CITY OF SOLANA BEACH

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

AGENDA

Joint REGULAR Meeting

Wednesday, October 22, 2025 * 6:00 p.m.

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

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

PUBLIC MEETING ACCESS

The Regular Meetings of the City Council are held at 6:00pm on Wednesdays and are broadcast live. Please check the City's website for the meeting schedule or any special meetings. The video taping of meetings are maintained as a permanent record and contain a detailed account of the proceedings. Council meeting tapings are archived and available for viewing on the City's Public Meetings webpage.

WATCH THE MEETING

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

AGENDA MATERIALS

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

PUBLIC COMMENTS

Written correspondence (supplemental items) regarding an agenda item at an open session meeting should be submitted to the City Clerk's Office at clerkoffice@cosb.org with a) Subject line to include the meeting date b) Include the Agenda Item # as listed on the Agenda.

- Correspondence received after the official posting of the agenda, but two hours prior to the meeting start time, on the meeting day, will be distributed to Council and made available online along with the agenda posting. All submittals received before the start of the meeting will be made part of the record.
- Written submittals will be added to the record and not read out loud.

And/Or

Verbal Comment Participation:

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

Public speakers have 3 minutes each to speak on each topic. Time may be donated by another individual who is present at the meeting to allow an individual up to 6 minutes to speak. Group: Time may be donated by two individuals who are present at the meeting allowing an individual up to 10 minutes to speak. Group Hearings: For public hearings only, time may be donated by two individuals who are present at the meeting allowing an individual up to 15 minutes to speak.

COUNCIL DISCLOSURE

Pursuant to the Levine Act (Gov't Code Section 84308), any party to a permit, license, contract (other than competitively bid, labor or personal employment contracts) or other entitlement before the Council is required to disclose on the record any contribution, including aggregated contributions, of more than $250 made by the party or the party's agents within the preceding 12 months to any Council Member. Participants and agents are requested to make this disclosure as well. The disclosure must include the name of the party or participant and any other person making the contribution, the name of the recipient, the amount of the contribution, and the date the contribution was made.

SPECIAL ASSISTANCE NEEDED

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

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

CITY COUNCILMEMBERS

Lesa Heebner
Mayor

Kristi Becker
Deputy Mayor / Councilmember District 2

Jill MacDonald
Councilmember District 4

David A. Zito
Councilmember District 1

Jewel Edson
Councilmember District 3

Alyssa Muto
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

SPEAKERS:

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

READING OF ORDINANCES AND RESOLUTIONS:

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

CALL TO ORDER AND ROLL CALL:

CLOSED SESSION REPORT:

FLAG SALUTE:

APPROVAL OF AGENDA:

PROCLAMATIONS/CERTIFICATES: *Ceremonial*

- Red Ribbon Week Recognition
- Community Resource Center

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

- SDG&E – Wildfire Safety & PSPS Preparedness

ORAL COMMUNICATIONS:
Comments relating to items on this evening's agenda are taken at the time the items are heard. This portion of the agenda provides an opportunity for members of the public to address the City Council on items relating to City business and not appearing on today's agenda by submitting a speaker slip (located on the back table) to the City Clerk. Pursuant to the Brown Act, no action shall be taken by the City Council on public comment items. Council may refer items to the City Manager for placement on a future agenda. The maximum time allotted for each presentation is THREE MINUTES. No donations of time are permitted (SBMC 2.04.190). Please be aware of the timer light on the Council Dais.

CITY COUNCIL COMMUNITY ANNOUNCEMENTS - COMMENTARY:
An opportunity for City Council to make brief announcements or report on various activities. These items are not agendized for official City business with no action or substantive discussion.

CITY MANAGER / CITY ATTORNEY REPORTS:
An opportunity for the City Manager and City Attorney to make brief announcements or report on various 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 on September 10, 2025.

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 September 06, 2025 – October 03, 2025.

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. Quarterly Budget Report – Fiscal Year 2026. (File 0350-44)

Recommendation: That the City Council

1. Receive the quarterly report listing changes made to the FY 2026 General Fund Adopted Budget.

Item A.3. Report (click here)
Posted Reports & Supplemental Docs contain records up to the cut off time, prior to the start of the meeting, for processing new submittals. The final official record containing handouts, PowerPoints, etc. can be obtained through a Records Request to the City Clerk's Office.

A.4. HVAC Units and HVAC Control System. (File 0700-25)

Recommendation: That the City Council

1. Adopt **Resolution 2025-108:**
   a. Approving the purchase of five HVAC units and one HVAC control system, for $72,750, with a contingency amount of $3,250, for a total amount of $76,000.
   b. Authorizing the City Manager to execute an Amendment to the Professional Services Agreement with Seaside Heating and Air.

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.

A.5. On-Call, As-Needed Repair Services. (File 0700-25)

Recommendation: That the City Council

1. Adopt **Resolution 2025-109:**
   a. Authorizing the City Manager to execute an amendment to the Professional Services Agreement with Real Estate Consulting and Services, Inc., to install water refill stations at City Hall and Fletcher Cove Community Center during Fiscal Year 2025/26, which would increase the Agreement by $6,691.85 for a total amount not to exceed $56,691.85 for Fiscal Year 2025/26 only.
   b. Authorizing the City Treasurer to amend the FY 2025/26 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.

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

B. PUBLIC HEARINGS: (B.1. – B.4.)

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: Introduce (1st Reading) Ordinance 540 – Building and Fire Code Updates. (File 0250-70)

Recommendation: That the City Council

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Introduce **Ordinance 540** (1st Reading) amending Title 15 of the Solana Beach Municipal Code.

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: SANDAG 2025 Regional Transportation Improvement Program (RTIP) Amendment. (File 0150-55)

Recommendation: That the City Council

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Consider adoption of **Resolution 2025-113** approving an amendment to the to the SANDAG 2025 Regional Transportation Improvement Program (RTIP) of projects for Fiscal Years 2025 through 2029, to adjust and increase *TransNet* funding in the Pavement Resurfacing project.
3. Authorize the City Treasurer to amend the Adopted Budget accordingly.

Item B.2. Report (click here)

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

B.3. Public Hearing: 730 Ramona Pl., Applicant: Runager, Application: DRP24-016, SDP24-009, APN: 298-391-08. (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 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2025-095** conditionally approving a DRP/SDP to construct a new 4,047 square foot two-story residence with two attached garages totaling 1,006 square feet, and perform associated site improvements at 730 Ramona Place, Solana Beach.

Item B.3. Report (click here)

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

B.4. Public Hearing: 0 Ida Ave., Applicant: Solana Residences LLC, Application: DRP23-008, SDP23-010, SMAP24-001, APN: 298-293-20. (File 0600-40)

The proposed project meets the minimum objective requirements under the 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, a SUB and administratively issue an SDP. Therefore, Staff recommends that the City Council:

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2025-114** conditionally approving a DRP, SDP, and Minor SUB to construct four attached, multi-family condominium dwelling units with four private driveways and attached two-car garages and perform associated site improvements on a vacant lot on the east side of Ida Avenue between 748 and 804 Ida Avenue, Solana Beach.

Item B.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.

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. General Fund Update (Unaudited) for Fiscal Year 2025. (File 0330-30)

Recommendation: That the City Council

1. Accept and file the General Fund Update for Fiscal Year (FY) 2025.
2. Provide direction to Staff regarding whether to use an amount of the projected General Fund surplus to fund the PARS Irrevocable Trust for Pensions as part of a budget appropriation to the General Fund Unreserved Fund Balance, and other funds as determined by the Finance Department, in FY25.
3. Provide direction to Staff regarding whether to use an amount of the projected General Fund surplus to add funding to the Asset Replacement Fund as part of a budget appropriation to the General Fund Unreserved Fund Balance in FY25.
4. Provide direction to Staff regarding whether to use an amount of the projected General Fund surplus to add funding to the Facilities Replacement Fund as part of a budget appropriation to the General Fund Unreserved Fund Balance in FY25.
5. Authorize the City Treasurer to amend the FY25 budget accordingly.

Item C.1. Report (click here)

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

C.2. Lomas Santa Fe - East Improvement Project Update. (File 0820-15)

Recommendation: That the City Council

1. Receive this final report and provide additional input and comments as needed on the Lomas Santa Fe-East Improvement Project.
2. Authorize the City Manager to take any action necessary to advertise the Lomas Santa Fe-East Improvement Project for construction bids.
3. Adopt **Resolution 2025-115** authorizing the City Manager to execute an amendment to the Professional Services Agreement, for an increase of $230,000, with Michael Baker International for the completion of the bid documents and design-related construction support services for the Lomas Santa Fe-East Improvement Project, which would extend from Santa Helena to Highland Drive. The amendment would also extend the term of the agreement so that the new end date is December 31, 2027.

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.

LEGISLATIVE POLICY AND CORRESPONDENCE:

WORK PLAN COMMENTS:

Adopted June 18, 2025

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-MacDonald, Alternate-Edson
d. Escondido Creek Watershed Authority: Becker / Staff (no alternate).
e. League of Ca. Cities' San Diego County Executive Committee: Primary-MacDonald, Alternate-Becker. Subcommittees determined by its members.
f. League of Ca. Cities' Local Legislative Committee: Primary-MacDonald, Alternate-Becker
g. League of Ca. Cities' Coastal Cities Issues Group (CCIG): Primary-MacDonald, Alternate-Becker
h. North County Dispatch JPA: Primary-MacDonald, Alternate-Becker
i. North County Transit District: Primary-Edson, Alternate-MacDonald
j. Regional Solid Waste Association (RSWA): Primary-Zito, Alternate-MacDonald
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-MacDonald, 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 – Edson, MacDonald
c. Highway 101 / Cedros Ave. Development Committee – Heebner, Edson
d. Parks and Recreation Committee – Zito, Edson
e. Public Arts Committee – Edson, Heebner
f. School Relations Committee – Becker, MacDonald
g. Solana Beach-Del Mar Relations Committee – Heebner, Edson

CITIZEN COMMISSION(S)

a. Climate & Resiliency Commission – Zito, Becker

ADJOURN:

Next Regularly Scheduled Meeting is November 05, 2025

Always refer to the City's website for an updated schedule or contact City Hall.

www.cityofsolanabeach.org 858-720-2400

AFFIDAVIT OF POSTING

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

I, Angela Ivey, City Clerk of the City of Solana Beach, do hereby certify that this Agenda for the October 22, 2025 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 October 16, 2025 at 5:40 p.m. on the City Bulletin Board at the entrance to the City Council Chambers. Said meeting is held at 6:00 p.m., October 22, 2025, in the Council Chambers, at City Hall, 635 S. Highway 101, Solana Beach, California.

Angela Ivey, City Clerk
City of Solana Beach, CA

UPCOMING CITIZEN CITY COMMISSION AND COMMITTEE MEETINGS:

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

- **Budget & Finance Commission**
- **Climate & Resiliency 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, & HOUSING AUTHORITY

MINUTES

Joint Meeting - Closed Session
Wednesday, September 10, 2025 5:00 p.m.
City Hall / Council Chambers, 635 S. Highway 101, Solana Beach, California
Minutes contain formal actions taken at a City Council meeting.

CALL TO ORDER AND ROLL CALL:

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

Present:	Lesa Heebner, Kristi Becker, Jill MacDonald, David A. Zito, Jewel Edson
Absent:	None
Also Present:	Alyssa Muto, City Manager
	Johanna Canlas, City Attorney

PUBLIC COMMENT ON CLOSED SESSION ITEMS *(ONLY)*:

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 – ANTICIPATED LITIGATION**
   Pursuant to Government Code Section 54956.9(d)(2)
   Two (2) Potential case(s).

2. **CONFERENCE WITH LEGAL COUNSEL – INITIATION OF LITIGATION**
   Pursuant to Government Code Section 54956.9(d)(4)
   One (1) Potential case.

ACTION: No reportable action.

ADJOURN:

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

Approved:_____ Angela Ivey, City Clerk

AGENDA ITEM A.1.

CITY OF SOLANA BEACH

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

MINUTES

Joint REGULAR Meeting

Wednesday, September 10, 2025 * 6:00 p.m.

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

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CITY COUNCILMEMBERS

Lesa Heebner
Mayor

Kristi Becker
Deputy Mayor / Councilmember District 2

Jill MacDonald
Councilmember District 4

David A. Zito
Councilmember District 1

Jewel Edson
Councilmember District 3

Alyssa Muto
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

CALL TO ORDER AND ROLL CALL:

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

Present:	Lesa Heebner, Kristi Becker, Jill MacDonald, David A. Zito, Jewel Edson
Absent:	None
Also Present:	Alyssa Muto, City Manager Johanna Canlas, City Attorney Angela Ivey, City Clerk Orelia DeBraal, Public Works Dir. Rachel Jacobs, Finance Dir. Joseph Lim, Community Development Dir.

CLOSED SESSION REPORT: No reportable action.

FLAG SALUTE:

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

- Del Mar Fairgrounds Master Plan

Carlene Moore, CEO, and Tristan Hallman, presented a PowerPoint.

APPROVAL OF AGENDA:

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

ORAL COMMUNICATIONS:

Comments relating to items on this evening's agenda are taken at the time the items are heard. This portion of the agenda provides an opportunity for members of the public to address the City Council on items relating to City business and not appearing on today's agenda by submitting a speaker slip (located on the back table) to the City Clerk. Pursuant to the Brown Act, no action shall be taken by the City Council on public comment items. Council may refer items to the City Manager for placement on a future agenda. The maximum time allotted for each presentation is THREE MINUTES. No donations of time are permitted (SBMC 2.04.190). Please be aware of the timer light on the Council Dais.

Lane Sharman – Public power
Doug Alden - 20 is Plenty for Us program

CITY COUNCIL COMMUNITY ANNOUNCEMENTS - COMMENTARY:

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

CITY MANAGER / CITY ATTORNEY REPORTS:

An opportunity for the City Manager and City Attorney to make brief announcements or report on various activities. These items are not agendized for official City business with no action or substantive discussion.

A. CONSENT CALENDAR: (Action Items) (A.1. - A.3.)

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.

A.1. Minutes of the City Council.

Recommendation: That the City Council

1. Approve the Minutes of the City Council meetings held on June 18, 2025, July 2, 2025 and July 16, 2025.

Motion: Moved by Councilmember Edson and second by Councilmember Zito to approve. **Approved 5/0.** Ayes: Heebner, Becker, MacDonald, 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 June 28, 2025 – August 22, 2025.

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

A.3. Internal Compliance and Government Affairs Manager Position. (File 0510-05)

Recommendation: That the City Council

1. Adopt **Resolution 2025-106** approving the updates listed below to the FY 2025/2026 Salary and Compensation Plan:
   a. Reclassify the Senior Management Analyst FTE position previously approved on June 18, 2025, to an Internal Compliance and Government Affairs Manager.
   b. Approve the addition of the Internal Compliance and Government Affairs Manager to the FY 2025/2026 Management Salary Schedule 1 (pay grade M-4).
2. Authorize the City Treasurer to amend the FY 2025/2026 Adopted Budget accordingly.

Motion: Moved by Councilmember Edson and second by Councilmember Zito to approve. **Approved 5/0.** Ayes: Heebner, Becker, MacDonald, 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: 838 Academy Dr., Applicant: Santa Fe Christian School, Case: MOD24-003, APN: 298-112-29 & 30 (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 MOD. 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 that the project modification is consistent with the Final EIR adopted in 2001 and the Final Supplemental EIR that was certified on June 30, 2016, and no further environmental analysis is required; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2025-104** conditionally approving a MOD to demolish approximately 20,858 square feet of existing structures and construction of

approximately 82,058 square feet of new K-5 classroom facilities, an underground parking structure, and a new athletics building.

Staff presentation.

Applicant presentation.

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

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

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. My Community Application & Building Permit Tracking Update. (File 0190-60)

Recommendation: That the City Council

1. Receive Staff Report and presentation.

Staff presentation and Council discussion.

C.2. Automated Red-Light Camera Enforcement. (File 0860-50)

Recommendation: That the City Council

1. Adopt **Resolution 2025-103** authorizing the City Manager to execute a Professional Services Agreement, for a term of five years with Redflex Traffic Systems, Inc. dba Vera Mobility for automated red-light camera enforcement. The City may, at its sole discretion, extend the Agreement for up to three additional one-year terms, for a total possible term not to exceed eight years.

Staff presentation and Council discussion.

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

LEGISLATIVE POLICY AND CORRESPONDENCE:

Support for the following bills went out on behalf of the City Council:
- SB 805 – "No Vigilantes Act"
- SB 627 - Limiting law enforcement use of facial coverings
- SB 81 - Health care entity patient privacy & limits on disclosure of immigration status

- SB 48 - Educational equity / discrimination prevention

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 8:18 p.m.

Approved: _____

STAFF REPORT
CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Alyssa Muto, City Manager
MEETING DATE: October 22, 2025
ORIGINATING DEPT: Finance – Rachel Jacobs, Finance Director
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: 09/06/25 through 10/03/25			
Check Register - Disbursement Fund (Attachment 1)		$	1,142,050.81
Net Payroll Council	September 11, 2025		3,849.63
Net Payroll Staff Q06	September 12, 2025		311,119.52
Net Payroll Staff Q07	September 26, 2025		236,671.75
Net Payroll Staff QM05	September 19, 2025		689.11
Net Payroll Staff QM06	September 29, 2025		263.20
TOTAL		$	**1,694,644.02**

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 September 6, 2025, through October 3, 2025, reflects total expenditures of $1,694,644.02 from various City sources.

WORK PLAN: N/A

CITY COUNCIL ACTION: _____
_____

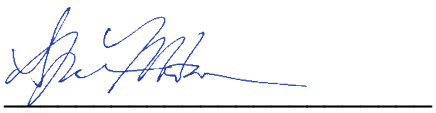
OPTIONS:

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

CITY STAFF RECOMMENDATION:

Staff recommends that the City Council:

1. Ratify the above register of demands.



Alyssa Muto, City Manager

Attachments:

1. Check Register – Disbursement Fund

City of Solana Beach

Register of Demands

9/6/2025 - 10/3/2025

Department / Vendor	Description	Date	Check/EFT Number	Amount
100 - GENERAL FUND				
MISSION SQUARE PLAN 302817	Payroll Run 2 - Warrant QC03	09/11/2025	9002413	$3,111.49
CALPERS	QC03 CALPERS 457	09/08/2025	990120377	$2,118.82
CURTIS SWORD	RFND: FCCC 09/07/25	09/11/2025	108801	$500.00
MISSION SQUARE PLAN 302817	Payroll Run 1 - Warrant Q06	09/11/2025	9002413	$12,400.53
SOLANA BEACH FIREFIGHTERS ASSOC	Payroll Run 1 - Warrant Q06	09/11/2025	9002416	$1,080.00
FRANCHISE TAX BOARD	Payroll Run 1 - Warrant Q06	09/11/2025	108803	$244.96
CALPERS	Q06 CALPERS 457	09/10/2025	990120378	$6,554.34
CALPERS	Q06 CALPERS 457	09/10/2025	990120378	$23.41
STERLING HEALTH SERVICES, INC.	QC03 FSA CONTRIBUTIONS	09/19/2025	9002429	$441.67
STERLING HEALTH SERVICES, INC.	Q06 FSA/DCA CONTRIBUTIONS	09/19/2025	9002429	$2,656.96
STERLING HEALTH SERVICES, INC.	Q06 FSA/DCA CONTRIBUTIONS	09/19/2025	9002429	$1,572.87
INSTATAX	Q06 TAX INPUT	09/10/2025	990120379	$59,423.33
INSTATAX	Q06 TAX INPUT	09/10/2025	990120379	$3,650.66
INSTATAX	Q06 TAX INPUT	09/10/2025	990120379	$12,272.86
INSTATAX	Q06 TAX INPUT	09/10/2025	990120379	$23,977.61
INSTATAX	Q06 TAX INPUT	09/10/2025	990120379	$3,245.01
INSTATAX	QC03 TAX INPUT	09/08/2025	990120381	$107.04
INSTATAX	QC03 TAX INPUT	09/08/2025	990120381	$271.82
INSTATAX	QC03 TAX INPUT	09/08/2025	990120381	$50.00
CALPERS	Q05 PERS 08/29/25 PD (09/10/25 PERS)	09/10/2025	990120379	$70,869.67
CALPERS	Q06 PERS 09/12/25 PD (09/16/25 PERS)	09/16/2025	990120380	$71,512.23
CHRISTOPHER ROACHE	REFND: SB0653455	09/25/2025	108837	$80.50
ASLI CAROME TTEE	RFND: MOD25-005	09/25/2025	108833	$3,383.25
ASLI CAROME TTEE	RFND: MOD25-005	09/25/2025	108833	$832.50
3981 GARFIELD STREET LLC	RFND: MOD25-003	09/25/2025	108831	$3,498.00
3981 GARFIELD STREET LLC	RFND: MOD25-003	09/25/2025	108831	$590.00
LUCIA SIMPSON	RFND: FCCC 09/13/25	09/25/2025	108853	$500.00
ELEVATED ATHLETE PTP/MOVE PLAY GROW	RFND: BC-012724 ANNUAL FIRE INSPECTION FEE	09/25/2025	108846	$279.00
MISSION SQUARE PLAN 302817	Payroll Run 1 - Warrant Q07	09/25/2025	9002442	$10,457.34
SOLANA BEACH FIREFIGHTERS ASSOC	Payroll Run 1 - Warrant Q07	09/25/2025	9002452	$1,080.00
FRANCHISE TAX BOARD	Payroll Run 1 - Warrant Q07	09/25/2025	108847	$215.92
US BANK	TEST TRANS - RESIDENT ACCESS CC PROCESSING FEE	09/25/2025	108835	$2.50
US BANK	TEST TRANS - RESIDENT ACCESS TOT FEE	09/25/2025	108835	$1.30
US BANK	REFUND ACTIVE TEST TRANS	09/25/2025	108835	($3.11)
US BANK	REFUND ACTIVE TEST TRANS	09/25/2025	108836	($1.04)
US BANK	REFUND CANCELLED TEST TRANS	09/25/2025	108835	($1.30)
US BANK	ACTIVE TEST TRANS-CC CONCESSIONS	09/25/2025	108835	$3.11
US BANK	ACTIVE TEST TRANS-CC CONCESSIONS	09/25/2025	108836	$1.04
FIDELITY SECURITY LIFE INSURANCE COMPANY	OCT 25-VISION-GRP ID:1051871	10/03/2025	108894	$525.08
IAFF-MERP	SEP 25-FF TRUST PAYMENT	10/03/2025	9002468	$4,850.00
SELF INSURED SERVICES COMPANY	OCT 25-LIFE & ADD/SUPP LIFE/LTD INS	10/03/2025	9002459	$1,403.85
SELF INSURED SERVICES COMPANY	OCT 25-LIFE & ADD/SUPP LIFE/LTD INS	10/03/2025	9002459	$301.50
SELF INSURED SERVICES COMPANY	OCT 25-LIFE & ADD/SUPP LIFE/LTD INS	10/03/2025	9002459	$1,314.55

ATTACHMENT 1

AFLAC	SEPTEMBER 25	10/03/2025	108870	$940.04
STERLING HEALTH SERVICES, INC.	Q07 FSA/DCA CONTRIBUTIONS	10/03/2025	9002465	$2,656.96
STERLING HEALTH SERVICES, INC.	Q07 FSA/DCA CONTRIBUTIONS	10/03/2025	9002465	$1,572.87
SELF INSURED SERVICES COMPANY	OCT 25 - DENTAL / COBRA DENTAL	10/03/2025	9002459	$3,455.30
LAWRENCE S JACKEL	RFND: DRP25-06 / NEW PRJ# MOD25-012	10/03/2025	108897	$2,798.00
ALYX STEWART	RFND: FCCC RENTAL 09/20/25	10/03/2025	108871	$500.00
	TOTAL GENERAL FUND			**$317,322.44**

1005100 - CITY COUNCIL

SOLANA BEACH CIVIC & HISTORICAL SOCIETY	FY 26-COMMUNITY GRANT	09/25/2025	108862	$5,000.00
	TOTAL CITY COUNCIL			**$5,000.00**

1005150 - CITY CLERK

PITNEY BOWES GLOBAL FINANCIAL SVC	INK FOR POSTAGE	09/11/2025	108804	$270.77
STAPLES CONTRACT & COMMERCIAL	NOTEBOOK	09/11/2025	108806	$15.36
STAPLES CONTRACT & COMMERCIAL	PAPER/STAPLER/TAPE	09/11/2025	108806	$48.58
STAPLES CONTRACT & COMMERCIAL	RFND: NOTEBOOK INV:6039456468	09/11/2025	108806	($15.36)
STAPLES CONTRACT & COMMERCIAL	HAND VAC	09/11/2025	108806	$93.88
STAPLES CONTRACT & COMMERCIAL	MAGNETIC FILE POCKET	09/11/2025	108806	$55.47
STAPLES CONTRACT & COMMERCIAL	ADDRESS LABELS	09/11/2025	108806	$27.10
PITNEY BOWES GLOBAL FINANCIAL SVC	LEASE:0012725773 - 07/30/25-10/29/25	09/25/2025	9002447	$794.45
ICC GENERAL CODE, INC.	MUNICIPAL CODE-NEW PAGES/PRINTING	09/25/2025	108839	$702.75
US BANK	PRIVACY SCREEN - MGMT ANALYST	09/25/2025	108835	$433.91
US BANK	STORAGE BINS	09/25/2025	108835	$97.88
US BANK	RECREQUEST - TRANSCRIBE VM	09/25/2025	108836	$0.50
US BANK	CITY CLERK NEW LAW CONF	09/25/2025	108835	$600.00
US BANK	PRIVACY SCREEN RETURN	09/25/2025	108835	($433.91)
US BANK	PRIVACY SCREEN - MGMT ANALYST	09/25/2025	108835	$506.71
US BANK	2 TAPE MEASURERS - DESIGN PLAN ESTIMATES	09/25/2025	108835	$26.08
US BANK	DISINFECTANT WIPES/STORAGE BIN	09/25/2025	108835	$23.87
US BANK	FLOOR MAT	09/25/2025	108835	$34.85
US BANK	FLOOR MATS - MGMT ANALYST	09/25/2025	108835	$104.54
US BANK	FLOOR MAT	09/25/2025	108835	$21.63
US BANK	SPIRAL NOTEBOOKS	09/25/2025	108835	$76.68
	TOTAL CITY CLERK			**$3,485.74**

1005200 - CITY MANAGER

EMANUELS JONES & ASSOCIATES, LLC	SEP 25-LOBBYING SERVICES	09/11/2025	9002412	$2,785.12
VERIZON WIRELESS SD	962428212-00001 - 07/29/25-08/28/25	09/11/2025	108808	$38.34
CLEARGOV INC	SEP 25-JUN 26-STRATEGIC PLNG & CIP TRKNG MDLS	09/25/2025	108838	$5,866.66
KFORCE INC.	TEMP SVC-09/04/25-CM	09/25/2025	9002443	$2,488.72
KFORCE INC.	TEMP SVC-08/28/25-CM	09/11/2025	9002414	$3,980.12
US BANK	BUSINESS CARDS-CM DEPT	09/25/2025	108835	$32.60
US BANK	PARKING FOR NZ TTX	09/25/2025	108835	$5.00
US BANK	CCMF MMBRSHP 9/1/25-9/1/26	09/25/2025	108835	$400.00
REGIONAL TRAINING CENTER	MEDIA RELATIONS CLASS	10/03/2025	108895	$2,000.00
	TOTAL CITY MANAGER			**$17,596.56**

1005250 - LEGAL SERVICES

BURKE WILLIAMS & SORENSEN	96-0001 - PROF SVC JUNE 25	09/19/2025	9002421	$8,277.50
BURKE WILLIAMS & SORENSEN	96-0001.001 - PROF SVC	09/19/2025	9002421	$1,586.00
BURKE WILLIAMS & SORENSEN	96-0006 - PROF SVC	09/19/2025	9002421	$492.80
BURKE WILLIAMS & SORENSEN	96-0014 - PROF SVC	09/19/2025	9002421	$2,219.60
BURKE WILLIAMS & SORENSEN	96-0037.003 - PROF SVC	09/19/2025	9002421	$1,262.80
BURKE WILLIAMS & SORENSEN	96-0040.005 - PROF SVC	09/19/2025	9002421	$131.60

BURKE WILLIAMS & SORENSEN	JUL 25-RETAIN	09/19/2025	9002421	$15,570.00
BURKE WILLIAMS & SORENSEN	96-0001 - AUG 25 - PROF SVC	10/03/2025	9002460	$5,555.00
BURKE WILLIAMS & SORENSEN	96-0014 - AUG 25 - PROF SVC	10/03/2025	9002460	$1,409.30
BURKE WILLIAMS & SORENSEN	96-0037.003 - AUG 25 - PROF SVC	10/03/2025	9002460	$683.10
BURKE WILLIAMS & SORENSEN	96-0040.005 - AUG 25 - PROF SVC	10/03/2025	9002460	$317.00
BURKE WILLIAMS & SORENSEN	AUG 25-RETAIN	10/03/2025	9002460	$15,570.00
	TOTAL LEGAL SERVICES			**$53,074.70**
1005300 - GENERAL FUND - FINANCE				
TRAVELATOR INC	TRAVEL BANK-SUBSCRIPTION 11/25-10/31/26	09/11/2025	9002418	$3,648.00
TYLER TECHNOLOGIES INC	CONTRACT MANAGEMENT MODULE	09/11/2025	108807	$1,240.00
CLEARGOV INC	FY 26-DIGITAL BUDGET BOOK	09/11/2025	108798	$8,600.00
DEPARTMENT OF THE TREASURY	33-0203789 - 2024 PCORI PENALTY/INT	09/19/2025	108824	$29.83
CALPERS	GASB REPORTING FY25	09/08/2025	990120381	$700.00
KFORCE INC.	TEMP SVC-08/28/25 FIN	09/11/2025	9002414	$1,164.80
US BANK	MANAGEMENT CSMFO DUES	09/25/2025	108835	$150.00
US BANK	SCRIBE MMBRSHP FEE	09/25/2025	108835	$75.00
US BANK	JOB POSTING CSMFO - FSSII	09/25/2025	108835	$325.00
US BANK	CITY STATE PRODUCT - MUNIS ZIP CODE PROGRAM	09/25/2025	108835	$650.00
TYLER TECHNOLOGIES INC	CONTRACT MANAGEMENT MODULE	10/03/2025	108904	$620.00
	TOTAL GENERAL FUND - FINANCE			**$17,202.63**
1005350 - SUPPORT SERVICES				
XEROX CORPORATION	AUG 25 - FIERY - UPSTAIRS	09/11/2025	108811	$195.19
XEROX CORPORATION	AUG 25 - XEROX - PLN/ENG	09/11/2025	108811	$195.19
XEROX CORPORATION	AUG 25 - XEROX - CLK	09/11/2025	108811	$195.19
STAPLES CONTRACT & COMMERCIAL	PAPER	09/19/2025	108830	$349.11
STAPLES CONTRACT & COMMERCIAL	PAPER	09/19/2025	108830	$96.67
CULLIGAN OF SAN DIEGO	AUG 25- WATER/SEP 25-EQUIPMENT-LC	09/25/2025	108841	$49.69
CULLIGAN OF SAN DIEGO	AUG 25-WATER/SEP 25-EQUIPMENT-CH	09/25/2025	108841	$185.32
CULLIGAN OF SAN DIEGO	SEP 25-EQUIPMENT-PW	09/25/2025	108841	$75.10
XEROX CORPORATION	AUG 25 - XEROX - CLK	09/25/2025	108868	$75.52
XEROX CORPORATION	AUG 25 - XEROX - CLK	09/25/2025	108868	$284.84
XEROX CORPORATION	AUG 25 - XEROX - PLAN/ENG	09/25/2025	108868	$75.51
XEROX CORPORATION	AUG 25 - XEROX - PLAN/ENG	09/25/2025	108868	$341.56
XEROX CORPORATION	AUG 25 - XEROX - UPST	09/25/2025	108868	$37.76
XEROX CORPORATION	AUG 25 - XEROX - UPST	09/25/2025	108868	$284.84
	TOTAL SUPPORT SERVICES			**$2,441.49**
1005400 - HUMAN RESOURCES				
COASTAL LIVE SCAN AND INSURANCE	AUG 25-FINGERPRINT APP	09/11/2025	108799	$30.00
SHARP REES-STEALY MEDICAL GROUP	SHC: 700000690-SCREENING	09/11/2025	9002415	$476.00
REGIONAL TRAINING CENTER	FY 26-SD EMPLOYMENT RELATIONS CONSORTIUM FEE-HR	09/25/2025	108848	$740.00
DEPARTMENT OF JUSTICE	AUG 25-FINGERPRINT APPS	09/25/2025	108843	$160.00
US BANK	ONLINE AD - BUILDING OFFICIAL	09/25/2025	108835	$125.00
US BANK	ONLINE AD - FISCAL SVC SPEC II	09/25/2025	108835	$125.00
US BANK	MONTHLY EFAX SVC	09/25/2025	108835	$49.99
US BANK	GOING AWAY GIFT	09/25/2025	108835	$159.45
US BANK	GOING AWAY BREAKFAST	09/25/2025	108835	$209.48
US BANK	GOING AWAY BREAKFAST	09/25/2025	108835	$27.98
US BANK	SNACKS EXECUTIVE RETREAT (08/14/2025)	09/25/2025	108835	$150.74
US BANK	LUNCH - EXECUTIVE RETREAT	09/25/2025	108835	$532.10
US BANK	BREAKFAST - EXECUTIVE RETREAT	09/25/2025	108835	$352.15

NEOGOV, INC	11/25-11/26 - ANNUAL SUBSCRIPTION	10/03/2025	108899	$25,101.23
	TOTAL HUMAN RESOURCES			**$28,239.12**
1005450 - INFORMATION SERVICES				
TING FIBER INC.	SEP 25- FIBER OPTICS-CITY FACILITIES	09/19/2025	9002431	$3,334.86
360 GLOBAL TECHNOLOGY LLC	JUL 25-JUL 26-WEBSITE HOSTING AND MAINT	09/25/2025	9002434	$12,600.00
MANAGED SOLUTION	SEP 25-OFFICE 365 LICENSES	09/25/2025	9002444	$2,731.20
US BANK	CANVA SUBSCRIPTION	09/25/2025	108835	$1,134.99
US BANK	CONSTANT CONTACT SUB	09/25/2025	108835	$129.00
US BANK	MISAC CONF REG	09/25/2025	108835	$825.00
US BANK	MISAC MEMBERSHI	09/25/2025	108835	$130.00
US BANK	MDM APPLE DEVICES	09/25/2025	108835	$768.00
US BANK	WEBCAMS FOR USERS	09/25/2025	108835	$130.46
US BANK	HEADSETS FOR USERS	09/25/2025	108835	$100.00
COX COMMUNICATIONS INC	0013410039730701 - 09/19/25-10/18/25	10/03/2025	108891	$294.89
AT&T CALNET 3	9391012278 - 06/24/25-07/23/25	10/03/2025	108872	$4,503.16
AT&T CALNET 3	9391012278 - 07/24/25-08/23/25	10/03/2025	108873	$4,494.62
AT&T CALNET 3	9391012278 - 08/24/25-09/23/25	10/03/2025	108874	$4,474.91
AT&T CALNET 3	9391012282 - 06/24/25-07/23/25	10/03/2025	108875	$31.58
AT&T CALNET 3	9391012282 - 07/24/25-08/23/25	10/03/2025	108876	$31.19
AT&T CALNET 3	9391012282 - 08/24/25-09/23/25	10/03/2025	108877	$31.41
AT&T CALNET 3	9391053641 - 06/24/25-07/23/25	10/03/2025	108878	$155.40
AT&T CALNET 3	9391053641 - 07/24/25-08/23/25	10/03/2025	108879	$155.40
AT&T CALNET 3	9391053641 - 08/24/25-09/23/25	10/03/2025	108880	$155.40
AT&T CALNET 3	9391062899 - 06/24/25-07/23/25	10/03/2025	108881	$155.40
AT&T CALNET 3	9391062899 - 07/24/25-08/23/25	10/03/2025	108882	$155.40
AT&T CALNET 3	9391062899 - 08/24/25-09/23/25	10/03/2025	108883	$155.40
	TOTAL INFORMATION SERVICES			**$36,677.67**
1005550 - PLANNING				
SAN DIEGO COUNTY	AUG 25-MAP FEE	09/11/2025	108805	$4.00
SAN DIEGO COUNTY	FEB 25-MAP FEE	09/25/2025	108859	$4.00
SAN DIEGO COUNTY	JAN 25- MAP FEE	09/25/2025	108859	$8.00
UT SAN DIEGO - NRTH COUNTY	NTC: DRP24-012 / MOD24-003	10/03/2025	108905	$988.94
	TOTAL PLANNING			**$1,004.94**
1005560 - BUILDING SERVICES				
ESGIL CORPORATION	AUG 25- PLAN REVIEW & INSPECTIONS	09/25/2025	9002439	$68,795.62
	TOTAL BUILDING SERVICES			**$68,795.62**
1005590 - CODE ENFORCEMENT				
VERIZON WIRELESS SD	442224168-00001 - 07/24/25-08/23/25	09/11/2025	108808	$153.03
WEX FLEET UNIVERSAL	08/08/25-09/07/25-AUTO FUEL	09/11/2025	108810	$74.43
DATATICKET INC.	JUL 25-PARKING CITE SITATION SVC	09/11/2025	108802	$135.00
DATATICKET INC.	JUL 25-PARKING CITE SITATION SVC	09/11/2025	108802	$2,322.77
US BANK	CARWASH - TRUCK 18	09/25/2025	108835	$8.00
US BANK	PARKING/CODE VIOLATION WARNING CARDS	09/25/2025	108835	$121.77
US BANK	PARKING WARNING NOTICE - POSTIT FORMAT	09/25/2025	108835	$16.29
US BANK	CARWASH	09/25/2025	108835	$25.99
US BANK	SHIRT	09/25/2025	108835	$92.37
	TOTAL CODE ENFORCEMENT			**$2,949.65**
1006120 - FIRE DEPARTMENT				
WEX FLEET UNIVERSAL	08/08/25-09/07/25-AUTO FUEL	09/11/2025	108810	$42.67
WEX BANK	JUL 25-AUTO FUEL & CR TAX	09/11/2025	108809	$2,066.87
CULLIGAN OF SAN DIEGO	AUG/SEP 25-WATER-FS	09/11/2025	108800	$50.00

VERIZON WIRELESS SD	962428212-00001 - 07/29/25-08/28/25	09/11/2025	108808	$653.01
AT&T CALNET 3	9391012280-06/24/25-07/23/25	09/19/2025	108816	$329.89
AT&T CALNET 3	9391012280-07/24/25-08/23/25	09/19/2025	108819	$326.69
SANTA FE IRRIGATION DISTRICT	005512-000 - 07/02/25-09/02/25	09/19/2025	108828	$754.71
HEARTLAND FIRE TRAINING AUTHORITY	FIREFIGHTER ACADMY FEE	09/25/2025	108849	$3,500.00
ACE UNIFORMS LLC	PATCH	09/25/2025	9002435	$7.58
ACE UNIFORMS LLC	SHIRTS/EMB/PATC	09/25/2025	9002435	$521.72
PARKHOUSE TIRE INC	TIRES	09/25/2025	108856	$1,230.95
US BANK	HAND TOOL - SHOVEL	09/25/2025	108835	$298.74
US BANK	GYM SUPPLIES	09/25/2025	108835	$44.74
US BANK	CHARGING CABLES	09/25/2025	108835	$32.58
US BANK	CLEANING CLOTHS	09/25/2025	108835	$64.18
US BANK	BUCKETS	09/25/2025	108835	$53.18
US BANK	CLEANING/STATION SUPPLIES	09/25/2025	108835	$495.03
US BANK	CLEANING SUPPLIES	09/25/2025	108835	$35.83
US BANK	RICE COOKER - FIRE STATION	09/25/2025	108835	$38.05
US BANK	PARKING FOR NZ TTX	09/25/2025	108835	$5.00
US BANK	FIRST ARRIVING SOFTWARE LICENSE	09/25/2025	108835	$822.97
US BANK	FAN VENTILATOR	09/25/2025	108835	$244.89
CITY OF DEL MAR	FIRE OT HOURS: 07/14/25 - 09/05/25	10/03/2025	108889	$10,204.56
	TOTAL FIRE DEPARTMENT			**$21,823.84**
1006130 - ANIMAL CONTROL				
HABITAT PROTECTION, INC	DEAD ANIMAL REMOVAL	09/19/2025	9002424	$330.00
HABITAT PROTECTION, INC	DEAD ANIMAL REMOVAL	09/25/2025	9002441	$176.00
	TOTAL ANIMAL CONTROL			**$506.00**
1006150 - CIVIL DEFENSE				
AT&T CALNET 3	9391012275-07/24/25-08/23/25	09/19/2025	108815	$155.40
COUNTY OF SAN DIEGO-EMERGENCY SVC	FY25/26-HIRT MEMBERSHIP	10/03/2025	108890	$35,712.00
COUNTY OF SAN DIEGO-EMERGENCY SVC	FY25/26-UDC MEMBERSHIP FEE	10/03/2025	108890	$1,265.30
	TOTAL CIVIL DEFENSE			**$37,132.70**
1006170 - MARINE SAFETY				
WEX FLEET UNIVERSAL	08/08/25-09/07/25-AUTO FUEL	09/11/2025	108810	$1,256.64
VERIZON WIRELESS SD	962428212-00001 - 07/29/25-08/28/25	09/11/2025	108808	$152.04
AT&T CALNET 3	9391012281-06/25/25-07/24/25	09/19/2025	108817	$116.03
AT&T CALNET 3	9391053651-06/25/25-07/24/25	09/19/2025	108818	$324.49
AT&T CALNET 3	9391012281-07/25/25-08/24/25	09/19/2025	108820	$115.49
AT&T CALNET 3	9391053651-07/25/25-08/24/25	09/19/2025	108821	$316.47
US BANK	2024 HONDA PIONEER MAINT/SVC	09/25/2025	108835	$656.49
US BANK	2 RADIO HARNESS	09/25/2025	108835	$106.51
US BANK	H20 Proof Radio Bags (4) for IRB	09/25/2025	108835	$182.48
US BANK	BAGELS FOR TRIATHLON	09/25/2025	108835	$119.96
US BANK	3 PULSE OXIMETERS	09/25/2025	108835	$285.60
US BANK	BLOWER FOR HQ	09/25/2025	108835	$171.81
US BANK	LUNCH - SGT INTERVIEW PANELISTS	09/25/2025	108835	$147.70
US BANK	TRAILER HITCH - MS VEHICLES	09/25/2025	108835	$107.64
US BANK	HITCHES FOR MS VEHICLES	09/25/2025	108835	$28.10
US BANK	TOWING SAFETY CHAINS FOR MS TRAILER	09/25/2025	108835	$23.91
US BANK	SAFETY CHAINS FOR MS TRAILER	09/25/2025	108835	$23.90
US BANK	HQ AMERICAN FLAG	09/25/2025	108835	$75.66
US BANK	BLOOD PRESSURE CUFFS/PATIENT BLANKETS	09/25/2025	108835	$435.54
US BANK	IND MEMBERSHIP-SCHEDULING SOFTWARE	09/25/2025	108836	$1.08

US BANK	COFFEE FOR TRIATHLON	09/25/2025	108835	$93.00
US BANK	SCHEDULING SOFTWARE	09/25/2025	108835	$284.20
BRANDON BACANI	REIMB: LG ACADEMY	10/03/2025	108887	$203.00
AT&T CALNET 3	9391019469 - 06/20/25-07/19/25	10/03/2025	108884	$34.43
AT&T CALNET 3	9391019469 - 07/20/25-08/19/25	10/03/2025	108885	$33.27
AT&T CALNET 3	9391019469 - 08/20/25-09/19/25	10/03/2025	108886	$34.59
	TOTAL MARINE SAFETY			**$5,330.03**

1006510 - ENGINEERING

WEX FLEET UNIVERSAL	08/08/25-09/07/25-AUTO FUEL	09/11/2025	108810	$130.28
UNDERGROUND SVC ALERT OF SOCAL INC	AUG 25-DIG ALERT	09/19/2025	9002432	$128.00
DEL MAR BLUE PRINT COMPANY, INC.	FC BANNER	09/19/2025	108822	$25.01
DEL MAR BLUE PRINT COMPANY, INC.	FC PRINTS	09/19/2025	108822	$45.68
VERIZON WIRELESS SD	362455526-00001 - 08/02/25-09/01/25	09/25/2025	108867	$89.08
DEL MAR BLUE PRINT COMPANY, INC.	FC IMPROVEMENT PRJ	09/25/2025	108842	$22.84
CABLE PIPE AND LEAK DETECTION	UTILITY SVC-MARK OUT/ADD LINE	09/25/2025	108834	$565.00
JASON JUNG	REIMB: ENGINEER'S LUNCH 09/09/25	09/25/2025	108851	$21.23
US BANK	BUSINESS CARDS	09/25/2025	108835	$63.03
US BANK	CAR WASH - ENG RAV-4	09/25/2025	108835	$10.00
US BANK	APWA PW MOD 2	09/25/2025	108835	$698.00
US BANK	CAR WASH - ENG C-MAX	09/25/2025	108835	$10.00
US BANK	PWX HOTEL	09/25/2025	108835	$1,042.52
US BANK	LIGHT BULBS - CRT	09/25/2025	108835	$203.50
WEST COAST CIVIL, INC	AUG 25-PROF SERVICES	10/03/2025	108907	$4,125.00
	TOTAL ENGINEERING			**$7,179.17**

1006520 - ENVIRONMENTAL SERVICES

WEX FLEET UNIVERSAL	08/08/25-09/07/25-AUTO FUEL	09/11/2025	108810	$379.02
MISSION LINEN & UNIFORM INC	FY26 UNIFORM SERVICES FOR PUBLIC WORKS	09/19/2025	108826	$16.55
MIKHAIL OGAWA ENGINEERING, INC.	JUL 25- STORMWATER PROGRAM	09/19/2025	9002425	$11,097.80
SANTA FE IRRIGATION DISTRICT	005506-014-08/02/25-09/02/25	09/19/2025	108828	$229.63
MISSION LINEN & UNIFORM INC	FY26 UNIFORM SERVICES FOR PUBLIC WORKS	09/25/2025	108854	$16.55
MISSION LINEN & UNIFORM INC	FY26 UNIFORM SERVICES FOR PUBLIC WORKS	09/25/2025	108854	$16.55
MIKHAIL OGAWA ENGINEERING, INC.	AUG 25- STORMWATER PROGRAM	09/25/2025	9002445	$7,731.80
VERIZON WIRELESS SD	362455526-00001 - 08/02/25-09/01/25	09/25/2025	108867	$89.10
CLEAN EARTH ENVIROMENTAL SOLUTIONS	AUG 25- HHW COLLECTION	09/25/2025	9002436	$1,180.38
DOG WASTE DEPOT	DOG WASTE BAGS	09/25/2025	108845	$872.65
MISSION LINEN & UNIFORM INC	FY26 UNIFORM SERVICES FOR PUBLIC WORKS	10/03/2025	108898	$16.55
	TOTAL ENVIRONMENTAL SERVICES			**$21,646.58**

1006530 - STREET MAINTENANCE

WEX FLEET UNIVERSAL	08/08/25-09/07/25-AUTO FUEL	09/11/2025	108810	$343.47
BJS&T ENTERPRISES, INC.	HWY101 BENCHES POWDER COATING	09/19/2025	9002428	$1,120.06
MISSION LINEN & UNIFORM INC	FY26 UNIFORM SERVICES FOR PUBLIC WORKS	09/19/2025	108826	$27.09
BFS GROUP OF CALIFORNIA LLC	BLACK TOP PATCH/EPOXY MIXING NZZL	09/19/2025	108823	$227.15
SANTA FE IRRIGATION DISTRICT	011695-000 - 08/01/25-08/31/25	09/19/2025	108828	$100.28
TRAFFIC SUPPLY, INC	MARKING PAINT	09/25/2025	9002454	$75.95
MISSION LINEN & UNIFORM INC	FY26 UNIFORM SERVICES FOR PUBLIC WORKS	09/25/2025	108854	$27.09
MISSION LINEN & UNIFORM INC	FY26 UNIFORM SERVICES FOR PUBLIC WORKS	09/25/2025	108854	$27.09
NISSHO OF CALIFORNIA	AUG 25- LANDSCAPE MAINTENANCE SVC	09/25/2025	9002446	$2,518.15
VERIZON WIRELESS SD	362455526-00001 - 08/02/25-09/01/25	09/25/2025	108867	$89.10
US BANK	GRAFFITI TRAILER MAINT/REPAIR	09/25/2025	108835	$354.14
TRAFFIC SUPPLY, INC	FY26 TRAFFIC SUPPLIES	10/03/2025	9002466	$599.20
MISSION LINEN & UNIFORM INC	FY26 UNIFORM SERVICES FOR PUBLIC WORKS	10/03/2025	108898	$27.09

BFS GROUP OF CALIFORNIA LLC	GLOVES/BLACK TOP PATCH	10/03/2025	108892	$199.30
SDG&E CO INC	UTILITIES - 08/01/25-09/08/25	10/03/2025	108902	$915.37
	TOTAL STREET MAINTENANCE			**$6,650.53**
1006540 - TRAFFIC SAFETY				
REDFLEX TRAFFIC SYSTEMS, INC	MAY 25-RED LIGHT CAMERA ENFORCE	09/10/2025	9002410	$8,115.87
ALL CITY MANAGEMENT SERVICES, INC	CROSSING GUARDS-08/17/25-08/30/25	09/11/2025	9002411	$13,242.25
REDFLEX TRAFFIC SYSTEMS, INC	AUG 25- RED LIGHT CAMERA ENFORCEMENT	09/19/2025	9002427	$8,115.87
AT&T CALNET 3	9391012279-07/24/25-08/23/25	09/19/2025	108813	$66.61
TRAFFIC SUPPLY, INC	SIGNS	09/25/2025	9002454	$1,492.40
VERIZON WIRELESS SD	362455526-00001 - 08/02/25-09/01/25	09/25/2025	108867	$63.64
ALL CITY MANAGEMENT SERVICES, INC	CROSSING GUARDS - 08/31/25-09/13/25	10/03/2025	9002458	$11,857.65
SDG&E CO INC	UTILITIES - 08/01/25-09/08/25	10/03/2025	108902	$682.72
	TOTAL TRAFFIC SAFETY			**$43,637.01**
1006550 - STREET CLEANING				
SANTA FE IRRIGATION DISTRICT	011695-000 - 08/01/25-08/31/25	09/19/2025	108828	$58.89
SCA OF CA, LLC	JUL 25- STREET SWEEPING SERVICES	09/25/2025	9002450	$6,005.17
SCA OF CA, LLC	AUG 25-STREET SWEEPING SERVICES	09/25/2025	9002451	$6,005.17
PRIDE INDUSTRIES	AUG 25- TRASH ABATEMENT SERVICES	09/25/2025	108858	$2,182.01
SCA OF CA, LLC	SEP 23-STREET SWEEPING SVC	09/25/2025	9002451	$3,988.39
	TOTAL STREET CLEANING			**$18,239.63**
1006560 - PARK MAINTENANCE				
WEX FLEET UNIVERSAL	08/08/25-09/07/25-AUTO FUEL	09/11/2025	108810	$71.06
RANCHO SANTA FE SECURITY SYS INC	FY26 ALARM MONITORING	09/19/2025	108827	$355.00
RANCHO SANTA FE SECURITY SYS INC	FY26 ALARM MONITORING	09/19/2025	108827	$1,006.50
RANCHO SANTA FE SECURITY SYS INC	FY26 ALARM MONITORING	09/19/2025	108827	$961.50
RANCHO SANTA FE SECURITY SYS INC	FY26 ALARM MONITORING	09/19/2025	108827	$355.00
RANCHO SANTA FE SECURITY SYS INC	CODES ADDED	09/19/2025	108827	$36.00
MISSION LINEN & UNIFORM INC	FY26 UNIFORM SERVICES FOR PUBLIC WORKS	09/19/2025	108826	$20.32
CONSOLIDATED ELECTRICAL DIST INC	FLOODLIGHTS	09/19/2025	9002423	$326.48
CONSOLIDATED ELECTRICAL DIST INC	MISC LEDS	09/19/2025	9002423	$46.70
SANTA FE IRRIGATION DISTRICT	005506-000 - 07/02/25-09/02/25	09/19/2025	108828	$115.80
SANTA FE IRRIGATION DISTRICT	005506-001 - 07/02/25-09/02/25	09/19/2025	108828	$115.80
SANTA FE IRRIGATION DISTRICT	005506-002 - 07/02/25-09/02/25	09/19/2025	108828	$542.61
SANTA FE IRRIGATION DISTRICT	005506-004 - 07/02/25-09/02/25	09/19/2025	108828	$115.80
SANTA FE IRRIGATION DISTRICT	005506-005 - 07/02/25-09/02/25	09/19/2025	108828	$301.44
SANTA FE IRRIGATION DISTRICT	005506-006 - 07/02/25-09/02/25	09/19/2025	108828	$187.54
SANTA FE IRRIGATION DISTRICT	005506-007 - 07/02/25-09/02/25	09/19/2025	108828	$152.16
SANTA FE IRRIGATION DISTRICT	005506-009 - 07/02/25-09/02/25	09/19/2025	108828	$115.80
SANTA FE IRRIGATION DISTRICT	005506-010 - 07/02/25-09/02/25	09/19/2025	108828	$358.20
SANTA FE IRRIGATION DISTRICT	005506-011 - 07/02/25-09/02/25	09/19/2025	108828	$421.41
SANTA FE IRRIGATION DISTRICT	005506-012 - 07/02/25-09/02/25	09/19/2025	108828	$2,960.55
SANTA FE IRRIGATION DISTRICT	005506-013 - 07/02/25-09/02/25	09/19/2025	108828	$200.64
SANTA FE IRRIGATION DISTRICT	005979-001 - 07/02/25-09/02/25	09/19/2025	108828	$149.65
SANTA FE IRRIGATION DISTRICT	012448-000 - 07/02/25-09/02/25	09/19/2025	108828	$187.54
SANTA FE IRRIGATION DISTRICT	012448-001 - 07/02/25-09/02/25	09/19/2025	108828	$121.24
SANTA FE IRRIGATION DISTRICT	0055506-018 -08/01/25-08/31/25	09/19/2025	108828	$268.61
SANTA FE IRRIGATION DISTRICT	005506-019 -08/01/25-08/31/25	09/19/2025	108828	$1,978.61
MISSION LINEN & UNIFORM INC	FY26 UNIFORM SERVICES FOR PUBLIC WORKS	09/25/2025	108854	$20.32
MISSION LINEN & UNIFORM INC	FY26 UNIFORM SERVICES FOR PUBLIC WORKS	09/25/2025	108854	$20.32
BFS GROUP OF CALIFORNIA LLC	RACHET/SKIMMER	09/25/2025	108844	$151.68
BFS GROUP OF CALIFORNIA LLC	TROWEL/EDGER/LUMBER	09/25/2025	108844	$66.86

BFS GROUP OF CALIFORNIA LLC	DRILL BITS/PVC CAPS/COUPLING/BOLTS/ANCHORS	09/25/2025	108844	$59.09
NISSHO OF CALIFORNIA	AUG 25- LANDSCAPE MAINTENANCE SVC	09/25/2025	9002446	$9,055.72
VERIZON WIRELESS SD	362455526-00001 - 08/02/25-09/01/25	09/25/2025	108867	$127.28
LULU FARMS, LLC	ASCLEPIAS FASCICULARIS	09/25/2025	108855	$193.73
RANCHO SANTA FE PROTECTIVE SERVICES INC	OCT 25-SECURITY PATROL SERVICES ONLY	10/03/2025	9002464	$729.75
RANCHO SANTA FE SECURITY SYS INC	OCT 25- ALARM MONITORING	10/03/2025	108900	$405.72
MISSION LINEN & UNIFORM INC	FY26 UNIFORM SERVICES FOR PUBLIC WORKS	10/03/2025	108898	$20.32
JOSE GARCIA	MILEAGE: 09/13/25-09/14/25	10/03/2025	9002462	$84.00
SANTA FE IRRIGATION DISTRICT	005506-015 - 07/16/25-09/15/25	10/03/2025	108901	$341.64
SANTA FE IRRIGATION DISTRICT	005506-016 - 07/16/25-09/15/25	10/03/2025	108901	$549.34
SANTA FE IRRIGATION DISTRICT	005979-003 - 07/16/25-09/15/25	10/03/2025	108901	$688.47
	TOTAL PARK MAINTENANCE			**$23,986.20**

1006570 - PUBLIC FACILITIES

WEX FLEET UNIVERSAL	08/08/25-09/07/25-AUTO FUEL	09/11/2025	108810	$118.44
SEASIDE HEATING & AIR CONDITIONING	FY26 HVAC SERVICES AT CITY FACILITIES	09/19/2025	108829	$940.00
CALIFORNIA OFFICE CLEANING, INC	AUG 25-JANITORIAL/CUSTODIAL SVC	09/19/2025	9002422	$9,174.00
BFS GROUP OF CALIFORNIA LLC	MEDALLION INT FLT/TAPE MESR/SPRAY PNT/ETC	09/19/2025	108823	$299.77
BFS GROUP OF CALIFORNIA LLC	SIMPLE GREEN/MOLD/MILDEW REMOVER	09/19/2025	108823	$31.50
BFS GROUP OF CALIFORNIA LLC	SCREWDRIVER SET	09/19/2025	108823	$4.20
BFS GROUP OF CALIFORNIA LLC	TOWER FAN	09/19/2025	108823	$91.01
LEE'S LOCK & SAFE INC	LOCK REPAIR-CH	09/19/2025	108825	$191.00
SANTA FE IRRIGATION DISTRICT	005506-008 - 07/02/25-09/02/25	09/19/2025	108828	$572.91
PRIDE INDUSTRIES	AUG 25- TRASH ABATEMENT SERVICES	09/25/2025	108858	$2,182.01
SEASIDE HEATING & AIR CONDITIONING	MAINT -LC	09/25/2025	108861	$180.00
HABITAT PROTECTION, INC	SEP 25- PEST/RODENT CONTROL -SEASCAPE	09/25/2025	9002441	$47.00
HABITAT PROTECTION, INC	SEP 25- PEST/RODENT CONTROL-DEL MAR SHORES	09/25/2025	9002441	$47.00
HABITAT PROTECTION, INC	SEP 25-PEST/RODENT CONTROL-CH	09/25/2025	9002441	$62.00
HABITAT PROTECTION, INC	SEP 25- PEST/RODENT CONTROL-FC	09/25/2025	9002441	$47.00
HABITAT PROTECTION, INC	SEP 25- PEST/RODENT CONTROL-MS	09/25/2025	9002441	$78.00
HABITAT PROTECTION, INC	SEP 25- PEST/RODENT CONTROL-FCCC	09/25/2025	9002441	$78.00
HABITAT PROTECTION, INC	SEP 25- PEST/RODENT CONTROL-TIDE PARK BEACH	09/25/2025	9002441	$71.00
HABITAT PROTECTION, INC	SEP 25- PEST/RODENT CONTROL-FS	09/25/2025	9002441	$46.00
HABITAT PROTECTION, INC	SEP 25- PEST/RODENT CONTROL-LCCC	09/25/2025	9002441	$78.00
HABITAT PROTECTION, INC	SEP 25- PEST/RODENT CONTROL-PW	09/25/2025	9002441	$78.00
REAL ESTATE CONSULTING & SERVICES INC	FY26 ON-CALL AS-NEEDED HANDYMAN	09/25/2025	9002448	$2,235.00
BFS GROUP OF CALIFORNIA LLC	DRILL BITS/SAND GLOSS/WASHER/ANCHORS/BOLTS	09/25/2025	108844	$56.47
BFS GROUP OF CALIFORNIA LLC	POLYCARBONATE	09/25/2025	108844	$9.56
BFS GROUP OF CALIFORNIA LLC	GLOVES/LUBRICANT/WD-40/MARKER	09/25/2025	108844	$74.82
NISSHO OF CALIFORNIA	AUG 25- LANDSCAPE MAINTENANCE SVC	09/25/2025	9002446	$3,063.55
STANDARD PLUMBING SUPPLY COMPANY	1/4COMP 60 POLY I/M CONNECT/COMP UNION	09/25/2025	108863	$44.01
W.W. GRAINGER, INC	BATTERY	09/25/2025	9002440	$31.91
TYCO FIRE & SECURITY MANAGMENT	INSPECTION/REPLACEMENT	09/25/2025	108852	$1,021.52
US BANK	MAILING-REGISTRATION TO DEALERSHIP	09/25/2025	108835	$16.14
US BANK	LIGHT BULBS	09/25/2025	108835	$30.74
US BANK	CABLE COVERS	09/25/2025	108835	$108.64
SYMONS FIRE PROTECTION	3RD QTR 07/02/25 - FIRE SUPRESSION EQMNT SVC-CH	10/03/2025	108903	$300.00
SYMONS FIRE PROTECTION	3RD QTR 07/02/25 - FIRE SUPRESSION EQPMNT SVC-FS	10/03/2025	108903	$370.00
SYMONS FIRE PROTECTION	3RD QTR 07/02/25 - FIRE SUPRESSION EQMNT SVC-FCCC	10/03/2025	108903	$370.00
SYMONS FIRE PROTECTION	3RD QTR 07/02/25 - FIRE SUPRESSION EQPMNT SVC-LCCC	10/03/2025	108903	$474.00

24 HOUR ELEVATOR, INC	SEP 25- ELEVATOR PREVENTATIVE MAINT/REPAIR	10/03/2025	108869	$214.41
BFS GROUP OF CALIFORNIA LLC	ICE MAKER HOOK UP KIT	10/03/2025	108892	$24.46
JOHNSON CONTROLS FIRE PROTECTION LP	INSPECTION/REPLACEMENT-FIRE EXTINGUISHER	10/03/2025	108896	$1,021.52
CINTAS CORPORATION NO. 2	FIRST AID SUPPLIES-CH	10/03/2025	108888	$314.23
CONSOLIDATED ELECTRICAL DIST INC	DIFFUSER-FCCC	10/03/2025	9002461	$84.05
SDG&E CO INC	UTILITIES - 08/01/25-09/08/25	10/03/2025	108902	$4,590.79
	TOTAL PUBLIC FACILITIES			**$28,872.66**
1007100 - COMMUNITY SERVICES				
US BANK	TRIPOD-SOCIAL MEDIA VIDEOS	09/25/2025	108835	$26.09
	TOTAL COMMUNITY SERVICES			**$26.09**
1007110 - GF-RECREATION				
US BANK	CAR WASH F150 LIGHTNING 07-24-25	09/25/2025	108835	$19.99
US BANK	BREAKFAST ALL STAFF MTG	09/25/2025	108835	$260.36
US BANK	COMMUNITY CENTER SUPPLIES	09/25/2025	108835	$96.51
	TOTAL GF-RECREATION			**$376.86**
1106510 - MEASURE S - ENGINEERING				
VERDANTAS INC	FCP RAMP GEOTECHNICAL & LAB-07/26/25-08/22/25	09/25/2025	108866	$1,753.50
	TOTAL MEASURE S - ENGINEERING			**$1,753.50**
1205460 - SELF INSURANCE RETENTION				
CONSOLIDATED ELECTRICAL DIST INC	FLOODLIGHTS	09/19/2025	9002423	$108.83
US BANK	PARMA CONF	09/25/2025	108835	$449.00
	TOTAL SELF INSURANCE RETENTION			**$557.83**
1255465 - WORKERS COMPENSATION				
CORVEL ENTERPRISE COMP INC	JUL 25- CLAIMS SERVICES	09/25/2025	108840	$200.00
CORVEL ENTERPRISE COMP INC	AUG 25- CLAIMS SERVICES	09/25/2025	108840	$250.00
CORVEL ENTERPRISE COMP INC	AUG 25- CLAIMS SERVICES	09/25/2025	108840	$3,759.00
PINNACOL ASSURANCE	JUL 25-POLICY 4236357	09/25/2025	108857	$1,110.00
	TOTAL WORKERS COMPENSATION			**$5,319.00**
135 - EQUIPMENT REPLACEMENT				
3981 GARFIELD STREET LLC	RFND: MOD 25-003	09/25/2025	108831	$40.88
LAWRENCE S JACKEL	RFND: DRP25-06 / NEW PRJ# MOD25-012	10/03/2025	108897	$139.90
	TOTAL EQUIPMENT REPLACEMENT			**$180.78**
1355200 - ASSET REPLACEMENT-CTY MNGR				
TYLER TECHNOLOGIES INC	BUSINESS LICENSE & TYLER PAYMENTS	10/03/2025	108904	$506.66
	TOTAL ASSET REPLACEMENT-CTY MNGR			**$506.66**
1355300 - ASSET REPLACEMENT-FINANCE				
TYLER TECHNOLOGIES INC	BUSINESS LICENSE & TYLER PAYMENTS	10/03/2025	108904	$193.34
	TOTAL ASSET REPLACEMENT-FINANCE			**$193.34**
1605360 - OPEB OBLIGATION				
FIDELITY SECURITY LIFE INSURANCE COMPANY	OCT 25-GROUP ID:1051872-COBRA VISION	10/03/2025	108894	$15.44
MIDAMERICA	OCTOBER 25	10/03/2025	9002463	$7,935.00
SELF INSURED SERVICES COMPANY	OCT 25 - DENTAL / COBRA DENTAL	10/03/2025	9002459	$132.90
	TOTAL OPEB OBLIGATION			**$8,083.34**
2026510 - GAS TAX-ENGINEERING				
YUNEX LLC	9330.01 TRAFFIC SIGNAL IMPROVE	09/19/2025	9002433	$10,268.18
	TOTAL GAS TAX-ENGINEERING			**$10,268.18**
2037510 - HIGHWAY 101 LANDSC #33				
SANTA FE IRRIGATION DISTRICT	005979-000 - 07/02/25-09/02/25	09/19/2025	108828	$770.44
NISSHO OF CALIFORNIA	AUG 25- LANDSCAPE MAINTENANCE SVC	09/25/2025	9002446	$3,464.41

SANTA FE IRRIGATION DISTRICT	005979-004 - 07/16/25-09/15/25	10/03/2025	108901	$716.84
SANTA FE IRRIGATION DISTRICT	007732-000 - 07/16/25-09/15/25	10/03/2025	108901	$223.90
	TOTAL HIGHWAY 101 LANDSC #33			**$5,175.59**
2047520 - MID 9C SANTA FE HILLS				
SANTA FE IRRIGATION DISTRICT	005979-014 -08/01/25-08/31/25	09/19/2025	108828	$1,025.57
SANTA FE IRRIGATION DISTRICT	005979-015 -08/01/25-08/31/25	09/19/2025	108828	$578.69
SANTA FE IRRIGATION DISTRICT	005979-016 -08/01/25-08/31/25	09/19/2025	108828	$660.77
SANTA FE IRRIGATION DISTRICT	005979-017 -08/01/25-08/31/25	09/19/2025	108828	$52.56
SANTA FE IRRIGATION DISTRICT	005979-018 -08/01/25-08/31/25	09/19/2025	108828	$175.68
SANTA FE IRRIGATION DISTRICT	005979-019 -08/01/25-08/31/25	09/19/2025	108828	$472.08
SANTA FE IRRIGATION DISTRICT	005979-020 -08/01/25-08/31/25	09/19/2025	108828	$1,043.81
SANTA FE IRRIGATION DISTRICT	005979-021 -08/01/25-08/31/25	09/19/2025	108828	$2,124.53
SANTA FE IRRIGATION DISTRICT	005979-022 -08/01/25-08/31/25	09/19/2025	108828	$1,431.41
SANTA FE IRRIGATION DISTRICT	005979-023 -08/01/25-08/31/25	09/19/2025	108828	$1,376.69
SANTA FE IRRIGATION DISTRICT	005979-024 -08/01/25-08/31/25	09/19/2025	108828	$1,180.61
SANTA FE IRRIGATION DISTRICT	005979-025 -08/01/25-08/31/25	09/19/2025	108828	$761.09
SANTA FE IRRIGATION DISTRICT	005979-026 -08/01/25-08/31/25	09/19/2025	108828	$979.97
SANTA FE HILLS HOA	AUG 25 - SANTA FE HILLS HOA	09/25/2025	9002449	$17,182.91
SANTA FE HILLS HOA	SEP 25 - SANTA FE HILLS HOA	09/25/2025	9002449	$17,182.91
	TOTAL MID 9C SANTA FE HILLS			**$46,229.28**
2057530 - MID 9E ISLA VERDE				
ISLA VERDE HOA	AUG 25 - ISLA VERDA HOA	09/25/2025	108850	$251.58
ISLA VERDE HOA	SEP 25 - ISLA VERDA HOA	09/25/2025	108850	$251.58
	TOTAL MID 9E ISLA VERDE			**$503.16**
2077550 - MID 9H SAN ELIJO #2				
SAN ELIJO HILLS II HOA	AUG 25 - SAN ELIJO HILLS HOA	09/25/2025	108860	$12,285.25
SAN ELIJO HILLS II HOA	SEP 25 - SAN ELIJO HILLS HOA	09/25/2025	108860	$12,285.25
	TOTAL MID 9H SAN ELIJO #2			**$24,570.50**
2087580 - COASTAL RAIL TRAIL MAINT				
SANTA FE IRRIGATION DISTRICT	005506-003 - 07/02/25-09/02/25	09/19/2025	108828	$187.54
SANTA FE IRRIGATION DISTRICT	005506-020 -08/01/25-08/31/25	09/19/2025	108828	$1,670.27
NISSHO OF CALIFORNIA	AUG 25- LANDSCAPE MAINTENANCE SVC	09/25/2025	9002446	$6,723.93
	TOTAL COASTAL RAIL TRAIL MAINT			**$8,581.74**
2117600 - STREET LIGHTING DISTRICT				
VERIZON WIRELESS SD	362455526-00001 - 08/02/25-09/01/25	09/25/2025	108867	$25.46
SDG&E CO INC	UTILITIES - 08/01/25-09/08/25	10/03/2025	108902	$9,969.87
	TOTAL STREET LIGHTING DISTRICT			**$9,995.33**
2135550 - DEVELOPER PASS-THRU- PLANNING				
TELECOM LAW FIRM	CUP24-002 1703 HIGHLAND	09/25/2025	108864	$957.00
	TOTAL DEVELOPER PASS-THRU- PLANNING			**$957.00**
2256510 - RTCIP				
YUNEX LLC	9330.01 TRAFFIC SIGNAL IMPROVE	09/19/2025	9002433	$6,901.82
	TOTAL RTCIP			**$6,901.82**
2465200 - MISC GRANTS - CM				
SOLANA CENTER FOR ENVIRONMENTAL	AUG 25- FOOD RECOVERY TA & OUTREACH	09/25/2025	9002453	$2,747.15
US BANK	COFFEE POD RECYCLING PROG	09/25/2025	108835	$298.50
US BANK	BEACH LITTER PICK UP SIGNS	09/25/2025	108835	$129.00
	TOTAL MISC GRANTS - CM			**$3,174.65**
2505570 - COASTAL BUSINESS/VISITORS				
US BANK	MOVIE LICENSE-MOVIE NIGHT	09/25/2025	108835	$525.00

US BANK	MOVIE NIGHT DECORATIONS	09/25/2025	108835	$72.83
US BANK	MOVIE NIGHT EVENT DVD	09/25/2025	108835	$18.39
US BANK	MOVIE NIGHT CONCESSIONS	09/25/2025	108835	$165.54
US BANK	PIZZA - MOVIE NIGHT CONCESSION	09/25/2025	108835	$248.80
	TOTAL COASTAL BUSINESS/VISITORS			**$1,030.56**
2556180 - JUNIOR LIFEGUARDS				
US BANK	JG STAFF APPRECIATION SUPPLIES	09/25/2025	108835	$38.37
US BANK	JG OFFICE TRAILER	09/25/2025	108835	$468.04
US BANK	FOOD - JG COMP DAY	09/25/2025	108835	$160.03
US BANK	PARKING JG COMP DAY	09/25/2025	108835	$35.40
US BANK	CALENDLY MONTHLY FEE	09/25/2025	108835	$20.00
WESS TRANSPORTATION SERVICES	JR GUARD TRIP-08/04/25	10/03/2025	108906	$2,110.09
	TOTAL JUNIOR LIFEGUARDS			**$2,831.93**
2557110 - CAMP PROGRAMS				
US BANK	CAMP FIELD TRIP 07/23/25	09/25/2025	108835	$855.00
US BANK	DAY CAMP FIELD TRIP - BIRCH AQUARIUM 07/30/25	09/25/2025	108835	$532.00
	TOTAL CAMP PROGRAMS			**$1,387.00**
2706120 - PUBLIC SAFETY- FIRE				
VERIZON WIRELESS SD	962428212-00001 - 07/29/25-08/28/25	09/11/2025	108808	$159.09
THE COUNSELING TEAM INTERNATIONAL	SEP 25-FIRE MENTAL WELLNESS SVCS	09/19/2025	9002430	$468.00
NATIONWIDE MEDICAL SURGICAL INC	CSA17.26-FENTANYL CIT	09/19/2025	9002426	$148.78
	TOTAL PUBLIC SAFETY- FIRE			**$775.87**
4506190 - SAND REPLNSHMNT/RETENTION				
SUMMIT ENVIROMENTAL GROUP, INC.	AUG 25-9926 PROF SVC	09/11/2025	9002417	$1,050.00
WARWICK GROUP CONSULTANTS, LLC	AUG 25- PROF SVC	09/11/2025	9002419	$5,833.00
TING FIBER INC.	SEP 25- FIBER OPTICS-TIDE BEACH PRK LG TWR	09/19/2025	9002431	$464.31
TING FIBER INC.	SEP 25- FIBER OPTICS-DEL MAR SHORES LG TWR	09/19/2025	9002431	$464.31
WARWICK GROUP CONSULTANTS, LLC	MAY 25- PROF SVC	09/25/2025	9002457	$5,833.00
	TOTAL SAND REPLNSHMNT/RETENTION			**$13,644.62**
4596510 - MISC.CAPITALPROJECTS-ENG				
COFFMAN ENGINEERS INC.	AUG 25- #9397 FIRE STATION GENERATOR DESIGN	09/25/2025	9002438	$1,243.50
CLEARGOV INC	SEP 25-JUN 26-STRATEGIC PLNG & CIP TRKNG MDLS	09/25/2025	108838	$2,933.34
DOMUSSTUDIO ARCHITECTURE LLP	AUG 25- 9449.02 MS CENTR	10/03/2025	108893	$4,748.10
	TOTAL MISC.CAPITALPROJECTS-ENG			**$8,924.94**
5096510 - SANITATION-CIP-ENG				
BERT W SALAS INC	FY24 SEWER & STORM DRAIN REHAB PROJECT	09/19/2025	9002420	$199,425.20
	TOTAL SANITATION-CIP-ENG			**$199,425.20**
5097700 - SANITATION				
WEX FLEET UNIVERSAL	08/08/25-09/07/25-AUTO FUEL	09/11/2025	108810	$142.13
IDRAINS LLC	PREVENTIVE JETTER SVC	09/19/2025	108812	$525.00
IDRAINS LLC	R-JETTER & CAMERA	09/19/2025	108812	$525.00
IDRAINS LLC	PREVENTIVE JETTER SVC	09/19/2025	108812	$525.00
IDRAINS LLC	PREVENTIVE JETTER SVC	09/19/2025	108812	$525.00
MISSION LINEN & UNIFORM INC	FY26 UNIFORM SERVICES FOR PUBLIC WORKS	09/19/2025	108826	$11.29
AT&T CALNET 3	9391012277-07/24/25-08/23/25	09/19/2025	108814	$19.37
SANTA FE IRRIGATION DISTRICT	005506-014-08/02/25-09/02/25	09/19/2025	108828	$688.91
BERT W SALAS INC	FY24 SEWER & STORM DRAIN RET	09/19/2025	9002420	($9,971.26)
IDRAINS LLC	Y- SEWER MARK OUT	09/25/2025	108832	$1,300.00
IDRAINS LLC	J-VACUUM/JETT LINE & H-CLEAN CDS	09/25/2025	108832	$2,375.00
IDRAINS LLC	C-SEWER CLEANING/GEN SWR LINE CLEANING	09/25/2025	108832	$7,226.73

IDRAINS LLC	Y-SEWER MARKOUT	09/25/2025	108832	$1,300.00
MISSION LINEN & UNIFORM INC	FY26 UNIFORM SERVICES FOR PUBLIC WORKS	09/25/2025	108854	$11.29
MISSION LINEN & UNIFORM INC	FY26 UNIFORM SERVICES FOR PUBLIC WORKS	09/25/2025	108854	$11.29
CLEARGOV INC	SEP 25-JUN 26-STRATEGIC PLNG & CIP TRKNG MDLS	09/25/2025	108838	$2,933.33
VERIZON WIRELESS SD	362455526-00001 - 08/02/25-09/01/25	09/25/2025	108867	$25.46
US BANK	2017 WW ADMIN-09/01/25-08/31/26	09/25/2025	108865	$2,875.00
MISSION LINEN & UNIFORM INC	FY26 UNIFORM SERVICES FOR PUBLIC WORKS	10/03/2025	108898	$11.29
	TOTAL SANITATION			**$11,059.83**
6718510 - BARBARA UNDERGROUNDING-DS				
WILLDAN	FY 26 QTR 1-LOCAL IMPROVEMENT DIST	10/03/2025	9002467	$296.71
	TOTAL BARBARA UNDERGROUNDING-DS			**$296.71**
6728520 - PACIFIC UNDERGROUNDING-DS				
WILLDAN	FY 26 QTR 1-LOCAL IMPROVEMENT DIST	10/03/2025	9002467	$263.77
	TOTAL PACIFIC UNDERGROUNDING-DS			**$263.77**
6738530 - MARSOLAN UNDERGROUNDNG-DS				
WILLDAN	FY 26 QTR 1-LOCAL IMPROVEMENT DIST	10/03/2025	9002467	$260.82
	TOTAL MARSOLAN UNDERGROUNDNG-DS			**$260.82**
	REPORT TOTAL:			**$1,142,050.81**

STAFF REPORT
CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Alyssa Muto, City Manager
MEETING DATE: October 22, 2025
ORIGINATING DEPT: Finance – Rachel Jacobs, Finance Director
SUBJECT: **Quarterly Budget Report - Fiscal Year 2026**

BACKGROUND:

Staff provides a quarterly report to Council of changes made to the current Fiscal Year (FY) 2026 General Fund Adopted Budget. The information provided in this Staff Report lists the changes made through September 30, 2025.

