

As such, mitigation measures CUL-1 to CUL-3 would be implemented to allow for the contractor to halt construction activities on-site in the event that unknown cultural resources are unearthed, until a qualified archeologist could determine the significance of the find. With implementation of mitigation measures CUL-1 to CUL-3, impacts on archaeological resources would be reduced to less than significant.

Mitigation Measures:

CUL-1 Cultural Resources Monitoring Program. A Cultural Resource Mitigation Monitoring Program shall be conducted to provide for the identification, evaluation, treatment, and protection of any cultural resources that are affected by or may be discovered during the construction of the proposed project. The monitoring shall consist of the full-time presence of a qualified archaeologist and a traditionally and culturally affiliated (TCA) Native American monitor (Kumeyaay) shall be retained to monitor ground-disturbing activities associated with project construction, including vegetation removal, clearing, grading, trenching, excavation, or other activities that may disturb original (pre-project) ground, including the placement of fill materials.

- The requirement for cultural resource mitigation monitoring shall be noted on all applicable construction documents, including grading plans.
- The qualified archaeologist and TCA Native American monitor shall attend all applicable preconstruction meetings with the contractor and/or associated subcontractors.
- The qualified archaeologist shall maintain ongoing collaborative consultation with the TCA Native American monitor during all ground-disturbing or altering activities, as identified above.
- The qualified archaeologist and/or TCA Native American monitor may halt ground-disturbing activities if archaeological artifact deposits or cultural features are discovered. In general, ground-disturbing activities shall be directed away from these deposits for a short time to allow a determination of potential significance, the subject of which shall be determined by the qualified archaeologist and the TCA Native American monitor, in consultation with the Kumeyaay affiliated tribes. Ground-disturbing activities shall not resume until the qualified archaeologist, in consultation with the TCA Native American monitor, deems that the cultural resource or feature has been appropriately documented and/or protected. At the qualified archaeologist’s discretion, the location of ground-disturbing activities may be relocated elsewhere on the project site to avoid further disturbance of cultural resources.
- The avoidance and protection of discovered unknown and significant cultural resources and/or unique archaeological resources is the preferable mitigation for the proposed project. If avoidance is not feasible, a Data Recovery Plan may be authorized by the City as the lead agency under CEQA. If a data recovery is required, then the Kumeyaay

affiliated tribes shall be notified and consulted in drafting and finalizing any such recovery plan.

- The qualified archaeologist and/or TCA Native American monitor may also halt ground-disturbing activities around known archaeological artifact deposits or cultural features if, in their respective opinions, there is the possibility that they could be damaged or destroyed.
- The landowner shall relinquish ownership of all tribal cultural resources collected during the cultural resource mitigation monitoring conducted during all ground-disturbing activities, and from any previous archaeological studies or excavations on the project site, to the Kumeyaay affiliated tribes for respectful and dignified treatment and disposition, including reburial, in accordance with the tribe's cultural and spiritual traditions. All cultural materials that are associated with burial and/or funerary goods will be repatriated to the most likely descendant as determined by the Native American Heritage Commission per California Public Resources Code Section 5097.98.

CUL-2 Prepare Monitoring Report and/or Evaluation Report. Prior to the release of the grading bond, a monitoring report and/or evaluation report, which describes the results, analysis, and conclusions of the cultural resource mitigation monitoring efforts (such as, but not limited to, the Research Design and Data Recovery Program), shall be submitted by the qualified archaeologist, along with the TCA Native American monitor's notes and comments, to the City's Community Development Director for approval.

CUL-3 Identification of Human Remains. As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Diego County Coroner's office by telephone. No further excavation or disturbance of the discovery or any nearby area reasonably suspected to overlie adjacent remains (as determined by the qualified archaeologist and/or the TCA Native American monitor) shall occur until the coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code 5097.98. If such a discovery occurs, a temporary construction exclusion zone shall be established surrounding the area of the discovery so that the area would be protected (as determined by the qualified archaeologist and/or the TCA Native American monitor), and consultation and treatment could occur as prescribed by law. As further defined by state law, the coroner would determine within two working days of being notified if the remains are subject to his or her authority. If the coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC would make a determination as to the most likely descendent. If Native American remains are discovered, the remains shall be kept in situ ("in place"), or in a secure location in close proximity to where they were found, and the analysis of the remains shall only occur on-site in the presence of the TCA Native American monitor.

Timing/Implementation: Prior to commencement of and during project construction

Enforcement/Monitoring: City of Solana Beach Community Development Department

Level of Significance: Less than significant with mitigation incorporated.

- c) *Disturb any human remains, including those interred outside of formal cemeteries? **Less than Significant with Mitigation Incorporated.***

No known cemeteries are located on-site and no such resources were identified during the records searches, consultation efforts, or field survey. Although no known human remains have been identified on-site, the potential for project ground-disturbing activities to result in impacts to unknown resources does exist, particularly

The project would be required to comply with regulatory requirements for treatment of Native American human remains contained in California Health and Safety Code Sections 7050.5 and 7052 and California Public Resources Code Section 5097. Additionally, implementation of mitigation measure CUL-3 would reduce project impacts on unknown human remains to less than significant. Potential construction impacts on human remains would be reduced to less than significant with mitigation incorporated.

Mitigation Measures: Implement mitigation measures CUL-1 to CUL-3.

Level of Significance: Less than significant with mitigation incorporated.

6. Energy

	Potentially Significant Impact	Less than Significant Impact With Mitigation Incorporated	Less than Significant Impact	No Impact
6. ENERGY. Would the project:				
a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The following discussion is based in part on the *Air Quality and Greenhouse Gas Emissions Analysis Technical Report* prepared by Dudek (Dudek 2021a; see Appendix A). Additional information pertaining to anticipated energy use for the City of Solana Beach was obtained from the City’s General Plan.

According to the City of Solana Beach General Plan Conservation and Open Space Element, San Diego Gas & Electric (SDG&E) provides natural gas and electricity to the City. The City’s electrical needs are served by SDG&E’s substations located in Del Mar, Encinitas, and Rancho Santa Fe. SDG&E provides electrical power flow via an integrated mix of primary energy resources including oil, natural gas, hydropower, coal, geothermal, co-generation, and nuclear. SDG&E purchases a substantial portion of its electrical supply from other utilities, and its entire natural gas supply is purchased from the Southern California Gas Company (City of Solana Beach 2014).

DISCUSSION OF IMPACTS

- a) *Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? **Less than Significant Impact.***

Within Solana Beach, it is estimated that multi-family residential uses consume an estimated 3,918 cubic feet per unit of natural gas and 6,081 kilowatt hours per dwelling unit annually for electricity on average (City of Solana Beach 2014). Based on assumed energy consumption factors and the maximum General Plan buildout scenario, ultimate natural gas consumption for the City is estimated to be approximately 442.8 million cubic feet annually while electrical consumption is projected at approximately 84,657.2 megawatt hours annually. These consumption levels represent increases of approximately 9.0 percent for natural gas and 7.5 percent for electricity; however, as indicated in the General Plan, such increases are not considered to be significant and are within the parameters of SDG&E’s projected future load growth for the Solana Beach area (City of Solana Beach 2014).

As indicated in the City’s General Plan, as new development occurs and/or older existing structures within the City are renovated, energy conservation measures can be incorporated to reduce the City’s future energy demands. Integrating relevant planning and building design measures would help to reduce overall demand for non-renewable resources as well as the City’s susceptibility to potential future energy supply shortages. Such measures would also contribute to regional and national goals to reduce dependency on non-renewable energy supplies.

The four sources of energy relative to the proposed project include electricity, natural gas, the equipment-fuel necessary for project construction, and the automotive fuel necessary for project operations. Addressing energy impacts requires an agency to make a determination as to what constitutes a significant impact. There are no established thresholds of significance, statewide or locally, for what constitutes a wasteful, inefficient, or unnecessary consumption of energy for a land use project.

Title 24 of the California Administrative Code contains building code provisions pertaining to energy conservation measures that are intended to be incorporated into building designs. Such measures include technologies such as building insulation, weatherstripping, insulation of water heaters and pipes, water flow restrictors, and energy-efficient lighting systems. By incorporating Title 24 considerations into the design review process, the City can contribute to the goal of minimizing increased energy consumption levels. As such, the proposed project would be required to meet the mandatory energy requirements of the California Green Building Standards Code (CALGreen) and the version of the California Energy Code (Title 24, Part 6 of the California Code of Regulations) in effect at the time when building permits are obtained. Conformance with relevant measures identified in Title 24 would ensure that project energy demands are reduced, helping the City to meet identified energy efficiency goals over the long-term.

The amount of electricity and natural gas anticipated to be consumed by the project for lighting, space and water heating, and landscape maintenance during construction and operations, as compared to that consumed by all residential land uses in Solana Beach and/or San Diego County, would be de minimis. As the project would be limited to construction and operation of 8 new multi-family residential units, any resulting increase in electricity and natural gas consumption over existing conditions would be limited and inconsequential as compared to that which presently occurs on a local or regional scale. The use of such resources for the project would not be considered wasteful or unnecessary, and would be further reduced by project design conformance with CalGreen and Title 24 requirements.

Fuel necessary for project construction would be required for the operation and maintenance of construction equipment and the transportation of materials to the project site. The fuel expenditure necessary to construct the physical buildings and infrastructure would be temporary, lasting only as long as project construction. No unusual project characteristics would necessitate the use of construction equipment that would be less energy efficient than at comparable construction sites in the region or the state. Construction contractors would purchase their own gasoline and diesel fuel from local suppliers and would use fuel supplies to minimize costs due to waste and subsequently maximize profits. Additionally, construction equipment fleet turnover and increasingly stringent state and federal regulations on engine efficiency, combined with state regulations limiting engine idling times and requiring recycling of construction debris, would further reduce the amount of transportation fuel demand during project construction. It is therefore anticipated that construction fuel consumption associated with the project would not be any more inefficient, wasteful, or unnecessary than other development projects of a similar nature.

The 8-unit multi-family residential project would generate an estimated 48 daily vehicle trips, or 6 daily trips per unit (LL&G 2021). As such, project-related vehicle trips would not represent a substantial increase in the demand for or use of fuels for the purpose of travel, as compared to trips generated within the City of Solana Beach or the County of San Diego under current conditions. As such, the project is not anticipated to result in vehicle-related fuel consumption

that would be uniquely inefficient, wasteful, or unnecessary in comparison to other similar developments in the region.

Based on the discussion above, the project would not result in a potentially significant environmental impact due to the wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation. Impacts would be less than significant.

Mitigation Measures: None required.

Level of Significance: Less than significant.

b) *Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency? **Less than Significant Impact.***

The project has been designed in a manner that is consistent with relevant energy conservation plans aimed at encouraging development that results in the efficient use of energy resources. The project would be built to the Energy Efficiency Standards for Residential and Nonresidential Buildings, as specified in Title 24, Part 6, of the California Code of Regulations (Title 24). Title 24 was established in 1978 in response to a legislative mandate to reduce California's energy consumption. Title 24 is updated approximately every three years. The most recent update to the Energy Standards focuses on several key areas to improve the energy efficiency of newly constructed buildings and additions and alterations to existing buildings.

Additionally, the California Green Building Standards Code (CalGreen, amended 2013) establishes mandatory green building standards for all buildings in California. The code covers 5 categories: planning and design, energy efficiency, water efficiency and conservation, material conservation and resource efficiency, and indoor environmental quality. The project would be designed consistent with such measures to ensure that energy efficiency is achieved as required.

Furthermore, the project would be consistent with relevant goals and policies of the City's General Plan pertaining to energy conservation. Policy 7.a. of the Conservation and Open Space Element requires that new development incorporate energy conservation measures and promote alternative energy systems. Additionally, the Housing Element identifies Policy H-6.2 which encourages the use of building placement, design, and construction techniques that minimize energy consumption. Housing Element Policy H-6.4 also requires that, consistent with the California Public Utilities Commission's California Long Term Energy Efficiency Strategy Plan, the City should strive to achieve zero net energy use for new residential development by 2020 and zero net energy use for new commercial development by 2030.

The City has also adopted its Climate Action Plan (CAP) which identifies measures relative to renewable energy and building design, with the ultimate goal of reducing greenhouse gas emissions. A key measure in the CAP is Measure E-1 which is aimed at implementing a Community Choice Aggregation program, subject to City Council approval, to achieve the goal of 100 percent renewable electricity by 2035 (City of Solana Beach 2013). This program allows for local governments to aggregate electricity demand within their respective jurisdictions in order to obtain alternative energy supplies, while still maintaining their existing electricity provider for purposes of transmission and distribution to the service population. As such, City participation in the program would also allow the proposed project to further contribute to state and local energy reduction goals.

For the reasons above, the project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Impacts would be less than significant.

Mitigation Measures: None required.

Level of Significance: Less than significant.

7. Geology and Soils

	Potentially Significant Impact	Less than Significant Impact With Mitigation Incorporated	Less than Significant Impact	No Impact
7. GEOLOGY AND SOILS. Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death, involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the projects, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The following analysis is based upon available soils and geotechnical data from various sources, including databases, soils maps, and the City of Solana Beach General Plan. Relevant information has been reviewed and incorporated herein where appropriate relative to the proposed project.

DISCUSSION OF IMPACTS

- a) *Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death, involving:*
- i) *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42? **Less than Significant Impact.***

Southern California, including the project site, is subject to the effects of seismic activity because of the active faults that traverse the region. Active faults are defined as those that have experienced surface displacement within Holocene time (approximately the last 11,000 years) and/or are in a state-designated Alquist-Priolo Earthquake Fault Zone.

Key regional faults potentially affecting the City include the San Andreas, Elsinore, San Jacinto, and San Clemente Faults. Additionally, an offshore extension of the Rose Canyon Fault lies approximately 2 miles west of the City and is considered to be potentially active and could therefore produce severe ground shaking within the City (City of Solana Beach 2014). The project site is not located in a fault rupture hazard zone identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1997, Fault-Rupture Hazards Zones in California; no such zones have been designated in or near the City of Solana Beach, and therefore, the potential for fault rupture to affect the project site is considered low (DOC 2018).

Although no active faults traverse the site, all new development would be required to comply with the requirements of the Alquist-Priolo Fault Zoning Act and the California Building Code (CBC). CBC requirements address structural seismic safety; include design criteria for seismic loading and other geologic hazards, including for geologically induced loading that governs sizing of structural members, building supports, and materials; and provide calculation methods to assist in the design process. The CBC includes provisions for buildings to structurally survive an earthquake without collapsing and includes measures such as anchoring to the foundation and structural frame design.

Due to the distance to the nearest fault and the magnitude of past seismic activity in the area, the project would not cause potential substantial adverse effects, including the risk of loss, injury, or death, involving rupture of a known earthquake fault. Impacts would be less than significant.

Mitigation Measures: None required.

Level of Significance: Less than significant.

- ii) *Strong seismic ground shaking? **Less than Significant Impact.***

Southern California has numerous active seismic faults potentially subjecting people to earthquake- and seismic-related hazards. Seismic activity poses two types of potential hazards for people and structures, categorized as either primary or secondary hazards. Primary hazards include ground rupture, ground shaking, ground displacement, subsidence, and uplift from earth movement. Secondary hazards include ground failure (lurch cracking, lateral spreading, and slope failure), liquefaction, water waves (seiches), movement on nearby faults (sympathetic fault movement), dam failure, and fires.

The project site is in a seismically active region and could experience ground shaking associated with an earthquake along nearby faults, including the Rose Canyon fault zone. The project site is likely to be subjected to strong ground motion from seismic activity, similar to that of the rest of San Diego County and Southern California, due to seismic activity in the region as a whole. Regardless of the seismic activity anticipated to occur on-site, the project would be designed in accordance with CBC requirements that address structural seismic safety.

All new development would be required to comply with the CBC, which includes design criteria intended to maximize structural stability in the event of an earthquake. Thus, while shaking impacts would be potentially damaging, they would also tend to be reduced in their structural effects due to CBC criteria that recognize this potential.

Project conformance with CBC and local requirements relative to grading and construction would ensure that the project does not result in exposure of people or structures to potentially substantial adverse effects involving strong seismic ground shaking. Impacts would be less than significant.

Mitigation Measures: None required.

Level of Significance: Less than significant.

iii) *Seismic-related ground failure, including liquefaction?* **Less than Significant Impact.**

Liquefaction is the phenomenon whereby soils lose shear strength and exhibit fluid-like flow behavior. Loose granular soils are most susceptible to these effects, with liquefaction generally restricted to saturated or near-saturated soils at depths of less than 50 feet. Liquefaction normally occurs in soils such as sand in which the strength is purely friction. However, liquefaction has occurred in soils other than clean sand. Liquefaction occurs under vibratory conditions such as those induced by a seismic event.

In the Solana Beach area, the potential for liquefaction is limited to the area located generally between Stevens Avenue and Valley Avenue, and north of Via de la Valle between Del Mar Downs and Stevens Avenue. These are the only areas in the City underlain by poorly consolidated alluvium and slope wash that could liquefy during an earthquake depending upon groundwater conditions (City of Solana Beach 2014). As the project site is not located in proximity to either of these areas, the potential for liquefaction to occur on-site is considered low.

Groundwater levels in the project vicinity are anticipated to be greater than 20 feet below ground surface (Armstrong & Brooks 2018). However, groundwater levels may fluctuate with precipitation, irrigation of adjacent lands, drainage, and site grading.

Project design and construction would incorporate standard design measures, including similar types of measures from the CBC, to address potential seismic-related liquefaction and related effects such as settlement and lateral spreading. Preparation of a comprehensive design-level geotechnical evaluation would be required, prior to final design and construction. Completion of this evaluation and adherence to the current CBC and local codes regulating construction would ensure that the project is designed to withstand seismic-related ground failure, including liquefaction. With site-specific engineering design, impacts due to liquefaction would be reduced less than significant.

Mitigation Measures: None required.

Level of Significance: Less than significant.

iv) *Landslides? **Less than Significant Impact.***

The topography of the City of Solana Beach is generally flat. The principal area of concern regarding slope stability is along the City's coastal bluffs. Therefore, landslides are not considered to represent a major safety hazard (City of Solana Beach 2014).

Topography of the project site is also generally flat; average elevation is approximately 110 feet above mean sea level (Dudek 2021c). Slopes over 25 percent are limited to approximately 7 percent of the property and are generally limited to the westernmost portion of the site, within proximity to Ida Avenue. Further, signs of landslides are not present on-site.

All project components would be designed in accordance with applicable standards and specifications for seismic safety identified in the CBC and City of Solana Beach regulations. Therefore, no significant impact from exposure of people or structures to potential adverse effects from landslides would occur.

Mitigation Measures: None required.

Level of Significance: Less than significant.

b) *Result in substantial soil erosion or the loss of topsoil? **Less than Significant Impact.***

Soil erosion is most prevalent in unconsolidated alluvium and surficial soils and in areas that have slopes. Erosive soils are generally found in areas of steep slope where runoff velocity is greater and vegetative cover is low. According to the US Department of Agriculture's Natural Resources Conservation Service Web Soil Survey website, two soil types are located within the project area: Carlsbad gravelly loamy sand, 9 to 15 percent slopes, classified as moderately well-drained with a low potential for runoff, and Corralitos loamy sand, 9 to 15 percent slopes, classified as somewhat excessively drained with a very low potential for runoff (USDA n.d.).

Grading and trenching during project construction would displace soils and temporarily increase the potential for soils to be subject to wind and water erosion. In addition, the project would increase impervious surface areas on-site, which would potentially contribute to increased stormwater runoff.

The project applicant would be required to meet City grading standards and prepare a Storm Water Pollution Prevention Plan (SWPPP) in accordance with National Pollutant Discharge Elimination System (NPDES) permit requirements for approval by the City prior to grading. The SWPPP would identify specific best management practices (BMPs) to be implemented by the project applicant to prevent erosion, minimize siltation from impacting downstream water bodies, and protect water quality. Water quality features intended to reduce construction-related erosion impacts would be clearly noted on the project grading plans for implementation by the construction contractor. Additionally, the City implements its Jurisdictional Runoff Management Program, which governs the activities and programs implemented to comply with the NPDES permit. With conformance to the above standards, project impacts related to soil erosion or the loss of topsoil would be less than significant.

Mitigation Measures: None required.

Level of Significance: Less than significant.

- c) *Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the projects, and potentially result in on- or off-site landside, lateral spreading, subsidence, liquefaction, or collapse? **Less than Significant Impact.***

On- or Off-Site Landslide

Refer to Response 7(a)iv, above. Landslides are not considered to represent a major safety hazard for the City of Solana Beach (City of Solana Beach 2014). The project site is generally level and does not support steep slopes or hillsides, with the exception of limited slopes in the westernmost portion, adjacent to Ida Avenue. Therefore, the site is not considered to be susceptible to landslides. Furthermore, the project as designed would be required to comply with structural standards set forth by both the City and the state. Impacts in this regard would be less than significant.

Lateral Spreading

Lateral spreading is a phenomenon in which large blocks of intact, non-liquefied soil move down slope on a liquefied soil layer. Lateral spreading is often a regional event. For lateral spreading to occur, the liquefiable soil zone must be unconstrained laterally and free to move along sloping ground.

The project site is generally flat and does not support slopes that may be subject to the potential for lateral spread. The risk of lateral spreading can be further reduced through appropriate land use planning, development engineering, and building construction practices. As such, the project would comply with the most recent CBC, as adopted by the City of Solana Beach, which contains requirements for existing and new buildings designed to ensure structural integrity during seismic events and to prevent injury, loss of life, and substantial property damage due to liquefaction. Conformance with such regulations would ensure that project impacts relative to lateral spreading remain less than significant.

Subsidence

Subsidence refers to the sudden sinking or gradual downward settling and compaction of soil and other surface material with little or no horizontal motion. Subsidence may be induced by a variety of human and natural activities, including from fluid withdrawal (e.g., oil or groundwater extraction) or seismic events (e.g., earthquakes).

There are no areas in or near Solana Beach where these types of subsidence hazards have been identified (City of Solana Beach 2014). Therefore, the project is not considered to be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- or off-site subsidence. Impacts would be less than significant.

Liquefaction

Refer to Response 7(a)iii, above. The risk of liquefaction to occur on-site is considered to be low based on existing geologic conditions. However, the potential for liquefaction would be further reduced through appropriate land use planning, development engineering, and building construction practices. As such, the project would comply with the most recent CBC, as adopted by the City of Solana Beach, which contains structural requirements for existing and new buildings designed to ensure structural integrity during seismic events and to prevent injury, loss of life, and substantial property damage. Conformance with such requirements would reduce potential impacts relative to liquefaction to less than significant.

Collapse

Neither natural nor man-made subsurface features that encourage collapse, including mines, aggregate extraction operations, or karst topography, are known to underlie or occur adjacent to the project site. Therefore, mandatory compliance with applicable state and local codes would ensure that impacts related to unstable or collapsible soils would remain less than significant.

Mitigation Measures: None required.

Level of Significance: Less than significant.

- d) *Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property? **Less than Significant Impact.***

Soils that include clay materials have the potential to swell when their moisture content increases and shrink when moisture decreases. The resultant shrinking and swelling (expansion) of these soils has the potential to result in extensive structural damage to buildings and infrastructure.

The project is not located within an expansive soil area, which is characterized by clay soils. As indicated in the City's General Plan Safety Element, expansive soils are not considered to represent a substantial issue within the City (City of Solana Beach 2014). Soils present on the project site include Carlsbad gravelly loamy sands and Corralitos loamy sands (USDA n.d.), which are not considered to be highly expansive soils. Furthermore, the project would be constructed pursuant to the CBC and the City of Solana Beach regulations intended to protect against structural damage due to expansive soils. Project compliance with both state and local building codes would ensure that development of the project as proposed would not create a substantial risk to life or property due to expansive soils. Impacts would be less than significant.

Mitigation Measures: None required.

Level of Significance: Less than significant.

- e) *Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? **No Impact.***

The project would be served by the public sewer system operated by the City. The project would connect to a proposed 8-inch sewer line to be constructed in Ida Avenue, with connection to an existing 8-inch sewer line located within Ida Avenue, approximately 70 feet south of the southern project boundary.

Therefore, the project would not utilize septic tanks or leach fields for purposes of wastewater disposal. No impact would occur.

Mitigation Measures: None required.

Level of Significance: No impact.

- f) *Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? **Less than Significant Impact with Mitigation Incorporated.***

There are no known paleontological resources located on the subject site. However, ground-disturbing activity associated with project construction would have the potential to encounter undiscovered paleontological resources buried within the site.

According to the City of Solana Beach General Plan Conservation and Open Space Element, the geologic formations in Solana Beach consist of marine sedimentary deposits and are therefore expected to contain fossils. No significant fossil localities have been identified within the City; however, fossil site locations have been identified along the coastline between the cities of Del Mar and La Jolla. Such resources included fossil mollusk localities, fossil calcereous nannoplankton localities, and fossil mammal localities. Aquatic shell fossils have also been found in the northwest portion of the City of Solana Beach (City of Solana Beach 2014).

The project site is generally disturbed; however, the site remains undeveloped. Although it is not anticipated that significant paleontological resources are present on-site, the possibility for discovery of unknown resources does exist. To ensure protection of such resources, the City generally requires a paleontological survey in conjunction with any future ground-disturbing construction activities. Should any such resources be unearthed, a paleontologist shall be empowered to halt grading activities until the resources are sufficiently retrieved, as set forth in mitigation measure GEO-1. Implementation of mitigation measure GEO-1 would reduce project impacts on paleontological resources to less than significant.

Mitigation Measure:

GEO-1 During project excavation/grading operations, if paleontological resources are encountered, all work shall be halted or redirected and the City of Solana Community Development Department shall be notified in writing within 24 hours of identification. Said work shall be halted or redirected until a qualified paleontologist can evaluate the significance of the discovery. If the project paleontologist determines that the discovery represents a potentially significant paleontological resource, proper measures shall be identified for the documentation, recovery, and/or preservation of such resources, as appropriate.

Timing/Implementation: During project excavation and grading

Enforcement/Monitoring: City of Solana Beach Community Development Department

Level of Significance: Less than significant with mitigation incorporated.

8. Greenhouse Gas Emissions

	Potentially Significant Impact	Less than Significant Impact With Mitigation Incorporated	Less than Significant Impact	No Impact
8. GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The following evaluation is based upon the *Air Quality and Greenhouse Gas Emissions Analysis Technical Report*, prepared by Dudek (Dudek 2021a); refer to Appendix A.

DISCUSSION OF IMPACTS

Certain gases in the earth’s atmosphere, classified as greenhouse gases (GHGs), play a critical role in determining the earth’s surface temperature. Prominent GHGs contributing to the greenhouse effect are carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). Human caused emissions of these GHGs in excess of natural ambient concentrations are believed to be responsible for intensifying the greenhouse effect and leading to a trend of unnatural warming of the earth’s climate, known as global climate change or global warming. Refer to Appendix A for additional discussion of global warming and climate change.

In evaluating potential impacts relative to GHG emissions, the Office of Planning and Research Technical Advisory entitled *CEQA and Climate Change: Addressing Climate Change through California Environmental Quality Act Review* states that “public agencies are encouraged but not required to adopt thresholds of significance for environmental impacts. Even in the absence of clearly defined thresholds for GHG emissions, the law requires that such emissions from CEQA projects must be disclosed and mitigated to the extent feasible whenever the lead agency determines that the project contributes to a significant, cumulative climate change impact.” Furthermore, the advisory document indicates that “in the absence of regulatory standards for GHG emissions or other scientific data to clearly define what constitutes a ‘significant impact,’ individual lead agencies may undertake a project-by-project analysis, consistent with available guidance and current CEQA practice” (Dudek 2021a).

City of Solana Beach

No bright-line threshold has been formally adopted by an air district or other lead agencies for use in the San Diego region. The California Air Pollution Control Officers Association (CAPCOA) recommended an interim 900 metric tons of carbon dioxide equivalent (MT CO₂e) screening level as a theoretical approach to identify projects that require further analysis and potential mitigation (Dudek 2021a). The 900 MT CO₂e per year screening threshold was developed by CAPCOA based on data collection on various development applications submitted among four diverse cities, namely, the Cities of Los Angeles, Pleasanton, Dublin, and Livermore. Following the review of numerous pending applications within these four cities, an analysis was conducted to determine the threshold that would capture 90 percent or more of applications that would be required to conduct a full GHG analysis and implement GHG emission reduction measures as part of final project design. Following CAPCOA’s analysis of development applications in various cities, it

was determined that the threshold of 900 MT CO₂E per year would achieve the objective of 90 percent capture and ensure that new development projects would keep the State of California on track to meet the goals of Assembly Bill (AB) 32.

The 900 MT CO₂e screening level threshold is considered appropriate for small redevelopment projects. Consequently, the interim screening level recommended by the CAPCOA would be appropriate for the proposed project. The 900 MT CO₂e threshold is applied to evaluate whether a project would generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment.

The analysis for compliance with regulatory programs only applies to the individual area addressed by the regulatory program. If the project is determined to have GHG emissions less than 900 MT CO₂e per year, then the project's cumulative contribution of GHG emissions would be considered less than significant. Conversely, if the project is determined to exceed the 900 MT CO₂E per year threshold, then the project's cumulative contribution of GHG emissions would be considered significant and feasible mitigation measures would be required.

CEQA Guidelines Section 15183.5 also specifies that the project's CEQA analysis "must identify those requirements specified in the plan that apply to the project, and, if those requirements are not otherwise binding and enforceable, incorporate those requirements as mitigation measures applicable to the project." The City adopted a Climate Action Plan (CAP) in July 2017, with the aim of mitigating citywide GHG emissions while meeting the goals of AB 32. The CAP includes emission reduction targets of 15 percent below baseline conditions (2010) by 2020 and 50 percent below baseline conditions by 2035 (Dudek 2021a). However, the CAP was not prepared in accordance with the requirements of CEQA Guidelines Section 15183.5. Therefore, the CAP is not considered a qualified GHG emission reduction plan and cannot be used to tier from for CEQA. Additionally, the CAP does not direct private actions. Instead, it informs the development of City ordinances that the project is required to adhere to.

- a) *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?* **Less than Significant Impact.**

Construction Emissions

Construction of the project would result in GHG emissions, which are primarily associated with the use of off-road construction equipment, on-road vendor trucks, and worker vehicles.

California Emissions Estimator Model (CalEEMod) Version 2016.3.2 was used to calculate the annual GHG emissions based on the construction scenario described in Section 3, Air Quality; refer to Appendix A for discussion of construction assumptions used in the model. Project construction is anticipated to take approximately 11 months. Table 8-1, Estimated Annual Construction Greenhouse Gas Emissions, identifies project-generated emissions from construction-related sources.

Table 8-1. Estimated Annual Construction Greenhouse Gas Emissions

Year	CO ₂	CH ₄	N ₂ O	CO ₂ e
	Metric Tons			
2021	167.69	0.03	0.00	168.33
2022	79.01	0.01	0.00	79.36
Total	246.70	0.04	0.00	247.69
30-year Amortized Construction Emissions (MT CO₂e per year)				8.26

Source: Dudek 2021a; see Appendix A.

Notes: CO₂ = carbon dioxide; CH₄ = methane; N₂O = nitrous oxide; CO₂e = carbon dioxide equivalent; MT = metric tons.

See Appendix A of Appendix A for complete results.

Totals may not add due to rounding.

As shown in Table 8-1, total GHG construction emissions are estimated to be approximately 248 MT CO₂e over the construction period. Estimated project-generated construction emissions amortized over 30 years would be approximately 8 MT CO₂e per year. As with project-generated construction criteria air pollutant emissions, GHG emissions generated during project construction would be short term in nature, lasting only for the duration of the construction period (11 months) and would not represent a long-term source of GHG emissions. As there is no separate GHG threshold for construction, the evaluation of significance is discussed in the operational emissions analysis below.

Operational Emissions

CalEEMod Version 2016.3.2 was used to estimate potential project-generated operational GHG emissions from area sources; refer to Appendix A for discussion of operational assumptions used in the model. Project operation would generate GHG emissions through motor vehicle trips to and from the project site; operation of landscape maintenance equipment; energy use (natural gas and generation of electricity consumed by the project); solid waste disposal; and generation of electricity associated with water supply, treatment, and distribution and wastewater treatment.

The estimated operational (year 2023) project-generated GHG emissions from area sources, energy usage, motor vehicles, solid waste generation, water usage, and wastewater generation are shown in Table 8-2, Estimated Annual Operational Greenhouse Gas Emissions.

Table 8-2. Estimated Annual Operational Greenhouse Gas Emissions

Emission Source	CO ₂	CH ₄	N ₂ O	CO ₂ e
	metric tons per year			
Area	0.10	<0.01	0.00	0.10
Energy	13.05	<0.01	<0.01	13.11
Mobile	51.95	<0.01	0.00	52.02
Solid waste	0.75	0.04	0.00	1.85
Water supply and wastewater	2.53	<0.01	<0.01	2.67
Operational Emissions				69.75
<i>30-Year Amortized Construction Emissions</i>				<i>8.26</i>
Operation plus Amortized Construction Total				78.01

Source: Dudek 2021a; see Appendix A.

Notes: CO₂ = carbon dioxide; CH₄ = methane; N₂O = nitrous oxide; CO₂e = carbon dioxide equivalent; <0.01 = reported emissions are less than 0.01.

The values shown are the annual emissions for operational year 2023.

Totals may not add due to rounding.

As shown in Table 8-2, estimated annual project-generated GHG emissions would total approximately 70 MT CO₂e per year as a result of project operations only. Estimated annual project-generated operational emissions in 2023 plus amortized project construction emissions would be approximately 78 MT CO₂e per year. Thus, the project’s estimated GHG emissions would not exceed the 900 MT CO₂e per year significance threshold.

The project would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment. Impacts would be less than significant.

Mitigation Measures: None required.

Level of Significance: Less than significant.

b) *Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases? **Less than Significant Impact.***

The City adopted a CAP in July 2017, with the aim of mitigating citywide GHG emissions while meeting the goals of AB 32. The CAP includes emission reduction targets of 15 percent below baseline conditions (2010) by 2020 and 50 percent below baseline conditions by 2035 (City of Solana Beach 2017). However, the CAP was not prepared in accordance with the requirements of CEQA Guidelines Section 15183.5. Therefore, the CAP is not considered a qualified GHG emission reduction plan and cannot be used to tier from for CEQA. Additionally, the CAP does not direct private actions. Instead, it informs the development of City ordinances that the project is required to adhere to. In this regard, the project as proposed would not conflict with the goals, policies, and emission reduction targets set forth in the CAP, nor would the project impede the state’s ability to achieve these reduction goals.

Consistency with SANDAG’S 2019 Federal Regional Transportation Plan

Regarding consistency with SANDAG’s 2019 Federal Regional Transportation Program (RTP), the project would be developed to support the policy objectives of the RTP and Senate Bill (SB) 375.

Table 8-3, 2019 Federal Regional Transportation Plan Consistency Analysis, illustrates the project’s consistency with applicable goals and policies of the 2019 Federal RTP (Dudek 2021a).

Table 8-3. 2019 Federal Regional Transportation Plan Consistency Analysis

Category	Policy Objective or Strategy	Consistency Analysis
Habitat and Open Space Preservation	Focus growth in areas that are already urbanized, allowing the region to set aside and restore more open space in our less developed areas.	<i>Consistent.</i> The project would not impact open space lands.
Habitat and Open Space Preservation	Protect and restore our region’s urban canyons, coastlines, beaches, and water resources.	<i>Consistent.</i> The project would not impact open space lands.
Regional Economic Prosperity	Invest in transportation projects that provide access for all communities to a variety of jobs with competitive wages.	<i>Not Applicable.</i> The project would not impair the ability of SANDAG to invest in transportation projects available to all members of the community.
Regional Economic Prosperity	Build infrastructure that makes the movement of freight in our community more efficient and environmentally friendly.	<i>Not Applicable.</i> The project does not propose regional freight movement, nor would it impair SANDAG’s ability to preserve and expand options for regional freight movement.
Environmental Stewardship	Make transportation investments that result in cleaner air, environmental protection, conservation, efficiency, and sustainable living.	<i>Consistent.</i> The project would promote walkability and alternative transportation by creating neighborhoods that are linked by a series of interconnected sidewalks that would connect residents to existing transit. Thus, the project would help to reduce local air quality and GHG emissions.
Environmental Stewardship	Support energy programs that promote sustainability.	<i>Not Applicable.</i> The project would not impair the ability of SANDAG to support energy programs to promote sustainability.
Mobility Choices	Provide safe, secure, healthy, affordable, and convenient travel choices between the places where people live, work, and play.	<i>Not Applicable.</i> The project would not impair the ability of SANDAG to provide additional transportation choices within the region.
Mobility Choices	Take advantage of new technologies to make the transportation system more efficient and environmentally friendly.	<i>Not Applicable.</i> The project would not impair the ability of SANDAG to implement new technologies in the transportation system within the region.
Healthy and Complete Communities	Create great places for everyone to live, work, and play.	<i>Consistent.</i> The project would interconnect sidewalks, which would provide residents the opportunity to access nearby neighborhoods.
Healthy and Complete Communities	Connect communities through a variety of transportation choices that promote healthy lifestyles, including walking and biking.	<i>Not Applicable.</i> The project would not impair the ability for SANDAG to create additional transportation opportunities to promote a healthy lifestyle.
Healthy and Complete Communities	Increase the supply and variety of housing types – affordable for people of all ages and income levels in areas with frequent transit service and with access to a variety of services.	<i>Consistent.</i> The project would develop eight residential apartment units.

Table 8-3, continued

Category	Policy Objective or Strategy	Consistency Analysis
Sustainability	Focus Housing and job growth in urbanized areas where there is existing and planned transportation infrastructure, including transit.	<i>Consistent.</i> The project would be located near major urban and employment centers.
Sustainability	Protect the environment by preserving sensitive habitat, open space, and farmland.	<i>Consistent.</i> The project would not impact any open space.
Sustainability	Invest in a transportation network that gives people transportation options and reduces greenhouse gas emissions.	<i>Not Applicable.</i> The project would not impair the ability of SANDAG to invest in transportation projects available to all members of the community.
Sustainability	Address the housing needs of all economic segments of the population.	<i>Consistent.</i> The project would develop eight residential apartment units.
Sustainability	Implement the 2019 Federal RTP through incentives and collaboration.	<i>Not Applicable.</i> The project would not impair the ability of SANDAG to implement the RTP through incentives and collaborations.

Source: Dudek 2021a; see Appendix A.

As shown in Table 8-3, the project would be consistent with applicable policy objectives and strategies from the 2019 Federal RTP.

Consistency with Executive Order S-3-05 and Senate Bill 32

- **Executive Order (EO) S-3-05.** This EO establishes the following goals: GHG emissions should be reduced to 2000 levels by 2010, to 1990 levels by 2020, and to 80 percent below 1990 levels by 2050.
- **SB 32.** This bill establishes a statewide GHG emissions reduction target whereby CARB, in adopting rules and regulations to achieve the maximum technologically feasible and cost-effective GHG emissions reductions, shall ensure that statewide GHG emissions are reduced to at least 40 percent below 1990 levels by December 31, 2030.

CARB has expressed optimism with regard to both the 2030 and 2050 goals. It states in its First Update that “California is on track to meet the near-term 2020 GHG emissions limit and is well positioned to maintain and continue reductions beyond 2020 as required by AB 32” (Dudek 2021a). With regard to the 2050 target for reducing GHG emissions to 80 percent below 1990 levels, the First Update states the following:

This level of reduction is achievable in California. In fact, if California realizes the expected benefits of existing policy goals (such as 12,000 megawatts of renewable distributed generation by 2020, net zero energy homes after 2020, existing building retrofits under AB 758, and others) it could reduce emissions by 2030 to levels squarely in line with those needed in the developed world and to stay on track to reduce emissions to 80% below 1990 levels by 2050. Additional measures, including locally driven measures and those necessary to meet federal air quality standards in 2032, could lead to even greater emission reductions.

CARB believes that the state is on a trajectory to meet the 2030 and 2050 GHG reduction targets set forth in AB 32, EO B-30-15, and EO S-3-05. This is confirmed in the 2030 Scoping Plan, which states:

The Proposed Plan builds upon the successful framework established by the Initial Scoping Plan and First Update, while also identifying new, technologically feasibility and cost-effective strategies to ensure that California meets its GHG reduction targets in a way that promotes and rewards innovation, continues to foster economic growth, and delivers improvements to the environment and public health, including in disadvantaged communities. The Proposed Plan is developed to be consistent with requirements set forth in AB 32, SB 32, and AB 197.

The project as proposed would not interfere with implementation of any of the above-described GHG reduction goals for 2030 or 2050 because the project would result in emissions below the 900 MT CO₂e per year significance threshold. Therefore, the project would be consistent with EO S-3-05 and SB 32.

The project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Impacts would be less than significant.

Mitigation Measures: None required.

Level of Significance: Less than significant.

9. Hazards and Hazardous Materials

	Potentially Significant Impact	Less than Significant Impact With Mitigation Incorporated	Less than Significant Impact	No Impact
9. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan area or, where such a plan has not been adopted, within 2 miles of a public airport or a public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Where relevant, the following evaluation is based upon available regulatory databases relative to hazards and hazardous materials, as well as the City of Solana Beach General Plan (2014).

DISCUSSION OF IMPACTS

- a) *Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? **Less than Significant Impact.***

The routine transport, use, and disposal of hazardous materials can result in potential hazards to the public through accidental release. Such hazards are typically associated with certain types of land uses, such as chemical manufacturing facilities, industrial processes, waste disposal, and storage and distribution facilities.

None of these uses are proposed by the project; rather, the project would consist of eight multifamily residential units and associated amenities, the construction of which would not involve the transport, use, or disposal of hazardous materials aside from those normally

associated with construction and routine maintenance activities. Limited amounts of hazardous materials would be used during construction activities (equipment maintenance, vehicle fuels, solvents, etc.). Similarly, limited amounts of hazardous materials may be used for landscape and building maintenance over the long term.

Any use of hazardous materials would occur in compliance with applicable federal, state, and local standards associated with the use, handling, and/or disposal of hazardous materials. As such, the project would not create a hazard to the public or to the environment. Impacts are considered to be less than significant.

Mitigation Measures: None required.

Level of Significance: Less than significant.

- b) *Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? **Less than Significant Impact.***

Construction

Project construction activities could result in the transport, use, and disposal of hazardous materials such as gasoline fuels, asphalt, lubricants, paint, and solvents. Although care would be taken to transport, use, and dispose of small quantities of these materials by licensed professionals, there is a possibility that upset or accidental conditions may arise which could release hazardous materials into the environment. Accidental releases of hazardous materials are those releases that are unforeseen or that result from unforeseen circumstances, while reasonably foreseeable upset conditions are those release or exposure events that can be anticipated and planned for.

Project construction activities would occur in accordance with all applicable local standards adopted by the City of Solana Beach, as well as state and federal health and safety requirements intended to minimize hazardous materials risk to the public, such as California Occupational Safety and Health Administration requirements, the Hazardous Waste Control Act, the California Accidental Release Protection Program, and the California Health and Safety Code.

Stormwater runoff from the site, under both construction and post-construction development conditions, would be avoided through compliance with NPDES regulations administered by the San Diego Regional Water Quality Control Board (RWQCB). The project is required to prepare and implement a Construction General Storm Water Permit and SWPPP (refer to Section 10, Hydrology and Water Quality). The contractor would be required to implement such regulations relative to the transport, handling, and disposal of any hazardous materials, including the use of standard construction controls and safety procedures that would avoid or minimize the potential for accidental release of such substances into the environment. Standard construction practices would be observed such that any materials released are appropriately contained and remediated as required by local and state laws.

Operation

The project proposes multifamily residential uses, passive and active recreational uses, sewer/water connections, and access improvements typical of residential development. Due to their nature, these uses are not generally expected to involve the routine transport, use, or disposal of hazardous materials in substantial quantities.

Once the project is operational, hazardous material use associated with the residences, recreational uses, landscaping, and maintenance would be limited to private use of commercially available cleaning products, landscaping pesticides and fertilizers, and use of various other commercially available substances. Development of the project site is therefore anticipated to result in use of commercially available potentially hazardous materials or chemicals. The use of these substances is expected to occur in relatively small quantities and to be typical of that for residential uses and associated landscape maintenance and would be subject to applicable federal, state, and local health and safety laws and regulations intended to minimize health risk to the public. Project conformance with existing local, state, and federal regulations pertaining to the routine transport, use, storage, or disposal of hazardous materials or hazardous wastes would ensure that potential adverse effects are minimized and that such substances are handled appropriately in the event of accidental release.

For the reasons above, the project is not anticipated to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Impacts would be less than significant.

Mitigation Measures: None required.

Level of Significance: Less than significant.

- c) *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? **Less than Significant Impact.***

Refer to Responses 9(a) and 9(b), above. Santa Fe Christian School is located approximately 0.3 miles to the northwest on Academy Drive and St. Leo's Head Start (school) is located approximately 0.2 miles northwest of the project site at Genevieve Street. The types of uses proposed with the project include residential apartments and associated utility and landscaping improvements. Operation of residential land uses would not typically generate substantial hazardous emissions or constitute an incompatible land use within proximity to a school.

The project is therefore not anticipated to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. Impacts would be less than significant.

Mitigation Measures: None required.

Level of Significance: Less than significant.

- d) *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? **No Impact.***

Records searches of the EnviroStor (California Department of Toxic Substances Control) and GeoTracker (State Water Resources Control Board) databases determined that the project site is not listed as a hazardous materials site (DTSC 2022; SWRCB 2022). The project site is not identified as containing any above- or belowground storage tanks, known contamination, or other types of potential hazards to the public. The nearest listed hazardous site is identified as a contaminated soil occurring at 533 Stevens Avenue (Kaypro, Inc.) in Solana Beach, approximately 0.4 miles northwest of the site (SWRCB 2022). Cleanup of the site has been completed and the case has been closed.

Therefore, the project would not create a significant hazard to the public or the environment in this regard. No impact would occur.

Mitigation Measures: None required.

Level of Significance: No impact.

- e) *For a project located within an airport land use plan area or, where such a plan has not been adopted, within 2 miles of a public airport or a public use airport, result in a safety hazard or excessive noise for people residing or working in the project area? **No Impact.***

The project site is not located within an airport land use plan or within two miles of a public airport or public use airport. The nearest airports to the site are the Naval Air Station (NAS) Miramar located approximately 10 miles to the southeast, and the McClellan-Palomar Airport, located approximately 10 miles to the northwest. Given the distance from both airports, the project would not result in a safety hazard or excessive noise for people working or residing in the project area. No impact would occur in this regard.

Mitigation Measures: None required.

Level of Significance: No impact.

- f) *Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan? **Less than Significant Impact.***

The City of Solana Beach's Fire Chief is responsible for overseeing the City's disaster preparedness program. Solana Beach's program for local emergency management is currently being prepared by the Fire Department and is anticipated to designate appropriate evacuation routes and emergency shelters. The program is also expected to identify appropriate management procedures for emergency personnel (City of Solana Beach 2014).

Emergency response is handled according to the nature of the emergency with a combination of vehicles and equipment housed at the Solana Beach fire stations and from surrounding agencies through mutual aid and automatic aid agreements, with the communities of Rancho Santa Fe, Del Mar, Encinitas, and San Diego, as well as Carlsbad, Oceanside, Vista, San Marcos, and Escondido (City of Solana Beach n.d.-e).

Emergency response actions on a regional scale are coordinated by the County of San Diego; on a statewide basis by the California Office of Emergency Services; and on a federal basis by the Federal Emergency Management Agency. The City of Solana Beach's Fire Chief is responsible for coordinating the City's emergency response actions with these agencies (City of Solana Beach n.d.-e).

The City participates in implementation of the County's Multi-Jurisdictional Hazard Mitigation Plan (MJHMP), which is intended to provide guidance for responding to emergency situations through a coordinated system of emergency service providers and facilities. The MJHMP addresses planned response to extraordinary emergency situations associated with natural disasters, technological incidents, and national security emergencies. The plan focuses on potential large-scale disasters that represent unique situations requiring unusual emergency responses. Such threats addressed by the plan include major earthquakes, dam failure, flood events, extreme heat and drought, man-made hazards, landslides, climate change, sea level rise, tsunami, and coastal storms, and other such hazards. Participants in the MJHMP include 18 cities,

the County of San Diego, 2 fire departments, and 1 municipal water district (County of San Diego 2018).

Additionally, the City participates in the Community Emergency Response Team (CERT) Program. The CERT program provides education to interested residents about disaster preparedness for hazards that may impact their area and trains them in basic disaster response skills, such as fire safety, light search and rescue, team organization, and disaster medical operations. CERT members can assist others in their neighborhood or workplace following an event when professional responders are not immediately available to help (City of Solana Beach n.d.-d).

During project construction, materials would be placed within the project boundaries to avoid any access conflicts in case of emergency evacuation. Direct access to the project site would be from Ida Avenue. Any improvements needed to provide adequate ingress/egress to/from the site would be subject to City review for the potential to interfere with emergency evacuation routes to ensure that access and circulation are maintained during the construction phase.

The project does not propose any improvements that are anticipated to obstruct or conflict with emergency response or evacuation during project operations. Additionally, the project would be subject to site plan review by City emergency services personnel (e.g., fire department) to ensure that it would not interfere with emergency response or evacuation procedures.

No revisions to emergency response operations or evacuation plans would be required as a result of the project. The provision of emergency services to the site and surrounding properties would not be impacted as primary access to all major roads would be maintained with project implementation.

Therefore, the project would not impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan. Impacts would be less than significant.

Mitigation Measures: None required.

Level of Significance: Less than significant.

g) *Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires? **Less than Significant Impact.***

Refer also to Section 20, Wildfire. The project site is located in a developed urbanized area generally supporting single-family residential development. According to the California Department of Forestry and Fire Protection's (CalFire) Fire Hazard Severity Zone Map, the project site is not located in a Fire Hazard Severity Zone within a State Responsibility Area (CalFire n.d.). The site is also not identified as being located in a Very High Fire Hazard Severity Zone for a Local Responsibility Area (CalFire 2009). Similarly, all surrounding lands within the vicinity of the site are designated as having a very low risk for wildfire hazard (CalFire n.d.). Additionally, as shown on Exhibit 2, Brush Fire Hazard Areas, of the City of Solana Beach General Plan Safety Element, the project site is not identified as having the potential for brush fire risk, nor is it located within the vicinity of other lands designated as such (City of Solana Beach 2014).

Similar to existing conditions, the project would be served by the City of Solana Beach Fire Department. The nearest fire station is located at 500 Lomas Santa Fe Drive, approximately 0.83 miles northwest of the site. Existing fire protection services are adequate to serve the project as

proposed with applicant payment of the required development impact fees; no new facilities or personnel would be required as the direct result of project implementation.

Therefore, it is not anticipated that the project would expose people or structures to a significant risk of loss, injury or death involving hazardous wildland fires. Impacts would be less than significant.

Mitigation Measures: None required.

Level of Significance: Less than significant.

10. Hydrology and Water Quality

	Potentially Significant Impact	Less than Significant Impact With Mitigation Incorporated	Less than Significant Impact	No Impact
10. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces, in a manner which would:				
i) result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Where relevant, the following evaluation is based on the *Preliminary Drainage Report* (2021; see Appendix D-1) and the *Water Quality Technical Report* (2018; see Appendix D-2) both prepared by Armstrong & Brooks Consulting Engineers.

DISCUSSION OF IMPACTS

a) *Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality? **Less than Significant Impact.***

Stormwater runoff (both dry and wet weather) generally discharges into storm drains and/or flows directly to creeks, rivers, lakes, and the ocean. Polluted runoff can have harmful effects on drinking water, recreational water, and wildlife. Stormwater characteristics depend on site

conditions, e.g., land use, impervious cover, pollution prevention, types and amounts of best management practices (BMPs), rain events (duration, amount of rainfall, intensity, time between events), soil type and particle sizes, multiple chemical conditions, the amount of vehicular traffic, and atmospheric deposition. Major pollutants typically found in runoff include sediments, nutrients, oxygen-demanding substances, heavy metals, petroleum hydrocarbons, pathogens, and bacteria.

The majority of the stormwater discharges are considered nonpoint sources and are regulated by the NPDES Municipal General Permit or Construction General Permit NPDES Permit Order No. R9-2013-0001 issued by the San Diego RWQCB. As mandated by the NPDES Order No. R9-2013-0001, the City is required to prevent and eliminate non-storm water discharges into the City's storm drain system. Construction activities disturbing one acre or more of land are subject to the permitting requirements of the NPDES General Permit for Discharges of Storm Water Runoff Associated with Construction Activity. As the project as proposed would result in disturbance to more than one acre due to grading and other infrastructure improvements, the City, as the lead agency, is required to submit a Notice of Intent to the RWQCB that covers the Construction General Permit prior to commencement of construction.

The Construction General Permit requires preparation and implementation of a water quality management plan and a SWPPP, both of which must be prepared before construction can begin. The water quality management plan outlines the project site design, source control, and treatment control of BMPs utilized throughout the life of the project. The SWPPP outlines all activities to prevent stormwater contamination, control sedimentation and erosion, and comply with Clean Water Act requirements during construction. Implementation of the SWPPP starts with the commencement of construction and continues through to the completion of the project. The SWPPP would identify site-specific construction BMPs to reduce or eliminate sediment and other pollutants in stormwater and non-stormwater runoff from the project area. Potential construction BMPs may include the following:

- Minimization of disturbed areas to the portion of the project site necessary for construction
- Stabilization of exposed or stockpiled soils and cleared or graded slopes
- Establishment of permanent landscaping as early as feasible
- Removal of sediment from surface runoff before it leaves the project site by silt fences or other similar devices around the site perimeter
- Protection of all storm drain inlets on-site or downstream of the project site to eliminate entry of sediment
- Prevention of tracking of soil through use of a gravel strip or wash facilities at exits from the project area
- Proper storage, use, and disposal of construction materials
- Continual inspection and maintenance of all specified BMPs through the duration of construction

Additionally, the project would implement BMPs in conformance with Chapter 13.10, Storm Water Management, of the City's Municipal Code. Such storm water management regulations are intended to ensure City compliance with the NPDES Permit and with applicable federal and state

law. The City also implements its Jurisdictional Runoff Management Program (JRMP) which governs activities and programs implemented to comply with the NPDES Permit. The JRMP provides guidelines and requirements to which the City must adhere in order to comply with the NPDES Permit.

With conformance to such measures and adherence to state and local regulations, the project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality. Impacts would be less than significant.

Mitigation Measures: None required.

Level of Significance: Less than significant.

- b) *Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? **Less than Significant Impact.***

The City of Solana Beach does not utilize groundwater for consumption. Water service for the project would be supplied from the City's public water supply system rather than from groundwater, which would therefore not result in a net deficit of aquifer volume or lowering of the groundwater table. Additionally, although the project would increase the amount of impervious surface on-site with development as proposed, such an increase would not substantially interfere with infiltration. The project also proposes installation of a perforated underground storage chamber to detain the post-development 10-year storm water runoff volumes. These flows would be detained and infiltrated into the ground.

Therefore, the project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. Impacts would be less than significant.

Mitigation Measures: None required.

Level of Significance: Less than significant.

- c)i) *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on-or off-site? **Less than Significant Impact.***

Refer to Response 10(a), above. No rivers or streams are present on the project site, and therefore, no such features would be altered with the proposed development. The project would have the potential to result in additional sources of polluted runoff, including through construction and operational activities associated with the proposed residential development and access drives, as well as other on-site improvements.

Drainage improvements for the project would include installation of sump pumps in the proposed underground parking garages to capture runoff from a filtered trench storm drain inlet before conveying flows towards Ida Avenue. Drop inlet catch basins and high density polyethylene pipe (HDPE) pipe would be installed to convey flow generated on-site onto Ida Avenue. Two Filterra catch basins would be constructed on Ida Avenue to treat stormwater generated on-site. The on-site flows would then be conveyed to perforated underground storage chambers to detain the post-development 10-year volumes. These flows would be detained and infiltrated into the

ground. For storms higher than the 10-year, flows would be bypassed via overflow lines and would continue along Ida Avenue to perpetuate pre-development flow patterns and quantities. Off-site flows generated upstream of the site would be conveyed on-site via proposed v-ditches and HDPE pipe to prevent comingling with on-site flows. The proposed improvements would not substantially alter the existing drainage pattern of the site or surrounding area.

Of the 1.17-acre area to be disturbed by project improvements, approximately 0.51 acre would be impervious following project implementation. Although development of the subject property would result in the addition of impervious surfaces on-site, the project would not substantially change existing drainage patterns, nor increase the rate or volume of stormwater runoff from the subject property.

The project would prepare a SWPPP to identify relevant construction BMPs prior to issuance of grading and/or building permits. The BMPs would be implemented during the construction phase in conformance with NPDES Construction General Permit requirements and the City's BMP Design Manual to regulate storm water flows and reduce erosion. Following completion of the construction phase, all slopes modified by project improvements would be landscaped to reduce the potential for erosion to occur. Additionally, all proposed stormwater infrastructure improvements and site grading would be subject to City discretionary review and approval of a grading permit application.

With conformance to such requirements, it is not anticipated that the project would result in substantial erosion or siltation on- or off-site. Project impacts would be less than significant.

Mitigation Measures: None required.

Level of Significance: Less than significant.

c)ii) *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? **Less than Significant Impact.***

See Response 10(c)i., above, for project-specific discussion. The project site is not located within a 100-year flood hazard area and is therefore not susceptible to flooding (FEMA 2019). Development of the site would not substantially change drainage patterns on-site or off-site, and no increase in the rate or amount of surface runoff would occur with the project. Impacts would be less than significant.

Mitigation Measures: None required.

Level of Significance: Less than significant.

c)iii) *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces, in a manner which would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? **Less than Significant Impact.***

See Responses 10(a) and 10(c)i., above. The project has the potential to increase stormwater runoff with development of the site, as impervious surface area would increase as compared to the current undeveloped condition. However, as noted above, stormwater runoff from the

project site would be routed to several proposed catch basins and an underground storage chamber designed to adequately accommodate stormwater runoff resulting with future development.

Additionally, the project would be required to implement a SWPPP and BMPs to ensure that stormwater quality is properly managed during the construction and operational phases. Project conformance with relevant state and local regulations would prevent substantial stormwater pollutant discharge from entering the City's existing storm drain system. Therefore, the project would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Impacts would be less than significant.

Mitigation Measures: None required.

Level of Significance: Less than significant.

- c)iv) *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces, in a manner which would create or contribute runoff water which would impede or redirect flood flows? **Less than Significant Impact.***

Refer to Responses 10(c)i and 10(c)ii, above. The project site is not in an area subject to flooding, and stormwater runoff would be accommodated by proposed on-site and off-site improvements. The project would not impede or redirect flood flows such that any off-site properties would be adversely affected by stormwater runoff from the subject site. With compliance with applicable state and local drainage regulations and standards, the project would not substantially alter the existing drainage pattern of the project site or substantially increase the rate or amount of surface runoff in a manner that would impede or redirect flood flows. Impacts would be less than significant.

Mitigation Measures: None required.

Level of Significance: Less than significant.

- d) *In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation? **No Impact.***

As shown on Exhibit 1, Flood Zones, of the City's General Plan Safety Element, the project site is not located within a 100-year floodplain (City of Solana Beach 2014). The project site is not located near an existing dam or within a dam failure inundation zone, and is not anticipated to be susceptible to flooding events due to its location within the City.

The only areas of Solana Beach where seiches are subject to the potential for seiche occurrence are in proximity to the San Elijo Lagoon and the San Dieguito Lagoon (City of Solana Beach 2014). located approximately 2 miles north and one-half a mile south of the project site, respectively. Therefore, the project site is not considered susceptible to release of pollutants due to inundation from such an event.

The principle area of concern in Solana Beach for mudflows and tsunamis is the coastal bluff region, including City beaches (City of Solana Beach 2014). As the project site is located approximately 1 mile inland at an approximate elevation of 120 feet above mean sea level, the potential risk posed by a mudflow or tsunami event is considered to be low.

The project would not risk release of pollutants due to project inundation as the result of being located in flood hazard, tsunami, or seiche zones. No impact would occur in this regard.

Mitigation Measures: None required.

Level of Significance: No impact.

- e) *Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? **Less than Significant Impact.***

Refer to Responses 10(a), 10(c)i, and 10(c)iii, above. As described, the project applicant would prepare and implement an SWPPP to manage stormwater runoff during construction activities. The SWPPP would include site design and source control BMPs to ensure that stormwater runoff from impervious areas are minimized.

The project would comply with relevant state and local water quality management requirements to ensure proper treatment and management of stormwater runoff generated on the project site. Infiltration would be maintained through proposed design improvements and would implement appropriate management practices, control techniques, system design and engineering methods, and other measures as appropriate. The use of catch basins and underground storage chambers is anticipated to meet the treatment and flow control requirements for post-construction BMPs. As designed, the project would not decrease the quality or increase the quantity or runoff discharging from the project site compared to existing conditions, consistent with applicable stormwater management regulations.

Water for the project would be supplied by the City's public water system. The project would connect to an existing 8-inch water line in Ida Avenue and does not include the use of groundwater wells. Therefore, it is not anticipated that the project would conflict with or obstruct implementation of a groundwater management program.

With compliance with relevant state and local water quality and groundwater requirements, as applicable, the project would not conflict with a water quality control plan or sustainable groundwater management plan. Impacts would be less than significant.

Mitigation Measures: None required.

Level of Significance: Less than significant.

11. Land Use and Planning

	Potentially Significant Impact	Less than Significant Impact With Mitigation Incorporated	Less than Significant Impact	No Impact
II. LAND USE AND PLANNING. Would the project:				
a) Physically divide an existing community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION OF IMPACTS

a) *Physically divide an existing community? **No Impact.***

The project site is an urban infill site that is surrounded by existing development on all sides and is adjacent on its eastern boundary to the southbound lanes of I-5. The site is disturbed and vacant and the project as proposed would be consistent with the underlying land use classification of Medium-High Residential in the City’s adopted General Plan and Medium-High Residential zone, which would allow for potential development of 8-12 dwelling units per acre. The proposed multifamily development would therefore be consistent with existing residential uses in the area and would not result in a land use that would conflict with or disrupt surrounding development patterns.

The project does not require or propose the construction of new streets or the closure or redesign of any existing area roadways, nor would it have an adverse effect on area circulation patterns or access. Additionally, utility lines (i.e., water, sewer) would be extended into the site from existing lines currently located in the adjacent street. All utility lines serving the site would be undergrounded and would therefore not create a barrier or obstruction on-site or in the surrounding area.

For these reasons, it is not anticipated that the project would physically divide an existing community. No impact would occur in this regard.

Mitigation Measures: None required.

Level of Significance: No impact.

b) *Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? **Less than Significant Impact.***

The project includes a request for a structure development permit and development review permit to develop eight new multifamily residential units. As stated above, the proposed use would be consistent with the existing General Plan and zoning designations that apply to the site and allow for multifamily residential development. Although City approvals would be required to

allow for the project as proposed, with such approvals, the project would not conflict with a land use plan, policy, or regulation applicable to the project site relative to land use and zoning.

Refer also to Section 4, Biological Resources, above. The City of Solana Beach's LCP/LUP does not map any of the disturbed habitat on the project site as ESHAs. As such, the project site was determined not to be subject to the ESHA protection policies, and no buffers are required as there are no ESHAs on- or off-site (Dudek 2021b). Impacts to sensitive habitat or species that would require mitigation would not occur with project implementation.

The City of Solana Beach is located within the boundaries of the San Diego Multiple Habitat Conservation Program (MHCP). The MHCP designates the City as Developed/Disturbed Land; the City is therefore exempt from the requirements to prepare a MHCP subarea plan. No other conservation plans apply to the subject site.

The project site is not located within the boundaries of an airport land use plan. No potential hazards due to land use conflicts or operations would therefore occur.

The project as proposed is consistent with applicable local and regional land use plans and policies, and as such, no significant impact would occur. Mitigation measures for potential project impacts on biological, cultural, and tribal cultural resources; geology and soils; and noise have been incorporated into this Initial Study to reduce potential environmental effects of the project to less than significant.