DISCUSSION:

The following table reports the revenues, expenditures, and transfers for 1) the Adopted General Fund Budget approved by Council on June 18, 2025 (Resolution 2025-070) and 2) any other resolutions passed by Council that amended the Adopted General Fund Budget.

GENERAL FUND - ADOPTED BUDGET PLUS CHANGES
9/30/2025

General Fund - Operations

Date	Action	Description	Revenues	Expenditures	Transfers from GF	Net Surplus
06/18/2025	Reso 2025-070	FY 2026 and 2027 Adopted Budget	26,776,155	(26,413,167)	(216,257)	$ 146,731
07/16/2025	Reso 2025-093	Website Hosting and Maintenance Srvcs		(4,600)		142,131
						142,131

General Fund - Measure S

Date	Action	Description	Revenues	Expenditures	Transfers from GF	Net Surplus
06/18/2025	Reso 2025-070	FY 2026 and 2027 Adopted Budget	5,018,494	(1,580,622)	(978,622)	$ 2,459,250
07/02/2025	Reso 2025-060	Fletcher Cove Beach Access Imprvmnts		(236,026)		2,223,224
07/16/2025	Reso 2025-077	Street Maintenance and Repairs Projct		305,000		2,528,224
						2,528,224

Combined General Fund Net Surplus	**$ 2,670,355**

COUNCIL ACTION:

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AGENDA ITEM # A.3.

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 and require further revisions.

CITY STAFF RECOMMENDATION:

Staff recommends that the City Council:

1. Receive the quarterly report listing changes made to the FY 2026 General Fund Adopted Budget.

Alyssa Muto, City Manager

STAFF REPORT
CITY OF SOLANA BEACH

TO:	Honorable Mayor and City Councilmembers
FROM:	Alyssa Muto, City Manager
MEETING DATE:	October 22, 2025
ORIGINATING DEPT:	Public Works Department, Luis Carrillo - Deputy Director of Public Works
SUBJECT:	**Amending the Professional Services Agreement with Seaside Heating and Air for the Replacements of HVAC Units and HVAC Control System**

BACKGROUND:

An essential component of the City's facility maintenance program is the upkeep and repair of Heating, Ventilation, and Air Conditioning (HVAC) systems at City Hall, Public Works Maintenance Facility, La Colonia Community Center, Fletcher Cove Community Center, the Marine Safety Center, and the Fire Station. These services are delivered by professional contractors selected through a competitive procurement process managed by the Public Works Department. The terms of the contract with the City's current service provider, Seaside Heating and Air, will expire in June 2027.

This item is before the City Council for the consideration of Resolution 2025-108 (Attachment 1) to authorize the City Manager to execute an amendment to the Professional Services Agreement (PSA) with Seaside Heating and Air (Seaside), the City's current service provider, for the replacement of two rooftop HVAC units at City Hall, one rooftop unit and HVAC control system at La Colonia Community Center, and two rooftop HVAC units at the Fire Station, in the amount of $72,750, with a recommended contingency of $3,250.

DISCUSSION:

Seaside currently provides quarterly Heating, Ventilation, and Air Conditioning (HVAC) maintenance and as-needed repair services for City facilities under the City's existing Professional Services Agreement (PSA). These services cover City Hall, La Colonia Community Center, Fletcher Cove Community Center, the Marine Safety Center, and the

COUNCIL ACTION:

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Fire Station, and include routine inspections, filter replacement, minor repairs, and replacement of HVAC units when required. Seaside also conducts an annual evaluation of all HVAC units, assessing age, maintenance history, and industry standards. The resulting reports provide City Staff with clear recommendations for unit replacement ensuring efficiency, reliability, and compliance with best practices in facility management.

Two rooftop units at City Hall, one unit at La Colonia Community Center, and two units at the Fire Station have exceeded their expected service life of approximately 15 years. Continued repair of these units is no longer cost-effective, and one of the units at City Hall is currently out of service, making replacement the most practical option. Staff also recommends installing a new HVAC control system at La Colonia Community Center. The control system will improve energy efficiency, allow remote monitoring and adjustments, better regulate system performance, and reduce long-term operating costs. To minimize disruption, replacements at City Hall and La Colonia Community Center will be scheduled on a Friday when City Hall is closed, while coordination with Fire Department personnel will ensure essential operations continue uninterrupted.

Procurement Method

The rooftop units and controllers will be procured in accordance with the California Uniform Public Construction Cost Accounting Act (CUPCCAA), which streamlines smaller public works projects while maintaining transparency and competitiveness. City Council adopted Ordinance 477 (Attachment 2) in June 2017, approving the City's flexibility in awarding public contracts, while maintaining Council control, transparency, accountability and a level playing field for contractors.

In May 2025, Staff advertised in various trade journals and developed a Qualified Bidder's List. Public Works Staff solicited proposals from three contractors on the City's Qualified Bidders List with an active C-20 (HVAC) license. Two firms did not respond, and one, Seaside, submitted a responsive and responsible proposal consistent with City requirements for the equipment and installation. Proceeding with Seaside ensures compliance with CUPCCAA, avoids duplicative procurement, and provides the most efficient path to deliver these critical facility improvements.

The original PSA with Seaside, authorized by Resolution 2022-091, was awarded through a competitive process and included preventative maintenance, as-needed repairs, and the replacement of HVAC units and central control systems at City facilities in Fiscal Year 2022-23. Because the proposed replacements are consistent with the scope of work under the original PSA, Staff recommends an amendment to incorporate the planned replacements at City Hall, La Colonia Community Center, and the Fire Station.

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 Fiscal Year (FY) 2025/26 budget included $76,000 in appropriations for the purchase of five HVAC units and one HVAC control system in the City's Capital Improvement Maintenance Fund - Facilities Replacement (1406510-66610).

Table 1 below provides a summary of the total project costs:

Table 1: Total Project Costs

Qualified Bidder	HVAC Units: Location	Budget Amount	Actual Amount	Savings
Seaside	City Hall:	$30,000	$29,300	$700
	Fire Station:	$25,000	$24,800	$200
	La Colonia Community Center:	$21,000	$18,650	$2,350
Honeywell	Non-Responsive	-	-	-
The KYA Group	Non-Responsive	-	-	-
Grand Total:		**$76,000**	**$72,750**	
Grand Total with Contingency:		**-**	**$76,000**	**-**

The current PSA with Seaside is for a total not to exceed amount of $11,460 per fiscal year. The amendment would increase the compensation by $76,000, increasing the not-to-exceed amount to $87,460 for Fiscal Year 2025/26 only.

There are sufficient funds available in the FY 2025/26 Budget for the project and no budget transfers are necessary.

WORK PLAN:

As outlined under the Public Buildings & Facilities section of the Fiscal Year 2025/26 Work Plan, the City is implementing a scheduled replacement of HVAC systems at City Hall, La Colonia Community Center, and the Fire Station. Work on critical building systems addresses deferred maintenance and aligns with the City's goals for reliable facility operations and energy efficiency.

OPTIONS:

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

CITY STAFF RECOMMENDATION:

Staff recommends that the City Council adopt Resolution 2025-108:

1. Approving the purchase of five HVAC units and one HVAC control system, for $72,750, with a contingency amount of $3,250, for a total amount of $76,000.

2. Authorizing the City Manager to execute an Amendment to the Professional Services Agreement with Seaside Heating and Air.

Ayssa Muto, City Manager

Attachments:

1. Resolution 2025-108
2. Ordinance 477

RESOLUTION 2025-108

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH SEASIDE HEATING AND AIR, FOR THE REPLACEMENTS OF HVAC UNITS AND HVAC CONTROL SYSTEM

WHEREAS, an essential component of the City's facility maintenance program is the upkeep and repair of Heating, Ventilation, and Air Conditioning systems at City Hall, Public Works Maintenance Facility, La Colonia Community Center, Fletcher Cove Community Center, the Marine Safety Center, and the Fire Station. These services are delivered by professional contractors selected through a competitive procurement process managed by the Public Works Department. The terms of the contract with the City's current service provider, Seaside Heating and Air will expire in June 2027; and

WHEREAS, Seaside Heating and Air currently provides quarterly HVAC maintenance and as-needed repair services for City facilities under the City's existing Professional Services Agreement. These services cover City Hall, La Colonia Community Center, Fletcher Cove Community Center, the Marine Safety Center, and the Fire Station, and include routine inspections, filter replacement, minor repairs, and replacement of HVAC units when required. Seaside also conducts an annual evaluation of all HVAC units, assessing age, maintenance history, and industry standards. The resulting reports provide City Staff with clear recommendations for unit replacement, ensuring efficiency, reliability, and compliance with best practices in facility management; and

WHEREAS, based on recent evaluations, two rooftop units at City Hall, one unit at La Colonia Community Center, and two units at the Fire Station have exceeded their expected service life of approximately 15 years. Continued repair of these units is no longer cost-effective, and one of the units at City Hall is currently out of service, making replacement the most practical option. Staff also recommends installing a new HVAC control system at La Colonia Community Center. The control system will improve energy efficiency, allow remote monitoring and adjustments, better regulate system performance, and reduce long-term operating costs; and

WHEREAS, the rooftop units and controllers will be procured in accordance with the California Uniform Public Construction Cost Accounting Act, which streamlines smaller public works projects while maintaining transparency and competitiveness. City Council adopted Ordinance 477 in June 2017, approving the City's flexibility in awarding public contracts, while maintaining Council control, transparency, accountability and a level playing field for contractors; and

WHEREAS, in May 2025, Staff advertised in various trade journals and developed a Qualified Bidder's List. Public Works staff solicited proposals from three contractors on the City's Qualified Bidders List with an active C-20 (HVAC) license. Two firms did not

ATTACHMENT 1

respond, and one, Seaside, submitted a responsive and responsible proposal consistent with City requirements for the equipment and installation. Proceeding with Seaside ensures compliance with CUPCCAA, avoids duplicative procurement, and provides the most efficient path to deliver these critical facility improvements; and

WHEREAS, the original PSA with Seaside, authorized by Resolution 2022-091 was awarded through a competitive process and included preventative maintenance, as-needed repairs, and the replacement of HVAC units and central control systems at City facilities in Fiscal Year 2022-23. Because the proposed replacements are consistent with the scope of work under the original PSA, staff recommends an amendment to incorporate the planned replacements at City Hall, La Colonia Community Center, and the Fire Station; and

WHEREAS, the current PSA with Seaside is for a total not to exceed amount of $11,460 per fiscal year. The amendment would increase the compensation by $76,000, increasing the not-to-exceed amount to $87,460 for Fiscal Year 2025/26 only.

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 purchase of five HVAC units and one HVAC control system, for $72,750, with a contingency amount of $3,250, for a total amount of $76,000.

3. Authorizing the City Manager to execute an Amendment to the Professional Services Agreement with Seaside Heating and Air.

PASSED AND ADOPTED this 22nd day of October 2025, 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

ORDINANCE 477

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA ADDING CHAPTER 3.10 TO THE MUNICIPAL CODE OF THE CITY OF SOLANA BEACH TO PROVIDE INFORMAL BIDDING PROCEDURES UNDER THE UNIFORM PUBLIC CONSTRUCTION COST ACCOUNT ACT (SECTION 22000 ET SEQ. OF THE PUBLIC CONTRACT CODE)

WHEREAS, under the California Public Contracting Code ("PCC") provisions applicable to the City, all public works projects valued over $5,000 must be competitively bid under a specific procedure that compels the City to prepare engineering drawings and specifications, to publish the opportunity to bid on the project, and to award a construction contract to the lowest responsive and responsible bidder; and

WHEREAS, the California Uniform Public Construction Cost Accounting Act ("UPCCAA" or "Act") was created in 1983 as an alternative bidding procedure designed to reduce costs, expedite the awards process, improve efficiencies, and simplify administration of smaller public projects; and

WHEREAS, the Act allows for public project work in the amount of $45,000 or less to be performed by the public agency's force account, by negotiated contract, or by purchase order per PCC Section 22032(a). Public projects in the amount of $175,000 or less can use the informal bidding procedures set forth in the Act in PCC Section 22032(b). Public projects at a cost of more than $175,000 shall use formal bidding procedures to let the contract pursuant to PCC Section 22032(c).

NOW, THEREFORE, the City Council of the City of Solana Beach hereby ordains as follows:

Section 1. All of the above statements are true.

Section 2. Chapter 3.10 is hereby added to the Solana Beach Municipal Code ("SBMC") to provide as follows:

Section 3.10.10 Purpose.

The purpose of the following sections is to establish alternative bid procedures for public works projects, as provided for by the California Uniform Public Construction Cost Accounting Act, which may be used rather than the formal bidding procedures required by the California Public Contracting Code and SBMC Chapter 3.08.

ATTACHMENT 2

Section 3.10.020 Informal Bid Procedures.

Public projects, as defined by the Act and in accordance with the limits listed in Section 22032 of the Public Contract Code, may be let to contract by informal procedures as set forth in Section 22032 et seq., of the Public Contract Code.

Section 3.10.030 Contractors List.

The City shall comply with the requirements of Public Contract Code Section 22034 by developing and maintaining a list of qualified contractors, identified according to categories of work, according to the criteria promulgated from time to time by the California Uniform Construction Cost Accounting Commission.

Section 3.10.040 Notice Inviting Informal Bids.

Where a public project is to be performed which is subject to the provisions of this Chapter, a notice inviting informal bids shall be circulated using one or both of the following alternatives:

1. Notices inviting informal bids may be mailed, faxed, or emailed to all contractors for the category of work to be bid, as shown on the list developed in accordance with Section 3.10.030.

2. Notices inviting informal bids may be mailed to all construction trade journals as specified by the California Uniform Construction Cost Accounting Commission in accordance with Section 22036 of the Public Contract Code. Additional contractors and/or construction trade journals may be notified at the discretion of the City department soliciting bids, provided, however:

    a. If the product or service is proprietary in nature such that it can be obtained only from a certain contractor or contractors, the notice inviting informal bids may be sent exclusively to such contractor or contractors.

Section 3.10.050 Award of Contracts. The City Manager or his/her designee is authorized to award informal contracts for up to $25,000 pursuant to this Chapter.

Section 3. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Chapter, or its application to any person or circumstance, is for any reason held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases of this Chapter, or its application to any other person or circumstance. The City Council declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any one or more other sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof be declared invalid or unenforceable.

EFFECTIVE DATE: This Ordinance shall be effective thirty (30) days after its adoption. Within fifteen (15) days after its adoption, the City Clerk of the City of Solana Beach shall cause this Ordinance to be published pursuant to the provisions of Government Code Section 36933.

INTRODUCED AND FIRST READ at a regular meeting of the City Council of the City of Solana Beach, California, on the 14th day of June, 2017; and

THEREAFTER ADOPTED at a regular meeting of the City Council of the City of Solana Beach, California, on the 28th day of June, 2017, by the following vote:

AYES: Councilmembers – Nichols, Marshall, Zito, Edson, Hegenauer
NOES: Councilmembers – None
ABSTAIN: Councilmembers – None
ABSENT: Councilmembers – None

MIKE NICHOLS, Mayor

APPROVED AS TO FORM:

JOHANNA N. CANLAS, City Attorney

ATTEST:

ANGELA IVEY, City Clerk

ORDINANCE CERTIFICATION

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

I, ANGELA IVEY, City Clerk of the City of Solana Beach, California, DO HEREBY CERTIFY that the foregoing is a full, true and correct copy of **ORDINANCE 477** *adding Chapter 3.10 to the Municipal Code of the City of Solana Beach to provide informal bidding procedures under the Uniform Public Construction Cost Account Act (Section 22000 et seq. of the Public Contract Code)* as duly introduced on June 14, 2017 and adopted on June 28, 2017, a regular meeting, by the City Council of Solana Beach. This Ordinance has been published as required pursuant to law and the original is filed in the City Clerk's Office. (GC 40806).

ANGELA IVEY, CITY CLERK

CERTIFICATION DATE: July 12, 2017

STAFF REPORT
CITY OF SOLANA BEACH

TO:	Honorable Mayor and City Councilmembers
FROM:	Alyssa Muto, City Manager
MEETING DATE:	October 22, 2025
ORIGINATING DEPT:	Public Works Department – Luis Carrillo, Deputy Director of Public Works
SUBJECT:	**Amending the Professional Services Agreement with Real Estate Consulting and Services, Inc., for On-Call, As-Needed Repair Services for Fiscal Year 2025/26**

BACKGROUND:

The Public Works Department is responsible for the inspection, repair, and regulatory compliance of City facilities, including the Fire Station, City Hall, Marine Safety Building, La Colonia Park and Community Center, Fletcher Cove Park and Community Center, Public Works Maintenance Facility, and electrical systems along the Coastal Rail Trail. City Staff utilize outside handyman services, selected through a competitive selection process, for supplemental general contracting and electrical repair services on City facilities. The current contract with Real Estate Consulting and Services, Inc. (Real Estate), is set to remain in effect until 2029, if all discretionary extensions are executed.

This item is before the City Council for consideration of Resolution 2025-109 (Attachment 1) to authorize the City Manager to execute an amendment to the PSA with Real Estate, the City's current service provider, for the installation of two water refill stations, at City Hall and Fletcher Cove Community Center, in the amount of $6,691.85.

DISCUSSION:

At the City Council meeting on April 10, 2024, the Council adopted Resolution 2024-031, awarding a five-year Professional Services Agreement (PSA), one initial year with four discretionary annual extensions, for handyman services to Real Estate Consulting Services, Inc., (Real Estate). The PSA was established with an annual not-to-exceed amount of $50,000.

The agreement provides the Public Works Department with on-call support for a wide range of maintenance and repair needs at City facilities, including carpentry, electrical,

COUNCIL ACTION:

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concrete, masonry, drywall, plumbing, and other related trades. The Public Works Department manages this agreement by coordinating and overseeing all work requests, ensuring that services are completed in accordance with City standards and within established timelines. Staff work directly with Real Estate to prioritize projects, monitor progress, and verify the quality of work performed.

The City of Solana Beach was awarded $5,000 through the CalRecycle Beverage Container Recycling Grant Program to support initiatives aimed at achieving and maintaining an 80% recycling rate for all California Refund Value (CRV) beverage containers. Eligible uses include beverage container recycling infrastructure, litter reduction efforts, and the installation of public water refill stations to reduce reliance on single-use plastic bottles. The City currently has $1,691.85 in unspent grant funds from the 2022–2026 cycle, which must be used by March 1, 2026, and the full $5,000 must be spent by January 5, 2027.

To make full use of the available funding, City Staff recommend amending the PSA with Real Estate to include the installation of two water refill stations, one at City Hall and one at the Fletcher Cove Community Center, for a total of $6,691.85. The amendment is necessary to ensure adequate contract capacity remains for other planned projects this fiscal year. These hydration stations will improve public access to clean drinking water, promote the use of reusable bottles, and advance the City's sustainability goals by reducing single-use plastic waste and litter.

CEQA COMPLIANCE STATEMENT:

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

FISCAL IMPACT:

This item is to authorize the City Manager to execute an amendment to the PSA with Real Estate for the installation of two water refill stations at City Hall and Fletcher Cove Community Center, in the amount of $6,691.85. There is sufficient budget available in the CalRecycle Grant Account (2465200-65300).

The current PSA with Real Estate is for a total not to exceed amount of $50,000 per fiscal year. The amendment would increase the compensation by $6,691.85, increasing the not-to-exceed amount to $56,691.85 for Fiscal Year 2025/26 only. The additional cost will be covered by the CalRecycle grant funding.

WORK PLAN:

The proposed agreement aligns with the Work Plan priority Environmental Sustainability and Energy. This project aligns with the City's Climate Action Plan, in particular, Measure W-1: Divert solid waste from landfill. Reducing waste and promoting sustainability through

waste-related processes can provide major contributions to greenhouse gas emission reduction.

OPTIONS:

- Adopt Staff recommendations.
- Reject Staff recommendation and provide direction.

CITY STAFF RECOMMENDATION:

Staff recommends that the City Council adopt Resolution 2025-109:

1. Authorizing the City Manager to execute an amendment to the Professional Services Agreement with Real Estate Consulting and Services, Inc., to install water refill stations at City Hall and Fletcher Cove Community Center during Fiscal Year 2025/26, which would increase the Agreement by $6,691.85 for a total amount not to exceed $56,691.85 for Fiscal Year 2025/26 only.

2. Authorizing the City Treasurer to amend the FY 2025/26 Adopted Budget accordingly.

Alyssa Muto, City Manager

Attachments:

1. Resolution 2025-109

RESOLUTION 2025-109

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH REAL ESTATE CONSULTING AND SERVICES, INC., FOR ON-CALL, AS-NEEDED REPAIR SERVICES

WHEREAS, the Public Works Department is responsible for the inspection, repair, and regulatory compliance of City facilities, including the Fire Station, City Hall, Marine Safety Building, La Colonia Community Center, Fletcher Cove Park, Public Works Maintenance Facility, and electrical systems along the Coastal Rail Trail. City Staff frequently utilize outside handyman services, selected through a competitive selection process, for general contracting and electrical repair services on City facilities. The current contract with Real Estate Consulting and Services, Inc., (Real Estate), is set to remain in effect until 2029, if all discretionary extensions are executed; and

WHEREAS, at the City Council meeting on April 10, 2024, the Council adopted Resolution 2024-031 awarding a five-year Professional Services Agreement (PSA), one initial year with four discretionary annual extensions, for handyman services to Real Estate Consulting Services, Inc. The PSA was established with an annual not-to-exceed amount of $50,000; and

WHEREAS, the agreement provides the Public Works Department with on-call support for a wide range of maintenance and repair needs at City facilities, including carpentry, electrical, concrete, masonry, drywall, plumbing, and other related trades. The Public Works Department manages this agreement by coordinating and overseeing all work requests, ensuring that services are completed in accordance with City standards and within established timelines. Staff work directly with Real Estate to prioritize projects, monitor progress, and verify the quality of work performed; and

WHEREAS, the City of Solana Beach was awarded $5,000 through the CalRecycle Beverage Container Recycling Grant Program to support initiatives aimed at achieving and maintaining an 80% recycling rate for all California Refund Value (CRV) beverage containers. Eligible uses include beverage container recycling infrastructure, litter reduction efforts, and the installation of public water refill stations to reduce reliance on single-use plastic bottles. The City currently has $1,691.85 in unspent grant funds from the 2022–2026 cycle, which must be used by March 1, 2026, and the full $5,000 must be spent by January 5, 2027; and

WHEREAS, to make full use of the available funding, City staff recommend amending the PSA with Real Estate to include the installation of two water refill stations, one at City Hall and one at the Fletcher Cove Community Center, for a total of $6,691.85. The amendment is necessary to ensure adequate contract capacity remains for other

planned projects this fiscal year. These hydration stations will improve public access to clean drinking water, promote the use of reusable bottles, and advance the City's sustainability goals by reducing single-use plastic waste and litter; and

WHEREAS, the current PSA with Real Estate is for a total not to exceed amount of $50,000 per fiscal year. The amendment would increase the compensation by $6,691.85, increasing the not-to-exceed amount to $56,691.85 for Fiscal Year 2025/26 only. The additional cost will be covered by Cal Recycle grant funding.

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 an amendment to the Professional Services Agreement with Real Estate Consulting and Services, Inc., to install water fill stations at City Hall and Fletcher Cove Community Center during Fiscal Year 2025/26, which would increase the Agreement by $6,691.85 for a total amount not to exceed $56,691.85 for Fiscal Year 2025/26 only.

3. That the City Council authorizes the City Treasurer to amend the FY 2025/26 Adopted Budget accordingly.

PASSED AND ADOPTED this 22nd day of October 2025, 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:

_____
JOHANNA N. CANLAS, City Attorney

ATTEST:

_____
ANGELA IVEY, City Clerk

STAFF REPORT
CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Alyssa Muto, City Manager
MEETING DATE: October 22, 2025
ORIGINATING DEPT: Community Development – Joseph Lim, Director
SUBJECT: **Introduce (1st Reading) Ordinance 540 – Building and Fire Code Updates**

BACKGROUND:

On October 26, 2022, the City Council adopted the 2022 California Building Standards Code with the approval of Ordinance 527. The International Building Code, Uniform Plumbing Code, Uniform Mechanical Code, the National Electrical Code and the California Fire Code are the basis of the California Building Standards Code. These codes have now been replaced by the 2025 Edition of the California Building Standards Code that was adopted by the California Building Standards Commission on July 1, 2025. The new codes will go into effect beginning January 1, 2026.

This item is before the Council to consider introduction of Ordinance 540 (Attachment 1), approving the proposed Building and Fire Code updates with local amendments, additions, and deletions.

DISCUSSION:

The model building codes are typically updated every three years. The codes are amended and adopted by the State of California Building Standards Commission. The California Health and Safety Code requires that each jurisdiction in the state adopt the most recent edition of the Building Code and Fire Codes. If it is not adopted by a jurisdiction, it has the force of law 180 days after publication. State law requires that local jurisdictions enforce the state adopted codes as the minimum standard for construction.

The Building Codes contain general building design and construction requirements relating to fire and life safety, structural safety, and access compliance. The Fire Codes contain regulations consistent with nationally recognized and accepted practices for safeguarding life and property from the hazards of fire, explosion, and hazardous materials. The Energy Code contains requirements for building energy efficiency and

CITY COUNCIL ACTION:
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conservation. The Green Building Standards Code, also referred to as CALGreen, contains regulations for water efficiency and conservation, material conservation and resource efficiency, environmental quality, and more.

The following highlight the changes from previous Building and Fire Code adoptions:

1) A portion of the Green Building Reach Code that had been previously adopted is no longer applicable. Therefore, it is proposed to strike certain sections regarding EV Chargers and solar installations because the new 2025 Green Building Code already includes these provisions as mandatory.

2) A portion of the 2025 International Property Maintenance Code (IPMC) is proposed to be amended to be consistent with Defensible Space Requirements. The IPMC was originally adopted during the 2022 Building and Fire Code update. The IPMC gives building, fire and code staff additional tools to ensure properties are maintained in a sanitary and safe condition, minimize public nuisances, and reduce wildfire risks.

3) Staff is also including a local amendment requiring Additional (Secondary) Access for Single-family and multiple-family residential developments within the Very High or High Fire Hazard Severity Zones. The purpose of this local amendment is to ensure emergency ingress and egress for residents, visitors and emergency response personnel within these Very High and High Fire Hazard Severity Zones, as designated by the California Department of Forestry and Fire Protection.

4) Also included in the draft amendments is a local requirement for all residential buildings to be equipped with vents that are approved as wildfire flame- and ember-resistant. Section 504.10 Vents is a Special Building Construction Regulation that would apply to all new construction, remodels, alterations, additions, and reroof applications throughout the City.

5) The most significant change to Title 15 is the proposed inclusion of 2025 California Wildland-Urban Interface Code and additional local amendments that are intended to improve safety and resiliency, encourage hardening strategies, and reduce vulnerability of existing and proposed structures from embers and wildfires.

The proposed Ordinance 540 would update the provisions of Title 15 of the Solana Beach Municipal Code (SBMC) to be consistent with the current State mandated fire and building code editions. The adoption of this local amendment, and more stringent standards, is supported in the findings. The City may only locally amend these State codes when a finding can be made that certain local physical conditions exist to support the necessity for a local amendment. No changes to Building or Energy Reach Codes are proposed that would amend existing codes; all previously approved Reach Codes would apply with the exception of the deletion noted above.

CEQA COMPLIANCE STATEMENT:

This project is exempt from the provisions of the California Environmental Quality Act pursuant to Section 15061(b)(3) because it entails the adoption of State mandated building and fire codes with or without minor amendments, intended to improve the public health, safety and welfare, and will not have a significant effect on the environment.

FISCAL IMPACT:

There would be no impact to the General Fund from Ordinance 540, as proposed. No changes to existing City fees are proposed at this time.

WORK PLAN:

N/A

OPTIONS:

- Approve Staff recommendation.
- Approve Staff recommendation with alternative amendments / modifications.
- Deny Staff recommendation.
- Provide other direction to Staff.

STAFF RECOMMENDATION:

Staff recommends that the City Council introduce Ordinance 540 (1st Reading) amending Title 15 of the Solana Beach Municipal Code.

Alyssa Muto, City Manager

Attachments:

1. Ordinance 540

ORDINANCE 540

ORDINANCE OF THE CITY OF SOLANA BEACH, CALIFORNIA, RESCINDING TITLE 15, CHAPTERS 15.04, 15.08, 15.10, 15.12, 15.16, 15.20, 15.22, 15.23, 15.24; 15.28, 15.32, 15.33, 15.34 AND 15.35 OF THE SOLANA BEACH MUNICIPAL CODE AND ADOPTING NEW CHAPTERS 15.04, 15.08, 15.10, 15.12, 15.16, 15.20, 15.22, 15.23, 15.24, 15.32, 15.33, 15.34 AND 15.35 REGARDING THE 2025 CALIFORNIA BUILDING STANDARDS, WHICH INCLUDES, THE 2025 CALIFORNIA ADMINISTRATIVE CODE; THE 2025 CALIFORNIA BUILDING CODE; THE 2019 CALIFORNIA RESIDENTIAL CODE; THE 2025 CALIFORNIA ELECTRICAL CODE; THE 2025 CALIFORNIA PLUMBING CODE; THE 2025 CALIFORNIA MECHANICAL CODE; THE 2025 CALIFORNIA ENERGY CODE; THE 2025 CALIFORNIA GREEN BUIDING CODE; THE 2024 INTERNATIONAL PROPERTY MAINTENANCE CODE; THE 2025 CALIFORNIA FIRE CODE; THE 2025 CALIFORNIA WILDLAND URBAN-INTERFACE CODE; THE 2024 INTERNATIONAL FIRE CODE; THE 2025 CALIFORNIA HISTORICAL BUILDING CODE, THE 2025 CALIFORNIA EXISTING BUILDING CODE; AND THE 2025 CALIFORNIA REFERENCED STANDARDS CODE.

WHEREAS, the City of Solana Beach last revised its construction codes in 2022; and

WHEREAS, California Health and Safety Code section 17958 requires that cities adopt building regulations that are substantially the same as those adopted by the California Building Standards Commission and contained in the California Building Standards: and

WHEREAS, the City Council finds that the modifications and changes to the Uniform Codes are reasonably necessary because of the following climatic, geologic, and topographical conditions:

1. The City is situated in hilly, inland terrain. Approximately 50% of the area, for fire purposes, is wildland, covered by native vegetation on steep inaccessible hillsides. The native ground cover is highly combustible grasses, dense brush and chaparral. Natural firebreaks in these areas are insignificant.

2. The climate is warm and dry. The winds prevail from the west with seasonal strong dry east winds that vary in duration and intensity. These winds can significantly enlarge wildland fire as well as cause abrupt and unpredictable changes in fire direction. Temperatures ranging between 75 and 100 degrees F are common throughout the year.

3. The potential for fire damage is great in the wildland area, as such, a fire can spread rapidly, and difficult terrain and explosive vegetation can slow response time.

4. Rural roads include many narrow winding roadways, often with grades in excess of that necessary for optimal response time for large fire apparatus. An additional factor affecting response time is the distance between the two fire stations and the fire location.

5. The water supply is limited making it necessary for fire apparatus to travel time consuming distances to refill once their initial water supply has been utilized.

WHEREAS, as required by Health and Safety Code section 17958 the City of Solana Beach does herewith make express findings that amendments to the California Building Standards Code are necessary for the protection of the public health, safety and welfare due certain climatic, topographic or geological features existing in the City of Solana Beach. The City Council hereby makes the following findings concerning the special circumstances and the climatic, topographic and geological conditions that: (a) exist in the City of Solana Beach: (b) increase the exposure of the public to the dangers of fire; (c) could severely restrict the response of emergency services to fire dangers; and (d) can be mitigated by amendments to the international fire and construction codes:

1. The City of Solana Beach is bisected by a major transportation corridor (Interstate 5) which traverses in a north/south direction. Interstate 5 is used to transport hazardous materials and is designated by the State of California as an approved route for transporting highly toxic and radioactive materials.

   The City of Solana Beach is bisected by a railroad line running north/south. Hazardous materials are transported on the railroad.

   Underground pipes run parallel to the railroad line and carry natural gas under high pressure. Underground pipes run in a north/south direction in the eastern portion of the City and carry liquid petroleum under high pressure.

   The transport, through the City, of hazardous, toxic and radioactive materials, as well as natural gas and liquid petroleum, on a regular basis, increases the threat of fire ignition and spread. This adds to the fire danger posed by the City's climatic, topographic and geological conditions.

2. The City of Solana Beach topography is characterized by many large hillsides. The City's climate promotes the heavy growth of natural vegetation that covers the hillsides and is highly flammable, especially in the dry season. There are numerous areas of wildland-urban interface where structures, especially residences, are in close proximity to the natural vegetation.

   The City's climate is characterized by Santa Ana conditions involving dry gusty winds. In summer and fall, the typical weather is hot and dry. In combination, these climatic conditions create an extreme fire danger to the community.

Seasonal winds also have the potential for impeding emergency vehicle access by toppling trees (especially eucalyptus and pine which is a species that is prevalent in the City and susceptible to being felled by winds). As a result of the above conditions, the risk of fire ignition is greater. Also, once a fire is ignited, it is more likely that embers will be blown into the air, increasing the spread of the fire into the community. Therefore, land use projects need to be developed to provide a greater ability to avoid fire ignition, suppress fires, and facilitate access of emergency vehicles.

3. The City of Solana Beach is situated on the west slope of the coastal foothills that contain drainages, which contribute to flooding within the community.

   Because flooding conditions can impede fire service vehicles reaching the site of a fire, land use projects need to be developed to provide a greater ability to avoid fire ignition, suppress fires, and facilitate access of emergency vehicles.

4. The City of Solana Beach is situated near the Rose Canyon Fault, the Elsinore Fault, and the Agua Caliente Fault. A cluster of faults known as the “South Coast Offshore Zone of Deformation” is located off the City’s coast. These geologic conditions are capable of generating earthquakes of significant magnitude at any time.

   An earthquake may: (1) cause fires; (2) impede emergency vehicles responding to fires; and (3) interrupt the City’s water supply which is needed to fight fires.

   Because the community is subject to damage from earthquakes, land use projects need to be developed to provide a greater ability to avoid fire ignition, suppress fires, and facilitate access of emergency vehicles.

5. The City of Solana Beach and Southern California are semi-arid regions and experience water shortages from time to time. Those shortages can have a severely adverse effect on water availability for firefighting. Fires starting in sprinkled buildings are typically controlled by one to three sprinkler heads, flowing as little as 13 gallons per minute.

   Hose streams used by engine companies on well-established structure fires operate at approximately 250 gallons per minute each, and the estimated water needed for a typical residential fire is 1,250 to 1,500 gallons per minute, according to the Insurance Service Office and the International Fire Code.

   The water estimate for a commercial building is typically greater than that of a residential structure.

   Under circumstances such as; lack of water, infrastructure, earthquakes, multiple fires and wildland fires within a community, the limited water demand needs of residential fire sprinklers would control and extinguish many fires before they

spread from building to wildland or building to building. In such a disaster, water demands needed for conflagration firefighting probably would not be available.

6. Due to the sloping topography and coastal foothills in the City of Solana Beach, the potential exists that new and future development will result in taller buildings on smaller parcels. Defining mid-rise buildings from 75 feet in height to 4 story modifies the application of special provisions for these buildings to all occupancies. Because of the need to mitigate the potential danger of mid-rise this change is necessary.

7. In addition, the limitations of available firefighting equipment, limited availability of human resources in local fire departments, and the necessity to climb vertically up flights of stairs, greatly impacting the response time to reach an incident scene, it is necessary to define the height of mid-rise buildings. The reduced height and built in protection will mitigate extended fire department response time and keep incidents manageable. Based upon the circumstances previously described, the protection of persons and property requires the City to adopt standards that are more stringent than those set forth in: (1) the State Building Standards Code Sections 202, 308, 321, 503, 507, 902, 903, 905, 5608, 5704, 5706, 6104, B, I and Section 3 of the International Fire Code.

8. **WHEREAS,** California Assembly Bill 130 (2025) establishes a statewide moratorium on local code amendments applicable to residential units between October 1, 2025 and June 1, 2031, unless certain conditions are met, as enumerated in Section 17958 of the Health and Safety Code, including that the amendments are substantially equivalent to changes or modifications that were previously filed with the Building Standards Commission and were in effect on and prior to September 30, 2025; and

NOW, THEREFORE, BE IT ORDAINED AS FOLLOWS:

SECTION 1: The City Council of the City of Solana Beach finds that this project is exempt from the provisions of the California Environmental Quality Act pursuant to Section 15061(b)3 in that the adoption of the State mandated building codes as proposed could not cause an adverse impact on the environment.

The City Council finds and determines that proposed amendments to the California Green Building standards are necessary for the protection of the public health, safety and welfare due to certain climatic, topographic or geological features and are substantially equivalent to amendments adopted, filed and in effect prior to September 30, 2025. The Council finds and determines that the foregoing recitals are true and correct and are hereby incorporated herein as findings and determinations of the City Council. 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: The City Council of the City of Solana Beach hereby:

A. Amends Chapters 15.04, 15.08, 15.10, 15.12, 15.16, 15.20, 15.22, 15.23, 15.24, 15.28, 15.32, 15.33, 15.34, and 15.35 of the Solana Beach Municipal Code (Ordinance 540) to read as follows; and

Chapter 15.04

CALIFORNIA ADMINISTRATIVE CODE

Chapter 15.04 CALIFORNIA ADMINISTRATIVE CODE
Adoption of the California Administrative Code, Part 1, Title 24 of the 2025 California Code of Regulations.

The California Administrative Code, 2025 edition, Chapter 15.04 is adopted by reference without change to Buildings and Construction Title 15.

Chapter 15.08

BUILDING CODE

Sections:

15.08.010 Adoption
15.08.020 Section 105.1.3 amended.
15.08.030 Section 105.8 amended.
15.08.040 Section 109.4 amended.
15.08.050 Section 109.5.1 amended.
15.08.060 Section 109.7 amended.
15.08.070 Section 110.1.1 amended.
15.08.080 Section 113.3 amended
15.08.090. Table 1505.1 amended.
15.08.100. Appendices adopted

15.08.010 Adoption of the California Building Code. Part 2. Title 24 of the California Code of Regulations.

A. There is adopted and incorporated by reference herein as the city building code for the purpose of prescribing regulations in the City of Solana Beach for the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area, and maintenance of buildings and structures, the 2025 California Building Code, Part 2, Title 24 of the California Code of Regulations, a portion of the 2025 California Building Standards Code, as defined in the California State Health and Safety Code, Section 18901 et seq. , including those Appendix Chapters not shown as deleted by this Chapter. Except as otherwise provided by this Chapter all erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area and maintenance of buildings and structures within the City of Solana Beach shall be in conformance with the 2025

California Building Code which is based on the International Building Code, 2024 Edition and the adopted Appendix chapters, published by the California Building Standards Commission.

B. Findings. The City of Solana Beach has many large brush-covered hillsides. The City is subject to frequent Santa Ana conditions consisting of dry gusting winds, which create extreme fire dangers. The City Council specifically finds that these geographic and topographic conditions necessitate greater fire protection than that provided by the State Building Code. Therefore, this chapter alters the 2025 California Building Code, to require more fire-retardant roof coverings.

C. Deletions, revisions and additions to the 2025 California Building Code shall be as follows:

15.08.020 Section 105.1.3 added.

Permits shall not be issued for construction on a site until the Director of Community Development, or his designee, determines that all other development permits or approvals required by this code or city ordinance have been issued, and that all site preparation, grading or public improvement work has been satisfactorily completed to allow building permits to be issued, and so notifies the Building Official in writing.

Permits shall not be issued if the City Engineer determines that flooding or geologic conditions at the site endanger the public safety or welfare.

15.08.030 Section 105.8 added.

105.8 Progress of work and call for inspections.

1. The provisions of this subparagraph 1 shall apply to building permits issued for single family residential structures or accessory structures on lots zoned for single family dwellings. All work under a building permit shall be completed and call for final inspection of the work shall be made not more than 24 months from the date that the permit was first issued; provided, however, that all exterior work shall be completed and call for final inspection of the exterior work shall be made not more than 12 months from the date that the permit was first issued. Upon written request of permittee, or the owner where the permittee is not the owner, the building official with the written consent of the City Manager, may one-time extend the time periods established by this paragraph for a maximum cumulative time of six months if both of the following are met: (i) the permittee is not in violation of the permit or any of the uniform construction codes adopted by the city; and(ii) the permittee has diligently done work under the permit, but for a good cause shown the work has not been able to be completed within the specified time. The City Manager shall provide a copy of this section to any permittee seeking a first-time extension request and shall advise the permittee of the regulations relating to second request for time extensions.

2. The provisions of this subparagraph 2 shall apply to permits issued for all construction other than construction subject to paragraph 1 above. All work under a building permit shall be completed and call for final inspection of the work shall be made not more than 24 months from the date that the permit was first issued. Upon written request of the permittee, or owner where the permittee is not the owner, the building official with the written consent of the City manager, may extend that time periods established by this paragraph for a maximum cumulative time period of one year if both of the following are met: (i) the permittee is not in violation of the permit or any of the uniform construction codes adopted by reference by the City; and (ii) the permittee has diligently done work under the permit, but for good cause shown the work has not been able to be completed within the specified time. The City Manager shall provide a copy of this section to any permittee seeking a first-time extension request and shall advise the permittee of the regulations relating to the time extensions.

3. The provisions of this subparagraph 3 shall apply to permits issued for all construction where work pursuant to the permit is undertaken to cure or abate a notice of violation of any city ordinance or state statute, including but not limited to violations resulting from construction commenced without the prior issuance of a permit. All such work shall be completed not less than nine months after the issuance of the permit or within such shorter period of time as may be established by order of an officer or employee authorized to enforce the provisions of this code, or the city attorney, as a consequence of code enforcement activity. Extensions of time may be granted by the city council.

4. In addition to the other penalties, a violation by a permittee of the provisions of this subsection (f) shall be grounds for revocation of the permit.

5. In order to recommence work on a project for which the permit has been revoked under the provisions of this subsection (f), the permittee shall submit a new permit application accompanied by new full plan review fees and complete plans and specifications for review by all applicable agencies and/or City departments. Before a new permit can be issued, the permittee shall pay a new full permit fee. Failure to remove the partially completed work shall cause the work to be considered a dangerous building or structure and the City may proceed with abatement of the work as a public nuisance.

6. If a permittee desires more than one extension of the time periods for completion under Subsection (1) and (2) of this Section, the permittee must make a written application to the Community Development Director at least 30 days prior to the expiration of the permit. Such extension of time may be granted by the City Council at a public meeting. The applicant must provide a 300-foot public notice package to the Planning Department.

15.08.040 Section 109.4 amended.

Section 109.4 WORK COMMENCING BEFORE PERMIT ISSUANCE. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee established by a resolution adopted by the City Council that shall be in addition to the required permit fees. In addition to assessing a fee, new applications for projects may be denied at the discretion of officer or employee authorized to enforce the provisions of this code, until the unapproved work has been addressed under a permit.

15.08.050 Section 109.5.1 PERMIT HISTORY SURVEY FEE.

Section 109.5.1 The fee for conducting a permit history survey for an existing structure of facility shall be established by a resolution adopted by the City Council.

15.08.060 Section 109.7 added.

Section 109.7. The United States, the State of California, school districts, the County of San Diego, or the City shall not be required to pay any fee for filing an application for a building permit pursuant to this Code, unless City building inspection services are requested. If so requested, the regular fee schedule shall apply.

15.08.070 Section 110.1.1 added.

110.1.1 INSPECTION RECORD CARD.

1. INSPECTION RECORD CARD. Work requiring a permit shall not be commenced until the permit holder or his agent shall have posted or otherwise made available and inspection record card such as to allow the building official to conveniently make the required entries thereon regarding inspection of the work. This card shall be maintained available by the permit holder until final approval has been granted by the building official.
2. CIRCUIT CARDS. A complete schedule of circuits, showing the number and arrangement of outlets on each circuit, shall be posted or otherwise made available at the service equipment location prior requesting inspection of the rough electrical wiring. Circuit cards furnished by the building official shall be used for this purpose. In lieu of a circuit card, an approved wiring plan may be used.

15.08.080 Section 113.1 and 113.3 amended.

SECTION 113
MEANS OF APPEALS

Section 113.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be appointed by the applicable governing authority and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business. Appeals of a Notice of Order issued to enforce the requirements of this Chapter shall have the same meaning as “administrative hearing: inquiry” as defined under Solana Beach

Municipal Code Section 2.32.040. Any Request for Appeal to the decision of the City Building Official or to an issued Notice and Order shall be received in writing within fifteen (15) days from the date of the notice of decision or date of the Notice and Order. This Section does not apply to specified actions by Code Compliance Officers enforcing any non-conformance with adopted Building Codes, such as issuance of Courtesy Notice letters, Notice of Violation letters and Citations, as such actions rely upon separately established appeal procedures under Solana Beach Municipal Code Chapters 1.18 and 2.32. With regard to the declaration of any building, structure, or building service equipment as posing, creating or causing a Public Nuisance, the enforcement and appeal processes established under Chapters 2.32 and 6.04 would govern, after a Notice and Order or Notice to Abate has been issued. Failure to submit a written appeal request within the statutory deadline shall constitute a waiver of the right to an administrative hearing and adjudication of the decision, notice or order issued to enforce the provisions of this Chapter.

Section 113.3. BUILDING CONSTRUCTION APPEALS BOARD. The City Council shall serve as the Appeals Board to hear appeals of any code interpretation by the City Building Official.

15.08.090 Table 1505.1 Amended. Table 1505.1 of the 2019 California Building Code is amended to read as follows:

Table 1505.1
MINIMUM ROOF COVERING CLASSIFICATION FOR TYPES OF CONSTRUCTION

IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A	A	A	A	A	A	A	A	A

15.08.100. Appendices C, H and I are adopted; Appendix B has been rescinded and replaced by Amended Section 113.1 and 113.3.

Chapter 15.10

RESIDENTIAL CODE

Sections:

15.10.010 Adoption
15.10.020. Deletions, revisions and additions
15.10.030 Section R101.1 Title Amended.
15.10.040 Section R105.3.1 Amended.
15.10.050 Section R108.1.1 Added.
15.10.060 Section R112.1 Amended.
15.10.070 Section R902.1.3 Amended.
15.10.080 Section R313.1 Exception amended.
15.10.090 Section R313.2 Exception amended.
15.10.100 Appendix H Adopted.

15.10.010 Adoption of the California Residential Code, Part 2.5, Title 24 of the California Code of Regulations. There is adopted and incorporated by reference herein as the city residential code for the purpose of prescribing regulations in the City of Solana Beach for the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of one- and two-family dwellings and townhouses not over three stories above grade and their accessory structures, the 2025 California Residential Code, Part 2.5, Title 24 of the California Code of Regulations a portion of the California Building Standards Code. Except as otherwise provided by this Chapter of the City of Solana Beach Municipal Code, all construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of one- and two-family dwellings and townhouses not more than three stories above grade, shall be in conformance with the 2025 California Residential Code which is based on the International Residential Code, 2024 Edition, and the adopted appendix chapters, published by the California Building Standards Commission.

15.10.020 Deletions, revisions and additions to the California Residential Code and the International Residential Code, 2024 Edition, shall be as follows:

Chapter 1, DIVISION II, SCOPE AND ADMINISTRATION, of the California Residential Code, 2025 Edition, shall be amended as follows:

15.10.030 Section R101.1 Title Amended. "City of Solana Beach,"

15.10.040 R105.3.1 Action on applications Amended.
Permits shall not be issued for construction on a site until the Director of Community Development, or his designee, determines that all other development permits or approvals required by this code or city ordinance have been issued, and that all site preparation, grading or public improvement work has been satisfactorily completed to allow building permits to be issued, and so notifies the Building Official in writing. Permits shall not be issued if the City Engineer determines that flooding or geologic conditions at the site endanger the public safety or welfare.

15.10.050 Section R108.1.1 shall be added: The United States, the State of California, school districts, the County of San Diego, or the City shall not be required to pay any fee for filing an application for a building permit pursuant to this Code, unless City building inspection services are requested. If so requested, the regular fee schedule shall apply.

15.10.060 Section R112.1 Amended: "The City Council shall serve as the Appeals Board to hear appeals of any code interpretation by the City Building Official."

15.10.070 Section R902.1.3 amended. Section R902.1.3 is amended to read as follows: R902.1.3 Roof coverings in all other areas. The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within a one-year period, the entire roof covering of every new structure, and any roof covering

applied in the alteration, repair or replacement of the roof of every existing structure, shall be fire-retardant roof covering that is at least Class A.

15.10.080 Section R313.1 Exception amended. Section R313.1 Exception is amended to read as follows: R313.1 Exception: An automatic residential fire sprinkler system may be required by the fire code official when additions or alterations are made to existing townhouses that do not have an automatic residential fire sprinkler system installed.

15.10.090 Section R313.2(1) amended. Section 313.2(1) Exception is amended to read as follows: R313.2 Exception: An automatic residential fire sprinkler system may be required by the fire code official when additions or alterations to existing buildings that are not already provided with an automatic residential fire sprinkler system.

15.10.100 Appendix H adopted. Appendix H of the California Residential Code is adopted.

Chapter 15.12

ELECTRICAL CODE

Sections:
15.12.010 Adoption.

15.12.010 Adoption of the California Electrical Code, Part 3. Title 24 of the California Code of Regulations. There is adopted and incorporated by reference herein as the city electrical code for the purpose of prescribing regulations in the City of Solana Beach, for the installation, alteration or repair of electrical systems and permit requirements and inspection thereof, the 2025 California Electrical Code, Part 3, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code. Except as otherwise provided by this Chapter of the City of Solana Beach Municipal Code, all installation, alteration or repair of electrical systems within the City of Solana Beach shall be in conformance with California Electrical Code, published by the California Building Standards Commission.

Chapter 15.16

PLUMBING CODE

Sections:
15.16.010 Adoption
15.16.020 Deletions.

15.16.010 Adoption of the California Plumbing Code. Part 5. Title 24 of the California Code of Regulations. There is adopted and incorporated by reference herein as the city plumbing code for the purpose of prescribing regulations in the City of Solana Beach for the construction, alteration, moving, demolition, repair and use of all plumbing, gas or drainage piping and systems or water heating or treating equipment in or on any building or structure or outdoors on any premises or property, the 2025 California Plumbing Code,

Part 5, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California Health and Safety Code, Section 18901 et seq. Except as otherwise provided by this Chapter of the City of Solana Beach Municipal Code, all construction, alteration, moving, demolition, repair and use of all plumbing, gas or drainage piping and systems or water heating or treating equipment within the City of Solana Beach shall be in conformance with 2025 California Plumbing Code and the Uniform Plumbing Code 2024 Edition, published by the California Building Standards Commission.

Chapter 15.20

MECHANICAL CODE

Sections:
15.20.010 Adoption.
15.20.030 Deletions.

15.20.010 Adoption of the California Mechanical Code. Part 4. Title 24 of the California Code of Regulations. There is adopted and incorporated by reference herein as the city mechanical code for the purpose of prescribing regulations in the City of Solana Beach for the erection, installation, alteration, repair, relocation, replacement, addition to, use or maintenance of any heating, ventilating, cooling, refrigeration systems, incinerators or other miscellaneous heat-producing appliances, the 2025 California Mechanical Code, Part 4, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California Health and Safety Code, Section 18901 et seq. which is based on the Uniform Mechanical Code, 2024 Edition. Except as otherwise provided by this Chapter all erection, installation, alteration, repair, relocation, replacement, addition to, use or maintenance of any heating, ventilating, cooling, refrigeration systems, incinerators or other miscellaneous heat-producing appliances shall be in conformance with the 2025 California Mechanical Code and any rules and regulations promulgated pursuant thereto, published by the California Building Standards Commission.

15.20.020 Deletions to the 2019 California Mechanical Code.

Chapter 15.22

ENERGY CODE

Sections:
15.22.010 Adoption.

15.22.010 Adoption of the California Energy Code. Part 6. Title 24 of the California Code of Regulations. There is adopted and incorporated by reference herein as the city energy code for the purpose of prescribing regulations in the City of Solana Beach for the conservation of energy the 2025 California Energy Code, Part 6, Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in

the California Health and Safety Code, Section 18901 et seq. Except as otherwise provided by this Chapter all construction of buildings where energy will be utilized shall be in conformance with 2025 California State Code and any rules and regulations promulgated pursuant thereto as published by the California Building Standards Commission.

15.22.020 Applicability

The requirements of this Chapter shall apply at the time of building permit application for all Newly Constructed buildings, as defined in Section 100.1(b) of Title 24, Part 6, Definitions, of the California Code of Regulations, and as amended by Solana Beach Municipal Code Section 15.22.030.

15.22.030 Definitions

Section 202 of Title 24, Part 2, Chapter 2, Definitions, of the California Code of Regulations, is hereby amended to modify the definition of Newly Constructed to read:

NEWLY CONSTRUCTED or **NEW CONSTRUCTION** [HCD 1-AC] means a building that is new construction, previously unoccupied or substantially Remodeled (as defined herein). Any construction work, alteration, remodel, replacement, repair, or renovation of any building(s) or structure(s) (collectively "Remodel") shall be considered "New Construction" when:

A. Residential Remodel.

1. Any construction that Remodels more than fifty percent (50%) of any of the following major structural components:

(i) exterior walls (measured by linear feet);

(ii) interior walls (measured by linear feet), except where the building or structure is less than 1200 square feet;

(iii) roof (measured by square footage);

(iv) floor and/or foundation (measured by square footage); or

2. The addition of seven hundred (700) or more square feet of floor area.

B. Nonresidential Remodel.

1. Any construction that Remodels more than fifty percent (50%) of any of the following major structural components:

(i) exterior walls (measured by linear feet);

(ii) interior walls (measured by linear feet);

(iii) roof (measured by square footage);

(iv) floor and/or foundation (measured by square footage); or

2. The addition of fifty percent (50%) or more of floor area to the building (measured by square footage); or
3. The Remodel project has a permit valuation of four hundred thousand dollars ($400,000) or more.

Section 100.1(b) of Title 24, Part 6, Definitions, of the California Code of Regulations is amended to modify the following definition:

NEWLY CONSTRUCTED or **NEW CONSTRUCTION** shall have the meaning as defined in Title 24, Part 2, Chapter 2, Section 202, of the California Code of Regulations as amended by Solana Beach Municipal Code Section 15.22.030.

15.22.040 Nonresidential and High-Rise Residential Photovoltaic System Required

Section 120.11 is added to the California Energy Code as follows:

Section 120.11 - NONRESIDENTIAL PHOTOVOLTAIC SYSTEM REQUIRED

All Newly Constructed Nonresidential and Hotel/Motel buildings shall be required to install an on-site photovoltaic system. The required installation of a photovoltaic (PV) system shall comply with Section 140.10(a). All exceptions to Section 140.10(a) apply.

Exceptions applicable to Remodels that qualify as New Construction:

A. When a Remodel of a Nonresidential multi-tenant building (whether to a tenant's leased premises within the building or to the common area of the building or project) qualifies as New Construction, compliance with the requirements herein concerning the size of the photovoltaic system shall be based on the conditioned floor area (CFA) controlled by the applicant.

(i) Where there is construction to a leased premises that only concerns the leased premises, the size of the photovoltaic system will be based on the conditioned floor area (CFA) of the leased premises being Remodeled controlled by the applicant. (For example, for a tenant improvement that only affects the tenant's portion of a building's total gross floor area.)

(ii) Where there is construction to the common area of a building or project, the size of the photovoltaic system will be based on the conditioned floor area (CFA) of the common area of the building or project that is owned or

controlled by the property owner consisting of interior lobbies, hallways, bathrooms, and mailrooms located inside the building. (For example, a Remodel of a building that only affects common area of the building or project.)

B. The building official may reduce (by the minimum extent necessary) or waive the requirements of this Section 120.11 if the official determines that (i) there are sufficient "practical challenges" to make compliance with the requirements infeasible or (ii) that the size of the photovoltaic system required herein exceeds the reasonable average annual electricity demand for the proposed use of the building or premises. "Practical challenges" may be a result of the building site location, limited rooftop availability, or shading from nearby structures, topography, or vegetation. The applicant is responsible for submitting written documentation that demonstrates (i) the infeasibility of the requirement or (ii) that the electrical demand for the building (or leased premises) based on the proposed use of the building (or leased premises) is lower than the electricity production from the required system size. The applicant's request for modification or exemption from this requirement shall include a written report from a certified energy analyst and other qualified consultants as may be required by the building official that demonstrate the infeasibility of the requirement or that the electrical demand for the building based on the proposed use of the building. The City's certified energy analyst and/or other consultants shall confirm the report and analysis provided by the applicant.

C. The building official may waive or reduce, by the extent necessary, the provisions of this section 120.11 above if the official determines that the building has satisfied the purpose and intent of this provision through the use of alternate on-site zero carbon, renewable generation systems such as wind energy systems.

D. Greenhouse structures used for commercial cultivation, educational purposes, or the conservancy of plants or animals are exempted from the requirements of this Section 120.11. The Community Development Director or his or her designee may exempt other greenhouse structure uses on a case-by-case basis.

E. An applicant may install a ground-mounted solar PV system that meets the requirements of Section 120.11 as a voluntary alternative to installing rooftop solar PV. The ground-mounted solar photovoltaic system shall comply with all existing health and safety requirements and limitations in the City.

Section 160.10 is added to the California Energy Code as follows:

Section 160.10 – HIGH-RISE RESIDENTIAL PHOTOVOLTAIC SYSTEM REQUIRED

All Newly Constructed High-Rise Residential buildings shall be required to install an on-site photovoltaic system. The required installation of a photovoltaic (PV) system shall comply with Section 170.2(g). All exceptions to Section 170.2(g) apply.

Exceptions applicable to Remodels that qualify as New Construction:

A. The building official may reduce (by the minimum extent necessary) or waive the requirements of this Section 160.10 if the official determines that (i) there are sufficient "practical challenges" to make compliance with the requirements infeasible or (ii) that the size of the photovoltaic system required herein exceeds the reasonable average annual electricity demand for the proposed use of the building or premises. "Practical challenges" may be a result of the building site location, limited rooftop availability, or shading from nearby structures, topography, or vegetation. The applicant is responsible for submitting written documentation that demonstrates (i) the infeasibility of the requirement or (ii) that the electrical demand for the building (or leased premises) based on the proposed use of the building (or leased premises) is lower than the electricity production from the required system size. The applicant's request for modification or exemption from this requirement shall include a written report from a certified energy analyst and other qualified consultants as may be required by the building official that demonstrate the infeasibility of the requirement or that the electrical demand for the building based on the proposed use is less than the projected production of the otherwise-required solar PV system. The City's certified energy analyst and/or other consultants shall confirm the report and analysis provided by the applicant.

B. The building official may waive or reduce, by the extent necessary, the provisions of this Section 160.10 above if the official determines that the building has satisfied the purpose and intent of this provision through the use of alternate on-site zero carbon, renewable generation systems such as wind energy systems.

C. An applicant may install a ground-mounted solar PV system that meets the requirements of Section 160.10 as a voluntary alternative to installing rooftop solar PV. The ground-mounted solar photovoltaic system shall comply with all existing health and safety requirements and limitations in the City.

Chapter 15.23

GREEN BUILDING CODE

Sections:
15.23.10 Adoption

15.23.010 Adoption of the California Green Building Standards Code, Part 11, Title 24 of the California Code of Regulations. There is adopted and incorporated by reference herein as the city green building code for the purpose of improving public health, safety and general welfare by enhanced design and construction of buildings through the

use of building concepts having a reduced negative impact or a positive environmental impact and encourage sustainable construction practices the 2025 California Green Building Standards Code, Part 11 of Title 24 of the California Code of Regulations, a portion of the California Building Standards Code, as defined in the California Health and Safety Code , Section 18901 et. seq. excluding the appendix chapters. Except as otherwise provided by this Chapter the planning, design, operation, construction, use and occupancy of every newly constructed building or structure, shall be in conformance with the 2025 California Green Building Code and any rules and regulations promulgated pursuant thereto as published by the California Building Standards Commission.