Therefore, the project would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Impacts would be less than significant.

Mitigation Measures: None required.

Level of Significance: Less than significant.

12. Mineral Resources

	Potentially Significant Impact	Less than Significant Impact With Mitigation Incorporated	Less than Significant Impact	No Impact
12. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION OF IMPACTS

- a) *Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? **No Impact.***

The City of Solana Beach is generally built out with urban uses that are typically incompatible with surface mining and mineral extraction activities. The project site is not currently, nor has it historically been, operated as a mineral resource site. The DOC Division of Mines and Geology does not identify the project site as a site with high potential for aggregate or mineral resources (DOC 2015). As a result, project implementation would not result in the loss of availability of a known mineral resource of value to the region or residents of the state. No impact would occur.

Mitigation Measures: None required.

Level of Significance: No impact.

- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? **No Impact.**

Refer to Response 12(a), above. The project site is not delineated as a locally important mineral resource recovery site. The City of Solana Beach General Plan land use map does not identify any lands within the City as being intended for purposes of mineral extraction. Therefore, the project would not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. No impact would occur.

Mitigation Measures: None required.

Level of Significance: No impact.

13. Noise

	Potentially Significant Impact	Less than Significant Impact With Mitigation Incorporated	Less than Significant Impact	No Impact
13. NOISE. Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or of applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan area or, where such a plan has not been adopted, within 2 miles of a public airport or a public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The following evaluation is based upon the *Noise Technical Report* prepared by Dudek (2021d). Refer to Appendix E for additional discussion.

Existing Conditions

Sound pressure level (SPL) measurements were conducted near the project site on January 10, 2020, to quantify and characterize the existing outdoor noise levels. Three short-term noise level measurement locations (ST1–ST3) representing existing sensitive receivers were selected and are shown as ST1–ST3 on Figure 8, Noise Measurement and Modeling Locations. Primary noise sources at the sites identified in the table below consisted of freeway traffic along adjacent I-5, the sounds of leaves rustling, and birdsong. Noise measurement data is also included in Appendix A, Baseline Noise Measurement Field Data, of Appendix E of this Initial Study. These samples of daytime L_{eq} measured at the three receptor positions shown in the table below represent the community noise equivalent level (CNEL) as evening SPL would likely be 5 A-weighted decibels (dBA) less, and nighttime SPL would be 10 dBA less than the daytime values (Dudek 2021d).³

³ CNEL is average A-weighted sound level as measured in decibels during a 24-hour period; dBA is the A-weighted decibel as adjusted to discriminate against low and very high frequencies in a manner approximating the sensitivity of the human ear. .

Measured Baseline Outdoor Noise Levels

Receptor	Location/Address	Date (dd.mm.yy)	Time (hh:mm)	L _{eq} (dBA)	L _{max} (dBA)
ST1	Southwestern project boundary	01.10.20	11:23 a.m. – 11:33 a.m.	59.1	73.2
ST2	Northwestern project boundary	01.10.20	11:55 a.m. – 12:05 p.m.	63.3	69.2
ST3	Eastern project boundary approximately 50 feet from I-5	01.10.20	11:45 a.m. – 11:55 a.m.	71.2	76.6

Source: Dudek 2021d; see Appendix E.

Notes: L_{eq} = equivalent continuous sound level (time-averaged sound level); L_{max} = maximum sound level during the measurement interval; dBA = A-weighted decibels; ST = short-term noise measurement locations; dd.mm.yy = date, month, year.

Thresholds of Significance

The following standards were considered in evaluating potential noise and vibration impacts resulting with construction and operation of the proposed project.

- Construction noise: The City’s noise ordinance states noise from construction equipment operation shall not exceed 75 dBA for more than eight hours during any 24 hour period when measured at or within property lines of any property which is developed and used either in part or in whole for residential purposes. Construction shall only occur between the hours of 7:00 a.m. through 7:00 p.m., Monday through Friday, and after 8:00 a.m. through 7:00 p.m. on Saturday. There shall be no construction activities on Sundays, New Year’s Day, Martin Luther King Day, President’s Day, Memorial Day, Independence Day, Labor Day, Veteran’s Day, Thanksgiving Day, and/or Christmas Day.
- Off-site project-attributed transportation noise: A direct roadway noise impact would be considered significant if increases in roadway traffic noise levels attributed to the project were greater than 3 dBA CNEL at an existing noise-sensitive land use.
- Off-site project-attributed stationary noise: A noise impact would be considered significant if noise from typical operation of heating, ventilation, and air conditioning and other electro-mechanical systems associated with a project exceeded 55 dBA hourly L_{eq} at the property line from 7:00 a.m. to 9:59 p.m., and 45 dBA hourly L_{eq} from 10:00 p.m. to 6:59 a.m.
- Construction vibration: Guidance from the California Department of Transportation (Caltrans) indicates that a vibration velocity level of 0.2 inches per second (ips) peak particle velocity (PPV) received at a structure would be considered annoying by occupants (Dudek 2021d). For the receiving structure, Caltrans guidance recommends that a vibration level of 0.3 ips PPV represents the threshold for building damage risk.

Although not required by CEQA, on-site traffic noise exposure levels were evaluated against the City of Solana Beach exterior and interior noise standards of 65 dBA CNEL and 45 dBA CNEL, respectively.

DISCUSSION OF IMPACTS

- a) *Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or of applicable standards of other agencies? **Less than Significant Impact with Mitigation Incorporated.***

Short-Term Construction Noise

Construction noise and vibration are temporary in nature. Construction noise and vibration levels typically vary from hour to hour and day to day, depending on the type of equipment in use, activities performed, and distance between the source (e.g., equipment) and receptor (e.g., nearby residents).

Construction equipment used for the project is anticipated to include graders, backhoes, rubber-tired dozers, loaders, cranes, forklifts, cement mixers, pavers, rollers, and air compressors. Typical maximum noise levels for construction equipment at a distance of 50 feet are shown in Table 13-1. Construction equipment typically operates in alternating cycles of full power and low power, producing average noise levels over time that are less than the listed maximum noise level. The average sound level of construction activity also depends on the amount of time that the equipment operates and the intensity of construction activities during that time.

Table 13-1. Typical Construction Equipment Maximum Noise Levels

Equipment Type	Typical Equipment (L_{max} , dBA at 50 Feet)
Air compressor	78
Backhoe	78
Concrete pump truck	81
Grader	85
Crane	81
Dump Truck	76
Dozer	82
Generator	72
Front End Loader	79
Paver	77
Pneumatic tools	85
Water pump	77

Source: Dudek 2021d; see Appendix E.

Note: L_{max} = maximum sound level; dBA = A-weighted decibels.

Aggregate noise emissions from project construction activities was predicted at two distances to the nearest existing noise-sensitive receptor: 1) from the nearest position of the construction site boundary and 2) from the geographic center of the construction site, which serves as the time-averaged location or geographic acoustical centroid of active construction equipment for the construction phase considered. The intent of the former distance is to help evaluate anticipated construction noise from a limited quantity of equipment or vehicle activity expected to be at the boundary for some period of time, which would be most appropriate for phases such as site preparation, grading, and paving. The latter distance is used in a manner similar to the general assessment technique as described in the Federal Transportation Authority (FTA) guidance for

construction noise assessment, when the location of individual equipment for a given construction phase is uncertain over some extent of (or the entirety of) the construction site area. Because of this uncertainty, all equipment for a construction phase is assumed to operate—on average—from the acoustical centroid.

Table 13-2 summarizes these two distances to the apparent closest noise-sensitive receptor for each of the five sequential construction phases. At the site boundary, it is assumed that up to only 1 piece of equipment of each listed type per phase would be operating for a limited portion of the 8-hour period/workday. In other words, at such proximity, the operating equipment cannot “stack” or crowd the vicinity and still operate. For the acoustical centroid case, which intends to be a geographic average position for all equipment during the indicated phase, it is assumed that the equipment may be operating up to eight hours per day.

Table 13-2. Estimated Distances between Construction Activities and Nearest Noise-sensitive Receptors

Construction Phase (and Equipment Types Involved)	Distance from Nearest Noise-Sensitive Receptor to Construction Site Boundary (Feet)*	Distance from Nearest Noise-Sensitive Receptor to Acoustical Centroid of Site (Feet)*
Site preparation (dozer, backhoe, grader)	15	300
Grading (grader, dozer, backhoe, scraper)	15	300
Building construction (crane, man-lift, generator, backhoe, scraper, welder/torch)	30	300
Architectural finishes (air compressor)	30	300
Paving (paver, roller, other equipment)	15	300

Source: Dudek 2021d; see Appendix E.

* Distances are in reference to sensitive receiver to the south.

Construction noise levels at the nearest occupied noise-sensitive land use were modeled using reference data from the Federal Highway Administration Roadway Construction Noise Model (Dudek 2021d). Input variables considered include the equipment type and number of each; the duty cycle for each piece of equipment (e.g., percentage of time within a specific time period, such as an hour, when the equipment is expected to operate at full power or capacity); and the distance from the noise-sensitive receiver, as well as how many hours such equipment may be on-site and operating (or idling) within an established work shift. No topographical or structural shielding was assumed in the modeling. Refer to Appendix B, Construction Noise Modeling Input and Output, of Appendix E for detailed data pertaining to project noise modeling. The predicted results are provided in Table 13-3 below.

Table 13-3. Predicted Construction Noise Levels per Activity Phase

Construction Phase (and Equipment Types Involved)	8-Hour L_{eq} at Nearest Noise-Sensitive Receptor to Construction Site Boundary (dBA)	8-Hour L_{eq} at Nearest Noise-Sensitive Receptor to Acoustical Centroid of Site (dBA)
Site preparation (dozer, backhoe, grader)	84.9	75.9
Grading (grader, dozer, backhoe)	84.9	75.9
Building construction (crane, man-lift, generator, backhoe, scraper welder/torch)	78.0	71.3
Architectural finishes (air compressor)	77.2	65.5
Paving (paver, roller, other equipment)	82.1	73.3

Source: Dudek 2021d; see Appendix E.

Notes: L_{eq} = equivalent noise level; dBA = A-weighted decibels.

As shown in Table 13-3, estimated construction noise levels are predicted to be as high as 85 dBA L_{eq} over an 8-hour period at the nearest existing residences (as close as 15 feet away) when site preparation activities occur near the southern project boundary. However, such estimated noise levels at a source-to-receiver distance of 15 feet would only occur when noted pieces of heavy equipment would each operate for a cumulative period from 1 to 3 hours a day. For instances when operation of construction equipment and processes could potentially cause construction noise levels to exceed 75 dBA L_{eq} (City’s daytime threshold for construction noise exposure over an 8-hour period at a residential receptor), methods identified in mitigation measure NOI-1 would be implemented to reduce such noise levels below the 75 dBA threshold.

Although nearby off-site residences would be exposed to elevated construction noise levels, the increase in noise levels would be relatively short term. It is anticipated that project construction activities would occur between 7:00 a.m. to 7:00 p.m. Monday through Friday, and 8:00 a.m. to 7:00 p.m. on Saturdays, in compliance with the City’s noise ordinance.

Construction noise during allowable daytime hours would therefore have the potential to exceed the 75 dBA L_{eq} 8-hour threshold at the nearest residential receiver on occasion. Thus, temporary construction-related noise impacts would be considered potentially significant unless mitigated. With implementation of mitigation measure NOI-1, impacts would be reduced to less than significant.

Long-Term Operational Noise

Off-Site Roadway Traffic Noise

The project would generate an estimated 48 average daily vehicle trips (ADT) on local arterial roadways (i.e., Ida Avenue) that could result in increased traffic noise levels at adjacent noise-sensitive land uses. Refer also to Appendix C, Traffic Noise Modeling Input and Output, of Appendix E for traffic volume data.

The City’s Noise Element establishes a 65 dBA CNEL for outdoor areas and a 45 dBA CNEL for interior areas as acceptable noise levels. Roadway traffic noise impacts are generally considered significant when they result in an increase of 3 dB above existing noise levels. An increase or decrease in noise level of at least 3 dB is required before any noticeable change in community response would be expected (Dudek 2021d).

Traffic noise levels were modeled at representative noise-sensitive receivers ST1 through ST3, as shown in Figure 8, Noise Measurement and Modeling Locations. The receivers were modeled to be 5 feet above the local ground elevation. The traffic noise model results are summarized in Table 13-4, and represented by CNEL values.

Table 13-4. Off-site Roadway Traffic Noise Modeling Results

Modeled Receiver Tag (Location Description)	Existing (2020) Noise Level (dBA CNEL)	Existing (2020) Plus Project Noise Level (dBA CNEL)	Maximum Project- Related Noise Level Increase (dB)
ST1 (Southwestern project boundary)	61.3	59.6	-1.7
ST2 (Northwestern project boundary)	64.2	61.5	-2.7
ST3 (Eastern project boundary approximately 50 feet from I-5)	69.7	64.5	-5.2

Source: Dudek 2021d; see Appendix E.

Notes: dBA = A-weighted decibel; CNEL = Community Noise Equivalent Level; dB = decibel.

As shown in Table 13-4, for all three listed representative receivers, the addition of project traffic to the roadway network would result in a CNEL increase of less than 3 dB, which is below the discernible level of change for the average healthy human ear. Additionally, construction of the buildings on-site would create sound barriers between the measurement locations and I-5 (the source of dominant acoustical contribution to the outdoor ambient sound environment), thereby resulting in a decrease in measured sound levels, as shown in the table above. As such, potential impacts from project-related off-site traffic noise increases are considered to be less than significant.

Stationary Operations Noise

Residential Unit Heating, Ventilation, and Air Conditioning Noise

Each of the new occupied residential units is anticipated to feature a split-system type air conditioning unit, with an air-cooled refrigeration (4-ton capacity) condenser unit in the patio area as currently depicted on the Site Plan; refer to Figure 3, Site Plan. Assuming each condenser unit has an SPL of 66 dBA at 3 feet based on available data from a likely manufacturer (Dudek 2021d), the condenser units would generally be installed near the patio wall in the highway-facing open space area (i.e., apparent “backyard”). As such, the closest existing noise-sensitive residential receptor to the south of the southernmost unit proposed would be as close as 40 horizontal feet to the nearest of these condenser units. However, due to the proposed privacy walls separating the residential unit patio areas, as well as the 6-foot high wall proposed along the southern property boundary, the predicted sound emission level from the combination of all 8 operating condenser units at the off-site single-family receptor would be 44 dBA L_{eq} . Therefore, noise levels would be compliant with the City’s nighttime threshold of 45 dBA hourly L_{eq} . Under such conditions, operation of the air conditioning units would result in a less than significant noise impact. Refer also to Appendix E for additional discussion.

Mitigation Measures:

NOI-1 Prior to and during project grading or construction, the following measures shall be implemented to demonstrate that noise levels do not exceed a 75 dBA level:

- Administrative controls (e.g., reduce operating time of equipment and/or prohibit usage of equipment type[s] within certain distances).
- Engineering controls (upgrade noise controls, such as install better engine exhaust mufflers).
- Install noise abatement on the site boundary fencing (or within, as practical and appropriate) in the form of sound blankets or comparable temporary barriers to occlude construction noise emission between the site (or specific equipment operation as the situation may define) and the noise-sensitive receptor(s) of concern.
- At the commencement of and during project grading, a noise monitor shall be on-site to ensure that noise levels at adjacent sensitive receptors are in conformance with the 75 dBA threshold.

Timing/Implementation: Prior to and during project grading or construction

Enforcement/Monitoring: City of Solana Beach Community Development Department

Level of Significance: Less than significant with mitigation incorporated.

b) *Would the project result in the generation of excessive groundborne vibration or groundborne noise levels? **Less than Significant Impact.***

Construction activities can generate varying degrees of vibration, depending on the construction procedures and the type of construction equipment used. High levels of vibration may cause physical personal injury or damage to buildings. However, vibrations rarely affect human health. Instead, construction-related vibration impacts are typically associated with building damage. The operation of construction equipment generates vibrations that spread through the ground and diminish with distance from the source. Unless heavy construction activities are conducted extremely close (within a few feet) to the neighboring structures, vibrations from construction activities rarely reach the levels that damage structures. Vibration impacts to buildings are generally discussed in terms of inches per second (ips) peak particle velocity (PPV). The maximum vibration level standard used by the California Department of Transportation (Caltrans) for the prevention of structural damage to typical residential buildings is 0.3 ips PPV.

Vibration can also be annoying and thereby impact occupants of structures. Groundborne vibration generated by construction projects is usually highest during pile driving, rock blasting, soil compacting, jack hammering, and demolition-related activities where sudden releases of subterranean energy or powerful impacts of tools on hard materials occur. Depending on the distance to a sensitive receptor, operation of large bulldozers, graders, loaded dump trucks, or other heavy construction equipment and vehicles on a construction site also have the potential to cause high vibration amplitudes. Caltrans indicates that continuous vibrations with a PPV of approximately 0.2 ips is considered annoying (Dudek 2021d).

Groundborne vibration attenuates (or lessens) rapidly, even over short distances. The attenuation of groundborne vibration as it propagates from source to receptor through intervening soils and rock strata can be estimated using Federal Transportation Authority and Caltrans guidance. For

example, for a bulldozer operating on-site and as close as the western project boundary (e.g., 15 feet from the nearest receiving sensitive land use), the estimated vibration velocity level would be 0.19 ips per the equation below (Dudek 2021d):

$$PPV_{rcvr} = PPV_{ref} * (25/D)^{1.5} = 0.19 = 0.089 * (25/15)^{1.5}$$

In the above equation, PPV_{rcvr} is the predicted vibration velocity at the receiver position, PPV_{ref} is the reference value at 25 feet from the vibration source (the bulldozer), and D is the horizontal distance to the receiver. Therefore, at this predicted PPV, impacts resulting from vibration-induced annoyance to occupants of homes located in the project vicinity would be less than significant.

As stated, construction vibration occurring at higher levels can also cause structural damage. As shown, construction vibration associated with the proposed project is anticipated to yield levels of 0.19 ips, which do not exceed the guidance limit of 0.2 to 0.3 ips PPV for preventing damage to residential structures (Dudek 2021d). As the predicted vibration level at 15 feet would be less than the guidance limit, the potential for damage to nearby structures due to vibration is considered less than significant.

Regarding project operations, mechanical systems such as heating, ventilation, and air-conditioning units are typically designed to feature rotating (fans, motors) and reciprocating (compressors) components that are well-balanced with isolated vibration within or external to the equipment casings. Therefore, as a limited-scale residential use, project operations are not anticipated to generate high levels of groundborne vibration or groundborne noise levels from operation of on-site mechanical systems. No other substantial source of groundborne vibration or noise is anticipated with project operations.

Based on the above, the project would not result in the generation of excessive groundborne vibration or groundborne noise levels. Impacts would be less than significant.

Mitigation Measures: None required.

Level of Significance: Less than significant.

- c) *For a project located within the vicinity of a private airstrip or an airport land use plan area or, where such a plan has not been adopted, within 2 miles of a public airport or a public use airport, would the project expose people residing or working in the project area to excessive noise levels?*
No Impact.

The project site is not located within 2 miles of an active private airstrip. The project site is not located within an airport land use plan or within two miles of a public airport or public use airport. The nearest airports to the site are the Naval Air Station (NAS) Miramar located approximately 10 miles to the southeast, and the McClellan-Palomar Airport, located approximately 10 miles to the northwest.

Therefore, the project would not expose people residing or working in the project area to excessive noise levels due to airport operations. No impact would occur in this regard.

Mitigation Measures: None required.

Level of Significance: No impact.

14. Population and Housing

	Potentially Significant Impact	Less than Significant Impact With Mitigation Incorporated	Less than Significant Impact	No Impact
I4. POPULATION AND HOUSING. Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION OF IMPACTS

- a) *Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?* **No Impact.**

The City is currently in the process of preparing its 6th Cycle Housing Element Update for the 2021-2029 planning period. The draft Housing Element indicates that the City of Solana Beach is allocated a total of 875 housing units, including 316 units affordable to very low-income households, 159 units affordable to low-income, 160 units affordable to moderate-income, and 240 units affordable to above-moderate income (City of Solana Beach 2021).

The project is an infill development project consisting of eight multifamily residential apartments. No affordable housing units are proposed.

SANDAG’s 2050 Regional Growth Forecast anticipated that the City would grow an estimated 13 percent between 2020 and 2050 (City of Solana Beach 2013). In 2020, the estimated population of the City was 13,838 residents; the average number of persons per household in the City is 2.33 (SANDAG 2021). Using this factor, the proposed development of eight multifamily units would generate an additional 19 residents. As this represents an estimated 0.14 percent of the current population (19 divided by 13,838), the project would not directly induce substantial unplanned population growth in the City or surrounding area.

The project site is located within an established, urbanized neighborhood in the City and is currently served by the existing roadway system. Direct access to the site would be from Ida Avenue with minor construction required to provide the proposed driveways into the site. All other critical infrastructure and utilities can readily be extended onto the project site from existing facilities. The project would therefore not result in the extension of new roads or other infrastructure to areas of the City not currently served by such facilities, thereby avoiding the potential to indirectly induce population growth.

Project implementation would not induce substantial unplanned population growth, either directly or indirectly. No significant impact would occur.

Mitigation Measures: None required.

Level of Significance: No impact.

- b) *Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? **No Impact.***

The project would construct eight new residential rental apartment units on the subject site, which is currently in a vacant and disturbed condition. Therefore, the project would not displace substantial numbers of existing people or housing within the neighborhood. Further, because no existing homes would be displaced with project implementation, no persons would be displaced by the project, and no significant impact would occur.

Mitigation Measures: None required.

Level of Significance: No impact.

15. Public Services

	Potentially Significant Impact	Less than Significant Impact With Mitigation Incorporated	Less than Significant Impact	No Impact
15. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services:				
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION OF IMPACTS

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services:

a) *Fire protection? **Less than Significant Impact.***

The project would be served by the City of Solana Beach Fire Department (SBFD), located at 500 Lomas Santa Fe Drive, approximately 0.9 miles northwest of the site. The SBFD provides emergency and disaster response to mitigate fire, emergency medical, hazardous materials, and other incidents within its boundaries as well as to other jurisdictions via a mutual aid agreement.

The SBFD operates three shifts with six fire department personnel per shift staffing two pieces of fire apparatus (one engine and one truck). Each apparatus is staffed with a certified fire officer, driver/operator, and firefighter (City of Solana Beach n.d.-c).

In 2009, the SBFD joined a cost-saving Cooperative Fire Management Services Agreement with the Cities of Encinitas and Del Mar. Through this agreement, Encinitas and Solana Beach senior fire staff provide oversight for the Del Mar, Encinitas, and Solana Beach fire departments. Duties include supervising fire suppression operations and emergency medical services; emergency management; fire prevention activities; purchasing of materials, supplies, and fire equipment; management of service contracts; and administrative functions. In addition, the SBFD has automatic aid agreements with the City of San Diego and the Rancho Santa Fe Fire District. The SBFD provides mutual aid to the Northern San Diego Zone, San Diego County, and as needed

throughout the State of California. In 2018, Solana Beach was recognized as an Insurance Services Organization (ISO) Class 1 Fire Department, which represents the provision of superior fire protection services (City of Solana Beach n.d.-c).

Although the project would not substantially alter the SBF's ability to provide fire protection services to the project site, constructing eight new multifamily residences on the site would incrementally increase the demand on SBF services, personnel, and equipment, adding new demand for emergency and non-emergency service responses. As such, the project applicant would be required to pay development impact fees in proportion to the development proposed to help fund fire protection services in the City. With the payment of such fees, the project would not result in a substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable fire protection service ratios, response times, or other performance objectives. Impacts would be less than significant.

Mitigation Measures: None required.

Level of Significance: Less than significant.

b) *Police protection? **Less than Significant Impact.***

The San Diego County Sheriff's Department provides law enforcement and other related services to the City of Solana Beach via contract (City of Solana Beach 2014). The North Coastal Sheriff's Station located at 175 N. Camino Real in the City of Encinitas, approximately 4.2 miles north of the project site, provides law enforcement services through contract for the Cities of Del Mar, Encinitas, and Solana Beach (City of Solana Beach n.d.-g). The Sheriff's Department offers uniformed patrol, detective follow-up, traffic enforcement, accident investigation, aviation support, and administrative and supervisory functions.

The Sheriff's Department currently uses a minimum service guideline of one 24-hour patrol unit for every 13,275 residents (not including traffic enforcement) (City of Solana Beach 2014). According to the City's General Plan Safety Element, response time to priority calls to areas within the City is approximately 8.4 minutes (mean average) or 7.0 minutes (median average). Non-priority call response time is approximately 14.3 minutes (mean) or 8.0 minutes (median) (City of Solana Beach 2014).

As new development occurs over time, the Sheriff's Department maintains adequate law enforcement services by assigning additional deputies to an area in direct proportion to its increase in population. The need for augmented law enforcement services resulting from new population is therefore accommodated by increasing the number of deputies available to the City commensurate with the City's ability to pay for such services. However, the needs for increased law enforcement services can be somewhat reduced by improving the City's traffic circulation systems and by requiring new development to incorporate certain measures such as adequate lighting of exterior areas.

To compensate for costs resulting from increased demand for law enforcement services generated by the project, the applicant would be required to pay development impact fees. With the payment of such fees, the project would not result in a substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant

environmental impacts, in order to maintain acceptable law enforcement service ratios, response times, or other performance objectives. Impacts would be less than significant.

Mitigation Measures: None required.

Level of Significance: Less than significant.

c) *Schools? **Less than Significant Impact.***

The Solana Beach School District and the San Dieguito Union High School District serve the City of Solana Beach. The Solana Beach School District has a total enrollment of approximately 3,000 students in kindergarten through sixth grade (K-6). It operates six elementary schools and a Child Development Center with programs for toddlers: Solana Vista (K-3); Skyline (4-6 and the K-6 Global Education Program); Solana Santa Fe (K-6); Carmel Creek (K-4); Solana Highlands (K-4); and Solana Pacific (5-6) schools (City of Solana Beach 2014). Two schools in the San Dieguito Union High School District serve the City: Earl Warren Middle School located at 155 Stevens Avenue in Solana Beach and Torrey Pines High located at 3710 Del Mar Heights Road in San Diego. A number of private schools also serve students in the City.

School-aged children residing in the proposed development would enroll in Skyline Elementary School (K-6) and Earl Warren Middle School (7-8), located approximately 0.9 miles and 0.8 miles (respectively) to the north of the project site, and Torrey Pines High School (9-12). Additionally, St. Leo's preschool is located 0.2 miles to the north and Santa Fe Christian School (grades PK to 12) is located 0.3 miles to the northwest of the site.

The eight multifamily residential units proposed with the project would not generate a substantial number of new school-aged children that would require educational services, nor would the need for a new school facility be triggered. To offset potential costs associated with increased enrollment in the affected school districts, the project applicant would be required to pay state-mandated school impact fees. Prior to the issuance of building permits, the project applicant would provide funding to the affected school districts in accordance with Government Code Section 65996 and Senate Bill 50. Government Code Section 65996 states that payment of development fees is deemed to be full and complete school facilities mitigation. Impacts would be less than significant.

Mitigation Measures: None required.

Level of Significance: Less than significant.

d) *Parks? **Less than Significant Impact.***

The project would result in construction of eight multifamily residential units that would place incremental demands on the City's existing park and recreation facilities. The City General Plan Conservation and Open Space Element identifies the goal of providing a minimum of 3 acres of public park and recreational facilities per every 1,000 residents (City of Solana Beach 2014). Therefore, the project would result in new demand for an additional 0.001 acres of parkland.

SANDAG's 2050 Regional Growth Forecast anticipated that the City would grow an estimated 13 percent between 2020 and 2050 (City of Solana Beach 2013). In 2020, the estimated population of the City was 13,838 residents; the average number of persons per household in the City is 2.33 (SANDAG 2021). Using this factor, the proposed development of eight multifamily units would generate an additional 19 residents. As this represents an estimated 0.14 percent of the current

population (19 divided by 13,838), project implementation would not result in a substantial increase in demand on the City's parks and recreation system.

The project design includes a common open space area and playground for use by residents of the apartment community. The proposed recreation/open space area is located at the northern end of the project site and is shown in Figure 3, Site Plan, and Figure 5, Conceptual Landscape Plan. The provision of such on-site facilities would further reduce potential demands on the City to provide recreational resources for use by project residents.

As future residents of the project would use existing parks and recreational facilities in the City, the project applicant would be required to pay associated development impact fees, in compliance with Section 17.72.020 of the City's Municipal Code, which would be used toward the ongoing provision and maintenance of such facilities. Project compliance with Section 17.72.020 of the Municipal Code would ensure that the project does not result in a substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable park service ratios or other performance objectives. Impacts would be less than significant.

Mitigation Measures: None required.

Level of Significance: Less than significant.

e) *Other public facilities? **Less than Significant Impact.***

The nearest City library to the subject site is the County of San Diego Public Library, located approximately 0.6 miles northwest at 57 Stevens Avenue. Services provided by the library include circulation of library materials such as books, magazines, and video and audio recordings; reference service; internet access; word processing stations; copy machines; children's reading programs; and workshops for children and adults, among other services.

The project would construct eight multifamily residential units whose estimated 19 residents would not be anticipated to place substantial new demands on existing City library facilities. However, the City would require that the project applicant pay development impact fees to ensure that library services remain adequate to serve the City's population over the long term. With the payment of such fees, the project would not result in a substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable performance objectives. Impacts would be less than significant.

Mitigation Measures: None required.

Level of Significance: Less than significant.

16. Recreation

	Potentially Significant Impact	Less than Significant Impact With Mitigation Incorporation	Less than Significant Impact	No Impact
16. RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION OF IMPACTS

- a) *Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? **Less than Significant Impact.***

Refer to Response 15d), above. The project would not affect any property currently zoned for recreational or open space use. The project proposes development of an eight-unit residential apartment community with on-site recreational amenities for residents to use; refer to Figure 3, Site Plan. At full buildout, the project would only generate an estimated 19 new residents, using the current SANDAG population rate of 2.33 persons per household for the City (SANDAG 2021).

Due to the limited size, location, and nature of the proposed project, negligible demand on existing recreational resources would occur. The project applicant would be required to pay associated development impact fees, in compliance with Section 17.72.020 of the City’s Municipal Code, which would be used toward the ongoing provision and maintenance of the City’s parks and recreational facilities. Compliance with Section 17.72.020 of the Municipal Code would ensure that the project does not result in adverse effects on the City’s existing parks or other recreational facilities such that substantial physical deterioration would occur or be accelerated. As a result, impacts would be less than significant.

Mitigation Measures: None required.

Level of Significance: Less than significant.

- b) *Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? **Less than Significant Impact.***

Refer to Response 15d) and Response 16a), above. The project design includes a common open space area and playground for use by residents of the apartment community. The proposed recreation/open space area is located at the northern end of the project site and is shown in Figure 3, Site Plan, and Figure 5, Conceptual Landscape Plan. Additionally, the units would offer backyards, decks, and patios for resident use. Potential environmental effects resulting from

construction or operation of these recreational features have been evaluated in this Initial Study as part of the proposed development and mitigation measures have been identified as appropriate to reduce any resulting impacts. It is not anticipated that, due to the limited number of new residents generated, new or expanded off-site recreational facilities would be required to adequately serve the project.

Therefore, the project does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Impacts would be less than significant.

Mitigation Measures: None required.

Level of Significance: Less than significant.

17. Transportation

	Potentially Significant Impact	Less than Significant Impact With Mitigation Incorporated	Less than Significant Impact	No Impact
17. TRANSPORTATION. Would the project:				
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Where relevant, the following evaluation is based upon the *Trip Generation Assessment* prepared for the project by Linscott, Law, & Greenspan (LL&G) in 2021; see Appendix F.

DISCUSSION OF IMPACTS

- a) *Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities? **Less than Significant Impact.***

In the summer of 2015, the City of Solana Beach completed its Comprehensive Active Transportation Strategy (CATS) (City of Solana Beach 2015). The report, funded by a SANDAG grant, identifies the current state of active transportation facilities in Solana Beach and provides guidelines for future improvements consistent with the City’s General Plan Circulation Element. The plan provides a list of areas within the City to be addressed for future improvement.