15.23.020 Applicability

The requirements of this Chapter shall apply at the time of building permit application for all newly constructed buildings, as defined in Title 24, Part 2, Chapter 2, Section 202 of the California Code of Regulations, as amended by Solana Beach Municipal Code Section 15.22.030.

15.23.030 Definitions

For purposes of this Chapter, the following definitions shall apply:

MIXED-FUEL BUILDING. A building that is plumbed for the use of natural gas or propane as fuel for any system. Portable propane appliances for use outside of the building envelope, such as outdoor cooking and outdoor heating appliances, that are not connected to any fuel gas infrastructure, are not considered as plumbed for propane.

NEWLY CONSTRUCTED or NEW CONSTRUCTION shall have the meaning as defined in Title 24, Part 2, Chapter 2, Section 202 of the California Code of Regulations, as amended by Solana Beach Municipal Code Section 15.22.030.

15.23.040 Required Electric End Uses

Section 4.504.6 Required Electric End Uses, is hereby added to the 2025 California Green Building Standards Code to read:

> **Section 4.504.6 Required Electric End Uses.** All newly constructed residential and motel/hotel buildings shall use electricity as the source of energy for all space heating, water heating (including pools and spas), and clothes drying appliances and equipment.
>
> > **Exception:** Solar thermal systems for pool, spa heating, domestic hot water, service hot water and space heating.

Section 5.504.6 Required Electric End Uses, is hereby added to the 2025 California Green Building Standards Code to read:

Section 5.504.6 Required Electric End Uses. All newly constructed nonresidential buildings shall use electricity as the source of energy for all space heating, water heating (including pools and spas), and clothes drying appliances and equipment.

Exception: Solar thermal systems for pool, spa heating, domestic hot water, service hot water and space heating.

15.23.050 Electric-Readiness and Energy Storage Prewiring

Section 4.504.7 Electric-Readiness is hereby added to the 2025 California Green Building Standards Code to read:

Section 4.504.7 Electric-Readiness. In newly constructed mixed-fuel residential and hotel/motel buildings, where natural gas- or propane-plumbed systems and appliances are installed, raceways and electrical capacity shall be installed for future electrification of each system or appliances. Electric ready measures include panel capacity and raceways (or conductors) from the electrical panel(s) to the location of each gas outlet sufficiently sized to meet future electric power requirements at the time of construction so that wall penetrations and demolition work is avoided at or minimized when the systems and appliances are converted to electric-powered systems. The locations of specific gas appliances shall be made electric-ready as follows:

1) Combined Cooktop and Oven or Stand Alone Cooktop. Buildings plumbed for natural gas or propane equipment shall meet the requirements of the California Energy Code, Title 24, Part 6, Section 150.0(u).
2) Stand Alone Cooking Oven. Buildings plumbed for natural gas or propane equipment shall include the following components for each gas terminal or stub out:
    a. A dedicated 240 volt, 20 amp or greater receptacle within three (3) feet of the appliance and accessible with no obstructions;
    b. The electrical receptacle shall be labeled with the words "For Future Electric Oven" and be electrically isolated; and
    c. A double pole circuit breaker in the electrical panel labeled with the words "For Future Electric Oven".
3) Any other gas appliances and equipment shall be deemed electric ready by a licensed design professional associated with the project, who shall provide calculations and documentation that the design includes bus bar capacity, raceway or conductor capacity, and space necessary for the

installation of electrical equipment that can serve the intended function of the gas equipment.

Section 4.504.8 Energy Storage Pre-wiring is hereby added to the 2025 California Green Building Standards Code to read:

Section 4.504.8 Energy Storage Pre-wiring

1. All newly constructed hotel and motel buildings shall be prewired for the installation of battery storage to accommodate a future storage system that meets the requirements of California Energy Code, Title 24, Part 6, Section 140.10(b), where the assumed size of the PV system shall be as specified in the California Energy Code, Title 24, Part 6, Section 120.11, as amended.

2. All newly constructed high-rise residential buildings shall be prewired for the installation of battery storage to accommodate a future storage system that meets the requirements of California Energy Code, Title 24, Part 6, Section 170.2(h), where the assumed size of the PV system shall be as specified in the California Energy Code, Title 24, Part 6, Section 120.11, as amended.

3. All newly constructed low-rise residential buildings shall be prewired for the installation of battery storage to accommodate a future storage system that meets the requirements as otherwise specified for high-rise residential buildings in the California Energy Code, Title 24, Part 6, Section 170.2(h), where the assumed size of the PV system shall be as specified in the California Energy Code, Title 24, Part 6, Section 120.11, as amended.

Section 5.504.7 Electric-Readiness is hereby added to the 2025 California Green Building Standards Code to read:

Section 5.504.7 Electric-Readiness. In newly constructed nonresidential buildings, where natural gas- or propane-plumbed systems and appliances are installed, raceways and electrical capacity shall be installed for future electrification of each system and for appliances. Electric ready measures include panel capacity and raceways (or conductors) from the electrical panel(s) to the location of each gas outlet sufficiently sized to meet future electric power requirements at the time of construction so that wall penetrations and demolition work is avoided at or minimized when the systems and appliances are converted to electric-powered systems. The locations of specific gas appliances shall be made electric-ready as follows:

1) Combined Cooktop and Oven or Stand Alone Cooktop. Buildings plumbed for natural gas or propane equipment shall meet the

requirements of the California Energy Code, Title 24, Part 6, Section 150.0(u).

2) Stand Alone Cooking Oven. Buildings plumbed for natural gas or propane equipment shall include the following components for each gas terminal or stub out:

   a. A dedicated 240 volt, 20 amp or greater receptacle within three (3) feet of the appliance and accessible with no obstructions;

   b. The electrical receptacle shall be labeled with the words "For Future Electric Oven" and be electrically isolated; and

   c. A double pole circuit breaker in the electrical panel labeled with the words "For Future Electric Oven".

3) Any other gas appliances and equipment shall be deemed electric ready by a licensed design professional associated with the project, who shall provide calculations and documentation that the design includes bus bar capacity, raceway or conductor capacity, and space necessary for the installation of electrical equipment that can serve the intended function of the gas equipment.

Section 5.504.8 Energy Storage Pre-wiring is hereby added to the 2025 California Green Building Standards Code to read:

All newly constructed nonresidential buildings shall be prewired for the installation of battery storage to accommodate a future storage system that meets the requirements of California Energy Code, Title 24, Part 6, Section 140.10(b), where the assumed size of the PV system shall be as specified in the California Energy Code, Title 24, Part 6, Section 120.11, as amended.

15.23.060 Electric Vehicle Charging

The first paragraph of Section A4.106.8 and the entirety of Section A4.106.8.1, as amended herein, are hereby added to the 2025 California Green Building Standards Code to read:

A4.106.8 Electric vehicle (EV) charging for new construction. New construction shall comply with Section A4.106.8.1 to facilitate future installation and use of electric vehicle chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625.

A4.106.8.1 New one- and two-family dwellings and townhouses with private garages.

Tier 1 and Tier 2. For each dwelling unit, a dedicated 208/240-volt branch circuit shall be installed in the raceway required by Section 4.106.4.1. The branch circuit and associated overcurrent protective device shall be rated to 40 amperes minimum. In addition, the circuit shall terminate at either a) a receptacle labeled

"Electric Vehicle Outlet" with at least a½ inch font adjacent to the parking space, orb) electric vehicle supply equipment (EVSE) with a minimum capacity of 30 amperes.

For each dwelling unit with two or more required parking spaces, at least one EV Capable Space shall be provided.

All electrical components related to this section shall be installed in accordance with the *California Electrical Code.*

A4.106.8.1.1 Identification. The service panel or sub-panel circuit directory shall identify the overcurrent protective device(s) designated for EV charging as "EV CHARGER", "EV READY" or "EV CAPABLE", as the case may be, in accordance with the California Electrical Code.

Chapter 15.24

INTERNATIONAL PROPERTY MAINTENANCE CODE

Sections:
15.24.010 Adoption.
15.24.020 Deletions, revisions and additions.
15.24.030 Section 107.2 Amended.
15.24.040 Section 111 Amended, with subsections redacted.
15.24.050 Section 301.2 Amended.
15.24.060 Section 302.8 Amended.
15.24.070 Section 302.4 Amended.

15.24.010 adoption of the International Property Maintenance Code. The International Property Maintenance Code, 2024 edition, Chapter 15.24 is adopted by reference without change to Buildings and Construction Title 15.

15.24.020 Deletions, revisions and additions to the International Property Maintenance Code, 2024 Edition, shall be as follows:

15.24.030 Section 107.2 Amended

107.2 Form. Such notice prescribed in Section 107.1 shall be in accordance with all of the following:
1. Be in writing.
2. Include a description of the real estate sufficient for identification.
3. Include a statement of the violation or violations and why the notice is being issued. 4. Include a correction order allowing a reasonable time to make the repairs and

improvements required to bring the dwelling unit or structure into compliance with the provisions of this code.
5. Inform the property owner or owner's authorized agent of the right to appeal after issuance of a Citation or Notice and Order, as identified under Solana Beach Municipal Code Chapters 1.18, 2.23, and 6.04 or 6.06.
6. Include a statement of the right to file a lien in accordance with Section 106.3, 6.04 and 6.06.

15.24.040 Section 111 Amended, with Subsections Redacted

SECTION 111
MEANS OF APPEAL

111.1 Application for appeal. Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application for appeal is filed within fifteen (15) days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means. This Section does not apply to specified actions by Code Compliance Officers enforcing any non-conformance with this Chapter, such as issuance of Courtesy Notice letters, Notice of Violation letters and Citations, as such actions rely upon separately established appeal procedures under Solana Beach Municipal Code Chapters 1.18 and 2.32. Failure to submit a written appeal request within the statutory deadline shall constitute a waiver of the right to an administrative hearing and adjudication of the decision, notice or order issued to enforce the provisions of this Chapter.

111.1.A Appeal Procedure. Appeals of a Notice of Order issued to enforce the requirements of this Chapter shall have the same meaning as "administrative hearing: inquiry" as defined under Solana Beach Municipal Code Section 2.32.040. The appeal hearing and nuisance abatement procedures established under Solana Beach Municipal Code Chapters 2.23 and 6.04 would apply to accepted appeal requests received within the statutory deadline indicated above.

111.2 Membership of board. The members of City Council shall serve as the "appeals board" under this Chapter.

Sections 111.2.1 to 111.7 are redacted.

111.3 Stays of enforcement. Appeals of a notice, order, decision or an issued Notice and Order (other than Imminent Danger notices) shall stay the enforcement of the decision, notice or order until the appeal is heard by the appeals board.

15.24.050 Section 301.2 Amended

301.2 Responsibility. The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this code or the Solana Beach Municipal Code. A person shall not occupy as owner-occupant, non-owner occupant, nor permit another person to occupy any premises or structure that are not maintained in a sanitary and safe condition, and that do not comply with the requirements of this Chapter, Title 15, nor in any manner that would create, cause or contribute to a public nuisance. Occupants of a dwelling unit, rooming unit or housekeeping unit are responsible for keeping in a clean, sanitary and safe condition, that part of the dwelling unit, rooming unit, housekeeping unit or premises they occupy and control.

No person as owner, manager, occupant or lessor shall maintain, allow, cause or create any “substandard building” as that term is defined in the California Health and Safety Code Sections 17920.3 and 17920.10. Any condition(s) meeting the definition of “substandard building” as defined in the California Health and Safety Code Sections 17920.3 and 17920.10 may be enforced as a violation of this Chapter, as well as Chapters 1.16 and 1.18 of the Solana Beach Municipal Code.

15.24.060 Section 302.8 Amended

302.8 Motor vehicles.

Except as provided for in other regulations, inoperative or unlicensed motor vehicles and vessels shall not be parked, kept, or stored on any premises, and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth, unless such activity conflicts with other provisions of the Solana Beach Municipal Code.

Exception: A vehicle of any type is permitted to undergo a major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.

302.8. Parking and Storage Conditions.

1. All vehicles in the front yard of single-family lots shall be parked or stored upon approved, designated parking areas, such as a driveway. For multifamily or higher-density residential properties, vehicles shall be parked upon approved, designated parking areas or parking lots.

2. No recreational vehicle, trailer, or vessel may be used or occupied anywhere within the City, except where allowed by other provisions of the Solana Beach Municipal Code or during the lawful transport, driving, or operation within the City. The parking or storage of recreational vehicles, vessels, and trailers is restricted to “storage condition” only. Recreational vehicles, vessels, or trailers may be

stored and shall be disconnected from any utilities, unless allowed under a permit or where allowed by other provisions of the Solana Beach Municipal Code. No recreational vehicle, trailer or vessel may be parked or stored in any manner that would conflict with other provisions of the Solana Beach Municipal Code.

3. All vehicles, trailers or vessels stored on residential lots shall be registered to the lawful occupant(s) of a legally established residence on the property.

15.24.070 Section 302.4 Amended

302.4 General Vegetation Maintenance and Defensible Space Requirements.

302.4.1 General Maintenance

The premises and exterior property shall be maintained free from weeds and combustible vegetation. Noxious weeds shall be prohibited. “Weeds” shall be defined as invasive or non-native grasses, annual plants, and vegetation, other than trees or shrubs; however, this term shall not include cultivated flowers and gardens, or approved ornamental landscape maintained in a healthy, non-combustible condition. Weeds shall be regularly reduced or remediated to minimize excessive growth.

302.4.2 Vegetation Affecting Walkways, Curblines, and Streets
All privately maintained vegetation, trees, and shrubs growing near or among required pedestrian accessible walkways and/or designated vehicle driving surfaces, including parking lots, roadways, curblines, and access roads, are required to comply with the following:

1. Vegetation shall not obstruct vehicle travel and shall not obstruct pedestrian movement. A minimum vertical clearance of eight (8) feet over walkways and a minimum vertical clearance of 13.5 feet (thirteen feet and 6 inches) over driving surfaces shall be provided.

2. Vegetation shall not encroach over curblines, nor obstruct any traffic sign, street marking, signal, or device, nor pose any unsafe condition impacting any public right-of-way, including visibility of pedestrians. Areas along public rights-of-way shall be free of weeds, dead or dying vegetation, shrubs, and trees.

302.4.3 Defensible Space and Vegetation Management Adjacent to Open Space.

For all properties and structures located within one hundred (100) feet of a designated open-space zones, natural preserve, canyon, or other undeveloped vegetated area—including those located outside of identified State or Local Fire Hazard Severity Zones—the owner or occupant shall maintain defensible space and manage vegetation to reduce wildfire risk as follows:

1. Remove or reduce combustible vegetation, weeds, and dead or dying materials within one hundred (100) feet of each structure, or to the property line if less, to create a defensible-space buffer that limits fire spread and allows for emergency access and evacuation.

2. Maintain horizontal and vertical separation between fuels by thinning, pruning, mowing, or trimming vegetation to eliminate direct flame paths. A minimum vertical clearance of six (6) feet shall be maintained between tree canopies and underlying vegetation.

3. Remove all dead leaves, needles, and combustible debris from roofs, gutters, decks, and around structures.

4. Landscaping within the defensible-space area shall consist of fire-resistant or low-fuel plant species and shall be maintained in a healthy, irrigated, and non-combustible condition.

5. Fences, sheds, and accessory structures within one hundred (100) feet of open-space areas shall be maintained free of accumulated combustible vegetation and debris.

6. Where unique site conditions, topography, or vegetation type present an elevated fire hazard, the Fire Code Official may require additional clearance or fuel-reduction measures as necessary to provide an equivalent level of safety.

7. Combustible brush reduction within any designated open-space easement area, Environmentally Sensitive Habitat Area (ESHA), Open Space Recreational (OSR) zone, Open Space Preserve (OSP) zone, steep slopes and/or Hillside Overlay Areas that are also situated on the same property and within one hundred (100) feet of structures of the same lot, may only be thinned or reduced by hand crews and hand tools, and shall not be clear-cut, mechanically disturbed, graded, chemically treated, or denuded of vegetation, without prior approval. Changes to open-space easements, Hillside Overlay, Open Space Recreational, and Open Space Preserve designated zones are subject to approval by the City planning department. Full elimination of ESHA-designated vegetation in all areas would also necessitate approval by the regulating state or federal environmental resource agency before the elimination of brush or grading.

15.24.080 Section 302.10 Added

302.9 Temporary Uses or Other Conditions Regulated.

1. Temporary portable toilet structures utilized in conjunction with active landscape, construction, or maintenance project may be used under the following conditions:

    a. Use, maintenance and placement shall comply with all applicable stormwater and health regulations.

    b. Structures are to be situated on the property of the project and away from adjacent properties or residences, where permissible. Storage within the sidewalk, street or right-of-way areas are prohibited, unless approved by the City.

    c. Upon completion of the project, use of any portable toilet structure shall discontinue.

    d. In order to address any nuisance condition, the City may direct the placement, removal or relocation of any portable toilet structure.

1. Any active construction, excavation, or improvement project that, in the discretion of the *code official,* should be safely secured from access, shall be secured with barriers or methods defined within the applicable provisions of the adopted Building Code, and/or in an alternate manner or method identified by the *Code Official*.

Chapter 15.32

FIRE CODE

Sections:

15.32.010 Adoption of the 2025 California Fire Code
15.32.030 Definitions – Revised
15.32.040 Establishment of limits of districts in which storage of flammable or combustible liquids in outside above ground tanks is prohibited.
15.32.050 Section 308.1.6.3 – Sky Lanterns
15.32.100 Section 321 - Revised – Mid-Rise Buildings
15.32.110 Section 6106.6 - Revised – Fees
15.32.120 Section 114.1 – Firefighting cost recovery
15.32.130 Section 109.5– Enforcement cost recovery.
15.32.170 Section 503 Revised – Fire Apparatus Access Roads
15.32.190 Sections 503.4.2, 503.4.3 – Fire lane parking restrictions
15.32.200 Section 503.6 – Security gates
15.32.210 Section 503.7 – Secondary Access
15.32.210 Section 507 - Revised – Fire Protection Water Supplies.
15.32.230 Sections 903, 905 - Revised – General fire extinguishing system requirements
15.32.350 Sections 5608.2 – 5608.3 - Explosives and Fireworks

The following matrix lists the corresponding amendments to Chapter 15.32 of the Solana Beach Municipal Code, entitled “Fire Code”:

Chapters or Sections	***FINDING (S)***
Chapter 1 Administration	
Section 101.5 Validity	All
Section 102.13 Repeal Conflicting Ordinance	All
Section 104.12 Response Map Updates	All
Section 112.4 Violation Penalties	All
Chapter 2 Definitions	All
Chapter 3 General Precautions Against fire	All
Section 308.1.6.3 Sky Lanterns	All
Section 324 Mid-Rise Buildings Section 324.1 General Section 324.2 Fire Equipment Control Room Section 324.3 Road Dimensions	All
Chapter 5 - Fire Service Features	All
Section 503.1.2 Additional and Secondary Access	All
Section 503.2.1 Dimensions	All
Section 503.2.3 Surface	All
Section 503.2.7 Grade	All
Section 503.2.8 Angles of Approach and Departure	All
Section 503.2.9 Roadway Turnouts	All
Section 503.3 Marking	All
Section 503.6. Security Gates	All
Section 507.2.2 Water Storage Tanks	All
Section 507.1.1.1 Required Installation	All
Chapter 9 - Fire Protection Systems	All
Section 902.1 Definitions	All
Section 903.2 Where Required	All
Section 903.2.01 Group R Section 903.2.02 New Commercial and Group U Section 903.3.02 Existing Commercial Office Buildings Section 905 Standpipe Systems – Required Installations Section 905.3 New Commercial Buildings Section 905.3.1 Existing Commercial buildings	All All All All All All
Chapter 56 Explosives and Fireworks, Section 5608.2 Fireworks: Use, Display, Disposal, Seizure	All
Section 5608.4 Fireworks Penalty	All

Chapter 57 Flammable & Combustible Liquids	
Section 5704.2.9.6.1 Class I, II and III Liquids	All
Section 5706.2.4.4 Class I & II Storage in Residential	All
Chapter 61 Liquefied Petroleum Gases	
Section 6104.2 Bulk Storage of Liquefied Petroleum Gases	All
Appendix "B" Fire-Flow Requirements for Buildings (No Amendments to Appendix	All
Appendix "I" Fire Protection Systems – Non Compliant Conditions *(No Amendments to Appendix)*	All
2025 California Wildland Urban Interface Code	All
Chapter 5 Special Building Construction Regulations Section 504.10 Vents	All

15.32.010 Adoption of California Fire Code

A. That a certain document, three (3) copies of which are on file in the office of the City of Solana Beach Fire Department being marked and designated as the 2025 California Fire Code, including Appendix I as published by the International Code Council, be and is hereby adopted as the Fire Code of the City of Solana Beach, in the State of California regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, equipment use, and maintenance of buildings and structures, including that providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Fire Code on file in the office of the City of Solana Beach Fire Department are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in this Chapter.

B. Sections of Chapter 1 Administration are hereby revised in or added to the 2025 California Fire Code to read as follows:

<u>Section 101.5 City of Solana Beach Validity</u>

The City Council of the City of Solana Beach hereby declares that should any section, paragraph, sentence or word of this ordinance or of the code hereby

adopted be declared for any reason to be invalid, it is the intent of the City Council of the City of Solana Beach that it would have passed all other portions of this ordinance independently of the elimination here from of any such portion as may be declared invalid.

Section 102.13 Repeal of Conflicting Ordinances, Resolutions or Motions

All former ordinances, resolutions or motions, or parts thereof, including Ordinance 506, which conflict or are inconsistent with the provisions of this Ordinance or of the Code or standards hereby adopted are hereby repealed.

Section 104.12.4 Response Map Updates

104.12.4 Response Map Updates. Any new development, project, or request for change of address which necessitates updating of emergency response maps by virtue of new structures, fire hydrants, roadways or similar features, shall be charged a reasonable fee for the updating of all response maps.

Section 112.4.2 Violation penalties

A. Any person, corporation, association or entity that violates the provisions of Sections 105, 106, 107, 109,110, 111 or 113 of the California Fire Code is guilty of a misdemeanor. Any person, corporation, association or entity that violates any other provisions of this chapter is guilty of a misdemeanor or infraction as determined under Chapter 1.16 SBMC. The penalty for violations shall be determined under Chapter 1.16 SBMC. Each day or portion thereof that a violation of this chapter exists shall constitute a separate violation. Each violation of this chapter, in addition to the offenses under this section, shall constitute a public nuisance.

B. The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.

C. Section 112.4.1 of the 2025 California Fire Code shall remain in effect.

15.32.030 Definitions

Chapter 2 Definitions – Certain definitions of Section 202 are hereby amended in or added to the 2025 California Fire Code to read as follows:

Section 202 General Definitions

Fire Hazard - is any condition or conduct which a) increases or may increase the threat of fire to a greater degree than customarily recognized as normal by persons in the public service regularly engaged in preventing, suppressing or extinguishing fire or b) may obstruct, delay, hinder or interfere with the operations of the fire department or egress of occupants in the event of fire.

Fireworks - is any combustible or explosive composition, or any substance or combination of substances, or device prepared for the purpose of producing a visible or an audible effect by combustion, explosion, deflagration or detonation, and shall include blank cartridges, toy pistols, toy cannons, toy canes, or toy guns in which explosives are used, firecrackers, torpedoes, sky-rockets, roman candles, Daygo bombs, sparklers, snap caps, poppers or other devices of like construction and any devices containing any explosive or flammable compound, or any tablet or other device containing any explosive substance, except that the term “fireworks” shall not include any auto flares, paper caps containing not in excess of an average of twenty-five hundredths of a grain of explosive content per cap and toy pistols, toy canes, toy guns or other devices for use of such caps, the sale and use of which shall be permitted at all times. “Fireworks” shall include snap caps and poppers, regardless of the amount of explosive content included in each device.

Hazardous Fire Area - Any geographic area mapped by the State or designated by the local jurisdiction as a moderate, high or very high fire hazard area, or which the FAHJ has determined is a hazardous fire area; the type and condition of vegetation, topography, weather, or structure density which may increase the possibility of the area being susceptible to wildfire.

Mid-Rise Building – A building four stories or more in height, but not exceeding 75 feet and not defined as a high-rise building by section 202 of the California Building Code. Measurements shall be made from the underside of the roof or floor above the topmost space that may be occupied to the lowest fire apparatus access road level. Nothing in section 324 shall imply or allow a building height in excess of current City of Solana Beach planning and zoning requirements.

Level – An area above or below grade including but not limited to: basements, garages, cellars, mezzanines, or similar uses.

Whenever the terms "This Code" and "2024 International Fire Code" are used they shall mean the 2025 California Fire Code as modified by the City of Solana Beach with the deletions, revisions and additions set forth in the amendments.

In addition to the definitions set forth in the California Fire Code as adopted by reference, wherever the following words or phrases are used in this chapter, they shall have the meanings established by this section:
A. “Jurisdiction” means the City of Solana Beach.
B. “Corporation Counsel” means the city attorney of Solana Beach.

15.32.040 Establishments of limits of districts in which any storage of flammable or combustible liquids in containers and tanks regardless of location are prohibited.

That the geographic limits referred to in certain sections of the 2025 California Fire Code are hereby established and are to read as follows:

Chapter 57 -Flammable and Combustible Liquids

Section 5704.2.9.6.1 Location Where Above-ground Tanks are Prohibited:

In the City of Solana Beach, (geographic limits in which the storage of Class I and Class II liquids in above-ground tanks outside of buildings is prohibited): The limits referred to in Section 5704 .2.9. 6.1 And 5706 .2.4.4 of the 2025 California Fire Code and the 2024 International Fire Code in which storage of flammable or combustible liquids in outside aboveground tanks is prohibited are hereby established as the jurisdictional limits of the City of Solana Beach.

1. EXCEPTIONS: 2,000 gallons maximum temporary (six months maximum) above ground tanks meeting UL 2085 for private use on farms, agricultural and rural property, remote construction sites, earth moving projects, gravel pits or borrow pits. Such tanks shall be specially designed, approved and listed, and have features incorporated into their design which mitigates concerns for exposure to heat (two-hour fire resistance), ignition sources and mechanical damage. A fire department permit will be required.
2. Crankcase draining may be stored in specially constructed above ground storage tanks, approved by the fire code official, with a maximum capacity of 550 gallons. Such tanks may be located within a building when the fire code official deems appropriate, and the container meets the following: specially designed, approved and listed containers which have features incorporated into their design which mitigates concerns for exposure to heat, ignition sources and mechanical damage.
3. Containers must be installed and used in accordance with their listing, and provisions must be made for leak and spill containment. In no case shall such storage be permitted in residential or institutional property. All installations require a fire department permit.
4. With the approval of the fire code official, Class I and II liquids may be stored aboveground tanks inside or outside of buildings in specially designed, approved and listed containers which have features incorporated into their design which mitigates concerns for exposure to heat, ignition sources and mechanical damage. Class I liquids will be limited to 550 gallons and class II liquids will be limited to 1,100 gallons. Containers must be installed and used in accordance with their listing, and provisions must be made for leak and spill containment. The fire code official may disapprove the installation of such containers when in his opinion their use presents a risk to life or property.
5. With the approval of the fire code official, temporary storage of a maximum 10,000 gallons of Class II liquids may be permitted for a period not to exceed ninety (90) days at remote construction sites, earth moving projects, gravel pits or borrow pits, consistent with 5704 and 5706.

Section 5706 Special Operations

Section 5706.2.4.4 Locations Where Above-ground Tanks are Prohibited

The storage of Class I and Class II liquids in above-ground tanks is prohibited in residential areas within the geographic limits of the City of Solana Beach.

Section 5706.4 Bulk Plants or Terminals

The geographic limits in which bulk plants and terminals of flammable and combustible liquids are received are prohibited for the protection of heavily populated and congested areas and are hereby established as jurisdiction limits of the City of Solana Beach.

Chapter 61 Liquefied Petroleum Gases

Section 6104.2 Maximum Capacity Within Established Limits

The geographic limits in which the bulk storage of liquefied petroleum gas is prohibited for the protection of heavily populated and congested areas is hereby established as jurisdiction limits of the City of Solana Beach. The aggregate capacity of any one installation shall not exceed a water capacity of 2,000 gallons.

15.32.050 Section 308.1.6.3– Sky Lanterns.

Section 308.1.6.3 is revised in the 2025 California Fire Code to read as follows:

Section 308.1.6.3 – Sky lanterns

Sky lanterns, floating luminary, and similar devices propelled by open flame are prohibited for sale or use.

15.32.100 Section 324– Mid-Rise Buildings.

Section 324 is added to the 2025 California Fire Code to read as follows:

Section 324 Mid-Rise Buildings

Section 324.1 General

All newly constructed mid-rise buildings, or any midrise building which undergoes a complete structural or non-structural renovation that requires the complete vacancy of the building to complete the renovation shall comply with sections 324.1- 324.5

Exceptions:

1. Buildings used exclusively as an open parking garage.
2. Buildings where all floors above the fourth-floor level are used exclusively as an open parking garage.
3. Buildings such as a power plant, lookout tower, steeple, grain house, or other similar structures with intermittent human occupancy.

Section 324.2 Fire Equipment Control Room

A fire equipment control room for fire department operations shall be provided. The location and accessibility of the room shall be approved by the fire code official and be separated from the remainder of the building by not less than a 1-hour barrier. The room shall contain the following at a minimum:

1) Voice alarm and public address panels.
2) Fire alarm control panel.
3) Status indicators and controls for air-handling systems.
4) Fire pump status indicators (if required).
5) ERRC - Emergency Responder Radio Communications
6) Work Table and Chairs
7) Set of complete building plans.

Section 324.3 Road Dimensions

Fire apparatus access roads serving buildings or portions of buildings or facilities that exceed 30 feet in height above the lowest level of fire department vehicle access shall have an unobstructed width of not less than 26 feet.

15.32.110 Section Fees

Section 107.7 is added in the 2025 California Fire Code to read as follows:

SECTION 107.7 – FEES

When any construction project, building, manufacturing process, hazardous occupancy or such similar occurrence present demands on the fire protection service levels that are in excess of those already established and provided by the fire department, and cannot be mitigated by the installation of fire protection appliances or devices, then the owner and/or operator of that entity shall be responsible for costs associated with necessary training and equipment purchases that may be incurred by the fire department to provide an adequate and safe level of emergency response. This level of emergency response will be established by the Fire Chief.

15.32.120 Section 1154 - Firefighting Cost Recovery.

Section 1154.1 is added in the 2025 California Fire Code to read as follows:

Where a fire has resulted from failure to comply with fire safety requirements after notice was given, the Fire Chief may recover costs relating to the response, suppression and overhaul of the fire from the responsible party.

15.32.130 Section 112.4 Abatement of Violation-Non-Compliance Penalty

Section 112.4 is added in the 2025 California Fire Code to read as follows:

When a person fails to comply with a second notice of correction, notice of violation, or notice to cure, the fire code official may impose a fee for the recovery of expenses incurred as a result of activities undertaken pursuant to enforcing the fire prevention provisions of this Code. The penalty for non-compliance shall be determined under Chapter 1.16 SBMC.

15.32.170 Section 503 Fire Apparatus Access Roads

The following sections of Chapter 5 – Section 503, Fire Apparatus Access Roads of the 2025 California Fire Code shall be revised to read as follows:

Chapter 5 - Section 503, Fire Apparatus Access Roads

Section 503.2.1 Dimensions

Fire apparatus access roads shall have an unobstructed improved width of not less than 20 feet, except for single-family residential driveways; serving no more than two, single-family dwellings, shall have a minimum of 16 feet of unobstructed improved width.

EXCEPTION:
1. Fire access roadways, gated entrances with card readers, guard stations or center medians, which have separated lanes of one-way traffic, shall be not less than 14 feet wide per lane.

Section 503.2.3 Surface

Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus not less than 75,000 lbs. and shall be provided with an approved paved surface to provide all-weather driving capabilities.

Section 503.2.7 Grade

Maximum grades for fire apparatus access roads shall not exceed 16% Minimal mitigation shall be a surface of Portland cement concrete (PCC), with a deep

broom finish perpendicular to the entire direction of travel. Maximum grade shall not exceed 20%

Section 503.2.7.1 Cross-Slope.

The standard cross-slope shall be 2 percent; minimum cross-slope shall be 1 percent; maximum cross-slope shall be 5 percent.

Section 503.2.8 Angles of Approach and Departure

The angle of approach and departure of a fire access roadway shall not exceed 12%or as approved by the fire code official.

Section 503.2.9 Roadway Turnouts

Turnouts shall be a minimum of 10 feet wide and 30 feet long with a minimum 25-foot taper on each end.

Section 503.3 Marking

When required by the fire code official, approved signs or other approved notices or markings shall be provided for all public and private fire apparatus access roads to identify such roads or prohibit obstruction thereof. Signs, notices or markings shall be maintained in a clean and legible condition at all times and shall be replaced or repaired when necessary to provide adequate visibility. All new public roads, all private roads within major subdivisions and all private roads serving four or more parcels shall be named. Road name signs shall comply with City of Solana Beach standards.

15.32.190 Sections 503.4.2, 503.4.3 – Fire Lane parking restrictions.

Sections 503.4.2-503.4.3 are added to the 2025 California Fire Code to read as follows:

503.4.2 Fire Lanes – No Parking

No person shall park, stand, or leave unattended any vehicles in any fire lane or fire apparatus access road designated and marked according to the provisions of this Section.

503.4.3 Fire Lanes-No Parking

The fire code official shall have the authority to designate fire lanes or fire apparatus access roads within the City, and to enforce the provisions of this Section. The fire code official may designate existing roadways as fire access roadways consistent with California Vehicle Code Section 22500.1, and 22685 (a) where it determined that such designation is necessary to provide adequate emergency apparatus access.

15.32.200 Section 503.6 – Security gates

Section 503.6 of the 2025 California Fire Code is revised to read as follows:

Sec. 503.6 Security Gates

No person shall install a security gate or security device across a fire access roadway without approval of the fire code official.

1. An automatic gate across a fire access roadway or driveway shall be equipped with an approved emergency key-operated switch overriding all command functions and opening the gate.
2. A gate accessing more than four residences or residential lots or a gate accessing hazardous institutional, educational or assembly occupancy group structure, shall also be equipped with an approved emergency traffic control-activating strobe light sensor or other device approved by the fire code official, which will activate the gate on the approach of emergency apparatus with a battery back-up or manual mechanical disconnect in case of power failure.
3. An automatic gate shall meet fire department policies deemed necessary by the fire code official for rapid, reliable access.
4. An automatic gate serving more than one dwelling or residential lot in existence at the time of adoption of this chapter is required to install an approved emergency key-operated switch and/or an approved emergency traffic control-activating strobe light sensor approved by the fire code official, at an approved location, which overrides all command functions and opens the gate. A property owner shall comply with this requirement within 90 days of receiving written notice to comply.
5. Where this section requires an approved key-operated switch, it may be dual-keyed or equipped with dual switches provided to facilitate access by law enforcement personnel.
6. Electric gate openers, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.

15.32.210 Section 503.7 – Additional Access
Additional Access: New Single-family and multiple-family residential developments where any and all portion of the parcel, or for parcels proposed for subdivision, were part of a parcel mapped within Very High or High Fire Hazard Severity Zones, as designated by the California Department of Forestry and Fire Protection (CAL FIRE) on DATEXXX. shall provide secondary access as follows:

1.Developments or projects within the Very High Fire Hazard Severity Zone, a project with 30 or more homes or units;

2. Developments or project within the High and Moderate Fire Hazard Severity Zones a project with 50 or more homes or units.

3. Commercial or industrial developments require secondary access when the buildings or facilities have a gross building area of more than 100,000 square feet.

4. Where two fire apparatus access roads are required, the location of each access road shall be located at two separate public rights-of-way, with two unique directions for circulation at each access point and no common immediate intersections.

5. Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

6. The additional access shall be reviewed by both the Community Development Director and the Fire Code Official.

15.32.220 Section 507 - Fire Protection Water Supplies

The following sections of Chapter 5 – Section 507, Fire Protection Water Supplies, in the 2025 California Fire Code shall be revised to read as follows:

Chapter 5 Fire Service Features

Section 507.2.2 Water Tanks

Section 507.2.2A Water Tanks Table 507.2.2A - Water storage tanks, when permitted by the fire code official, shall comply with Table No. 507.2.2A

WATER STORAGE TANKS
Table No. 507.2.2A

TABLE NO. 507.2.2A			
Building Square Feet	Gallons Per Minute Water Flow	Capacity Gallons	Duration Minutes
Up to 1,500	250	5,000	20
Over 1,500	250	10,000	40
When exposure distance is one hundred feet (100') or less from adjacent property, or where additional hazards or higher fire flow exists, the required water storage may be modified by the fire code official.			

1. Tank elevation shall be equal to or higher than the fire department connection on the premises. Regardless of domestic use, all tanks shall be equipped with a device that will ensure that the tank contains the designated amount of water for fire flow duration as determined by the fire department. Tank size may be increased to serve multiple structures on a single parcel.

2. Supply outlet shall be at least 4 inches in diameter from the base of the tank to the point of outlet at the fire department connection. The fire department connection shall provide an approved means of controlling water flow.

3. The outlet shall be located along an access roadway and shall not be closer than 50 feet or further than 150 feet from the structure.

4. All exposed tanks and supply pipes shall be of an alloy or other material listed for above ground use. Adequate support shall be provided.

Section 507.5.1 Where Required
The location, type and number of fire hydrants connected to a water supply capable of delivering the required fire flow shall be provided on the public or private street, or on the site of the premises to be protected or both. Fire hydrants shall be accessible to fire department apparatus by roads meeting the requirements of section 503.

Section 507.5.1.01 Requirements for single family dwellings

In zones other than industrial, commercial, and multi-family, fire hydrants shall be installed in accordance with Table No. 507.5.1.1A.

Table No. 507.5.1.1A

TABLE 507.5.1.1A	
Parcels ½ acre and larger:	Every 500 feet to the structure
Parcels less than ½ acre:	Every 350 feet

Section 507.5.1.02 Requirements for multi-family, commercial and industrial zones

In multi-family zones and in commercial and industrial zones, fire hydrants shall be installed at intersections, at the beginning radius of cul-de-sacs, or as approved by the fire code official and every 300 feet of fire access roadways, regardless of parcel size.

15.32.230 Sections 903, 905 - General fire extinguishing system requirements

The following sections of Chapter 9 – Fire Protection Systems, in the 2025 California Fire Code shall be revised to read as follows:

Section 902.1 Definitions – Revised Definition

LIFE SAFETY SPRINKLER SYSTEM shall meet National Fire Protection Association Standards 13-D and 13-R latest addition, and City of Solana Beach installation policies as appropriate

Section 903 – Automatic Sprinkler Systems

Section 903.2 - Where required

Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in sections 903.2.01.1 through 903.2.12, and may be required in additions and remodels of existing structures as described in section 903.2.01

Section 903.2.01 Additions, Remodels and Reconstruction

An automatic sprinkler system installed in accordance with 903.3 may be required to be installed throughout structures when the addition is more than 50% of the existing building or where the scope of work meets the definition of significant remodel/addition, new construction, or reroof.

Exceptions:

1) If the cost of the installation exceeds 15 percent of the valuation of the project. Formal bids shall be provided to the fire prevention bureau to be reviewed for acceptance

2) If the addition to the existing building is strictly for the creation of a new Accessory Dwelling Unit; no additions or remodels to the existing building is permitted.

903.2.02 - New Commercial and Group U

An automatic sprinkler system Installed in accordance with section 903.3 shall be required in new and remodeled buildings and structures where the required fire flow exceeds 1,500 gallons per minute as calculated by section 507.3., or when the square footage of a new commercial building exceeds 5,000 square feet or where the fire area has an occupant load of 100 or more.

Exception:

Agricultural buildings constructed of wood or metal frame, over which fabric or similar material is stretched, which are specifically used as green houses are exempt from the automatic sprinkler requirements unless physically connected to other structures.

Section 905 Standpipe Systems - Required Installations

Standpipe systems shall be installed where required by Sections 905.3.01 through 905.3.11.1. Standpipe systems are allowed to be combined with automatic sprinkler systems.

Exception: Standpipe systems are not required in Group R-3 occupancies.

Section 905.3 Standpipes for New Commercial Buildings:

A Class I standpipe with 2.5-inch hose valves shall be provided for all new commercial buildings three levels or more in height, regardless of occupancy type. Hose valves and connections shall be located in each stairway and on each floor level, including the roof. For single story buildings or parking structures with large floor areas, class I standpipes may be required.

15.32.350 Explosives and Fireworks

The following sections of Chapter 56 – Explosives and Fireworks, in the 2025 California Fire Code shall be added to read as follows:

Chapter 56 Explosives and Fireworks

Section 5608.2 Fireworks

Fireworks shall not be sold, manufactured, disposed or discharged within the jurisdictional boundaries of the City of Solana Beach, except when all necessary permits have been issued by all the relevant agencies, including a permit for public display, theatrical purposes and/or group entertainment issued by the fire department, to a California State Fire Marshal licensed pyro-technician and the minimum requirements of Title-19, California Code of Regulations, Chapter-6, fireworks are met. The San Diego County Regulatory Ordinance, Title-3, Division-2, Chapter 1, section 32.101 through 32.108 may be used as a guide when enforcing these requirements.

Section 5608.3 Fireworks Penalty

Any person violating any provisions or failing to comply with this Chapter or the requirements of Title-19 California Code of Regulations, chapter 6, and/or San Diego County Regulatory Ordinance, Title-3, Division-2, Chapter 1, section 32.101 through 32.108, shall be guilty of a misdemeanor and upon conviction thereof, shall be punishable by a fine not to exceed One Thousand dollars ($1,000) or by imprisonment in the County jail for a period of not more than one year or by both such fine and imprisonment.

15.32.351 Special Building Construction Regulations

Section 504.10 – Vents

All residential buildings, including new construction, remodels, alterations, additions, and re-roofs, shall be equipped with vents that are approved as wildfire flame- and ember-resistant in accordance with Section 504.3. This requirement applies regardless of the extent of work performed and includes replacement or modification of existing vents.

Chapter 15.33

HISTORICAL BUILDING CODE

Sections:
15.33.10 Adoption

15.33.010 adoption of the California Historical Building Code, Part 8, Title 24 of the California Code of Regulations. The California Historical Building Code, 2025 edition, Chapter 15.33 is adopted by reference without change to Buildings and Construction Title 15.

Chapter 15.34

EXISTING BUILDING CODE

Sections:
15.34.010 Adoption

15.34.010 adoption of the California Existing Building Code, Part 10, Title 24 of the California Code of Regulations. The California Existing Building Code, 2025 edition, Chapter 15.34 is adopted by reference without change to Buildings and Construction Title 15.

Chapter 15.35

REFERENCED STANDARDS CODE

Sections:
15.35.10 Adoption

15.35.010 adoption of the California Referenced Standards Code, Part 12, Title 24 of the California Code of Regulations. The California Referenced Standards Code, 2025 edition, Chapter 15.35 is adopted by reference without change to Buildings and Construction Title 15.

SECTION 3: The City Council of the City of Solana Beach hereby adds Chapter 15.37 to read as follows:

Chapter 15.37

CALIFORNIA WILDLAND URBAN INTERFACE CODE

Sections:
15.37.10 Adoption

15.37.010 adoption of the California Wildland Urban Interface Code, Part 7, Title 24 of the California Code of Regulations. The California Wildland Urban Interface Code, 2025 edition, Chapter 15.37 is adopted by reference without change to Buildings and Construction Title 15.

SECTION 4: SEVERABILITY

If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held by a court of competent jurisdiction to be invalid, such a decision shall not affect the validity of the remaining portions of this Ordinance. Such section, subsection, sentence, clause or phrase, instead, shall be superseded and replaced by the corresponding provisions, if any exist, of Title 24 of the California Code of Regulations. The City Council of the City of Solana Beach hereby declares that it would have passed this Ordinance and each section or subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid.

SECTION 5: INCONSISTENCIES

To the extent the terms and provisions of this Ordinance may be inconsistent or in conflict with the terms or conditions of any prior City ordinance, motion, resolution, rule or regulation governing the same subject, the terms of this Ordinance shall prevail with respect to the subject matter thereof.

SECTION 6: INTERPRETATION

In interpreting this Ordinance or resolving any ambiguity, this Ordinance shall be interpreted in a manner that effectively accomplishes its stated purposes.

EFFECTIVE DATE: This Ordinance shall be effective thirty (30) days after its adoption. Within fifteen (15) days after its adoption, the City Clerk of the City of Solana Beach shall cause this Ordinance to be published pursuant to the provisions of Government Code § 36933.

INTRODUCED AND FIRST READ at a regular meeting of the City Council of the City of Solana Beach, California on the 22nd day of October, 2025; and

THEREAFTER ADOPTED at a regular meeting of the City Council of the City of Solana Beach, California on the ___ day of November, 2025, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
LESA HEEBNER, Mayor

APPROVED AS TO FORM:

_____
JOHANNA N. CANLAS, City Attorney

ATTEST

_____
ANGELA IVEY, City Clerk

STAFF REPORT
CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Alyssa Muto, City Manager
MEETING DATE: October 22, 2025
ORIGINATING DEPT: Engineering Department
SUBJECT: **Approving an Amendment to the SANDAG 2025 Regional Transportation Improvement Program**

BACKGROUND:

The City receives annual *TransNet* funding, a voter-approved, countywide half-cent sales tax administered by the San Diego Association of Governments (SANDAG). *TransNet* funds are used to support the City's Annual Pavement Management Program and pedestrian, bicycle, and ADA improvements including curb ramps, crosswalks, and sidewalk connectivity.

This item is before the City Council to consider adopting Resolution 2025-113 (Attachment 1) amending the City's Program of Projects (POP) included in the 2025 Regional Transportation Improvement Program (RTIP). The amendment adjusts programmed *TransNet* funds to align with SANDAG's updated revenue forecast, which has slightly decreased since the 2025 RTIP was adopted, and adds additional funding in future years to continue supporting the pavement management program.

DISCUSSION:

TransNet is a regional half-cent sales tax approved by San Diego County voters to fund transportation improvements across the region. First adopted in 1987, and extended in 2004 through 2048, the program provides a critical revenue source for highway, transit, and local street and road infrastructure. Administered by SANDAG, *TransNet* revenues are distributed to local jurisdictions through the Local Street Improvements (LSI) program, which supports investments in road maintenance, rehabilitation, and active transportation infrastructure. Each participating jurisdiction, including the City of Solana Beach, receives an annual allocation based on population and maintained road mileage.

To remain eligible for *TransNet* funding, jurisdictions must prepare a five-year Program of Projects (POP) every two years. Projects are reviewed and approved by SANDAG and

CITY COUNCIL ACTION:
_____
_____

integrated into the Regional Transportation Improvement Plan (RTIP). The RTIP is a planning document that lists all major transportation improvement projects for the region. A transportation project generally has to be listed on the RTIP in order to be eligible for TransNet, State or federal funding. SANDAG prepares a five-year RTIP, and updates every two years with input provided from local agencies in the county.

SANDAG requires local agencies to submit a list of projects annually to be included in the RTIP. The project submittal must include evidence of formal action by the legislative body of the City, preferably by resolution. SANDAG also requires that the local agency hold a public hearing prior to adoption of the 2025 RTIP and any amendments. After all public agencies in the region submit a resolution to SANDAG approving their portion of the RTIP, SANDAG will then adopt the 2025 RTIP for the entire region. It is anticipated that SANDAG will adopt the amended RTIP in December 2025.

In May 2024, the City Council adopted the 2025 Regional Transportation Improvement Program (RTIP) for Fiscal Years 2025 through 2029 (Attachment 2), identifying projects to be funded using *TransNet* revenues. The list of projects includes three categories that include *TransNet* funding:

- **Pavement Resurfacing:** Funds are used for the City's Annual Pavement Management Program and includes full-depth rehabilitation and overlays of roads and related infrastructure, including bike lanes and parking lanes.
- **Preventive Maintenance:** Funds are used for the City's Annual Pavement Management Program and include crack sealing, slurry sealing, localized repairs.
- **Sidewalks and Associated Street Improvements.** Funds are used for pedestrian, bicycle, and ADA improvements including curb ramps, crosswalks, and sidewalk connectivity.

Following adoption of the program, SANDAG issued a revised *TransNet* revenue forecast, reflecting lower anticipated collections across the region, which requires the City to amend the 2025 RTIP. The City has advertised a public hearing for October 22, 2025, to receive public input with regard to the amended 2025 RTIP. The updated five-year forecast for the City is summarized below:

Forecast	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28	FY 2028-29
Previous	$244,000	$250,000	$257,000	$272,000	$286,000
Revised	$232,000	$234,000	$241,000	$254,000	$272,000

The above amounts exclude debt service payments for the Highway 101 Westside Improvements which is approximately $217,000 annually.

Attachment 3 lists seven projects in the 2025 RTIP: 1) Pavement Resurfacing, 2) Pavement Maintenance, 3) Sidewalks and Associated Street Improvements, 4) Lomas Santa Fe Drive Improvements, 5) Traffic Signal Upgrades, 6) Regional Greenhouse Gas Inventory Project, and 7) Glencrest Driveway Sidewalk Project. Of these, only the first

three projects, Pavement Resurfacing, Pavement Maintenance, and Sidewalks and Associated Street Improvements, receive *TransNet* LSI funding.

In addition to annual LSI revenue, unspent funds from prior years are carried forward and may be reprogrammed toward eligible projects. This amendment reflects the reduction in annual *TransNet* revenue forecast provided by SANDAG and reallocates additional carryover funding for the Pavement Resurfacing project in Fiscal Years 2027–28 and 2028–29. These funds will support the City's future Annual Pavement Management Programs.

No changes are proposed for the other four projects at this time. While no new projects are being added as part of this amendment, the City may continue to modify or add projects through SANDAG's quarterly amendment process if necessary and approved by the Council.

CEQA COMPLIANCE STATEMENT:

Section 15276 of the California Environmental Quality Act (CEQA) Guidelines provides that "CEQA does not apply to the development or adoption of a regional transportation improvement program or the State transportation improvement program."

CEQA Guidelines Section 15060(c)(3) also exempts activities from CEQA review that are not considered projects, such as government funding or fiscal activities that do not involve a commitment to a specific project. In addition, environmental review will be addressed prior to City Council approval to advertise construction bids for each project.

FISCAL IMPACT:

The FY 2025 and FY 2026 Capital Improvement Plan budget appropriated $210,000 in *TransNet* funds for each year for the Annual Pavement Management Program. The budget amounts will be revised to match the *TransNet* funding programmed in this RTIP amendment of $230,000 for FY 2025 and FY 2026.

WORK PLAN:

While the RTIP is not specifically included in the Work Plan, the projects programmed in the RTIP are included in the Work Plan and Capital Improvement Plan, including: Annual Pavement Management Program, Traffic Signal Upgrades, Glencrest Sidewalk Improvements, Lomas Santa Fe Corridor Project, and Santa Helena Neighborhood Trail.

OPTIONS:

- Adopt Staff recommendation.
- Deny Staff recommendation.
- Provide direction to Staff.

CITY STAFF RECOMMENDATION:

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 Adoption of Resolution 2025-113 approving an amendment to the to the SANDAG 2025 Regional Transportation Improvement Program (RTIP) of projects for Fiscal Years 2025 through 2029, to adjust and increase *TransNet* funding in the Pavement Resurfacing project.

3. Authorize the City Treasurer to amend the Adopted Budget accordingly.

_____
Alyssa Muto, City Manager

Attachment:

1. Resolution 2025-113
2. Amended 2025 RTIP Projects List

RESOLUTION 2025-113

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING AN AMENDMENT TO THE SANDAG 2025 REGIONAL TRANSPORTATION IMPROVEMENT PROGRAM OF PROJECTS FOR FISCAL YEARS 2025 THROUGH 2029

WHEREAS, on November 4, 2004, the voters of San Diego County approved the San Diego Transportation Improvement Program Ordinance and Expenditure Plan (*TransNet* Extension Ordinance); and

WHEREAS, the *TransNet* Extension Ordinance provides that SANDAG, acting as the Regional Transportation Commission, shall approve on a biennial basis a multi-year program of projects submitted by local jurisdictions identifying those transportation projects eligible to use transportation sales tax (*TransNet*) funds; and

WHEREAS, the City of Solana Beach was provided with an estimate of annual *TransNet* local street improvement revenues for Fiscal Years 2025 through 2029; and

WHEREAS, the City of Solana Beach approved its 2025 *TransNet* Local Street Improvement Program of Projects (POP) on May 22, 2024 and the City of Solana Beach desires to make adjustments to its Program of Projects; and

WHEREAS, the City of Solana Beach has held a noticed public meeting with an agenda item that clearly identified the proposed amendment prior to approval of the projects by its authorized legislative body in accordance with Section 5(A) of the *TransNet* Extension Ordinance and Rule 7 of SANDAG Board Policy No. 31.

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 of Solana Beach requests that SANDAG make the recommended changes to its 2025 POP (the "Amendment") as programmed in the 2025 RTIP.

3. That City of Solana Beach approves an amendment to the SANDAG 2025 Regional Transportation Improvement Program (RTIP) of projects for Fiscal Years 2025 through 2029, to adjust and increase *TransNet* funding in the Pavement Resurfacing project.

4. That pursuant to Section 2(C)(1) of the *TransNet* Extension Ordinance, the City of Solana Beach certifies that no more than 30 percent of its annual revenues shall be spent on local street and road maintenance-related projects as a result of the Amendment.

ATTACHMENT 1

5. That pursuant to Section 4(E)(3) of the *TransNet* Extension Ordinance, the City of Solana Beach certifies that all new or changed projects, or major reconstruction projects, included in the Amendment and funded by *TransNet* revenues shall accommodate travel by pedestrians and bicyclists, and that any exception to this requirement permitted under the Ordinance and proposed was clearly noticed as part of the City of Solana Beach's public hearing process for the Amendment.

6. That the City of Solana Beach does hereby certify that all other applicable provisions of the *TransNet* Extension Ordinance and SANDAG Board Policy 31 have been met.

7. That the City of Solana Beach agrees to indemnify, hold harmless, and defend SANDAG, the San Diego County Regional Transportation Commission, and all officers and employees thereof against all causes of action or claims related to City of Solana Beach's *TransNet* funded projects.

PASSED AND ADOPTED this 22nd day of October 2025, 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:

_____
JOHANNA N. CANLAS, City Attorney

ATTEST:

_____
ANGELA IVEY, City Clerk

Table 1

2025 Regional Transportation Improvement Program

San Diego Region (in $000s)

Solana Beach, City of

MPO ID: SB16		**AMENDMENT: 25-11**
Project Title:	Pavement Resurfacing	RAS (T2-11)
Project Description:	Various streets as determined by pavement management program. Street list to be uploaded annually; RTCIP to be used on Lomas Santa Fe Dr - in Solana Beach, pavement overlays	*TransNet* - LSI: CR
Change Notes:		
	Capacity Status: NCI	Exempt Category: Safety - Pavement resurfacing and/or rehabilitation

Est Total Cost: **$2,699**

	TOTAL	PRIOR	24/25	25/26	26/27	27/28	28/29	FUTURE	PE	RW	CON
TransNet - LSI	$1,773	$573	$230	$230	$240	$250	$250				$1,773
TransNet - LSI Carry Over	$819	$519		$50		$150	$100				$819
Local RTCIP	$107	$47	$60								$107
TOTAL	**$2,699**	**$1,139**	**$290**	**$280**	**$240**	**$400**	**$350**				**$2,699**

MPO ID: SB18		**ADOPTION: 25-00**
Project Title:	Pavement Maintenance	*TransNet* - LSI: Maint
Project Description:	Street locations to be determined by city wide condition assessment; street list to be uploaded annually - slurry seals and localized pavement repairs	
Change Notes:		
	Capacity Status: NCI	Exempt Category: Safety - Pavement resurfacing and/or rehabilitation

Est Total Cost: **$280**

	TOTAL	PRIOR	24/25	25/26	26/27	27/28	28/29	FUTURE	PE	RW	CON
TransNet - LSI Carry Over	$280		$80		$100		$100				$280
TOTAL	**$280**		**$80**		**$100**		**$100**				**$280**

MPO ID: SB21		**ADOPTION: 25-00**
Project Title:	Sidewalks and associated street improvements at various locations	*TransNet* - LSI: CR
Project Description:	see map - In Solana Beach, planning, design and construction to add and improve sidewalks and pedestrian paths at the following locations: Santa Helena north of Sun Valley, and Glencrest Drive south of Dell Street. Associated curb, gutter and pavement restoration is included.	
Change Notes:		
	Capacity Status: NCI	Exempt Category: Air Quality - Bicycle and pedestrian facilities

Est Total Cost: **$589**

	TOTAL	PRIOR	24/25	25/26	26/27	27/28	28/29	FUTURE	PE	RW	CON
TransNet - LSI	$222	$222									$222
TransNet - LSI Carry Over	$367	$167			$100		$100		$55		$312
TOTAL	**$589**	**$389**			**$100**		**$100**		**$55**		**$534**

ATTACHMENT 2

** Include SANDAG in progress and pending projects - these projects are subject to change when accepted by SANDAG

Table 1

2025 Regional Transportation Improvement Program

San Diego Region (in $000s)

Solana Beach, City of

MPO ID: SB22 — **ADOPTION: 25-00**

Project Title: Lomas Santa Fe Drive Roadway and Corridor Improvements

Project Description: Lomas Santa Fe Drive from Santa Helena to HIghland Drive (.95 miles) - On Lomas Santa Fe Drive, east of I-5 between Santa Helena and Highland Drive, construct new curbs and a multi-use trail along the northerly side of the existing roadway. Construct planted medians. Reconfigure and restripe the existing travel lanes and bike lanes to accommodated the multi-use trail. Add sidewalk along the south side, east of Las Banderas Overlay the existing pavement with 2-inch asphalt concrete.

TOLL COMMENT: $802,900 TC in FY25 for CON

Change Notes:

Capacity Status: NCI — Exempt Category: Air Quality - Bicycle and pedestrian facilities

Est Total Cost: **$7,000**

	TOTAL	PRIOR	24/25	25/26	26/27	27/28	28/29	FUTURE	PE	RW	CON
Fed Disc. - CPF-Hwy Infra	$7,000		$7,000								$7,000
TOTAL	**$7,000**		**$7,000**								**$7,000**

MPO ID: SB23 — **ADOPTION: 25-00**

Project Title: Traffic Signal Equipment Replacements and Upgrades

Project Description: Lomas Santa Fe Drive and Highway 101 - Traffic signal equipment replacements and upgrades on the Regional Arterial System

Change Notes:

Capacity Status: NCI — Exempt Category: Other - Intersection signalization projects

Est Total Cost: **$181**

	TOTAL	PRIOR	24/25	25/26	26/27	27/28	28/29	FUTURE	PE	RW	CON
Local RTCIP	$181	$25	$36	$30	$30	$30	$30				$181
TOTAL	**$181**	**$25**	**$36**	**$30**	**$30**	**$30**	**$30**				**$181**

MPO ID: SB24 — **AMENDMENT: 25-11**

Project Title: Regional Greenhouse Gas Emission Inventory Project - Solana Beach (part of Lump Sum V10)

Project Description: Complete multiple community-wide greenhouse has emission inventories.

Change Notes:

Capacity Status: NCI — Exempt Category: Other - Transportation enhancement activities

Est Total Cost: **$462**

	TOTAL	PRIOR	24/25	25/26	26/27	27/28	28/29	FUTURE	PE	RW	CON
TransNet - SGIP	$462			$84	$179	$179	$20				$462
TOTAL	**$462**			**$84**	**$179**	**$179**	**$20**				**$462**

** Include SANDAG in progress and pending projects - these projects are subject to change when accepted by SANDAG

Table 1

2025 Regional Transportation Improvement Program

San Diego Region (in $000s)

Solana Beach, City of

MPO ID: SB25		**AMENDMENT: 25-11**
Project Title:	Connect Glencrest - Glencrest Drive Pedestrian Connectivity Project (part of Lump Sum V10)	
Project Description:	The proposed project will transform Glencrest Drive into a pedestrian-friendly street, making it safer, more inviting, and easier to navigate on foot. By adding sidewalks on both sides of the road, this improvement will enhance safety, encourage walkability, and strengthen connections between neighborhoods. Families, students, and community members will enjoy a safer, more accessible route to key destinations such as Skyline Elementary School, Earl Warren Middle School, the Boys & Girls Club of San Dieguito Barbara Harper Branch the Solana Beach Town Centre Mall, and the Lomas Santa Fe Plaza, fostering a more connected and vibrant community.	
Change Notes:		
Capacity Status: NCI	Exempt Category: Other - Transportation enhancement activities	

Est Total Cost: **$605**

	TOTAL	PRIOR	24/25	25/26	26/27	27/28	28/29	FUTURE	PE	RW	CON
TransNet - SGIP	$605			$605							$605
TOTAL	**$605**			**$605**							**$605**

** Include SANDAG in progress and pending projects - these projects are subject to change when accepted by SANDAG

Table 1

2025 Regional Transportation Improvement Program

San Diego Region (in $000s)

RTIP Fund Types

Local Funding	
RTCIP	Regional Transportation Congestion Improvement Program
TransNet-LSI	Prop. A Extension Local Transportation Sales Tax - Local System Improvements
TransNet-LSI Carry Over	TransNet - LSI funds previously programmed but not requested/paid in year of allocation
TransNet-SGIP	Prop. A Extension Local Transportation Sales Tax - Regional Smart Growth Incentive Program

** Include SANDAG in progress and pending projects - these projects are subject to change when accepted by SANDAG

STAFF REPORT
CITY OF SOLANA BEACH

TO:	Honorable Mayor and City Councilmembers
FROM:	Alyssa Muto, City Manager
MEETING DATE:	October 22, 2025
ORIGINATING DEPT:	Community Development Department – Corey Andrews, City Planner
SUBJECT:	**Public Hearing: Request for a DRP/SDP to Construct a New Two-Story, Single-Family Residence with Two Attached Garages, a Covered Patio and Perform Associated Site Improvements at 730 Ramona Place. (DRP24-016 SDP24-009) Applicant: John Runager; APN: 298-391-08 Resolution 2025-095)**

BACKGROUND:

The Applicant, John Runager, is requesting City Council approval of a Development Review Permit (DRP) and Structure Development Permit (SDP) to demolish the existing residence and construct a replacement two-story, single-family residence with an attached two car garage, an attached single car garage, a covered patio, and associated site improvements. The 21,729 square-foot lot is located in the Estate Residential (ER-2) Zone and the Dark Sky Area. The project proposes 540 cubic yards (CY) of cut, 170 CY of fill; 370 CY of export, of which 30 CY of excavation is for footings. The existing grade below the footprint of the proposed structure is between 225.62 feet above Mean Sea Level (MSL) to 228.13 MSL. A flat building pad is proposed at 225.45 MSL. The maximum height of the proposed residence would be 24.56 feet (250.01 MSL) above the proposed grade.

The project requires a DRP for proposed grading in excess of 100 cubic yards and a second floor that exceeds 35% of the floor area of the first floor. The project requires an SDP because the proposed residence will exceed 16 feet in height as measured from the pre-existing grade. The issue before the Council is whether to approve, approve with conditions, or deny the Applicant's request for a DRP/SDP, as contained in Resolution 2025-095 (Attachment 1).

DISCUSSION:

CITY COUNCIL ACTION:

_____

_____

_____

The subject property is located on the southeast side of Ramona Place, two properties southwest of the intersection of Ramona Place and Highland Drive. The right-of-way slopes upward from the edge of the pavement of Ramona Place approximately 4 to 8 feet along the front property line with the steeper slope at the northwest corner of the lot. Once on the property, the topography of the lot is relatively flat with a total change in elevation of approximately four feet as you move southeast across the property. The Applicant is proposing to construct a replacement two-story, single-family residence with an attached two car garage, an additional attached single car garage, covered patio area and associated site improvements.

The City Council adopted the Local Coastal Program (LCP) Land Use Plan (LUP), which established policies for the protection of Environmentally Sensitive Habitat Areas (ESHA) and an ESHA Map. The ESHA Map (Exhibit 3-9, shown below) indicates that there is potentially sensitive habitat, specifically Coastal Sage-Chaparral Scrub, adjacent to the property. The site-specific analysis conducted by the Applicant's consultant, Victor Novik of Victor Novik Consulting, and peer-reviewed by the City's on-call environmental consultant, Harris and Associates, Inc. indicates that there are no impacts to ESHA associated with the project. Additional analysis of the project's consistency with the LUP is provided later in this report.

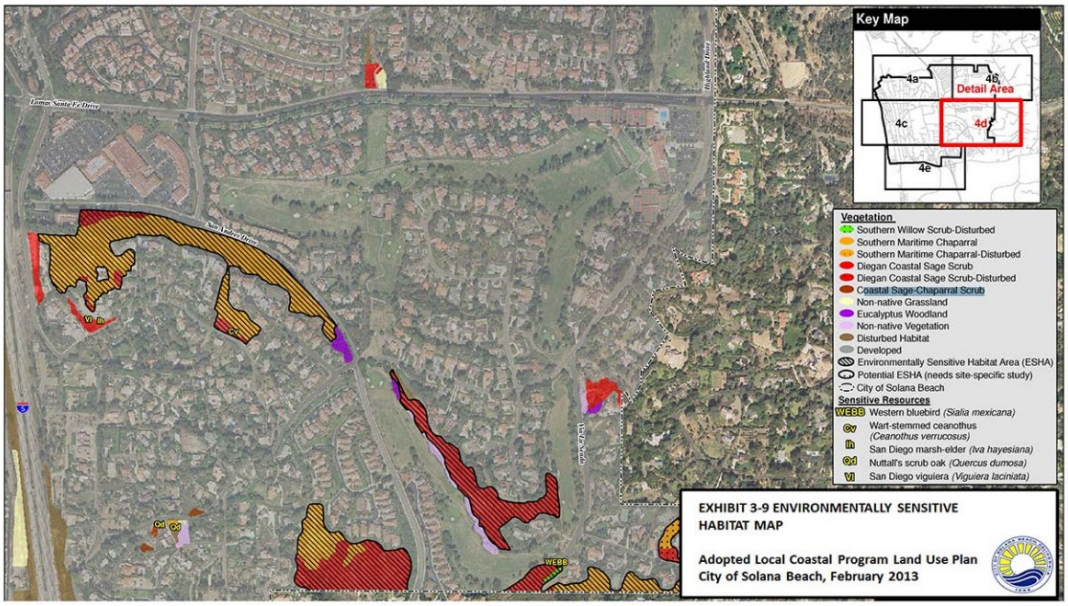


Table 1 (below) provides a comparison of the SBMC applicable zoning regulations with the Applicant's proposed design.

Table 1

LOT INFORMATION			
Property Address:	730 Ramona Pl.	**Zoning Designation:**	ER-2 (2 du/ac)
Lot Size:	21,729 sf	**# Units Allowed:**	1 SFR, 1 ADU, 1JADU
Max. Allowable Floor Area:	7,759 sf	**# Units Ex/Proposed:**	1 SFR, 1 ADU
Proposed Floor Area:	4,653 sf	**Setbacks: (c)**	**Required** **Proposed**

Below Max. Floor Area by:	3,106 sf	Front (West)	25 ft	25 ft
Max. Allowable Height:	25 ft	Int. Side (North)	10 ft	10 ft
Max. Proposed Height:	24.56 ft	Int. Side (South)	10 ft	10 ft
Highest Proposed Point:	250.01 MSL	Rear (East)	40 ft	88 ft 3 in
Measured from Proposed Grade of:	225.45 MSL			

PROPOSED PROJECT INFORMATION

Proposed Floor Area Breakdown:	
First Floor Living Area	1,966 sf
Second Floor Living Area	1,969 sf
Phantom Space	75 sf
Garage 1	277 sf
Garage 2	729 sf
Covered and Enclosed Entry/Patio	37 sf
Subtotal	5,053 sf
Off-Street Parking Exemption	- 400 sf
Total Proposed Floor	**4,653 sf**

Required Permits: DRP for grading in excess of 100 cubic yards and proposed total floor area to exceed 60% of maximum allowable and a second floor that exceeds 35% of the floor area of the first floor.

SDP: for construction in excess of 16 feet in height as measured from the pre-existing grade.

Required Parking: 2 (SFR)
Proposed Parking: 3 Garage Parking Spaces
Proposed Fences and Walls: Yes
Proposed Accessory Structure: No
Existing Development: Existing SFR and Attached Garage to be demolished

Proposed Grading: The project proposes 540 CY of cut, 170 CY of fill; 370 CY of export including 30 CY of excavation for footings

Staff has prepared draft findings for approval of the DRP in the attached Resolution 2025-095 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 DRP 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 2025-095.

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 and because the second floor exceeds 35% of the floor area of the first floor. 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 2025-095 provides a 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 Applicant 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 Estate Residential 2 and is intended for residences developed at a maximum density of two dwelling units per acre. Other compatible uses such as accessory dwelling units, home occupations, religious institutions, educational institutions, parks and recreation facilities, and public utilities are permitted or conditionally permitted. 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.

Specific Plans and Special Overlays

The property is located in the Dark Sky Area, adjacent to potential ESHA, and within the Coastal Zone.

Dark Sky Area

In an effort to further control excessive or unnecessary outdoor light emissions, SBMC Section 17.60.060(C)(3) prohibits the outside illumination for aesthetic or dramatic purposes for a building and/or surrounding landscape, including environmentally sensitive habitat areas in the “Dark Sky” designated areas. These provisions allow for exterior lighting at egress points and stairways for safety purposes.

A condition of approval has been included in the draft Resolution of Approval to require compliance with the Dark Sky lighting provisions.

Local Coastal Plan/Land Use Plan Consistency

The City Council adopted an LCP/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 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 LUP includes regulations that prevent degradation of ESHA from new development.

As previously mentioned, there is mapped potential ESHA on properties adjacent to the subject site. The Applicant's biological resources consultant, Victor Novick, concluded that the proposed project does not have a negative effect on sensitive species or habitat. The analysis was peer-reviewed by the City's environmental and biological consultants, Harris and Associates, Inc. and found to be complete and consistent with the provisions of the LUP and added the specific condition of approval which has been added to the attached resolution:

1. To avoid impacts to potential nesting birds if project-related vegetation clearing or construction activities occur during the avian breeding season (February 15 to September 15), a qualified biologist will conduct a nesting bird survey within the project site and a 500-foot buffer. If an active nest is found, a buffer of an appropriate distance/radius depending on bird species will be applied surrounding the nest until the nest is deemed no longer active (i.e., has fledged) by a qualified biologist. Impacts to the developed and landscaped areas would be less than significant.

Coastal Zone

The entire City of Solana Beach is located within the Coastal Zone. As a condition of project approval, the Applicant will be required to obtain a Coastal Development Permit, Waiver, or Exemption from the California Coastal Commission prior to the issuance of building or grading permits.

Zoning Ordinance Consistency

SBMC Section 17.20.010(C) specifies that the ER Zone is intended for residential development in areas characterized primarily by detached single-family homes on previously subdivided lots. SBMC Section 17.20.030 outlines property development regulations, which are analyzed below.

Minimum Yards/Setbacks:

Minimum yard dimensions (setbacks) for the ER Zone are determined by the setback designator indicated on the City of Solana Beach official zoning map. The setback

designator for the subject property is “b”, which requires a 25-foot front yard setback, 10-foot street and interior side yard setbacks and a 40-foot rear yard setback. The lot has 159.70 feet of frontage on Ramona Place. The lot is irregular in shape with a curved northern property line and a straight southern property line. On average, the lot is approximately 211 feet in depth. The proposed project includes allowable encroachments into the side-yard setbacks, including a roof eave and an attached ADU that is not subject to discretionary review.

Maximum Floor Area Ratio:

The 21,729 square foot lot is located within the boundaries of the ER-2 Zone which has a tiered FAR calculation to determine the maximum allowable floor area. The maximum allowable floor area calculation for this project is as follows:

0.60 for first 5,000 ft^2	3,000 ft^2
0.30 for 5,000 to 20,000 ft^2	4,500 ft^2
0.15 for above 20,000 ft^2	259 ft^2
Maximum Allowable Floor Area:	7,759 ft^2

The 1,966 square foot main floor living area consists of a central open kitchen and living room area with a pantry attached to the southern side of the kitchen and a bar area attached to the southern side of the living room, on the east side of the living room is a 640 square foot covered patio area. Only 37 square feet of the covered patio is considered covered and enclosed and included in the calculation of FAR. North of the open concept room is the entry way that has a ceiling height over 15 feet and is counted twice towards the FAR. There is also a powder room, a guest bedroom suite, and an attached two-car garage of 729 square feet. South of the open concept room an attached single-car garage of 277 square feet, and also an attached ADU that is not subject to discretionary review. The proposed 1,969 square foot second floor consists of the primary bedroom suite, two additional bedrooms, a bathroom and a gym. A 62-square foot covered patio (that is not included in the FAR) is proposed on the west side of the primary bedroom.

The SBMC parking regulations require two off-street parking spaces per single-family residence. When required spaces are provided in a garage, up to 200 square feet of floor area is exempted for each required space. The proposed residence includes an attached single car garage as well as an attached two-car garage for a total of 1,006 square feet of garage area. A total of three unobstructed parking spaces that are 9 ft. X 19 ft. are provided within the garage area. Therefore, the project is afforded a 400 square-foot exemption from gross floor area calculation. With this exemption, the total gross floor area of the project is 4,653 square feet, which is 3,106 square feet below the maximum allowable for the property.

Maximum Building Height:

The maximum building height for the ER Zone is 25 feet. The maximum building height of the residence is proposed to be 24.56 feet above the proposed grade or 250.01 MSL (pole #6 or #47). The proposed residence exceeds 16 feet in height from the pre-existing grade.

Therefore, the project is subject to the requirements of SBMC Chapter 17.63 – View Assessment which is discussed later in this report.

Required Off-Street Parking:

A single-family residence requires two off-street parking spaces, pursuant to SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM). Three unobstructed 9-foot by 19-foot parking spaces are proposed in the attached garage areas.

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.

A retaining wall is proposed along the north side of the reconstructed driveway that is located in the southwestern corner of the lot. The retaining wall would then follow the remainder of the front property line as well as the first 15 feet of the northern property line. This wall would be constructed to support the topography on the lot adjacent to the right-of-way modifications required in front of the lot. Due to the proposed grading, a majority of the wall would be constructed lower than the existing grade and would not exceed the maximum allowable height, however, from Ramona Place, the wall would range in height from approximately two feet to 4.5 feet above the proposed grade

A five-foot high cedar wood fence is proposed from the southeastern corner of the proposed ADU and would follow the side and rear property lines and end at the northeastern corner of the residence to enclose the rear yard area.

Currently, the plans show fences and walls that comply with the requirements of SBMC 17.20.040(O) and 17.60.070(C). If the 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 comply with the Municipal Code.

Landscape:

Compliance with the current water efficient landscaping regulations of SBMC Chapter 17.56 and submittal of a Landscape Documentation Package is required for new development projects with an aggregate landscape equal to or greater than 500 square feet. The Applicant provided a conceptual landscape plan (including a planting plan and water use calculations) 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 substantial conformance with the conceptual plan and consistency with the water efficient landscape regulations. In addition, the City's third-party landscape

architect will perform an inspection during the construction phase of the project to verify consistency.

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:

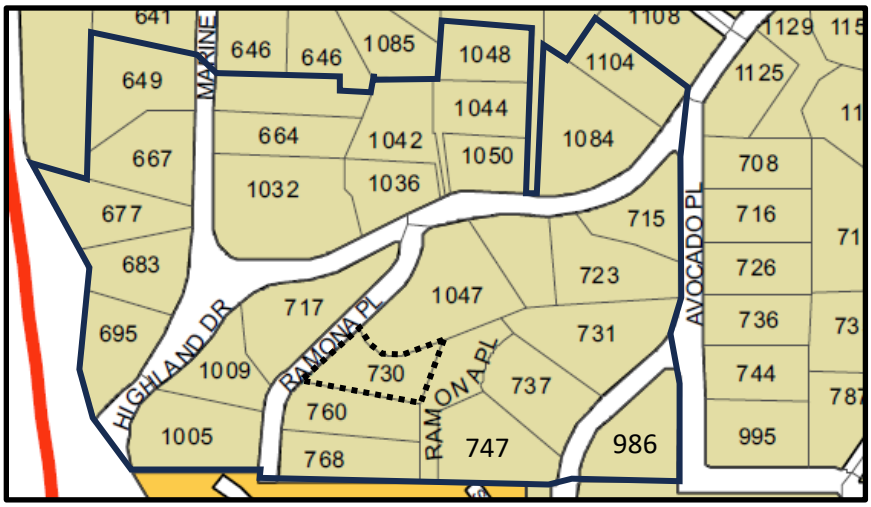
1. Relationship with Adjacent Land Uses
2. Building and Structure Placement
3. Landscaping
4. Roads, Pedestrian Walkways, Parking, and Storage Areas
5. Grading
6. Lighting
7. Usable Open Space

Relationship with Adjacent Land Uses

The property is located within the ER Zone and the Dark Sky Area as are the properties located in the immediate surrounding neighborhood on Highland Drive, Marine View Avenue, Ramona Place and Avocado Place. These properties are developed with a mix and one-and two-story single-family residences. The project, as designed, could be found consistent with the permitted uses for the ER-2 Zone as described in SBMC Sections 17.20.010 and 17.12.020. The maximum proposed floor area would be 3,106 square feet below the maximum allowable for the property.

Neighborhood Comparison:

Staff compared the proposed project to 28 nearby properties within the surrounding neighborhood which are shown on the following map and located on both sides of Highland Drive, Marine View Avenue, Ramona Place, and the west side of Avocado Place as shown on the following map:



The properties evaluated in this comparison are also located in the ER-2 Zone and the lot sizes range from approximately 20,038 square feet to 59,242 square feet. The surrounding properties are developed primarily with single-family homes ranging in size from 452 square feet to 6,391 square feet.

The existing square footage information is obtained through the County Assessor records. It should be noted that the County Assessor does not include garages, covered patios or enclosed exterior areas, accessory buildings, or unfinished basements 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 garage:

Project Gross Building Area:	5,053 ft^2
Area with Ceiling Height in excess of 15 ft.:	- 75 ft^2
Delete covered and enclosed areas	- 37 ft^2
Delete Attached Garage:	- 1,006 ft^2
Project Area for Comparison to Assessor's Data:	3,935 ft^2

Table 2, on the following page, is based upon the County Assessor's data and Nearmap 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	649 Marine View Ave	32,245	1,704		9,337	ER
2	667 Marine View Ave	27,443	452		8,616	ER
3	677 Marine View Ave	29,620	2,898		8,943	ER
4	683 Marine View Ave	25,700	3,479		8,355	ER
5	695 Marine View Ave	29,621	1,984		8,943	ER
6	664 Marine View Ave	43,996	1,568		11,099	ER
8	1032 Highland Drive	59,242	2,631		13,186	ER-2
9	1042 Highland Drive	23,522	1,540		8,028	ER-2
10	1036 Highland Drive	21,780	1,804		7,767	ER-2
11	1048 Highland Drive	22,216	3,521		7,832	ER-2
12	1044 Highland Drive	25,535	1,730	2,978	8,330	ER-2
13	1050 Highland Drive	20,038	1,653		7,506	ER-2
14	1084 Highland Drive	43,124	2,504		10,969	ER-2
15	1104 Highland Drive	21,780	4,614		7,767	ER-2
16	715 Avocado Place	22,651	3,948		7,898	ER-2
17	723 Avocado Place	33,541	4,143		9,531	ER-2
18	731 Avocado Place	39,204	2,408		10,381	ER-2
19	737 Avocado Place	27,878	2,954		8,682	ER-2

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
20	747 Avocado Place	30,056	3,910		9,008	ER-2
21	778 Ramona Place	24,829	4,598		8,224	ER-2
22	768 Ramona Place	25,700	3,048		8,355	ER-2
23	760 Ramona Place	21,780	6,391		7,767	ER-2
24	**730 Ramona Place**	**21,729**	**2,020**	**3,935**	**7,759**	**ER-2**
25	1047 Highland Drive	46,174	1,456		11,426	ER-2
26	717 Ramona Place	35,284	4,353		9,793	ER-2
27	1009 Highland Drive	22,651	2,530		7,898	ER-2
28	1005 Highland Drive	35,719	2,803	3,479	9,858	ER-2
29	986 Avocado Place	31,799	5,719		9,270	ER-2

Building and Structure Placement:

The proposed residence would be located within the buildable area of the lot. The highest point of the proposed residence would be 250.01 MSL and the tallest portion of the residence would be 24.56 feet above the proposed grade. The driveway access would remain in the southwest corner of the lot, however, the driveway will be reconstructed to accommodate the street improvements and a fire truck turn around. The driveway would also be extended to reach the new garage locations.

The residence and attached ADU would be located in the buildable area with a covered patio in the rear of the home. Yard improvements including grading, landscaping, hardscape, a hot tub, firepit, and bocce ball court are proposed. The proposed residence could be found to be designed to minimize adverse impacts on the surrounding properties.

Landscape:

The proposed "conceptual" landscape plan includes a variety of trees, shrubs, and groundcover. The City's third-party landscape architect will review the construction drawings to verify consistency with the conceptual planting plan, ensuring that if alternative plantings are proposed, the mature heights would not exceed those shown on the conceptual plan considered by the City Council and included in Attachment 2. The City's consultant will also perform an inspection after the landscape installation is complete to verify consistency with both the water efficient landscape regulations and the approved planting plan.

Roads, Pedestrian Walkways, Parking, and Storage Areas:

The proposed design includes 1,006 square feet of attached garage area in two garage areas. Three parking spaces that are 9 feet wide by 19 feet in length and free of obstruction would be provided within the garage. Pedestrian access to the property would be provided from the driveway. An enclosed trash and recycling storage area is proposed south of the driveway within the side yard setback along the southern property line.

Grading:

The Applicant is proposing approximately 540 cubic yards of cut, 170 cubic yards of fill, 30 cubic yards of excavation for footings and a total export of 370 cubic yards.

Grading is required along the front of the lot in order to provide the redesigned driveway, detention basin, and the necessary right-of-way improvements as required by the Fire Department and Engineering Department. The existing grade below the footprint of the proposed structure is between 225.62 feet above Mean Sea Level (MSL) to 228.13 MSL. Some additional grading is proposed to provide a flat building pad at 225.45 MSL and to extend the usable flat rear yard area northeast corner of the lot.

Lighting:

The property is located within the Dark Sky Area. The intent of this area is to preserve the traditional semirural character and to maintain very low levels of nighttime illumination by limiting excessive or unnecessary outdoor light emissions which produce unwanted illumination of adjacent premises.

Two conditions of approval have been added to the resolution, the first 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. The second condition prohibits outside illumination for aesthetic or dramatic purposes of any building and/or surrounding landscape, including environmentally sensitive habitat areas (public or private).

Usable Open Space:

The project consists of the construction of a replacement single-family residence with two attached garages and yard improvements; therefore, usable open space and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040. As a condition of project approval, the Applicant will be required to pay the applicable Park Development Fee.

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 Certifications were finalized and certified by a licensed land surveyor

on May 20, 2025. Notices were mailed to property owners and occupants within 300 feet of the project site establishing a deadline to file for View Assessment by June 30, 2025, per SBMC 17.63.040(D). By that date, there were no applications for View Assessment. Therefore, if the City Council is able to make the findings to approve the project, the SDP would be approved administratively.

As a condition of approval, height certifications prepared by a licensed land surveyor would be required prior to the framing inspection certifying that the highest point of the residence will not exceed 24.56 feet or 250.01 MSL above the proposed grade of 225.45 MSL.

Property Frontage and Public Right-of-Way Improvements:

The existing property frontage is unimproved, with some vegetation and a non-standard driveway. If approved, the Applicant will be required to remove the existing landscaping and construct a 10-foot wide D.G. pathway graded at a 2% maximum slope for walking and parking purposes. In addition, construction of a 9-inch sloping concrete curb for drainage will be required if the project is approved. The driveway approach will also be reconstructed as a condition of approval to meet current standards.

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 October 8, 2025. As of the publication of this report, no correspondence has been received on the current design of the project.

CEQA COMPLIANCE STATEMENT:

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

FISCAL IMPACT: N/A

WORK PLAN: N/A

OPTIONS:

- Approve Staff recommendation adopting the attached Resolution 2025-095.
- 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.

CITY STAFF RECOMMENDATION:

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

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt Resolution 2025-095 conditionally approving a DRP/SDP to construct a new 4,047 square foot two-story residence with two attached garages totaling 1,006 square feet, and perform associated site improvements at 730 Ramona Place, Solana Beach.

Alyssa Muto, City Manager

Attachments:

1. Resolution 2025-095
2. Project Plans

RESOLUTION 2025-095

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT AND STRUCTURE DEVELOPMENT PERMIT TO DEMOLISH THE EXISTING RESIDENCE AND CONSTRUCT A REPLACEMENT SINGLE-FAMILY RESIDENCE WITH TWO ATTACHED GARAGES, A COVERED PATIO, AND PERFORM ASSOCIATED SITE IMPROVEMENTS AT 730 RAMONA PLACE, SOLANA BEACH, CA.

APPLICANT: JOHN RUNAGER
APPLICATION: DRP24-016/SDP24-009
APN: 298-391-08

WHEREAS, John Runager (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 October 22, 2025, the City Council received and considered evidence concerning the proposed application; and

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

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

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

I. That the foregoing recitations are true and correct.

II. That the request for a DRP and SDP to construct a new 4,047 square foot single-family residence with two attached garages, a covered patio, and perform associated site improvements at 730 Ramona Place is conditionally approved based upon the following Findings and subject to the following Conditions:

III. FINDINGS

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

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

General Plan Consistency: The proposed project is found to be consistent with the General Plan, which designates the property Estate Residential 2 and is intended for residences developed at a maximum density of two dwelling units per acre. Other compatible uses such as accessory dwelling units, home occupations, religious institutions, educational institutions, parks and recreation facilities, and public utilities are permitted or conditionally permitted. 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 is also located within the Coastal Zone. As a condition of project approval, the Applicant will be required to obtain a Coastal Development Permit, Waiver, or Exemption from the California Coastal Commission prior to the issuance of building or grading permits. Specific Plans and Special Overlays

The property is located in the Dark Sky Area, adjacent to potential ESHA, and within the Coastal Zone.

Dark Sky Area:

In an effort to further control excessive or unnecessary outdoor light emissions, SBMC Section 17.60.060(C)(3) prohibits the outside illumination for aesthetic or dramatic purposes for a building and/or surrounding landscape, including environmentally sensitive habitat areas in the “Dark Sky” designated areas. These provisions allow for exterior lighting at egress points and stairways for safety purposes.

A condition of approval has been included in this Resolution of Approval to require compliance with the Dark Sky lighting provisions.

Local Coastal Plan/Land Use Plan Consistency:

The City Council adopted an LCP/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 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 LUP includes regulations that prevent degradation of ESHA from new development.

There is mapped potential ESHA on properties adjacent to the subject lot. The Applicant's biological resources consultant, Victor Novick, concluded that the proposed project does not have a negative effect on sensitive species or habitat. The analysis was peer-reviewed by the City's environmental and biological consultants, Harris and Associates, Inc. and found to be complete and consistent with the provisions of the LUP with the added condition of approval to avoid impacts to nesting birds during construction.

Coastal Zone:

The entire City of Solana Beach is located within the Coastal Zone. As a condition of project approval, the Applicant will be required to obtain a Coastal Development Permit, Waiver, or Exemption from the California Coastal Commission prior to the issuance of building or grading permits.

Zoning Ordinance Consistency: SBMC Section 17.20.010(C) specifies that the ER-2 Zone is intended for residential development in areas characterized by single-family homes on semirural estate lots of one-half acre or larger. The estate sized parcels help preserve the natural terrain and minimize grading requirements. SBMC Section 17.20.030 outlines property development regulations, which are analyzed below.

Minimum Yards/Setbacks:

Minimum yard dimensions (setbacks) for the ER-2 Zone are determined by the setback designator indicated on the City of Solana Beach official zoning map. The setback designator for the subject property is "b", which requires 25-foot front, 10-foot street and interior side yard setbacks and a 40-foot rear yard setback. The lot has 159.70 feet of frontage on Ramona Place. The lot is irregular in shape with a curved northern property line and a straight southern property line. On average, the lot is approximately 211 feet in depth. The proposed project includes allowable encroachments into the side-yard setbacks, including a roof eave and an attached ADU that is not subject to discretionary review.
Maximum Floor Area Ratio:

The maximum allowable floor area calculation for the 21,729 square foot lot is as follows:

0.60 for first 5,000 ft^2	3,000 ft^2
0.30 for 5,000 ft^2 to 20,000 ft^2	4,500 ft^2
0.15 for 15,000 ft^2 and above	259 ft^2
Maximum Allowable Floor Area:	7,759 ft^2

The 1,966 square foot main floor living area consists of a central open kitchen and living room area with a pantry attached to the southern side of the kitchen and a bar area attached to the southern side of the living room, on the east side of the living room is a 640 square foot covered patio area. Only 37 square feet of the covered patio is considered covered and enclosed and included in the calculation of FAR. North of the open concept room is the entry way that has a ceiling height over 15 feet and is counted twice towards the FAR. There is also a powder room, a guest bedroom suite, and an attached two-car garage of 729 square feet. South of the open concept room an attached single-car garage of 277 square feet and an attached ADU that is not subject to discretionary review. The proposed 1,969 square foot second floor consists of the primary bedroom suite, two additional bedrooms, a bathroom and a gym. A 62-square foot covered patio (that is not included in the FAR) is proposed on the west side of the primary bedroom.

The SBMC parking regulations require two off-street parking spaces per single-family residence. When required spaces are provided in a garage, up to 200 square feet of floor area is exempted for each required space. The proposed residence includes an attached single car garage as well as an attached two-car garage for a total of 1,006 square feet of garage area. A total of three unobstructed parking spaces that are 9 ft. X 19 ft. are provided within the garage area. Therefore, the project is afforded a 400 square-foot exemption from gross floor area calculation. With this exemption, the total gross floor area of the project is 4,653 square feet, which is 3,106 square feet below the maximum allowable for the property.

Maximum Building Height:

The maximum building height for the ER-2 Zone is 25 feet. The existing grade below the footprint of the proposed structure is between 225.62 feet above Mean Sea Level (MSL) to 228.13 MSL. A flat building pad is proposed at 225.45 MSL. The maximum height of the project is 24.56 feet above the proposed grade with the highest point at 250.01 MSL above the finished grade. The proposed addition exceeds 16 feet in height from the pre-existing grade. Therefore, the project is subject to the requirements of SBMC Chapter 17.63 – View Assessment which is discussed later in this report.

Required Off-Street Parking:

A single-family residence requires two off-street parking spaces, pursuant to SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM). Three unobstructed 9-foot by 19-foot parking spaces are proposed within the two attached garages.

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.

A retaining wall is proposed along the north side of the reconstructed driveway that is located in the southwestern corner of the lot. The retaining wall would then follow the remainder of the front property line as well as the first 15 feet of the northern property line. This wall would be constructed to support the topography on the lot adjacent to the right-of-way modifications required in front of the lot. Due to the proposed grading, a majority of the wall would be constructed lower than the existing grade and would not exceed the maximum allowable height, however, from Ramona Place, the wall would range in height from approximately two feet to 4.5 feet above the proposed grade

A five-foot high cedar wood fence is proposed from the southeastern corner of the proposed ADU and would follow the side and rear property lines and end at the northeastern corner of the residence to enclose the rear yard area.

Currently, the plans show fences and walls that comply with the requirements of SBMC 17.20.040(O) and 17.60.070(C). If the 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 comply with the Municipal Code.

Landscape:

Compliance with the current water efficient landscaping regulations of SBMC Chapter 17.56 and submittal of a Landscape Documentation Package is required for new development projects with an aggregate landscape equal to or greater than 500 square feet. The Applicant provided a conceptual landscape plan (including a planting plan and

water use calculations) 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 substantial conformance with the conceptual plan and consistency with the water efficient landscape regulations. In addition, the City's third-party landscape architect will perform an inspection during the construction phase of the project to verify consistency.

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 and the Dark Sky Area as are the properties located in the immediate surrounding neighborhood on Highland Drive, Marine View Avenue, Ramona Place and Avocado Place. These properties are developed with a mix and one-and two-story single-family residences. The project, as designed, could be found consistent with the permitted uses for the ER-2 Zone as described in SBMC Sections 17.20.010 and 17.12.020. The maximum proposed floor area would be 3,106 square feet below the maximum allowable for the property.

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 proposed residence would be located within the buildable area of the lot. The highest point of the proposed residence would be 250.01 MSL and the tallest portion of the residence would be 24.56 feet above the proposed grade. The driveway access would remain in the southwest corner of the lot, however, the driveway will be reconstructed to accommodate the street improvements and a fire truck turn around. The driveway would also be extended to reach the new garage locations.

The residence and attached ADU would be located in the buildable area with a covered patio in the rear of the home. Yard improvements including grading, landscaping, hardscape, a hot tub, firepit, and bocce ball court are proposed. The proposed residence could be found to be designed to minimize adverse impacts on the surrounding properties.

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 proposed landscape plan includes a variety of trees, shrubs, and groundcover throughout the property. In addition to complying with the water efficient landscape regulations, the Applicant will also be required to submit a landscape construction plan in substantial conformance with the conceptual planting plan. A condition has also 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.*

   The proposed design includes 1,006 square feet of attached garage area in two garage areas. Three parking spaces that are 9 feet wide by 19 feet in length and free of obstruction would be provided within the garage. Pedestrian access to the property would be provided from the driveway. An enclosed trash and recycling storage area is proposed next to the garage within the side yard setback along the southern property line.

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 Applicant is proposing approximately 540 cubic yards of cut, 170 cubic yards of fill, 30 cubic yards of excavation for footings and a total export of 370 cubic yards.

Grading is required along the front of the lot in order to provide the redesigned driveway, detention basin, and the necessary right-of-way improvements as required by the Fire Department and Engineering Department. The existing grade below the footprint of the proposed structure is between 225.62 feet above Mean Sea Level (MSL) to 228.13 MSL. Some additional grading is proposed to provide a flat building pad at 225.45 MSL and to extend the usable flat rear yard area northeast corner of the lot.

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

The property is located within the Dark Sky Area. The intent of this area is to preserve the traditional semirural character and to maintain very low levels of nighttime illumination by limiting excessive or unnecessary outdoor light emissions which produce unwanted illumination of adjacent premises.

Two conditions of approval have been added to this resolution, the first 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. The second condition prohibits outside illumination for aesthetic or dramatic purposes of any building and/or surrounding landscape, including environmentally sensitive habitat areas (public or private).

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 and site improvements; therefore, usable open space and recreational facilities are neither proposed nor required

according to SBMC Section 17.20.040. The Applicant is 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 the 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 the issuance of Building or Grading Permits.

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

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 Certifications were finalized and certified by a licensed land surveyor on May 20, 2025. Notices were mailed to property owners and occupants within 300 feet of the project site establishing a deadline to file for View Assessment by June 30, 2025, per SBMC 17.63.040(D). By that date, there were no applications for View Assessment. Therefore, if the City Council is able to make the findings to approve the project, the SDP would be approved administratively.

As a condition of approval, height certifications prepared by a licensed land surveyor would be required prior to the framing inspection certifying that the highest point of the residence will not exceed 24.56 feet or 250.01 MSL above the proposed grade of 225.45 MSL.

IV. CONDITIONS

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

A. Community Development Department Conditions:

I. The Applicant shall pay required Fire Mitigation, Park Development, Public Use Facilities, and Public Facilities Impact Fees.

II. Building Permit plans must be in substantial conformance with the architectural plans presented to the City Council on October 22, 2025, and located in the project file with a submittal date of October 8, 2025.

III. 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).

IV. 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.

V. 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 October 22, 2025, 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.

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. To avoid impacts to potential nesting birds if project-related vegetation clearing or construction activities occur during the avian breeding season (February 15 to September 15), the Applicant is required to have a qualified biologist conduct a nesting bird survey within the project site and a 500-foot buffer. If an active nest is found, a buffer of an appropriate distance/radius depending on bird species will be applied surrounding the nest until the nest is deemed no longer active (i.e., has fledged) by a qualified biologist.

VIII. All new exterior lighting fixtures shall be in conformance with the City-wide lighting regulations of the Zoning Ordinance (SBMC 17.60.060). All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or

intensities as to be detrimental to the surrounding area.

IX. The outside illumination for aesthetic or dramatic purposes of any building and/or surrounding landscape, including environmentally sensitive habitat areas (public or private) is prohibited.

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. Pursuant to SBMC 17.68.040 subsection K, the signed final development plan shall be the official site layout for the property and shall be attached to any application for a building permit for the subject property. Any subsequent revisions or changes to the final development plan as approved by the Council will require an amendment to the approved DRP.

B. Fire Department Conditions:

I. All fire appliances – fire pit and BBQ – must comply with the Solana Beach Recreational Fire Policy and/or the manufacturer's specifications. The manufacturer specifications will be required during plan submittal to confirm clearances from combustibles.

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 the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 503.6. All Knox Box products shall be purchased through Solana Beach Fire website.

III. CONSTRUCTION MATERIALS: Prior to delivery of combustible building construction materials to the project site all the following conditions shall be completed to the satisfaction of the Solana Beach Fire Department and per the 2022 California Fire Code Chapter 33:

a. All wet and dry utilities shall be installed and approved by the appropriate inspecting department or agency.

b. As 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.

C. Engineering Department Conditions:

I. A 4-foot wide property dedication needs to be made to the City of Solana Beach along Ramona Place. 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 release of the grading bond and security deposit.

II. The Applicant shall obtain an Encroachment Permit in accordance with SBMC Section 11.20 for all work being done in the public right-of-way including, but not limited to, the items listed below. The frontage improvements shall be done to the satisfaction of the City Engineer prior to final inspection of the building permit:

a. Construction of the 9-inch sloping curb along the property frontage with transitions to the existing improvements to the satisfaction of the City Engineer.

b. Construction of the 10-foot-wide Decomposed Granite (D.G.) area compacted and graded at maximum 2% towards the flow line for walking and parking purposes to the satisfaction of the City Engineer.

c. Construction of the SDRSD G-14D driveway approach with 2:1 transitions to the proposed D.G. pathway.

d. Construction of the 6-foot-wide concrete swale

e. Street widening to satisfy fire department requirements for a minimum 20-foot-wide roadway width on Ramona Place along the property frontage

f. Relocation of the fire hydrant.

III. All construction demolition materials shall be recycled according to the City' s Construction and Demolition recycling program and an approved Waste Management Plan shall be submitted.

IV. Construction fencing shall be located on the subject property unless the Applicant has obtained an Encroachment Permit in accordance with Chapter 11.20 of the SBMC which allows otherwise.

V. The Applicant shall 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. The concrete spillway located on Ramona Place

b. The Decomposed Granite Path

c. The 9-inch sloping curb

d. Landscaping and irrigation

VI. Grading

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 the 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 3 of 4 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 the release of the Grading Bond and Security Deposit.

d. The Applicant shall show all retaining walls and drainage structures. Retaining walls shown on the grading plan shall conform to the San Diego Regional Standards or be designed by a licensed civil engineer. Engineering calculations for all designed walls with a surcharge and nonstandard walls shall be

submitted at grading plan check. Retaining walls may not exceed the allowable height within the property line setback as determined by the City of Solana Beach Municipal Code. Contact the Community Development department for further information.

e. The Applicant is responsible to protect the adjacent properties during construction. If any grading, construction activity, access or potential construction-related impacts are anticipated beyond the property lines, as determined by the City Engineer, the Applicant shall obtain a letter of permission from the adjoining property owners. All required letters of permission shall be submitted to the City Engineer prior to the issuance of the grading permit.

f. Cut and fill slopes shall be set back from site boundaries and building in accordance with SBMC Section 15.40.140 and to the satisfaction of the City Engineer.

g. The Applicant shall pay a grading plan check fee in accordance with the current Engineering Fee Schedule at initial grading plan submittal. Inspection fees shall be paid prior to issuance of the grading permit.

h. The Applicant shall obtain and submit grading security in a form prescribed by the City Engineer.

i. The Applicant shall obtain haul permit for import/export of soil. The Applicant shall transport all excavated material to a legal disposal site.

j. The Applicant shall submit certification from the Engineer of Record and the Soils Engineer that all public or private drainage facilities and finished grades are functioning and are installed in accordance with the approved plans. This shall be accomplished by the Engineer of Record incorporating as- built conditions on the Mylar grading plans and obtaining signatures of the Engineer of Record and the Soils Engineer certifying the as- built conditions.

k. An Erosion Prevention and Sediment Control Plan shall be prepared by the Applicant. Best management practices shall be developed and 4 of 4 implemented to manage storm water and nonstorm 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, grading and other construction related activities. Sediment controls shall be used

as a supplement to erosion prevention for keeping sediment on site.

l. The Applicant shall show all proposed onsite private drainage facilities intended to discharge water runoff. Elements of this design shall include a hydrologic and hydraulic analysis verifying the adequacy of the facilities and identify any easements or structures required to properly convey the drainage. The construction of drainage structures shall comply with the standards set forth by the San Diego Regional Standard Drawings.

m. Post Construction Best Management Practices meeting City and RWQCB Order No. R9-2013-001, requirements shall be implemented in the drainage design.

n. No increased cross lot drainage shall be allowed.

o. Prior to the foundation inspection, the Applicant shall 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.

D. City Council Conditions:

III. N/A.

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 APPLICANT: Pursuant to Government Code Section 66020, you are hereby notified that the 90-day period to protest the imposition of the fees, dedications, reservations or other exactions described in this resolution commences on the effective date of this resolution. To protest the imposition of any fee, dedications, reservations or other exactions described in this resolution you must comply with the provisions of Government Code Section 66020. Generally the resolution is effective upon expiration of the tenth day following the date of adoption of this resolution, unless the resolution is appealed or called for review as provided in the Solana Beach Zoning Ordinance.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Solana Beach, California, held on the 22nd day of October 2025, by the following vote:

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

_____
LESA HEEBNER, Mayor

APPROVED AS TO FORM:

_____
JOHANNA N. CANLAS, City Attorney

ATTEST:

_____
ANGELA IVEY, City Clerk

RUNAGER-McNAMEE RESIDENCE
730 RAMONA PLACE, DEL MAR, CA 92014
APN: 298-391-08-00
AUGUST 22, 2025
DESIGN DEVELOPMENT

VICINITY MAP

PROJECT LOCATION

PERSPECTIVE VIEW

SOLANA BEACH FIRE DEPT. NOTES

1. **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.
2. **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.
3. **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 IF THE EXISTING ROOF IS BEING REPLACED OR IF THE NEW ROOF IS MORE THAN HALF OF THE EXISTING ROOF.**
4. **CLASS "A" ROOF:** ALL STRUCTURES SHALL BE PROVIDED WITH A CLASS "A" ROOF COVERING TO THE SATISFACTION OF THE SOLANA BEACH FIRE DEPARTMENT.

GENERAL NOTES

1. THE FOLLOWING GENERAL NOTES APPLY TO ALL DRAWINGS UNLESS OTHERWISE NOTED OR SPECIFIED.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL CURRENT FEDERAL, STATE, COUNTY, AND CITY ORDINANCES HAVING JURISDICTION, AND IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS ISSUED HEREWITH. THE CONTRACTOR SHALL OBTAIN AND COORDINATE AND THE OWNER SHALL PAY FOR ALL REQUIRED PERMITS.
3. WORK SHALL BE PERFORMED IN AN ORDERLY AND CAREFUL MANNER WITH DUE CONSIDERATION FOR THE SAFETY AND PROTECTION OF ALL PERSONNEL, EXISTING SURFACES, MATERIALS, AND EQUIPMENT. PROTECTIVE DEVICES SHALL BE INSTALLED AND MAINTAINED AS NECESSARY, AND AS REQUIRED BY THE OWNER OR AUTHORITIES.
4. THE CONTRACTOR SHALL REVIEW DOCUMENTS, FIELD VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN. THE CONTRACTOR SHALL REPORT ANY CONFLICTS OR DISCREPANCIES IN WRITING TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMING ANY WORK IN QUESTION.
5. UNLESS OTHERWISE SHOWN OR NOTED, ALL TYPICAL DETAILS SHALL BE USED WHERE APPLICABLE.
6. SAFETY MEASURES: AT ALL TIMES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE, INCLUDING THE SAFETY OF PERSONS AND PROPERTY, AND FOR ALL NECESSARY INDEPENDENT ARCHITECTURAL OR ENGINEERING REVIEWS OF THESE CONDITIONS. THE ARCHITECT'S, ENGINEER'S, OR OWNER'S JOB SITE REVIEW IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.
7. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE, AND LARGE SCALE DETAILS SHALL TAKE PRECEDENCE OVER SMALLER DETAILS.
8. SHOULD THE CONTRACTOR ENCOUNTER THE PRESENCE, OR POSSIBLE PRESENCE, OF POTENTIALLY HAZARDOUS MATERIALS, THE CONTRACTOR SHALL NOTIFY THE CLIENT FOR INSTRUCTIONS PRIOR TO CONTINUING WORK.
9. NO PRODUCTS CONTAINING ASBESTOS SHALL BE USED ON THIS PROJECT. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY ASBESTOS FOUND IN ANY ITEM CALLED FOR IN THE DRAWINGS AND SPECIFICATIONS.
10. GENERALLY, ALL DIMENSIONS ON FLOOR PLANS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.
11. ALL CONDUITS AND PIPING SHALL BE CONCEALED.
12. SUBSTITUTIONS WILL NOT BE ALLOWED WITHOUT THE PRIOR ACCEPTANCE OF THE ARCHITECT. ALL REQUESTS FOR SUBSTITUTIONS, REVISIONS, OR CHANGES SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO PURCHASE, FABRICATION OR INSTALLATION.
13. THE CONTRACTOR SHALL MAINTAIN THE JOBSITE IN A CLEAN CONDITION AT ALL TIMES AND SHALL NOT LEAVE CONSTRUCTION DEBRIS ON THE PROPERTY.
14. THE CONTRACTOR SHALL NOTIFY THE OWNER IN ADVANCE OF INTERRUPTING UTILITIES SUCH AS WATER, POWER OR HEATING, AND MUST SCHEDULE SUCH WORK WITH THE OWNER.
15. THE CONTRACTOR SHALL REPLACE ANY EXISTING LANDSCAPING OR SITEWORK THAT IS DAMAGED DURING CONSTRUCTION.
16. THE CONTRACTOR SHALL PROVIDE HIS OWN RESTROOM FACILITIES. THE CONTRACTOR IS ALLOWED TO USE OWNER'S ELECTRICITY. THE CONTRACTOR IS NOT TO USE THE OWNER'S TELEPHONE.
17. CONTRACTOR WORK HOURS SHALL BE FROM 7:00 AM TO 7:00 PM MONDAY THROUGH FRIDAY AND 8:00 AM TO 8:00 PM SATURDAY, SUNDAY AND HOLIDAYS.
18. THE CONTRACTOR SHALL BE INSURED AND HAVE WORKMAN'S COMPENSATION.
19. THE CONTRACTOR SHALL ACQUIRE AND REVIEW THE TENANT HANDBOOK AND ANY OTHER LANDLORD DOCUMENTS AS APPLICABLE.

PROJECT TEAM

OWNER	JOHN RUNAGER 730 RAMONA PLACE DEL MAR, CA 92014 CONTACT: KEVIN RUNAGER-McNAMEE LESLIE RUNAGER-McNAMEE PHONE: 619.954.3246 EMAIL: LRUNAGER@SBCGLOBAL.NET USCMCNAMEE@AOL.COM
ARCHITECT	T7 ARCHITECTURE, INC. 646 VALLEY AVENUE, SUITE C2 SOLANA BEACH, CA 92075 CONTACT: ANDREW E. CROCKER, AIA PHONE: 858.345.1295 ANDY@T7ARCHITECTURE.COM
SOILS	GEOTECHNICAL EXPLORATION, INC 7420 TRADE STREET SAN DIEGO, CA 92121 CONTACT: CATHY GANZE PHONE: 619.778.8157 EMAIL: CGANZE@GEI-SD.COM
CIVIL/SURVEY:	PEAK 7: CONSULTING - SURVEY - ENGINEERING 716 CASTRO STREET SOLANA BEACH, CA 92075 CONTACT: RYAN McGRATH PHONE: 720.340.9295 EMAIL: RDMCGRATH@GMAIL.COM
LANDSCAPE ARCHITECT	LINEAR LANDSCAPE ARCHITECTURE 1619 MYRTLE AVE SAN DIEGO, CA 92103 CONTACT: JOE DODD, ASLA, PLA PHONE: 812.350.2997 EMAIL: JOE@LINEARLANDARCH.COM

SUBMITTAL AND SHOP DRAWINGS

GOVERNING CODES

2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA FIRE CODE (CFC0)
2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS CODE

THE CITY OF SOLANA BEACH MUNICIPAL CODE
COMPLIANCE WITH THE DOCUMENTATION REQUIREMENTS OF THE 2022 ENERGY EFFICIENCY STANDARDS IS NECESSARY FOR THIS PROJECT. REGISTERED, SIGNED, AND DATED COPIES OF THE APPROPRIATE CF1R, CFR2, AND CF3R FORMS SHALL BE MADE AVAILABLE AT NECESSARY INTERVALS FOR BUILDING INSPECTOR REVIEW. FINAL COMPLETED FORMS WILL BE AVAILABLE FOR BUILDING OWNER.

DRAWING INDEX

G000	TITLE SHEET
G001	ABBREVIATIONS, LEGEND
G005	STORY POLES
G006	FAR PLAN
T1	TOPOGRAPHIC SURVEY
C1	GRADING PLANS
C2	GRADING PLANS
L1	HARDSCAPE
L2	IRRIGATION
L3	HYDROZONE PLAN, WATER CALCULATIONS & NOTES
L4	PLANTING PLAN
L5	PLANTING NOTES AND DETAILS
A100	PROPOSED SITE PLAN
A101	FIRST LEVEL FLOOR PLAN
A102	SECOND LEVEL FLOOR PLAN
A103	ROOF PLAN
A300	ELEVATIONS - NORTH AND SOUTH
A301	ELEVATIONS - EAST AND WEST
A400	SECTIONS
A401	SECTIONS

LANDSCAPE TABLE

	EXIST. SF	PROPOSED SF
NON-LANDSCAPED AREA	2,002 SF	9,773 SF
NON-IRRIGATED LANDSCAPE	0	0
IRRIGATED LANDSCAPE	16,569 SF	7,483 SF
WATER FEATURES	0	53 SF
DECORATIVE HARDSCAPE	3,158 SF	4,420 SF
TOTAL LOT AREA	21,729 SF	21,729

	AREA OF WORK (SF)
IRRIGATED LANDSCAPE	7,483 SF
WATER FEATURES	53 SF
DECORATIVE HARDSCAPE	4,420 SF
AGGREGATE LANDSCAPE AREA	11,956 SF

DEFERRED SUBMITTAL

TBD

SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE, WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

DRAWING ISSUANCE

CoSB PLANNING REVIEW SUBMITTAL 08-22-2025

SCOPE OF WORK

THE PROJECT PROPOSES THE DEMOLITION OF AN EXISTING SINGLE STORY, SINGLE FAMILY RESIDENCE OF 2,020 SF AND THE CONSTRUCTION OF A NEW TWO STORY 5,122 SF SINGLE FAMILY HOME WITH AN 858 SF ADU. THE DEVELOPMENT INCLUDES LANDSCAPE AND GRADING.

PROJECT DATA

APN:	298-391-08-00
LEGAL DESCRIPTION:	TR 1774 BLK 6*LOT 1*POR*
LOT AREA:	21,729 SF | .5 ACRES
ZONE:	ER-2b | ESTATE RESIDENTIAL
OCCUPANCY GROUP:	R-3, U
CONSTRUCTION TYPE:	TYPE A
OVERLAY ZONE:	DARK SKY AREA, ESHA
FLOOR AREA RATIO: (NOT SCALED RES.)	(.6 X 0-5000)+(.3 X 15,000)+(.15 X 1,729)= 3,000 SF+4,500 SF+267 SF = 7,759 SF MAX F.A.R. ALLOWED

PROJECT F.A.R. CALCULATIONS

FIRST FLOOR LIVING AREA	1,966 SF
SECOND FLOOR LIVING AREA	1,969 SF
PHANTOM FLOOR	75 SF
GARAGE 1	277 SF
GARAGE 2	729 SF
COVERED PATIO AREA	37 SF
SUBTOTAL OF FLOOR AREA	5,053 SF
OFF-STREET PARKING EXEMPTION (2 SPACES)	-400 SF
TOTAL PROPOSED FLOOR AREA	4,653 SF
ACCESSORY DWELLING UNIT (ADU)	793 SF

PARKING REQUIRED:	2 OFF-STREET
PARKING PROVIDED:	3 OFF-STREET
SETBACKS:	FRONT YARD: 25'-0" INTERIOR SIDE YARD: 10'-0" : 4'-0" ADU STREET SIDE YARD: 10'-0" REAR YARD: 40'-0"
HEIGHT:	24'-6 3/4" MAXIMUM PROPOSED
FIRE SPRINKLERS:	PROPOSED
YEAR BUILT:	1961 - ORIGINAL CONSTRUCTION THE EXISTING HOME IS TO BE DEMOLISHED.

UTILITIES

JURISDICTION:	CITY OF SOLANA BEACH
FIRE DISTRICT:	CITY OF SOLANA BEACH FIRE DEPARTMENT
WATER:	SANTA FE IRRIGATION DISTRICT
SCHOOL DISTRICTS:	SOLANA BEACH ELEMENTARY DISTRICT SAN DIEGUITO UNION HEIGHT SCHOOL DISTRICT
SEWER OR SEPTIC:	SEPTIC
WATER METER SIZE:	TBD
ELEC. METER SIZE:	TBD
NATURAL GAS:	N/A

PROJECT:

RUNAGER-McNAMEE RESIDENCE
730 RAMONA PLACE, DEL MAR, CA 92014

ARCHITECT:

T7 architecture

ANDREW E. CROCKER, AIA
646 VALLEY AVENUE, SUITE C2
SOLANA BEACH, CA 92075
T: 858.345.1295

CONSULTANT:

NO:	REVISION:	DATE:
1	Revision 1	12/6/2024
2	Revision 2	3/14/2025
3	Revision 3	4/24/2025
4	Revision 4	5/21/2025

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STAMP:

NOT FOR CONSTRUCTION

PROJECT NAME:	RUNAGER-McNAMEE RESIDENCE
JOB NO:	2315
DRAWN BY:	RV
CHECKED BY:	AC
ISSUE DATE:	05/09/2025
DRAWING FILE:	DD_RUNAGER-McNAMEE RESIDENCE.RVT

PHASE:

DESIGN DEVELOPMENT

SHEET TITLE:

TITLE SHEET

SHEET NO:

G000

B.3. ATTACHMENT 2

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ABBREVIATIONS

ANCHOR BOLT	A.B.	PENNY (NAIL)	D	FACE OF (ITEM)	F.O.	LAMINATED	LAM	ROOF DRAIN	R.D.	TOP OF WALL	T.O.W.
ASPHALT CONCRETE	A.C.	DOUBLE	DBL.	FACE OF BRICK	F.O.B.	LAG BOLTS	L.G.	REFERENCE	REF	TRANSVERSE	TRANS
AIR CONDITIONING	A.C.	DETAIL	DET.	FACE OF CONCRETE	F.O.C.	LIVE LOAD	L.L.	REFLECTED CEILING PLAN	RCP	TYPICAL	TYP
ACOUSTIC	ACOUS.	DIAMETER	DIA.	FACE OF MASONRY	F.O.M	LONG LEG HORIZONTAL	L.L.H.	REINFORCING	REINF		
ACCESS DOOR	A.D.	DIAGONAL	DIAG.	FACE OF PANEL	F.O.P.	LONG LEG VERTICAL	L.L.V.	RESILIENT	RESIL	UNLESS OTHERWISE NOTED	U.O.N.
ADDENDUM	ADD.	DIAPHRAGM	DIAPH.	FACE OF STUD	F.O.S.	LONGITUDINAL	LONGIT.	RETAIN(ING)	RET	UNIFORM BUILDING CODE	U.B.C.
ADJUSTABLE	ADJ.	DOUGLAS FIR	D.F.	FIREPROOFING	F.P.	LOW POINT	L.P.	REQUIRE OR REQUIRED	REQ(D)		
ABOVE FINISH FLOOR	A.F.F.	DIMENSION	DIM.	FOOT OR FEET	FT	LIGHT WEIGHT CONCRETE	L.W.C.	REQUIREMENTS	REQUMTS	VINYL ASBESTOS TILE	V.A.T.
ALUMINUM	AL.	DEAD LOAD	D.L.	FIELD VERIFY	F.V.			ROOM	RM	VAPOR BARRIER	V.B.
ALTERNATIVE	ALT.	DOWN	DN.			MASONRY	MAS	ROUGH OPENING	RO.	VENTILATION	VENT
ANODIZED	ANOD.	DOWNSPOUT	D.S.	GAUGE	GA	MATERIAL	MAT'L	RADIUS POINT	RP.	VERTICAL	VERT
ARCHITECTURAL	ARCH.	DRAWING	DWG.	GALVANIZED	GALV	MAXIMUM	MAX				
ASPHALT	ASPH.	DOWELS	DWLS.	GLASS	GL	MECHANICAL	MECH	SOUTH	S	WEST	W
AT	@	DRAWER	DWR.	GLUE LAMINATED BEAM	GLB	MEMBRANE	MEMB.	SOLID CORE	S.C.	WITH	W/
				GROSS FLOOR AREA	G.F.A.	METAL	MET	SEWER CLEAN OUT	S.C.O.	WOOD	WD
BOARD	BD.	EAST	E	GYPSUM BOARD	GYP.BD.	MANUFACTURER	MFR	SCHEDULE	SCHED	WIRE GLASS	W.GL.
BETWEEN	BET.	EACH	EA.			MINIMUM	MIN	SHEET	SHT	WATER HEATER	W.H.
BOTTOM OF FOOTING	B.F.	EXPANSION BOLT	E.B.	HOSE BIBB	H.B.	MISCELLANEOUS	MISC.	SHEET METAL SCREW	S.M.S.	WITHOUT	W/O
BUILDING	BLDG.	EXPANSION JOINT	E.J.	HOLLOW CORE	H.C.			SQUARE FEET	S.F.	WATERPROOF	WP
BLOCKING	BLKG.	ELEVATOR	EL	HEADER	HDR	NORTH	N	SLIDING GLASS DOOR	S.G.D.	WEAKENED PLANE JOINT	W.P.J.
BEAM	BM.	ELEVATION	ELEV	HARDWARE	HDWR	NOT IN CONTRACT	N.I.C.	SIMILAR	SIM	WATER RESISTANT	W.R.
BOUNDARY NAIL	BN.	ELECTRICAL	ELEC	HANGER	HGR	NUMBER	NO.	SPACING	SPG	WEIGHT	WT
BOTTOM	BOT.	EDGE NAIL	E.N.	HOLLOW METAL	H.M.	NOT TO SCALE	N.T.S.	SPECIFICATION	SPEC.	WELDED WIRE FABRIC	W.W.F.
BEARING	BRG.	ENCLOSURE	ENC.	HORIZONTAL	HORIZ.			SQUARE	SQ		
BASEMENT	BSMT.	EQUAL	EQ	HEIGHT	HT	ON CENTER	O.C.	STAINLESS STEEL	S.S.	YARD	YD
BUILT UP	B.U.	EACH WAY	E.W.	HEATING, VENTILATING &	H.V.A.C	OUTSIDE DIAMETER	O.D.	STAGGERED	STAGG		
		EXTERIOR	EXT.	AIR CONDITIONING		OVERFLOW OR OUTSIDE FACE	O.F.	STANDARD	STD		
CABINET	CAB.	EXISTING	EX.	HOT WATER	H.W.	OPPOSITE HAND	O.H.	STIFFENED	STIFF		
CENTERLINE	C.L.					OPENING	OPG	STRUCTURAL	SR		
CERAMIC	CER.	FLAT BAR	F.B.	INSIDE DIAMETER	I.D.	OPPOSITE	OPP	STEEL	STL		
CONTROL JOINT	C.J.	FLOOR DRAIN	F.D.	INCH	IN	OVERHEAD LINE	OHL				
CEILING	CLG.	FINISH FLOOR	FF.	INCLUDED	INCL			TREAD	T		
CONCRETE MASONRY UNIT	CMU.	FOUNDATION	FDN.	INVERT ELEVATION	I.E.	PROPERTY LINE OR PLATE	PL.	TO BE DETERMINED	T.B.D.		
COLUMN	COL.	FIRE EXTINGUISHER	F.E.	INSULATION	INSUL.	POWER POLE	P.P.	TONGUE AND GROOVE	T & G		
CONCRETE	CONC.	FIRE EXTINGUISHER CABINET	F.E.C.	INTERIOR	INT	PLYWOOD	PWD	TEMPERED	TEMP.		
CONSTRUCTION	CONSTR.	FINISH	FIN			POUNDS PER SQUARE FOOT	P.S.F.	THRESHOLD	THR		
CONTINUOUS	CONT.	FINISH FLOOR ELEVATION	F.F.E.	JANITOR	JAN.	POUNDS PER SQUARE INCH	P.S.I.	TOOLED JOINT	T.J.		
COORDINATE	COOR'D	FINISH SURFACE ELEVATION	F.S.E.	JOIST	JST	PRESSURE TREATED	P.T.	TOE NAIL	T.N.		
CORRIDOR	CORR.	FLOOR	FLR	JOINT	JT	PERIMETER	PERIM	TOP OF (ITEM)	T.O.		
COUNTERSINK	CSK.	FLOOR AREA RATIO	F.A.R.			PERPENDICULAR	PERP	TOP OF CURB	T.O.C.		
CENTER	CTR.	FLUORESCENT	FLUOR	KITCHEN	KIT	PLASTIC	PLAST	TOP OF FOOTING	T.O.F.		
CHANNEL	C.	FIELD NAILING	F.N.					TOP OF SLAB	T.O.S.		

CONSTRUCTION LEGEND

- NORTH ARROW
- XX — COLUMN GRID REFERENCE NUMBER
- COLUMN GRID LINES AND REFERENCE NUMBER
- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED
- NEW WALL
- EGRESS PATH PRIMARY
- EGRESS PATH SECONDARY
- XX / AXXX — DETAIL NUMBER / SHEET NUMBER
- SIM — DESCRIPTION OF SIMILAR OR OPPOSITE
- DETAIL AREA
- X / AXXX — DIRECTION OF ELEVATION / NUMBER OF EXTERIOR ELEVATION ON SHEET / SHEET WHERE ELEVATION IS SHOWN
- A — LOCATION ON ROW WHERE INTERIOR ELEVATION IS SHOWN
- X / AXXX — DIRECTION OF ELEVATION / NUMBER OF ELEVATION ON SHEET / SHEET NUMBER WHERE ELEVATION IS SHOWN
- X / AXXX — SECTION CUT REFERENCE
- NAME / ELEVATION — ELEVATION DATUM REFERENCE
- X'-XX" — CEILING HEIGHT ABOVE F.F.
- XX — REVISION REFERENCE NUMBER
- REVISION CLOUD DEPICTING AREA REVISED
- Name / 101 — ROOM NAME / ROOM NUMBER
- A2A — WALL TYPE REFERENCE
- XXX — DOOR REFERENCE NUMBER (REFER TO DOOR SCHEDULE)
- XX — WINDOW REFERENCE NUMBER (REFER TO WINDOW SCHEDULE)
- ALIGN — ALIGN WITH ESTABLISHED SURFACES
- SIM — MILLWORK REFERENCE SECTION (REFER TO MILLWORK SCHEDULE)

WALL MOUNTED LIFE SAFETY EQUIPMENT AND DEVICES

- FW — FIRE WARDEN STATION SYMBOL
- F — WALL MOUNTED FIRE ALARM STROBE SYMBOL
- FA — FIRE ALARM PULL SYMBOL
- FEC — WALL MOUNTED, FIRE EXTINGUISHER CABINET
- FE — WALL MOUNTED FIRE EXTINGUISHER
- FHC — WALL MOUNTED FIRE HOSE CABINET
- FV — WALL MOUNTED FIRE VALVE
- FVC — WALL MOUNTED FIRE VALVE CABINET

FINISH LEGEND

- XX-01 — FINISH CALLOUT, PAINT, TILE, WOOD, ETC.
- ALIGN — EXTENT OF WALL, WAINSCOT, BASE FINISH, ETC.
- CHANGE IN FLOOR FINISH
- MILLWORK

PROJECT:

RUNAGER-McNAMEE RESIDENCE

730 RAMONA PLACE, DEL MAR, CA 92014

ARCHITECT:

architecture

ANDREW E. CROCKER, AIA
646 VALLEY AVENUE, SUITE C2
SOLANA BEACH, CA 92075
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CONSULTANT:

NO:	REVISION:	DATE:

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JOB NO:	2315
DRAWN BY:	Author
CHECKED BY:	AC
ISSUE DATE:	05/09/2025
DRAWING FILE:	XX/XX/23

PHASE:

DESIGN DEVELOPMENT

SHEET TITLE: ABBREVIATIONS, LEGEND

SHEET NO: G001

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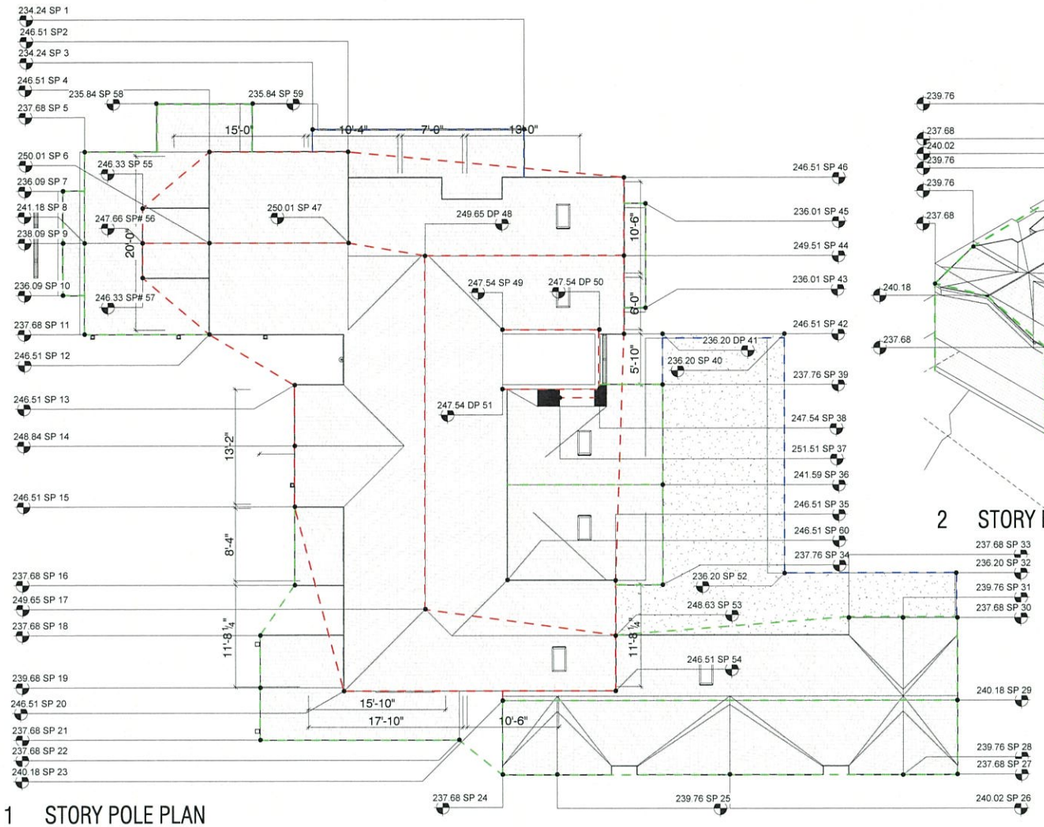
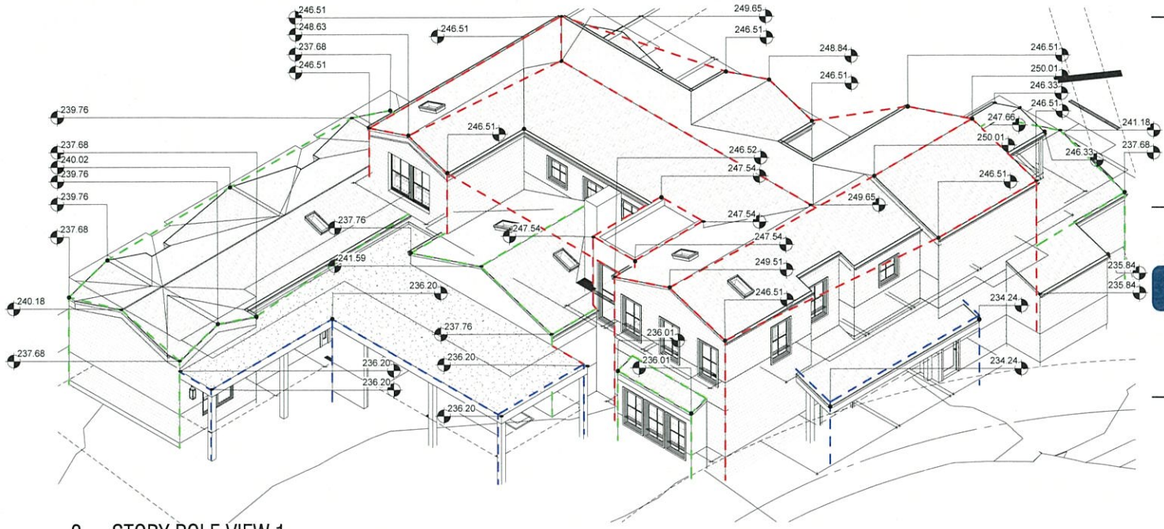
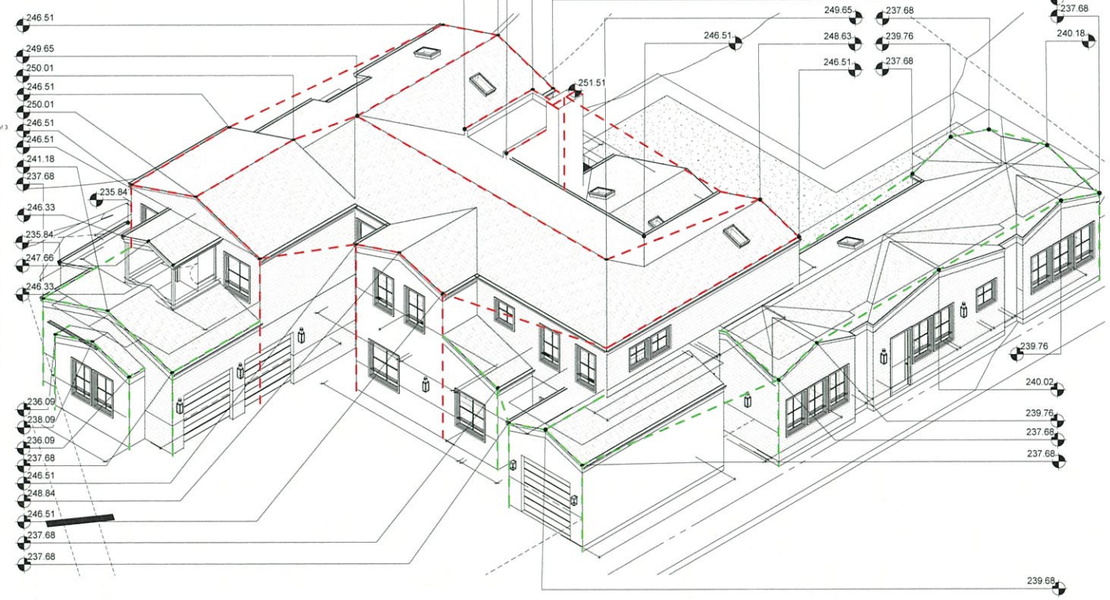


1 STORY POLE PLAN

1/8" = 1'-0"



2 STORY POLE VIEW 1



3 STORY POLE VIEW 2

Page 1 of 3

PEAK 7

Runager-McNamee Residence
730 Ramona Place, Del Mar
3/10/2025

Ryan McGrath, RCE 86991
(720) 340-9255

*STRING LOCATION TOP OF POLE UNLESS SPECIFIED OTHERWISE

SP#	BASE ELEV	PLAN ELEV	C/F LENGTH	STRING *	LOCATION
1	228.13	234.85	F - 6.72		GROUND
2	220.24	240.51	F - 20.27		GROUND
3	231.08	233.85	F - 2.77		GROUND
4*	235.91	246.51	F - 10.60		GROUND
	225.91	237.68	F - 11.77	LOWER	
5*	225.07	237.68	F - 11.66		GROUND
	236.02	226.09	F - 10.07	LOWER	
6*	226.11	250.01	F - 23.90		GROUND
	226.11	247.66	F - 21.55	LOWER	
7	238.87	246.09	F - 7.22		ROOF
8*	240.61	241.18	F - 4.55		ROOF
	238.63	238.09	F - 1.46	LOWER	
9	236.03	238.09	F - 2.06		ROOF
10	236.92	236.09	C - 0.83		ROOF
11*	238.54	237.68	C - 0.86		ROOF
	238.34	236.09	C - 2.25	LOWER	
12*	236.07	246.51	F - 10.44		ROOF
	226.07	237.68	F - 11.61	LOWER	
13	235.91	246.51	F - 11.01		ROOF
14	237.55	240.84	F - 11.28		ROOF
15*	230.61	246.51	F - 10.90		ROOF
	237.41	237.68	F - 2.07	LOWER	
16	230.13	237.68	F - 11.55		GROUND
17	226.14	249.65	F - 23.51		GROUND
18	226.08	237.68	F - 11.60		GROUND
19	225.90	239.68	F - 13.78		GROUND
20*	225.95	246.51	F - 20.56		GROUND
	225.95	239.68	F - 13.73	LOWER	
21	225.78	237.68	F - 11.90		GROUND
22	225.88	237.68	F - 11.88		GROUND
23*	225.92	240.18	F - 14.26		GROUND

VERTICAL BENCHMARK
EXISTING FF = 226.12

Page 2

PEAK 7

Runager-McNamee Residence
730 Ramona Place, Del Mar
3/13/2025

Ryan McGrath, RCE 86991
(720) 340-9255

*STRING LOCATION TOP OF POLE UNLESS SPECIFIED OTHERWISE

SP#	BASE ELEV	PLAN ELEV	C/F LENGTH	STRING *	LOCATION
	225.92	237.68	F - 11.75	LOWER	
24	225.71	237.68	F - 11.97		GROUND
25	226.80	239.76	F - 12.96		GROUND
26	225.92	243.07	F - 16.70		GROUND
27	225.63	237.68	F - 12.05		GROUND
28	225.63	239.76	F - 14.13		GROUND
29	226.11	240.18	F - 14.07		GROUND
30*	225.79	237.68	F - 11.89		GROUND
	225.79	236.20	F - 10.41	LOWER	
31	226.04	239.76	F - 13.72		GROUND
32	226.03	236.20	F - 10.17		GROUND
33	225.72	237.68	F - 11.96		GROUND
34	225.93	237.76	F - 11.83		GROUND
35*	226.20	246.51	F - 20.31		GROUND
	226.20	237.76	F - 11.56	LOWER	
36	226.17	241.59	F - 15.42		GROUND
37	226.07	251.51	F - 16.44		ROOF
38*	244.68	247.54	F - 17.86		ROOF
	234.68	237.76	F - 3.08	LOWER	
39*	226.24	237.76	F - 11.52		ROOF
	226.24	236.20	F - 9.96	LOWER	
40	227.13	236.20	F - 9.01		GROUND
41	226.52	236.20	F - 9.68		GROUND
42*	226.38	246.51	F - 20.13		GROUND
	226.38	237.01	F - 10.63	LOWER	
43	226.61	236.01	F - 9.40		GROUND
44	227.08	249.51	F - 22.43		GROUND
45	227.32	236.01	F - 8.69		GROUND
46*	227.64	246.51	F - 18.88		GROUND
	227.64	237.01	F - 9.38	LOWER	
47	226.11	250.01	F - 23.90		GROUND

Page 3 of 3

PEAK 7

Runager-McNamee Residence
730 Ramona Place, Del Mar
3/13/2025

Ryan McGrath, RCE 86991
(720) 340-9255

*STRING LOCATION TOP OF POLE UNLESS SPECIFIED OTHERWISE

SP#	BASE ELEV	PLAN ELEV	C/F LENGTH	STRING *	LOCATION
48	226.19	249.65	F - 23.46		GROUND
49	226.24	247.54	F - 21.30		GROUND
50*	226.45	247.54	F - 21.09		GROUND
	226.45	246.51	F - 20.06	LOWER	
51*	235.06	247.54	F - 12.48		ROOF
	235.06	236.51	F - 11.45	LOWER	
52	225.78	236.20	F - 10.42		GROUND
53*	225.96	248.63	F - 22.67		GROUND
	225.96	237.68	F - 11.72	LOWER	
54	225.78	246.51	F - 20.73		GROUND
55	226.03	246.33	F - 20.31		GROUND
56*	230.29	247.66	F - 9.37		ROOF
	230.29	241.18	F - 2.89	LOWER	
57	230.02	240.13	F - 7.31		ROOF
58	225.73	234.24	F - 8.51		GROUND
59	225.82	234.24	F - 8.42		GROUND
60	226.01	246.51	F - 20.50		GROUND

PROJECT:

RUNAGER-McNAMEE RESIDENCE

730 RAMONA PLACE, DEL MAR, CA 92014

ARCHITECT:

architecture

ANDREW E. CROCKER, AIA
646 VALLEY AVENUE, SUITE C2
SOLANA BEACH, CA 92075
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CONSULTANT:

NO:	REVISION:	DATE:
3	Revision 3	4/24/2025

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JOB NO:	2315
DRAWN BY:	Author
CHECKED BY:	AC
ISSUE DATE:	05/09/2025
DRAWING FILE:	XX/XX/23
PHASE:	DESIGN DEVELOPMENT
SHEET TITLE:	STORY POLES
SHEET NO:	G005

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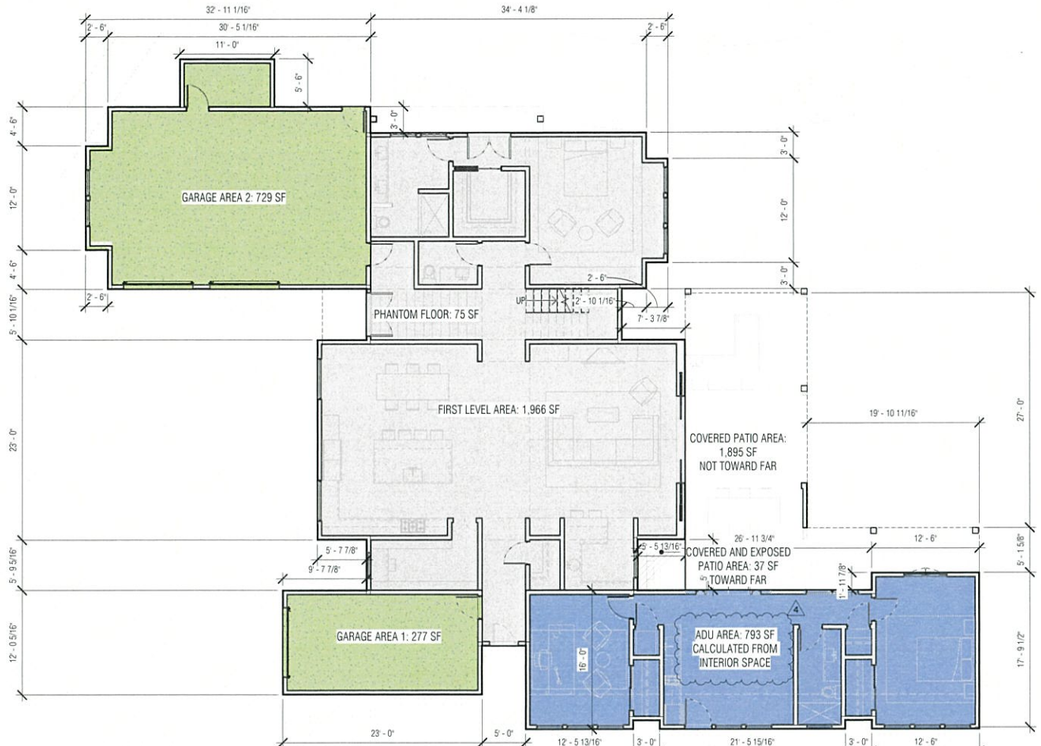
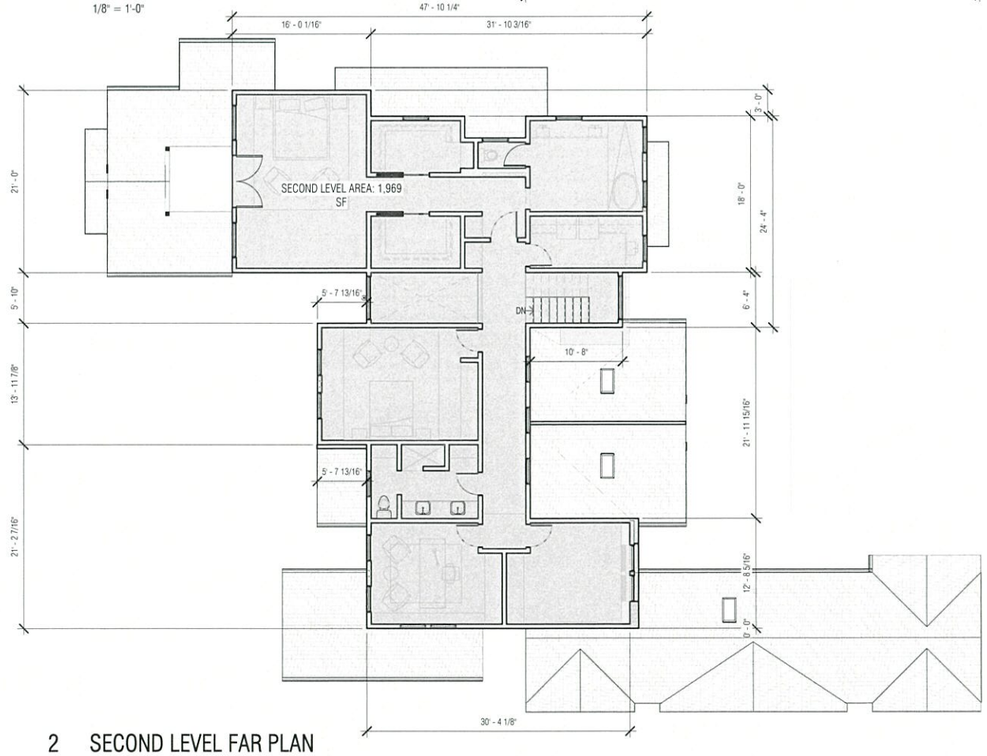


1 FIRST LEVEL FAR PLAN

1/8" = 1'-0"



2 SECOND LEVEL FAR PLAN

1/8" = 1'-0"

AREA PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE MEASURED FROM THE EXTERIOR WALL SURFACES.
2. EXTERIOR AREA THAT IS SURROUNDED BY THREE OR MORE WALLS AND COVERED SHALL COUNT TOWARDS FLOOR AREA.