Currently, there are no existing bicycle facilities (e.g., bike lanes or bicycle parking) along the project frontage on Ida Avenue. The CATS report identifies future construction of a residential bike boulevard along Ida Avenue from Genevieve Street to Academy Drive. Additionally, the CATS identifies the same segment of Ida Avenue for unspecified traffic-calming improvements to aid pedestrian movement (City of Solana Beach 2015). These improvements are identified for near-term implementation, or generally 1-10 years following adoption of the CATS. No long-term improvements for Ida Avenue are identified in the plan. The project does not propose installation of a bike lane as part of the intended improvements.

An existing sidewalk is present to the south of the site, along the eastern side of Ida Avenue. The project proposes construction of a new 4-foot-wide sidewalk along the project frontage to connect with the existing sidewalk to the south, which would enhance pedestrian opportunities in the project vicinity. It is not anticipated that the proposed development would conflict or interfere with such existing facilities.

Several existing bus routes operated by the North County Transit District (NCTD) serve the City of Solana Beach. Route 308 (which runs to the north/west along Lomas Santa Fe Drive, San Rodolfo Drive, Stevens Avenue, Valley Avenue, and then east along Via de la Valle) is located approximately 0.23 miles west of the project site at its closest point. Route 101 (which traverses the City from its southern boundary to its northern boundary along N. Coast Highway 101) is located approximately 0.85 miles west of the site. No changes to area bus stops or operations would occur with project implementation.

The nearest transit station is at 105 N. Cedros Avenue in Solana Beach, approximately 1 mile northwest of the project site. The NCTD operates the Coaster commuter rail service in the northern and central coastal regions of San Diego County, from the City of Oceanside to downtown San Diego. The service operates primarily during weekday peak periods with limited midday, weekend, and holiday service. Additionally, the Pacific Surfliner, operated by Amtrak, is accessible from the Solana Beach train station.

As shown in Figure 3, Site Plan, no off-site roadway improvements (e.g., widening) are proposed. Minor resurfacing of Ida Avenue along the project frontage would be required once project improvements (e.g., access drives, utilities) are in place. As such, the project would not adversely impact existing or proposed transportation facilities (sidewalks, bicycle lanes, or public transportation stops). The project does not propose any features that would be inconsistent with applicable policies of the City's General Plan, CATS, or other relevant plans addressing the circulation system. Additionally, the project would not interfere with access to any existing or future rail service within the City of Solana Beach.

Therefore, the project would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. Impacts would be less than significant.

Mitigation Measures: None required.

Level of Significance: Less than significant.

b) *Conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b)?* **Less than Significant Impact.**

In December 2018, new guidelines were approved that shift traffic analysis from delay and operations to vehicle miles traveled (VMT) when evaluating transportation impacts under CEQA. This change in methodology is a result of SB 743, which was signed into law in September 2013. The Governor's Office of Planning and Research released a Technical Advisory (December 2018) that contains recommendations regarding assessment of VMT, thresholds of significance, and mitigation measures. Statewide implementation occurred on July 1, 2020.

A qualitative *Vehicle Miles Traveled Assessment* was prepared for the project (LL&G 2021). The City of Solana Beach has not yet adopted screening thresholds per SB 743 standards. Therefore, the Technical Advisory's Screening Thresholds for Small Projects were reviewed for the proposed project. Such thresholds indicated that projects generating fewer than 110 vehicle trips per day are not considered to result in a significant VMT transportation impact.

The eight-unit multifamily residential project would generate an estimated 48 daily vehicle trips (6 per unit), or fewer than half of the screening threshold of 110 daily vehicle trips (LL&G 2021).

Therefore the project is not anticipated to result in an impact relative to VMT. No further analysis relative to VMT is required.

The project would not conflict or be inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b). Impacts would be less than significant.

Mitigation Measures: None required.

Level of Significance: Less than significant.

- c) *Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? **Less than Significant Impact.***

The project does not propose any features that would construct or modify local roadways that would potentially increase hazards. No new roadway designs or features (i.e., sharp curves, dangerous intersections, or other hazardous elements) would be required that could result in transportation-related hazards or safety concerns. As shown in Figure 3, Site Plan, no off-site road improvements are proposed; minor resurfacing of Ida Avenue along the project frontage would occur after improvements for driveway access and utilities are completed.

The project would be served by five proposed driveways along Ida Avenue. All driveways would be designed to City engineering standards to ensure that adequate sight distance is provided. Additionally, on-site structures would be set back from the roadway to ensure that views at the proposed driveways are uninhibited.

The project would result in development of the subject site with multifamily residential development. No land uses that would involve farm equipment or heavy machinery are proposed.

For the reasons above, the project would not substantially increase hazards due to a geometric design feature or incompatible uses. Impacts related to project design features would be less than significant.

Mitigation Measures: None required.

Level of Significance: Less than significant.

- d) *Result in inadequate emergency access? **Less than Significant Impact.***

Project construction activities would not result in inadequate emergency access. It is anticipated that project construction activities would be staged on-site and would not interfere with emergency access to the site. The project site and vicinity are accessible via a number of existing roads, with alternative roads allowing access in the event of an emergency. Emergency vehicle access would be maintained throughout project construction in accordance with standard construction specifications. Further, construction activities would not be permitted to impede emergency access to any local roadways or surrounding properties. As appropriate, a traffic control plan would be prepared and implemented to ensure that adequate access and circulation is maintained on all surrounding streets during the project construction phase. As a result, potential impacts related to project construction activities are considered less than significant.

The project would be designed to meet City and SBFDD standards for emergency access and circulation and would not alter any established emergency vehicle routes or otherwise interfere with emergency access. As mentioned previously, the project proposes multiple ingress/egress points along Ida Avenue. All access drives would be designed in accordance with City engineering

design standards to ensure safe ingress/egress to/from the site and adequate vehicular circulation. The site is not proposed to be gated, and therefore no access systems (i.e., Knox box) to allow for emergency access are proposed or required. Operational impacts are therefore considered to be less than significant.

Therefore, the project would not result in inadequate emergency access. Impacts would be less than significant.

Mitigation Measures: None required.

Level of Significance: Less than significant.

18. Tribal Cultural Resources

	Potentially Significant Impact	Less than Significant Impact With Mitigation Incorporated	Less than Significant Impact	No Impact
18. TRIBAL CULTURAL RESOURCES. Would the project cause substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k); or,	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 3024.1. In applying the criteria set for in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resources to a California Native American tribe?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The following analysis considers the findings of consultation efforts between the City of Solana Beach (lead agency) and relevant Native American tribes, pursuant to the requirements of California AB 52 (Chapter 532, Statutes of 2014), which establishes a formal consultation process for California Native American tribes as part of CEQA and equates significant impacts on tribal cultural resources with significant environmental impacts (California Public Resources Code Section 21084.2). Refer also to Appendix G which includes relevant correspondence. Additionally, relevant information from the *Cultural Resources Inventory Report* prepared for the project by Dudek (2021c; see Appendix C) has been incorporated in the discussion below, relative to Native American cultural resources.

California Public Resources Code Section 21074 defines tribal cultural resources as follows:

- Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:
 - Included or determined to be eligible for inclusion in the California Register of Historical Resources; or,
 - Included in a local register of historical resources.
- A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of California Public Resources Code Section 5024.1.

Sacred places can include Native American sanctified cemeteries, places of worship, religious or ceremonial sites, and sacred shrines. In addition, both unique and non-unique archaeological resources, as defined in California Public Resources Code Section 21083.2, can be tribal cultural resources if they meet the criteria detailed above. The lead agency relies upon substantial evidence to make the determination that a resource qualifies as a tribal cultural resource when it is not already listed in the California Register of Historical Resources or a local register.

AB 52 defines a “California Native American Tribe” as a Native American tribe located in California that is on the contact list maintained by the Native American Heritage Commission (California Public Resources Code Section 21073). Under AB 52, formal consultation with tribes is required if a tribe has requested to be informed by the lead agency of proposed projects and if the tribe, upon receiving notice of a project, accepts the opportunity to consult within 30 days of receipt of the notice. AB 52 also requires that consultation, if initiated, address project alternatives and mitigation measures for significant effects if specifically requested by the tribe.

AB 52 states that consultation is considered concluded when the parties either agree to measures to mitigate or avoid a significant effect on tribal cultural resources, or when either the tribe or the agency concludes that mutual agreement cannot be reached after making a reasonable, good-faith effort. Under AB 52, any mitigation measures recommended by the agency or agreed upon with the tribe may be included in the final environmental document and in the adopted mitigation monitoring program if they were determined to avoid or lessen a significant impact on a tribal cultural resource. If the recommended measures are not included in the final environmental document, then the lead agency must consider the four mitigation methods described in California Public Resources Code Section 21084.3. Any information submitted by a tribe during the consultation process is considered confidential and is not subject to public review or disclosure. Such information would be published in a confidential appendix to the environmental document unless the tribe consents to disclosure of all or some of the information to the public.

DISCUSSION OF IMPACTS

- a) *Cause substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)? **Less than Significant with Mitigation Incorporated.***

The project site is currently undeveloped. As discussed in Section 5, Cultural Resources, the site does not support any listed or eligible historical or cultural resources, as defined by Public Resources Code Section 5020.1(k). A cultural resources inventory was conducted for the project by Dudek (2021c; Appendix C). On January 20, 2020, Dudek conducted a records search for the property at the South Coastal Information Center of the California Historical Resources Information System at San Diego State University. The search indicated that no previously recorded resources have been identified within the project area. In addition, Dudek contacted the California Native American Heritage Commission to request a search of the Sacred Lands File for the APE. The search was negative and no Native American cultural resources were identified within the project area. Additionally, the entire project area was field surveyed by Dudek and a Red Tail Native America monitor on January 28, 2020. No cultural or tribal cultural resources were identified as a result of the field survey (Dudek 2021c).

Pursuant to AB 52, the City initiated consultation by sending an initial notification letter to the Mesa Grande Band of Mission Indians on June 23, 2021; the Mesa Grande Band is the only tribe to date that has requested to be notified by the City relative to AB 52 requirements. The City did not receive a subsequent response from the tribe indicating awareness of or potential for significant tribal cultural resources to occur on-site or in the surrounding area, nor request for further consultation with the City. As such, the City considers tribal consultation requirements per

AB 52 to be concluded. Additional opportunity for area tribes to provide comment will also be afforded during the 30-day public review period for the IS/MND, pursuant to California Public Resources Code Section 21091(b).

While no specific tribal cultural resources that could be impacted by the project have been identified, mitigation measures CUL-1 to CUL-3 would be implemented to reduce potential impacts to unknown cultural resources, including any human remains; refer to Section 5, Cultural Resources. Such mitigation would also serve to protect any tribal cultural resources in the event of discovery during project-related ground disturbance activities. Therefore, with implementation of mitigation measures CUL-1 to CUL-3, potential impacts on any unknown tribal cultural resources would be reduced to less than significant.

The project would not cause a substantial adverse change in the significance of a tribal cultural resource listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k). Impacts would be less than significant with mitigation incorporated.

Mitigation Measures: Implement mitigation measures CUL-1 to CUL-3.

Level of Significance: Less than significant with mitigation incorporated.

- b) *Cause substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set for in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resources to a California Native American tribe? **Less than Significant with Mitigation Incorporated.***

As noted above, no specific tribal cultural resources that could be impacted by the project have been identified. However, mitigation measures CUL-1 to CUL-3 would be implemented to reduce potential impacts to unknown tribal cultural resources, including human remains, to less than significant.

Therefore, the project would not cause substantial adverse change in the significance of a tribal cultural resource determined to be significant pursuant to criteria set forth in Public Resources Code Section 5024.1(c). Impacts would be less than significant with mitigation incorporated.

Mitigation Measures: Implement mitigation measures CUL-1 to CUL-3.

Level of Significance: Less than significant with mitigation incorporated.

19. Utilities and Service Systems

	Potentially Significant Impact	Less than Significant Impact With Mitigation Incorporated	Less than Significant Impact	No Impact
19. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Require or result in the relocation or reconstruction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION OF IMPACTS

- a) *Require or result in the relocation or reconstruction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects? **Less than Significant Impact.***

Water

The Santa Fe Irrigation District (SFID) and the Olivenhain Water District (OWD) provide water service to the City of Solana Beach. Local surface water is also provided from Lake Hodges, The SFID and OWD obtain most of their water supplies from the San Diego County Water Authority (SDCWA) - Metropolitan Water District system. The SDCWA imports water and sells it to member agencies. More than 90 percent of the SDCWA water supply consists of water imported from the Colorado River and northern California sources. Untreated water purchased by the SFID is treated at the R.E. Badger Filtration Plant, which is capable of treating up to 40 million gallons of water per day (mgd) and typically treats up to 7 billion gallons of potable water annually (SFID n.d.). SFID also purchases recycled water from the San Elijo Joint Powers Authority (SEJPA). The SFID currently provides approximately 500 acre feet (163 million gallons) of recycled water, or

approximately 4% of total water consumption, and plans to expand service to its customers (SFID n.d.).

The General Plan Conservation and Open Space Element estimates that future water consumption for the City of Solana Beach will occur at a rate of approximately 0.22 acre-feet per capita per year. The City's population is expected to reach an estimated 18,317 persons at General Plan buildout; therefore, annual water demand at buildout would be approximately 4,030 acre-feet (City of Solana Beach 2014). As this is less than the ultimate annual water demand of 6,116 acre-feet as projected for the City in the SFID master plan, it is anticipated that the City's future water demands would be met by the SFID (City of Solana Beach 2014).

Additionally, the SFID Urban Water Management Plan (UWMP) evaluates SFID's water reliability for the years 2025 through 2045. The plan states that the SDCWA's 2020 UWMP reports that it anticipates imported and stored water would be sufficient to meet future demands of its member agencies under the single dry year and multiple dry year scenarios when accounting for changes in local supply availability and regional demands. During drought periods, it is anticipated that SFID could purchase additional supplies from the SDCWA to supplement any reduction in local surface water supply. The SEJPA also has the capacity to increase recycled water deliveries to the SFID in the event that recycled water demands increase during drought periods. It is therefore projected that available supplies would adequately meet anticipated future demands, indicating that the SFID's water supply mix is reliable and resistant in the occurrence of drought (SFID 2021).

The project proposes construction of 8 multi-family residential units, estimated to generate 19 new residents within the Solana Beach community. The project would be served by the City's public water system via connection to an existing 8-inch water line located in Ida Avenue; refer to Figure 3, Site Plan. Due to the limited scale of the project, it is not anticipated that development as proposed would substantially increase demand on the City's existing water service facilities or generate the need for new or expanded facilities to serve the site; existing facilities would be adequate to accommodate new water demands generated by the project. Therefore, the project would not result in the relocation or reconstruction of new or expanded water-related facilities, the construction or relocation of which could cause significant environmental effects. Impacts would be less than significant in this regard.

Wastewater Treatment

The City of Solana Beach maintains the sanitary sewer system. Wastewater generated within the City is pumped to the San Elijo Water Reclamation Facility located in Cardiff for treatment and disposal. The facility currently serves that cities of Encinitas, Solana Beach, Del Mar and portions of Rancho Santa Fe and is capable of treating more than 5 million gallons per day of wastewater and stormwater. The treatment facility also supplies reclaimed water for landscape irrigation and industrial applications (City of Solana Beach n.d.). Completion of a \$47 million capital improvement program that includes upgraded treatment systems is currently underway at the reclamation facility, thereby allowing it to provide enhanced wastewater treatment services (Coast News 2021).

As stated above, the project would result in the construction of 8 multi-family residential units, estimated to generate 19 new residents within the City. Minor improvements are proposed to provide connection to the City's existing public sewer system for wastewater service. Due to the limited scale of the project, it is not anticipated that the development as proposed would substantially increase demand on the City's existing wastewater treatment facilities. Existing

facilities would be adequate to accommodate new wastewater flows generated by the project. Therefore, the project would not result in the relocation or reconstruction of new or expanded wastewater treatment facilities, the construction or relocation of which could cause significant environmental effects. Impacts would be less than significant in this regard.

Storm Water

The City of Solana Beach implements a comprehensive storm water pollution prevention program. As mandated by the NPDES Permit Order No. R9-2013-0001 issued by the RWQCB, the City is required to prevent and eliminate non-storm water discharges into the City's storm drain system.

There are no existing storm drain improvements or discharge locations on-site. Proposed stormwater improvements include installation of sump pumps, drop inlet catch basins, and/or HDPE pipe that would convey flows towards Ida Avenue. Filterra catch basins would be constructed on Ida Avenue to treat stormwater generated on-site. The on-site flows would then be conveyed to perforated underground storage chambers to detain the post-development 10-year volumes. These flows would be detained and infiltrated into the ground. Two under sidewalk discharge locations located on Ida Avenue adjacent to the project's northwesterly and southwesterly boundary are also proposed.

Best management practices (BMPs) would be implemented during construction consistent with the requirements of the NPDES Permit and the City's BMP Design Manual to control storm water quality and the potential for erosion. The project has been designed in accordance with local and state regulations pertaining to the management of runoff (e.g., no increase in rate or volume for undeveloped versus developed condition) and for the treatment of stormwater on-site. Refer also to Section 10, Hydrology and Water Quality, and Appendices D-1 and D-2. Project improvements related to storm water are not anticipated to result in a significant environmental effect.

Cable/Electricity/Gas/Internet

City of Solana Beach residents receive cable and internet service from either Cox Communication or Time Warner Cable (City of Solana Beach n.d.) and natural gas and electricity service from SDG&E (City of Solana Beach n.d.). Such services are currently available within the surrounding neighborhood and would be extended to the subject property to serve future residents. Provision of such services to the subject site would not result in a significant environmental effect.

The project would therefore not require or result in the relocation or reconstruction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects. Impacts would be less than significant.

Mitigation Measures: None required.

Level of Significance: Less than significant.

- b) *Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years? **Less than Significant Impact.***

Refer to Response 19a), above. As stated above, the SFID's water supply portfolio includes water purchased from the SDCWA, local surface water from Lake Hodges, and recycled water purchased from the SEJPA. The SFID's 2021 UWMP presents an assessment of water reliability for future years 2025 through 2045. Consistent with the UWMP Act requirements, a comparison of total

projected water supply to total projected water demands in five-year increments over the next 20 years is provided for the normal water year, single dry year, and multiple dry year scenarios.

As indicated above, through continued use of existing supplies and opportunities to supplement water supplies during periods of drought (e.g., through purchase from SDCWA or through increased purchase of recycled water from SEJPA), it was concluded that projected available supplies would meet anticipated demands, demonstrating that the SFID's water supply mix is "reliable and drought resilient" (SFID 2021).

In conformance with current requirements, the SFID also prepared a drought risk assessment (DRA) to compare supplies and demands over a five-year consecutive dry period, or extended drought. The SFID's DRA, evaluated for the years 2021 to 2025, assumed that the SFID could purchase additional supplies from the SDCWA to supplement reductions. The DRA concluded that projected available water supplies would meet anticipated demands, thereby further demonstrating a reliable water supply under such conditions (SFID 2021).

Therefore, the existing and future water supply is considered adequate to accommodate the increased population and associated water demand anticipated with the proposed project. Development of new 8 multi-family units would not substantially affect the SFID's ability to meet anticipated future water demands, or to supply water to the agencies it serves, during both normal and drought conditions.

The project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years. Impacts would be less than significant.

Mitigation Measures: None required.

Level of Significance: Less than significant.

- c) *Result in determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? **Less than Significant Impact.***

Refer to Response 19a), above, for additional discussion. The project would result in development of 8 multi-family units. Due to the limited scale of the project, the resulting residential uses would not substantially increase demand on existing wastewater treatment facilities serving the City. Therefore, the project would not result in determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. Impacts would be less than significant.

Mitigation Measures: None required.

Level of Significance: Less than significant.

- d) *Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? **Less than Significant Impact.***

Assembly Bill (AB) 939 established the California Integrated Waste Management Act of 1989 (PRC Sections 42900–42927) which required all California cities and counties to reduce the volume of solid waste deposited in landfills by 50 percent by the year 2000. It also requires that cities and

counties continue to remain at 50 percent or higher for each subsequent year. The act is intended to reduce, recycle, and reuse solid waste generated to the maximum extent feasible.

The act requires each California city and county to prepare, adopt, and submit to the California Department of Resources Recycling and Recovery (CalRecycle) a source reduction and recycling element that demonstrates how the jurisdiction will meet the act's mandated diversion goals. Each jurisdiction's SRRE must include specific components as defined in PRC Sections 41003 and 41303. In addition, the SRRE must include a program for management of solid waste generated in the jurisdiction consistent with the following hierarchy: (1) source reduction; (2) recycling and composting; and (3) environmentally safe transformation and land disposal. The SRRE is required to emphasize and maximize the use of all feasible source reduction, recycling, and composting options in order to reduce the amount of solid waste to be disposed of by transformation and land disposal (PRC Sections 40051, 41002, and 41302).

The City of Solana Beach has exclusive franchise agreements with EDCO Waste and Recycling Services for all solid waste collection and recycling services (City of Solana Beach n.d.-b). The City also implements a recycling program at its Public Works Yard where asphalt, concrete, steel, metal, plastic, glass, aluminum, and green waste generated at City facilities and public construction and maintenance projects is accepted. Through such programs, the overall diversion rate for the City, including residential, commercial, industrial, and municipal uses, has increased over the past decade in conformance with the requirements of AB 939 and other similar regulations (City of Solana Beach n.d.-b).

The City implements its Construction and Demolition Debris Recycling Ordinance (Chapter 6.36 of the City Municipal Code) which requires all demolition permits and construction projects with a minimum \$100,000 valuation to recycle at least 50% of debris generated by the project. The project applicant is responsible for submitting a waste management plan prior to receiving a demolition or building permit. The waste management plan would be required to identify the amount of waste generated during construction and methods by which it would be disposed of and/or recycled. Final project approval is not granted until the applicant provides evidence that a minimum of 50% (with a goal of 65%) of the construction debris generated was recycled.

It is anticipated that construction debris would be disposed of at EDCO's Construction, Demolition, and Inert Recycle Facility located at 224 South Las Posas Road in the City of San Marcos. Solid waste generated during project operations would be limited due to the number of units proposed. The project would enable the collection and sorting of solid waste materials for diversion in order to ensure compliance with statewide mandates and reduce waste delivered to area landfill(s).

Additionally, in October of 2014, California adopted Assembly Bill 1826, requiring all businesses to recycle their organic waste materials on and after April 1, 2016. Apartment and condominium complexes of 5 units or more are also required to recycle organic waste which includes green waste/landscape materials and non-hazardous wood waste. Multi-family complexes are not required to have a food waste diversion program; however, those with 5 or more units generating enough landscape related organics are required to recycle those organics (City of Solana Beach n.d.). As appropriate, the project would comply with such regulations to ensure proper recycling of organic wastes generated on-site from ongoing landscape planting and maintenance activities,

The City also supports an e-waste program for recycling of electronics (i.e., televisions, computers, etc.). Residents can dispose of their e-waste through the same program as common household

waste products (with payment of an established fee), with the same parameters applying to both programs (City of Solana Beach n.d.-b).

With conformance to such regulations and measures, and with consideration for the limited number of residential units proposed, the project would not generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. Impacts would be less than significant.

Mitigation Measures: None required.

Level of Significance: Less than significant.

e) *Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? **Less than Significant Impact.***

Refer to Response 19d), above, for additional discussion. The project would be served by an existing waste hauler (EDCO) which operates consistent with federal, state, and local statutes and regulations for solid waste management and recycling. Measures would be implemented during project construction and operation to ensure compliance with applicable regulations pertaining to management and reduction of construction debris, as well as solid and organic waste over the long term.

The project would comply with federal, state, and local management and reduction statutes and regulations related to solid waste. Impacts would be less than significant in this regard.

Mitigation Measures: None required.

Level of Significance: Less than significant.

20. Wildfire

	Potentially Significant Impact	Less than Significant Impact With Mitigation Incorporated	Less than Significant Impact	No Impact
20. WILDFIRE. If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION OF IMPACTS

- a) *Substantially impair an adopted emergency response plan or emergency evacuation plan? **Less than Significant Impact.***

Refer to Response 9(f), under Hazards and Hazardous Materials, above, for a detailed discussion of emergency response and evacuation operations implemented within the City of Solana Beach. The project does not propose any improvements that are anticipated to obstruct or conflict with emergency response or evacuation during project construction or operations. Additionally, the project would be subject to site plan review by City emergency services personnel (e.g., fire department) to ensure that it would not interfere with emergency response or evacuation procedures. No revisions to emergency response operations or evacuation plans would be required as a result of the project. Additionally, the provision of emergency services to the site and surrounding properties would not be impacted as primary access to all major roads would be maintained with project implementation.

The project would not substantially impair an adopted emergency response plan or emergency evacuation plan. Impacts would be less than significant.

Mitigation Measures: None required.

Level of Significance: Less than significant.

- b) *Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? **Less than Significant Impact.***

The area where development is proposed on-site is generally flat. However, limited steep slopes are present in the westernmost portion of the site, generally adjacent to Ida Avenue.

Within the San Diego Air Basin, in which the project site lies, the interaction of ocean, land, and the Pacific High influences the direction of prevailing winds (westerly to northwesterly). Winds tend to blow onshore during the day and offshore at night. Local terrain is often the dominant factor inland and winds in inland mountainous areas tend to blow through the valleys during the day and down the hills and valleys at night. In the fall, the air basin is often impacted by Santa Ana winds, which are the result of a high-pressure system over the Nevada and Utah regions that overcomes the westerly wind pattern and forces hot, dry winds from the east to the Pacific Ocean. It is anticipated that the risk for large catastrophic wildfires driven by Santa Ana wind events will likely increase as a result of ongoing climate change, with drier autumns leading to low antecedent precipitation before the height of the Santa Ana wind season (December and January) (Dudek 2021a). Due to the project location within proximity to the coastline, prevailing winds are not anticipated to substantially exacerbate the risk of wildfire occurrence or expose project occupants to the uncontrolled spread of a wildfire beyond that which occurs under existing conditions.

According to CalFire's Fire Hazard Severity Zone Map, the project site is not located in a Fire Hazard Severity Zone within a State Responsibility Area (CalFire n.d.). The site is also not identified as being located in a Very High Fire Hazard Severity Zone for a Local Responsibility Area (CalFire 2009). Similarly, all surrounding lands within the vicinity of the site are designated as having a very low risk for wildfire hazard (CalFire n.d.). Additionally, as shown on Exhibit 2, Brush Fire Hazard Areas, of the City of Solana Beach General Plan Safety Element, the project site is not identified as having the potential for brush fire risk, nor is it located within the vicinity of other lands designated as such (City of Solana Beach 2014).

On-site landscaping for visual enhancement purposes is proposed for the project. However, such plantings would not substantially exacerbate wildfire risks or the potential for uncontrolled spread of wildfire in the area.

Therefore, as the potential for wildfire to occur on-site is considered to be low, the project would not exacerbate wildfire risks or expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Impacts would be less than significant.

Mitigation Measures: None required.

Level of Significance: Less than significant.

- c) *Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? **No Impact.***

The installation or maintenance of associated infrastructure (such as roads, fuel breaks, power lines, or other utilities) that may exacerbate fire risk would not occur with the project as proposed. No new roadways are proposed and utility infrastructure is currently available in the immediate project vicinity. Additionally, the SBF, as part of the City's discretionary review process, would review all project plans to ensure that adequate fire suppression and emergency access and

evacuation routes are maintained and potential damage from or risk of fire is minimized. Adherence to local design standards and regulations relative to fire risk and prevention would ensure that no impact occurs in this regard.

Mitigation Measures: None required.

Level of Significance: No impact.

d) *Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? **Less than Significant Impact.***

Refer to Response 20(b), above. The project site is relatively flat, with exception of limited slopes in the westernmost portion of the site adjacent to Ida Avenue. No slopes that may be subject to slope instability, flooding, or landslides after a fire event are present, nor are such conditions present on adjoining lands.

The project would be subject to requirements of the CBC, which identifies structural requirements for existing and new buildings and is intended to ensure structural integrity during seismic and other hazardous events (e.g., landslides), as well as preventing injury, loss of life, and substantial property damage. To ensure the protection of public safety, all planned development in Solana Beach is subject to CBC requirements. Additionally, development of the site as proposed would not result in a substantial change in stormwater runoff quantities or rates from the site. Due to the limited scale of the proposed development, combined with conformance to local and other applicable design standards to address on-site drainage and stormwater runoff, the project is not anticipated to result in downslope or downstream flooding.

As designed, and with conformance to adopted regulations intended to maintain public safety, the project would not expose people to flooding or landslides as a result of runoff, post-fire slope instability, or drainage changes. Impacts would be less than significant.

Mitigation Measures: None required.

Level of Significance: Less than significant.

21. Mandatory Findings of Significance

	Potentially Significant Impact	Less than Significant Impact With Mitigation Incorporated	Less than Significant Impact	No Impact
21. MANDATORY FINDINGS OF SIGNIFICANCE.				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION OF IMPACTS

- a) *Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory? **Less than Significant Impact with Mitigation Incorporated.***

The analysis provided herein determined that the project has the potential to directly or indirectly impact nesting birds. Mitigation requiring preconstruction biological surveys and construction worker education would be implemented to ensure potential impacts are reduced to less than significant. Refer to mitigation measure BIO-1 in Section 4, Biological Resources. Additionally, mitigation measures CUL-1 to CUL-3 would be implemented to ensure that project impacts to unknown cultural and/or tribal cultural resources, including human remains, are reduced to less than significant; refer to Section 5, Cultural Resources, and Section 18, Tribal Cultural Resources.

With the incorporation of such mitigation measures, the project would not substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of rare or endangered

plants or animals, or eliminate important examples of the major periods of California history or prehistory. Impacts would be less than significant with mitigation incorporated.

Mitigation Measures: Implement mitigation measures BIO-1 and CUL-1 to CUL-3.

Level of Significance: Less than significant with mitigation incorporated.

- b) *Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects? **Less than Significant Impact.***

A cumulative impact could occur if the project would result in an incrementally considerable contribution to a significant cumulative impact in consideration of past, present, and reasonably foreseeable future projects for each resource area. No direct significant impacts were identified for the proposed project that could not be mitigated to a less than significant level. However, when combined with other projects within the vicinity, the project may result in a contribution to a potentially significant cumulative impact.

The project does not include any agricultural resources that could be impacted, and the project would have no effect on minerals or population and housing. In addition, a less than significant finding was determined (with or without mitigation incorporated) for aesthetics, air quality, energy, geology and soils, GHG emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, public services, recreation, transportation, utilities and service systems, and wildfire. As a result, cumulative impacts related to these resources would not occur.

Biological resources, cultural resources, and tribal cultural resources impacts that are generated by construction activities would be short term and limited by a temporary construction period. Mitigation measures are proposed to reduce project impacts to less than significant. As a result of the evaluation provided herein, there is no substantial evidence that, after mitigation, there are cumulative effects associated with the proposed project. Impacts would be less than significant.

Mitigation Measures: None required.

Level of Significance: Less than significant.

- c) *Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? **Less than Significant Impact.***

In the evaluation of environmental impacts in this Initial Study, the potential for adverse direct or indirect impacts to human beings were considered in the response to certain questions in the following sections: aesthetics; air quality; geology and soils; hazards and hazardous materials; hydrology and water quality; noise; population and housing; and transportation. As a result of this evaluation, no potentially environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly, were identified. Impacts would be less than significant.

Mitigation Measures: None required.

Level of Significance: Less than significant.