PROJECT AREA CALCULATIONS

FIRST FLOOR LIVING AREA	1,966 SF
SECOND FLOOR LIVING AREA	1,969 SF
PHANTOM FLOOR	75 SF
GARAGE 1	277 SF
GARAGE 2	729 SF
COVERED PATIO AREA	37 SF
SUBTOTAL OF FLOOR AREA	5,053 SF
OFF-STREET PARKING EXEMPTION (2 SPACES)	-400 SF
TOTAL PROPOSED FLOOR AREA	4,653 SF
ACCESSORY DWELLING UNIT (ADU)	793 SF

HATCH LEGEND

- HOME AREA SF
- ADU AREA SF
- GARAGE AREA SF
- GARAGE EXEMPTION AREA: 400 SF
- COVERED PATIO SF
- PHANTOM FLOOR

PROJECT:

RUNAGER-McNAMEE RESIDENCE

730 RAMONA PLACE, DEL MAR, CA 92014

ARCHITECT:

architecture

ANDREW E. CROCKER, AIA
646 VALLEY AVENUE, SUITE C2
SOLANA BEACH, CA 92075
T: 858.345.1295

CONSULTANT:

NO:	REVISION:	DATE:
4	Revision 4	5/21/2025

THESE DRAWINGS, SPECIFICATIONS AND THE CONCEPTS EMBODIED IN THEM ARE THE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT, AND MAY NOT BE USED, DISCLOSED, OR DUPLICATED WITHOUT THE WRITTEN CONSENT WHETHER THE PROJECT FOR WHICH THEY WERE MADE IS EXECUTED OR NOT, UNLESS OTHERWISE AGREED BY CONTRACT.

STAMP:

NOT FOR CONSTRUCTION

PROJECT NAME:	RUNAGER-McNAMEE RESIDENCE
JOB NO:	2315
DRAWN BY:	Author
CHECKED BY:	AC
ISSUE DATE:	05/09/2025
DRAWING FILE:	XX/XX/23

PHASE:

DESIGN DEVELOPMENT

SHEET TITLE: FAR PLAN

SHEET NO: G006

8/22/2025 11:36:33 AM

TOPOGRAPHIC SURVEY

10 5 0 10 20
SCALE IN FEET
SCALE: 1" = 10'

RAMONA PLACE

EXISTING HOUSE

S70° 13' 01"W 75.00'

Δ=30°35'24"
L=124.12' R=70.00

N45° 20' 40"E 159.70'

N18° 48' 07"E 134.57'

N78° 34' 19"W 240.49'

225.56'
225.93'
225.63'
226.03'
FF=226.12'
225.89'
225.89'
225.82'
225.87'
225.81'
225.75'
225.81'
225.26'
225.50'
225.11'

LEGEND

- BOUNDARY
- EDGE OF PAVEMENT
- CONCRETE
- BRICK
- WOOD FENCE
- WIRE FENCE
- CHAINLINK FENCE
- CMU WALL
- CONCRETE
- BRICK
- TREE

1. WATER METER
2. PROPANE TANK
3. POWER POLE
4. WATER VALVE
5. FIRE HYDRANT
6. BOLLARD
7. MAILBOX
8. SEPTIC TANK LIDS
9. CHIMNEY
10. SHED
11. BRICK WALL

LEGAL DESCRIPTION

THAT PORTION OF LOT 1 IN BLOCK 6 OF KENNEY'S MARINE VIEW GARDENS, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1774 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DECEMBER 31, 1923 AS DESCRIBED IN GRANT DEED RECORDED ON MARCH 16, 2022 AS DOC# 2022-0117096.

BOUNDARY NOTE

- BOUNDARY PLOTTED PER RECORD INFORMATION PROVIDED IN MAP NO. 1774, GRANT DEED, FOUND MONUMENTS & RECORD OF SURVEY IN PROGRESS.
- A PRELIMINARY TITLE REPORT WAS NOT MADE AVAILABLE AT THE TIME OF THIS SURVEY THEREFORE EXISTING EASEMENTS, IF ANY, HAVE NOT BEEN PLOTTED HEREON.

BENCH MARK

- BENCHMARK FOR THIS SURVEY IS A 2" IRON PIPE WITH 2.5" CITY OF SAN DIEGO BRASS DISC, STAMPED GPS, 0195, 1992. LOCATED ON THE SOUTH SIDE OF VILLA DE LA VALLE, 260 FT EASTERLY OF SAN ANDRES DRIVE IN THE CITY OF SOLANA BEACH, CA., HAVING A PUBLISHED MEAN SEA LEVEL ELEVATION OF 30.403'.

FOUND MONUMENTS

(A) FOUND 3/4" IRON PIPE W/DISC STAMPED "LS 6665" PER ROS 13885.

LICENSED LAND SURVEYOR
JAKE D. LOGAN
L.S. 9042
STATE OF CALIFORNIA

RANCHO COASTAL
ENGINEERING & SURVEYING
SINGLE SOURCE DEVELOPMENT CONSULTANT
310 VIA VERA CRUZ, #205
SAN MARCOS, CA. 92078
(760) 510-3152 Ph / (760) 510-3153 Fax

PRIVATE CONTRACT

SHEET 1	COUNTY OF SAN DIEGO APN: 298-391-08	1 SHEETS

TOPOGRAPHIC SURVEY

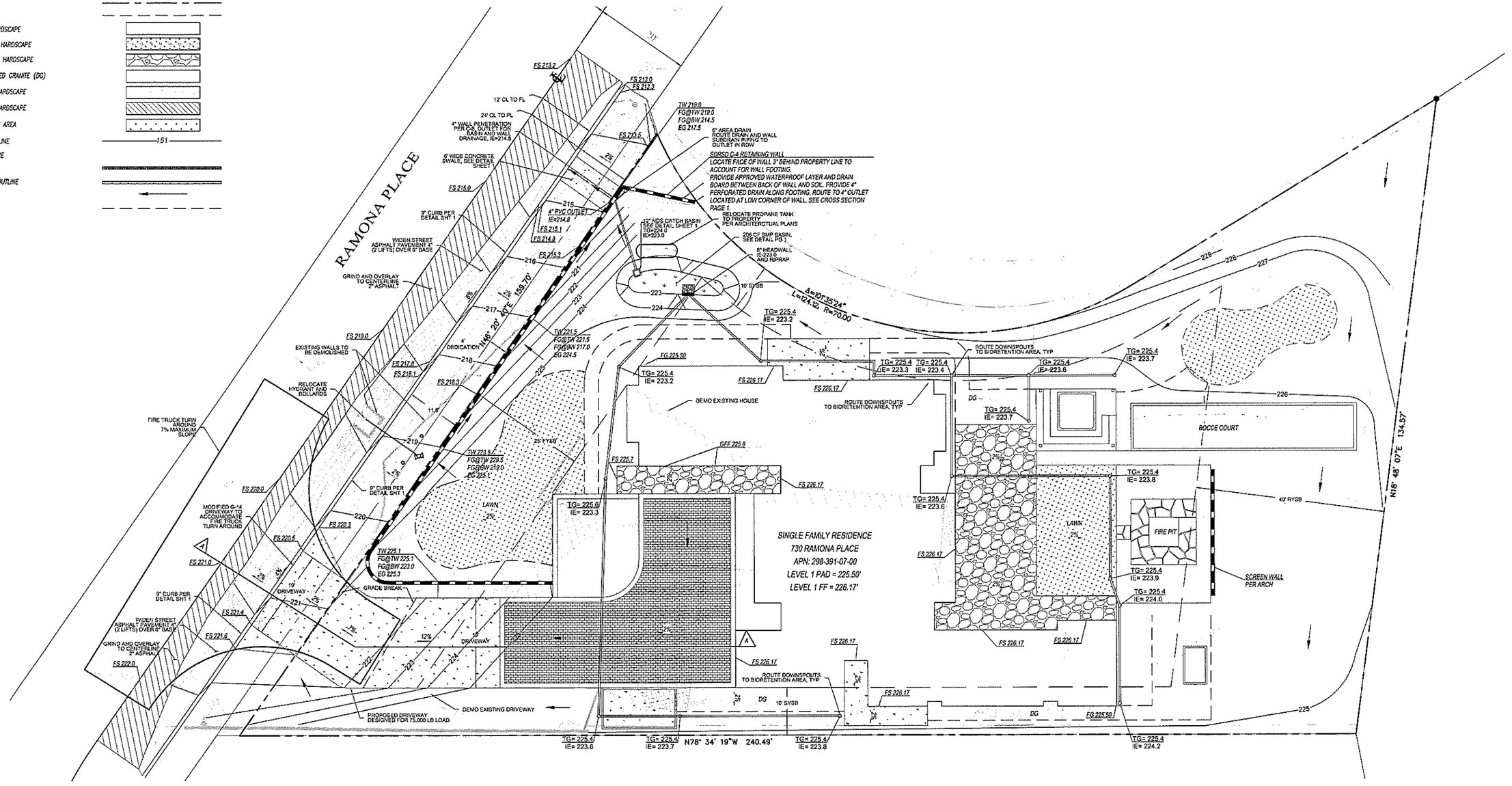
KEVIN McNAMEE & LESLIE RUNAGER
730 RAMONA PLACE
DEL MAR, CA 92014

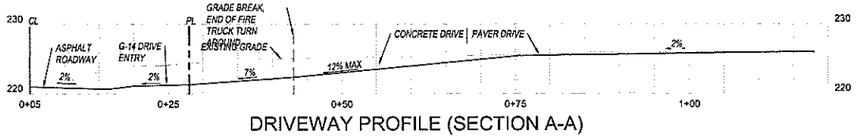
MAILING ADDRESS:	TELEPHONE:
SURVEYOR OF WORK: JAKE D. LOGAN PLS 9042	CHECKED BY: / JOB NO. 8225

PRELIMINARY GRADING PLAN
730 RAMONA PLACE

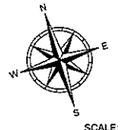
LEGEND

ITEM DESCRIPTION	SYMBOL
PROPERTY LINE	
CENTERLINE OF ROAD	
SETBACKS	
EXISTING ASPHALT HARDSCAPE	
PROPOSED CONCRETE HARDSCAPE	
PROPOSED FLAGSTONE HARDSCAPE	
PROPOSED DECOMPOSED GRANITE (DG)	
PROPOSED ASPHALT HARDSCAPE	
PROPOSED ASPHALT HARDSCAPE	
PROPOSED LANDSCAPE AREA	
PROPOSED CONTOUR LINE	151
EXISTING CONTOUR LINE	
PROPOSED CMU WALL	
PROPOSED BUILDING OUTLINE	
DRAINAGE ARROWS	
GRADE BREAK	





DRIVEWAY PROFILE (SECTION A-A)



SCALE: 1" = 10'
0 10 20 30

ENGINEER OF WORK	CITY APPROVED CHANGES	APP'D	DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	DRAWING NO.
RDM Drawn By By: _____ Date: 3/31/25 Name: RYAN MCGRATH R.C.E. 86991 Exp: 3/31/25				By: _____ Review Engineer Date: _____	By: _____ City Engineer R.C.E. _____ Date: _____ Exp: _____	DESCRIPTION: 2.5" BRASS DISC VERT. CONTROL MONUMENT LOCATION: EAST SHOULDER OF HIGHWAY 101, 0.1 MILE SOUTH WITH THE INTERSECTION OF LOMAS SANTA FE DRIVE. RECORD FROM: ROS NO. 22462 IE. N 50°35'42" E ELEV: 71.450 DATUM: NAVD 88	PRELIMINARY GRADING PLAN FOR: 730 RAMONA PLACE	SDP24-009 SHEET 2 OF 2

GENERAL NOTES

1. BEFORE START OF ANY EXCAVATION OR TRENCHING IN LOCATION ON PROJECT SITE, CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES. CONTACT UNDERGROUND SERVICE ALERT FOR LOCATION OF RIGHT OF WAY UTILITIES AT 1-800-422-4133 AND PROPERTY OWNER FOR ON SITE UTILITIES A MINIMUM OF 48 WORKING HOURS PRIOR TO START OF ANY EXCAVATION. DO NOT COMMENCE ANY EXCAVATION UNTIL UTILITIES HAVE BEEN LOCATED.

2. CONTRACTOR AND/OR OWNER BUILDER IS TO BEAR FULL RESPONSIBILITY FOR OBTAINING ALL PERMITS AND PLAN APPROVALS THROUGH THE PERTINENT BUILDING DEPT. FOR THIS PROJECT.

3. CONTRACTOR SHALL ADHERE TO ALL PREVAILING BUILDING CODES, ZONING REQUIREMENTS AND SETBACKS RELATED TO THE PROJECT.

4. IN ADDITION, THE CONTRACTOR SHALL TAKE NOTE OF ANY UNUSUAL SITE CONDITIONS EFFECTING COST OR CONSTRUCTION FEASIBILITY AND WILL NOTIFY OWNER AND/OR LANDSCAPE DESIGNER PRIOR TO COMMENCEMENT OF WORK.

5. CONTRACTOR TO INSPECT SITE PROIOR TO START OF CONSTRUCTION AND VERIFY ALL SPECIAL CONDITIONS WHICH MIGHT INVOLVE ADDED COST, I.E. SITE PREP, DEMOLITION, HAULING COST, ETC. PROVIDE OWNER WITH WRITTEN ESTIMATE OF ALL ANTICIPATED COSTS.

6. CONTRACTOR TO VERIFY ALL PROPERTY LINES, EASEMENTS, AND SETBACKS IN THE FIELD PRIOR TO INSTALLATION OF WORK..

NOTES

ALL MEASUREMENTS ARE APPROXIMATE. CONTRACTOR TO VERIFY DIMENSIONS AND FINISH ELEVATIONS IN THE FIELD. MINOR ADJUSTMENTS IN LAYOUT OR FINISH ELEVATIONS MAY OCCUR DUE TO FIELD CONDITIONS OR AT THE DISCRETION OF THE OWNER.

THE CONTRACTOR IS TO BEAR FULL RESPONSIBILITY OF OBTAINING ALL PERMITS AND PLAN APPROVALS THROUGH PERTINENT BUILDING DEPARTMENTS PRIOR TO CONSTRUCTION.

CONTRACTOR TO PROVIDE CLIENT WITH SAMPLES OF ALL STONE MATERIAL, DECOMPOSED GRANITE, AND GROUT . CLIENT AND DESIGNER SHALL APPROVE SAMPLES BEFORE ORDERING MATERIALS.

THIS PLAN IS DIAGRAMMATIC ONLY. THE INTENT IS TO PORTRAY LANDSCAPE INFORMATION ONLY. THESE PLANS DO NOT PROVIDE SOLUTIONS TO ALL LANDSCAPE RELATED PROBLEMS.

MINOR ADJUSTMENTS IN LAYOUT OR FINISH ELEVATIONS MAY OCCUR DUE TO FIELD CONDITIONS OR AT THE DISCRETION OF THE OWNER. THE CONTRACTOR IS TO BEAR FULL RESPONSIBILITY OF OBTAINING ALL PERMITS AND PLAN APPROVALS THROUGH PERTINENT BUILDING DEPARTMENTS PRIOR TO CONSTRUCTION.

AREA SUMMARY

	EXISTING SF	PROPOSED TOTAL SF
NON-LANDSCAPED AREA	2002 SF	9,773 SF
NON-IRRIGATED LANDSCAPE	0 SF	0 SF
IRRIGATED LANDSCAPE	16,569 SF	7,483 SF
WATER FEATURES	0 SF	53 SF
DECORATIVE HARDSCAPE	3,158 SF	4,420 SF
TOTAL AREA	21,729 SF	21,729 SF

	AREA OF WORK
IRRIGATED LANDSCAPE	7,483 SF
WATER FEATURES	53 SF
DECORATIVE HARDSCAPE	4,420 SF
AGGREGATE LANDSCAPE AREA	11,956 SF

HARDSCAPE LEGEND

	SYMBOL	MATERIAL	COLOR/FINISH	PATTERN / MANUFACT.
A		PERMEABLE PAVERS	AQUA VIA	ACKERSTONE
B		NATURAL STONE PAVING (MORTAR SET)	TBD	
C		NATURAL STONE STEPPERS (SAND SET)	TO MATCH	
D		4" TH CONCRETE	'PEWTER' W/ LIGHT SAND FINISH	DAVIS
E		VEHICULAR CONCRETE	'PEWTER' W/ MED TOPCAST FINISH	DAVIS
F		WOOD DECKING	IPE	
G		GRANITE CRETE	CALIFORNIA GOLD	
H		DECOMPOSED GRANITE	1" MINUS CALIFORNIA GOLD	
J		ARTIFICIAL TURF		

CONSTRUCTION LEGEND

EXISTING SITE ELEMENTS

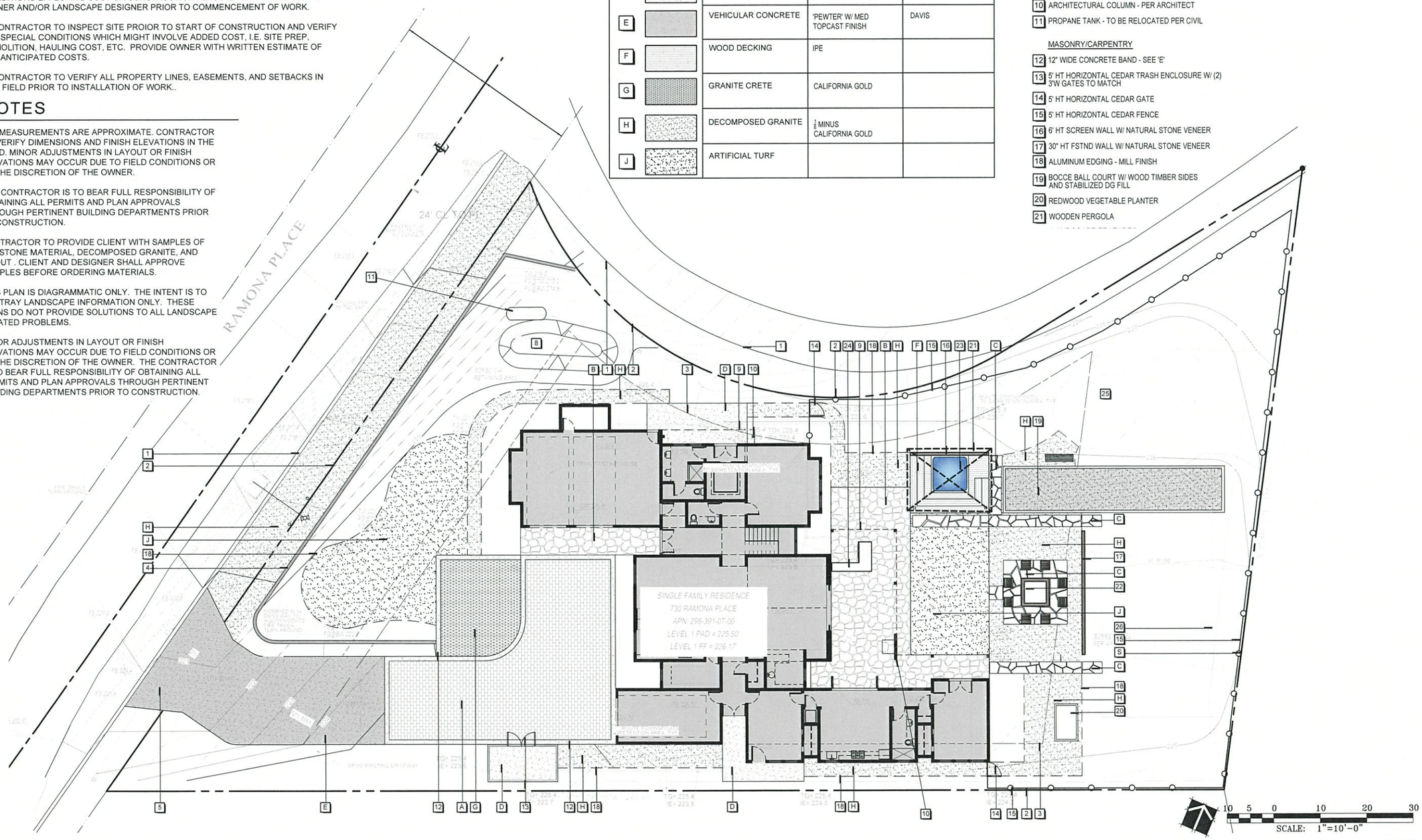
1. EDGE OF PAVEMENT/ROADWAY
2. PROPERTY LINE
3. SETBACK
4. RETAINING WALL - PER CIVIL
5. CONCRETE APRON - PER CIVIL
6. WATER METER LOCATION - PER CIVIL
7. EXISTING UTILITIES TO REMAIN - PER CIVIL
8. BIO-RETENTION BASIN - PER CIVIL
9. COVERED PATIO - PER ARCHITECT
10. ARCHITECTURAL COLUMN - PER ARCHITECT
11. PROPANE TANK - TO BE RELOCATED PER CIVIL

MASONRY/CARPENTRY

12. 12" WIDE CONCRETE BAND - SEE 'E'
13. 5' HT HORIZONTAL CEDAR TRASH ENCLOSURE W/ (2) 3'W GATES TO MATCH
14. 5' HT HORIZONTAL CEDAR GATE
15. 5' HT HORIZONTAL CEDAR FENCE
16. 6' HT SCREEN WALL W/ NATURAL STONE VENEER
17. 30" HT FSTND WALL W/ NATURAL STONE VENEER
18. ALUMINUM EDGING - MILL FINISH
19. BOCCE BALL COURT W/ WOOD TIMBER SIDES AND STABILIZED DG FILL
20. REDWOOD VEGETABLE PLANTER
21. WOODEN PERGOLA

LANDSCAPE FEATURES

22. PREFAB FIREPIT - BY OWNER
23. PREFAB JACUZZI BY OWNER. SET ON CONCRETE BASE
24. BBQ ISLAND W/ SLAB COUNTER AND CLADDING TO MATCH INTERIOR
25. FUTURE LOCATION OF PUTTING GREEN
26. FUTURE LOCATION OF PICKLEBALL COURT



LINEAR
LANDSCAPE ARCHITECTURE
IRRIGATION DESIGN + CONSULTING
1619 MYRTLE AVENUE
SAN DIEGO, CA 92103
WWW.LINEARLANDARCH.COM

LICENSED LANDSCAPE ARCHITECT
Joseph Dodd No. 6006
05-31-26
Renewal Date
9-3-24
Date
STATE OF CALIFORNIA

RUNAGER-MACNAMEE RESIDENCE
730 RAMONA PLACE
SOLANA BEACH, CA

HARDSCAPE PLAN

PREPARED FOR

LESLIE RUNAGER
KEVIN MACNAMEE
730 RAMONA PLACE
SOLANA BEACH, CA

PREPARED BY

LINEAR LANDSCAPE ARCHITECTURE
JOE DODD,ASLA
1619 MYRTLE AVE
SAN DIEGO, CA 92103
P | 888.203.6628

DATE:
01 SUB: 9-3-24
02 SUB: 12-18-24
03 SUB: 4.10.25
04 SUB: 5.29.25

L-01

SHT 01 OF 5

FILE NAME:G:\RUNAGER_MACNAMEE RESIDENCE\CSHT - RUNAGER.DWG

IRRIGATION SCHEDULE

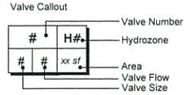
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
Ⓜ Ⓛ Ⓞ	Hunter MP1000 PROS-12-PRS40-CV Shrub Rotator, 12" (30.48 cm) pop-up with check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc on PRS40 body.	40
ⓂⓄⓇ	Hunter MP2000 PROS-12-PRS40-CV Shrub Rotator, 12" (30.48 cm) pop-up with check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc on PRS40 body.	40
ⒷⓎⒶ	Hunter MP3000 PROS-12-PRS40-CV Shrub Rotator, 12" (30.48 cm) pop-up with check valve, pressure regulated to 40 psi (2.76 bar), MP rotary nozzle. B=Blue adj arc 90-210, Y=Yellow adj arc 210-270, A=Gray 360 arc on PRS40 body.	40
ⓁⒷ	Hunter MP3500 PROS-12-PRS40-CV Shrub Rotator, 12.0" Pop-Up with factory installed Check Valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle. LB=Light Brown, Adjustable Arc, 90-210, on PRS40 body.	40
ADJ. 360	Hunter MP800SR PROS-12-PRS40-CV Shrub Rotator, 12.0" pop-up with check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. OR = Orange adj arc 90 to 210.	40
25Q 50Q 50H 10H 10F 20F	Hunter PROS-04-CV-MSBN (2) Multi-Stream Bubbler (per tree), 4" pop-up, factory installed drain check valve 50=0.5gpm	30
0.25 0.50	Hunter RZWS-SLEEVE-18-CV 18" long RZWS with Filter Fabric Sleeve, .25gpm or .50gpm bubbler options, Check Valve, 1/2" swing joint for connection to 1/2" pipe. TO BE USED FOR ESTABLISHMENT PERIOD ONLY.	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter ICZ-101-25 1" Drip Control Zone Kit. 1in. ICV Globe Valve with 1in. HY100 filter system. Pressure Regulation: 25psi. Flow Range: 2 GPM to 20 GPM. 150 mesh stainless steel screen.
	Hunter ICZ-101-25-LF 1" Drip Control Zone Kit. 1in. ICV Globe Valve with 1in. HY100 filter system. Pressure Regulation: 25 psi. Flow Range: .5 GPM - 15 GPM. 150 mesh stainless steel screen.
	Pipe Transition Point above grade Pipe transition point from PVC lateral to drip tubing with riser to above grade installation.
	Hunter PLD-BV Manual flush/shut off valve, barbed insert. Typically installed in 10in. box, with adequate blank tubing to extend valve out of valve box. Use with HDL or other 3/4in. dripline.
	Area to Receive Dripline Hunter HDL-06-12-CV HDL-06-12-CV: Hunter Dripline w/ 0.6 GPH emitters at 12" O.C. Check valve, dark brown tubing with gray striping. Dripline laterals spaced at 16" apart, with emitters offset for triangular pattern. Install with Hunter PLD barbed or PLD-LOC fittings. For use on Slopes with Moderate/Clay Soils

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter PGV-101G 1" 1in. Plastic Electric Remote Control Valve, for Residential/Light Commercial Use. Female NPT Inlet/Outlet. Globe Configuration, With Flow Control.
	Nibco T-113-K Class 125 bronze gate shut off valve with cross handle, same size as mainline pipe diameter at valve location. Size Range - 1/4" - 3"
MV	Hunter ICV-G-FS 1" 1", 1-1/2", 2", and 3" Plastic Electric Master Valve, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use. With Filter Sentry. Size per Mainline
	Pressure Reducing Valve WILKINS - 500-HLR series pressure reducing valve with 10-125 PSI spring range, size and pressure setting as noted. Pressure required downstream is 51.4 PSI
BF	Zurn 975XL 3/4" Reduced Pressure Backflow device
C	Hunter PC-XX00i Light Commercial & Residential Controller, XX-station base module controller, 120 VAC, Indoor model
SS	Hunter WSS Wireless Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket.
FS	Hunter HC-075-FLOW 3/4in. Flow meter for use with Hydrawise enabled controller to monitor flow and provide system alerts. Also functions as stand alone flow totalizer/sub meter on any residential or commercial irrigation system.
POC	Point of Connection 1"

———	Irrigation Lateral Line: PVC Schedule 40
— — — —	Irrigation Mainline: PVC Schedule 40

Valve Callout



I AM FAMILIAR WITH THE REQUIREMENTS FOR THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE COUNTY OF SAN DIEGO WATER EFFICIENT LANDSCAPE REGULATIONS. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATION AND THE LANDSCAPE DESIGN MANUAL. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER. UNDER PENALTY OF PERJURY, I AFFIRM THAT THE FOREGOING IS TRUE AND CORRECT

8-30-24

JOE DODD, PLA CA# 6005 DATE

NOTE: MAINLINE LOCATION IS DIAGRAMMATIC. CONTRACTOR SHALL DETERMINE AN APPROPRIATE LOCATION IN THE FIELD, FREE OF OBSTRUCTIONS AND PROPOSED ELEMENTS WHILE MINIMIZING SLEEVING.

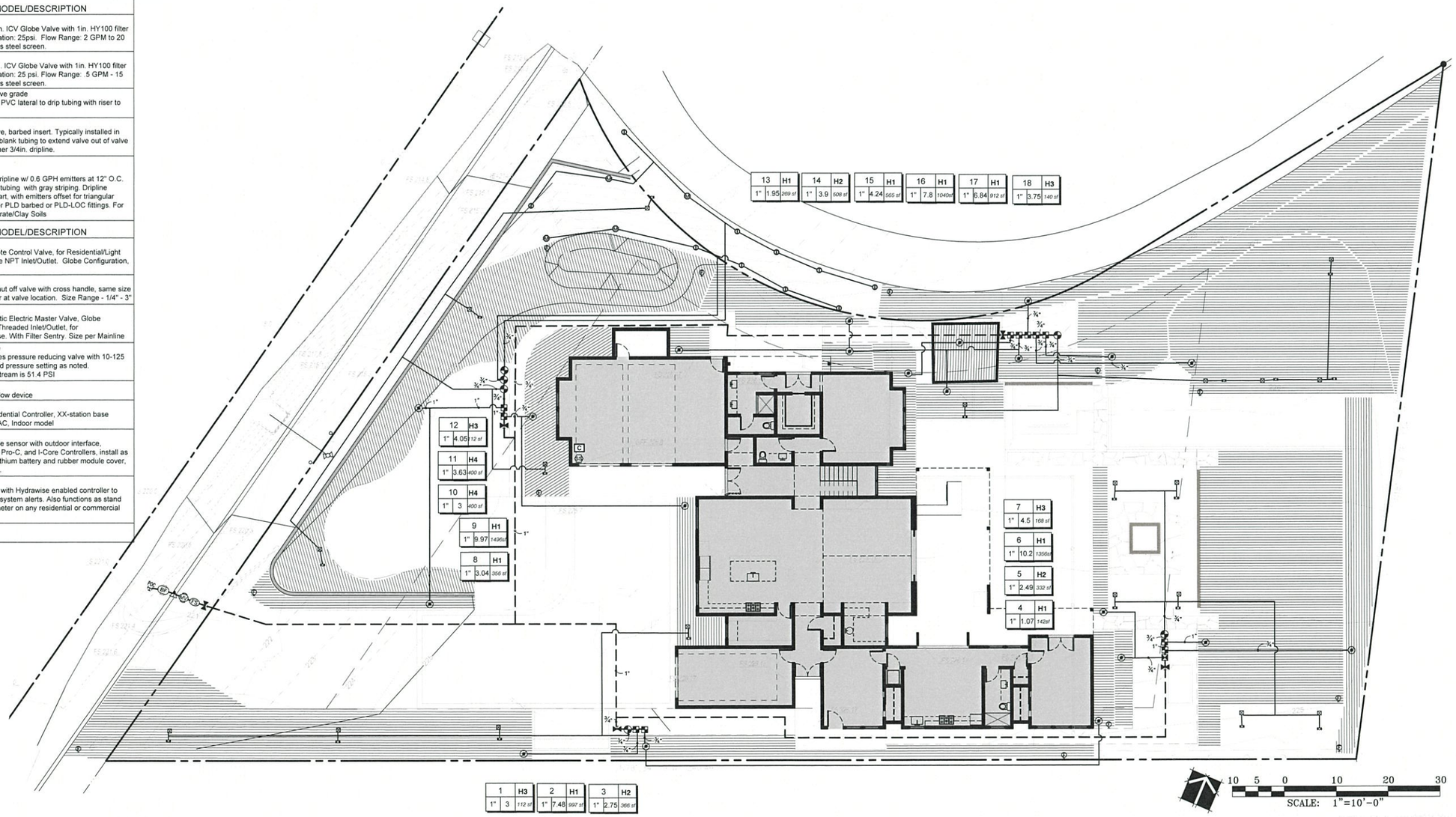
EXISTING MAINLINE LOCATION SHALL BE VERIFIED BEFORE CONSTRUCTION AND MAY BE UTILIZED UNDER THE FOLLOWING CONDITIONS:

- ALL PIPING SHALL BE IN GOOD WORKING CONDITION,
- CURRENT PIPE SIZE IS APPROPRIATE FOR THE DEMAND OF THE PROPOSED IRRIGATION SYSTEM AS DESIGNED PER PLAN
- MAINLINE PIPE DEPTH,MATERIAL, AND LOCATION MEET ALL LOCAL CODES

NOTE: MAINLINE EQUIPMENT AND APPURTENANCE LOCATION IS DIAGRAMMATIC. CONTRACTOR SHALL DETERMINE AN APPROPRIATE LOCATION IN THE FIELD, FREE OF OBSTRUCTIONS AND NEAR EXISTING METER LOCATION.

VALVE LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL DETERMINE AN APPROPRIATE AND DISCREET LOCATION IN THE FIELD FOR EASY ACCESS.

A CERTIFICATE OF COMPLETION WILL BE REQUIRED FOR ALL IRRIGATION AND LANDSCAPING. ANY DEVIATIONS FROM LANDSCAPING WILL REQUIRE APPROVAL PRIOR TO THE PLANNING FINAL INSPECTION



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01 SUB: 9-3-24
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03 SUB: 4.10.25
04 SUB: 5.29.25

L-02

SHT 02 OF 5

FILE NAME:G:\RUNAGER_MACNAMEE RESIDENCE\SHT - RUNAGER.DWG

GENERAL IRRIGATION NOTES

1. 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. IN CASE OF CONFLICT BETWEEN THE SPECIFICATIONS, DRAWINGS, AND/OR CODE, THE MORE STRINGENT REQUIREMENT SHALL PREVAIL.
2. 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.
3. THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
5. THE MAINLINE AND SLEEVING IS DIAGRAMMATIC. ALL PIPING IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED WITHIN LIMIT OF WORK BOUNDARIES AND IN SHRUB PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES.
6. IRRIGATION EQUIPMENT AS SHOWN IS DIAGRAMMATIC. INSTALL ALL THE IRRIGATION REMOTE CONTROL VALVES, QUICK COUPLERS, MASTER VALVES, FLOW SENSORS, BACKFLOWS, AIR/VACUUM DEVICES, BALL VALVES, AND ANCILLARY EQUIPMENT, IN SHRUB PLANTING AREAS WHEN FEASIBLE OR AS APPROVED BY OWNER'S REPRESENTATIVE AND THE LANDSCAPE IRRIGATION DESIGNER.
7. 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 BROUGHT 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.
8. 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.
9. CONTRACTOR TO PROVIDE AN ADDITIONAL PILOT WIRE FROM CONTROLLER ALONG ENTIRETY OF MAINLINE TO THE LAST RCV ON EACH AND EVERY LEG OF MAIN LINE. LABEL SPARE WIRES AT BOTH ENDS
10. ALL PIPE UNDER PAVED AREAS, HARDSCAPE, OR AS DIRECTED BY OWNERS REPRESENTATIVE TO BE INSTALLED IN SLEEVING, TWICE THE DIAMETER OF PIPE OR WIRE BUNDLE CARRIED. ALL 2" AND 3" SLEEVING FOR NON-VHICULAR PAVING SHALL BE PVC1220 SCH. 40, TYPE 1, GRADE 2 MATERIAL CONFORMING TO ASTM STANDARD D-1785-4. ALL 4" AND LARGER SLEEVING BELOW VEHICULAR PAVING SHALL BE PVC1220 SCH.80 SDR21, TYPE 1, GRADE 2 MATERIAL CONFORMING TO ASTM STANDARD D-2241. SLEEVES UNDER BROW DITCHES SHALL BE ENCASED IN CONCRETE A MINIMUM OF 6" THICK ON ALL SIDES OF PIPE. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF PAVING.
11. 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.
12. IRRIGATION HEADS ADJACENT TO THE STREET SHALL BE HELD A MINIMUM OF 2 FEET FROM EDGE OF PAVEMENT. ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, 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. WHEN VERTICAL OBSTRUCTIONS (PROPS, STREET LIGHTS, TREES, ETC.) INTERFERE WITH THE SPRAY PATTERN OF THE SPRINKLER HEADS PREVENTING PROPER COVERAGE, THE IRRIGATION CONTRACTOR SHALL FIELD ADJUST THE SPRINKLER SYSTEM BY INSTALLING A QUARTER CIRCLE OR HALF CIRCLE SPRINKLER HEAD ON EACH SIDE OF THE OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
13. THE IRRIGATION CONTRACTOR SHALL ADJUST THE PRESSURE REGULATOR ON EACH ELECTRIC CONTROL VALVE SO THAT THE SPRINKLER HEAD FARTHEST AND HIGHEST IN ELEVATION FROM ITS RESPECTIVE CONTROL VALVE OPERATES WITHIN THE OPERATING PRESSURE SHOWN ON THE IRRIGATION LEGEND. NOT TO EXCEED FIVE (5) PSI ABOVE THE GIVEN OPERATING PRESSURE FROM THE SPECIFIED PRESSURE LOCATED ON THE IRRIGATION LEGEND.
14. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE IRRIGATION DRAWINGS AT EACH POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE VIA DIRECT FIELD MEASUREMENT PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO START OF CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS, AND COSTS ASSOCIATED WITH SAID REVISIONS.
15. SHOULD FIELD CONDITIONS REQUIRE PIPE INSTALLATION OTHER THAN THAT SHOWN ON PLANS, THE CONTRACTOR SHALL LIMIT EXCESS FLOW AND SIZE ALL PIPE NOT TO EXCEED A VELOCITY OF 5 FEET PER SECOND (FPS) IN PVC PIPE AND CAST IRON PIPE. FLOW THROUGH ANCILLARY EQUIPMENT, STEEL AND COPPER PIPE SHALL NOT EXCEED A VELOCITY OF 7 ½ FPS. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
16. CHECK VALVES SHALL BE USED TO PREVENT ALL LOW HEAD DRAINAGE

WATER USE CALCULATIONS

ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

LESLIE RUNAGER KEVIN MCNAMEE *Applicant Last Name*	24-016 *Project/Plan Check Number*	730 RAMONA PLACE SOLANA BEACH, CA *Project Address*

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

ETWU = Estimated total water use per year (gallons per year)
ETo = Evapotranspiration rate (inches per year)
PF = Plant Factor from WUCOLS (see Definitions)
HA = Hydro-zone Area (square feet): Define hydro-zones by water use: very low, low, moderate and high
SLA = Special Landscape Area (square feet): Edible plants, irrigated with recycled water, & turf used for active play
0.62 = Conversion Factor (to gallons per square foot)
IE = Irrigation Efficiency

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

	Line	Hydro-zone Number (1 - 4 Below – use as many tables as necessary to complete all hydrozones)					
		1	2	3	4	SLA	
Evapotranspiration Rate (ETo) See "A" below	1	Use 41 (west of I-5) / 47 (east of I-5)					
Conversion Factor - 0.62	2	0.62					
(Line 1 x Line 2)	3	25.42 (west of I-5) / 29.14 (east of I-5)					
Plant Factor (PF) See "B" below	4	.3	.6	.6	.3		1.0
Hydrozone Area (HA) - in square feet	5	5777	906	532	800		53
(Line 4 x Line 5)	6	1733.1	543.6	319.2	240		53
Irrigation Efficiency (IE) See "C" below	7	.81	.81	.75	.75		1.0
(Line 6 ÷ Line 7)	8	2139.63	671.11	425.6	320		53
TOTAL of all Line 8 boxes + SLA	9	3,609					
Line 3 x Line 9 Estimated Total Water Use - **ETWU** (gallons per year) Total shall not exceed MAWA below	10	29.14 x 3609 = 105,176					

A
ETo - Evapotranspiration rate =
41 (west of I-5)
47 (east of I-5)

B
PF - Plant Factor - Use WUCOLS values to determine the category for each species used. The highest water use PF must be used when more than one PF is shown in a hydro-zone.
0.1 = VLW - Very Low Water Use Plants
0.3 = LW - Low Water Use Plants
0.6 = MW - Moderate Water Use Plants
1.0 = HW - High Water Use Plants

C
IE - Irrigation Efficiency
Spray = .75
Rotor = .70
Bubbler = .75
MP rotator = .75
Drip & Micro-spray = .81
A different IE may be used if supported by documentation subject to approval by the City Planner.

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

29.14 [(ETAF x 8068) + (1-ETAF x 0)] = **MAWA** 129305.84

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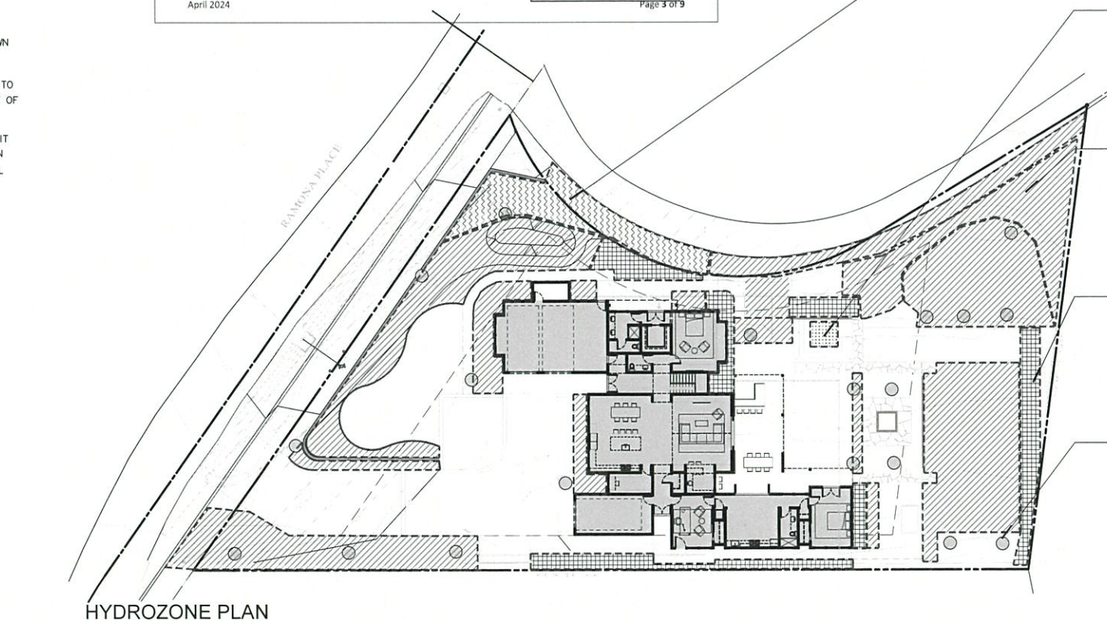

HYDROZONE PLAN

HYDROZONE	H4
VALVE #	N/A
WATER METHOD	ROTARY
AREA	800 SF
PLANT FACTOR	LOW

HYDROZONE	H5
VALVE #	N/A
WATER METHOD	POOL
AREA	53 SF
PLANT FACTOR	HIGH

HYDROZONE	H1
VALVE #	N/A
WATER METHOD	DRIP
AREA	5777 SF
PLANT FACTOR	LOW

HYDROZONE	H2
VALVE #	N/A
WATER METHOD	DRIP
AREA	906 SF
PLANT FACTOR	MODERATE

HYDROZONE	H3
VALVE #	N/A
WATER METHOD	BUBBLER
AREA	532 SF
PLANT FACTOR	MODERATE

20 10 0 20 40 60
SCALE: 1"=20'-0"

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LICENSED LANDSCAPE ARCHITECT
Joseph Dodd No. 6006
STATE OF CALIFORNIA
RENEWAL 08-31-26
Master Date 9-3-24
Date

RUNAGER-MACNAMEE RESIDENCE
730 RAMONA PLACE
SOLANA BEACH, CA

PREPARED FOR
LESLIE RUNAGER
KEVIN MACNAMEE
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FILE NAME:G:\RUNAGER MACNAMEE RESIDENCE\SHT - RUNAGER.DWG

PLANT SCHEDULE

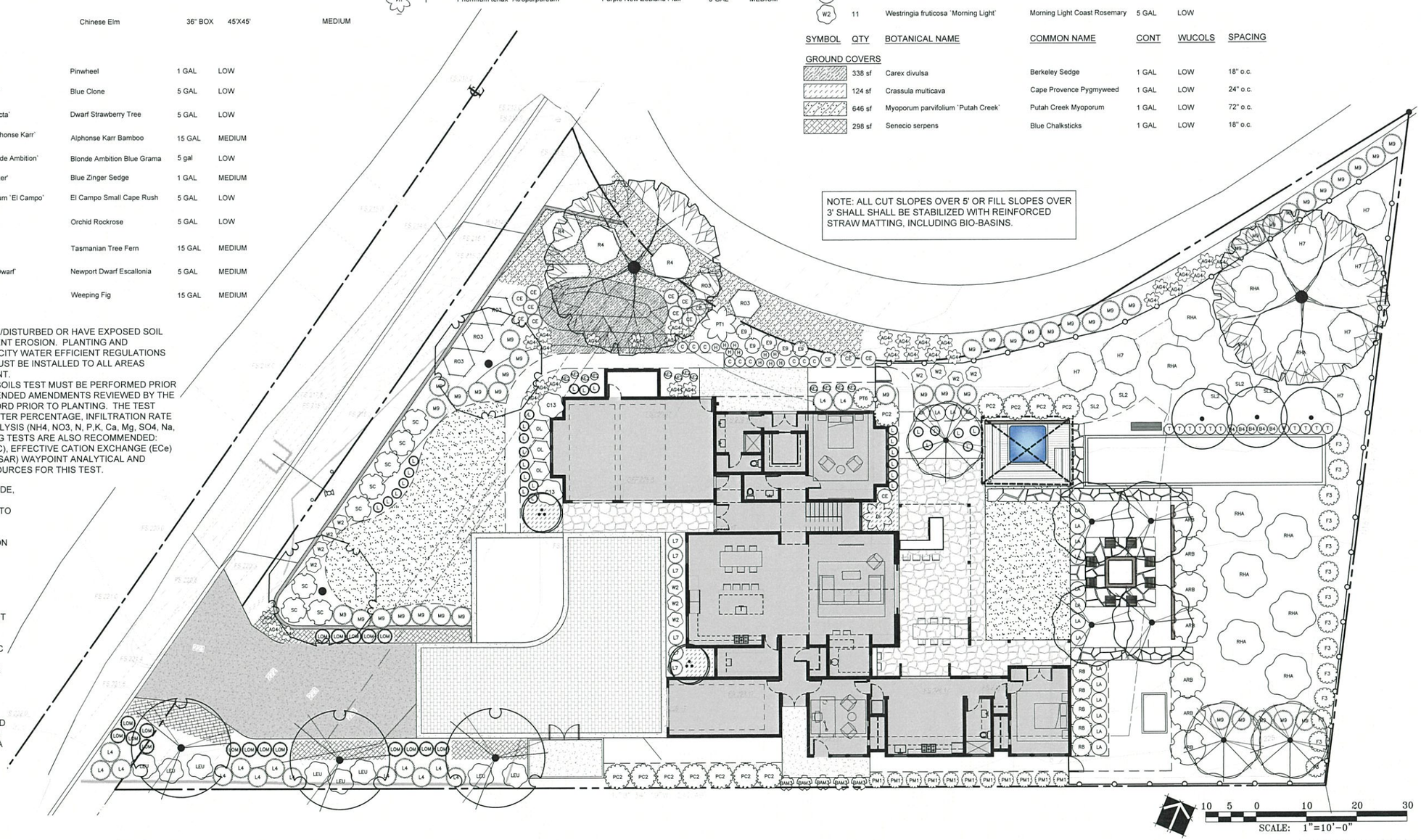
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	MATURE SIZE (WXH)	WUCOL
TREES						
	3	Cercis canadensis `Forest Pansy` TM	Forest Pansy Redbud	36" BOX	20'X25'	MEDIUM
	3	Citrus X ssp	Citrus Tree	15 GAL	10'-15' x 12'-16'	MEDIUM
	2	Lagerstroemia x `Natchez`	White Crape Myrtle Multi-Trunk	36" BOX	25' x 25'	MEDIUM
	3	Olea europaea `Fruitless`	Olive Multi-Trunk	36" BOX	25' x 25'	LOW
	4	Olea europaea `Fruitless`	Olive Multi-Trunk	60" Box	25' x 25'	LOW
	2	Rhus lancea	African Sumac	36" BOX	25' x 25'	LOW
	2	Ulmus parvifolia	Chinese Elm	36" BOX	45'X45'	MEDIUM
SHRUBS						
AE2	12	Aeonium haworthii	Pinwheel	1 GAL	LOW	
AG4	31	Agave attenuata `Nova`	Blue Clone	5 GAL	LOW	
ARB	7	Arbutus unedo `Compacta`	Dwarf Strawberry Tree	5 GAL	LOW	
BAM3	5	Bambusa multiplex `Alphonse Karr` FULL POTS	Alphonse Karr Bamboo	15 GAL	MEDIUM	
B4	5	Bouteloua gracilis 'Blonde Ambition`	Blonde Ambition Blue Grama	5 gal	LOW	
C	9	Carex glauca 'Blue Zinger'	Blue Zinger Sedge	1 GAL	MEDIUM	
CE	14	Chondropetalum tectorum `El Campo`	El Campo Small Cape Rush	5 GAL	LOW	
C13	2	Cistus x purpureus	Orchid Rockrose	5 GAL	LOW	
DI	1	Dicksonia antarctica	Tasmanian Tree Fern	15 GAL	MEDIUM	
E9	5	Escallonia x `Newport Dwarf`	Newport Dwarf Escallonia	5 GAL	MEDIUM	
F3	14	Ficus nitida	Weeping Fig	15 GAL	MEDIUM	
HT	7	Heteromeles arbutifolia	Toyon	15 GAL	LOW	
H	10	Heuchera x `Plum Royale`	Plum Royale Coral Bells	1 GAL	MEDIUM	
LA	18	Lavandula x intermedia 'Provence'	Provence Lavendin	5 GAL	LOW	
LEU	8	Leucadendron salignum 'Golden Tip'	Golden Tip Conebush	5 GAL	LOW	
L4	15	Leymus condensatus `Canyon Prince`	Native Blue Rye	5 GAL	LOW	
L	30	Lomandra confertifolia 'Pom Pom'	Shorty Mat Rush	1 GAL	LOW	
L7	6	Lomandra longifolia `Breeze`	Dwarf Mat Rush	5 GAL	LOW	
LOM	18	Lomandra longifolia 'Arctic Frost'	Arctic Frost Rush	1 GAL	LOW	
M9	43	Muhlenbergia rigens	Deer Grass	5 GAL	LOW	
OL	3	Olea europaea `Little Ollie` TM	Little Ollie Olive	5 GAL	LOW	
PT1	1	Phormium tenax `Atropurpureum`	Purple New Zealand Flax	5 GAL	MEDIUM	
PT6	1	Pittosporum tenuifolium `Marjorie Channon`	Tawhiwhi	15 GAL	MEDIUM	
PM1	11	Podocarpus macrophyllus maki	Shrubby Yew	15 GAL	MEDIUM	
PC2	12	Prunus caroliniana `Compacta`	Compact Carolina Laurel	15 GAL	MEDIUM	
RHA	11	Rhamnus californica 'Mound San Bruno'	Mound San Bruno Coffeeberry	1 GAL	LOW	
RI	3	Rhus integrifolia	Lemonade Berry	5 GAL	LOW	
RB	5	Rosa floribunda `Iceberg`	Iceberg Rose	5 GAL	MEDIUM	
RO3	5	Rosmarinus officinalis `Tuscan Blue`	Tuscan Blue Rosemary	5 GAL	LOW	
SC	8	Salvia clevelandii `Winifred Gillman`	Cleveland Sage	5 GAL	LOW	
SL2	5	Salvia leucophylla `Midnight`	Purple Leaf Sage	5 GAL	LOW	
T	11	Teucrium x lucidrys	Hedge Germander	1 GAL	LOW	
W2	11	Westringia fruticosa `Morning Light`	Morning Light Coast Rosemary	5 GAL	LOW	

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS	SPACING
GROUND COVERS						
	338 sf	Carex divulsa	Berkeley Sedge	1 GAL	LOW	18" o.c.
	124 sf	Crassula multicava	Cape Provence Pygmyweed	1 GAL	LOW	24" o.c.
	646 sf	Myoporum parvifolium `Putah Creek`	Putah Creek Myoporum	1 GAL	LOW	72" o.c.
	298 sf	Senecio serpens	Blue Chalksticks	1 GAL	LOW	18" o.c.

NOTE: ALL CUT SLOPES OVER 5' OR FILL SLOPES OVER 3' SHALL SHALL BE STABILIZED WITH REINFORCED STRAW MATTING, INCLUDING BIO-BASINS.

NOTES:
A. ANY AREAS THAT ARE GRADED/DISTURBED OR HAVE EXPOSED SOIL MUST BE LANDSCAPED TO PREVENT EROSION. PLANTING AND IRRIGATION MUST COMPLY WITH CITY WATER EFFICIENT REGULATIONS
B. 3" OF TOP DRESS MULCH MUST BE INSTALLED TO ALL AREAS WHERE EXPOSED SOIL IS PRESENT.
C. A COMPLETE AGRONOMIC SOILS TEST MUST BE PERFORMED PRIOR TO PLANTING AND THE RECOMMENDED AMENDMENTS REVIEWED BY THE LANDSCAPE ARCHITECT OF RECORD PRIOR TO PLANTING. THE TEST MUST INCLUDE PH, ORGANIC MATTER PERCENTAGE, INFILTRATION RATE AND A COMPLETE CHEMICAL ANALYSIS (NH4, NO3, N, P,K, Ca, Mg, SO4, Na, B, Cu, Zn, MN, Fe) THE FOLLOWING TESTS ARE ALSO RECOMMENDED: TOTAL EXCHANGE CAPACITY (TEC), EFFECTIVE CATION EXCHANGE (ECe) & SODIUM ABSORPTION RATION (SAR) WAYPOINT ANALYTICAL AND WALLACE LABORATORIES ARE SOURCES FOR THIS TEST.

D. THE SOIL PREP MUST INCLUDE, AT A MINIMUM, 4 CU YARDS OF COMPOST/1000SF INCORPORATE TO A DEPTH OF 6 INCHES INTO THE SOIL.
E. AT THE TIME OF COMPLETION OF THE INSTALLATION, A CERTIFICATION OF COMPLETION, USING THE CITY'S FORM AND SIGNED BY THE LICENSED PROFESSIONAL WHO PREPARED THE LANDSCAPE PLANS, WILL BE REQUIRED. THE FOLLOWING MUST BE SUBMITTED WITH THE CERTIFICATION OF COMPLETION:
1) A COPY OF THE AGRONOMIC SOILS REPORT
2) A MAINTENANCE SCHEDULE FOR PLANTING AND IRRIGATION
3) AN IRRIGATION SCHEDULE THAT DELINEATES IRRIGATION TIMES AND WATER USAGE CONSISTENT WITH THE APPROVED PLAN'S ESTIMATED TOTAL WATER USE (ETWU) AND CURRENT SANTA FE IRRIGATION DISTRICT REQUIREMENTS



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PLANTING PLAN

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FILE NAME:G:\RUNAGER_MACNAMEE RESIDENCE\PSHT - RUNAGER.DWG

PLANTING NOTES

1. A. THE PLANTING PLAN IS DIAGRAMMATIC. ALL PLANT LOCATIONS ARE APPROXIMATE. PLANT SYMBOLS TAKE PRECEDENCE OVER PLANT QUANTITIES SPECIFIED.
B. QUANTITIES SHOWN ON THE PLANTING PLAN ARE APPROXIMATE AND ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY.
C. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF THE DISCREPANCIES BETWEEN QUANTITIES AND SYMBOLS SHOWN.

2. LANDSCAPE CONTRACTOR SHALL APPLY A CONTACT HERBICIDE, WHERE WEEDS ARE PRESENT, PER MANUFACTURERS SPECIFICATIONS A MINIMUM OF TEN (10) DAYS PRIOR TO COMMENCEMENT OF ANY PLANTING OR IRRIGATION WORK. WEEDS SHALL BE ALLOWED TO COMPLETELY DIE BACK, INCLUDING THE ROOTS BEFORE PROCEEDING WITH WORK.

3. AN AGRONOMIC SOILS TEST WILL BE REQUIRED PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL SUBMIT A SOIL ANALYSIS REPORT FROM AN AUTHORIZED TESTING AGENCY TO THE LANDSCAPE ARCHITECT BEFORE BEGINNING WORK.

4. PRIOR TO PLANTING, IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL AND PLANTING AREAS SHALL BE THOROUGHLY SOAKED.

5. ALL AREAS TO BE PLANTED, WHICH HAVE A SLOPE OF LESS THAN 10%, SHALL BE CROSS-RIPPED TO A DEPTH OF SIX (6") INCHES AND THE FOLLOWING AMENDMENTS SPREAD EVENLY AND THOROUGHLY BLENDED IN PER 1,000 SQUARE FEET (QUANTITIES SUBJECT TO CHANGE PER SOIL ANALYSIS):
A. 4 CUBIC YARDS COMPOST
B. 100 POUNDS AGRICULTURAL GYPSUM
C. 15 POUNDS IRON SULPHATE
D. 25 POUNDS 16-6-8 SLOW RELEASE FERTILIZER

6. EACH PLANT SHALL RECEIVE "AGRIFORM" (OR EQUAL) PLANT TABLETS AS FOLLOWS:

A.	ROOTED CUTTING/4" POT	– (1) 5 GRAM
B.	1 GAL. CONTAINER	– (1) 21 GRAM
C.	5 GAL. CONTAINER	– (3) 21 GRAM
D.	15 GAL. CONTAINER	– (5) 21 GRAM
E.	BOX TREE	– (1) 21 GRAM PER 3" BOX SIZE

7. PLANT BACK FILL SHALL BE 50% SITE SOIL, AND 50% NITROGEN FORTIFIED REDWOOD SHAVINGS BY VOLUME.

8. PLANT PITS SHALL BE TWICE THE SIZE OF THE DESIGNATED NURSERY CONTAINER.

9. PLANT MATERIAL SHALL NOT BE ROOT BOUND. FIVE GALLON PLANTS AND LARGER SHALL HAVE BEEN GROWN IN CONTAINERS FOR A MINIMUM OF 6 MONTHS AND A MAXIMUM OF TWO YEARS.

10. PLANTS SHALL EXHIBIT HEALTHY GROWTH AND BE FREE OF DISEASES AND PESTS.

11. STAKE ALL TREES PER DETAIL.

12. REMOVE NURSERY STAKES ON ALL VINES AND ATTACH TO ADJACENT FENCES WITH GALV. NAILS AND GREEN NURSERY TAPE.

13. REMOVE NURSERY STAKES AND TIES FROM ALL CONTAINER STOCK. MAINTAIN SIDE GROWTH ON ALL TREES.

14. PLANTS SHALL NOT BE PLACED WITHIN TWELVE (24") INCHES OF SPRINKLER HEADS.

15. SHRUBS SHOWN IN PLANT AREAS SHALL BE UNDER-PLANTED WITH GROUNDCOVER SHOWN BY ADJACENT SYMBOL, TO WITHIN 12" OF MAIN PLANT STEM.

16. LANDSCAPE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 2% DRAINAGE AWAY FROM ALL BUILDINGS, STRUCTURES, AND WALLS. FINISHED GRADES SHALL BE SMOOTHED TO ELIMINATE PUDDLING OR STANDING WATER.

17. FINISHED GRADES SHALL BE ONE (1) INCH BELOW THE TOP OF CURBS, SILLS, AND WALKWAYS IN ALL AREAS. WHERE SOD IS LAID NEXT TO THESE IMPROVEMENTS-FINISH GRADE BEFORE LAYING SOD SHALL BE 1-1/2" BELOW THE TOP.

18. THE LANDSCAPE CONTRACTOR SHALL LEAVE SITE IN A CLEAN CONDITION, REMOVING ALL UNUSED MATERIAL, TRASH, AND TOOLS.

19. LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS FOR A PERIOD OF SIXTY (60) DAYS AFTER COMPLETION. ALL AREAS SHALL BE KEPT CLEAN, WATERED, AND WEED FREE.

20. AT COMPLETION OF ALL WORK OUTLINED IN THESE PLANS, THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNER AND ARRANGE FOR A WALK THROUGH TO DETERMINE THAT ALL ASPECTS OF WORK ARE COMPLETED. WORK MUST BE FULLY COMPLETED ACCORDING TO ALL PLANS AND SPECIFICATIONS, MUST BE COMPLETED IN A GOOD WORKMANSHIP MANNER, AND MUST BE ACCEPTED BY THE OWNER IN WRITING PRIOR TO THE BEGINNING OF THE MAINTENANCE PERIOD.

21. MULCH: ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MIN. DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MIN. DEPTH (SDMC 142.0413(b)).

22. ALL TREES PLANTED WITHIN 5' FROM ANY HARDSCAPE PAVEMENT, OR CURBS SHALL RECEIVE A LB24-2 'DEEP ROOT' TREE ROOT BARRIER INSTALLED IN A 10' LINEAR APPLICATION, OR AS SHOWN ON PLANTING PLAN. ROOT BARRIER SHALL NOT ENCIRCLE THE ROOT BALL. SEE ROOT BARRIER DETAIL.

23. LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS FOR A PERIOD OF SIXTY (60) DAYS AFTER COMPLETION. ALL AREAS SHALL BE KEPT CLEAN, WATERED, AND WEED FREE.

24. AT COMPLETION OF ALL WORK OUTLINED IN THESE PLANS, THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNER AND ARRANGE FOR A WALK THROUGH TO DETERMINE THAT ALL ASPECTS OF WORK ARE COMPLETED. WORK MUST BE FULLY COMPLETED ACCORDING TO ALL PLANS AND SPECIFICATIONS AND MUST BE COMPLETED IN A GOOD WORKMANSHIP MANNER AND MUST BE ACCEPTED BY THE OWNER IN WRITING PRIOR TO THE BEGINNING OF THE MAINTENANCE PERIOD.

25. THE MAINTENANCE PERIOD SHALL INCLUDE THE FOLLOWING SCOPE OF WORK:
A. DAILY WATERING OF ALL PLANT MATERIAL.
B. WEEKLY MOWING OF ALL TURF AREAS.
C. WEEDING AND REMOVAL OF ALL WEEDS FROM GROUND COVER AREAS.
D. REPLACEMENT OF ANY DEAD, DYING, OR DAMAGED TREES, SHRUBS, OR GROUND COVERS.
E. FILLING AND REPLANTING OF ANY LOW AREAS WHICH MAY CAUSE STANDING WATER.
F. ADJUSTING OF SPRINKLER HEAD HEIGHT AND WATERING SYSTEM.
G. FILLING AND RECOMPACTION OF ERODED AREAS.
H. WEEKLY REMOVAL OF ALL TRASH, LITTER, CLIPPINGS, AND ALL FOREIGN DEBRIS.
I. AT 120 DAYS AFTER PLANTING AND PRIOR TO THE END OF THE MAINTENANCE PERIOD, ORGANIC FERTILIZER SHALL BE APPLIED TO PLANTING AREAS AS PER MANUFACTURER'S RECOMMENDATIONS.
J. AT 60 DAYS ORGANIC FERTILIZER SHALL BE APPLIED TO TURF AREAS AS PER MANUFACTURER'S RECOMMENDATIONS.

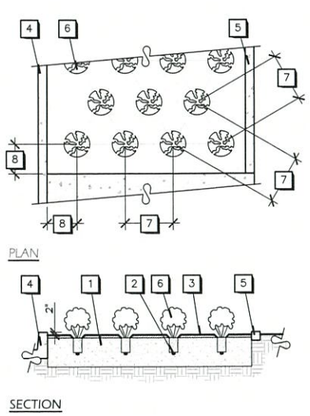
26. PRIOR TO END OF MAINTENANCE PERIOD, LANDSCAPE CONTRACTOR SHALL CONTACT OWNER AND ARRANGE FOR A FINAL WALK THROUGH. OWNER MUST ACCEPT ALL MAINTAINED AREAS IN WRITING PRIOR TO END OF MAINTENANCE PERIOD.