4.0 DOCUMENT PREPARERS AND REFERENCES

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RESOLUTION 2022-087

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, ADOPTING A FINAL MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PROGRAM FOR THE IDA AVENUE APARTMENTS PROJECT ON A VACANT LOT AT 0 IDA AVENUE, SOLANA BEACH

**APPLICANT: KNN MANAGEMENT LLC
C/O SHANTU PATEL
APPLICATION: 17-18-03**

WHEREAS, KNN Management LLC, c/o Shantu Patel (hereinafter referred to as “Applicant”), has submitted an application to the City of Solana Beach (“City”) for a Development Review Permit (DRP) and Structure Development Permit (SDP) pursuant to Title 17 (Zoning) of the Solana Beach Municipal Code (SBMC) for the Ida Avenue Apartments Project (“Proposed Project” or “Project”); and

WHEREAS, pursuant to the California Environmental Quality Act (“CEQA”), Public Resources Code Section 21000, et seq., and its implementing guidelines, 14 California Code of Regulations Section 15000, et seq. (“CEQA Guidelines”), the City prepared a draft Initial Study/Mitigated Negative Declaration (“IS/MND”) for the Proposed Project which was made available for public review and comment as required by law on June 3, 2022; and

WHEREAS, the City has determined that the comments received on the draft IS/MND did not contain any significant new information within the meaning of CEQA Guidelines section 15073.5 and therefore, recirculation of the draft IS/MND is not required; and

WHEREAS, the City has prepared a Final IS/MND which contains the information required by CEQA and the technical appendices, and which has been filed with the City Clerk; and

WHEREAS, pursuant to CEQA Guidelines section 15074(d), the City has prepared a Mitigation Monitoring and Reporting Program (“MMRP”), which has been filed with the City Clerk; and

WHEREAS, the City caused notice to be duly given of a Public Hearing in this matter in accordance with law, as evidenced by the affidavit of publication and affidavit of mailing on file with the City Clerk; and

WHEREAS, all materials with regard to the Proposed Project were made available to the City Council for its review and consideration of the Proposed Project including, but not limited to, the following:

1. The Final IS/MND and appendices;
2. The Mitigation Monitoring and Reporting Program;

3. The staff report and related exhibits; and
4. All documents and records filed in this proceeding by interested parties.

WHEREAS, a duly noticed Public Hearing was held pursuant to the provisions of SBMC Section 17.72.030 on July 13, 2022, at which the City Council received and considered evidence concerning the proposed application; and

WHEREAS, the City of Solana Beach, as the CEQA Lead Agency, and the City Council, as the decision making body of the Lead Agency, has considered the proposed Final IS/MND, including all technical reports referenced in the IS/MND, together with all comments received during the public review process on the IS/MND and the City's responses to those comments; and

WHEREAS, having reviewed and considered all testimony and materials made available to the City Council including, but not limited to, the Final IS/MND, the staff report and all the testimony and evidence in the record of the proceedings with respect to the Proposed Project, the City Council took the actions hereinafter set forth.

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 City Council has considered the Final IS/MND, including all technical reports referenced in the IS/MND together with all comments received during the public review process of the IS/MND.
- III. That the City Council hereby adopts the Final IS/MND as it finds on the basis of the whole record before it, including all technical reports and all comments received, that there is no substantial evidence that the Proposed Project will have an unmitigated significant effect on the environment and that the Final IS/MND reflects the City's independent judgment and analysis; and
- IV. That the City Council also hereby adopts the MMRP included as Exhibit A prepared for the Proposed Project, which is attached to the July 13, 2022 Staff Report, which identifies mitigation measures that are required to be implemented by the Applicant to avoid or reduce the potential significant environmental effects of the Proposed Project.
- V. The location and custodian of the documents and other materials, which constitute the record of proceedings on which the City Council's decision is based, are the City of Solana Beach Community Development Department, 635 Highway 101, Solana Beach, CA 92075.
- VI. **INDEMNIFICATION AGREEMENT:** The Applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims,

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

- VII. 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 13th day of July, 2022, by the following vote:

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

LESA HEEBNER, Deputy Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

CC Resolution No. 2022-087 – Exhibit A
Ida Avenue Apartments Project

MITIGATION MONITORING AND REPORTING PROGRAM

(SCH #2022060093)

July 2022

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Mitigation Monitoring and Reporting Program

Ida Avenue Apartments Project Solana Beach, California

State Clearinghouse (SCH) No. 2022060093

Case No. : 17-18-03 DRP/SDP

Lead Agency:

City of Solana Beach
Community Planning Department
635 South Highway 101
Solana Beach, California 92075

Preparers:

Michael Baker International
5050 Avenida Encinas, Suite 260
Carlsbad, California 92008

Summit Environmental Group, Inc.
Carlsbad, California 92009

July 2022

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I. INTRODUCTION

This document is the Mitigation Monitoring and Reporting Program (MMRP) for the Ida Avenue Apartments Project (proposed project). An MMRP is required for the proposed project because the Mitigated Negative Declaration (MND) prepared for the project has identified significant adverse impacts, and measures have been identified to mitigate those impacts. This MMRP has been prepared pursuant to Section 21081.6 of the California Public Resources Code, which requires public agencies to “adopt a reporting and monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.”

II. MITIGATION MONITORING AND REPORTING PROGRAM

As the lead agency, the City of Solana Beach (City) will be responsible for monitoring compliance with all mitigation measures. Different City departments may be responsible for various aspects of the project. The MMRP identifies the department with the responsibility for ensuring that each individual mitigation measure is completed; however, it is expected that one or more departments will coordinate efforts to ensure such compliance.

The MMRP is presented in tabular form on the following pages. The components of the MMRP are described briefly below.

- **Potential Significant Impact:** The significance threshold is restated to describe the potentially significant impact.
- **Mitigation Measure:** The mitigation measures to be adopted (as identified in the EIR) are restated.
- **Timeframe of Mitigation:** Identifies at which stage of the project the mitigation measure shall be completed.
- **Monitoring, Enforcement, and Reporting Responsibility:** Identifies the department within the City with responsibility for mitigation monitoring.

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**Mitigation Monitoring and Reporting Program
CC Resolution No. 2022-087 – Exhibit A**

	Mitigation Measure		Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
	Biological Resources			
BIO-1	<p>Compliance with Migratory Bird Treaty Act. If construction activities (e.g., staging, site preparation, grading) commence during the breeding season (January 1 through July 31 for raptors and March 1 through September 15 for songbirds), a preconstruction nesting bird survey shall be conducted by a qualified biologist. The survey shall be performed within three days prior to the commencement of construction activities. Surveys shall include the construction area plus a 500-foot buffer. Survey findings would be documented prior to initiating any construction activities.</p> <p>If no nesting birds are observed during the survey, implementation of project activities may begin. If nesting birds (including nesting raptors) are found to be present, avoidance or minimization measures shall be undertaken. Measures shall include establishment of an avoidance buffer until nesting has been completed. The width of the buffer will be determined by the qualified biologist based on California Department of Fish and Wildlife recommendations. The qualified biologist shall determine the appropriate buffer size and level of nest monitoring necessary for species not listed under the federal or California Endangered Species Acts based on the species’ life history, the species’ sensitivity to disturbances (e.g., noise, vibration, human activity), individual behavior, status of nest, location of nest and site conditions, presence of screening vegetation, anticipated project activities, ambient noise levels compared to project-related noise levels, existing non-project-related disturbances in the vicinity, and ambient levels of human activity.</p> <p>Buffers shall be marked (flagged or fenced with environmentally sensitive area fencing) around any active nests and periodic monitoring by the qualified biologist will occur to ensure the project does not result in the failure of the nest. The buffer(s) shall be maintained around each nest until the nest becomes inactive as determined by the qualified biologist. At the discretion of the qualified biologist, if a nesting bird appears to be stressed as a result of project activities and the buffer does not appear to provide adequate protection, additional minimization measures may need to be implemented.</p>		Prior to commencement of and during project construction	City of Solana Beach Community Development Department

Mitigation Measure		Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
<p>Construction may continue outside of the no-work buffers. The qualified biologist shall ensure that restricted activities occur outside of the delineated buffers, check nesting birds for any potential indications of stress, and ensure that installed fencing or flagging is properly maintained during nest monitoring and any additional site visits. Buffer sizes may be adjusted (either increased or reduced), or the extent of nest monitoring may be adjusted, at the discretion of the qualified biologist based on the conditions of the surrounding area and/or the behavior of the nesting bird.</p> <p>Any changes to buffer sizes and/or nest monitoring frequency shall be documented. If listed species are found to be nesting in the survey area, construction activity shall not occur without coordination with regulating agencies and may require an agency-approved bird management plan.</p>			
Cultural Resources			
<p>CUL-1 Cultural Resources Monitoring Program. A Cultural Resource Mitigation Monitoring Program shall be conducted to provide for the identification, evaluation, treatment, and protection of any cultural resources that are affected by or may be discovered during the construction of the proposed project. The monitoring shall consist of the full-time presence of a qualified archaeologist and a traditionally and culturally affiliated (TCA) Native American monitor (Kumeyaay) shall be retained to monitor ground-disturbing activities associated with project construction, including vegetation removal, clearing, grading, trenching, excavation, or other activities that may disturb original (pre-project) ground, including the placement of fill materials.</p> <ul style="list-style-type: none"> • The requirement for cultural resource mitigation monitoring shall be noted on all applicable construction documents, including grading plans. • The qualified archaeologist and TCA Native American monitor shall attend all applicable preconstruction meetings with the contractor and/or associated subcontractors. • The qualified archaeologist shall maintain ongoing collaborative consultation with the TCA Native American monitor during all ground-disturbing or altering activities, as identified above. 		<p>Prior to commencement of and during project construction</p>	<p>City of Solana Beach Community Development Department</p>

Mitigation Measure		Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
<ul style="list-style-type: none"> The qualified archaeologist and/or TCA Native American monitor may halt ground-disturbing activities if archaeological artifact deposits or cultural features are discovered. In general, ground-disturbing activities shall be directed away from these deposits for a short time to allow a determination of potential significance, the subject of which shall be determined by the qualified archaeologist and the TCA Native American monitor, in consultation with the Kumeyaay affiliated tribes. Ground-disturbing activities shall not resume until the qualified archaeologist, in consultation with the TCA Native American monitor, deems that the cultural resource or feature has been appropriately documented and/or protected. At the qualified archaeologist’s discretion, the location of ground-disturbing activities may be relocated elsewhere on the project site to avoid further disturbance of cultural resources. The avoidance and protection of discovered unknown and significant cultural resources and/or unique archaeological resources is the preferable mitigation for the proposed project. If avoidance is not feasible, a Data Recovery Plan may be authorized by the City as the lead agency under CEQA. If a data recovery is required, then the Kumeyaay affiliated tribes shall be notified and consulted in drafting and finalizing any such recovery plan. The qualified archaeologist and/or TCA Native American monitor may also halt ground-disturbing activities around known archaeological artifact deposits or cultural features if, in their respective opinions, there is the possibility that they could be damaged or destroyed. The landowner shall relinquish ownership of all tribal cultural resources collected during the cultural resource mitigation monitoring conducted during all ground-disturbing activities, and from any previous archaeological studies or excavations on the project site, to the Kumeyaay affiliated tribes for respectful and dignified treatment and disposition, including reburial, in accordance with the tribe’s cultural and spiritual traditions. All cultural materials that are associated with burial and/or funerary goods will be repatriated to the most likely descendant as determined by the Native 			

Mitigation Measure		Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
<p>American Heritage Commission per California Public Resources Code Section 5097.98.</p> <p>CUL-2 Prepare Monitoring Report and/or Evaluation Report. Prior to the release of the grading bond, a monitoring report and/or evaluation report, which describes the results, analysis, and conclusions of the cultural resource mitigation monitoring efforts (such as, but not limited to, the Research Design and Data Recovery Program), shall be submitted by the qualified archaeologist, along with the TCA Native American monitor’s notes and comments, to the City’s Community Development Director for approval.</p> <p>CUL-3 Identification of Human Remains. As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Diego County Coroner’s office by telephone. No further excavation or disturbance of the discovery or any nearby area reasonably suspected to overlie adjacent remains (as determined by the qualified archaeologist and/or the TCA Native American monitor) shall occur until the coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code 5097.98. If such a discovery occurs, a temporary construction exclusion zone shall be established surrounding the area of the discovery so that the area would be protected (as determined by the qualified archaeologist and/or the TCA Native American monitor), and consultation and treatment could occur as prescribed by law. As further defined by state law, the coroner would determine within two working days of being notified if the remains are subject to his or her authority. If the coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC would make a determination as to the most likely descendent. If Native American remains are discovered, the remains shall be kept in situ (“in place”), or in a secure location in close proximity to where they were found, and the analysis of the remains shall only occur on-site in the presence of the TCA Native American monitor.</p>			
Geology and Soils			

Mitigation Measure		Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
<p>GEO-1 During project excavation/grading operations, if paleontological resources are encountered, all work shall be halted or redirected and the City of Solana Community Development Department shall be notified in writing within 24 hours of identification. Said work shall be halted or redirected until a qualified paleontologist can evaluate the significance of the discovery. If the project paleontologist determines that the discovery represents a potentially significant paleontological resource, proper measures shall be identified for the documentation, recovery, and/or preservation of such resources, as appropriate.</p>		<p>During project excavation and grading</p>	<p>City of Solana Beach Community Development Department</p>
Noise			
<p>NOI-1 Prior to and during project grading or construction, the following measures shall be implemented to demonstrate that noise levels do not exceed a 75 dBA level:</p> <ul style="list-style-type: none"> • Administrative controls (e.g., reduce operating time of equipment and/or prohibit usage of equipment type[s] within certain distances). • Engineering controls (upgrade noise controls, such as install better engine exhaust mufflers). • Install noise abatement on the site boundary fencing (or within, as practical and appropriate) in the form of sound blankets or comparable temporary barriers to occlude construction noise emission between the site (or specific equipment operation as the situation may define) and the noise-sensitive receptor(s) of concern. • At the commencement of and during project grading, a noise monitor shall be on-site to ensure that noise levels at adjacent sensitive receptors are in conformance with the 75 dBA threshold. 		<p>Prior to and during grading or construction</p>	<p>City of Solana Beach Community Development Department</p>

Mitigation Measure		Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
Tribal Cultural Resources			
Implement mitigation measures CUL-1 to CUL-3 .		Prior to commencement of and during project construction	City of Solana Beach Community Development Department

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RESOLUTION 2022-088

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT AND STRUCTURE DEVELOPMENT PERMIT FOR THE IDA AVENUE APARTMENTS PROJECT AT 0 IDA AVENUE, SOLANA BEACH, APN: 298-162-37

**APPLICANTS: KNN MANAGEMENT LLC
C/O SHANTU PATEL**

APPLICATION: 17-18-03 DRP/SDP

WHEREAS, KNN Management LLC, c/o Shantu Patel (hereinafter referred to as “Applicant”), has submitted an application for a Development Review Permit (DRP) and Structure Development Permit (SDP) pursuant to Title 17 (Zoning) of the Solana Beach Municipal Code (SBMC); and

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

WHEREAS, at the Public Hearing on July 13, 2022, the City Council received and considered evidence concerning the proposed application; and

WHEREAS, the City Council of the City of Solana Beach certified the Initial Study / Mitigated Negative Declaration (IS/MND), and adopted a Mitigation Monitoring and Reporting Program (MMRP) and Findings of Fact for the Ida Avenue Apartments Project in accordance with the California Environmental Quality Act and the State CEQA Guidelines via Resolution 2022-087; 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 City Council has adopted and certified the MND in compliance with CEQA pursuant to Sections 15161 of the State CEQA Guidelines, adopted the MMRP, and made the required Findings of Fact.
- III. That the request for a DRP and SDP for the Ida Avenue Apartments Project, an eight-unit, for-lease, residential development consisting of two detached two-story buildings built above basement-level garages and perform associated site improvements including cut and fill grading, drainage improvements, landscaping, a playground, and off-street parking spaces on a vacant property at 0 Ida Avenue, Solana Beach, is conditionally approved based upon the following Findings and

subject to the following Conditions:

IV. 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 proposed Project is consistent with the General Plan, which designates the property as Medium-High Density Residential (MHR) and is intended for multi-family residential development within a density range of eight to twelve units per acre. The proposed Project is consistent with the following General Plan policies in the City's Land Use (LU) Element for residential land uses:

Policy LU-1.1: Encourage the development and protection of healthy residential neighborhoods by ensuring sensitive transitions between those neighborhoods and adjoining areas and preventing deterioration through rehabilitation and maintenance efforts

Policy LU-1.2: The City's land use plan shall include residential land uses comprising a range of housing types, locations, and densities.

Policy LU-6.6: Promote infill development, redevelopment, rehabilitation, and reuse efforts that protect and contribute positively to existing neighborhoods and surrounding areas.

Policy LU-6.7: Promote appropriate transitions in building height and bulk which are sensitive to the visual and physical character of adjacent neighborhoods.

The proposed development is 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 Project could be found to be consistent with the following General Plan programs and goals in the City's Housing Element which the City is committed to implementing the housing goals, including regional housing needs assessment / local share goals and affordable housing goals, including:

- The adequate provision of a range of safe and decent housing opportunities that will meet Solana Beach's share of the existing and future housing needs of the region.
- Maintenance, preservation, and enhancement of community and neighborhood character and the quality of residential neighborhoods and commercial areas.
- Developing a site that was identified as having development potential for 7-10 dwelling units in the City's Housing Element.

The 2013-2020 Cycle Housing Element identified the subject property as an adequate site that was already zoned to allow for multi-family residential development. Referenced as "Site 8" in the Adequate Sites Inventory, the Housing Element specified a past project application (DRP/SDP/SUB 17-07-08) for an 8-unit detached residential condominium development, which was later withdrawn.

In 2021, the City adopted the 6th Cycle 2021-2029 Housing Element which includes this site as a property that could accommodate eight (8) moderate and above moderate housing units. The 6th Cycle Housing Element is still pending certification by HCD, however, this project is consistent with the adopted policies and estimated densities for housing development on vacant and underutilized properties.

Local Coastal Plan/Land Use Plan Consistency: The Solana Beach City Council adopted a Local Coastal Plan (LCP) Land Use Plan (LUP) on February 27, 2013 (amended and certified on June 11, 2014). Although the LUP has been certified by the California Coastal Commission, the Local Implementation Plan (LIP) portion of the LCP has not yet been certified; as such, the provisions of the LUP are considered by the Coastal Commission to be advisory rather than mandatory at this time.

The purpose of the LUP is to implement the State's goals for the coastal zone. The City's LUP provides long-term goals that promote the beneficial use of lands in the City and the beach and shoreline for residents and visitors alike. The LCP/LUP designates the property as Medium-High Density Residential. This land use category is intended to be developed with eight to 12 dwelling units per acre. This zone is intended for multiple-family attached units such as apartments and condominium buildings. Such areas are located in close proximity to major community facilities, commercial centers, and transportation routes. It is intended that development in this zone utilize innovative site planning and provide on-site recreational amenities.

The proposed Project could be found to be consistent with LCP/LUP. In particular, the proposed Project could be found to be consistent with the

policies in Chapter 5 – New Development, which includes general policies for new development, and policies for residential development, multi-family development and redevelopment, energy efficiency and archaeology.

Zoning Ordinance Consistency: SBMC Section 17.20.010(E) specifies that the MHR Zone is intended for a wide range of residential development types including detached single-family and attached duplex units at the low end of the density range and multiple-family attached units at the higher end of the density range. The MHR Zone allows for eight to 12 dwelling units per net acre. The following is an analysis of the Project consistent with the applicable development regulations.

Density Regulations: Density regulates the number of dwelling units allowed on a lot per net acre. In order to determine the number of units allowed on the 38,904 square-foot or 0.89 acre (net) parcel based on the density range, the following calculation is used:

$$\frac{\text{net lot size in acres} \times \text{number of dwelling units per acre}}{\text{number of units allowed}}$$

If the calculation results in a fractional number of 0.7 or greater, the number of units can be rounded up to the nearest whole number. The density range for the subject property is as follows:

MHR Density Range: 8-12 du/ac

Base Density: 8 du/ac (net)	Maximum Density: 12 du/ac (net)
0.89 x 8 du/ac = 7.12 du or 7 du	0.89 x 12 du/ac = 10.68 or 10 du

In addition, SBMC 17.20.030(b)(4) indicates that multiple dwelling unit projects located in or in proximity to sensitive lands such as steep slopes, coastal bluffs and wetlands shall adjust the allowed density according as follows:

Table 17.20.030-C Density Adjustments for Sensitive Lands	
Area Type	Density Adjustment Multiplier
Wetland Areas	0.00
Slopes less than 25% grade	1.00
Slopes 25% to 40% grade and not also in another sensitive area	0.50
Slopes greater than 40% grade	0.00
Slopes of 25% or greater grade: 1. Along Coastal Bluffs 2. Uplands Adjoining the San Elijo Lagoon	0.00

The Applicant provided a Slope Analysis Exhibit on sheet SL-1 and density calculations on sheet TS of the attached project plans (Attachment 1) that shows the density adjustment according to table 17.20.030(C) as follows:

Density Adjustment Multiplier				
Slope Range %	Density Adjustment Factor	Adjusted Density (DU/Net Acre)	Area (Acre)	Number of Units Permitted
0-25	1.0	8-12	0.84	6.72-10.08
25-40	0.5	8-12	0.05	0.2-0.3
40-100	0	0	0	0
Total Units:				6.92-10.38 7-10

The Applicant is requesting to exceed the base density to construct 8 dwelling units. SBMC 17.20.030(B)(1)(c) indicates that:

The maximum density shall not be construed to be a “guaranteed right” and shall be granted only upon demonstration that the proposed development incorporates exemplary site planning and design and complies with all applicable zoning regulations and general plan objectives. Whenever the proposed density for a site is greater than that permitted by subsection (a) of this table, the increased density shall be justified by consideration of such matters as: superior project design; public facility availability; availability of public transportation; proximity to public recreation; proximity to public facilities or community amenities provided by the developer of the site; whether the increased density will assist the city in meeting its regional housing obligations and local housing goals; whether the increased density will adversely affect the neighborhood; or whether the increased density will assist the city in meeting other general plan goals and objectives.

Leave blank for potential finding of the City Council that the project meets the exemplary site design to justify exceeding the base density allowed in the range.

Minimum Yards/Setbacks: As designed, the project complies with all required setbacks under the designation “D” on the City’s official Zoning Map. The required front yard setback is reduced to 20 feet and the required rear yard setback is reduced to 15 feet due to the average lot depth. The Project meets or exceed all of the required setbacks.

Maximum Floor Area Ratio: The maximum allowable Floor Area Ratio (FAR) for the MHR Zone is 75 percent of the gross lot area. The maximum allowable FAR for the 40,833 square-foot lot (gross) is 30,625 square feet.

Building 1 would be 11,971 square feet and include six two-story attached units built above a 9,077 square-foot subterranean shared parking garage consisting of 12 resident parking spaces and 2 guest parking spaces. The proposed six units in Building 1 would range in size from 1,832 square feet to 2,093 square feet and would each include an open concept kitchen, living, and dining area, one bedroom, and one bathroom on the first floor and a primary suite, a third bedroom, and a bathroom on the second floor. Building 2 would be 3,917 square feet and include two two-story units built above two private two-car garages totaling 1,810 square feet. The two units in Building 2 would be 3,039 square feet and 2,688 square feet and consist of larger floor plans with the same amenities as those in Building 1. All units would have attached trellises over patios in the front and rear sides of the units and second-floor decks on the west sides. Each of the proposed garages comply with the regulations for basements and are therefore, exempt from the calculation of Gross Floor Area.

With the basement exemption (10,887 square feet), the total proposed floor area of the Project would be 15,888 square feet or a FAR of approximately 39 percent (14,737 square feet below the maximum allowable).

Maximum Building Height: The maximum building height for the MHR Zone is 25 feet. The maximum height of the proposed residence would be 24.94 feet above the proposed grade with the highest portion of the structure to be at 140.03 feet above MSL. The proposed structures would exceed 16 feet in height from the pre-existing grade. Therefore, the Project is subject to the requirements of SBMC Chapter 17.63 – View Assessment and the approval of a SDP. Compliance with those provisions are discussed later in this report.

As designed, the Project will comply with the required parking, maximum floor area, required setbacks, and maximum building height.

Required Off-Street Parking: SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM) require two (2) off-street parking spaces per dwelling unit in a multi-family development with two or more bedrooms and one (1) off-street guest parking space per every four dwelling units. The Project includes a basement-level garage under Building 1, which would provide the required 12 resident parking spaces for the six units above and two additional guest parking spaces. The garage in Building 1 would be accessed from Ida Avenue by a one-way driveway located in the center of the lot and exit at the south end of the lot. The Project also includes two private basement-level two-car garages (4 total resident spaces) with private driveways accessing Units 7 and 8 in Building 2 in the northern portion of the lot. Two additional off-street guest spaces would be located north of Building 2. In total the Project would provide the required 16 resident parking space (two per

dwelling unit) and exceed the required guest parking spaces by providing four when two are required (one per four units).

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 Applicant is required by CALTRANS to construct a Concrete Masonry Unit (CMU) sound wall along the rear (east) property line to provide a barrier between the residential development and the I-5 Freeway. The combination retaining wall and solid site wall would range in height from 2.0 to 15.5 feet in height when measured from the pre-existing grade, as required by SBMC fence regulations. As the pre-existing grade naturally descends in the northern portion of the property, the required CMU sound wall would exceed the maximum allowable fence/wall height for a rear yard in a residential property. However, SBMC Section 17.20.040(O) grants the City Council the option to approve a higher fence or wall in order to mitigate against potential adverse effects. In this case, the CMU sound wall would mitigate against the adverse effects of the I-5 Freeway from the Project. The CMU sound wall would terminate at the location of the playground equipment and transition to a six-foot fence following the rear property line.

Other proposed fences and walls include a six-foot solid site wall along the southern property line to delineate between the Project site and the adjacent residential property to the south. The Project also includes various guard rails and handrails where deemed necessary for safety along entry to the on-grade stairways, an Americans with Disabilities (ADA) ramp, patios, and retaining walls. Each unit would also include five-foot tall solid site walls with gates to divide the private yards while still providing emergency fire access around the entire structure.

Currently, the plans show fences and walls that comply with the requirements of SBMC 17.20.040(O) and 17.60.070(C) should the Council find that the CMU sound wall would mitigate against adverse effects. If the Applicant decides 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.

Affordable (Inclusionary) Housing: The application for the Project was submitted on March 22, 2018 and is, therefore, subject to the regulations in place at that time, which included Inclusionary Housing regulations

that have since been updated. SBMC Chapter 17.70 specifies the City's affordable inclusionary housing requirements.

The applicable regulations specified that for-rental (for-lease) residential projects of five or more dwelling units, prior to the issuance of a building permit for each market-rate rental dwelling unit, affordable housing impact fees shall be paid to mitigate the rental residential project's impact on the need for affordable housing in the city. The Affordable Housing Impact Fee (AHIF) pursuant to SBMC Section 17.70.025(A) is \$25.28 per square foot of gross square footage of the market rate rental units. Therefore, the total AHIF for the Project would be:

$$15,888 \text{ square feet} \times \$25.28 = \$401,648.64$$

The Applicant is required to pay \$401,648.64 prior to the issuance of building or grading permits.

The current affordable housing regulations set forth in SBMC Section 17.70.025 and codified after the submittal of this application preclude the payment of the AHIF for rental residential projects. Instead, this project would be required to construct and set aside 15 percent of all units for rent to very low or low income households (as defined by Health and Safety Code Sections 50105 and 50079.5, respectively) at rents affordable to such persons or households.

Specific Plans and Special Overlays: The property is not located within any of the City's Specific Plan areas or special overlays. However, the Environmentally Sensitive Habitat (ESHA) Map included in the City's adopted Local Coastal Program Land Use Plan (LCP/LUP) identifies the property as a mix of Non-Native Grasslands and Disturbed Habitat. The Applicant prepared a Biological Resources Assessment and concluded that there is no ESHA on or off site and, therefore, the Project is not subject to the ESHA protections outlined in the LCP/LUP.

The Project is located within the Coastal Zone, and as a condition of project approval, the Applicant is required to obtain a Coastal Development Permit, Waiver, or Exemption from the California Coastal Commission prior to the issuance of building or grading permits.

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

- a. Relationship with Adjacent Land Uses: The development shall be designed in a manner compatible with and where feasible, complimentary to existing and potential development in the immediate vicinity of the project site. Site planning on the perimeter of the development shall give consideration to the*

protection of surrounding areas from potential adverse effects, as well as protection of the property from adverse surrounding influences.

The property is located within the MHR Zone. Properties located on the east side of Ida Avenue and on the west side of Ida Avenue in the northern half of the subject property are also located in the MHR Zone. Properties located on the west side of Ida Avenue from the southern half of the subject property are located in the Medium Residential (MR) Zone. The Interstate-5 Freeway is located immediately to the east of the project. Surrounding properties are developed with a mixture of single-family residences and multi-family residential developments. The project, as designed, is consistent with the permitted uses for the MHR Zone as described in SBMC Sections 17.20.010 and 17.12.020 and is compatible in terms of scale, apparent bulk, and massing and complementary to existing development in the immediate vicinity.

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

As proposed, the density of 8 units would fall within the allowable range for the 0.89-acre (net) property located in the MHR Zone. The Project will have a Floor Area Ratio (FAR) of approximately 41 percent when 75 percent is the maximum allowable in the MHR Zone. The Project will meet or exceed the required setbacks for the property. The Project will be 24.94 feet in height when measured from the proposed grade when the maximum allowable (without further Council consideration) is 25 feet in all residential zones. The project meets the required number of resident off-street parking spaces (2 per unit or 16 total) and exceeds the required guest parking spaces by 2 spaces (1 required per 4 units). The Project complies with the applicable property development regulations.

The Project will locate all resident parking in subterranean parking garages and break up the massing of the development into two detached structures. The facades of the two structures would be off-set between units to provide additional articulation. The structures would be located toward the southern end of the buildable area in order to take advantage of the deeper lot depth and existing slope. The northern end of the lot, which is narrower and flatter, would be utilized as a landscaped open area with benches and playground equipment.

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

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

The existing vegetation located on the vacant lot was determined to be a mix of disturbed, non-native vegetation and groundcover such as ice plant, Russian thistle, and telegraph weed. The proposed landscape planting plan will include a variety of native or drought-tolerant and non-invasive species of trees, shrubs, and groundcover. The replacement vegetation would be compatible with the surrounding area.

- 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.*

All required off-street parking spaces will be accommodated in the subterranean garages with only driveways and garage doors and entrances visible from the community. Individual pedestrian access and driveways will be provided for the two units in Building 2. A shared on-grade stairway and ADA ramp will provide pedestrian access to the six units in Building 1. The shared garage in Building 1 will be accessed by a one-way driveway that enters the property from Ida Avenue at the center of the lot and exits the garage back to Ida Avenue at the south

end of the lot. Shared trash and recycling dumpsters will be located along the driveway to the shared parking garage under Building 1 and will be sufficiently screened from view by the southern side of the driveway and the existing grade.

- 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 8,945 CY of cut and 235 CY of fill; 106 CY of excavation for footings; 21 CY of fill for footings; 894 CY of removal and recompaction for wall footings; 1,839 CY building over excavation; an aggregate grading quantity of 12,040 CY; and 8,975 CY of export off site. The majority of the proposed grading will excavate for the proposed basement-level garages, driveways, and lowered rear yards. Additional grading is proposed to complete construction of footings and recompaction of pads for the two buildings and to accommodate the on-site drainage of new impervious area, create pedestrian entrances to the site, and complete site improvements in common areas of the development. The grading will result in a maximum increase of 4 feet in height and a maximum decrease of 20 feet in height from the existing grade.

- 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 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 is a multi-family residential development within the MHR Zone and, pursuant to the SBMC, requires common usable open space in the amount of 250 square feet per residential unit for a total of 2,000 square feet. The proposed project provides a communal playground that would be open to use by the residents as well as neighbors in the community. The playground would be located in the northern end of the property that would be greater than 3,000 square feet in area. In addition, as designed, each of the proposed residential units has two private patios on the front (west) and rear (east) sides and walk-out second-floor decks on the front (west) side.

The Project exceeds the requirement for usable open space with the proposed playground. The Applicant is also required to pay the applicable Park Development Fee.

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

All required permits, including a Structure Development Permit, are being processed concurrently with the Development Review Permit.

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

The Applicant is required to obtain approval from the California Coastal Commission prior to issuance of Building or Grading Permits.

- B. In accordance with Section 17.63.040 (Structure Development Permit) of the Solana Beach Municipal Code, the City Council finds the following:

The proposed structures will exceed 16 feet in height measured above the pre-existing grade, therefore, the project must comply with all View Assessment requirements of SBMC Chapter 17.63 and the Applicant was required to complete the SDP process. The Story Pole Height Certification was certified by a licensed land surveyor on October 6, 2021, which showed the highest story pole (#69) certified at 140.03 feet above MSL (and 21.44 feet above the pre-existing grade) and the tallest portion of the structure (Story Pole # 38) at 24.94 feet measured from the pre-existing grade (and 138.69 feet above MSL). Notices were mailed to property owners and occupants within 300 feet of the project site establishing a deadline to file for View Assessment by March 31, 2022. No applications for View Assessment were received. Therefore, if the Council is able to make the required findings to approve the DRP, the SDP would be approved administratively.

A height certification prepared by a licensed land surveyor is required prior to the framing inspection certifying that the highest point of new construction will not exceed 140.03 feet above MSL (and 21.44 feet above the pre-existing grade) and the tallest point of new construction will not exceed 24.94 feet measured from the pre-existing grade (and 138.69 feet above MSL), which is the maximum proposed structure height reflected on the project plans.

V. CONDITIONS

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

A. Community Development Department Conditions:

- I. The Applicant shall pay required Fire Mitigation, Park Development, Public Use Facilities, and Public Facilities Impact Fees.
- II. The Applicant shall pay the Affordable Housing Impact Fee in the amount of \$401,648.64 prior to building or grading permit issuance.
- III. Building Permit plans must be in substantial conformance with the architectural plans presented to the City Council on July 13, 2022, and located in the project file with a submittal date of July 5, 2022.
- IV. Prior to requesting a framing inspection, the Applicant shall submit a height certificate prepared by a licensed land surveyor certifying that the highest point of new construction will not exceed 140.03 feet above MSL (and 21.44 feet above the pre-existing grade) and the tallest point of new construction will not exceed 24.94 feet measured from the pre-existing grade (and 138.69 feet above MSL) in conformance with the plans as approved by the City Council on July 13, 2022.
- V. 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).
- VI. The Applicant shall obtain required California Coastal Commission (CCC) approval of a Coastal Development Permit, Waiver or Exemption as determined necessary by the CCC, prior to the issuance of Building and Grading Permits.
- VII. The Applicant shall provide a full Landscape Documentation Package in compliance with SBMC Chapter 17.56 and in substantial conformance with the conceptual landscape plan included in the project plans presented to the City Council on July 13, 2022, prior to

Building Permit issuance and consistent with the building construction and grading plans. The Applicant shall obtain and submit landscape security in a form prescribed by the City Engineer in addition to the grading security. The landscape plan and installation will be reviewed and inspected by the City's third-party landscape professional. The landscape security deposit shall be released when applicable regulations have been satisfied and the installation has passed inspection by the City's third-party landscape professional.

- VIII. 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.
- IX. All new exterior lighting fixtures shall be in conformance with the City-wide lighting regulations of the Zoning Ordinance (SBMC 17.60.060). All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area.
- X. Construction vehicles shall be parked on the subject property at all times feasible. If construction activity prohibits parking on the subject property, the Applicant shall ensure construction vehicles are parked in such a way to allow sufficient vehicular access on the street and minimize impact to the surrounding neighbors.
- XI. The Applicant shall connect to temporary electrical service as soon as feasible to the satisfaction of the City. The use of gas-powered generator(s) during construction activity is discouraged and shall be limited only to selective use at the discretion of the City.
- XII. The Applicant shall comply with the Master Art Policy (MAP) by paying the associated fee prior to the issuance of a Building Permit. The fee may be refunded after an approved alternative art installation either onsite or in a MAP-designated area.
- XIII. The Applicant shall implement mitigation measure BIO-1 specified in the Final IS/MND to avoid impacts to nesting bird species.
- XIV. The Applicant shall implement mitigation measures CUL-1 through CUL-3 specified in the Final IS/MND and included in the Mitigation Monitoring Report Program (MMRP) to avoid impacts to cultural resources or tribal cultural resources during construction.
- XV. The Applicant shall provide proof of authorization from the California Department of Transportation (CALTRANS) to perform work in the CALTRANS right-of-way prior to the issuance of building or grading

permits.

XVI. The proposed on-site communal playground and play area shall be open to use by residents of the Project and shall also be available for use by the neighbors in the community for the life of the Pr.

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. GATES: All gates or other structures or devices, which could obstruct fire access roadways or otherwise hinder emergency operations, are prohibited unless they meet standards approved by the Fire Department. An approved emergency key-operated switch and/or an approved emergency traffic control-activating strobe light sensor shall be installed per Solana Beach Fire Department standards.
- III. RESPONSE MAPS: Any new development, which necessitates updating of emergency response maps by virtue of new structures, hydrants, roadways or similar features, shall be required to provide map updates in one of the following formats (AutoCad DWG, DXF, ESRI shapefile, ESRI personal geodatabase, or XML format) and shall be charged a reasonable fee for updating all response maps.
- IV. CONSTRUCTION MATERIALS: Prior to delivery of combustible building construction materials to the project site all of the following conditions shall be completed to the satisfaction of the Fire Department:
 - a. All wet and dry utilities shall be installed and approved by the appropriate inspecting department or agency;
 - b. At a minimum, the first lift of asphalt paving shall be in place to provide a permanent all-weather surface for emergency vehicles; and
 - c. Water supply for fire protection (fire hydrants and standpipes) shall be installed, in service and accepted by the Fire Department and applicable water district.

- V. **POSTING OR STRIPING ROADWAYS “NO PARKING FIRE LANE”:** Fire Department access roadways, when required, shall be properly identified as per Solana Beach Fire Department standards. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.
- VI. **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.
- VII. **FIRE HYDRANTS AND FIRE FLOWS:** The Applicant shall provide fire hydrants of a type, number, and location satisfactory to the Solana Beach Fire Department. A letter from the water agency serving the area shall be provided that states the required fire flow is available. Fire hydrants shall be of a bronze type. Multi-family residential or industrial fire hydrants shall have two (2) 4” inch and two (2) 2 ½” inch NST outlets. Residential fire hydrants shall have one (1) 4” inch NST outlet, and one (1) 2 ½” inch NST outlets.
- VIII. **ADDRESS NUMBERS: STREET NUMBERS:** Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background and shall meet the following minimum standards as to size: 4” high with a ½” inch stroke width for residential buildings, 8” high with a ½” stroke for commercial and multi-family residential buildings, 12” high with a 1” stroke for industrial buildings. Additional numbers shall be required where deemed necessary by the Fire Marshal, such as rear access doors, building corners, and entrances to commercial centers.
- IX. **AUTOMATIC FIRE SPRINKLER SYSTEM – ONE- AND TWO-FAMILY DWELLINGS:** Structures shall be protected by an automatic fire sprinkler system designed and installed to the satisfaction of the Fire Department. Plans for the automatic fire sprinkler system shall be approved by the Fire Department prior to installation. Sprinklers will be required due to significant modifications and additions being over 50 percent of existing structure.
- X. **CLASS “A” ROOF:** All structures shall be provided with a Class “A” Roof covering to the satisfaction of the Solana Beach Fire Department.
- XI. **WET STANDPIPE SYSTEM:** A Class I wet standpipe system is required. Standpipe system shall be designed and installed per NFPA 14 and Solana Beach Fire Department requirements.

XII. Basement:

- a. All basements shall be designed and equipped with emergency exit systems consisting of operable windows, window wells or exit door that's leads directly outside via staircase and exit door or exit door at grade.
- b. Window wells/Light wells that intrude into side yard or backyard setbacks of five feet or less, shall require a hinged grating covering the window well/lightwell opening. The grating shall be capable of supporting a weight of 250lb person; yet must be able to be opened by someone of minimal strength with no special knowledge, effort or use of key or tool. Any modification of previously approved plans related to this condition shall be subject to re-submittal and review by City staff (Fire, Building, Planning).

C. Engineering Department Conditions:

- I. The Applicant is required to obtain an Encroachment Permit in accordance with SBMC Section 11.20 for the below improvements being done in the public right-of-way. The improvements shall be done to the satisfaction of the City Engineer prior to the occupancy of the proposed project:
 - a. Construction of the rolled curb.
 - b. Construction of the 4 foot wide concrete sidewalk.
 - c. Street pavement resurfacing throughout Ida Ave.
 - d. Construction of the sidewalk underdrain pipes.
 - e. Construction of the 4'X6' filterra catch basins.
 - f. Relocation of the fire hydrants.
 - g. Relocation of the existing power pole.
 - h. Landscaping & irrigation system.
 - i. Construction of the driveway approaches.
 - j. Construction of the proposed sewer lateral.
 - k. Construction of the proposed water lateral.
- II. The project is designed to convey on-site storm drain run-off via the rolled curb in the public right-of-way. The Applicant is responsible to accept maintenance and liabilities of the rolled curb as well as the 2 filterra catch basins in the public right-of-way. The Applicant shall record the Encroachment Maintenance Removal Agreement (EMRA) with the County of San Diego prior to the release of the Grading Bond

and Security Deposit. The EMRA shall be recorded against this property for all private improvements in the Public Right-Of-Way including but not limited to:

- a. Rolled Curb
 - b. Sidewalk underdrain pipes.
 - c. 4'X6' filterra catch basins
- III. The Applicant shall pay a TIF (Traffic Impact Fee) associated with the construction of the residential condo & multi-family units prior to Building Permit Issuance that is required. The current fee rate for a residential condo & multi-family is \$11,206.00 per dwelling unit.
 - IV. The Applicant shall pay a Regional Transportation Congestion Program RTCIP Fee prior to Building Permit Issuance is required of this project. The current rate for a residential condo & multi-family is \$2,899 per dwelling unit.
 - V. A 4-foot width of property frontage along Ida Ave shall be dedicated to the City of Solana Beach as Public Right-Of-Way. The Applicant shall provide the Plat and Legal Description prepared by a Registered Civil Engineer. The document shall be recorded with the County of San Diego prior to Final Inspection of the Building Permit.
 - VI. Prior to the construction of the project, the Applicant is required to provide traffic control plans to the satisfaction of the City Engineer. Ida Ave is to remain open during construction. 2-way traffic is to be open after the workday and on weekends.
 - VII. The existing high voltage lines along Ida Ave are not required to be undergrounded.
 - VIII. The Applicant is required to implement a no curb parking zone along the property frontage of Ida Ave.
 - IX. 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.
 - X. Construction fencing shall be located on the subject property unless the Applicant has obtained an Encroachment Permit in accordance with chapter 11.20 of the SBMC which allows otherwise.

Sewer Conditions:

- XI. The Applicant shall pay in full the one-time Sewer Capacity Fee of \$4500.00 per Equivalent Dwelling Unit (EDU) prior to Building Permit issuance. The EDU assignment is determined by SBMC 14.08.060.

- a. Pay in full the prorated portion of the current annual sewer charge for the remainder of the fiscal year.
- b. A Sewer Permit and Encroachment Permit are required for the private sewer lateral. The Applicant shall coordinate with the Public Works inspector to allow the inspector to inspect the entire length of the private sewer lines within the public right of way before backfilling.

Sewer Main Extension

XII. Obtain a Public Improvement Permit and extend the public sewer main from its current location in Ida Ave to a location adjacent to this property. At the end of the extension install a manhole. Submit an Improvement Plan prepared by a registered civil engineer and obtain approval from the City Engineer. The design and construction of all improvements shall be in conformance with standard plans, the Off-Street Parking Design Manual, any specifications of the City of Solana Beach and subject to the approval of the City Engineer. Conditions for approval of the Improvement Plan shall include, but is not limited to, the following:

- a. Pay the public improvement plan check fee in accordance with the current Engineering Fee Schedule prior to approval of the improvement plan.
- b. Improvement inspection fee shall be paid prior to the issuance of an Improvement Permit.
- c. Obtain and submit securities to guarantee the improvements in a form prescribed by the City of Solana Beach.

Grading Conditions

XIII. The Applicant shall obtain a Grading Permit in accordance with Chapter 15.40 of the Solana Beach Municipal Code. Conditions prior to the issuance of a grading permit shall include, but not be limited to, the following:

- a. The Applicant shall obtain a grading plan prepared by a Registered Civil Engineer and approved by the City Engineer. On-site grading design and construction shall be in accordance with Chapter 15.40 of the Solana Beach Municipal Code.
- b. The Applicant shall obtain a Soils Report prepared by a Registered Soils Engineer and approved by the City Engineer. All necessary measures shall be taken and implemented to assure slope stability, erosion control and soil integrity. The grading plan shall incorporate all recommendations contained in the soils report.

- c. The Applicant shall provide a Drainage Report prepared by a Registered Civil Engineer. This report shall address the design for detention basin and corresponding outflow system to ensure the rate of runoff for the proposed development is at or below that of pre-existing condition. All recommendations of this report shall be incorporated into the Preliminary Grading Plan. A detention basin easement(s) shall be recorded for maintenance of the detention basins by the property owner(s) in perpetuity, prior to Final Inspection of the Building Permit.
- d. The Applicant shall show all retaining walls and drainage structures. Retaining walls shown on the grading plan shall conform to the San Diego Regional Standards or be designed by a licensed civil engineer. Engineering calculations for all designed walls with a surcharge and nonstandard walls shall be submitted at grading plan check. Retaining walls may not exceed the allowable height within the property line setback as determined by the City of Solana Beach Municipal Code. Contact the Community Development department for further information.
- e. The Applicant is responsible to protect the adjacent properties during construction. If any grading, construction activity, access or potential construction-related impacts are anticipated beyond the property lines, as determined by the City Engineer, the Applicant shall obtain a letter of permission from the adjoining property owners. All required letters of permission shall be submitted to the City Engineer prior to the issuance of the grading permit.
- f. The Applicant shall pay a grading plan check fee in accordance with the current Engineering Fee Schedule at initial grading plan submittal. Inspection fees shall be paid prior to issuance of the grading permit.
- g. The Applicant shall obtain and submit grading security in a form prescribed by the City Engineer.
- h. The Applicant shall obtain haul permit for import / export of soil. The Applicant shall transport all excavated material to a legal disposal site.
- i. The Applicant shall submit certification from the Engineer of Record and the Soils Engineer that all public or private drainage facilities and finished grades are functioning and are installed in accordance with the approved plans. This shall be accomplished by the Engineer of Record incorporating as-built conditions on the Mylar grading plans and obtaining signatures of the Engineer

of Record and the Soils Engineer certifying the as-built conditions.

- j. An Erosion Prevention and Sediment Control Plan shall be prepared by the Applicant. Best management practices shall be developed and implemented to manage storm water and non-storm water discharges from the site at all times during excavation and grading activities. Erosion prevention shall be emphasized as the most important measure for keeping sediment on site during excavation and grading activities. Sediment controls shall be used as a supplement to erosion prevention for keeping sediment on site.
- k. The Applicant shall show all proposed on-site private drainage facilities intended to discharge water run-off. Elements of this design shall include a hydrologic and hydraulic analysis verifying the adequacy of the facilities and identify any easements or structures required to properly convey the drainage. The construction of drainage structures shall comply with the standards set forth by the San Diego Regional Standard Drawings.
- l. Post Construction Best Management Practices meeting City and RWQCB Order No. R9-2013-001 requirements shall be implemented in the drainage design.
- m. Prior to obtaining a building permit, submit a building pad certification statement from a soils engineer and an engineer or land surveyor licensed in Land Surveying per SBMC 15.40.230E.
- n. No increased cross lot drainage shall be allowed.

I. ENFORCEMENT

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

II. EXPIRATION

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

III. INDEMNIFICATION AGREEMENT

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

NOTICE TO APPLICANTS: Pursuant to Government Code Section 66020, you are hereby notified that the 90-day period to protest the imposition of the fees, dedications, reservations or other exactions described in this resolution commences on the effective date of this resolution. To protest the imposition of any fee, dedications, reservations or other exactions described in this resolution you must comply with the provisions of Government Code Section 66020. Generally the resolution is effective upon expiration of the tenth day following the date of adoption of this resolution, unless the resolution is appealed or called for review as provided in the Solana Beach Zoning Ordinance.

PASSED AND ADOPTED at a special meeting of the City Council of the City of Solana Beach, California, held on the 13th day of July, 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

Ida Avenue Apartments Exemplary Site Planning

1/3/20

Background

The project proposes 8 apartment units where the base density allows for only 7. The Medium High Residential Zone (MHR) allows for 8-12 units per net acre. The net size of the project site is 39,959 square feet, which is equal to .92 acres. The site area is just marginally under the one acre requirement where as many as 12 units are allowed.

After an adjustment for sensitive lands, the site still allows for 7 to 10 units. We are only proposing 8 units which is moderate when compared to 10 units allowed.

While the property's allowable Floor Area Ratio is .75, our project proposes only a .40 FAR, indicating that a much larger development than the one proposed is possible on the site. This data illustrates that the proposal of an additional (8th) unit does not represent an overdevelopment of the site.

We offer the following as justification for the additional unit:

Exemplary Site Planning

While the design quality of a project is subjective, here are some features we think makes this a superior project:

- Off street parking is hidden from view. All 8 units are provided with underground parking, shielding the view of parked vehicles from the street.
- The setbacks for the site were revised from 25 feet (standard front and rear yards for MHRd zone) to a 20' front yard and 15' rear yard due to the narrow configuration of the lot. However, the developer chose not to utilize that advantage. The project generally maintains the former 25 foot setback for front and rear yards in order to maximize landscape and open space on the site.
- 542 linear feet of concrete sidewalk, curb, and rolled gutter will be installed as part of the project along the western edge of the site (Ida Avenue), providing greater safety, storm water control, and access to the site.
- Though not required by the zoning standards, two additional off-street guest parking spaces have been provided. Two guest parking spaces are

426 ANDREW AVENUE
ENCINITAS, CALIFORNIA 92024
TEL 760/942/8287
FAX 760/942/1415
sam@chereskinarchitecture.com

provided in the subterranean parking garage, and two additional guest parking spaces have been added to the project adjacent to the playground for a total of (4) guest spaces.

- The project considers scenic views and scale of development. For example, the development proposes two buildings, separated by over 34 feet rather than one longer continuous structure. Space between the buildings allows greater opportunity for sight, air and sun to surround and permeate the development. Adhering to natural grade, the building height does not exceed 25 feet, while the parking is fully buried.
- As each unit is afforded outdoor space, the design promotes an outdoor lifestyle. Its location allows for a walkable and bikable community that is within reach of local businesses. The new sidewalk proposed along Ida Avenue will further pedestrian activity.
- The project offers comfortable and convenient apartment living. Two of the units are handicap accessible, with an elevator to convey people from the subterranean parking level to their first floor entries. A pedestrian ramp is proposed to allow access from the sidewalk. Because of the varying lot width, each unit is unique. Units vary in size from 1,557 to 2,030 square feet which places them in a convenient range of being not too big and not too small. Each unit has three bedrooms, three full baths, and laundry facilities. Conceived as an extension of the interior, outdoor spaces include shaded patios and second floor terraces for each unit.
- A CMU sound attenuation wall is proposed at the rear property line. This wall will assist in the reduction of noise emanating from the freeway, both to the residents of the proposed apartments and to the surrounding neighborhood. The wall's location and height has been coordinated with Cal Trans.
- The project includes the construction of a neighborhood playground.

Public Facility Availability

- Grocery Stores (Whole Foods, Gelson's and VONS) and convenience markets are all within walking and biking distance. Flower Hill and Del Mar Shopping Centers are close by on Via de la Valle. Lomas Santa Fe Plaza is also within walking distance. Many restaurants are located nearby including Eden Garden's Little Mexico district featuring Fidel's and Tony Jacal. The Del Mar Fair Grounds and racetrack are within walking distance. Gas stations and public storage facilities are in the neighborhood.
- Schools are close by. Skyline Elementary, Earl Warren Middle School and Santa Fe Christian schools are within walking distance.

Availability of Public Transportation

- The NCTD Breeze bus line 308 travels down via de la Valle, which is within walking distance of the site. Line 308 stops at the Solana Beach Town Center where more amenities are available such as Dixie Line, Discount Tire, and other specialty retail stores. Line 308 continues on to the Solana Beach Train Station where passengers can access the Cedros Shopping District, transfer to Bus 101 which travels locally up and down the coast, or ride the AMTRACK/COASTER corridor to reach other far-reaching destinations.

Proximity to Public Recreation

- La Colonia County Park and the Solana Beach Parks and Recreation Department are within walking and biking distance of the site. The beach is a bike ride or bus ride away. As stated earlier, the Del Mar Fair Grounds and racetrack are within walking distance of the site. San Dieguito County Park, Lomas Santa Fe Country Club, and Lomas Santa Fe Executive golf course are within biking distance.

Community Amenities Provided by the Developer

- A new playground is proposed for the north end of the site. The playground will be accessible to the entire neighborhood and is within walking distance of all households between Ida and Valley Avenues.

Regional Housing Obligations

- While we are not aware of specific housing obligations of the City of Solana Beach, we know there is an overall housing shortage. The recent Granny Flat ordinance is indicative of the need for housing. The 8th unit that this project proposes can help the City in meeting the community's need for available housing while not overdeveloping the site, as pointed out above in the F.A.R. data.

CC Resolution No. 2022-xx – Exhibit X

Ida Avenue Apartments Project

MITIGATION MONITORING AND REPORTING PROGRAM

(SCH #2022060093)

July 2022

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Mitigation Monitoring and Reporting Program

Ida Avenue Apartments Project Solana Beach, California

State Clearinghouse (SCH) No. 2022060093

Case No. : xxxx

Lead Agency:

City of Solana Beach
Community Planning Department
635 South Highway 101
Solana Beach, California 92075

Preparers:

Michael Baker International
5050 Avenida Encinas, Suite 260
Carlsbad, California 92008

Summit Environmental Group, Inc.
Carlsbad, California 92009

July 2022

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I. INTRODUCTION

This document is the Mitigation Monitoring and Reporting Program (MMRP) for the Ida Avenue Apartments Project (proposed project). An MMRP is required for the proposed project because the Mitigated Negative Declaration (MND) prepared for the project has identified significant adverse impacts, and measures have been identified to mitigate those impacts. This MMRP has been prepared pursuant to Section 21081.6 of the California Public Resources Code, which requires public agencies to “adopt a reporting and monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.”

II. MITIGATION MONITORING AND REPORTING PROGRAM

As the lead agency, the City of Solana Beach (City) will be responsible for monitoring compliance with all mitigation measures. Different City departments may be responsible for various aspects of the project. The MMRP identifies the department with the responsibility for ensuring that each individual mitigation measure is completed; however, it is expected that one or more departments will coordinate efforts to ensure such compliance.

The MMRP is presented in tabular form on the following pages. The components of the MMRP are described briefly below.

- **Potential Significant Impact:** The significance threshold is restated to describe the potentially significant impact.
- **Mitigation Measure:** The mitigation measures to be adopted (as identified in the EIR) are restated.
- **Timeframe of Mitigation:** Identifies at which stage of the project the mitigation measure shall be completed.
- **Monitoring, Enforcement, and Reporting Responsibility:** Identifies the department within the City with responsibility for mitigation monitoring.

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**Mitigation Monitoring and Reporting Program
CC Resolution No. 2022-xx – Exhibit X**

Mitigation Measure	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
Biological Resources		
<p>BIO-1 Compliance with Migratory Bird Treaty Act. If construction activities (e.g., staging, site preparation, grading) commence during the breeding season (January 1 through July 31 for raptors and March 1 through September 15 for songbirds), a preconstruction nesting bird survey shall be conducted by a qualified biologist. The survey shall be performed within three days prior to the commencement of construction activities. Surveys shall include the construction area plus a 500-foot buffer. Survey findings would be documented prior to initiating any construction activities.</p> <p>If no nesting birds are observed during the survey, implementation of project activities may begin. If nesting birds (including nesting raptors) are found to be present, avoidance or minimization measures shall be undertaken. Measures shall include establishment of an avoidance buffer until nesting has been completed. The width of the buffer will be determined by the qualified biologist based on California Department of Fish and Wildlife recommendations. The qualified biologist shall determine the appropriate buffer size and level of nest monitoring necessary for species not listed under the federal or California Endangered Species Acts based on the species' life history, the species' sensitivity to disturbances (e.g., noise, vibration, human activity), individual behavior, status of nest, location of nest and site conditions, presence of screening vegetation, anticipated project activities, ambient noise levels compared to project-related noise levels, existing non-project-related disturbances in the vicinity, and ambient levels of human activity.</p> <p>Buffers shall be marked (flagged or fenced with environmentally sensitive area fencing) around any active nests and periodic monitoring by the qualified biologist will occur to ensure the project does not result in the failure of the nest. The buffer(s) shall be maintained around each nest until the nest becomes inactive as determined by the qualified biologist. At the discretion of the qualified biologist, if a nesting bird appears to be stressed as a result of project activities and the buffer does not appear to provide adequate protection, additional minimization measures may need to be implemented.</p> <p>Construction may continue outside of the no-work buffers. The qualified biologist shall ensure that restricted activities occur outside of the delineated buffers, check nesting birds for any potential indications of stress, and ensure that installed fencing or flagging is properly</p>	<p>Prior to commencement of and during project construction</p>	<p>City of Solana Beach Community Development Department</p>

Mitigation Measure	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
<p>maintained during nest monitoring and any additional site visits. Buffer sizes may be adjusted (either increased or reduced), or the extent of nest monitoring may be adjusted, at the discretion of the qualified biologist based on the conditions of the surrounding area and/or the behavior of the nesting bird.</p> <p>Any changes to buffer sizes and/or nest monitoring frequency shall be documented. If listed species are found to be nesting in the survey area, construction activity shall not occur without coordination with regulating agencies and may require an agency-approved bird management plan.</p>		
Cultural Resources		
<p>CUL-1 Cultural Resources Monitoring Program. A Cultural Resource Mitigation Monitoring Program shall be conducted to provide for the identification, evaluation, treatment, and protection of any cultural resources that are affected by or may be discovered during the construction of the proposed project. The monitoring shall consist of the full-time presence of a qualified archaeologist and a traditionally and culturally affiliated (TCA) Native American monitor (Kumeyaay) shall be retained to monitor ground-disturbing activities associated with project construction, including vegetation removal, clearing, grading, trenching, excavation, or other activities that may disturb original (pre-project) ground, including the placement of fill materials.</p> <ul style="list-style-type: none"> • The requirement for cultural resource mitigation monitoring shall be noted on all applicable construction documents, including grading plans. • The qualified archaeologist and TCA Native American monitor shall attend all applicable preconstruction meetings with the contractor and/or associated subcontractors. • The qualified archaeologist shall maintain ongoing collaborative consultation with the TCA Native American monitor during all ground-disturbing or altering activities, as identified above. • The qualified archaeologist and/or TCA Native American monitor may halt ground-disturbing activities if archaeological artifact deposits or cultural features are discovered. In general, ground-disturbing activities shall be directed away from these deposits for a short time to allow a determination of potential significance, the subject of which shall be determined by the qualified archaeologist and the TCA 	<p>Prior to commencement of and during project construction</p>	<p>City of Solana Beach Community Development Department</p>

Mitigation Measure	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
<p>Native American monitor, in consultation with the Kumeyaay affiliated tribes. Ground-disturbing activities shall not resume until the qualified archaeologist, in consultation with the TCA Native American monitor, deems that the cultural resource or feature has been appropriately documented and/or protected. At the qualified archaeologist’s discretion, the location of ground-disturbing activities may be relocated elsewhere on the project site to avoid further disturbance of cultural resources.</p> <ul style="list-style-type: none"> • The avoidance and protection of discovered unknown and significant cultural resources and/or unique archaeological resources is the preferable mitigation for the proposed project. If avoidance is not feasible, a Data Recovery Plan may be authorized by the City as the lead agency under CEQA. If a data recovery is required, then the Kumeyaay affiliated tribes shall be notified and consulted in drafting and finalizing any such recovery plan. • The qualified archaeologist and/or TCA Native American monitor may also halt ground-disturbing activities around known archaeological artifact deposits or cultural features if, in their respective opinions, there is the possibility that they could be damaged or destroyed. • The landowner shall relinquish ownership of all tribal cultural resources collected during the cultural resource mitigation monitoring conducted during all ground-disturbing activities, and from any previous archaeological studies or excavations on the project site, to the Kumeyaay affiliated tribes for respectful and dignified treatment and disposition, including reburial, in accordance with the tribe’s cultural and spiritual traditions. All cultural materials that are associated with burial and/or funerary goods will be repatriated to the most likely descendant as determined by the Native American Heritage Commission per California Public Resources Code Section 5097.98. <p>CUL-2 Prepare Monitoring Report and/or Evaluation Report. Prior to the release of the grading bond, a monitoring report and/or evaluation report, which describes the results, analysis, and conclusions of the cultural resource mitigation monitoring efforts (such as, but not limited to, the Research Design and Data Recovery Program), shall be submitted by the qualified archaeologist, along with the TCA Native American monitor’s notes and comments, to the City’s Community Development Director for approval.</p>		

Mitigation Measure	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
<p>CUL-3 Identification of Human Remains. As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Diego County Coroner’s office by telephone. No further excavation or disturbance of the discovery or any nearby area reasonably suspected to overlie adjacent remains (as determined by the qualified archaeologist and/or the TCA Native American monitor) shall occur until the coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code 5097.98. If such a discovery occurs, a temporary construction exclusion zone shall be established surrounding the area of the discovery so that the area would be protected (as determined by the qualified archaeologist and/or the TCA Native American monitor), and consultation and treatment could occur as prescribed by law. As further defined by state law, the coroner would determine within two working days of being notified if the remains are subject to his or her authority. If the coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC would make a determination as to the most likely descendent. If Native American remains are discovered, the remains shall be kept in situ (“in place”), or in a secure location in close proximity to where they were found, and the analysis of the remains shall only occur on-site in the presence of the TCA Native American monitor.</p>		
Geology and Soils		
<p>GEO-1 During project excavation/grading operations, if paleontological resources are encountered, all work shall be halted or redirected and the City of Solana Community Development Department shall be notified in writing within 24 hours of identification. Said work shall be halted or redirected until a qualified paleontologist can evaluate the significance of the discovery. If the project paleontologist determines that the discovery represents a potentially significant paleontological resource, proper measures shall be identified for the documentation, recovery, and/or preservation of such resources, as appropriate.</p>	<p>During project excavation and grading</p>	<p>City of Solana Beach Community Development Department</p>

Mitigation Measure	Timeframe of Mitigation	Monitoring, Enforcement, and Reporting Responsibility
Noise		
<p>NOI-1 Prior to and during project grading or construction, the following measures shall be implemented to demonstrate that noise levels do not exceed a 75 dBA level:</p> <ul style="list-style-type: none"> • Administrative controls (e.g., reduce operating time of equipment and/or prohibit usage of equipment type[s] within certain distances). • Engineering controls (upgrade noise controls, such as install better engine exhaust mufflers). • Install noise abatement on the site boundary fencing (or within, as practical and appropriate) in the form of sound blankets or comparable temporary barriers to occlude construction noise emission between the site (or specific equipment operation as the situation may define) and the noise-sensitive receptor(s) of concern. • At the commencement of and during project grading, a noise monitor shall be on-site to ensure that noise levels at adjacent sensitive receptors are in conformance with the 75 dBA threshold. 	<p>Prior to and during grading or construction</p>	<p>City of Solana Beach Community Development Department</p>
Tribal Cultural Resources		
<p>Implement mitigation measures CUL-1 to CUL-3.</p>	<p>Prior to commencement of and during project construction</p>	<p>City of Solana Beach Community Development Department</p>

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**NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION
FOR THE PROPOSED IDA AVENUE APARTMENTS PROJECT
IN THE CITY OF SOLANA BEACH**

Pursuant to the requirements the California Environmental Quality Act (CEQA) Guidelines §15072, Notice Is Hereby Given that the City of Solana Beach (City) has prepared an Initial Study/Mitigated Negative Declaration (IS/MND), for the Ida Avenue Apartments Project (“proposed project”).