27. ALL GROUND COVERS SHALL BE GUARANTEED BY THE CONTRACTOR AS TO GROWTH AND HEALTH FOR A PERIOD OF SIXTY (60) DAYS AFTER THE COMPLETION OF MAINTENANCE PERIOD AND FINAL ACCEPTANCE. ALL SHRUBS SHALL BE GUARANTEED BY THE CONTRACTOR AS TO GROWTH AND HEALTH FOR A PERIOD OF NINETY (90) DAYS AFTER COMPLETION OF MAINTENANCE PERIOD AND FINAL ACCEPTANCE. ALL TREES SHALL BE GUARANTEED BY THE CONTRACTOR TO LIVE AND GROW IN AN ACCEPTABLE UPRIGHT POSITION FOR A PERIOD OF ONE (1) YEAR AFTER COMPLETION OF THE SPECIFIED MAINTENANCE PERIOD AND FINAL ACCEPTANCE.

28. THE CONTRACTOR, WITHIN FIFTEEN (15) DAYS OF WRITTEN NOTIFICATION BY THE LANDSCAPE ARCHITECT, SHALL REMOVE AND REPLACE ALL GUARANTEED PLANT MATERIALS, WHICH FOR ANY REASON FAIL TO MEET THE REQUIREMENTS OF THE GUARANTEE. REPLACEMENT SHALL BE MADE WITH PLANT MATERIALS AS INDICATED OR SPECIFIED ON THE ORIGINAL PLANS, AND ALL SUCH REPLACEMENT MATERIALS SHALL BE GUARANTEED AS SPECIFIED FOR THE ORIGINAL MATERIAL GUARANTEE.

29. ALL MECHANICAL EQUIPMENT AND UTILITIES SHALL BE SCREENED BY PLANTING. IF NOT ALREADY INDICATED ON THE PLAN, ALLOW EIGHT 5-GALLON SHRUBS PER UTILITY TO BE PLACED DURING PLANT INSTALLATION AS NEEDED TO PROVIDE REQUIRED SCREENING.

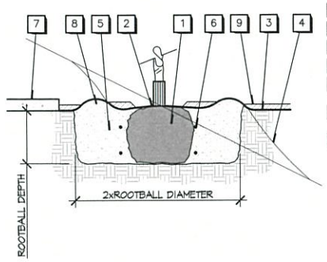
30. A CERTIFICATE OF COMPLETION, USING THE CITY'S FORM AND SIGNED BY THE LICENSED PROFESSIONAL WHO PREPARED THE PLANS, WILL BE REQUIRED AT TIME OF COMPLETION OF INSTALLATION.



DETAIL LEGEND
1. AMENDED SOIL
2. PLANT TABLET
3. FINISH GRADE
4. CONCRETE CURB OR HARDSCAPE IMPROVEMENT AS INDICATED ON PLAN
5. CONCRETE MOW STRIP OR HARDSCAPE IMPROVEMENT AS INDICATED ON PLAN
6. PLANT PER PLANT
7. FULL O.C. PER PLANT LEGEND
8. ½ x O.C. SPACING PER PLANT LEGEND AT EDGE OF PLANTING AREA

A GROUNDCOVER PLANTING

NOT TO SCALE

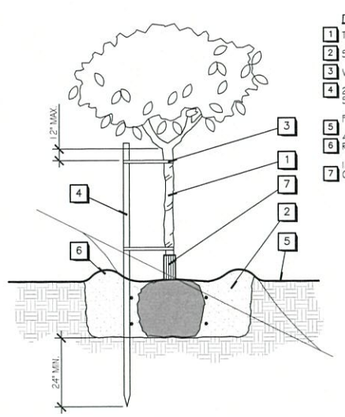


DETAIL LEGEND
1. ROOTBALL
2. CROWN 1" ABOVE FINISH GRADE
3. FINISH GRADE
4. FINISH GRADE AT SLOPE
5. BACKFILL MIX (SEE NOTES)
6. PLANT TABLETS (SEE NOTES)
7. FINISH SURFACE OF PAVED AREA
8. 4" HIGH WATERING BASIN (IF REQUIRED)
9. 2"-3" BARK MULCH LAYER (SEE LEGEND FOR DEPTH)
10. BARK MULCH SHALL BE PULLED AWAY FROM BASE OF TREE/SHRUB A MIN. OF 6"

NOTE:
WHERE TREES ARE PLANTED IN TURF AREAS, CONTRACTOR SHALL REMOVE TURF A MIN. OF 12" DIA. AT THE BASE OF THE TREE. INSTALL AN ARBOR GUARD AT THE BASE OF THE TRUNK.

B TREE SINGLE STAKING

NOT TO SCALE

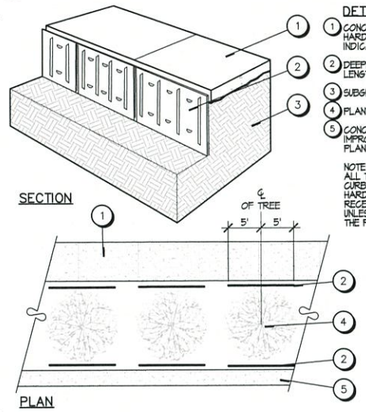


DETAIL LEGEND
1. TREE TRUNK
2. SEE TREE PLANTING DETAIL
3. VINYL TREE TIE (2 REQUIRED)
4. 2" DIA. x 10' LODGE POLE PINE STAKE ON WINDWARD SIDE OF TREE
5. FINISH GRADE
6. 4" HIGH WATERING BASIN (IF REQUIRED)
7. INSTALL ARBOR GUARD AT THE BASE OF TREE IF IN LAWN AREA

C TREE AND SHRUB PLANTING

NOT TO SCALE

D ROOT BARRIER



DETAIL LEGEND
1. CONCRETE SIDE WALK OR HARDSCAPE IMPROVEMENT AS INDICATED ON PLAN
2. DEEPROOT #LB24-2 INSTALL IN 10' LENGTHS, TYP.
3. SUBGRADE
4. PLANTS PER PLAN
5. CONCRETE CURB OR HARDSCAPE IMPROVEMENT AS INDICATED ON PLAN

NOTE:
ALL TREES WITH 5' OF ANY WALK, CURB, DRIVE, BUILDING, UTILITY OR HARDSCAPE ELEMENT SHALL RECEIVE 10' OF ROOT BARRIER UNLESS OTHERWISE INDICATED ON THE PLANS.

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LANDSCAPE ARCHITECTURE
IRRIGATION DESIGN + CONSULTING
1619 MYRTLE AVENUE
SAN DIEGO, CA 92103
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LICENSED LANDSCAPE ARCHITECT
Joseph Dodd No. 6008
STATE OF CALIFORNIA
10-31-26
Renewal Date
9-3-24
Date

RUNAGER-MACNAMEE RESIDENCE
730 RAMONA PLACE
SOLANA BEACH, CA

PLANTING NOTES & DETAILS

PREPARED FOR
LESLIE RUNAGER
KEVIN MACNAMEE
730 RAMONA PLACE
SOLANA BEACH, CA

PREPARED BY

LINEAR LANDSCAPE ARCHITECTURE
JOE DODD,ASLA
1619 MYRTLE AVE
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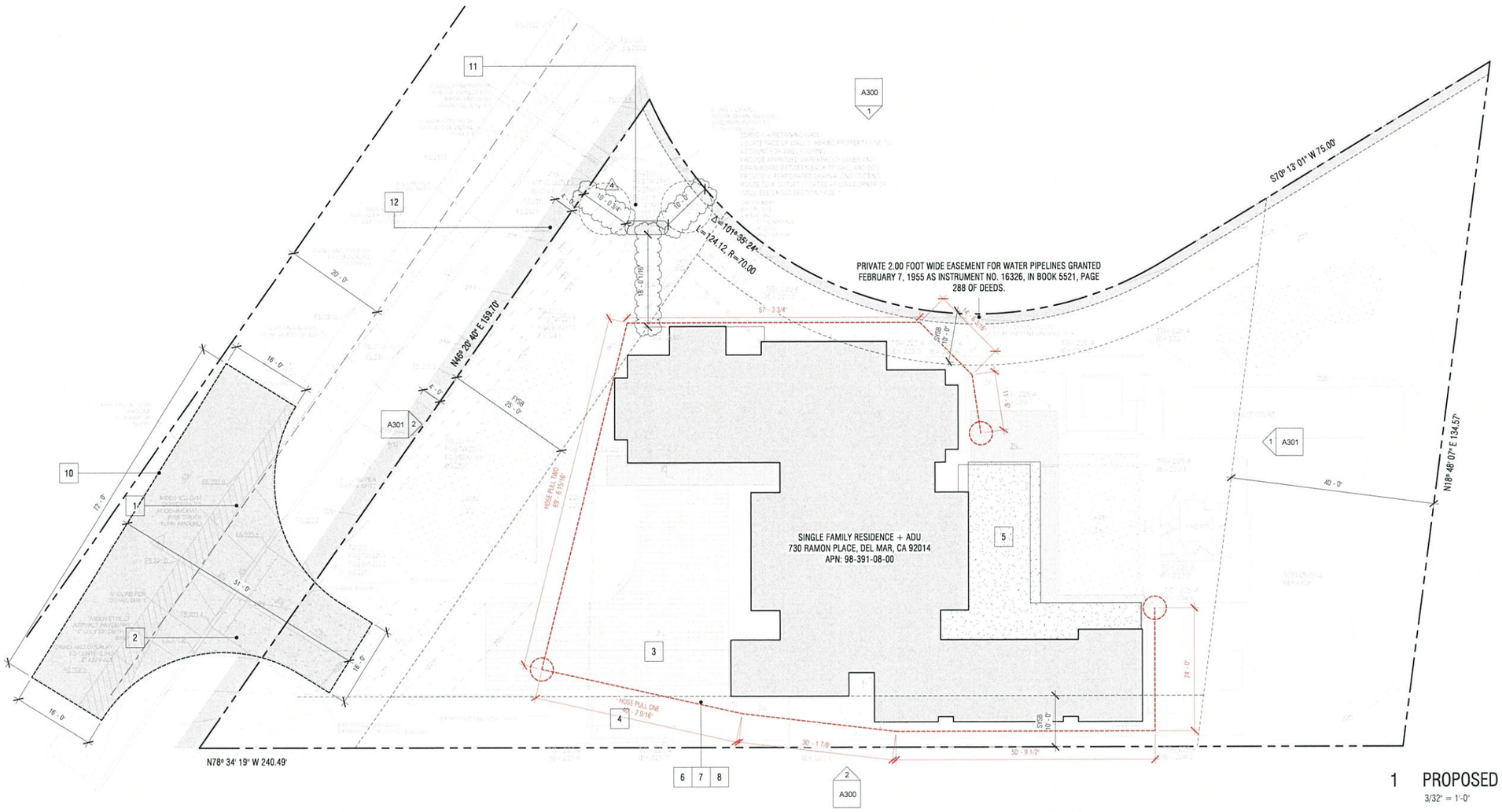
P | 888.203.6628

DATE:
01 SUB: 9-3-24
02 SUB: 12-18-24
03 SUB: 4.10.25
04 SUB: 5.29.25

L-05

SHT 05 OF 5

FILE NAME:G:\RUNAGER MACNAMEE RESIDENCE\PSHT - RUNAGER.DWG



1 PROPOSED SITE PLAN
3/32" = 1'-0"

SITE PLAN GENERAL NOTES

1. THE SITE PLAN IS FOR GENERAL SITE REFERENCE ONLY. REFER TO OTHER CONSTRUCTION DOCUMENTS FOR COMPLETE SCOPE OF WORK BEFORE COMMENCING ANY SITE FOUNDATION EXCAVATION.
2. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL SITE DIMENSIONS AND CONDITIONS. THESE INCLUDE BUT ARE NOT LIMITED TO PROPERTY LINES, SETBACK LOCATION TO ALL NEW OR EXISTING WALLS, EASEMENTS (IF ANY), EXISTING SITE UTILITIES, INCLUDING WATER, SEWER, GAS AND ELECTRICAL LINES, AND ANY OTHER NEW OR EXISTING SITE ITEMS WHICH COULD AFFECT IN ANY WAY THE CONTRACTION OF THE BUILDING. FLAG OR OTHERWISE MARK ALL LOCATIONS OF SITE PROPERTY LINES, EASEMENTS (IF ANY), UNDERGROUND UTILITIES, AND INDICATE UTILITY TYPE.
3. PROTECT EXISTING VEGETATION AND MARK PERIMETER OF CONSTRUCTION ZONE. REMOVE ALL TREES AND VEGETATION WITHIN 5' OF PROPOSED NEW STRUCTURES, UNLESS OTHERWISE SHOWN.
4. GRADE SITE TO DIRECT GROUND WATER AWAY FROM BUILDING AND NEW ADDITIONS. DRAINAGE SWALES ARE TO BE DIRECTED AS SHOWN, PROVIDE 2% SLOPE.
5. LOCATE REFUSE BIN AT APPROVED ON SITE LOCATION. CONTRACTOR SHALL DISPOSE OF ALL SITE REFUSE AT CITY-APPROVED LOCATIONS.
6. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM STREET OR ROAD FRONTING THE PROPERTY.
7. THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA, OR ANY OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.

DIMENSIONING NOTE

1. ALL DIMENSIONS ARE MEASURED FROM THE EXTERIOR WALL SURFACES.

LANDSCAPE TABLE

	EXIST. SF	PROPOSED SF
NON-LANDSCAPED AREA	2,002 SF	9,773 SF
NON-IRRIGATED LANDSCAPE	0	0
IRRIGATED LANDSCAPE	16,569 SF	7,483 SF
WATER FEATURES	0	53 SF
DECORATIVE HARDSCAPE	3,158 SF	4,420 SF
TOTAL LOT AREA	21,729 SF	21,729

	AREA OF WORK (SF)
IRRIGATED LANDSCAPE	7,483 SF
WATER FEATURES	53 SF
DECORATIVE HARDSCAPE	4,420 SF
AGGREGATE LANDSCAPE AREA	11,956 SF

EARTH WORK QUANITIES

SITE GRADING (OUTSIDE OF STRUCTURE):
CUT: 300 CY
FILL: 100 CY
SITE GRADING (BELOW STRUCTURE):
CUT: 40 CY
FILL: 20 CY
EXCAVATION FOR FOOTINGS: 30 CY
REMOVAL & RECOMPACTION (UNDER STRUCTURE): 0 CY
TOTAL GRADING (CUT AND FILL OUTSIDE & BELOW STRUCTURE) : 490 CY
TOTAL EXPORT: 250 CY

EARTHWORK QUANTITIES ARE ESTIMATED FOR PERMIT PURPOSES ONLY AND REPRESENT COMPACTED (IN PLACE) VOLUMES ONLY. THESE VALUES ARE CALCULATED ON A THEORETICAL BASIS. ACTUAL QUANTITIES MAY VARY DUE TO OBSERVED SHRINKAGE AND/OR SWELL FACTORS.

ADDRESS NUMBERS

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.

SITE PLAN KEY NOTES XX

1. ROW IMPROVEMENTS, SEE CIVIL SHEETS
2. CONCRETE DRIVE WAY
3. PERVIOUS PAVERS
4. TRASH ENCLOSURE
5. COVERED PATIO
6. ELECTRIC METER
7. WATER METER
8. GAS METER
9. BIORETENTION BASIN - 123 SF/ 230 CF
10. SBFD HAMMERHEAD TURNAROUND
11. RELOCATED PROPANE TANK: 500 GALLON
12. 4'-0" DEDICATION

HOSE PULL

1. 150'-0"
2. 150'-0"

PROJECT:

RUNAGER-McNAMEE RESIDENCE

730 RAMONA PLACE, DEL MAR, CA 92014

ARCHITECT:

architecture

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CONSULTANT:

NO:	REVISION:	DATE:
4	Revision 4	5/21/2025

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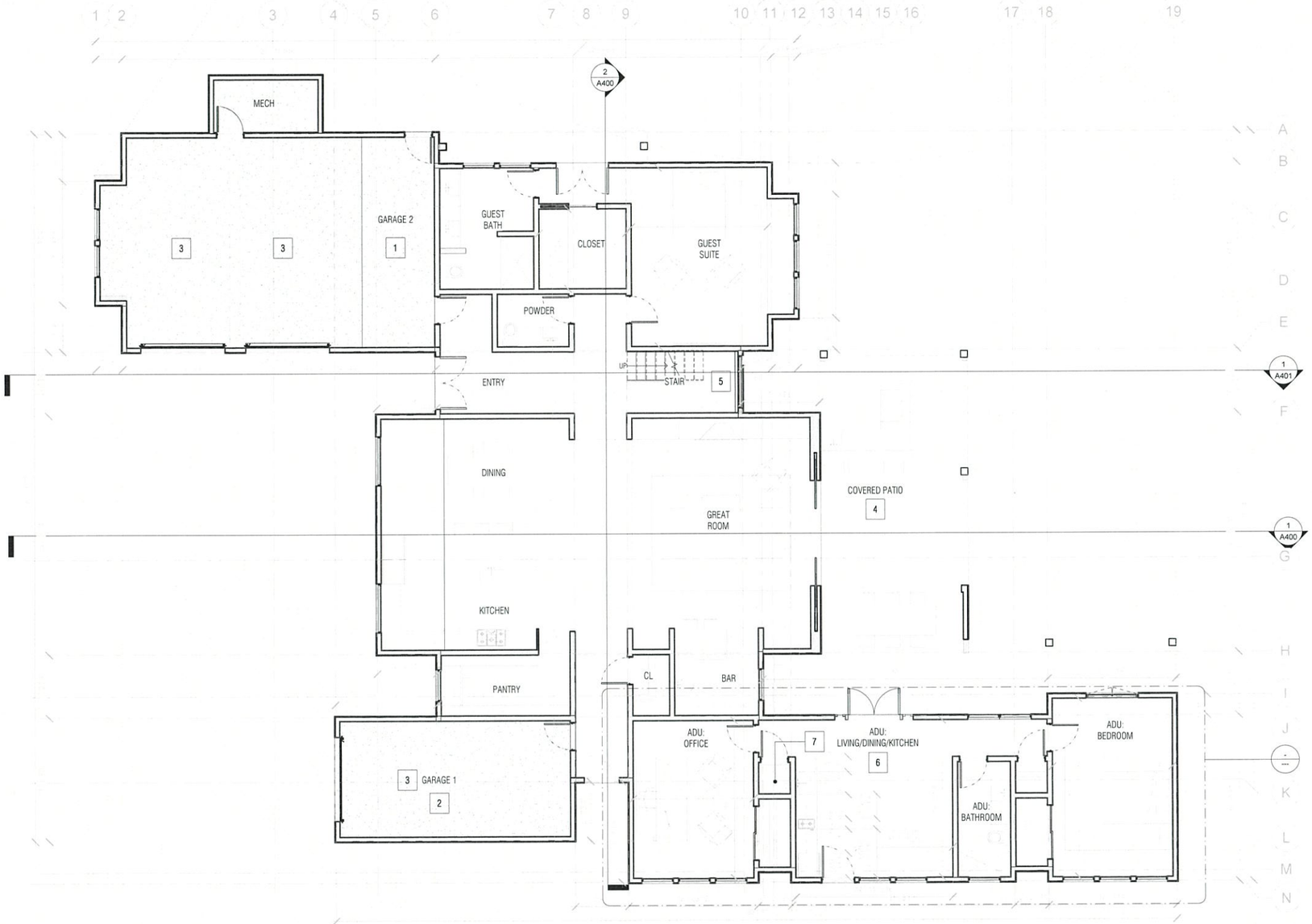
DRAWN BY:	Author
CHECKED BY:	AC
ISSUE DATE:	05/09/2025
DRAWING FILE:	XX/XX/23
PHASE:	DESIGN DEVELOPMENT
SHEET TITLE:	PROPOSED SITE PLAN
SHEET NO:	A100

8/22/2025 11:35:11 AM



FLOOR PLAN KEY NOTES

XX

1. 2 CAR GARAGE
2. 1 CAR GARAGE
3. COSB REQUIRED 9'-0"X19'-0" PARKING
4. COVERED PATIO WITH OUTDOOR BBQ AREA: 641 SF
   A. NOT TOWARD FAR
5. STAIR TO SECOND LEVEL
6. 793 SF ADU
7. ADU LAUNDRY

DIMENSIONING NOTE

1. ALL DIMENSIONS ARE MEASURED FROM THE EXTERIOR WALL SURFACES.

ADU REQUIREMENTS

1. THE ADU SHALL NOT HAVE INTERIOR ACCESS TO THE PRIMARY RESIDENCE.
2. THE ADU SHALL ONLY BE USED FOR RENTALS FOR TERMS OF 30 CONSECUTIVE DAYS OR MORE.
3. ONE OFF-STREET PARKING SHALL BE REQUIRED FOR THE ADU IF IT IS LOCATED MORE THAN ONE-HALF MILE WALKING DISTANCE OF A PUBLIC TRANSIT STOP, PURSUANT TO SBMC SECTION 17.20.040.D.4.MI.
4. FOR ACCESSORY DWELLING UNITS THAT HAVE A FLOOR AREA OF SEVEN HUNDRED FIFTY (750) SQUARE FEET OR MORE, IMPACT FEES SHALL BE CHARGED PROPORTIONATELY IN RELATION TO THE SQUARE FOOTAGE OF THE PRIMARY DWELLING UNIT.
5. PER SBMC SECTION 17.20.040(D)(4)(O), ACCESSORY DWELLING UNITS SHALL PROVIDE A NEW OR SEPARATE UTILITY CONNECTION DIRECTLY BETWEEN THE ACCESSORY DWELLING UNIT AND THE UTILITY. THE CONNECTION MAY BE SUBJECT TO A CONNECTION FEE OR CAPACITY CHARGE THAT SHALL BE PROPORTIONATE TO THE BURDEN OF THE PROPOSED ACCESSORY DWELLING UNIT, BASED UPON EITHER ITS SIZE IN SQUARE FEET OR THE NUMBER OF ITS PLUMBING FIXTURES, UPON THE WATER OR SEWER SYSTEM; PROVIDED, HOWEVER, THAT THIS FEE OR CHARGE SHALL NOT EXCEED THE REASONABLE COST OF PROVIDING THIS SERVICE. A SUB-METER MAY BE ALLOWED TO MEET THIS REQUIREMENT.

1 PROPOSED FIRST FLOOR PLAN

3/16" = 1'-0"

WALL LEGEND

- EXISTING WALL TO BE DEMOLISHED
- EXISTING WALL TO REMAIN
- NEW WALL
- ADDITION AREA

PROJECT:

RUNAGER-McNAMEE RESIDENCE

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2	Revision 2	3/14/2025

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DESIGN DEVELOPMENT

SHEET TITLE: FIRST LEVEL FLOOR PLAN

SHEET NO: A101

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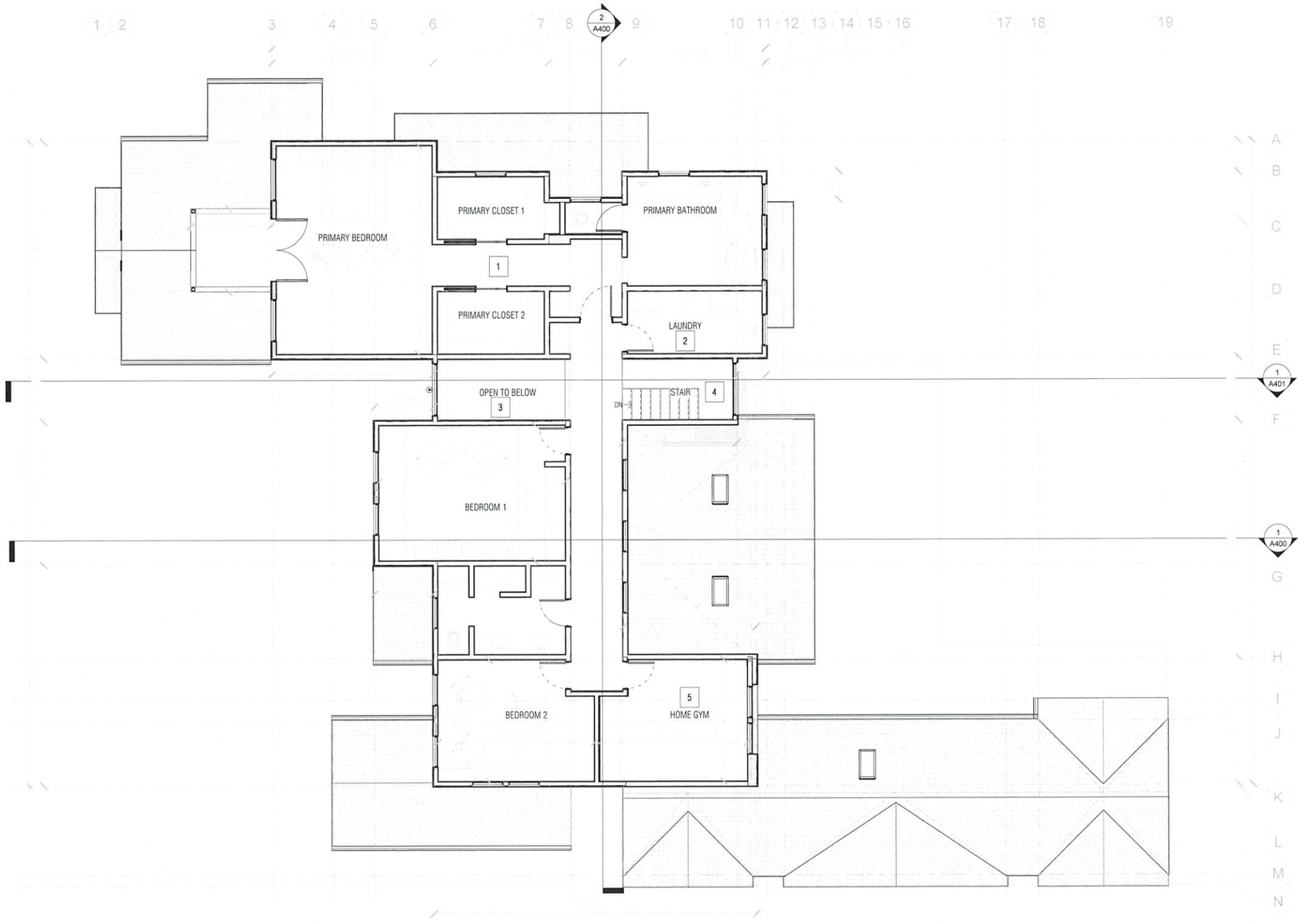

FLOOR PLAN KEY NOTES

XX

1. PRIMARY SUITE
2. LAUNDRY ROOM
3. OPEN ENTRY VESTIBULE: 19'-5" FROM FIRST LEVEL FF TO SECOND LEVEL CEILING: COUNTED AS A FANTOM FLOOR.
4. STAIR TO FIRST LEVEL
5. HOME GYM

DIMENSIONING NOTE

1. ALL DIMENSIONS ARE MEASURED FROM THE EXTERIOR WALL SURFACES.

1 PROPOSED SECOND FLOOR PLAN

3/16" = 1'-0"

WALL LEGEND

- EXISTING WALL TO BE DEMOLISHED
- EXISTING WALL TO REMAIN
- NEW WALL
- ADDITION AREA

PROJECT:

RUNAGER-McNAMEE RESIDENCE

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ISSUE DATE:	05/09/2025
DRAWING FILE:	XX/XX/23
PHASE:	DESIGN DEVELOPMENT
SHEET TITLE:	SECOND LEVEL FLOOR PLAN
SHEET NO:	A102

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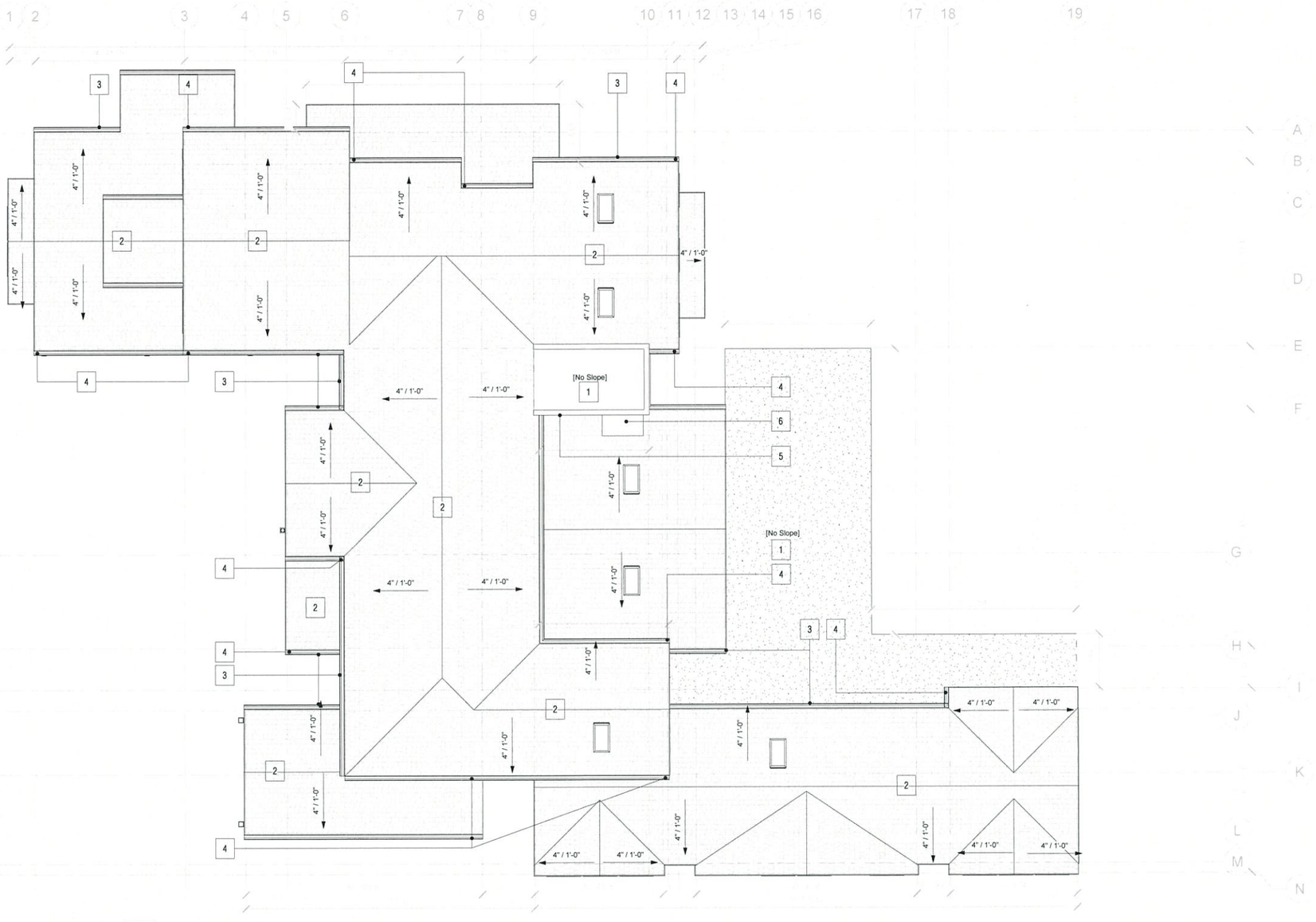

ROOF PLAN KEY NOTES

XX

1. 4:12 PITCH ROOF
2. 1/8:12 PITCH FLAT ROOF
3. ROOF GUTTER
4. DOWNSPOUT
5. ROOF SUPPER AND OVERFLOW SCUPPER
6. CHIMNEY

ROOF PLAN LEGEND

4"X4" DOWNSPOUT TO LANDSCAPING AT GRADE. TO DOWNSPOUT STAINLESS STEEL. PROVIDE SPLASH BLOCK TOWARDS LANDSCAPING. — D.S.

ROOF SCUPPER MIN. 3" WIDE X 4" HIGH OPENING TO D.S. NOTED ABOVE. SEE DETAIL 4/A702 — R.S. / D.S.

OVERFLOW SCUPPER MIN. 3" WIDE X 4" HIGH OPENING TO EXIT AT WALL IN OBSERVABLE LOCATION BY OCCUPANTS OR MAINTENANCE PERSONNEL. SEE DETAIL 4/A702 — O.S.

CHIMNEY FLUE

RAIN GUTTER

DIMENSIONING NOTE

1. ALL DIMENSIONS ARE MEASURED FROM THE EDGE OF ROOF SURFACE.

1 ROOF PLAN
3/16" = 1'-0"

PROJECT:

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PHASE:	

DESIGN DEVELOPMENT

SHEET TITLE: ROOF PLAN

SHEET NO: A103

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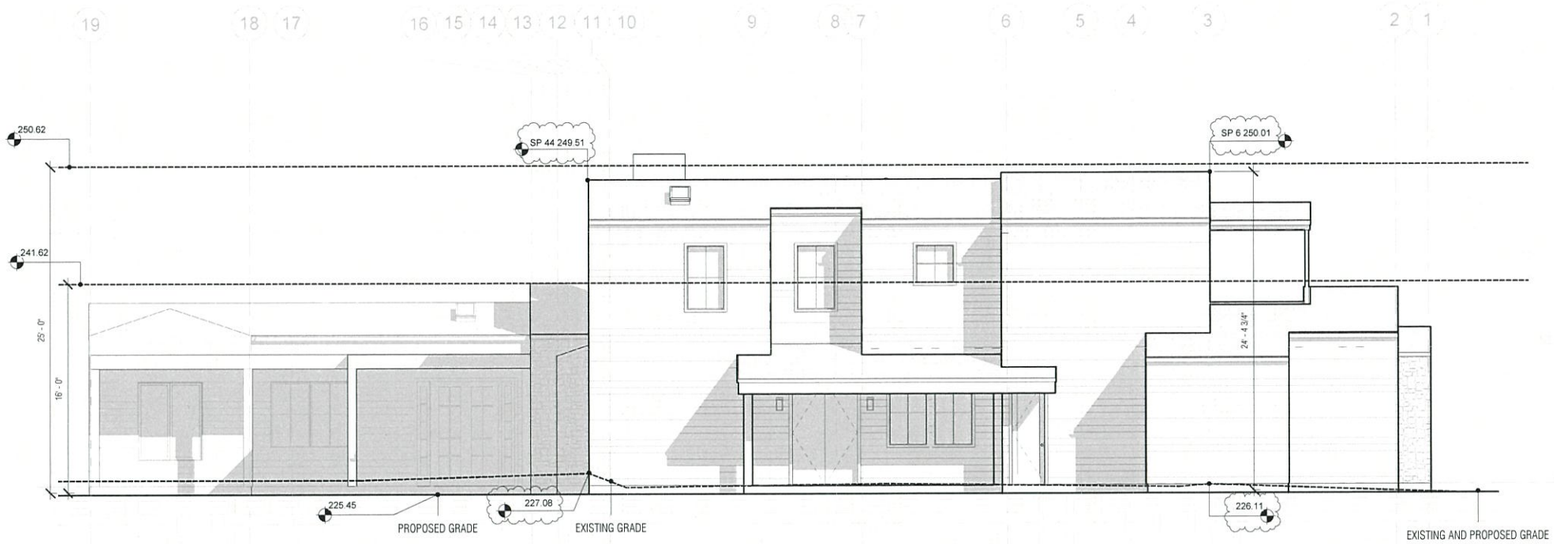
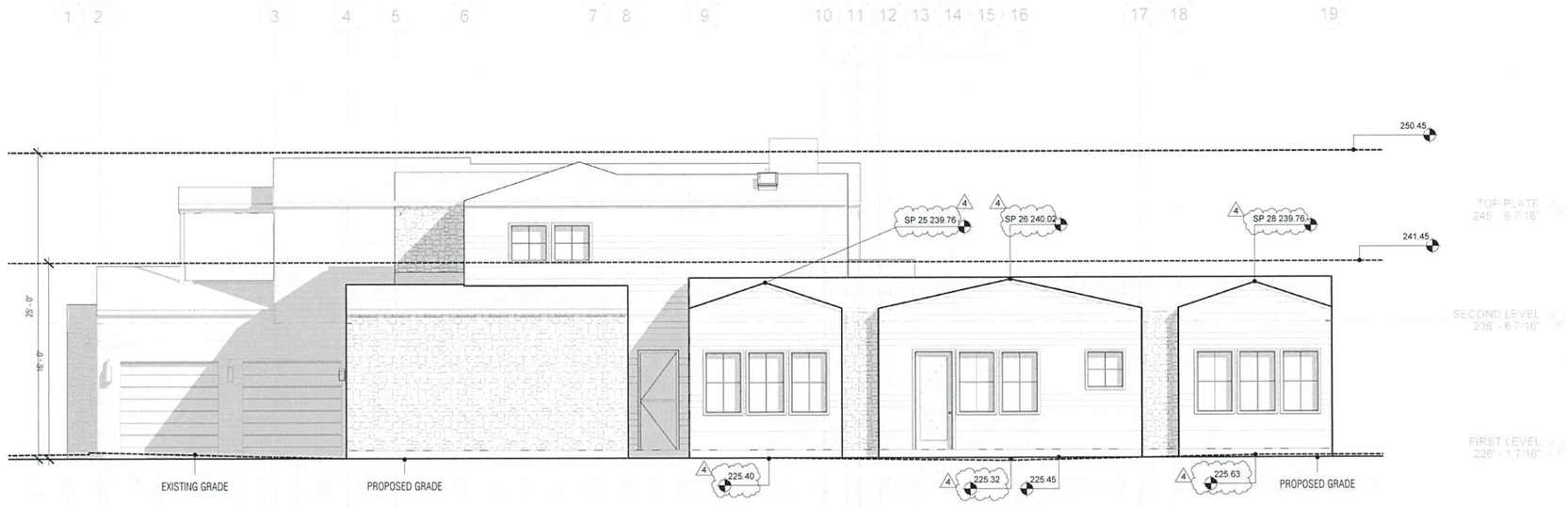


1 NORTH ELEVATION

3/16" = 1'-0"



2 SOUTH ELEVATION

3/16" = 1'-0"

ELEVATION KEY NOTES

XX

ELEVATION LEGEND

HORIZONTAL SIDING

STONE SIDING

PROJECT:

RUNAGER-McNAMEE RESIDENCE

730 RAMONA PLACE, DEL MAR, CA 92014

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PHASE:	DESIGN DEVELOPMENT

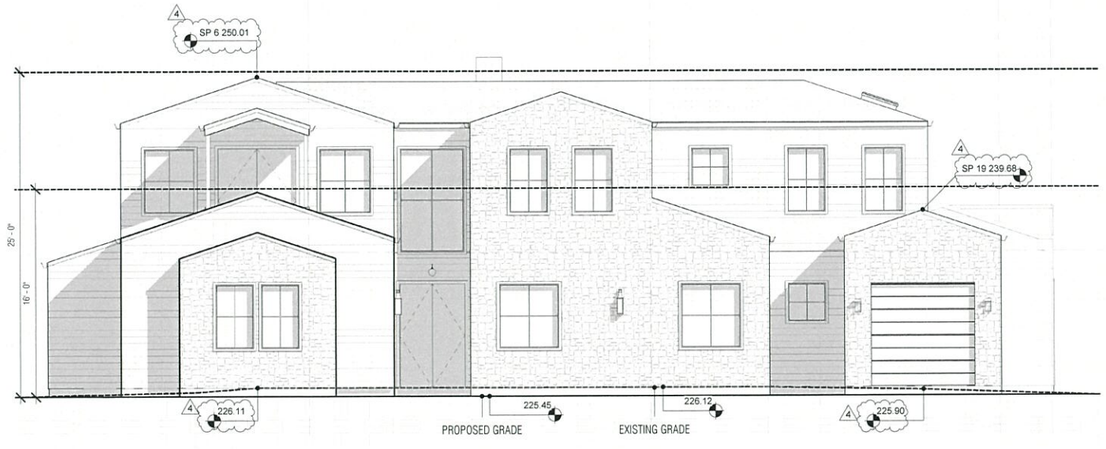
SHEET TITLE: ELEVATIONS - NORTH AND SOUTH

SHEET NO: A300

8/22/2025 11:35:42 AM

1 EAST ELEVATION

3/16" = 1'-0"



2 WEST ELEVATION

3/16" = 1'-0"

ELEVATION KEY NOTES

XX

ELEVATION LEGEND

HORIZONTAL SIDING

STONE SIDING

TOP PLATE 245' - 6 7/16"

SECOND LEVEL 236' - 6 7/16"

FIRST LEVEL 226' - 1 7/16"

PROJECT:

RUNAGER-McNAMEE RESIDENCE

730 RAMONA PLACE, DEL MAR, CA 92014

ARCHITECT:

architecture

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JOB NO:	2315
DRAWN BY:	Author
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DRAWING FILE:	XX/XX/23

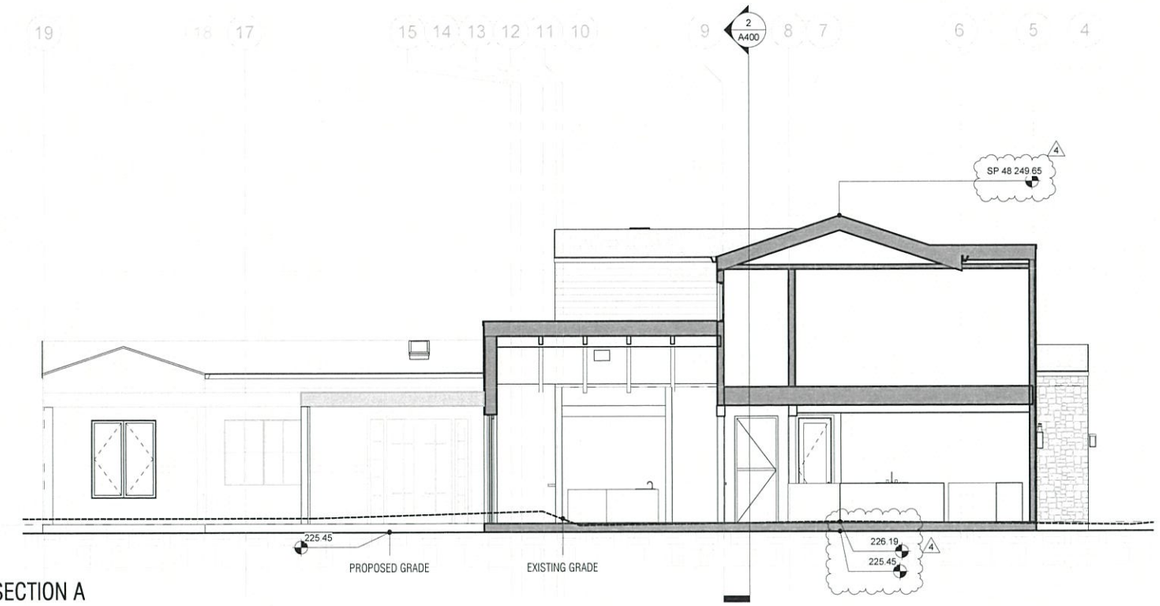
PHASE:

DESIGN DEVELOPMENT

SHEET TITLE: ELEVATIONS - EAST AND WEST

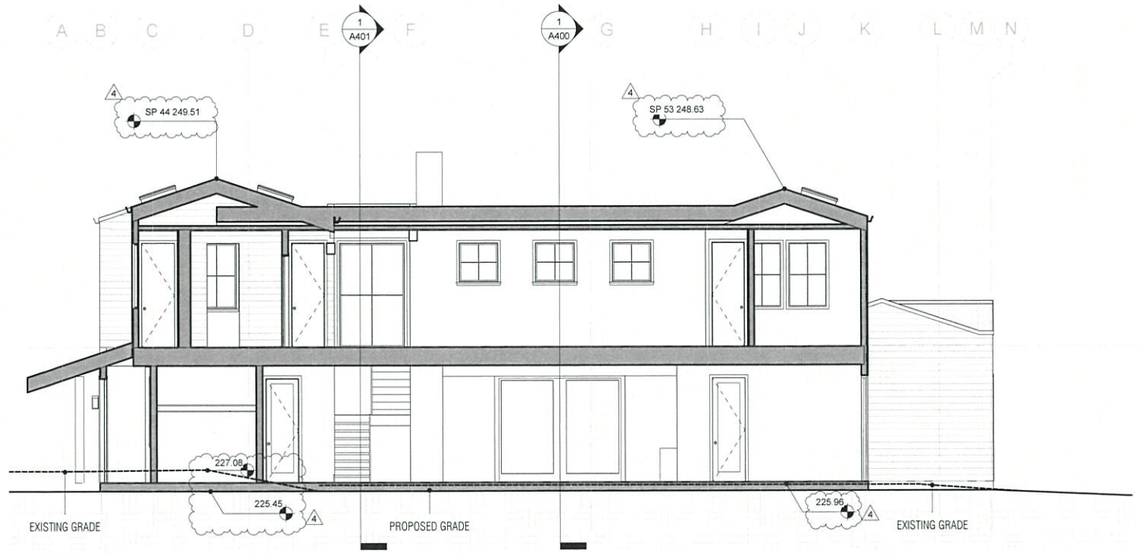
SHEET NO: A301

8/22/2025 11:35:50 AM



1 SECTION A

3/16" = 1'-0"



2 SECTION B

3/16" = 1'-0"

SECTION GENERAL NOTES

1. FINISH FLOOR ELEVATIONS CALL-OUTS ARE SHOWN FROM TOP OF STRUCTURAL SLAB (TOS) OR SOP OF STRUCTURAL SHEATHING (TOSS)
2. SEE SHEET A400-A401 FOR EXTERIOR ELEVATION AND EXTERIOR FINISH NOTES.

SECTION KEY NOTES

XX

TOP PLATE
245' - 6 7/16"

SECOND LEVEL
236' - 6 7/16"

FIRST LEVEL
226' - 1 7/16"

TOP PLATE
245' - 6 7/16"

SECOND LEVEL
236' - 6 7/16"

FIRST LEVEL
226' - 1 7/16"

PROJECT:

RUNAGER-McNAMEE RESIDENCE

730 RAMONA PLACE, DEL MAR, CA 92014

ARCHITECT:

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DRAWING FILE:	XX/XX/23

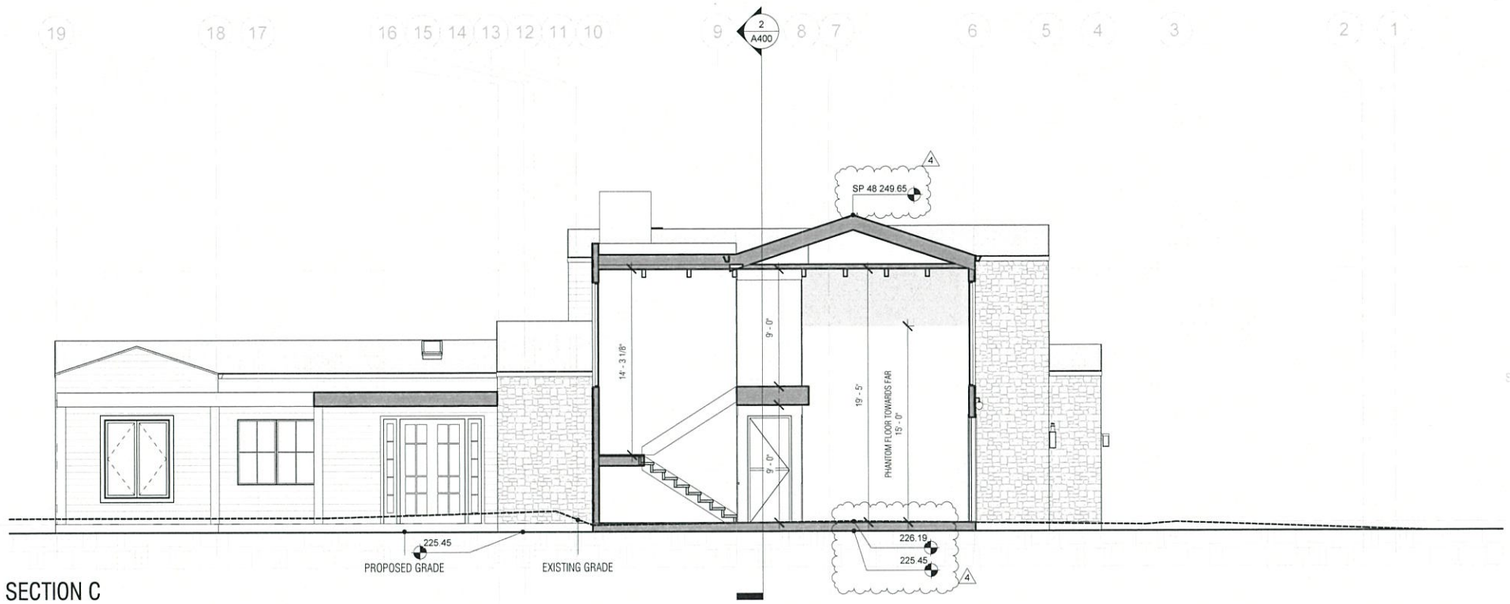
PHASE:

DESIGN DEVELOPMENT

SHEET TITLE: SECTIONS

SHEET NO: A400

8/22/2025 11:35:58 AM



1 SECTION C

3/16" = 1'-0"

SECTION GENERAL NOTES

1. FINISH FLOOR ELEVATIONS CALL-OUTS ARE SHOWN FROM TOP OF STRUCTURAL SLAB (TOS) OR SOP OF STRUCTURAL SHEATHING (TOSS)
2. SEE SHEET A400-A401 FOR EXTERIOR ELEVATION AND EXTERIOR FINISH NOTES.

SECTION KEY NOTES XX

PROJECT:

RUNAGER-McNAMEE RESIDENCE

730 RAMONA PLACE, DEL MAR, CA 92014

ARCHITECT:

architecture

ANDREW E. CROCKER, AIA
646 VALLEY AVENUE, SUITE C2
SOLANA BEACH, CA 92075
T: 858.345.1295

CONSULTANT:

NO:	REVISION:	DATE:
4	Revision 4	5/21/2025

THESE DRAWINGS, SPECIFICATIONS AND THE CONCEPTS EMBODIED IN THEM ARE THE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT, AND MAY NOT BE USED, DISCLOSED, OR DUPLICATED WITHOUT THE WRITTEN CONSENT WHETHER THE PROJECT FOR WHICH THEY WERE MADE IS EXECUTED OR NOT, UNLESS OTHERWISE AGREED BY CONTRACT.

STAMP:

NOT FOR CONSTRUCTION

PROJECT NAME:	RUNAGER-McNAMEE RESIDENCE
JOB NO:	2315
DRAWN BY:	Author
CHECKED BY:	AC
ISSUE DATE:	05/09/2025
DRAWING FILE:	XX/XX/23

PHASE:

DESIGN DEVELOPMENT

SHEET TITLE: SECTIONS

SHEET NO: A401

8/22/2025 11:36:43 AM

STAFF REPORT
CITY OF SOLANA BEACH

TO:	Honorable Mayor and City Councilmembers
FROM:	Alyssa Muto, City Manager
MEETING DATE:	October 22, 2025
ORIGINATING DEPT:	Community Development Department – Katie Benson, Senior Planner
SUBJECT:	**Public Hearing: Request for a DRP, SDP, and Minor SUB to Construct a New Four-Unit Condominium Multi-Family Development on a Vacant Lot on Ida Avenue (Applicant: Solana Residences LLC; Application: DRP23-008/SDP23-010/SMAP24-001; APN: 298-293-20; Resolution No. 2025-114)**

BACKGROUND:

The Applicant, Solana Residences LLC, is requesting City Council approval of a Development Review Permit (DRP), Structure Development Permit (SDP), and Minor Subdivision Tentative Parcel Map (SUB) to construct four attached, multi-family condominium dwelling units with four private driveways and attached two-car garages and perform associated site improvements on a vacant lot on the east side of Ida Avenue between 748 and 804 Ida Avenue.

The 21,563 square-foot lot is located in the Medium-High Residential (MHR) Zone. Each proposed dwelling unit would range between 3,005 and 3,026 square feet of gross floor area and consist of two stories built above partially-subterranean two-car private garages. The total proposed gross floor area would be 12,068 square feet. The proposed grading includes: 2,280 cubic yards of cut below the structure footprint; 2,550 cubic yards of cut outside the structure footprint; 20 cubic yards of fill outside the structure footprint, 30 cubic yards of excavation for footings; 280 cubic yards of recompaction; approximately 4,840 cubic yards of export; for an aggregate grading quantity of 5,160 cubic yards. The proposed maximum building height is 26.77 feet measured above the proposed grade with the maximum roof elevations of each unit as follows: Unit 1, 147.14 feet above Mean Sea Level (MSL); Unit 2, 145.14 MSL; Unit 3, 143.14 MSL; and Unit 4, 141.14 MSL.

An application for a DRP shall be required for any structure or site development which meets the criteria listed in SBMC Section 17.68.040(B)(1)(a-n). The project meets the following criteria for the requirement of a DRP:

CITY COUNCIL ACTION:
_____
_____
_____

(c) New common interest development;
(d) Grading in excess of 100 cubic yards;
(e) A new residential structure in the MHR Zone in excess of 25 feet in height;
(n.i) Construction in excess of 60 percent of the maximum allowable floor area; and
(n.ii) Construction of a second story that exceeds 35 percent of the floor area of the first floor.

The project requires an SDP because the proposed structure exceeds 16 feet in height measured above the pre-existing grade. The Applicant is requesting a Minor Subdivision to allow for separate condominium ownership of the four residential units with common ownership of the remainder of the parcel.

The issue before the Council is whether to approve, approve with conditions, or deny the Applicant's request for a DRP, SDP, and Minor SUB as contained in Resolution 2025-114 (Attachment 1). The project plans are included in Attachment 2.

DISCUSSION:

The subject property is located on the east side of Ida Avenue between the Genevieve and Highland Drive intersections. The property is currently undeveloped except for a partial driveway and fencing on the south side of the property. The property is adjacent to Interstate 5 to the east and residential development to the north, south, and west. The topography of the lot is generally flat in the center of the lot and slopes down to Ida Avenue and up to Interstate 5 with an approximate elevation differential of 25 feet from front to rear property lines.

Table 1, below, provides a comparison of the SBMC applicable zoning regulations with the Applicant's proposed design.

Table 1

LOT INFORMATION

Property Address:	0 Ida Avenue	**Zoning Designation:**	MHR (8-12 du/ac)	
Gross Lot Size:	22,148 sf	**# Units Allowed:**	4-6 units	
Net Lot Size:	21,563 sf	**# Units Requested:**	4 units	
Max. Allowable FAR (75%):	16,611 sf	**Setbacks: (d)**	**Required**	**Proposed**
Proposed Floor Area:	11,573 sf	Front (W)	25 ft	30 ft
Below Max. Floor Area by:	5,038 ft	Interior Side (N)	5 ft	7 ft
Max. Allowable Height:	30 ft*	Street Side (S)	5 ft	7 ft
Max. Height with DRP:	26.77 ft	Rear (E)	25 ft	30 ft
Overlay Zone(s):	None	*Increase from 25 to 30 feet in the MHR Zone with a DRP		

PROPOSED PROJECT INFORMATION

Proposed Floor Area Breakdown:

Unit #	1	2	3	4	Project Total
Basement/Garage	993 sf	990 sf	990 sf	990 sf	3,963 sf
Level 1 Living Area	1,405 sf	1,405 sf	1,405 sf	1,419 sf	5,634 sf
Level 2 Living Area	1,047 sf	1,042 sf	1,042 sf	1,042 sf	4,173 sf
Level 1 Deck	424 sf	424 sf	424 sf	424 sf	1,696 sf
Subtotal	3,869 sf	3,861 sf	3,861 sf	3,875 sf	15,466 sf
Basement Exemption	- 718 sf	- 756 sf	- 756 sf	- 756 sf	- 2,986 sf
Parking Exemption	- 126 sf	- 100 sf	- 93 sf	- 93 sf	- 412 sf
Total Floor Area	3,025 sf	3,005 sf	3,012 sf	3,026 sf	12,068 sf

Proposed Grading: 2,280 cy of cut below the structure footprint; 2,550 cy of cut outside the structure footprint; 20 cy of fill outside the structure footprint, 30 cy of excavation for footings; 280 cy of recompaction; approximately 4,840 cy of export; and an aggregate grading quantity of 5,160 cy

Required Permits:

DRP: new common interest development; grading in excess of 100 cubic yards; new residential structure in the MHR Zone in excess of 25 feet in height; construction in excess of 60% of the maximum allowable floor area; and construction of a second story in excess of 35% of the first floor.

SDP: a new structure in excess of 16 feet in height measured from the pre-existing grade.

SUB: allow for separate condominium ownership of the four residential units with common ownership of the remainder of the parcel.

Required Parking: 2 per unit (8 spaces) and 1 guest space

Proposed Parking: 2 private garage spaces per unit and 2 guest spaces in Unit 3 and 4 driveways

Proposed Fences and Walls: Yes

Required/Proposed Open Space: 250 sf per unit

Existing Development: Vacant lot except for a partial driveway and fencing

Staff has prepared draft findings for approval of the DRP in the attached Resolution 2025-114 for the City 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 2025-114.

Development Review Permit Compliance (SBMC Section 17.68.40):

It is the purpose and intent of the DRP regulations to provide for the review of certain classes of development projects which due to their scale, proximity to environmentally sensitive resource areas, or unique design features as permitted by a zone or specific plan, require special discretionary consideration to ensure consistency with the general plan and the intent of the zone in which the property is located. These regulations are intended to encourage site and structural development which (1) respects the physical and environmental characteristics of the site, (2) ensures safe and convenient access and circulation for pedestrians and vehicles, and (3) exemplifies the best professional design practices. The Council may approve, or conditionally approve, a DRP only if each of the findings listed below can be made. If the findings cannot be made, the Council shall deny the DRP. Resolution 2025-114 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 applicable 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.

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 4 dwelling units in the City's Housing Element.

The certified 6th Cycle 2021-2029 Housing Element identifies this site as a property that could accommodate four (4) moderate and above moderate housing units. This project is consistent with the adopted policies and estimated densities for housing development on vacant and underutilized properties.

Specific Plans and Special Overlays

The subject property is not located within the boundaries of a specific plan or overlay zone. However, the entire City of Solana Beach is located within the Coastal Zone. As a condition of project approval, the Applicant will be required to obtain a Coastal

Development Permit, Waiver, or Exemption from the California Coastal Commission prior to the issuance of building or grading permits.

Local Coastal Plan/Land Use Plan Consistency

The City Council adopted an LCP/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 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 LUP includes regulations that prevent degradation of ESHA from new development.

Portions of the property are mapped in the LUP as "Disturbed Habitat". The Applicant's representative and biological resources consultant, Dudek, provided a Biological Resources Analysis (Attachment 3), which determined that project site is not subject to the ESHA protection policies, and no buffers are required as there is no ESHA on or off site. The project would impact disturbed habitat and urban/developed land cover, which does not require mitigation.

The analysis was peer-reviewed by the City's environmental and biological consultant, Michael Baker International, and found to be complete and consistent with the provisions of the LUP. Therefore, the proposed project could be found to be consistent with the LCP/LUP.

Zoning Ordinance Consistency

SBMC Section 17.20.010(C) 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 multi-family attached units at the higher end of the density range. SBMC Section 17.20.030 outlines property development regulations, which are analyzed below.

Density:

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 21,563 square-foot, or 0.50-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:

Base Density: 8 du/ac (net)	Maximum Density: 12 du/ac (net)
0.50 x 8 du/ac = 4.0 du or 4 du	0.50 x 12 du/ac = 6.0 or 6 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	**Multiplier**
Wetland Areas	0.00
Slopes less than 25% grade	1.00
Slopes 25% to 40% grade	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 C1 and density calculations on Sheet T1 of the attached project plans (Attachment 2) that shows the density adjustment according to table 17.20.030(C) as follows:

		Net Lot Area	8 du/ac	12 du/ac
Slopes less than 25% grade	1.00	19,426 sf (0.466 ac)	3.56	5.35
Slopes 25% to 40% grade	0.50	2,722 sf (.062 ac)	0.248	0.372
Slopes greater than 40% grade	0.00	0	0	0
Total			3.8	5.72
Rounded Total			4.0 du	6.0 du

Approximately 12 percent of the site consists of slopes between 25 and 40 percent which, following the density adjustment calculations, lowers the density to 3.8 to 5.72 dwelling units. Following the provisions for rounding density calculations, the allowable range would be four to six dwelling units. The Applicant is proposing four dwelling units, which is consistent with the minimum density allowed for the site.

Minimum Yards/Setbacks:

As designed, the project complies with all required setbacks under the designation “d” on the City’s official Zoning Map, which includes 25-foot front and rear setbacks and 5-foot interior side yard setbacks. The proposed project includes minimum side yard setbacks of seven feet on the north and south sides of the property. The project is setback 30 feet from the rear property line. The minimum front yard setback is 30 feet at the northwest corner of Unit 1 and steps back to a maximum of 63 feet from the front property line at the southwest corner of Unit 4.

Maximum Floor Area Ratio:

The maximum allowable floor area ratio for the MHR Zone is 75 percent of the gross lot area. The maximum allowable floor area for the 22,148 square-foot lot (gross) is 16,611 square feet.

The Applicant is proposing to construct a multi-family development consisting of four attached dwelling units with two levels of living area built above private partial basement garages. The dwelling units would have a uniform three-bedroom floor plan with minor variations of square footage and covered deck areas that would count as gross floor area. The subtotal gross floor area would range from 3,861 square feet to 3,875 square feet per unit and 15,466 square feet total.

Each garage would be built partially into the grade qualifying the rear portions as basement area exempt from the gross floor area calculation. The basement area would range from 718 square feet to 756 square feet per unit and 2,986 square feet total.

The SBMC parking regulations require two off-street parking spaces per multi-family dwellings. When required spaces are provided in a garage, 200 square feet of floor area is exempted for each required space. The remaining portions of the designated parking spaces located outside of the already exempted basement area would be exempt from the gross floor area calculation and would range from 93 square feet to 126 square feet per unit and 412 square feet total.

With the applicable basement and off-street parking exemptions, the total proposed gross floor area of each unit would range from 3,005 square feet to 3,026 square feet. The total gross floor area of the project would be 12,068 square feet total, which is 5,038 square feet below the maximum allowable for the property.

Maximum Building Height:

The maximum building height for all residential zones is 25 feet. However, building height in the MHR Zone may be increased to 30 feet subject to City Council approval of a Development Review Permit.

The proposed building pads and maximum roof elevations of each unit would step down two feet from north to south. The maximum roof elevations (or highest portions of the project) would be 147.14 (Unit 1), 145.14 (Unit 2), 143.14 (Unit 3), and 141.14 (Unit 4) feet above MSL. The maximum height (or tallest portion) of the proposed residence would be 26.77 feet above the proposed grade. The tallest portions of the structure would be internal measurements where the upper level roof structure of Units 1, 2, and 3 would overlap the main level finished pad of Units 2, 3, and 4.

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.

As a condition of approval, the Applicant would be required to submit a height certification prepared by a licensed land surveyor prior to the framing inspection.

Required Off-Street Parking:

A multi-family dwelling unit requires two off-street parking spaces, pursuant to SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM). Two unobstructed 9-foot by 19-foot parking spaces would be accommodated within each of the proposed private garages in compliance with the parking requirements. One guest space is also required for multi-family developments for every four units. With four dwelling units proposed, one guest space is required. Two guest parking spaces are proposed in the driveways of Units 3 and 4. The guest spaces would not obstruct the vehicular access to the garages.

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 project includes retaining walls with six-foot fences located along the side and rear property lines as well as retaining walls supporting the grade around the driveways.

Currently, the plans show walls that comply with the requirements of SBMC 17.20.040(O) and 17.60.070(C). 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 requires compliance with the Municipal Code.

Landscape:

The project is subject to the current water efficient landscaping regulations of SBMC Chapter 17.56. A Landscape Documentation Package is required for new development projects with an aggregate landscape equal to or greater than 500 square feet requiring a building permit, plan check, or development review. The 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 approved plan. In addition, the City's consultant will perform an inspection during the construction phase of the project.

DRP Finding #2

The development review criteria topics referenced in DRP Finding #2 and SBMC Section 17.68.040(F) 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 to the north and south on the east side of Ida Avenue are also located in the MHR Zone. Properties on the west side of Ida Avenue 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 to be compatible in terms of scale, apparent bulk, and massing and complementary to existing development in the immediate vicinity.

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. The proposed floor area is consistent with nearby residential development and the proposed project could be found to be compatible with and complimentary to nearby existing development.

Building and Structure Placement:

The proposed development would include four attached dwelling units with partial basement private garages built into the existing grade and two levels of living area above. The upper-level living areas of each unit would be setback approximately 14 feet from the exposed (west) side of the basement-level garages. The upper-level roof projections would be setback approximately 9 feet from the exposed (west) side of the basement-level garages. The structure would not be parallel to the street and instead would have an increasing front yard setback measuring approximately 30 feet at the north end of Unit 1 to approximately 63 feet at the south end of Unit 4. Each unit would also step down two feet from north to south and each unit. The articulation of massing stepping away from the front (west) side of the property could reduce the appearance of a three-story façade and the overall bulk of the project. The stepping of finished floors and roof elevations between unit could break up the overall massing of the project and distinguish between units.

The gross floor area of the proposed project would be 12,068 square feet and a floor area ratio of 54 percent, which is 5,038 square feet below the 75 percent maximum allowable floor area ratio in the MHR Zone. The proposed design would locate the required parking spaces for each unit in private partially subterranean garages.

Given these design aspects, the proposed multi-family development could be found to be sited and designed to minimize adverse impacts on the surrounding properties.

Landscape:

The proposed landscape plan includes planting areas along the side and rear property lines and between the driveways that would include low grasses, shrubs, and four Cercidium 'Desert Museum" trees with a mature height of 16 feet. There would also be stepped turf areas in the rear yard. The proposed landscape plan is consistent with the water efficient landscape ordinance and the proposed plant types are non-invasive.

There are two Torrey pine trees located on the property. The first tree is mature (approx. 40' tall) and located within the southeastern corner of the site, adjacent to the eastern border. The other is a sapling (approx. 12' tall) located slightly to the north towards the interior of the site. The proposed project would impact both Torrey pine trees located in the rear (east) portion of the site. The Torrey pine trees appear to have been planted and are not naturally occurring nor are there provisions that require protection.

The Applicant will be required to submit a landscape construction plan in substantial conformance with the conceptual planting plan presented to the City Council should the City Council approve the project. Generally, any alternative tree and shrub species proposed during the plan check or construction phase shall have the same (or lesser) mature height and location as the conceptual plan approved by the City Council in order to be approved ministerially by Staff. Otherwise, increases in trees or shrub mature heights or adding new planting locations would require City Council approval of a Modification to the DRP. Additionally, any replaced plant species must be typical of the water use requirements of the plants replaced, provided that the replaced vegetation does not result in mixing high water use plants with low water use plants in the same hydro-zone.

A condition has also 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.

Roads, Pedestrian Walkways, Parking, and Storage Areas:

The required off-street parking spaces for each unit would be located in private garages and accessed by private garages. Pedestrian access to each unit would be taken from the private driveways. Walkways would be located along the north and south sides of the structure to provide exterior access to the rear of the site. Refuse for each unit would be stored in each garage.

Grading:

The proposed grading includes: 2,280 cubic yards of cut below the structure footprint; 2,550 cubic yards of cut outside the structure footprint; 20 cubic yards of fill outside the structure footprint, 30 cubic yards of excavation for footings; 280 cubic yards of recompaction; approximately 4,840 cubic yards of export; for an aggregate grading quantity of 5,160 cubic yards. The proposed grading consists primarily of excavation to build the garages and driveways into the existing grade, which could be found to blend with the natural topography.

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 1,000 square feet. The proposed project provides the minimum 250 square feet per unit in the turf areas proposed in the rear (east) setback. Additional outdoor areas include private decks and patios for each unit.

The Project meets the requirement for usable open space with the proposed turf areas. 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, SDP, and Minor SUB. 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 (SDP) Compliance:

The proposed structure 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 July 15, 2025,

which showed the proposed maximum building height of 26.77 feet measured above the proposed grade with the maximum roof elevations of each unit as follows: Unit 1: 147.14 feet above Mean Sea Level (MSL); Unit 2: 145.14 feet above MSL; Unit 3: 143.14 feet above MSL; and Unit 4: 141.14 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 September 22, 2025. 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 pad certification prepared by a licensed land surveyor will be required prior to the foundation inspection certifying that each of the building pads are consistent with the Preliminary Grading Plan. Additionally, a height certification prepared by a licensed land surveyor will be required prior to the framing inspection certifying that the maximum roof elevations of each unit would not exceed the following: Unit 1: 147.14 feet above Mean Sea Level (MSL); Unit 2: 145.14 feet above MSL; Unit 3: 143.14 feet above MSL; and Unit 4: 141.14 feet above MSL. The height certification will also certify that the maximum building height will not exceed 26.77 feet above the proposed grade of the main level building pads.