Proposed Project Location and Summary

The City is processing an application for a Development Review Permit (DRP) and Structure Development Permit (SDP), applied for by KNN Management, LLC, (1280 Hoover Street, Carlsbad, CA 92008) to construct an eight-unit for-lease residential apartment complex on a 1.44-acre property (Assessor Parcel Number 298-162-37). The property is currently vacant and is bordered by Ida Avenue to the west and Interstate 5 (I-5) to the east. A chain-link fence runs north/south and separates the eastern side (off-site) from the western side (on-site) of the property.

The project proposes to construct one six-unit apartment building (Building #1) and one two-unit apartment building (Building #2) on the project site. Each building would be constructed with two levels above-grade, and a subterranean (underground) parking garage. A total of 15,888 square feet (SF) (including covered and enclosed patio areas) would be provided with the eight apartment units, which would range in size from approximately 1,832 SF to 2,093 SF. The project would also provide approximately 3,044 SF of common open space for use by project residents. As part of the overall development, the California Department of Transportation (Caltrans) would acquire approximately 1,055 SF of the project site to support the ultimate buildout width of I-5 adjacent to the eastern side of the property. The project applicant would also be required to dedicate an additional 874 SF to Caltrans for I-5 right-of-way.

Review Period and Access to Project Materials

The 30-day public review period is from June 3, 2022 through July 5, 2022. Comments regarding the proposed IS/MND must be made in writing and received by the City by 5:00 p.m. on Tuesday, July 5, 2022. Comments should be addressed to Katie Benson, Senior Planner, 635 South Highway 101, Solana Beach, CA 92075 or via e-mail at planning@cosb.org. The City will hold a future public meeting to consider adoption of the IS/MND and project approval at a later date.

A copy of the IS/MND may be reviewed on the City’s website at <https://www.ci.solana-beach.ca.us>. A hard copy and supporting documents are also on-file and may be reviewed at the City of Solana Beach Community Development Department, 635 South Highway 101, Solana Beach, CA 92075 from 7:30 a.m. - 5:00 p.m. Monday through Friday (closed every other Friday).

Release Date: June 3, 2022

Notice of Determination**Appendix D****To:**

Office of Planning and Research
U.S. Mail: _____ *Street Address:* _____
 P.O. Box 3044 1400 Tenth St., Rm 113
 Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
 County of: _____
 Address: _____

From:

Public Agency: _____
 Address: _____

 Contact: _____
 Phone: _____

Lead Agency (if different from above): _____
 Address: _____

 Contact: _____
 Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): _____

Project Title: _____

Project Applicant: _____

Project Location (include county): _____, _____

Project Description: _____ San Diego County, CA

This is to advise that the _____ has approved the above
 (Lead Agency or Responsible Agency)

described project on _____ and has made the following determinations regarding the above
 (date)
 described project.

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

 Signature (Public Agency): _____ Title: _____

Date: _____ Date Received for filing at OPR: _____



STAFF REPORT

CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: July 13, 2022
ORIGINATING DEPT: Engineering Department
SUBJECT: **Revised Design Options for the Tot Lots at La Colonia Park and Fletcher Cove Park and Consideration of Resolution 2022-094 Authorizing the City Manager to Amend a Professional Services Agreement with Van Dyke Landscape Architects for Potential Changes to the Play Area and Features at the La Colonia Park Tot Lot**

BACKGROUND:

The City's Tot Lots at La Colonia and Fletcher Cove Parks require constant maintenance and repairs to meet the needs and expectations of the community. Due to outdated equipment, coastal environment impacts and high usage, replacement of the existing equipment has now become necessary, as these playgrounds are important elements of the public's recreational experience at both park locations.

The Fletcher Cove Tot Lot was installed in 2007 as part of construction of the new park and endures a high level of coastal weather elements and significant daily usage. The current play structure in the La Colonia Tot Lot was installed in 2000 and also experiences very high daily use and, though to a lesser degree than Fletcher Cove, also suffers degradation from the coastal environment.

On May 4, 2022, a Community Workshop was held as part of a Special Council Meeting to discuss the progress to date on the La Colonia Park and Fletcher Cove Tot Lots Project (Project) and to obtain additional feedback from the community and City Council on the design features selected for the new Tot Lots.

This item is before the City Council to discuss the playground features for the Project and for the possible consideration of Resolution 2022-094 (Attachment 1) that would authorize the City Manager to execute an amendment to the Professional Services Agreement with

CITY COUNCIL ACTION:

Van Dyke Landscape Architects for additional design and engineering fees associated with the reconfiguration of the La Colonia Tot Lot.

DISCUSSION:

Since the PSA with Van Dyke Landscape Architects (VDLA) was executed in March 2021, VDLA has been working on the preliminary design of the Tot Lots at La Colonia Park and Fletcher Cove Park. After background information was established, a community questionnaire was sent out in July 2021 to solicit feedback and input on the general features desired for each Tot Lot. A virtual community workshop was then held on September 1, 2021, to present the results of the questionnaire and solicit additional feedback on features desired at each Tot Lot.

Following the community workshop, VDLA created conceptual designs for each of the Tot Lots. The conceptual designs were reviewed by City Staff and the Parks and Recreation City Council Subcommittee. The results of the conceptual design work and subsequent revisions were presented during a Special City Council Meeting/Community Workshop No. 2 on May 4, 2022.

Update of La Colonia Tot Lot

The primary purpose of the joint Council Meeting/Community Workshop No. 2 was for the City Council to receive public input and provide additional feedback and direction on the preliminary designs of the La Colonia and Fletcher Cove Tot Lots. One consistent comment throughout the Council Meeting and from previous feedback received was the desire to maximize the number of swings provided. Due to space limitations, only two swings can be provided at the Fletcher Cove Tot Lot. At the La Colonia Tot Lot, four swings could be provided if the drainage swale to the south of the existing Tot Lot was relocated approximately four feet to the south. As shown on Attachment 2, in order to provide four swings (two bucket swings and two belt swings) at the La Colonia Tot Lot, one picnic table may need to be eliminated, the preschool structure would be moved, the existing drainage swale would be relocated, and a retaining wall with decorative safety fence would have to be constructed to account for the grade break between the new Tot Lot features and the relocated drainage swale.

If the decision is made to provide four swings at the La Colonia Tot Lot, extra costs would be incurred for the design of the relocated drainage swale and retaining wall between the swale and playground equipment. The additional design costs associated with relocation of the drainage swale and retaining wall is approximately \$12,000. Attachment 1 to this Staff Report is Resolution 2002-094 that would approve an amendment to the PSA with VDLA for these additional design costs. Resolution 2022-094 would only be considered if the four swings are to be provided at the La Colonia Tot Lot. It is important to mention that if this option is selected, the construction cost would also be increased by approximately \$80,000 to accommodate the cost of relocating the existing drainage swale, cost for additional retaining walls, safety fencing, grading, landscaping, and irrigation.

Update on Fletcher Cove Tot Lot

Since the Special City Council Meeting/Community Workshop No. 2 on May 4, 2022, the City received several comments expressing concern that the proposed design of the Fletcher Cove Tot Lot might not be suitable for very young children. In response to these comments, the play equipment at Fletcher Cove has been augmented to provide some elements that appeal to very young children while continuing to provide the broadest possible variety of play options for children of different ages within the available space.

It should be noted that during the outreach and engagement process done through the first workshop and questionnaires, the City received numerous comments that the existing Fletcher Cove Tot Lot was primarily designed for very young children and is less appealing to older children. The design shown at the last workshop was specifically designed to provide the broadest possible variety of play options for children of a wider range of ages. It was also designed within the available – but limited – space of the existing Tot Lot primarily due to expanded “fall zones” under which Tot Lots must be designed.

To accommodate the request for more play equipment for younger children, age-appropriate elements for 2-5 year-old children have been included, such as a tot-sized ‘clubhouse’ and sensory/activity panels with rotating tiles, high contrast sections, and color blocks (see Attachment 3). These elements would be partially bounded and grouped together to reduce mixing of age groups and to facilitate supervision. Additionally, elements of the larger play structure such as the disc net and boogie board can be used in different ways depending on the age of the child and offer increasing challenges and ongoing interest as a child develops greater skill. Finally, as currently designed, the slide can be accessed both through the play structure itself and by a separate ladder outside of the structure.

Staff and VDLA will present the design options at the July 13th Council Meeting as discussed above.

CEQA COMPLIANCE STATEMENT:

Construction of new tot lots at La Colonia Park and Fletcher Cove Park are exempt pursuant to Section 15301(a) of the State CEQA Guidelines.

FISCAL IMPACT:

The Fiscal Year (FY) 2022/23 (CIP) budget appropriated \$375,000 for design/construction of the Fletcher Cove Tot Lot and \$436,000 for design/construction of the La Colonia Tot Lot. These amounts do not include the \$161,628 that has already been appropriated for the design of the two Tot Lots. As previously reported, the City has been awarded a Proposition 68 California State Parks grant for the improvements to the La Colonia Park tot Lot in the amount of \$186,471. This amount is included in the design/construction funding stated above.

The PSA with VDLA is currently for an amount not to exceed \$161,628. The proposed amendment has been negotiated that would increase the contract amount by \$12,000. If approved by Council, the PSA would be for a revised amount not to exceed \$173,628.

WORK PLAN:

This project is consistent with portions of Items B.2 (La Colonia Park Improvements) and B.8 (Fletcher Cove Park and Community Center Maintenance) of the Community Character Priorities of the FY 2022/23 Work Plan.

OPTIONS:

- Approve Staff recommendation if the decision is made to move forward with the four-swing option at the La Colonia Tot Lot.
- Approve Staff recommendation with modifications.
- Provide direction.

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council:

1. Receive this report and provide direction on the design alternatives for the new Tot Lots at La Colonia Park and Fletcher Cove Park.
2. Consider adoption of Resolution 2022-094 authorizing the City Manager to amend the Professional Services Agreement with Van Dyke Landscape Architects, for a new total amount not to exceed \$173,628, for the design of the relocated drainage swale and the retaining wall between the swale and playground equipment at the La Colonia Tot Lot.

CITY MANAGER RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2022-094
2. La Colonia Tot Lot revised design
3. Fletcher Cove Tot Lot revised design

RESOLUTION 2022-094

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO AMEND THE PROFESSIONAL SERVICES AGREEMENT WITH VAN DYKE LANDSCAPE ARCHITECTS, FOR A NEW TOTAL AMOUNT NOT TO EXCEED \$173,628, FOR THE DESIGN OF THE RELOCATED DRAINAGE SWALE AND THE RETAINING WALL BETWEEN THE SWALE AND PLAYGROUND EQUIPMENT AT THE LA COLONIA TOT LOT

WHEREAS, the City's Tot Lots at La Colonia and Fletcher Cove Parks require constant maintenance and repairs to meet the needs and expectations of the community. Due to outdated equipment, coastal environment and high usage, replacement of the existing equipment has now become necessary, as these playgrounds are important elements of the public's recreational experience at both park locations; and

WHEREAS, on March 24, 2021, the City Council authorized the City Manager to execute a Professional Service Agreement (PSA) with Van Dyke Landscape Architects (VDLA) for preparation of construction level plans, specifications, and cost estimates for the design of a new Tot Lot at La Colonia Park and design of new playground equipment at Fletcher Cove Park; and

WHEREAS, on May 4, 2022, a Community Workshop was held as part of a Special Council Meeting to discuss the progress to date on the project and obtain feedback from the community and City Council on the design features preliminarily selected for the new Tot Lots; and

WHEREAS, one consistent comment throughout the Council Meeting and previous feedback received was the desire to maximize the number of swings provided. Due to space limitations, only two swings can be provided at the Fletcher Cove Tot Lot. At the La Colonia Tot Lot, four swings could be provided if the drainage swale to the south of the existing Tot Lot was relocated approximately four feet south; and

WHEREAS, if the decision is made to provide four swings at the La Colonia Tot Lot, extra costs would be incurred for the design of the relocated drainage swale and retaining wall between the swale and playground equipment. The additional design costs associated with relocation of the drainage swale and retaining wall is approximately \$12,000.

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

1. That the above recitations are true and correct
2. That the City Council authorizes the City Manager to amend the Professional Services Agreement with Van Dyke Landscape Architects, for a new total amount not to exceed \$173,628, for the design of the relocated drainage swale and the retaining wall between the swale and playground equipment at the La Colonia Tot Lot.

PASSED AND ADOPTED this 13th day of July 2022, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

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

LESA HEEBNER, Mayor

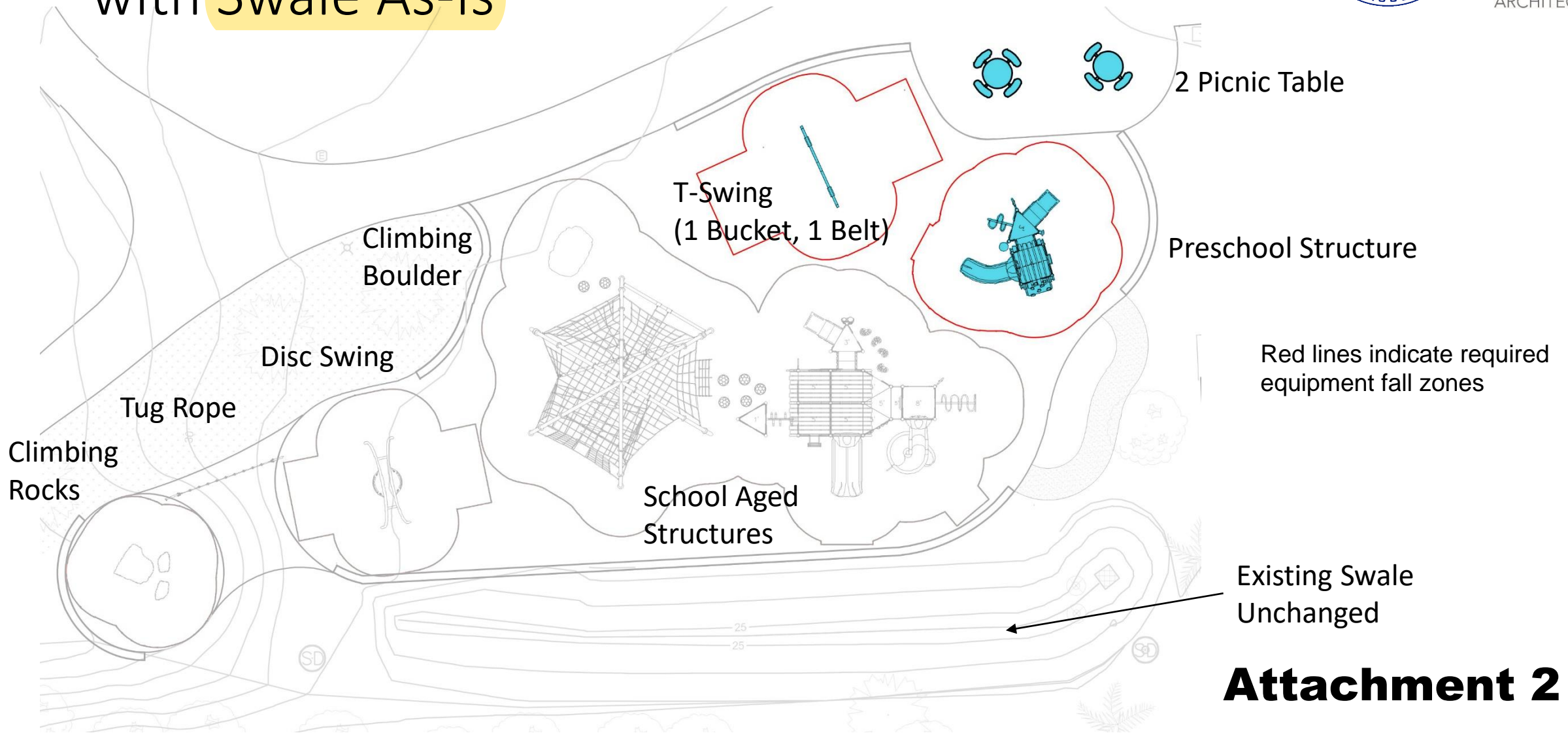
APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

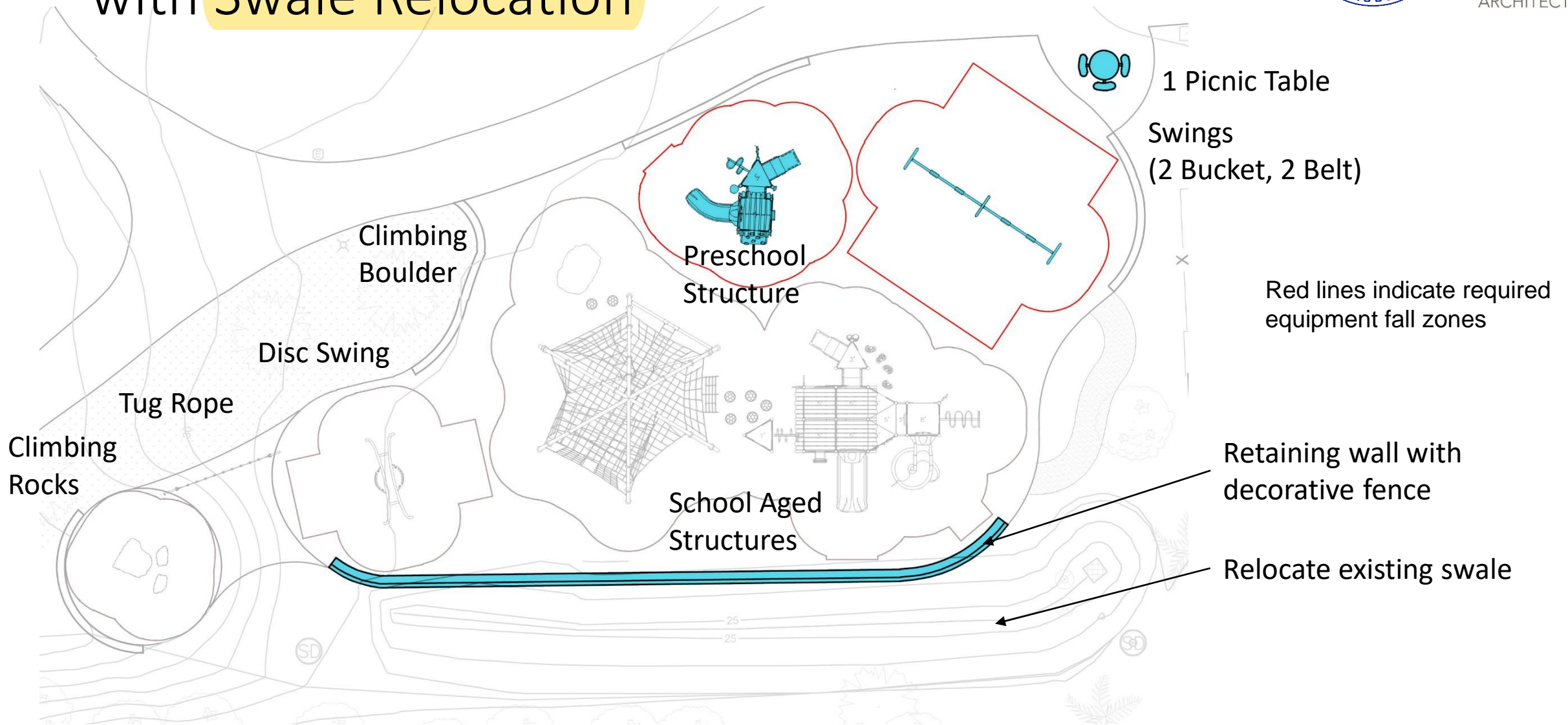
ANGELA IVEY, City Clerk

La Colonia Tot Lot – Addt'l Elements with Swale As-Is



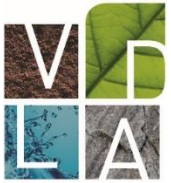
Attachment 2

La Colonia Tot Lot – Addt'l Elements with Swale Relocation

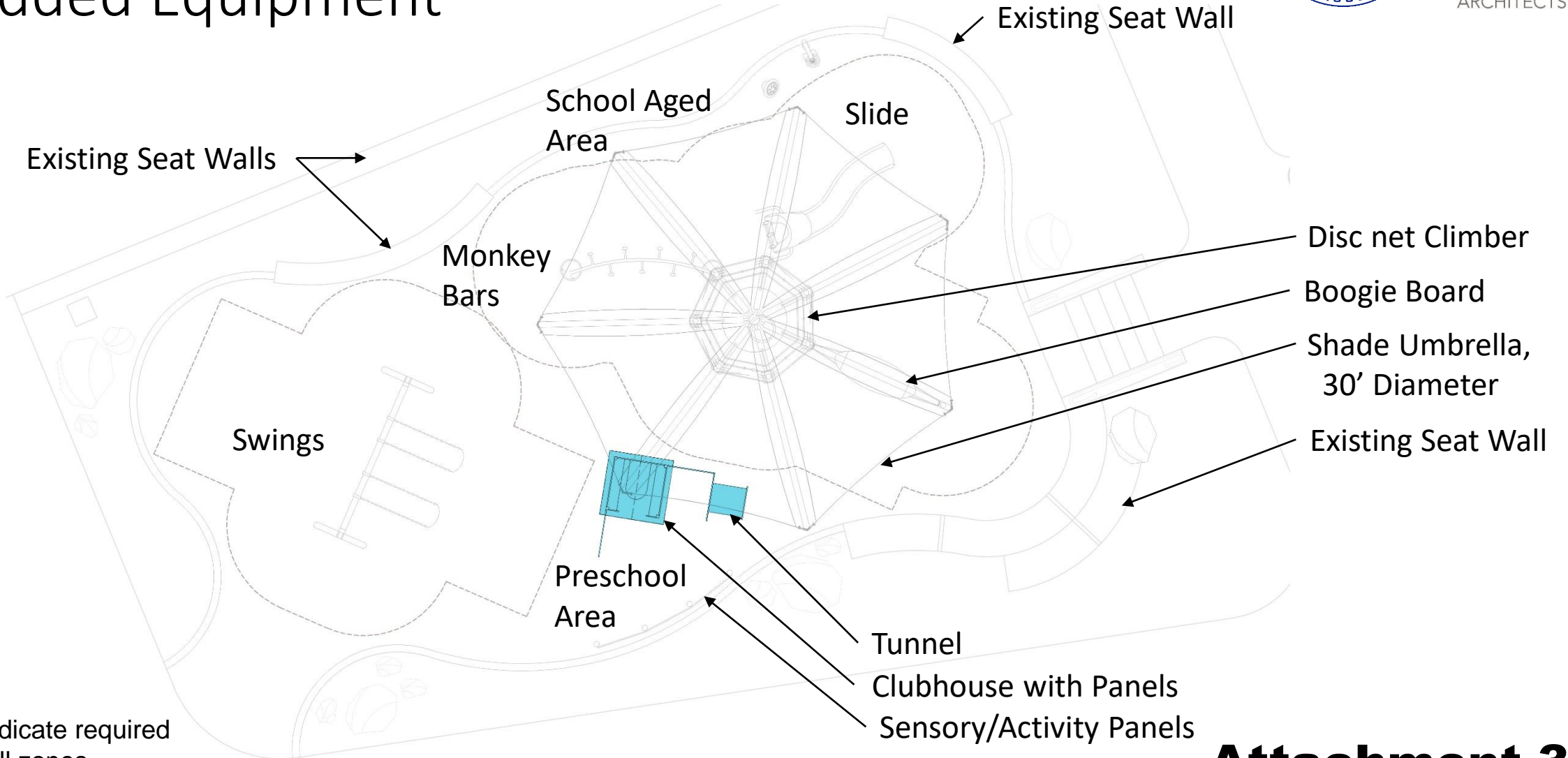


Fletcher Cove Tot Lot

Added Equipment

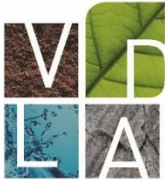


LANDSCAPE ARCHITECTS



Dash lines indicate required equipment fall zones

Equipment Imagery



LANDSCAPE ARCHITECTS



Clubhouse
(Ages 2-5)



Sensory/Activity Panels
(Ages 6 months -5 years)



STAFF REPORT

CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: July 13, 2022
ORIGINATING DEPT: Engineering Department
SUBJECT: **City Council Consideration of Resolution 2022-092 for the Possible Installation of Stop Signs on Nardo Avenue at Fresca Street**

BACKGROUND:

The residents along Nardo Avenue have expressed concerns about traffic safety along Nardo Avenue between Nardito Lane and Stevens Avenue. City Staff, in collaboration with H.G. Fenton, the applicant for the Solana Highlands Renovation Project located along the south side of Nardo Avenue, developed a series of traffic calming measures in response to the community's concerns as part of the project's approval process. However, these proposed traffic calming measures do not include the installation of stop signs on Nardo Avenue at Fresca Street.

This item is presented to the City Council to consider the installation of stop signs on Nardo Avenue at Fresca Street. If it is decided that stop signs are appropriate on Nardo Avenue at this intersection, authorization would be obtained through Council's approval of Resolution 2022-092 (Attachment 1).

DISCUSSION:

During discussion of the Fiscal Year 2022/23 Work Plan, the City Council directed the City Manager to investigate the possibility of placing stop signs on Nardo Avenue at the intersection of Fresca Street. Currently there is a stop sign on southbound Fresca Street approaching Nardo Avenue. Additional stop signs on Nardo Avenue would make the intersection a multi-way stop control (MWSC), which requires a professional warrant analysis consistent with Section 2B.07 of the California Manual for Uniform Traffic Control Devices (CA MUTCD) to be performed.

COUNCIL ACTION:

Staff engaged the professional services of one of the City's on-call traffic engineering consultants, CR Associates (CRA), formerly known as Chen Ryan Associates, to perform an official stop sign warrant analysis. In June 2022, CRA performed a speed survey and traffic counts in the vicinity of the subject intersection consistent with the provisions identified in the CA MUTCD for vehicles and pedestrians. Several safety criteria were evaluated including the measured traffic volumes and the prevailing vehicle speeds along Nardo Avenue. While the numeric criteria for new stop signs were not satisfied, the City's on-call Traffic Engineer made the finding for a MWSC at the intersection of Nardo and Fresca consistent with option D in Section 2B.07 of the CA MUTCD which states:

“Option D: An intersection of two residential neighborhood collector (through) streets of similar design and operating characteristics where multi-way stop control would improve traffic operational characteristics of the intersection”.

This finding is further validated by the upcoming Solana Highlands Project, which would increase the pedestrian, bicycle, and vehicular activity in the area. In the opinion of the City's Traffic Engineer, a MWSC would improve traffic operational characteristics of the intersection.

If the City Council is inclined to direct Staff to install and maintain a MWSC at the intersection of Nardo Avenue and Fresca Street, it is recommended that the City Council approve Resolution 2022-092. If approved, the stop signs and all required advanced warning signs and pavement legends may be implemented using the contingency amount built into the 2021/22 Citywide Pavement Rehabilitation project that is currently under construction in the City.

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA.

FISCAL IMPACT:

The cost of performing the traffic signal warrant analysis was approximately \$5,000 which was appropriated in the FY 2021/22 budget as part of the Professional Services Agreement with CRA. The cost of the installation of stop signs and other miscellaneous warning signs and pavement legends, if approved, is estimated at approximately \$3,000. Funding for this proposed works would be taken from the contingency amount built into the 2021/22 City-Wide Pavement Rehabilitation project.

WORK PLAN:

Assess stop sign installation at Nardo/Fresca intersection was listed as a Key Task in Priority Item 4. Miscellaneous Traffic Calming Projects in the Community Character Priorities – Capital Projects section of the FY 2022/23 Work Plan.

OPTIONS:

- Direct Staff to install stop signs in both directions along Nardo Avenue at the intersection with Fresca Street including all required striping, advanced signing, and pavement legends as recommended by the City Engineer.
- Do not direct Staff to install stop signs in both directions along Nardo Avenue at the intersection with Fresca Street including all required striping, advanced signing, and pavement legends as recommended by the City Engineer.
- Provide direction / feedback

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council adopt Resolution 2022-92 authorizing the City Manager to install and maintain a Multi-Way Stop Control at the intersection of Nardo Avenue and Fresca Street.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2022-092

RESOLUTION 2022-092

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO INSTALL AND MAINTAIN MULTI-WAY STOP CONTROL AT THE INTERSECTION OF NARDO AVENUE AND FRESCA STREET

WHEREAS, the residents along Nardo Avenue have expressed concerns about traffic safety along Nardo Avenue between Nardito Lane and Stevens Avenue; and

WHEREAS, City Staff, in collaboration with H.G. Fenton, the applicant for the Solana Highlands Renovation Project located along the south side of Nardo Avenue, developed a series of traffic calming measures in response to the community's concerns; and

WHEREAS, Staff engaged the professional services of one of the City's on-call traffic engineering consultants, CR Associates (CRA), formerly known as Chen Ryan Associates, to perform an official stop sign warrant analysis. While the numeric criteria for new stop signs were not satisfied, the City's on-call traffic engineer was able to make the finding for a MWSC at the intersection of Nardo and Fresca based on alternative options consistent with Option D in Section 2B.07 of the California Manual for Uniform Traffic Control Devices (CA MUTCD). This finding is further validated by the upcoming Solana Highlands Project, which would increase the pedestrian, bicycle, and vehicular activity in the area. A MWSC would improve traffic operational characteristics of the intersection.

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

1. That the above recitations are true and correct

2. That the City Council authorizes the City Manager to install and maintain a Multi-Way Stop Control at the intersection of Nardo Avenue and Fresca Street.

PASSED AND ADOPTED this 13th day of July 2022, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: July 13, 2022
ORIGINATING DEPT: City Manager's Office
SUBJECT: **City Council Consideration of Ordinance 526 and Resolution 2022-093 Placing a Locally Controlled Street and Infrastructure Maintenance, Crime Prevention, Emergency Response and Traffic Management One-Cent General Sales Tax Measure (Transactions And Use Tax) to Maintain and Help Improve the Quality of City Services on the November 8, 2022 General Municipal Election Ballot for Voter Consideration**

BACKGROUND:

Over the past decade, the City of Solana Beach's revenues have not kept pace with the growing costs associated with providing municipal services and facilities. Although the City has been proactive in responding to this challenge by reducing its costs, deferring maintenance projects, cutting back on basic services where feasible, and through effective financial management practices, the practical reality is that existing revenues will not support the high quality services that residents have come to expect on an ongoing basis.

This agenda item is before Council to place a locally controlled street and infrastructure maintenance, crime prevention, emergency response and traffic management one-cent general sales tax measure (transactions and use tax) before the voters of Solana Beach at the November 8, 2022 to maintain and help improve the quality of City services.

DISCUSSION:

Over 95% of residents highly value the quality of life here in Solana Beach. In order to continue to provide the level of service residents expect and deserve, as part of this year's budget process, the City conducted extensive community engagement efforts to make sure to reflect the City services and priorities that residents rely on the most. Through a community opinion survey, residents identified the following City service priorities:

- Maintaining local streets and repairing potholes
- Providing quick responses to 911 emergencies
- Providing fire protection and paramedic services
- Repairing and maintaining public buildings and infrastructure, including sidewalks, curbs and storm drains
- Keeping trash and pollution out of local waterways and off our beaches

CITY COUNCIL ACTION: _____

- Keeping neighborhoods, parks, beaches and public areas safe and clean
- Making improvements to roads and intersections to better manage traffic congestion on streets
- Reducing property related crimes and theft

The [survey results](#) also indicate that Solana Beach voters have a high opinion of the quality of life in Solana Beach, the City's performance in providing municipal services, and are interested in supporting a locally-controlled sales tax measure to help maintain and improve the quality of City services on an ongoing basis.

In an effort to provide a long-term solution to preserve the priority services mentioned above, Staff is recommending that Council submit a measure to the voters of Solana Beach in November of this year to establish a one-cent general transactions and use tax (local sales tax) in order to provide locally controlled funding for essential, necessary and appropriate general City services like those that have been identified through the community engagement process.

The measure would be as follows:

SOLANA BEACH STREETS/PARKS/BEACHES/SERVICES MEASURE

To maintain and prevent cuts to City of Solana Beach services, such as: maintaining streets, parks, beaches, infrastructure, storm drains; fire protection, paramedic and 911 emergency response; police patrols, crime prevention, traffic management, graffiti/ trash removal; addressing homelessness; and other city services, shall an ordinance establishing a 1¢ sales tax be adopted, providing approximately \$3,000,000 annually for general city services until ended by voters, with independent audits and all money locally controlled?