Minor Subdivision Compliance:

Finally, in addition to the zoning requirements noted above, the project must also comply with the subdivision criteria contained in SBMC Section 16.24.140 (Minor Subdivisions). This section specifies that the City Council may approve, or conditionally approve, a tentative parcel map only if all of the findings can be made. The nine findings are:

1. The proposed map is consistent with applicable general and specific plans and applicable provisions of SBMC Title 17;
2. That the design or improvement of the proposed subdivision is consistent with applicable provisions of SBMC Title 17;
3. The site is physically suitable for the type of development;
4. That the site is physically suitable for the proposed density of development;
5. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage and avoidably injure fish or wildlife or their habitat; unless an environmental impact report was prepared in respect to the project and a finding was made pursuant to Section 21081(c) of the Public Resources Code that specific economic, social or other considerations make infeasible the mitigation measures or project alternatives identified in the environmental impact report;
6. The design of the subdivision or the type of improvements is not likely to cause serious public health problems;
7. The design of the subdivision or the type of improvements will not conflict with easements of record or easements established by court judgment acquired by the public at large, for access through or use of property within the proposed subdivision;

8. In the case of the conversion of residential real property to a common interest development project, that any of the notices to tenants required by law have been sent or will be given as required by the Subdivision Map Act; and
9. Subject to the exceptions contained in Section 66474.4 of the Government Code, that the property is not subject to a contract entered into pursuant to the Land Conservation Act of 1965 (Williamson Act) and the parcels resulting from the subdivision would be too small to sustain agricultural use.

The Applicant is proposing a four-unit attached, common interest development that could be found to be consistent with the purpose and intent of the General Plan and the development standards set forth in Title 17 (Zoning) of the SBMC. The project site is located outside the boundaries of the overlay zones and specific plan areas. The site could be found to be suitable for the proposed development and it will not interfere with any habitat or wildlife, easements of record, or Williamson Act requirements, nor will it create any public health problems. The site is undeveloped and there are no tenants to notice.

Property Frontage and Public Right-of-Way Improvements:

This property and adjacent properties are improved with a rolled curb and sidewalk. No additional street improvements are required.

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 October 9, 2025.

As of the publication of this Staff Report, no written correspondence from the public has been received. However, adjacent neighbors to the north and south voiced concerns with the design to Staff when inquiring about the project.

CEQA COMPLIANCE STATEMENT:

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the State CEQA Guidelines. Class 3 consists of the construction and location of limited numbers of new, small facilities or structures, installation of small equipment and facilities in small structures and the conversion of small structures from one use to another where only minor modification are made in the exterior of the structure. Examples of this exemption include, but are not limited to:

2. A duplex or similar multi-family residential structure, totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes and similar structures designed not for more than six dwelling units.

The proposed project consists of four single-family attached condominium units and the common ownership of the remainder of the lot, and is therefore, exempt from CEQA.

FISCAL IMPACT: N/A

WORK PLAN: N/A

OPTIONS:

- Approve Staff recommendation adopting the attached Resolutions 2025-114 and 2024-017.
- Approve Staff recommendation subject to additional specific conditions necessary for the City Council to make all required findings for the approval of a DRP, SDP, and Minor SUB.
- Deny the project if all required findings for the DRP, SDP, and SUB cannot be made.

DEPARTMENT RECOMMENDATION:

The proposed project meets the minimum objective requirements under the 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, a SUB and administratively issue an SDP. Therefore, Staff recommends that the City Council:

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.

2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and

3. If the City Council makes the requisite findings and approves the project, adopt Resolution 2025-114 conditionally approving a DRP, SDP, and Minor SUB to construct four attached, multi-family condominium dwelling units with four private driveways and attached two-car garages and perform associated site improvements on a vacant lot on the east side of Ida Avenue between 748 and 804 Ida Avenue, Solana Beach.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.

_____
Alyssa Muto, City Manager

Attachments:

1. Resolution 2025-114 – DRP/SDP/SUB
2. Project Plans Dated October 13, 2025
3. Biological Resources Analysis

RESOLUTION 2025-114

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT, STRUCTURE DEVELOPMENT PERMIT, AND MINOR SUBDIVISION TO CONSTRUCT A NEW FOUR-UNIT CONDOMINIUM MULTI-FAMILY DEVELOPMENT ON A VACANT LOT ON IDA AVENUE, SOLANA BEACH, APN: 298-293-20

APPLICANT: SOLANA RESIDENCES LLC
APPLICATION: DRP23-008 / SDP23-010 / SMAP24-001

WHEREAS, Solana Residences LLC (hereinafter referred to as "Applicant"), has submitted an application for a Development Review Permit (DRP), Structure Development Permit (SDP), and Minor Subdivision pursuant to Titles 17 (Zoning) and 16 (Subdivision) 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 October 22, 2025, the City Council received and considered evidence concerning the proposed application; and

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

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

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

I. That the foregoing recitations are true and correct.

II. That the request for a DRP, SDP, and Minor SUB to construct four attached, multi-family condominium dwelling units with four private driveways and attached two-car garages and perform associated site improvements on a vacant lot on the east side of Ida Avenue between 748 and 804 Ida Avenue. is conditionally approved based upon the following Findings and subject to the following Conditions:

III. FINDINGS

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

ATTACHMENT 1

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 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 is 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 is 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 is 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 4 dwelling units in the City's Housing Element.

The certified 6th Cycle 2021-2029 Housing Element identifies this site as a property that could accommodate four (4) moderate and above moderate housing units. This project is consistent with the adopted policies and estimated densities for housing development on vacant and underutilized properties.

Specific Plans and Special Overlays: The subject property is not located within the boundaries of a specific plan or overlay zone. However, the entire City of Solana Beach is located within the Coastal Zone. As a condition of project approval, the Applicant will be required to obtain a Coastal Development Permit, Waiver, or Exemption from the California Coastal Commission prior to the issuance of building or grading permits.

Local Coastal Plan/Land Use Plan Consistency: The City Council adopted an LCP/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 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 LUP includes regulations that prevent degradation of ESHA from new development.

Portions of the property are mapped in the LUP as "Disturbed Habitat". The Applicant's representative and biological resources consultant, Dudek, provided Biological Resources Analysis, which determined that project site is not subject to the ESHA protection policies, and no buffers are required as there is no ESHA on or off site. The project will impact disturbed habitat and urban/developed land cover, which does not require mitigation.

The analysis was peer-reviewed by the City's environmental and biological consultant, Michael Baker International, and found to be complete and consistent with the provisions of the LUP. Therefore, the proposed project is found to be consistent with the LCP/LUP.

Zoning Ordinance Consistency:
SBMC Section 17.20.010(C) 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 multi-family attached units at the higher end of the density

range. SBMC Section 17.20.030 outlines property development regulations, which are analyzed below.

Density:

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 21,563 square-foot, or 0.50-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)**
0.50 x 8 du/ac = 4.0 du or 4 du	0.50 x 12 du/ac = 6.0 or 6 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	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 C1 and density calculations on Sheet T1 of the attached project plans (Attachment 2) that shows the density adjustment according to table 17.20.030(C) as follows:

		Net Lot Area	8 du/ac	12 du/ac
Slopes less than 25% grade	1.00	19,426 sf (0.466 ac)	3.56	5.35
Slopes 25% to 40% grade	0.50	2,722 sf (.062 ac)	0.248	0.372
Slopes greater than 40% grade	0.00	0	0	0
Total			3.8	5.72
Rounded Total			4.0 du	6.0 du

Approximately 12 percent of the site consists of slopes between 25 and 40 percent which, following the density adjustment calculations, lowers the density to 3.8 to 5.72 dwelling units. Following the provisions for rounding density calculations, the allowable range would be four to six dwelling units. The Applicant is proposing four dwelling units, which is consistent with the minimum density allowed for the site.

Minimum Yards/Setbacks:

As designed, the project complies with all required setbacks under the designation “d” on the City’s official Zoning Map, which includes 25-foot front and rear setbacks and 5-foot interior side yard setbacks. The proposed project includes minimum side yard setbacks of seven feet on the north and south sides of the property. The project is setback 30 feet from the rear property line. The minimum front yard setback is 30 feet at the northwest corner of Unit 1. The southwest corner of Unit 4 is setback 63 feet from the front property line.

Maximum Floor Area Ratio:

The maximum allowable floor area ratio for the MHR Zone is 75 percent of the gross lot area. The maximum allowable floor area for the 22,148 square-foot lot (gross) is 16,611 square feet.

The Applicant is proposing to construct a multi-family development consisting of four attached dwelling units with two levels of living area built above private partial basement garages. The dwelling units would have a uniform three-bedroom floor plan with minor variations of square footages and covered deck areas that would count as gross floor area. The subtotal gross floor area would range from 3,861 square feet to 3,875 square feet per unit and 15,466 square feet total.

Each garage would be built partially into the grade qualifying the rear portions as basement area exempt from the gross floor area calculation. The basement area would range from 718 square feet to 756 square feet per unit and 2,986 square feet total.

The SBMC parking regulations require two off-street parking spaces per multi-family dwellings. When required spaces are provided in a garage, 200 square feet of floor area is exempted for each required space. The remaining portions of the designated parking spaces located outside of the already exempted basement area would be exempt from the gross floor area calculation and would range from 93 square feet to 126 square feet per unit and 412 square feet total.

With the applicable basement and off-street parking exemptions, the total proposed gross floor area of each unit would range from 3,005 square feet to 3,026 square feet. The total gross floor area of the project would be 12,068 square feet total, which is 5,038 square feet below the maximum allowable for the property.

Maximum Building Height:

The maximum building height for all residential zones is 25 feet. However, building height in the MHR Zone may be increased to 30 feet subject to City Council approval of a Development Review Permit.

The proposed building pads and maximum roof elevations of each unit would step down two feet from north to south. The maximum roof elevations (or highest portions of the project) would be 147.14 (Unit 1), 145.14 (Unit 2), 143.14 (Unit 3), and 141.14 (Unit 4) feet above MSL. The maximum height (or tallest portion) of the proposed residence would be 26.77 feet above the proposed grade. The tallest portions of the structure would be internal measurements where the upper level roof structure of Units 1, 2, and 3 would overlap the main level finished pad of Units 2, 3, and 4.

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.

As a condition of approval, the Applicant would be required to submit a height certification prepared by a licensed land surveyor prior to the framing inspection.

Required Off-Street Parking:

A multi-family dwelling unit requires two off-street parking spaces, pursuant to SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM). Two unobstructed 9-foot by 19-foot parking spaces would be accommodated within each of the proposed private garages in compliance with the parking requirements. One guest space is also required for multi-family developments for every four units. With four dwelling units proposed, one guest space is required. Two guest parking

spaces are proposed in the driveways of Units 3 and 4. The guest spaces would not obstruct the vehicular access to the garages.

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 project includes retaining walls with six-foot fences located along the side and rear property lines as well as retaining walls supporting the grade around the driveways.

Currently, the plans show fences and walls that comply with the requirements of SBMC 17.20.040(O) and 17.60.070(C). If the 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 requires compliance with the Municipal Code.

Landscape:

The project is subject to the current water efficient landscaping regulations of SBMC Chapter 17.56. A Landscape Documentation Package is required for new development projects with an aggregate landscape equal to or greater than 500 square feet requiring a building permit, plan check, or development review. The 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 approved plan. In addition, the City's consultant will perform an inspection during the construction phase of the project.

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 to the north and south on the east side of Ida Avenue are also located in the MHR Zone. Properties on the west side of Ida Avenue 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 found to be to be 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.*

The proposed development would include four attached dwelling units with partial basement private garages built into the existing grade and two levels of living area above. The upper-level living areas of each unit would be setback approximately 14 feet from the exposed (west) side of the basement-level garages. The upper-level roof projections would be setback approximately 9 feet from the exposed (west) side of the basement-level garages. The structure will not be parallel to the street and instead would have an increasing front yard setback measuring approximately 30 feet at the north end of Unit 1 to approximately 63 feet at the south end of Unit 4. Each unit will also step down two feet from north to south and each unit. The articulation of massing stepping away from the front (west) side of the property will reduce the appearance of a three-story façade and the overall bulk of the project. The stepping of finished floors and roof elevations between unit will break up the overall massing of the project and distinguish between units.

The gross floor area of the proposed project is 12,068 square feet and a floor area ratio of 54 percent, which is 5,038 square feet below the 75 percent maximum allowable floor area ratio in the MHR Zone. The proposed design will locate the required parking spaces for each unit in private partially subterranean garages.

Given these design aspects, the proposed multi-family development is be found to be sited and designed to minimize adverse impacts on the surrounding properties.

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 proposed landscape plan includes planting areas along the side and rear property lines and between the driveways that would include low grasses, shrubs, and four Cercidium 'Desert Museum" trees with a mature height of 16 feet. There would also be stepped turf areas in the rear yard. The proposed landscape plan is consistent with the water efficient landscape ordinance and the proposed plant types are non-invasive.

There are two Torrey pine trees located on the property. One is a mature individual (approx. 40' tall) within the southeastern corner of the site, adjacent to the eastern border. The other is a sapling (approx. 12' tall) located slightly to the north towards the interior of the site. The proposed project would impact both Torrey pine trees located in the rear (east) portion of the site. The Torrey pine trees appear to have been planted and are not naturally occurring nor are there provisions that require protection.

The Applicant will be required to submit a landscape construction plan in substantial conformance with the conceptual planting plan presented to the City Council should the City Council approve the project. Generally, any alternative tree and shrub species proposed during the plan check or construction phase shall have the same (or lesser) mature height and location as the conceptual plan approved by the City Council in order to be approved ministerially by Staff. Otherwise, increases in trees or shrub mature heights or adding new planting locations would require City Council approval of a Modification to the DRP. Additionally, any replaced plant species must be typical of the water use requirements of the plants replaced, provided that the replaced vegetation does not result in mixing high water use plants with low water use plants in the same hydro-zone.

A condition has also 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.

The required off-street parking spaces for each unit will be located in private garages and accessed by private garages. Pedestrian access to each unit will be taken from the private driveways. Walkways will be located along the north and south sides of the structure to provide exterior access to the rear of the site. Refuse for each unit will be stored in each garage.

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 includes: 2,280 cubic yards of cut below the structure footprint; 2,550 cubic yards of cut outside the structure footprint; 20 cubic yards of fill outside the structure footprint, 30 cubic yards of excavation for footings; 280 cubic yards of recompaction; approximately 4,840 cubic yards of export; for an aggregate grading quantity of 5,160 cubic yards. The proposed grading consists primarily of excavation to build the garages and driveways into the existing grade, which is found to blend with the natural topography.

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 1,000 square feet. The proposed project provides the minimum 250 square feet per unit in the turf areas proposed in the rear (east) setback. Additional outdoor areas include private decks and patios for each unit.

The Project meets the requirement for usable open space with the proposed turf areas. In addition, as a condition of project approval, the Applicant will be required to pay the applicable Park Development Fee.

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

All required permits, including a Structure Development Permit and Minor Subdivision, are being processed concurrently with the Development Review Permit.

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

The Applicant is required to obtain approval from the California Coastal Commission prior to issuance of Building and Grading Permits.

B. In accordance with Section 17.63.040 (Structure Development Permit) of the Solana Beach Municipal Code, the City Council finds the following:

The proposed structure 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 July 15, 2025, which showed the proposed maximum building height of 26.77 feet measured above the proposed grade with the maximum roof elevations of each unit as follows: Unit 1: 147.14 feet above Mean Sea Level (MSL); Unit 2: 145.14 feet above MSL; Unit 3: 143.14 feet above MSL; and Unit 4: 141.14 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 September 22, 2025. 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 pad certification prepared by a licensed land surveyor will be required prior to the foundation inspection certifying each that of the building pads are consistent with the Preliminary Grading Plan. Additionally, a height certification prepared by a licensed land surveyor will be required prior to the framing inspection certifying that the maximum roof elevations of each unit would not exceed the following: Unit 1: 147.14 feet above Mean Sea Level (MSL); Unit 2: 145.14 feet above MSL; Unit 3: 143.14 feet above MSL; and Unit 4: 141.14 feet above MSL. The height certification will also certify that the maximum building height will not exceed 26.77 feet above the proposed grade of the main level building pads.

C. In accordance with Section 16.24.140 (minor Subdivision) of the Solana Beach Municipal Code, the City Council finds the following:

I. The proposed map is consistent with applicable general and specific plans and applicable provisions of SBMC Title 17;

The Tentative Parcel Map is consistent with the General Plan and applicable provisions of the SBMC Title 17. The development of a common interest development containing four attached multi-family dwelling units is consistent with the purpose and intent of the Medium-High Residential land use designation set forth in the General Plan. The project is also consistent with the development standards set forth in Title 17 (Zoning) for density, building setbacks, maximum floor area, building height (with a DRP), and parking. The property is not located within the boundaries of any specific plan or overlay zone.

II. That the design or improvement of the proposed subdivision is consistent with applicable provisions of SBMC Title 17;

The design of the subdivision, as conditioned, if consistent with all applicable provisions of Tile 17 including allowable uses, design, and location of proposed structures.

III. The site is physically suitable for the type of development;

The site is physically suitable to be developed with a four-unit multi-family condominium development. The project site is located outside the boundaries of special overlays and specific plan areas.

IV. That the site is physically suitable for the proposed density of development;

The site is physically suitable to be developed with a four-unit multi-family condominium development. The MHR Zone allows for a range of 8-12 dwelling units per acre. The project site, with density adjustments for steep slopes, allows for a range of 4-6 dwelling units. The proposal meets the minimum density allowed for the site.

V. *The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage and avoidably injure fish or wildlife or their habitat; unless an environmental impact report was prepared in respect to the project and a finding was made pursuant to Section 21081(c) of the Public Resources Code that specific economic, social or other considerations make infeasible the mitigation measures or project alternatives identified in the environmental impact report;*

The design of the subdivision and proposed improvements are not likely to cause substantial environmental damage. No environmentally sensitive habitat areas or wildlife have been identified on the property. The project was found exempt from the California Environmental Quality Act (CEQA) and did not warrant preparation of an environmental impact report.

VI. *The design of the subdivision or the type of improvements is not likely to cause serious public health problems;*

The design of the subdivision and the type of improvements are not likely to cause serious public health problems given that the public utilities are available to serve the development, including sewer and water. Approval of the project will not result in any significant effects relating to traffic, noise, air quality, or water quality. The project will not interfere with existing public utilities of adjacent properties.

VII. *The design of the subdivision or the type of improvements will not conflict with easements of record or easements established by court judgment acquired by the public at large, for access through or use of property within the proposed subdivision;*

The design of the subdivision and the type of improvements will not conflict with the existing easements of record. The existing CALTRANS temporary construction easement located along the rear property will be maintained and accessible with the subdivision and proposed improvements.

VIII. *In the case of the conversion of residential real property to a common interest development project, that any of the notices to tenants required by law have been sent or will be given as required by the Subdivision Map Act; and*

The site is vacant, therefore, there are no noticing requirements under the Subdivision Map Act.

IX. *Subject to the exceptions contained in Section 66474.4 of the Government Code, that the property is not subject to a contract entered into pursuant to the Land Conservation Act of 1965 (Williamson Act) and the parcels resulting from the subdivision would be too small to sustain agricultural use.*

The property is not subject to a contract pursuant to the Williamson Act. The parcel has a zoning designation within the MHR Zone and staff is not aware of any historical uses of the property as agricultural land.

IV. CONDITIONS

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

A. Community Development Department Conditions:

I. The Applicant shall pay required Fire Mitigation, Park Development, Public Use Facilities, and Public Facilities Impact Fees.

II. Building, grading, and landscape construction plans shall be in substantial conformance with the project plans presented to the City Council on October 22, 2025 and located in the project file with a submittal date of October 13, 2005. Building and grading permits shall be issued concurrently.

III. The Applicant shall submit the following certification during construction:

a. Prior to requesting a foundation inspection, the Applicant shall submit a pad certificate prepared by a licensed land surveyor certifying the building pads are consistent with the pads shown on the Preliminary Grading Plan approved by the City Council.

b. Prior to requesting a framing inspection, the Applicant shall submit a height certificate prepared by a licensed land surveyor certifying that the maximum height of the proposed residence will not exceed 26.77 feet above the proposed grade in conformance with the plans as approved by the City Council. The height certificate shall also certify the maximum roof elevation of each until not to exceed the following: Unit 1: 147.14 feet above Mean Sea Level (MSL); Unit 2: 145.14 feet above MSL; Unit 3: 143.14 feet above MSL; and Unit 4: 141.14 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 Applicant shall obtain required California Coastal Commission (CCC) approval of a Coastal Development Permit, Waiver or Exemption as determined necessary by the CCC, prior to the issuance of Building and Grading Permits.

VI. 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 approved by the City Council, prior to building and grading 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.

VII. Native or drought tolerant and non-invasive plant materials and water conserving irrigation systems shall be incorporated into any proposed landscaping and compatible with the surrounding area to the extent feasible.

VIII. All new exterior lighting fixtures shall be in conformance with the City-wide lighting regulations of the Zoning Ordinance (SBMC 17.60.060). All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area.

IX. Construction vehicles shall be parked on the subject property at all times feasible. If construction activity prohibits parking on the subject property, the 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.

X. 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.

XI. Pursuant to SBMC 17.68.040 subsection K, the signed final development plan shall be the official site layout for the property and shall be attached to any application for a building permit for the subject property. Any subsequent revisions or changes to the final development plan as approved by the Council will require an amendment to the approved DRP.

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 per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code.

II. BUILDINGS AND FACILITIES: Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility per the 2025 California Fire Code Chapter 5.

III. GRADE: The gradient for a fire apparatus access roadway shall not exceed 20.0%. Grades exceeding 15.0% (incline or decline) shall not be permitted without mitigation. Minimal mitigation shall be a surface of Portland cement concrete, with a deep broom finish perpendicular to the entire direction of travel. Additional mitigation measures may be required where deemed appropriate. The angle of departure and angle of approach of a fire access roadway shall not exceed seven degrees (12 percent).

IV. 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 the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code. All Knox Box products shall be purchased through Knox website under Solana Beach Fire Department.

V. CONSTRUCTION MATERIALS: Prior to delivery of combustible building construction materials to the project site all the following conditions shall be completed to the satisfaction of the Solana Beach Fire Department and per the 2025 California Fire Code Chapter 33:

a. All wet and dry utilities shall be installed and approved by the appropriate inspecting department or agency.

b. As 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.

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 of 1,500 gpm at 20 psi for 2 hours is available from the nearest hydrant. 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 per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code.

a. The Applicant shall upgrade the nearest fire hydrant to meet the multi-family standard to the satisfaction of the Fire Marshal or their designee.

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. Additional numbers shall be required where deemed necessary by the Fire Marshal, such as rear access doors, building corners, and entrances to commercial centers per the 2022 California Fire Code Chapter 5.

IX. AUTOMATIC FIRE SPRINKLER SYSTEM: Structures shall be protected by an automatic fire sprinkler system designed and installed by a C-16 licensed contractor. Plans for the automatic fire sprinkler system shall be submitted as a Deferred Submittal and approved by the Solana Beach Fire Department prior to installation.

X. CLASS "A" ROOF: All structures shall be provided with a Class "A" Roof covering to the satisfaction of the Solana Beach Fire Department and per the 2025 California Building Code Chapter 15 Section 1505.

XI. WET STANDPIP SYSTEM: A Class I wet standpipe system is required. Standpipe system shall be designed and installed per the

current NFPA 14 and per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code.

C. Engineering Department Conditions:

I. 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.

II. 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 Solana Beach Municipal Code which allows otherwise.

III. Letters of permission to grade shall be obtained by the Applicant from adjoining property owners for grading that is within three feet of the property line or on adjacent properties. Cut and fill slopes shall be set back from site boundaries and buildings shall be set back from cut or fill slopes in accordance with SBMC 15.40.140.

IV. 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. The proposed residential units would increase the property's EDU assignment by 3.6 EDU (0.9 per unit). The cost the Applicant is responsible for is $16,200.00 prior to Building Permit Issuance (3.6 EDU multiplied by $4,500.00). The Applicant shall also pay the prorated portion of the current annual sewer charge for the remainder of the fiscal year.

V. A Sewer Permit and Encroachment Permit are required for the private sewer and water laterals.

VI. The Applicant shall pay a Regional Transportation Congestion Program RTCIP Fee prior to Building Permit Issuance is required of this project. The current fee rate for Multi-Family is $3,048.00 per dwelling unit. The cost the Applicant is responsible for is $12,192.00 prior to Building Permit Issuance (4 times $3,048.00).

VII. The Applicant shall pay a TIF (Traffic Impact Fee) associated with the construction of the new single-family residence prior to Building Permit Issuance that is required. The current fee rate for Residential-Multi-Family is $13,613.00 per dwelling unit. The cost the Applicant is responsible for is $54,452.00 prior to Building Permit Issuance (4 times $13,613.00).

VIII. Obtain an encroachment permit in accordance with Chapter 11.20 of the Solana Beach Municipal Code, prior to the construction of any improvements within the public right-of way including, but not limited

to, temporary construction staging and equipment and demolition of existing surface improvements. All proposed improvements within the public right-of-way shall comply with city standards including but not limited to the Off-Street Parking Design Manual.

IX. Obtain an encroachment permit from Caltrans for any work within Caltrans' right-of-way or easements. If an encroachment permit is required by Caltrans for work within their right-of-way or easements, the encroachment permit must be provided to the City before the issuance of the grading permit.

Parcel Map:

X. Prepare a Parcel Map in accordance with Chapter 16.32 of SBMC.

XI. Pay Parcel Map plan check fee in accordance with the current Engineering Fee Schedule.

XII. Prior to obtaining a building permit or grading permit, a Parcel Map (or Subdivision Map) shall be prepared and recorded in accordance with Chapter 16.32 (or 16.20) of SBMC.

XIII. Provide a Subdivision Map Guarantee within ten days before recording the Parcel Map.

XIV. The Applicant shall comply with Section 66436 of the Government Code by furnishing to the City Engineer a certification from each public utility and each public entity owning easements within the proposed subdivision stating that: (a) they have received from the developer a copy of the proposed Parcel Map; (b) they object or do not object to the filing of the Parcel Map without their signature; (c) in the case of a street dedication affected by their existing easement, they will sign a "subordination certificate" or "joint use certificate" on the map when required by the governing body.

XV. On the Parcel Map, dedicate an additional four feet of street right-of-way along Ida Avenue as shown in the Tentative Parcel Map.

XVI. Installation and maintenance of sewer laterals to each unit is the responsibility of each parcel's property owner.

XVII. A preliminary soils report, prepared by a civil engineer registered in this state, and based upon adequate test borings, shall be submitted prior to recording of the final parcel map and noted on the final parcel map.

XVIII. A drainage detention storage and storm water management easement shall be dedicated on the final map. This easement shall reserve the area required for storm water management and detention

for the 4-unit condominium and shall not be altered without City approval.

Grading Plan:

XIX. 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 the release of the Grading Bond and Security Deposit.

d. The Applicant shall show all retaining walls and drainage structures. Retaining walls shown on the grading plan shall conform to the San Diego Regional Standards or be designed by a licensed civil engineer. Engineering calculations for all designed walls with a surcharge and nonstandard walls shall be submitted at grading plan check. Retaining walls may not exceed the allowable height within the property line setback as determined by the City of Solana Beach Municipal Code. Contact the Community Development department for further information.

e. The Applicant is responsible to protect the adjacent properties during construction. If any grading, construction activity, access or potential construction-related impacts are anticipated beyond the property lines, as determined by the City Engineer, the Applicant shall obtain a letter of permission from the adjoining property owners. All required letters of permission shall be

submitted to the City Engineer prior to the issuance of the grading permit.

f. Cut and fill slopes shall be set back from site boundaries and buildings in accordance with SBMC 15.40.140 and to the satisfaction of the City Engineer.

g. The Applicant shall pay a grading plan check fee in accordance with the current Engineering Fee Schedule at initial grading plan submittal. Inspection fees shall be paid prior to issuance of the grading permit.

h. The Applicant shall obtain and submit grading security in a form prescribed by the City Engineer.

i. The Applicant shall obtain haul permit for import / export of soil. The Applicant shall transport all excavated material to a legal disposal site.

j. The Applicant shall submit certification from the Engineer of Record and the Soils Engineer that all public or private drainage facilities and finished grades are functioning and are installed in accordance with the approved plans. This shall be accomplished by the Engineer of Record incorporating as-built conditions on the Mylar grading plans and obtaining signatures of the Engineer of Record and the Soils Engineer certifying the as-built conditions.

k. An Erosion Prevention and Sediment Control Plan shall be prepared by the Applicant. Best management practices shall be developed and implemented to manage storm water and non-storm water discharges from the site at all times during excavation and grading activities. Erosion prevention shall be emphasized as the most important measure for keeping sediment on site during excavation and grading activities. Sediment controls shall be used as a supplement to erosion prevention for keeping sediment on site.

l. The Applicant shall show all proposed on-site private drainage facilities intended to discharge water run-off. Elements of this design shall include a hydrologic and hydraulic analysis verifying the adequacy of the facilities and identify any easements or structures required to properly convey the drainage. The construction of drainage structures shall comply with the standards set forth by the San Diego Regional Standard Drawings.

m. Post Construction Best Management Practices meeting City and RWQCB Order No. R9-2013-001 requirements shall be implemented in the drainage design.

n. No increased cross lot drainage shall be allowed.

o. Prior to obtaining a foundation inspection on the building permit, the Applicant shall 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.

D. City Council Conditions:

I. N/A

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 1.16 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 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 this 22nd day of October, 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:

_____
JOHANNA N. CANLAS, City Attorney

ATTEST:

_____
ANGELA IVEY, City Clerk

AREA SUMMARY

LEVEL	UNIT 1	UNIT 2	UNIT 3	UNIT 4
LEVEL 0 (BASEMENT / GARAGE)	985	982	982	982
LEVEL 1 (MAIN LEVEL)	1,405	1,405	1,405	1,419
LEVEL 2 (UPPER LEVEL)	1,047	1,042	1,042	1,042
LEVEL 1 DECK	424	424	424	424
SUBTOTAL	3,861	3,853	3,853	3,867
BASEMENT EXEMPTION	-718	-756	-756	-756
PARKING EXEMPTION	-126	-100	-93	-93
SUBTOTAL	3,017	2,997	3,004	3,018
TOTAL FLOOR AREA	3,017 + 2,997 + 3,004 + 3,018 = 12,036 SF			
	ALLOWABLE FLOOR AREA = 16,611			

NOTE
ALL DIMENSIONS ARE MEASURED FROM THE EXTERIOR WALL SURFACES

LEGEND

- A — Wall Type (see wall type schedule)
- 1018 — Door Type (see door schedule)
- W1 — Window Type (see window schedule)
- SIM / 1 / A101 — Building Section
- SIM / 1 / A101 — Wall Section
- 1 / A101 — Detail Number
- SIM / 1 / A101 — Building Elevation
- 1 / A101 — Interior Elevation
- +2'-0" — Elevation Mark
- ROOM / 101 — Room Name / Number
- A — Column Line
- ℄ — Centerline
- 3 — Revision Tag

ABBREVIATIONS

A.C.I.	AMERICAN CONCRETE INSTITUTE
BLDG.	BUILDING
CONC.	CONCRETE
C.J.	CONTROL JOINT
COL.	COLUMN
DET.	DETAIL
DIA.	DIAMETER
DN.	DOWN
EL/ELEV.	ELEVATION
ELEC.	ELECTRICAL
EQ.	EQUAL
FIN.	FINISH
FLR.	FLOOR
GALV.	GALVANIZED
GYP.	GYPSUM
I.D.	INSIDE DIAMETER
JT.	JOINT
MECH.	MECHANICAL
MIN.	MINIMUM
N.T.S.	NOT TO SCALE
NO.	NUMBER
O.C.	ON CENTER
OPG.	OPENING
O.D	OUTSIDE DIAMETER
U.N.O.	UNLESS NOTED OTHERWISE
REF.	REFERENCE
R.	RISER
R.O.	ROUGH OPENING
RM.	ROOM
S/STL.	STAINLESS STEEL
STRUCT.	STRUCTURAL
SPEC.	SPECIFICATIONS
T.O.	TOP OF (...)
T.O.CONC.	TOP OF CONCRETE
T.O.F.	TOP OF FRAMING
T.O.STL.	TOP OF STEEL
T.O.W.	TOP OF WALL
T.	TREAD
TYP.	TYPICAL
@	AT
+	AND
BD.	BOARD
A.F.F.	ABOVE FINISHED FLOOR
U.N.O.	UNLESS OTHERWISE NOTED
V.I.F	VERIFY IN FIELD

PROJECT INFORMATION

PROJECT ADDRESS	UNASSIGNED - IDA AVENUE
ACESSOR PARCEL NUMBER	298-293-20-00
LEGAL DESCRIPTION	PARCEL 1 OF PARCEL MAP NO. 20402, IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 10, 2007, AS FILE NO. 2007-0763363 OF OFFICIAL RECORDS.
ZONE	MHR-d
USE	RESIDENTIAL
LOT SIZE (GROSS) LOT SIZE (NET)	22,148 SF (.51 AC) 21,563 SF (.50 AC)
FAR AREA ALLOWED (FAR) AREA PROPOSED (FAR)	.75 16,611 SF (22,148 X .75) 12,036 SF (SEE SHEET AS2.0)
DENSITY ALLOWED DENSITY PROPOSED	8/12 DU/AC 8 DU/AC (SEE ADJUSTMENT)
NUMBER OF UNITS	4 DU

DENSITY ADJUSTMENT

	NET	NET AC	8DU/AC	12DU/AC
SLOPE ≤ 25%	19,426 SF	(.446 AC)	3.56	5.35
SLOPE 25%-40%	2,722 SF	(.062 AC)	.248	.372
SLOPE ≥ 40%	0 SF	(0)	0	0
			3.8	5.72
			4 DU	6 DU

BUILDING HEIGHT: ALLOWABLE PROPOSED	 25 FT / 30 FT W/ DRP 26.77' (DRP REQUIRED)
SETBACKS: PROPOSED / REQUIRED	FRONT YARD: 25' / 25' SIDE YARD: 5' / 5' REAR YARD: 25' / 25'
PARKING SPACES REQUIRED PARKING SPACES PROVIDED	9 SPACES 10 SPACES *SEE AS1.0 FOR PARKING LOCATIONS
LANDSCAPED AREA	3,671 SF
GRADING CALCULATIONS	REFERENCE GRADING PLAN
DRIVEWAY WIDTHS: TOTAL FRONTAGE 40% PROPOSED DRIVEWAYS	 159'-6" 63'-9" (12'-0"+12'-0"+12'-0"+12'-0") = 48'-0"

AREA BREAKDOWN	EXISTING (SF)	PROPOSED (SF)
NON-LANDSCAPED AREA	N/A	10,989 SF
NON-IRRIGATED LANDSCAPE	N/A	0 SF
IRRIGATED LANDSCAPE	N/A	4,553 SF
WATER FEATURES	N/A	0 SF
DECORATIVE HARDSCAPE	N/A	6,606 SF
TOTAL LOT AREA	N/A	22,148 SF

	AREA OF WORK (SF)
IRRIGATED LANDSCAPE	3,671 SF
WATER FEATURES	0 SF
DECORATIVE HARDSCAPE	6,606 SF
AGGREGATE LANDSCAPE AREA	10,277 SF

FIRESPRINKLERS:	REQUIRED - IN ALL AREAS INCLUDING CLOSETS AND BATHROOMS

City of Solana Beach Planning Department
RECEIVED
10/13/2025 kbenson

SCOPE OF WORK

1. BUILD NEW 4-UNIT 2 STORY CONDOMINIUM COMPLEX WITH PARTIAL BASEMENT
2. NEW LANDSCAPING AND RETAINING WALLS
3. NEW UTILITES GAS, WATER, SEWER

APPLICABLE CODES

IN ADDITION TO CITY OF SOLANA BEACH LOCAL MUNICIPAL CODE, THIS PROJECT IS TO COMPLY WITH THE FOLLOWING SECTIONS FROM THE 2022 VERSION OF TITLE 24:

1. PART 2: CALIFORNIA BUILDING CODE (VOLUME 1 & 2)
2. PART 2.5: CALIFORNIA RESIDENTIAL CODE
3. PART 3: CALIFORNIA ELECTRICAL CODE
4. PART 4: CALIFORNIA MECHANICAL CODE
5. PART 5: CALIFORNIA PLUMBING CODE
6. PART 6: CALIFORNIA ENERGY CODE
7. PART 9: CALIFORNIA FIRE CODE
8. PART 11: CALIFORNIA GREEN BUILDING STANDARDS CODE

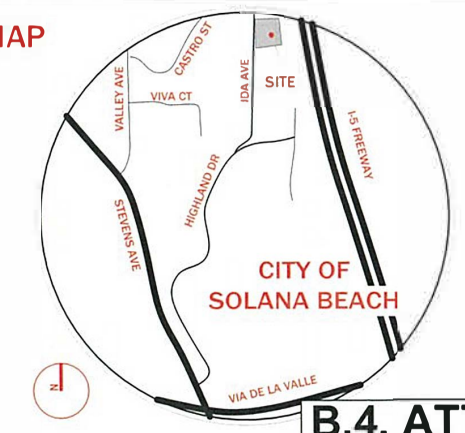
PROJECT TEAM

OWNER	SOLANA RESIDENCES LLC TBRANIFF@ME.COM
ARCHITECT	BRIAN CHURCH ARCHITECTURE 507 SOUTH CEDROS AVENUE SOLANA BEACH, CA 92075 (858) 793-3437
CIVIL ENGINEER	ARDOLINO COASTAL ENGINEERING PO BOX 1226 CARDIFF BY THE SEA, CA 92007 760.334.1373
GEOTECHNICAL ENGINEER	ENGINEERING DESIGN GROUP 2121 MONTIEL ROAD SAN MARCOS, CA 92069 760.839.7302
STRUCTURAL ENGINEER	TBD

SHEET INDEX

SHEET	SHEET NAME
T1	TITLE SHEET
C1	SLOPE ANALYSIS
C2	TENTATIVE MAP
C3	PRELIMINARY GRADING PLAN
C4	CROSS SECTIONS AND DETAILS
AS1.0	ARCHITECTURAL SITE PLAN
AS2.0	AREA PLANS
A1.0	OVERALL BASEMENT PLAN
A1.2	OVERALL LEVEL 1 PLAN
A1.3	OVERALL LEVEL 2 PLAN
A1.4	OVERALL ROOF PLAN
A2.1	BUILDING ELEVATIONS
A2.2	BUILDING ELEVATIONS
A3.1	BUILDING SECTIONS
A3.2	BUILDING SECTIONS
A4.1	ENLARGED PLANS
A4.2	ENLARGED PLANS
SP1	STORY POLE PLAN
SP2	STORY POLE ELEVATIONS
SP3	STORY POLE ELEVATIONS
SP4	STORY POLE SECTIONS
SP5	STORY POLE SECTIONS
SP6	STORY POLE AXO
L1	HYDROZONE PLAN
L2	PLANTING PLAN

VICINITY MAP



10/13/2025 1:47:04 PM

BCA

	03/17/22
DRP/SDP SUBMITTAL	07/25/23
DRP/SDP RESUBMITTAL	04/18/24
DRP/SDP RESUBMITTAL	8/13/24
DRP/SDP RESUBMITTAL	12/20/24

NOT FOR CONSTRUCTION

IDA AVE FOUR
(UNASSIGNED) IDA AVE.
SOLANA BEACH, CA 92075

STATE OF CALIFORNIA — LICENSED ARCHITECT — C-22251 — BRIAN CHURCH — REN DATE 08/30/25

TITLE SHEET

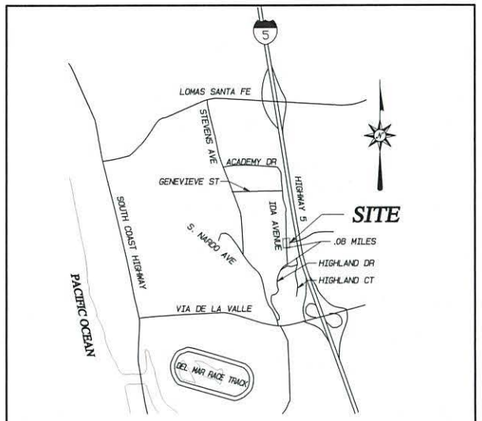
AS indicated

T1

B.4. ATTACHMENT 2

SLOPE ANALYSIS EXHIBIT

IDA AVENUE 4
IDA AVENUE, SOLANA BEACH, CA



VICINITY MAP

N.T.S.

HATCHED AREA REPRESENTS SLOPES LESS THAN 25% = 19,426 SF

HATCHED AREA REPRESENTS SLOPES BETWEEN 25% & 40% = 2,722 SF

HATCHED AREA REPRESENTS SLOPES GREATER THAN 40% = 0 SF

REGISTERED PROFESSIONAL ENGINEER
BRIAN MICHAEL ARDOLINO
No. 71651
Exp. 12/31/25
CIVIL
STATE OF CALIFORNIA

N

GRAPHIC SCALE 1"=10'

0 10 20 30

ARDOLINO COASTAL ENGINEERING
PO BOX 1226, Cardiff by the Sea, CA 92007
brian@coast-eng.com | 760-334-1373

ACE 22-03

TENTATIVE PARCEL MAP

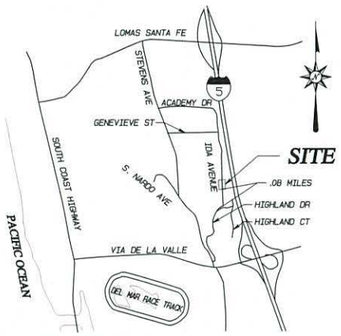
IDA AVENUE 4

IDA AVENUE, SOLANA BEACH, CA

LEGEND

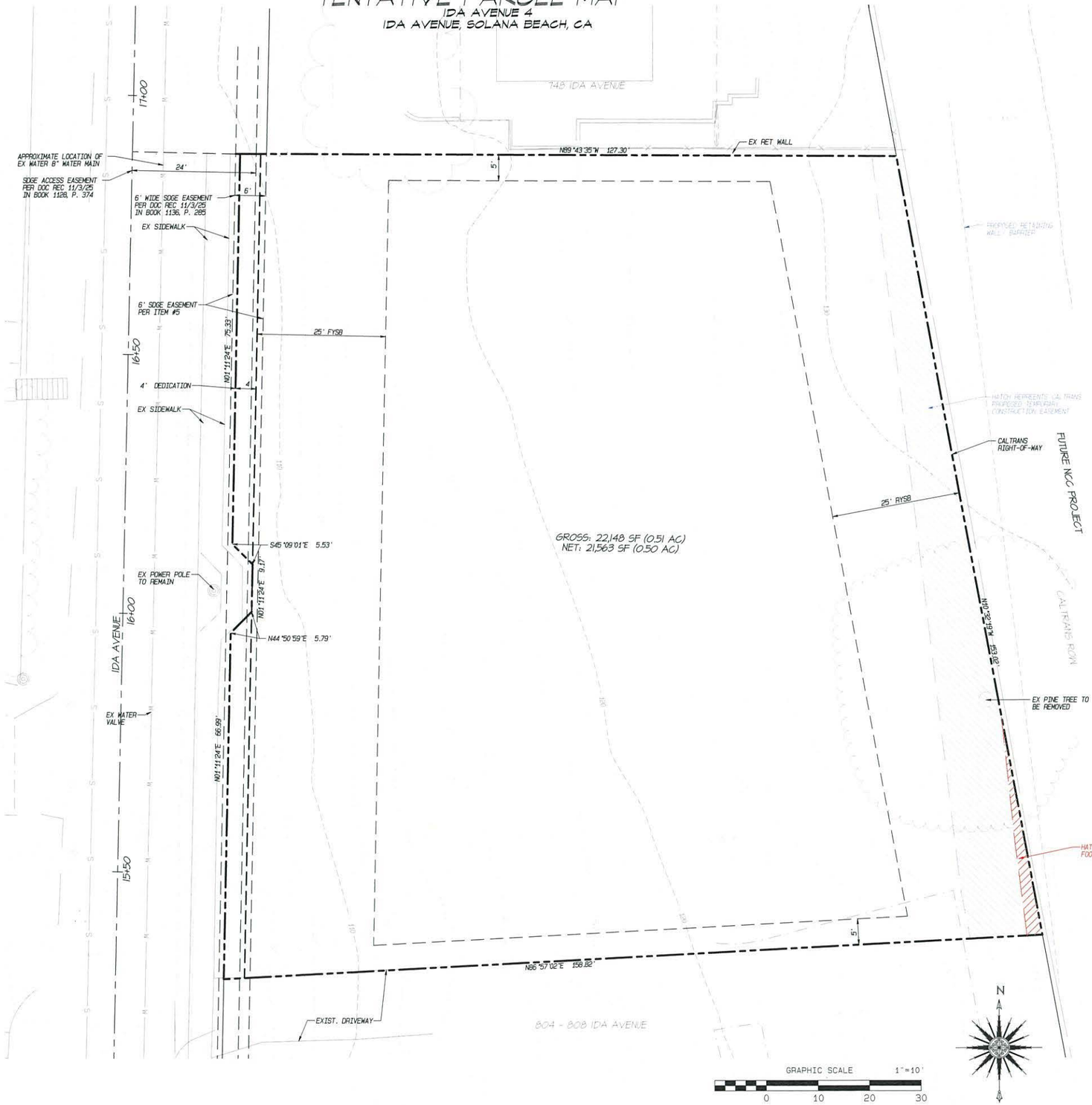
S.D.R.S.D. = SAN DIEGO REGIONAL STANDARD DRAWINGS

- SUBDIVISION BOUNDARY
- EXISTING CONTOURS
- CENTERLINE
- EXISTING WATER MAIN (W)
- EXISTING SEWER MAIN (S)
- EXISTING EDGE OF PAVEMENT
- EXISTING WATER METER
- EXISTING FENCE
- EXISTING POWER POLE
- PROPOSED RESIDENCE — UNIT 1
- PROPOSED 4" PVC PIPE
- PROPOSED YARD DRAIN W/ATRIUM GRATE
- PROPOSED BMP/ DETENTION BASIN NOT TO BE MODIFIED WITHOUT PERMISSION FROM THE CITY



VICINITY MAP

N.T.S.



OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE PROPERTY SHOWN ON THE ATTACHED TENTATIVE PARCEL MAP AND THAT SAID MAP SHOWS THE ENTIRE CONTIGUOUS OWNERSHIP. I UNDERSTAND THAT PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHTS OF WAY.

OWNER: _____

SOLANA RESIDENCES, LLC
941 ORANGE AVE #444
CORONADO, CA 92118

SUBDIVIDER'S CERTIFICATE

THE SUBDIVIDER AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY OF ENCINITAS AND ITS AGENTS, OFFICERS, AND EMPLOYEES FROM ANY CLAIM, ACTION, OR PROCEEDING AGAINST THE CITY OF ENCINITAS OR ITS AGENTS, OFFICERS, OR EMPLOYEES, TO ATTACK, SET ASIDE, VOID, OR ANNUL AN APPROVAL FROM THE CITY OF ENCINITAS CONCERNING THE SUBDIVISION WHEN SUCH ACTION IS BROUGHT WITHIN THE TIME PERIOD SPECIFIED IN GOV. CODE SECTION 66499.37. THIS CERTIFICATE IS CONDITIONED UPON THE CITY OF ENCINITAS PROVIDING PROMPT NOTICE TO THE SUBDIVIDER AS PROVIDED FOR BY THE ACT. (GOV. CODE 66474.9)

SUBDIVIDER: _____

SOLANA RESIDENCES, LLC

SITE ADDRESS: 804 IDA AVENUE #B
SOLANA BEACH, CA 92075

LEGAL DESCRIPTION:

PARCEL 1 OF PARCEL MAP NO. 20402, IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 10, 2007 AS FILE NO. 2007-0763363 OF OFFICIAL RECORDS.

ASSESSOR'S PARCEL NUMBER: 298-293-20

CALIFORNIA COORDINATES: 302-1689

TOTAL ACREAGE (GROSS): 22,148 SF (0.51 AC)

TOTAL PARCEL: 1 PARCEL

MINIMUM NET PARCEL SIZE: 21,563 SF (0.50 AC)
MAXIMUM NET PARCEL SIZE: 21,563 SF (0.50 AC)
AVERAGE NET PARCEL SIZE: 21,563 SF (0.50 AC)

GENERAL PLAN DESIGNATION: MHRd

PRESENT ZONING REGULATIONS: MHRd

HEIGHT: PER CHAPTER 17.20.0100

MINIMUM PARCEL SIZE: 5,000 SF (0.11 AC)

SETBACKS:	FRONT YARD: 25' INTERIOR SIDE YARD: 5' REAR YARD: 25' STREET SIDE YARD: 10'
PRESENT USE:	VACANT (RESIDENTIAL)
PROPOSED USE:	RESIDENTIAL (4 CONDOMINIUM UNITS)
ACCESS:	IDA AVENUE
WATER	SANTA FE IRRIGATION DISTRICT
FIRE	CITY OF SOLANA BEACH
SEWER	CITY OF SOLANA BEACH
ELEMENTARY SCHOOL	SKYLINE ELEMENTARY SCHOOL
HIGH SCHOOL	TORREY PINES HIGH SCHOOL
SOLAR STATEMENT:	THIS IS A SOLAR SUBDIVISION AS REQUIRED BY THE SUBDIVISION ORDINANCE. ALL PARCELS TO HAVE AT LEAST 100 SQUARE FEET OF UNOBSTRUCTED ACCESS TO SUNLIGHT ON THE BUILDABLE PORTION OF THE PARCEL.
TOPOGRAPHY:	TOPOGRAPHY IS DRAWN FROM AERIAL PHOTOGRAPHY BY PASCO ENGINEERING AND FIELD VERIFIED ON AUGUST 24, 2006 BY PASCO ENGINEERING

EARTHWORK QUANTITIES:

CUT BELOW/ OUTSIDE STRUCTURES	2,280 CY/ 2,550 CY
FILL BELOW/ OUTSIDE STRUCTURES	0 CY/ 20 CY
EXCAVATION FOR FOOTINGS	30 CY
REMOVAL/ RECOMPACTION	280 CY
AGGREGATE	2,880 CY
IMPORT/ EXPORT	2,530 CY EXPORT

* EARTHWORK QUANTITIES ARE ESTIMATED FOR PERMIT PURPOSES ONLY AND REPRESENT COMPACTED (IN PLACE) VOLUMES ONLY. THESE VALUES ARE CALCULATED ON A THEORETICAL BASIS. ACTUAL QUANTITIES MAY VARY DUE TO OBSERVED SHRINKAGE AND/OR SWELL FACTORS.

MAP PREPARED BY: ARDOLINO COASTAL ENGINEERING
PO BOX 1226
CARDIFF BY THE SEA, CA 92007
(760) 334-1373

BRIAN ARDOLINO, RCE 71651
EXPIRATION DATE: 12-31-2025

DATE PREPARED: 7/3/2023

REVISIONS: 12/5/2024

ENGINEER OF WORK

_____
BRIAN ARDOLINO, RCE 71651

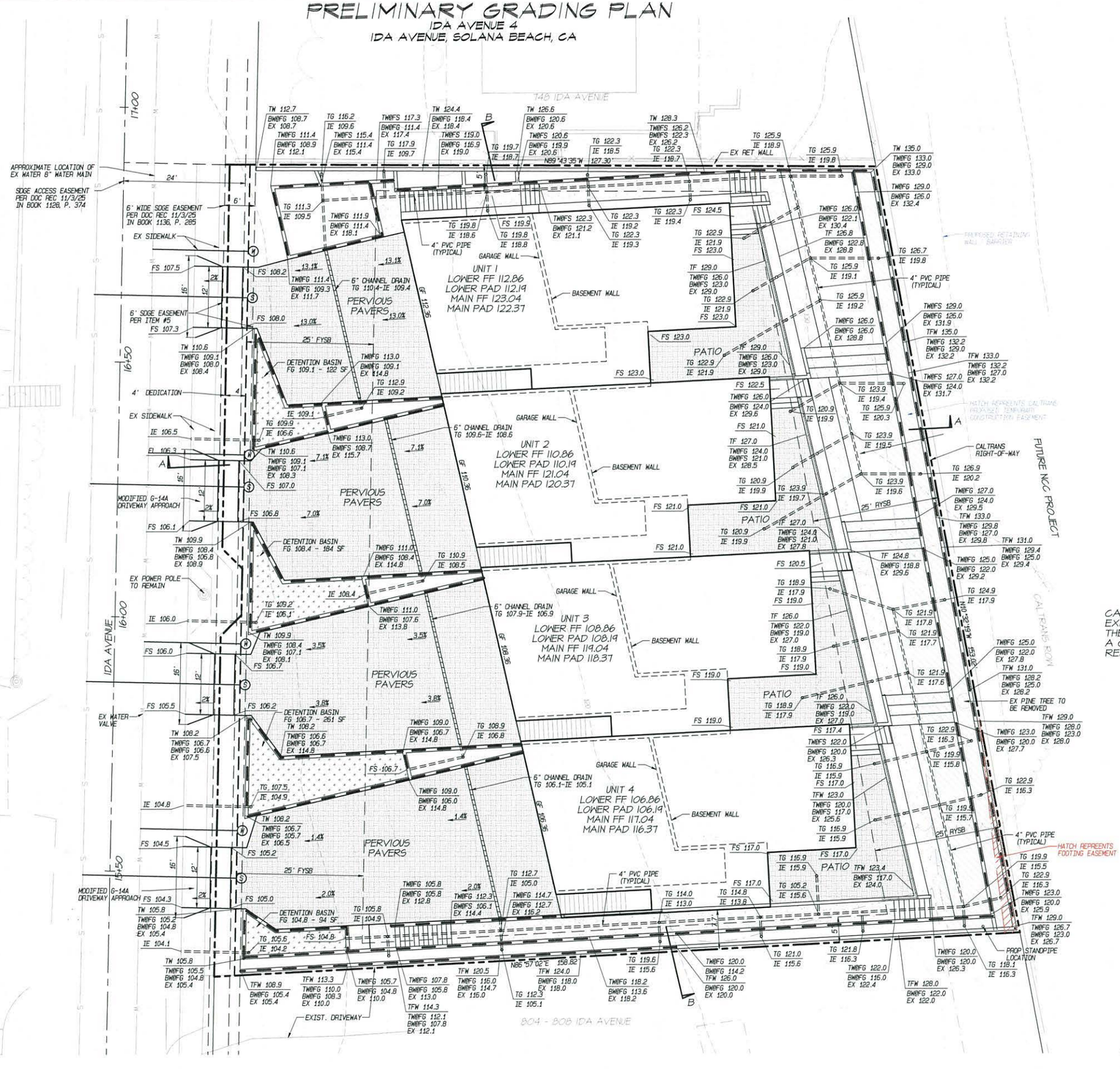
REGISTERED PROFESSIONAL ENGINEER
BRIAN MICHAEL ARDOLINO
No. 71651
Exp. 12/31/25
CIVIL
STATE OF CALIFORNIA

ARDOLINO COASTAL ENGINEERING
PO BOX 1226, Cardiff by the Sea, CA 92007
brian@coast-eng.com | 760-334-1373

PRELIMINARY GRADING PLAN

IDA AVENUE 4

IDA AVENUE, SOLANA BEACH, CA

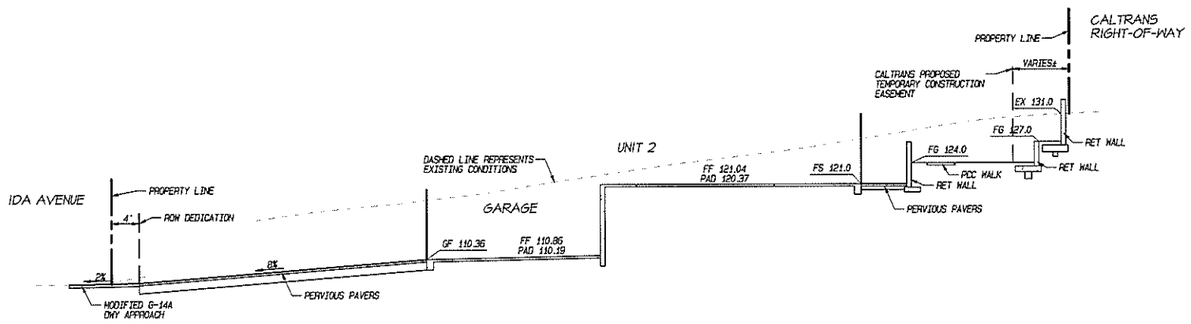


CALTRANS TREE NOTE:
EXISTING ONSITE TREE IN CLOSE PROXIMITY TO THE CALTRANS RIGHT-OF-WAY SHALL BE REMOVED. A CALTRANS PERMIT SHALL BE OBTAINED FOR THE REMOVAL OF THE TREE.

ARDOLINO COASTAL ENGINEERING
PO BOX 1226, Cardiff by the Sea, CA 92007
brian@coast-eng.com | 760-334-1373

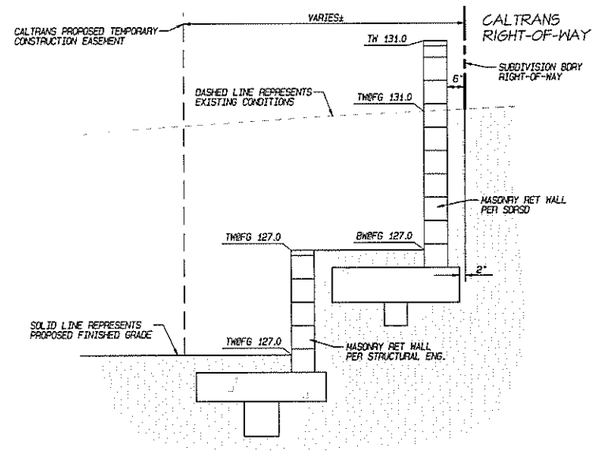
CROSS SECTIONS & DETAILS

IDA AVENUE 4
IDA AVENUE, SOLANA BEACH, CA



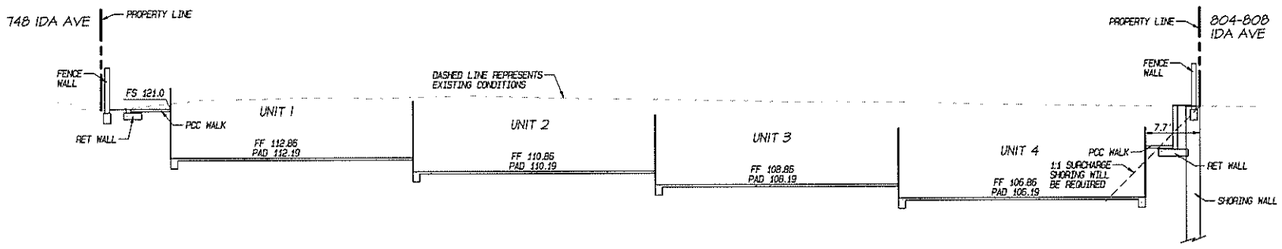
CROSS SECTION A

N.T.S.



CROSS SECTION A – WALL DETAIL

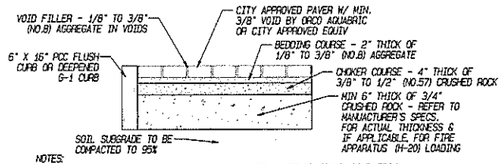
N.T.S.



CROSS SECTION B

N.T.S.

SHORING NOTE:
DUE THE LIVE SURCHARGE OF THE NEIGHBORING DRIVEWAY ON THE PROPOSED STRUCTURE, SHORING SHALL BE REQUIRED ALONG THE SOUTHERLY PROPERTY LINE.

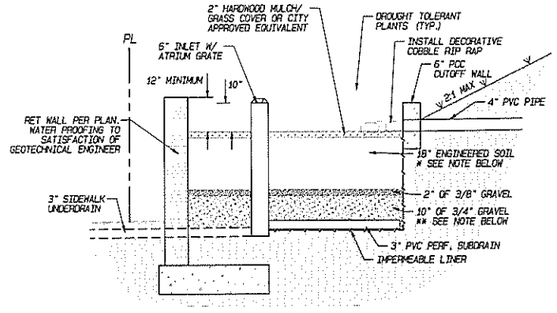


NOTES:
- ALL AGGREGATE MUST BE CLEAN/WASHED AND FREE OF FINES (SAND, SILT, ETC.)
- THE PAVERS SHALL NOT BE SEALED ONCE THE VOID FILLER HAS BEEN ADDED
- EACH COURSE SHALL BE VIBRATORY COMPACTED BEFORE PLACEMENT OF NEXT COURSE
- NO IMPERVIOUS LINER OR FILTER FABRIC IS TO BE USED
- SPECIAL APPROVAL REQUIRED FOR USE IN HIGHLY EXPANSIVE SOIL - SUBDRAIN MAY BE REQUIRED

CONSTRUCTION NOTE:
- PAVERS TO BE COVERED AND PROTECTED DURING CONSTRUCTION

PERVIOUS PAVER DETAIL

N.T.S.



# indicates BIORETENTION "ENGINEERED SOIL" LAYER SHALL BE MINIMUM 18" DEEP "SANDY LOAM" SOIL MIX WITH NO MORE THAN 5% CLAY CONTENT. THE MIX SHALL CONTAIN 65% SAND, 15% COMPOST OR HARDWOOD MULCH, AND 20% TOPSOIL, FREE OF STONES, STUMPS, ROOTS, OR SIMILAR OBJECTS, AND ALSO FREE OF NOXIOUS WEEDS.

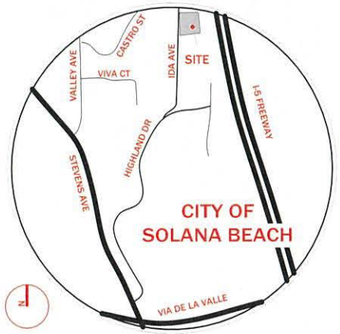
3/4" CRUSHED ROCK LAYER SHALL BE A MINIMUM OF 10" BUT MAY BE DEEPENED TO INCREASE THE INFILTRATION AND STORAGE ABILITY OF THE DETAIL.

ALL BIORETENTION PLANTERS TO BE DEPRESSED AT LEAST 10" BELOW ADJACENT FINISHED SURFACE

BMP/ DETENTION BASIN DETAIL

N.T.S.

ARDOLINO COASTAL ENGINEERING
PO BOX 1226, Cardiff by the Sea, CA 92007
brian@coast-eng.com | 760-334-1373



SITE PLAN

SCALE: 1" = 10'-0"

10/13/2025 1:47:05 PM

BCA

DATE	01/28/21
REVISIONS	DATE
DRP/SDP SUBMITTAL	07/25/23
DRP/SDP RESUBMITTAL	04/18/24
DRP/SDP RESUBMITTAL	8/13/24
DRP/SDP RESUBMITTAL	12/20/24

NOT FOR CONSTRUCTION

PROJECT: IDA AVE FOUR

ADDRESS: (UNASSIGNED) IDA AVE.
SOLANA BEACH, CA 92075

LICENSED ARCHITECT
STATE OF CALIFORNIA
C-22251
BRIAN CHURCH
09/30/24

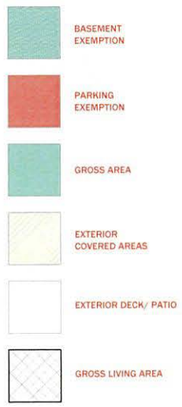
ARCHITECTURAL
SITE PLAN

SCALE: As indicated

AS1.0

DRAWN BY: AP

LEGEND



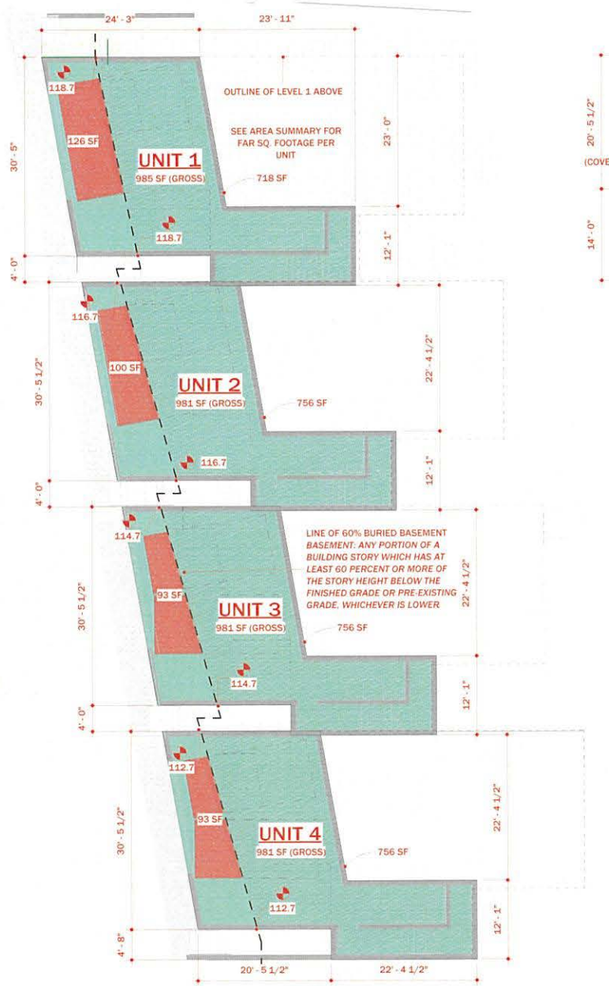
AREA SUMMARY DECK / PATIO

LEVEL	UNIT 1	UNIT 2	UNIT 3	UNIT 4
LEVEL 1 (MAIN LEVEL) COVERED	457	457	457	457
LEVEL 1 (MAIN LEVEL) UNCOVERED	437.5	437.5	437.5	437.5
LEVEL 2 (UPPER LEVEL)	178	178	178	178
SUBTOTAL	1,072.5	1,072.5	1,072.5	1,072.5
TOTAL AREA	1,072.5+ 1,072.5+ 1,072.5+ 1,072.5 = 4,290 SF			

AREA SUMMARY

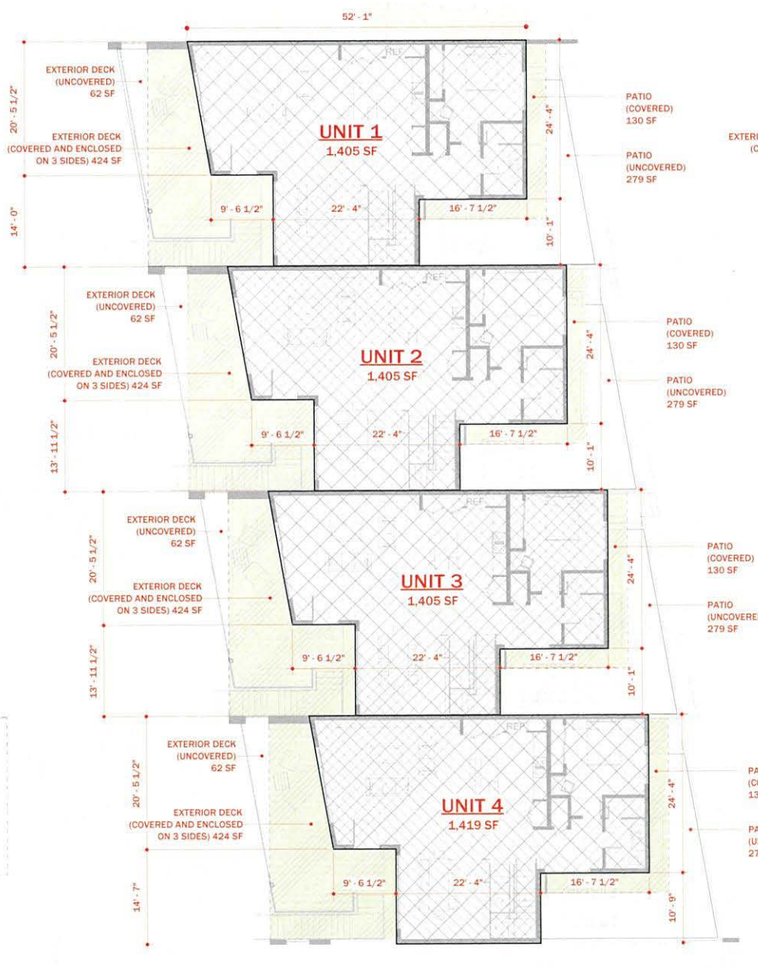
LEVEL	UNIT 1	UNIT 2	UNIT 3	UNIT 4
LEVEL 0 (BASEMENT / GARAGE)	985	982	982	982
LEVEL 1 (MAIN LEVEL)	1,405	1,405	1,405	1,419
LEVEL 2 (UPPER LEVEL)	1,047	1,042	1,042	1,042
LEVEL 1 DECK	424	424	424	424
SUBTOTAL	3,861	3,853	3,853	3,867
BASEMENT EXEMPTION	-718	-756	-756	-756
PARKING EXEMPTION	-126	-100	-93	-93
SUBTOTAL	3,017	2,997	3,004	3,018
TOTAL FLOOR AREA	3,017 + 2,997 + 3,004 + 3,018 = 12,036 SF			
	ALLOWABLE FLOOR AREA = 16,611			

NOTE:
ALL DIMENSIONS ARE MEASURED FROM THE EXTERIOR WALL SURFACES.