If approved by Council, the measure would appear on the November 2022 General Election ballot for voter approval. It proposes a general tax to provide funding for essential Solana Beach City services and requires a majority (50% plus one) of votes cast by Solana Beach's qualified voters to approve the measure. Staff estimates that a new one-cent transactions and use tax would generate approximately \$3,000,000 annually for the general fund. The local sales tax could be used for any general municipal purpose. This amount could maintain existing service levels and allow the City Council to make strategic investments in service priorities that have been identified through the community engagement process. It is important to remember that all funds received from this one-cent sales tax would be locally generated and therefore could not be taken away by the State in any future fiscal crisis.

In order for the measure to be considered a general tax measure, where a simple majority plus one vote is required for passage, the measure must be placed on the ballot coinciding with a general City Council election. The general election for City Council this year takes place on November 8, 2022.

Impartial Analysis and Ballot Arguments

Should the Council choose to place the measure on the November 2022 ballot, the City Attorney will need to prepare an impartial analysis showing the effect of the measure on the existing laws and the operation of the measure. The City Clerk will also need to establish a

process and timeline for the submittal of ballot arguments, consistent with the requirements of State law and the County Registrar of Voters. These items are addressed in Resolution 2022-093.

It should be noted that approval of the resolution and the ordinance to submit the general tax to the voters requires a 4/5 vote of the City Council to pass.

CEQA COMPLIANCE STATEMENT:

This activity is not a “project” as defined under Section 15378(b)(4) of the California Environmental Quality Act (CEQA) Guidelines because it is a financing decision without commitment to a specific project that may result in a potentially significant physical impact on the environment; therefore, pursuant to Section 15060(c)(3) of the State CEQA Guidelines, the actions proposed are not subject to CEQA.

FISCAL IMPACT:

Biennial general municipal election costs are determined by the number of registered voters, the Registrar of Voter’s costs for services, and the City’s costs for its required publication notices, translations, etc. The cost to place the measure on the November ballot is estimated at \$40,000 based on the last estimate from the County Registrar of Voters (which would be in addition to the costs for the election based on two candidates running for each of the two offices of approximately \$50,000). Currently, the Fiscal Year 2022-23 Budget allocates \$65,000 towards the General Election. If the Council chooses to place the sales tax measure on the ballot, Staff will bring the actual costs, when known, back to the City Council to appropriate the funds.

If the sales tax is approved by the voters, the tax is estimated to generate \$3,000,000 annually in revenue for the general fund to maintain and help improve City services.

WORK PLAN:

The consideration of a potential sales tax measure is consistent with the Fiscal Sustainability section of the Work Plan and, if passed, will assist in completion of many of the priority projects included in the Work Plan.

OPTIONS:

- Approve Ordinance 526 and Resolution 2022-093.
- Provide direction.

DEPARTMENT RECOMMENDATION:


Staff recommends that City Council:

1. Approve Ordinance 526, subject to voter approval, by way of introduction by title only with a waiver of the full reading; and
2. Adopt Resolution 2022-093 directing that a general transactions and use tax measure be placed on the November 8, 2022 General Election ballot; submitting the ballot text for the transactions and use tax measure to the voters at the election; authorizing the submittal of ballot arguments; directing the City Attorney to prepare an impartial analysis; and

directing the City Clerk to establish requirements for filing primary and rebuttal arguments regarding the transactions and use tax measure.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Ordinance 526 (Exhibit A)
2. Resolution 2022-093

ORDINANCE 526

AN ORDINANCE OF THE CITY OF SOLANA BEACH, CALIFORNIA, ADDING A NEW CHAPTER 3.30 TO THE SOLANA BEACH MUNICIPAL CODE ESTABLISHING AND IMPOSING A ONE CENT GENERAL TRANSACTIONS AND USE (SALES) TAX FOR LOCAL STREET AND INFRASTRUCTURE MAINTENANCE, CRIME PREVENTION, EMERGENCY RESPONSE, TRAFFIC MANAGEMENT AND TO MAINTAIN AND HELP IMPROVE THE QUALITY OF OTHER MUNICIPAL SERVICES TO BE ADMINISTERED BY THE CALIFORNIA DEPARTMENT OF TAX AND FEE ADMINISTRATION

WHEREAS, over 95% of residents highly value the quality of life here in Solana Beach; and

WHEREAS, over the past decade, the City of Solana Beach's revenues have not kept pace with the growing costs associated with providing municipal services and facilities. Although the City has been proactive in responding to this challenge by reducing its costs, deferring maintenance projects, cutting back on basic services where feasible, and through effective financial management practices, the practical reality is that existing revenues will not support the high quality services that residents have come to expect on an ongoing basis; and

WHEREAS, in order to continue to provide the level of service residents expect and deserve, as part of this year's budget process, the City conducted extensive community engagement efforts to make sure to reflect the City services and priorities that residents rely on the most; and

WHEREAS, City of Solana Beach should have local control over local funding to ensure residents receive the services they expect and deserve; and

WHEREAS, if local road and infrastructure maintenance needs are not met now, they will be a lot more expensive to repair in the future; and

WHEREAS, the City maintains over 46 miles of roads within Solana Beach, locally controlled funding would allow the City to keep up with basic repairs and maintenance to streets as well as sidewalks, storm drains and public facilities; and

WHEREAS, residents recently prioritized City services including maintaining local streets and repairing potholes, storm drains, and other infrastructure, providing quick responses to 911 emergencies, fire protection and paramedic services, keeping trash and

pollution out of local waterways and off our beaches, keeping neighborhoods, parks, and other public areas safe and clean, managing traffic congestion, reducing property related crimes and theft; and

WHEREAS, survey results also indicate that Solana Beach voters have a high opinion of the quality of life in Solana Beach, the City's performance in providing municipal services, and are interested in supporting a locally-controlled sales tax measure to help maintain and improve the quality of City services on an ongoing basis; and

WHEREAS, Revenue and Taxation Code Section 7285.9 authorizes the City Council for the City of Solana Beach to levy, increase or extend a general transactions and use tax if the ordinance proposing the tax is approved by a two-thirds vote of all members of the City Council, and the tax is approved by a simple majority (50%+1) vote of the qualified voters of the City voting in an election on the issue; and

WHEREAS, the proposed Chapter 3.30 of the Solana Beach Municipal Code, set forth below, establishes a transactions and use tax to be administered by the California Department of Tax and Fee Administration consistent with City Council direction and state law.

NOW THEREFORE, subject to approval by an affirmative, simple majority vote of the people as required by law, the People of the City of Solana Beach do ordain as follows:

SECTION 1. FINDINGS

The facts set forth in the recitals are true and correct and incorporated herein by this reference. The recitals constitute findings in this matter and, together with the staff report, other written reports, public testimony and other information contained in the record, are an adequate and appropriate evidentiary basis for the actions taken in this Ordinance.

SECTION 2. ADDITION OF CHAPTER 3.30

The Solana Beach Municipal Code is hereby amended to add Chapter 3.30 as set forth below, thereby enacting a one-cent general local transactions and use tax within the City of Solana Beach, to be administered by the California Department of Tax and Fee Administration:

CHAPTER 3.30: SOLANA LOCAL STREETS, INFRASTRUCTURE, EMERGENCY RESPONSE AND MUNICIPAL SERVICES GENERAL TRANSACTIONS AND USE TAX

Sections:

3.30.010 Title.

3.30.020 Operative date.

3.30.030 Purpose.

- 3.30.040 Contract with state.**
- 3.30.050 Transactions tax rate.**
- 3.30.060 Place of sale.**
- 3.30.070 Use tax rate.**
- 3.30.080 Adoption of provisions of state law.**
- 3.30.090 Limitations on adoption of state law and collection of use taxes.**
- 3.30.100 Permit not required.**
- 3.30.110 Exemptions and Exclusions.**
- 3.30.120 Amendments of Revenue and Taxation Code.**
- 3.30.130 Enjoining collection forbidden.**
- 3.30.140 Amendments by City Council.**
- 3.30.150 Use of proceeds.**
- 3.30.160 Independent Annual Audit.**
- 3.30.170 Severability.**
- 3.30.010 Title.**

3.30.010 Title.

The Ordinance codified in this chapter shall be known as the “Solana Beach Local Streets, Infrastructure, Emergency Response and Municipal Services General Transactions and Use Tax.” The City of Solana Beach hereinafter shall be called “City.” This Ordinance shall be applicable in the incorporated territory of the City.

3.30.020 Operative Date.

“Operative Date” means the first day of the first calendar quarter commencing more than 110 days after the adoption of this Ordinance, the date of adoption being set forth below.

3.30.030. Purpose.

This Ordinance is adopted to achieve the following, among other purposes, and directs that the provisions hereof be interpreted in order to accomplish those purposes:

A. To impose a general retail transactions and use tax, in accordance with the provisions of Part 1.6 (commencing with Section 7251) of Division 2 of the Revenue and Taxation Code and Section 7285.9 of Part 1.7 of Division 2, which authorizes the City to adopt this tax ordinance which shall be operative if a majority vote of the electors voting on the measure vote to approve the imposition of the tax at an election called for that purpose.

B. To adopt a general retail transactions and use tax ordinance that incorporates provisions identical to those of the Sales and Use Tax Law of the State of California insofar as those provisions are not inconsistent with the requirements and limitations contained in Part 1.6 of Division 2 of the Revenue and Taxation Code.

C. To adopt a general retail transactions and use tax ordinance that imposes a tax and provides a measure therefore that can be administered and collected by the California Department of Tax and Fee Administration in a manner that adapts itself as fully as practicable to, and requires the least possible deviation from, the existing statutory and

administrative procedures followed by the California Department of Tax and Fee Administration in administering and collecting the California State sales and use taxes.

D. To adopt a general retail transactions and use tax ordinance that can be administered in a manner that will be, to the greatest degree possible, consistent with the provisions of Part 1.6 of Division 2 of the Revenue and Taxation Code, minimize the cost of collecting the transactions and use taxes, and at the same time, minimize the burden of record keeping upon persons subject to taxation under the provisions of this Ordinance.

3.30.040 Contract with State.

Prior to the Operative Date, City shall contract with the California Department of Tax and Fee Administration to perform all functions incident to the administration and operation of this transactions and use tax Ordinance; provided, that if the City shall not have contracted with the California Department of Tax and Fee Administration prior to the Operative Date, it shall nevertheless so contract, and in such a case the Operative Date shall be the first day of the first calendar quarter following the effective date of such a contract.

3.30.050 Transactions Tax Rate.

For the privilege of selling tangible personal property at retail, a tax is hereby imposed upon all retailers in the incorporated territory of the City at the rate of one percent of the gross receipts of any retailer from the sale of all tangible personal property sold at retail in said territory on and after the Operative Date of this Ordinance.

3.30.060 Place of Sale.

For the purposes of this Ordinance, all retail sales are consummated at the place of business of the retailer unless the tangible personal property sold is delivered by the retailer or his agent to an out-of-state destination or to a common carrier for delivery to an out-of-state destination. The gross receipts from such sales shall include delivery charges, when such charges are subject to the State sales and use tax, regardless of the place to which delivery is made. In the event a retailer has no permanent place of business in the State or has more than one place of business, the place or places at which the retail sales are consummated for the purpose of a transactions tax proposed by this Ordinance shall be determined under rules and regulations prescribed and adopted or to be prescribed and adopted by the California Department of Tax and Fee Administration or under the Revenue and Taxation Code.

3.30.070 Use Tax Rate.

An excise tax is hereby imposed on the storage, use or other consumption in the City of tangible personal property purchased from any retailer on and after the Operative Date of this Ordinance for storage, use or other consumption in said territory at the rate of one percent of the sales price of the property. The sales price shall include delivery charges when such charges are subject to state sales or use tax regardless of the place to which delivery is made.

3.30.080 Adoption of Provisions of State Law.

Except as otherwise provided in this Ordinance and except insofar as they are inconsistent with the provisions of Part 1.6 of Division 2 of the Revenue and Taxation Code, all of the provisions of Part 1 (commencing with Section 6001) of Division 2 of the Revenue and Taxation Code are hereby adopted and made a part of this Ordinance as though fully set forth herein.

3.30.090 Limitations on Adoption of State Law and Collection of Use Taxes.

In adopting the provisions of Part 1 of Division 2 of the Revenue and Taxation Code:

A. Wherever the State of California is named or referred to as the taxing agency, the name of this City shall be substituted therefor. However, the substitution shall not be made when:

1. The word "State" is used as part of the title of the State Controller, State Treasurer, State Treasury, or the Constitution of the State of California;
2. The result of that substitution would require action be taken by or against this City or any agency, officer, or employee thereof, rather than by or against the California Department of Tax and Fee Administration, in performing the functions incident to the administration or operation of this Ordinance.
3. In those sections, including but not necessarily limited to sections referring to the exterior boundaries of the State of California, where the result of the substitution would be to:
 - a. Provide an exemption from this tax with respect to certain sales, storage, use or other consumption of tangible personal property that would not otherwise be exempt from this tax while such sales, storage, use or other consumption remains subject to tax by the State under the provisions of Part 1 of Division 2 of the Revenue and Taxation Code; or
 - b. Impose this tax with respect to certain sales, storage, use or other consumption of tangible personal property which would not be subject to tax by the State under the said provision of that code.
4. In Sections 6701, 6702 (except in the last sentence thereof), 6711, 6715 (except in relation to the Code of Civil Procedure and the Civil Code), 6737, 6797 or 6828 of the Revenue and Taxation Code.

B. The word "City" shall be substituted for the word "state" in the phrase "retailer engaged in business in this state" in Section 6203 and in the definition of that phrase in Section 6203 of the Revenue and Taxation Code.

C. The word "City" shall be substituted for the word "state" in Revenue and Taxation Code Sections 6041 and 6044.

3.30.100 Permit/Registration Not Required.

A. If a seller's permit has been issued to a retailer under Section 6067 of the Revenue and Taxation Code, an additional transactor's permit shall not be required by this Ordinance.

B. If a marketplace facilitator is registered or required to register with the California Department of Tax and Fee Administration under Chapter 2 (commencing with Section 6051), Chapter 3 (commencing with Section 6201), or under any other law that imposes a fee administered pursuant to Part 30 (commencing with Section 55001) of the Revenue and Taxation Code, no additional registration is required by this Ordinance.

3.30.110 Exemptions and Exclusions.

A. There shall be excluded from the measure of the transactions tax and the use tax the amount of any sales tax or use tax imposed by the State of California or by any city, city and county, or county pursuant to the Bradley-Burns Uniform Local Sales and Use Tax Law or the amount of any state-administered transactions or use tax.

B. There are exempted from the computation of the amount of transactions tax the gross receipts from:

1. Sales of tangible personal property, other than fuel or petroleum products, to operators of aircraft to be used or consumed principally outside the county in which the sale is made and directly and exclusively in the use of such aircraft as common carriers of persons or property under the authority of the laws of this State, the United States, or any foreign government.

2. Sales of property to be used outside the City which is shipped to a point outside the City, pursuant to the contract of sale, by delivery to such point by the retailer or his agent, or by delivery by the retailer to a carrier for shipment to a consignee at such point. For the purposes of this paragraph, delivery to a point outside the City shall be satisfied:

a. With respect to vehicles (other than commercial vehicles) subject to registration pursuant to Chapter 1 (commencing with Section 4000) of Division 3 of the Vehicle Code, aircraft licensed in compliance with Section 21411 of the Public Utilities Code, and undocumented vessels registered under Chapter 2 of Division 3.5 (commencing with Section 9840) of the Vehicle Code by registration to an out-of-City address and by a declaration under penalty of perjury, signed by the buyer, stating that such address is, in fact, his or her principal place of residence; and

b. With respect to commercial vehicles, by registration to a place of business out-of-City and declaration under penalty of perjury, signed by the buyer, that the vehicle will be operated from that address.

3. The sale of tangible personal property if the seller is obligated to furnish the property for a fixed price pursuant to a contract entered into prior to the Operative Date of this Ordinance.

4. A lease of tangible personal property which is a continuing sale of such property, for any period of time for which the lessor is obligated to lease the property for an amount fixed by the lease prior to the Operative Date of this Ordinance.

5. For the purposes of subsections (3) and (4) of this section, the sale or lease of tangible personal property shall be deemed not to be obligated pursuant to a contract or lease for any period of time for which any party to the contract or lease has the unconditional right to terminate the contract or lease upon notice, whether or not such right is exercised.

C. There are exempted from the use tax imposed by this Ordinance, the storage, use or other consumption in this City of tangible personal property;

1. The gross receipts from the sale of which have been subject to a transactions tax under any State-administered transactions and use tax ordinance.

2. Other than fuel or petroleum products purchased by operators of aircraft and used or consumed by such operators directly and exclusively in the use of such aircraft as common carriers of persons or property for hire or compensation under a certificate of public convenience and necessity issued pursuant to the laws of this State, the United States, or any foreign government. This exemption is in addition to the exemptions provided in Sections 6366 and 6366.1 of the Revenue and Taxation Code of the State of California.

3. If the purchaser is obligated to purchase the property for a fixed price pursuant to a contract entered into prior to the Operative Date of this Ordinance.

4. If the possession of, or the exercise of any right or power over, the tangible personal property arises under a lease which is a continuing purchase of such property for any period of time for which the lessee is obligated to lease the property for an amount fixed by a lease prior to the Operative Date of this Ordinance.

5. For the purposes of subsections (3) and (4) of this section, storage, use, or other consumption, or possession of, or exercise of any right or power over, tangible personal property shall be deemed not to be obligated pursuant to a contract or lease for any period of time for which any party to the contract or lease has the unconditional right to terminate the contract or lease upon notice, whether or not such right is exercised.

6. Except as provided in subsection (7) of this section, a retailer engaged in business in the City shall not be required to collect use tax from the purchaser of

tangible personal property, unless the retailer ships or delivers the property into the City or participates within the City in making the sale of the property, including, but not limited to, soliciting or receiving the order, either directly or indirectly, at a place of business of the retailer in the City or through any representative, agent, canvasser, solicitor, subsidiary, or person in the City under the authority of the retailer.

7. "A retailer engaged in business in the City" shall also include any retailer of any of the following: vehicles subject to registration pursuant to Chapter 1 (commencing with Section 4000) of Division 3 of the Vehicle Code, aircraft licensed in compliance with Section 21411 of the Public Utilities Code, or undocumented vessels registered under Division 3.5 (commencing with Section 9840) of the Vehicle Code. That retailer shall be required to collect use tax from any purchaser who registers or licenses the vehicle, vessel, or aircraft at an address in the City.

D. Any person subject to use tax under this Ordinance may credit against that tax any transactions tax or reimbursement for transactions tax paid to a City imposing, or retailer liable for, a transactions tax pursuant to Part 1.6 of Division 2 of the Revenue and Taxation Code with respect to the sale to the person of the property the storage, use or other consumptions of which is subject to the use tax.

3.30.120 Amendments of Revenue and Taxation Code.

All amendments subsequent to the effective date of this Ordinance to Part 1 of Division 2 of the Revenue and Taxation Code relating to sales and use taxes and which are not inconsistent with Part 1.6 and Part 1.7 of Division 2 of the Revenue and Taxation Code, and all amendments to Part 1.6 and Part 1.7 of Division 2 of the Revenue and Taxation Code, shall automatically become a part of this Ordinance as codified in this chapter; provided, however, that no such amendment shall operate so as to affect the rate of tax imposed by this Ordinance.

3.30.130 Enjoining Collection Forbidden.

No injunction or writ of mandate or other legal or equitable process shall issue in any suit, action or proceeding in any court against the State or the City, or against any officer of the State or the City, to prevent or enjoin the collection under this Ordinance, or Part 1.6 of Division 2 of the Revenue and Taxation Code, of any tax or any amount of tax required to be collected.

3.30.140 Amendments by City Council.

The following amendments to this Ordinance as codified in this chapter must be approved by the voters of the City: increasing the tax rate; revising the methodology for calculating the tax, such that a tax increase would result; imposing the tax on transactions and uses not previously subject to the tax (unless such amendment occurs automatically by operation of law); or terminating the tax. The City Council may otherwise amend this Ordinance as codified in this chapter without submitting the amendment to the voters for approval in any manner that does not constitute a tax "increase" as that term is defined in Government Code section 53750(h).

3.30.150 Use of Proceeds.

The proceeds from the tax imposed by this Ordinance shall be for unrestricted general revenue purposes of the City and shall be received into the general fund of the City. Nothing in this Ordinance shall constitute the tax imposed under this Ordinance as a special tax, or bind the City to use the proceeds for any specific purpose or function; the City Council shall retain discretion to expend the proceeds of the tax for any lawful purpose of the City.

3.30.160 Independent Annual Audit.

The proceeds resulting from this transactions and use tax shall be become subject to the same independent annual audit requirements as other general fund revenue. The independent auditor's report, which shall include an accounting of the revenues received and expenditures made from the transactions and use tax, will be presented annually to the City Council and made available for public review.

3.30.170 Severability.

If any provision of this Ordinance as codified in this chapter or the application thereof to any person or circumstance is held invalid, the remainder of the Ordinance and the application of such provision to other persons or circumstances shall not be affected thereby. Such invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable. The People of the City of Solana Beach hereby declare that they would have adopted this Ordinance as codified in this chapter irrespective of the invalidity of any particular portion thereof and intend that the invalid portions should be severed, and the balance of the Ordinance be enforced.

SECTION 3. ENVIRONMENTAL REVIEW

The adoption of this Ordinance is not a “project” subject to the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code Sections 21000 *et seq.*). CEQA Guideline 15378(b)(4) provides that the creation of government funding mechanisms or other government fiscal activities that do not involve any commitment to a specific project that may result in a potentially significant physical impact on the environment are not projects subject to the requirements of CEQA.

SECTION 4. IMPLEMENTATION

This Ordinance authorizes City of Solana Beach officers and employees to take all steps necessary to implement this Ordinance in the manner required by law, including any applicable amendments to the laws of the State of California.

SECTION 5. ADOPTION

Pursuant to Elections Code Section 9217, this Ordinance shall be considered as adopted upon the date that the vote by the electorate of the City of Solana Beach is declared by

the City Council, and shall become effective ten (10) days after that date.

SECTION 6. CERTIFICATION

The City Clerk shall certify to the adoption of this Ordinance by the voters, cause it to be published as required by law, and forward a copy of the adopted Ordinance to the California Department of Tax and Fee Administration.

It is hereby certified that this Ordinance was duly adopted by the voters at the November 8, 2022 election and took effect 10 days following adoption of a resolution declaring the results of the election at a meeting of the City Council of the City of Solana Beach held on *[INSERT DATE]*: by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

RESOLUTION 2022-093

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, ORDERING THE SUBMISSION TO THE QUALIFIED VOTERS OF THE CITY AT THE GENERAL MUNICIPAL ELECTION TO BE HELD ON NOVEMBER 8, 2022, A MEASURE TO ESTABLISH A ONE-CENT GENERAL PURPOSE TRANSACTIONS AND USE (SALES) TAX; AUTHORIZING THE SUBMITTAL OF BALLOT ARGUMENTS IN FAVOR OF THE MEASURE; PROVIDING FOR REBUTTAL ARGUMENTS; AND DIRECTING THE CITY ATTORNEY TO PREPARE AN IMPARTIAL ANALYSIS

WHEREAS, over 95% of residents highly value the quality of life here in Solana Beach; and

WHEREAS, over the past decade, the City of Solana Beach's revenues have not kept pace with the growing costs associated with providing municipal services and facilities. Although the City has been proactive in responding to this challenge by reducing its costs, deferring maintenance projects, cutting back on basic services where feasible, and through effective financial management practices, the practical reality is that existing revenues will not support the high quality services that residents have come to expect on an ongoing basis; and

WHEREAS, in order to continue to provide the level of service residents expect and deserve, as part of this year's budget process, the City conducted extensive community engagement efforts to make sure to reflect the City services and priorities that residents rely on the most; and

WHEREAS, the City of Solana Beach should have local control over local funding to ensure residents receive the services they expect and deserve; and

WHEREAS, if local road and infrastructure maintenance needs are not met now, they will be a lot more expensive to repair in the future; and

WHEREAS, the City maintains over 46 miles of roads within Solana Beach, locally controlled funding would allow the City to keep up with basic repairs and maintenance to streets as well as sidewalks, storm drains and public facilities; and

WHEREAS, residents recently prioritized City services including maintaining local streets and repairing potholes, storm drains, and other infrastructure, providing quick responses to 911 emergencies, fire protection and paramedic services, keeping trash and pollution out of local waterways and off our beaches, keeping neighborhoods, parks, and other public areas safe and clean, managing traffic congestion, reducing property related crimes and theft; and

ATTACHMENT 2

WHEREAS, survey results also indicate that Solana Beach voters have a high opinion of the quality of life in Solana Beach, the City's performance in providing municipal services, and are interested in supporting a locally-controlled sales tax measure to help maintain and improve the quality of City services on an ongoing basis; and

WHEREAS, Revenue & Taxation Code section 7285.9 authorizes the City Council for the City of Solana Beach to levy, increase or extend a general transactions and use tax if the ordinance proposing the tax is approved by a two-thirds vote of all members of the City Council, and the tax is approved by a simple majority (50%+1) vote of the qualified voters of the City voting in an election on the issue; and

WHEREAS, by a two-thirds vote, the City Council has approved Ordinance 526 attached hereto as Exhibit "A" adding Chapter 3.30 to the Solana Beach Municipal Code (the "Sales Tax Ordinance") for general purposes subject to the approval of the majority of voters in the City; and

WHEREAS, a General Municipal Election for Tuesday, November 8, 2022, has been called by Resolution No. 2022-076, adopted on June 22, 2022 and Resolution No. 2022-077, adopted on June 22, 2022, requested that the Board of Supervisors of the County of San Diego to Consolidate a General Municipal Election to be held on Tuesday, November 8, 2022, with the Statewide General Election to be held on that date; and

WHEREAS, pursuant to Revenue and Taxation Code Section 7285.9 and California Elections Code Section 9222, the City Council desires to submit this Sales Tax Ordinance to the electorate at the General Municipal Election that was previously called; and

WHEREAS, the City Council desires to authorize the City Clerk to carry-out all actions necessary to ensure placement of the Sales Tax Ordinance on the General Municipal Election ballot that has been consolidated with the Statewide General Election Ballot; and

WHEREAS, Elections Code section 9282 authorizes the filing of written arguments for and against measures placed on the ballot, with priority determined according to state law.

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

1. The above recitals are true and correct and incorporated herein as findings.
2. That the City Council finds and determines that this activity is not a "Project" as defined under Section 15378(b)(4) of the California Environmental Quality Act (CEQA) Guidelines because it is a financing decision without commitment to a

specific project that may result in a potentially significant physical impact on the environment; therefore, pursuant to Section 15060(c)(3) of the State CEQA Guidelines, the actions proposed are not subject to CEQA.

3. That pursuant to the requirements of the laws of the State of California relating to General Law Cities, there has been called and ordered to be held in the City of Solana Beach, California, on Tuesday, November 8, 2022, a General Municipal Election.
4. That the City Council orders submitted to the voters at said General Municipal Election, the following question:

SOLANA BEACH STREETS/PARKS/BEACHES/SERVICES MEASURE	Yes
To maintain and prevent cuts to City of Solana Beach services, such as: maintaining streets, parks, beaches, infrastructure, and storm drains; fire protection, paramedic and 911 emergency response; police patrols, crime prevention, traffic management, graffiti/ trash removal; addressing homelessness; and other city services, shall an ordinance establishing a 1¢ sales tax be adopted, providing approximately \$3,000,000 annually for general city services until ended by voters, with independent audits and all money locally controlled?	No

5. That the Ordinance to be placed before the voters is attached as Exhibit "A" hereto and incorporated into this resolution by reference. The City does not request the Registrar of Voters to print the entire text of the Ordinance in the voter information materials. That the ballots to be used at the election shall be in the form and content as required by law.
6. That the vote requirement for the Ordinance to pass is a majority (50% +1) of the votes cast.
7. That by adopting this resolution, the City Council hereby approves the form of the attached Ordinance 526, and the submission of said ordinance to the voters of the City at the November 8, 2022, General Municipal Election, such ordinance to become effective in accordance with state law upon the approval of a majority (50%+1) of the voters voting on the measure in the election.
8. That the City Clerk is authorized, instructed, and directed to coordinate with the Registrar of Voters of the County of San Diego to procure and furnish any and all official ballots, notices, printed matter and all supplies, equipment and

- paraphernalia that may be necessary in order to properly and lawfully conduct the election.
9. That the polls for the election shall be open as provided in Resolution No. 2022-076 and applicable law.
 10. That in all particulars not recited in this resolution, the election shall be held and conducted as provided by law for holding municipal elections.
 11. That notice of the time and place of holding the election is given and the City Clerk is authorized, instructed and directed to give further or additional notice of the election, in time, form, and manner as required by law.
 12. That the City Council authorizes the City Clerk to administer said election and all reasonable and actual election expenses shall be paid by the City upon presentation of a properly submitted bill.
 13. That the City Clerk shall certify to the passage and adoption of this resolution by a two-thirds vote of all members of the City Council and enter it into the book of original resolutions.
 14. That the City Clerk is hereby directed to file a certified copy of this resolution with the Board of Supervisors and the Registrar of Voters of the County of San Diego and to issue instructions to the Registrar of Voters to take any and all steps necessary to hold the election and propose this measure.
 15. That the City requests for this measure to be treated by the County of San Diego pursuant to Resolution No. 2022-077, wherein the City: requested that the County agree to consolidate the General Municipal Election with the Statewide General election; requested that the County permit the Registrar of Voters to perform and render all services and proceedings, and to procure and furnish any and all official ballots, notices, printed matter and all supplies and equipment and paraphernalia incidental to and connected with the conduct of the subject election; requested that the Registrar of Voters canvass the returns and hold the election as if it were only one election with one form of ballot; requested that the County Board of Supervisors issue instructions to the Registrar of Voters to take any and all steps for the holding of the consolidated election and canvas the returns; agreed to reimburse the County in full for the services performed by the San Diego County Registrar of Voters by the City of Solana Beach upon presentation of a proper invoice, including reimbursement for any additional costs to consolidate the election; and agreed to indemnify and save free and harmless the County, its officers, agents and employees from expense or liability, including reasonable attorneys' fees, as a result of an election contest arising after conduct of this election so long as the basis for

any such claim arises from the conduct of the City or as a result of the reasonable reliance by County upon information provided by City.

16. Ballot arguments shall be accepted for and against this measure in the manner required by law. The arguments may be changed or withdrawn until and including the date fixed by the City Clerk, in accordance with Elections Code section 9286(b), after which no arguments for or against the measure may be submitted to the City Clerk. The arguments shall be accompanied by the Form of Statement to Be Filed by Author(s) of Argument as supplied by the City Clerk.
17. Due to the community interest in this issue, the City Council authorizes a process permitting a community submittal of the argument. Under Elections Code Section 9282, a ballot argument on this measure may only be submitted by an individual voter eligible to vote on the measure, a bona fide association of citizens, or any combination of voters or associations.
18. Pursuant to section 9285 of the Elections Code of the State of California, when the City Clerk has selected the arguments for and against a measure that will be printed and distributed to the voters, the City Clerk shall send copies of the argument in favor of the measure to the authors of any argument against, and copies of the argument against to the authors of any argument in favor. The author or a majority of the authors of an argument may prepare and submit rebuttal arguments not exceeding 250 words or may authorize, in writing, any other person or persons to prepare, submit, or sign the rebuttal argument. These provisions for rebuttal arguments are only applicable to the November 8, 2022 general election and after that election shall expire.
19. That the City Clerk is directed to transmit a copy of the proposed Ordinance in Exhibit "A" to the City Attorney. That the City Attorney is directed to prepare an impartial analysis of the proposed Ordinance pursuant to Elections Code Section 9280. That the impartial analysis shall be filed by the date set by the City Clerk for the filing of primary arguments.

PASSED AND ADOPTED this 13th day of July, 2022, at a regularly scheduled meeting of the by the City council of the City of Solana Beach 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