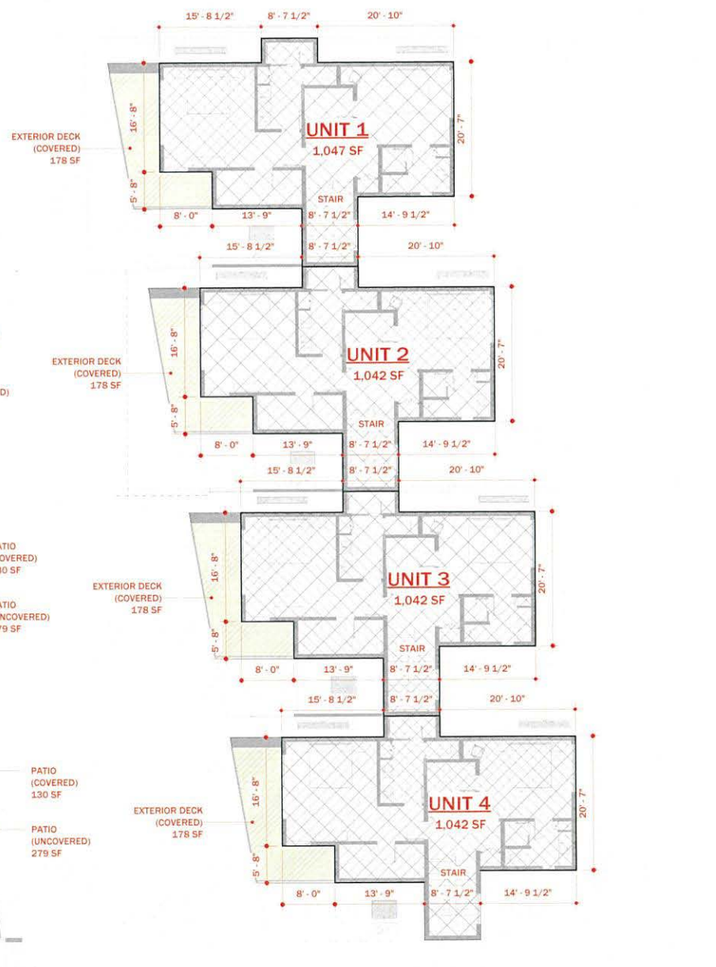
AREA PLAN BASEMENT

SCALE: 3/32" = 1'-0"



AREA PLAN LEVEL 1

SCALE: 3/32" = 1'-0"



AREA PLAN LEVEL 2

SCALE: 3/32" = 1'-0"

10/13/2025 1:47:10 PM

BCA

DATE	08/24/21
REVISION	DATE
DRP/SDP SUBMITTAL	07/25/23
DRP/SDP RESUBMITTAL	04/18/24
DRP/SDP RESUBMITTAL	8/13/24
DRP/SDP RESUBMITTAL	12/20/24

NOT FOR CONSTRUCTION

PROJECT
IDA AVE FOUR

ADDRESS
(UNASSIGNED) IDA AVE.
SOLANA BEACH, CA 92075

LICENSED ARCHITECT
STATE OF CALIFORNIA
C-22255
BRIAN CHURCH
REG. EXP. 08/30/25

AREA PLANS

SCALE: As indicated

AS2.0

DRAWN BY: AP

BASEMENT HEIGHT

UNIT #	MAIN LEVEL LEVEL 1	BASEMENT (PAD) LEVEL 0	BASEMENT STORY HEIGHT	60% BASEMENT STORY HEIGHT	60% BASEMENT EXPOSURE (MSL)
1	123.04	112.19	10.85	6.51	118.7
2	121.04	110.19	10.85	6.51	116.7
3	119.04	108.19	10.85	6.51	114.7
4	117.04	106.19	10.85	6.51	112.7

1 **OVERALL BASEMENT PLAN**

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

10/13/2025 1:47:11 PM

BCA

DATE	05/05/23
REVISION	DATE
DRP/SDP SUBMITTAL	07/25/23
DRP/SDP RESUBMITTAL	04/18/24
DRP/SDP RESUBMITTAL	8/13/24
DRP/SDP RESUBMITTAL	12/20/24

NOT FOR CONSTRUCTION

PROJECT
IDA AVE FOUR

ADDRESS
(UNASSIGNED) IDA AVE.
SOLANA BEACH, CA 92075

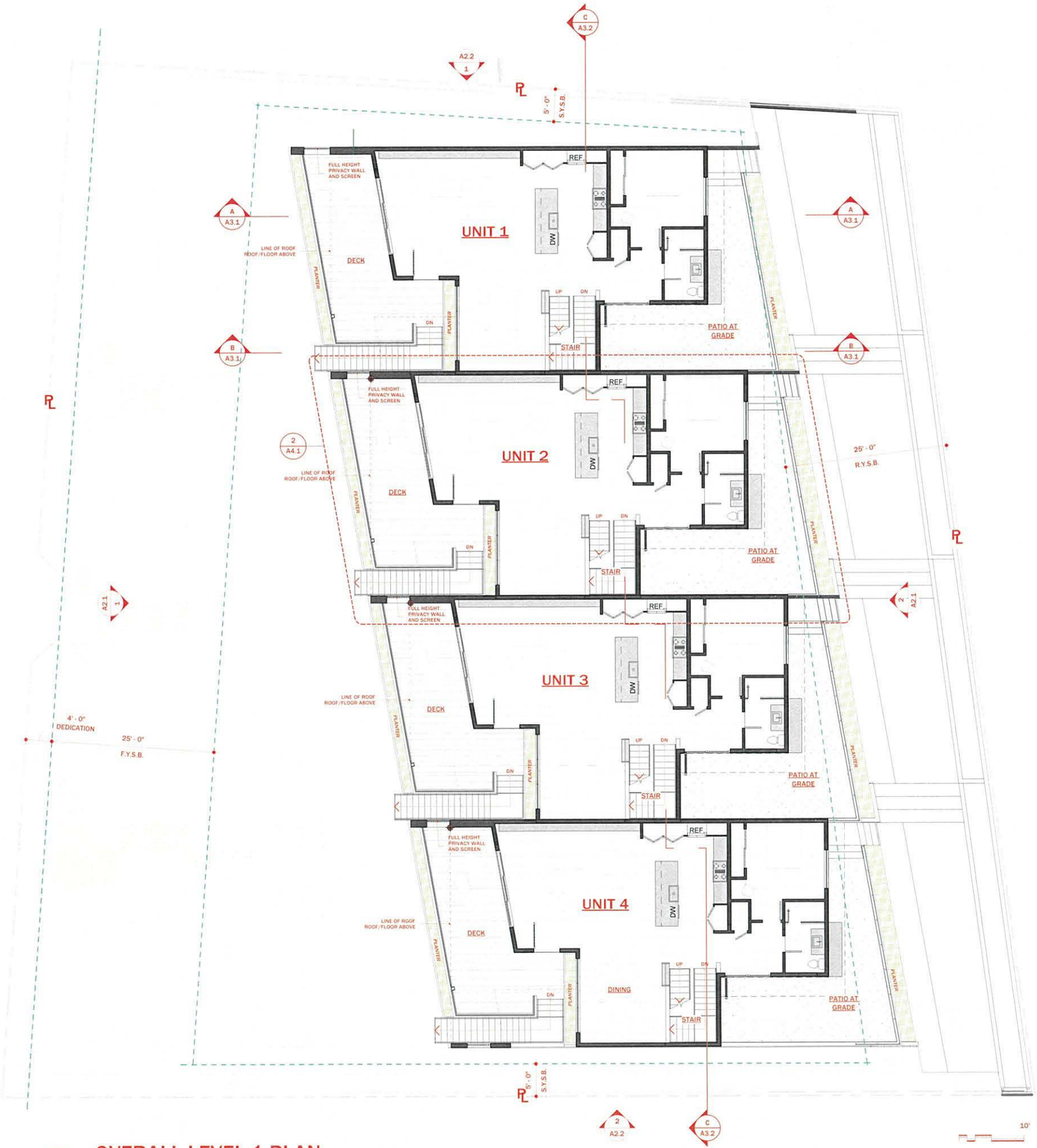
STATE OF CALIFORNIA
LICENSED ARCHITECT
C-22,251
BRIAN CHURCH
REN. DATE 08/30/25

OVERALL BASEMENT PLAN

SCALE 1/8" = 1'-0"

A1.0

DRAWN BY AP



1 OVERALL LEVEL 1 PLAN

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

10/13/2025 1:47:14 PM

BCA

DATE	07/06/23
REVISION	DATE
DRP/SDP SUBMITTAL	07/25/23
DRP/SDP RESUBMITTAL	04/18/24
DRP/SDP RESUBMITTAL	8/13/24
DRP/SDP RESUBMITTAL	12/20/24

NOT FOR CONSTRUCTION

PROJECT
IDA AVE FOUR

ADDRESS
(UNASSIGNED) IDA AVE.
SOLANA BEACH, CA 92075

LICENSED ARCHITECT
STATE OF CALIFORNIA
BRIAN CHURCH
C-22251
REN. DATE 08/30/25

OVERALL LEVEL 1 PLAN

SCALE 1/8" = 1'-0"

A1.2

DRAWN BY AP

1 **OVERALL LEVEL 2 PLAN**

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

10/13/2025 1:47:15 PM

BCA

DATE	07/05/23

REVISION	DATE
DRP/SDP SUBMITTAL	07/25/23
DRP/SDP RESUBMITTAL	04/18/24
DRP/SDP RESUBMITTAL	8/13/24
DRP/SDP RESUBMITTAL	12/20/24

NOT FOR CONSTRUCTION

PROJECT
IDA AVE FOUR

ADDRESS
(UNASSIGNED) IDA AVE.
SOLANA BEACH, CA 92075

LICENSED ARCHITECT
STATE OF CALIFORNIA
BRIAN CHURCH
C-22251
09/30/25

OVERALL
LEVEL 2 PLAN

SCALE 1/8" = 1'-0"

A1.3

DRAWN BY AP

1 OVERALL ROOF PLAN

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

10/13/2025 1:47:16 PM

BCA

	07/11/23
DRP/SDP SUBMITTAL	07/25/23
DRP/SDP RESUBMITTAL	04/18/24
DRP/SDP RESUBMITTAL	8/13/24
DRP/SDP RESUBMITTAL	12/20/24

NOT FOR CONSTRUCTION

PROJECT
IDA AVE FOUR

ADDRESS
(UNASSIGNED) IDA AVE.
SOLANA BEACH, CA 92075

LICENSED ARCHITECT
STATE OF CALIFORNIA
BRIAN CHURCH
C-22,251
REG. DATE
09/30/24

OVERALL ROOF PLAN

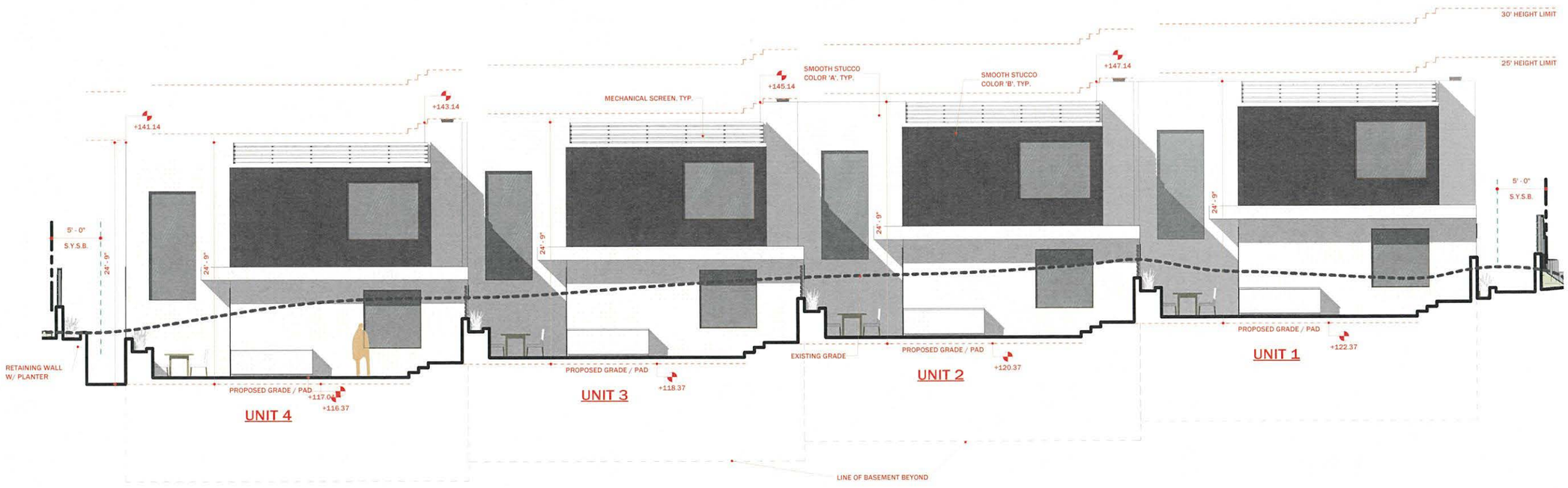
SCALE 1/8" = 1'-0"

A1.4

DRAWN BY AP

1 BUILDING ELEVATION - WEST

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



2 BUILDING ELEVATION - EAST

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

10/13/2025 1:47:38 PM

BCA

DATE	01/28/21

REVISIONS	DATE
DRP/SDP SUBMITTAL	07/25/23
DRP/SDP RESUBMITTAL	04/18/24
DRP/SDP RESUBMITTAL	8/13/24
DRP/SDP RESUBMITTAL	12/20/24

NOT FOR CONSTRUCTION

PROJECT
IDA AVE FOUR

ADDRESS
(UNASSIGNED) IDA AVE.
SOLANA BEACH, CA 92075

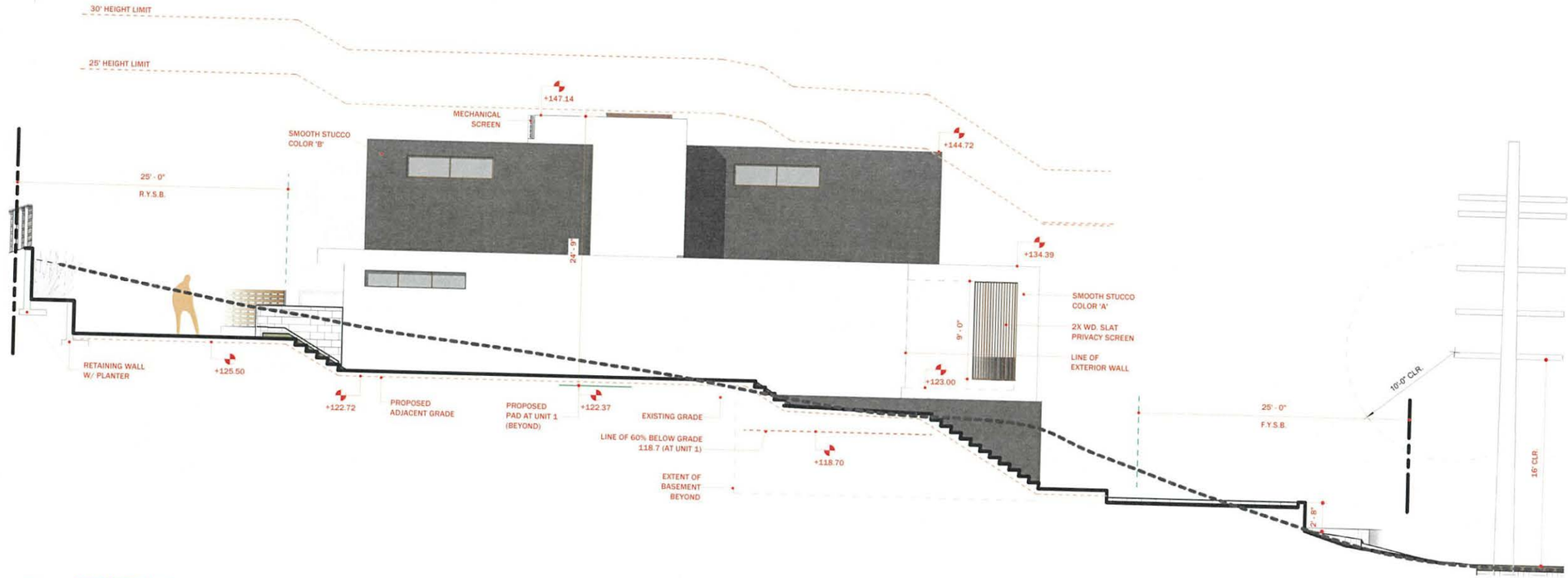
STATE OF CALIFORNIA
REG. NO. C-22,251
LICENSED ARCHITECT
BRIAN CHURCH
09/30/25

BUILDING ELEVATIONS

SCALE 3/16" = 1'-0"

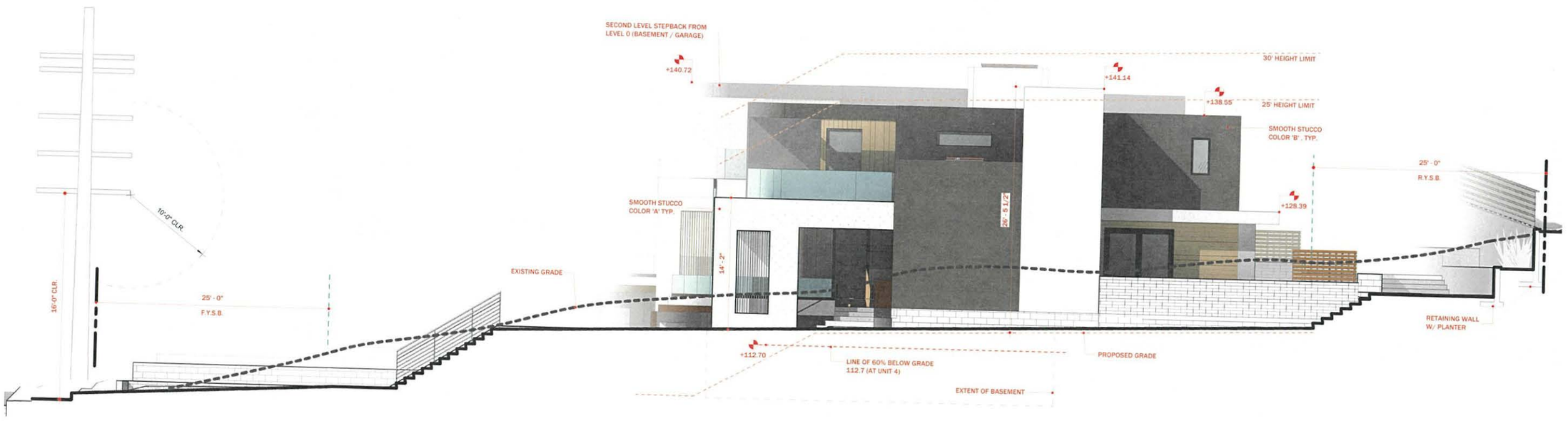
A2.1

DRAWN BY AP



1 BUILDING ELEVATION - NORTH

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



2 BUILDING ELEVATION - SOUTH

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

10/13/2025 1:47:53 PM

BCA

	07/28/21
DRP/SDP SUBMITTAL	07/25/23
DRP/SDP RESUBMITTAL	04/18/24
DRP/SDP RESUBMITTAL	8/13/24
DRP/SDP RESUBMITTAL	12/20/24

NOT FOR CONSTRUCTION

PROJECT: IDA AVE FOUR

ADDRESS: (UNASSIGNED) IDA AVE. SOLANA BEACH, CA 92075

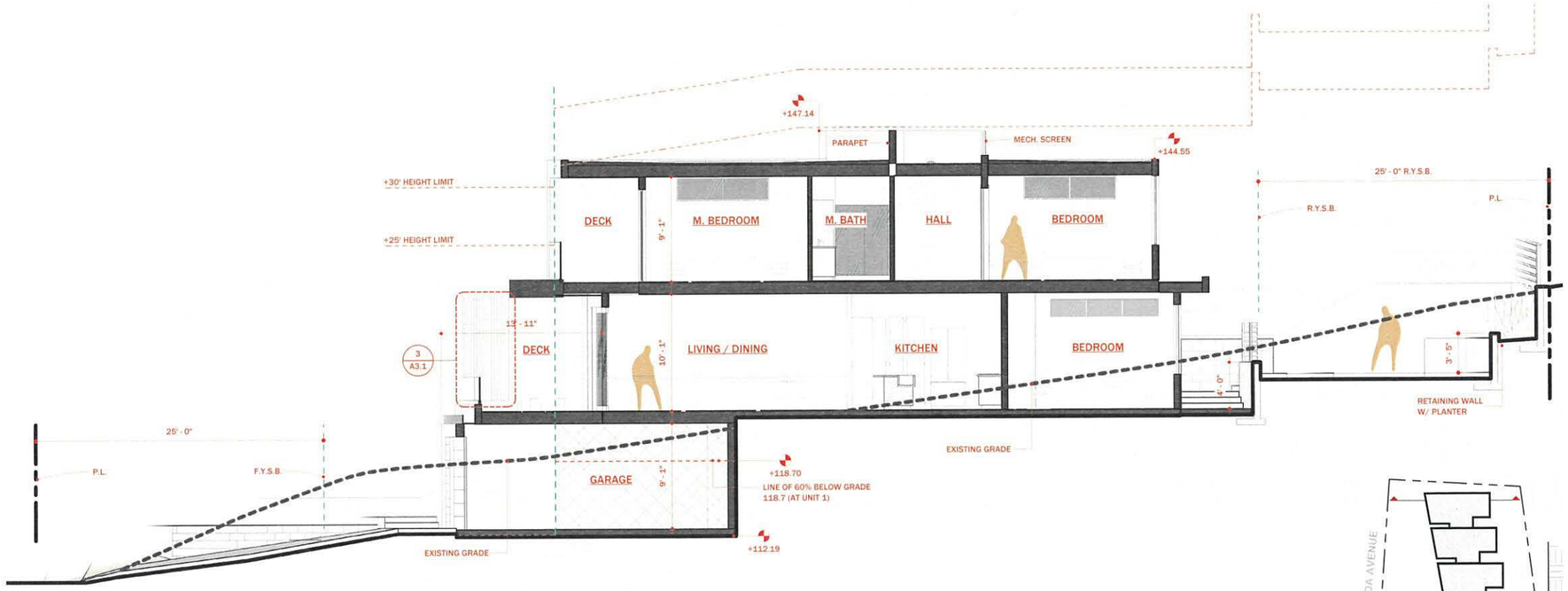
STATE OF CALIFORNIA LICENSED ARCHITECT C-22,285 BRIAN CHURCH 09/30/25

BUILDING ELEVATIONS

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

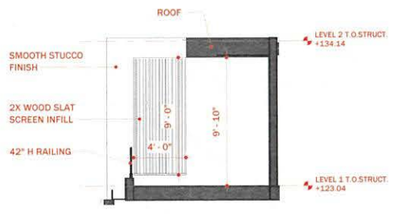
A2.2

DRAWN BY: AP



A | SECTION A-A

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



3 | PRIVACY WALL / SCREEN TYP.

SCALE: 3/16" = 1'-0" (UNIT 1 SHOWN)

B | SECTION B-B

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

10/13/2025 1:48:00 PM

BCA

DATE 07/28/21

DESCRIPTION	DATE
DRP/SDP SUBMITTAL	07/25/23
DRP/SDP RESUBMITTAL	04/18/24
DRP/SDP RESUBMITTAL	8/13/24
DRP/SDP RESUBMITTAL	12/20/24

NOT FOR CONSTRUCTION

PROJECT
IDA AVE FOUR

ADDRESS
(UNASSIGNED) IDA AVE.
SOLANA BEACH, CA 92075

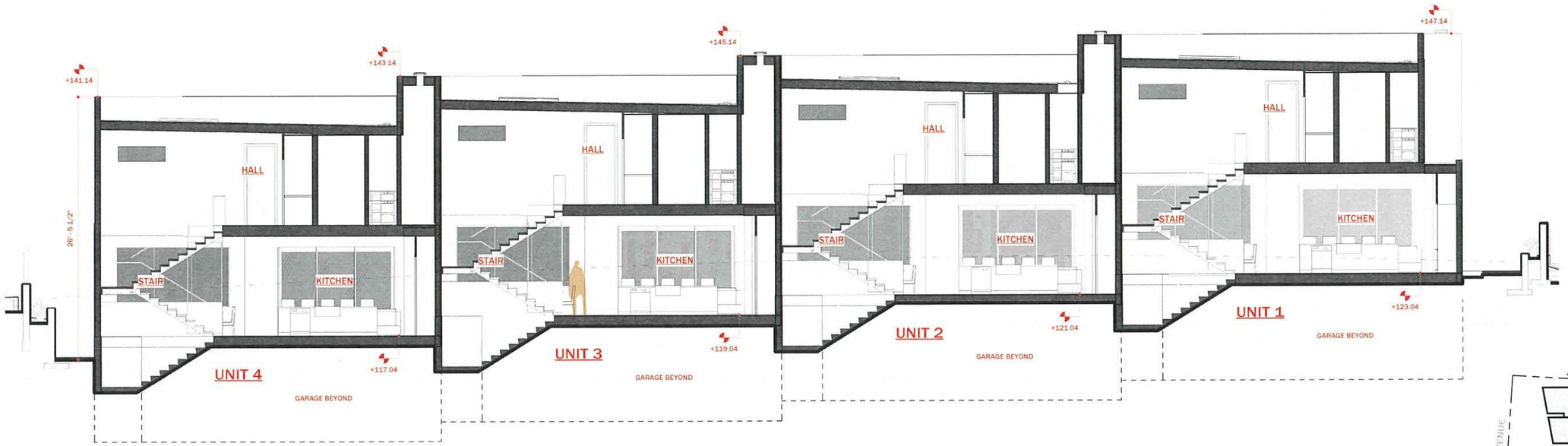
LICENSED ARCHITECT
STATE OF CALIFORNIA
BRIAN CHURCH
C-22251
REN. 08/31/25

BUILDING SECTIONS

SCALE As indicated

A3.1

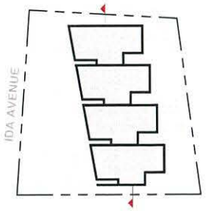
DRAWN BY AP



C

SECTION D-D

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



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BCA

DATE	08/26/21
REVISION	DATE
DRP/SDP SUBMITTAL	07/25/23
DRP/SDP RESUBMITTAL	04/18/24
DRP/SDP RESUBMITTAL	8/13/24
DRP/SDP RESUBMITTAL	12/20/24

NOT FOR CONSTRUCTION

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SOLANA BEACH, CA 92075

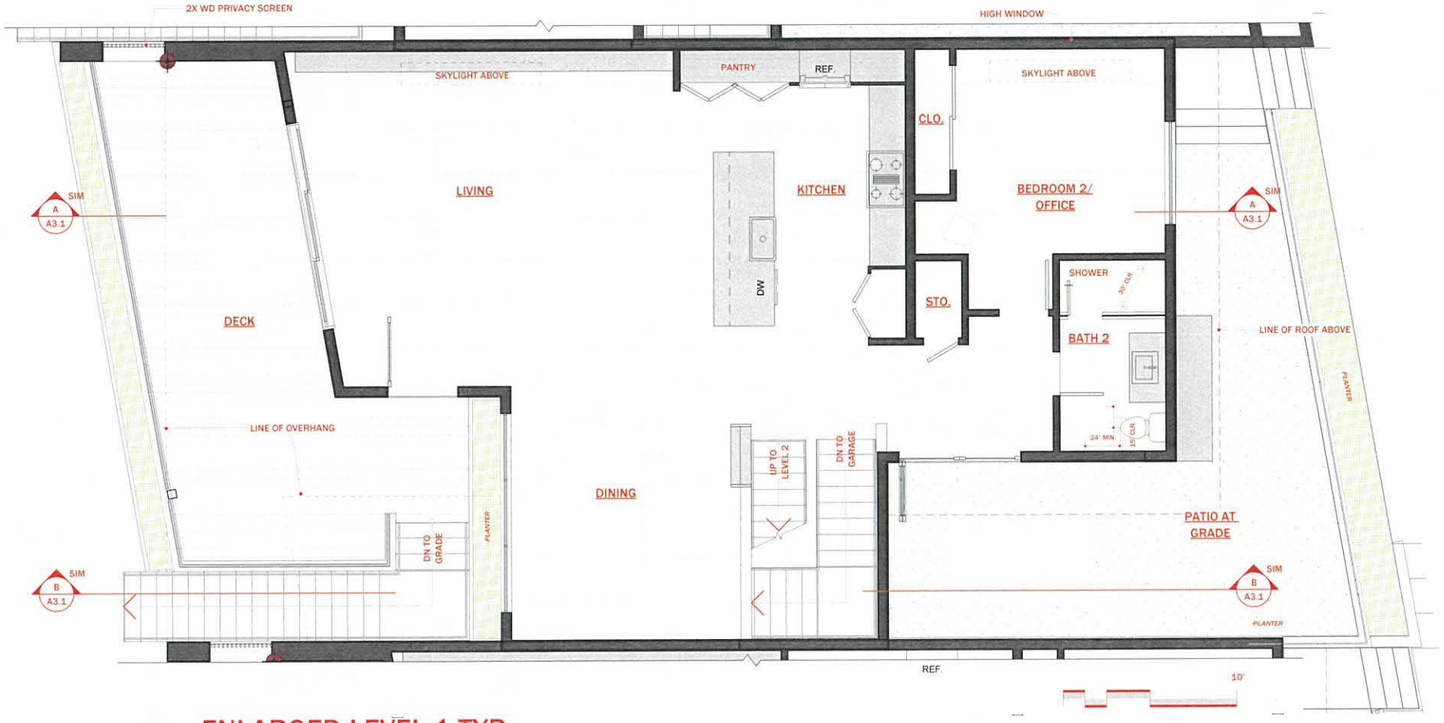
STATE OF CALIFORNIA
LICENSED ARCHITECT
BRIAN CHURCH
C-22,251
REN 08/31/2025
09/30/25

BUILDING SECTIONS

SCALE: As indicated

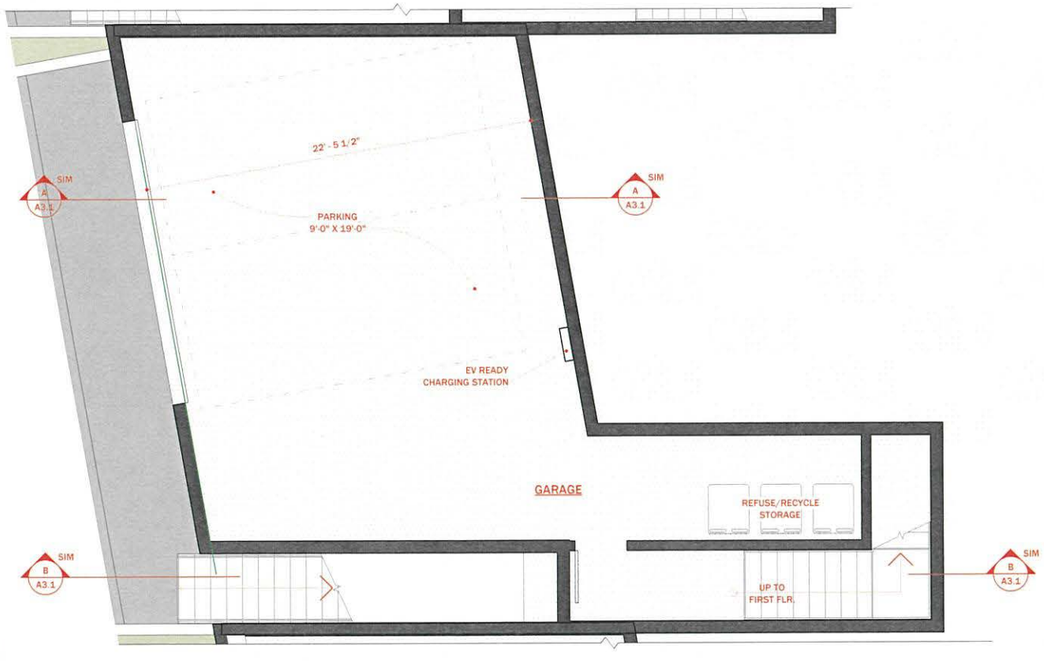
A3.2

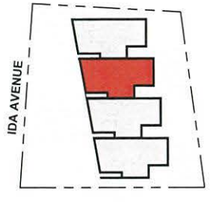
DRAWN BY: AP



2 ENLARGED LEVEL 1 TYP.

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





1 ENLARGED BASEMENT PLAN TYP.

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

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BCA

DATE	07/06/23

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DRP/SDP SUBMITTAL	07/25/23
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2 A2.1

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PROJECT
IDA AVE FOUR

ADDRESS
(UNASSIGNED) IDA AVE.
SOLANA BEACH, CA 92075

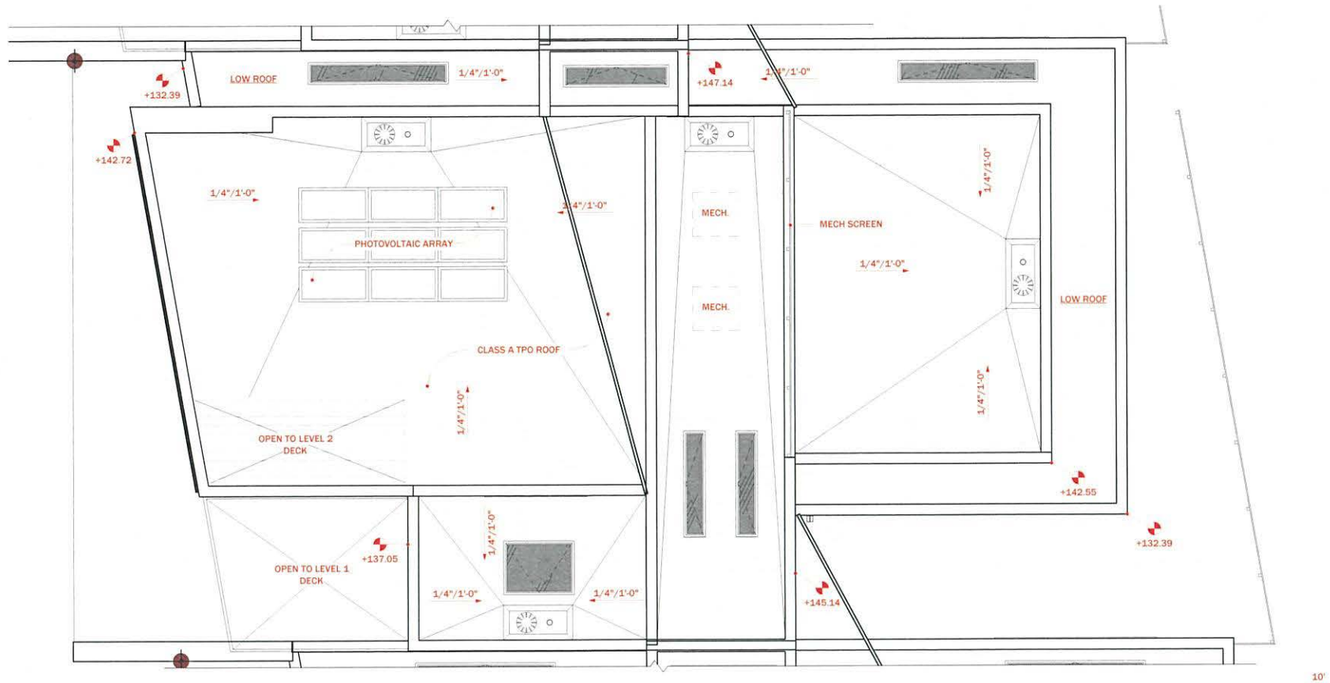
LICENSED ARCHITECT
STATE OF CALIFORNIA
BRIAN CHURCH
C-22251
09/30/25

ENLARGED PLANS

SCALE: As indicated

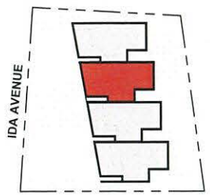
A4.1

DRAWN BY: AP



2 ENLARGED ROOF PLAN TYP.

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



1 ENLARGED LEVEL 2 TYP.

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

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BCA

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PROJECT
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LICENSED ARCHITECT
STATE OF CALIFORNIA
BRIAN CHURCH
REG. NO. C-22251
09/30/25

ENLARGED PLANS

SCALE: As indicated

A4.2

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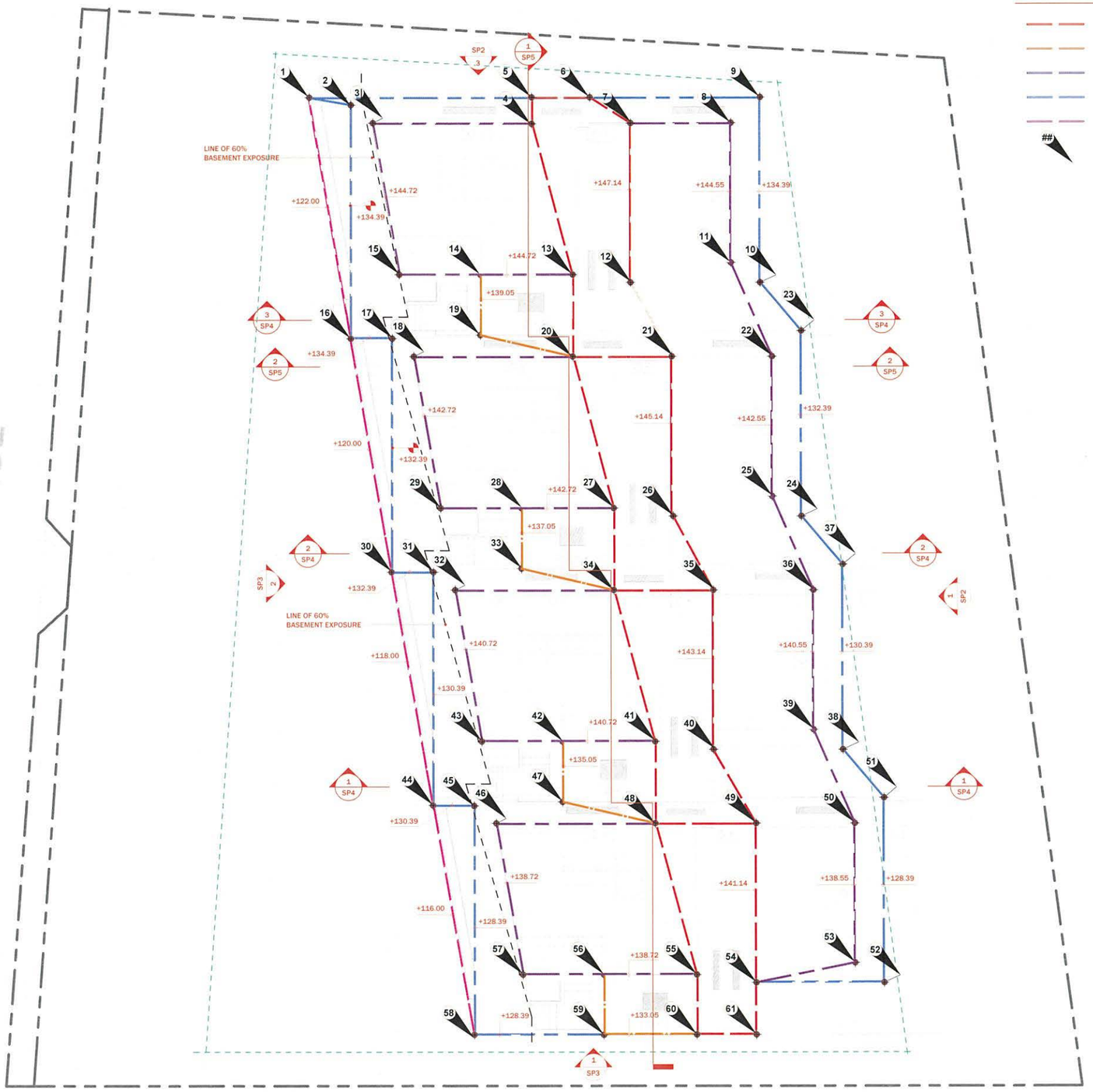

STORY POLE PLAN

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

LEGEND

- STAIR TOWER
- CLERESTORY
- LEVEL 2 ROOF
- LEVEL 1 ROOF
- GARAGE ROOF
- ## STORY POLE TAG

STORY POLE SCHEDULE

POLE #	BASE POLE ELEVATION (EXISITNG GRADE)	PLANNED ELEVATION	POLE LENGTH	PROPOSED GRADE	PROPOSED BUILDING HT. (ABOVE PROPOSED GRADE)
1	119.66'	134.39'	14.73	112.19'	20.92'
2	120.04'	134.39'	14.35	112.19'	11.67'
3	120.39'	144.72'	24.33	OVER BASEMENT UNIT 1 - CLOSEST ADJACENT GRADE 119.39 (ADJACENT SITE WALK)	25.33'
4	123.27'	147.14'	23.87	122.37'	24.77'
5	123.21'	147.14'	23.93	122.37'	24.42'
6	124.46'	147.14'	22.68	122.37'	24.42'
7	125.45'	147.14'	21.69	122.37'	24.77'
8	127.21'	144.55'	17.34	122.37'	22.18'
9	128.12'	134.39'	6.27	122.37'	12.02'
10	127.78'	134.39'	6.61	122.37'	12.02'
11	126.95'	144.55'	17.60	122.37'	22.18'
12	125.17'	147.14'	21.97	122.37'	24.77'
13	124.16'	147.14'	22.98	122.37'	24.77'
14	122.02'	139.05'	17.03	122.37'	16.68'
15	120.76'	144.72'	23.96	OVER BASEMENT UNIT 1 - CLOSEST ADJACENT GRADE 122.37 (MAIN PAD)	22.35'
16	119.54'	134.39'	14.85	110.19'	24.2'
17	120.25'	134.39'	14.14	110.19'	24.2'
18	120.45'	142.72'	22.27	OVER BASEMENT UNIT 2 - CLOSEST ADJACENT GRADE 120.37 (MAIN PAD)	22.35'
19	121.88'	139.05'	17.17	120.37'	18.68'
* 20	123.69'	147.14'	23.45	120.37'	26.77'
**21	125.47'	147.14'	21.67	120.37'	26.77'
22	127.87'	144.55'	16.68	120.37'	24.18'
23	128.81'	134.39'	5.58	120.37'	14.02'
24	127.78'	132.39'	4.61	120.37'	12.02'
25	127.65'	142.55'	14.90	120.37'	22.18'
26	124.60'	145.14'	20.54	120.37'	24.77'
27	123.50'	145.14'	21.64	120.37'	24.77'
28	121.63'	137.05'	15.42	120.37'	16.68'
29	120.15'	142.72'	22.57	OVER BASEMENT UNIT 2 - CLOSEST ADJACENT GRADE 120.37 (MAIN PAD)	22.35'
30	118.98'	132.39'	13.41	108.19'	24.2'
31	119.53'	132.39'	12.86	108.19'	24.2'
32	119.58'	140.72'	21.14	OVER BASEMENT UNIT 3 - CLOSEST ADJACENT GRADE 118.37 (MAIN PAD)	22.35'
33	121.09'	137.05'	15.96	118.37'	18.68'
**34	122.83'	145.14'	22.31	118.37'	26.77'
**35	125.08'	145.14'	20.06	118.37'	26.77'
36	127.15'	142.55'	15.40	118.37'	24.18'
37	127.70'	132.39'	4.69	118.37'	14.02'
38	126.19'	130.39'	4.20	118.37'	12.02'
39	125.88'	140.55'	14.67	118.37'	22.18'
40	123.31'	143.14'	19.83	118.37'	24.77'
41	122.57'	143.14'	20.57	118.37'	24.77'
42	121.75'	135.05'	13.30	118.37'	16.68'
43	118.79'	140.72'	21.93	OVER BASEMENT UNIT 3 - CLOSEST ADJACENT GRADE 118.37 (MAIN PAD)	22.35'
44	118.07'	130.39'	12.32	106.19'	24.2'
45	118.38'	130.39'	12.01	106.19'	24.2'
46	118.83'	138.72'	19.89	OVER BASEMENT UNIT 4 - CLOSEST ADJACENT GRADE 116.37 (MAIN PAD)	22.35'
47	121.66'	135.05'	13.39	116.37'	18.68'
**48	121.92'	143.14'	21.22	116.37'	26.77'
**49	123.56'	143.14'	19.58	116.37'	26.77'
50	126.29'	140.55'	14.26	116.37'	24.18'
51	126.64'	130.39'	3.75	116.37'	14.02'
52	123.54'	128.39'	4.85	116.37'	12.02'
53	123.81'	138.55'	14.74	116.37'	22.18'
54	121.76'	141.14'	19.38	116.37'	24.77'
55	121.61'	141.14'	19.53	116.37'	24.77'
56	120.97'	133.05'	12.08	116.37'	16.68'
57	118.62'	138.72'	20.10	OVER BASEMENT UNIT 4 - CLOSEST ADJACENT GRADE 116.37 (MAIN PAD)	22.35'
58	117.84'	128.39'	10.55	106.19'	22.2'
59	120.46'	133.05'	12.59	114.31'	18.74'
60	121.72'	141.14'	19.42	114.69'	26.45'
61	121.48'	141.14'	19.66	114.91'	26.23'

* HIGHTEST AND TALLEST POINT OF STRUCTURE
POLE # 20 @ 147.14' (26.77')

** TALLEST POINT OF STRUCTURE
UNIT 2: POLE # 20, 21
UNIT 3: POLE # 34, 35
UNIT 4: POLE # 48, 49

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IDA AVE FOUR

(UNASSIGNED) IDA AVE.
SOLANA BEACH, CA 92075

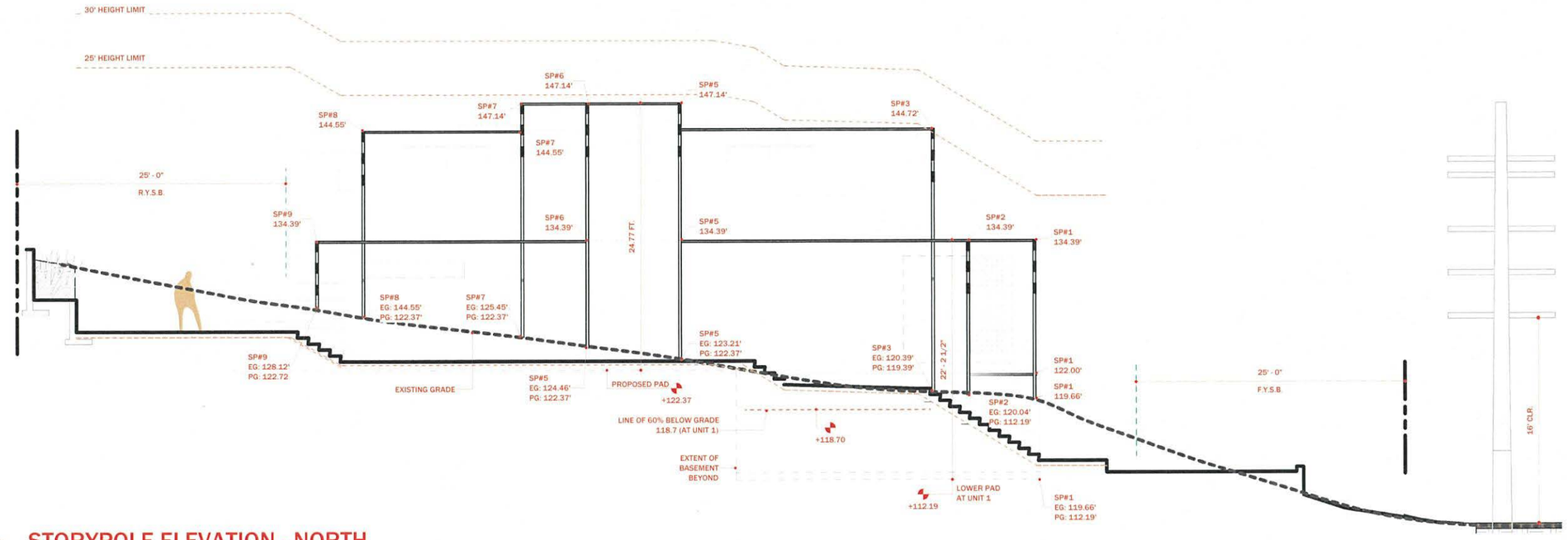
STATE OF CALIFORNIA LICENSED ARCHITECT C-22251 BRIAN CHURCH 09/30/25

STORY POLE PLAN

1/8" = 1'-0"

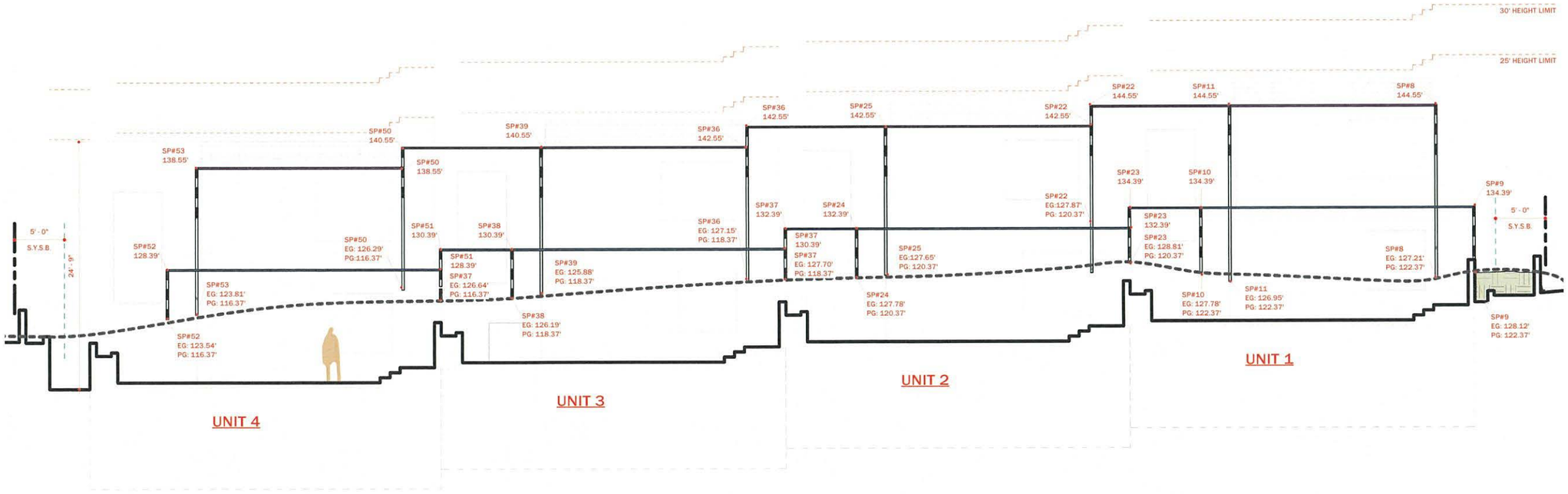
SP1

AP



3 **STORYPOLE ELEVATION - NORTH**

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



1 **STORYPOLE ELEVATION - EAST**

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

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BCA

DATE	07/15/22
REVISION	DATE
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DRP/SDP RESUBMITTAL	8/13/24
DRP/SDP RESUBMITTAL	12/20/24

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PROJECT
IDA AVE FOUR

ADDRESS
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SOLANA BEACH, CA 92075

STATE OF CALIFORNIA
LICENSED ARCHITECT
RENEWAL DATE 08/31/25
C-22,251
BRIAN CHURCH
09/30/25

STORY POLE ELEVATIONS

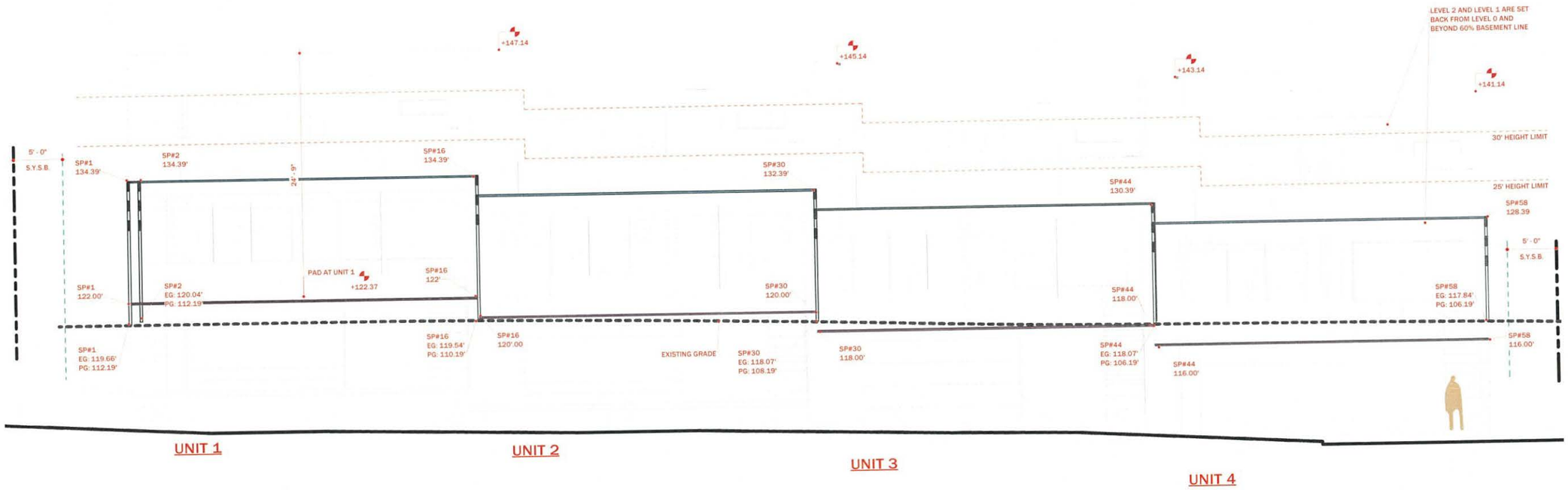
SCALE 3/16" = 1'-0"

SP2

DRAWN BY AP

1 **STORYPOLE ELEVATION - SOUTH**

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



2 **STORYPOLE ELEVATION - WEST**

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

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BCA

	01/15/22
DRP/SDP SUBMITTAL	07/25/23
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DRP/SDP RESUBMITTAL	8/13/24
DRP/SDP RESUBMITTAL	12/20/24

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PROJECT: IDA AVE FOUR

(UNASSIGNED) IDA AVE. SOLANA BEACH, CA 92075

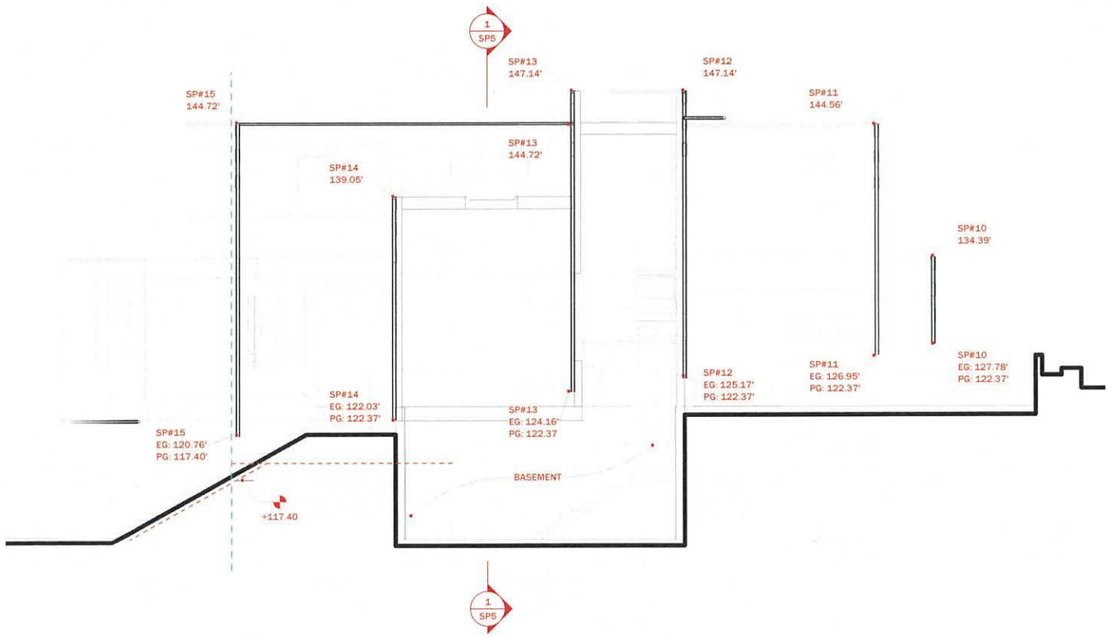
STATE OF CALIFORNIA — LICENSED ARCHITECT — C-22,251 — BRIAN CHURCH — 09/30/25

STORY POLE ELEVATIONS

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

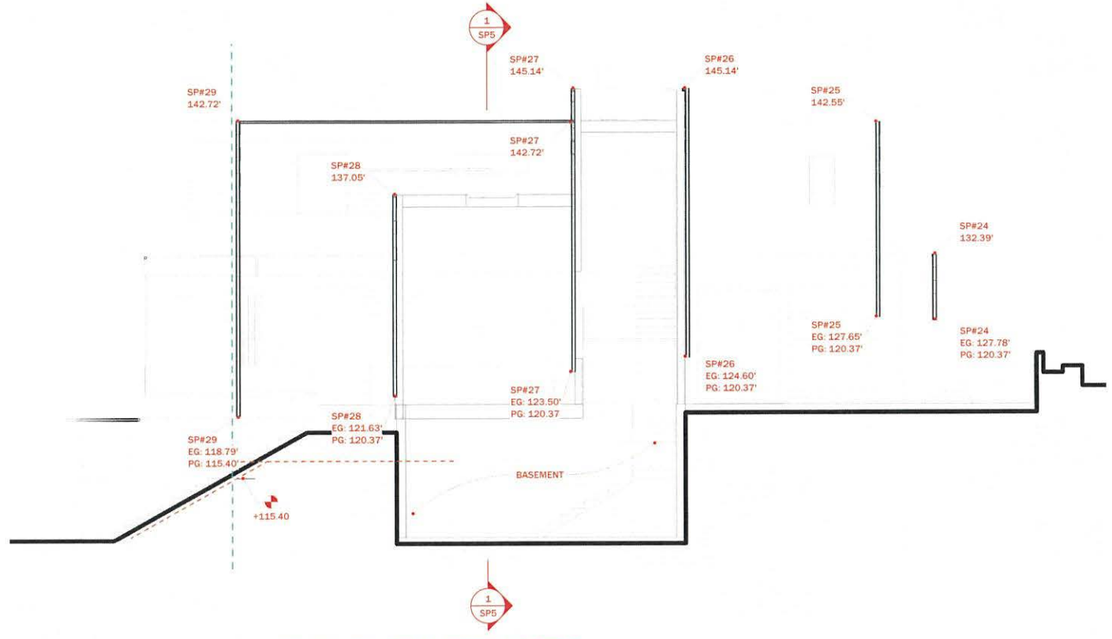
SP3

DRAWN BY: AP



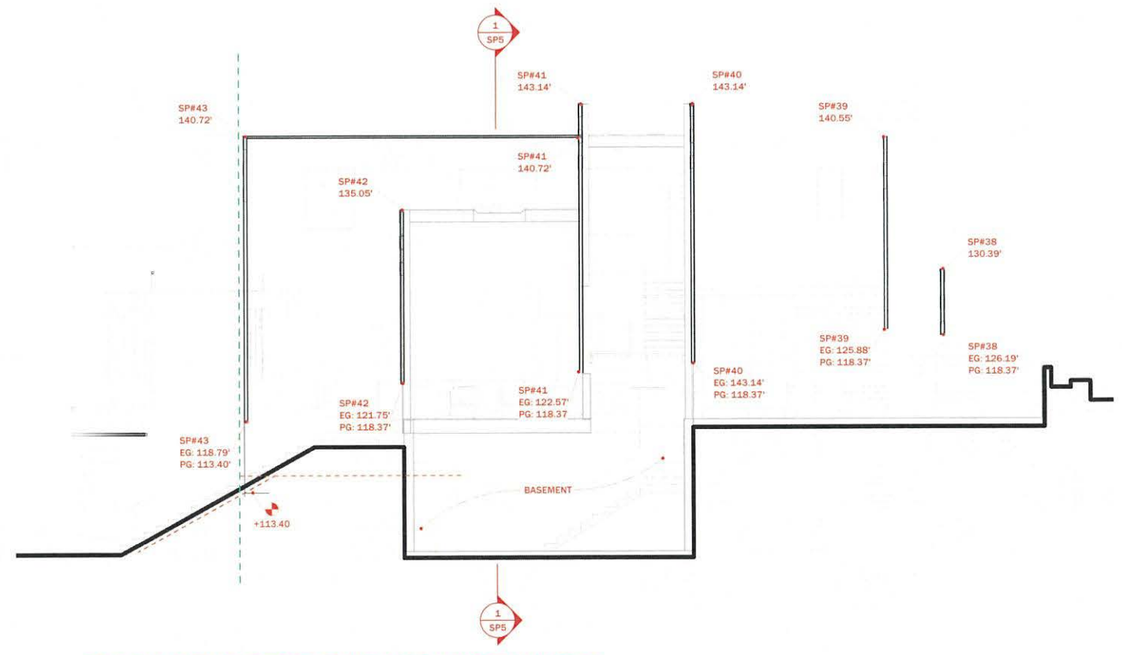
3 STORY POLE SECTION EAST-WEST UNIT 1

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



2 STORY POLE SECTION EAST-WEST UNIT 2

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



1 STORY POLE SECTION EAST-WEST UNIT 3

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

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DATE	07/15/22
REVISION	DATE
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DRP/SDP RESUBMITTAL	04/18/24
DRP/SDP RESUBMITTAL	8/13/24
DRP/SDP RESUBMITTAL	12/20/24

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PROJECT
IDA AVE FOUR

ADDRESS
(UNASSIGNED) IDA AVE.
SOLANA BEACH, CA 92075

STATE OF CALIFORNIA
LICENSED ARCHITECT
REG. NO. C-22251
BRIAN CHURCH
09/30/25

STORY POLE SECTIONS

SCALE 3/16" = 1'-0"

SP4

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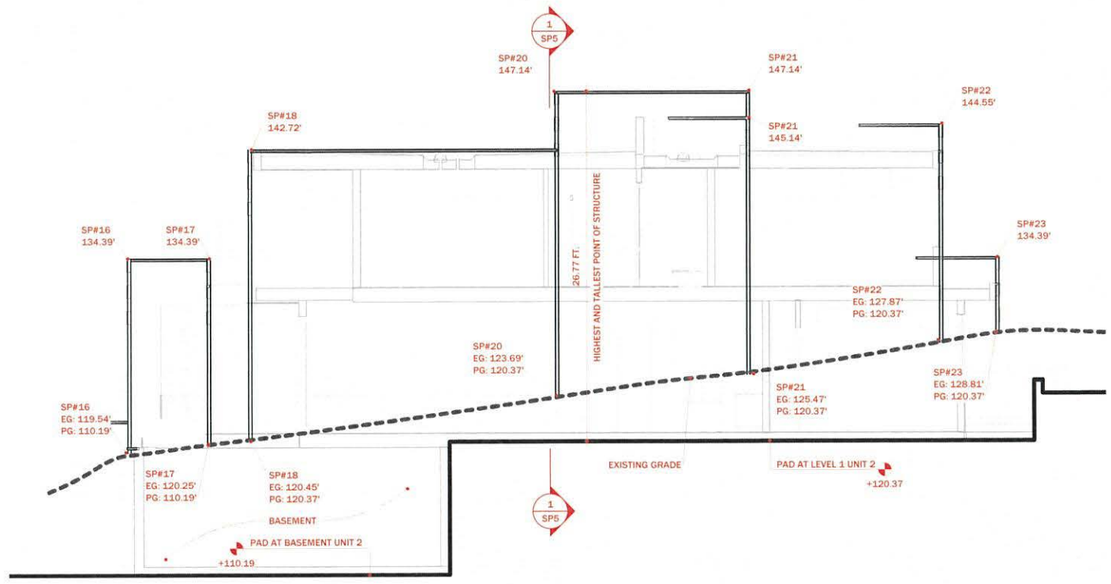
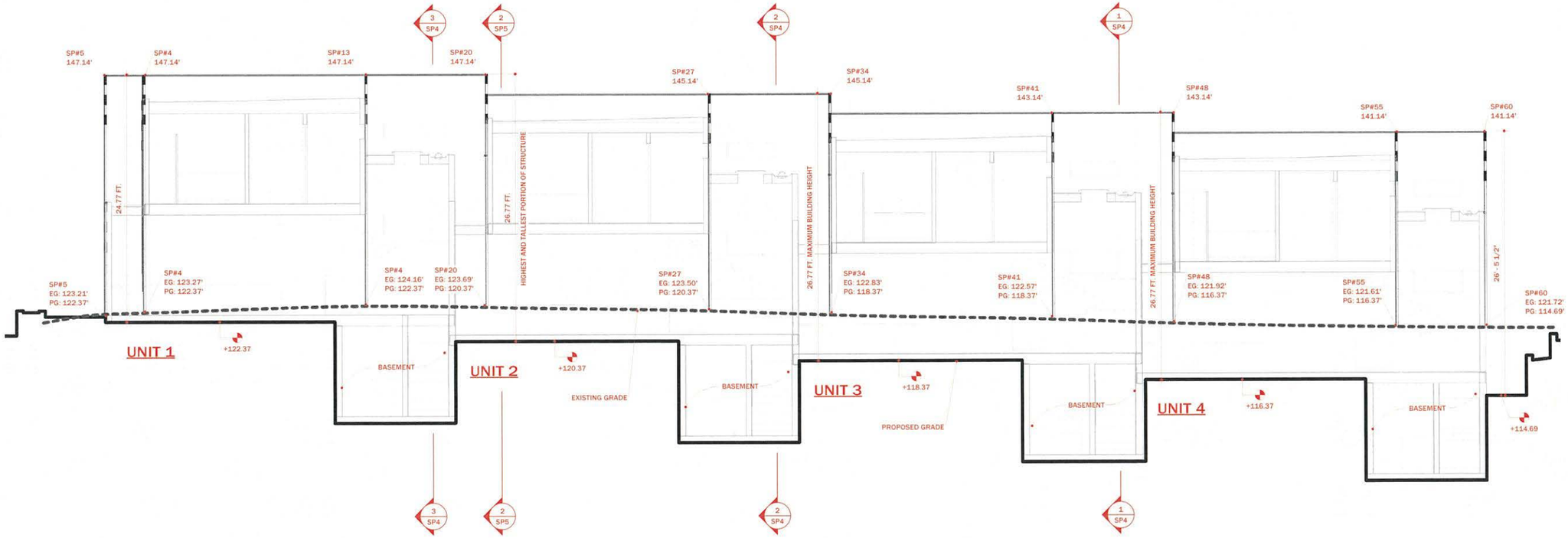


2 STORY POLE SECTION EAST WEST UNIT 2 AT HIGHEST POINT OF STRUCTURE

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



1 STORY POLE SECTION NORTH-SOUTH

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

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BCA

08/19/25

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PROJECT
IDA AVE FOUR

PROJECT NO.
(UNASSIGNED) IDA AVE.
SOLANA BEACH, CA 92075

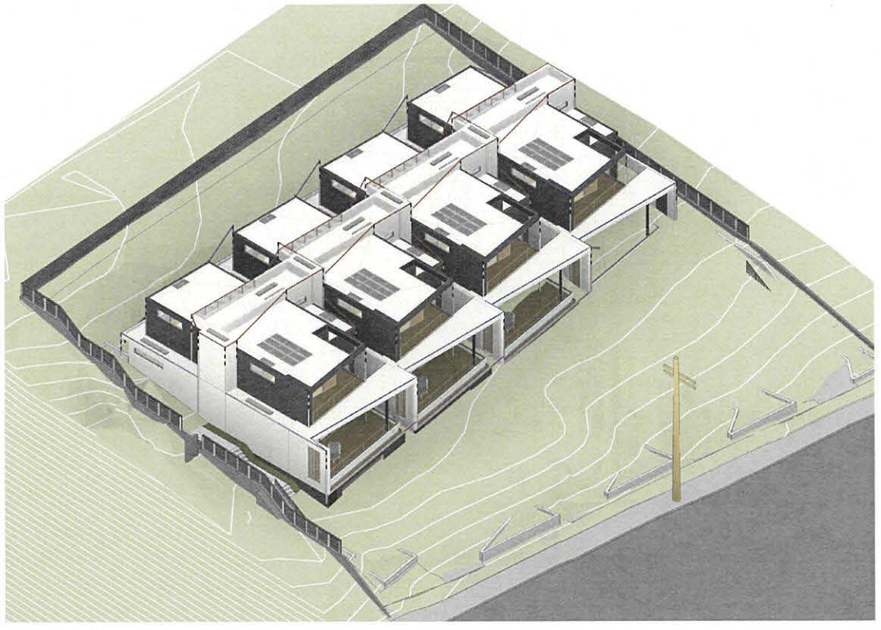
LICENSED ARCHITECT
STATE OF CALIFORNIA
BRIAN CHURCH
C-23251
REN DATE 08/30/26

STORY POLE SECTIONS

SCALE 3/16" = 1'-0"

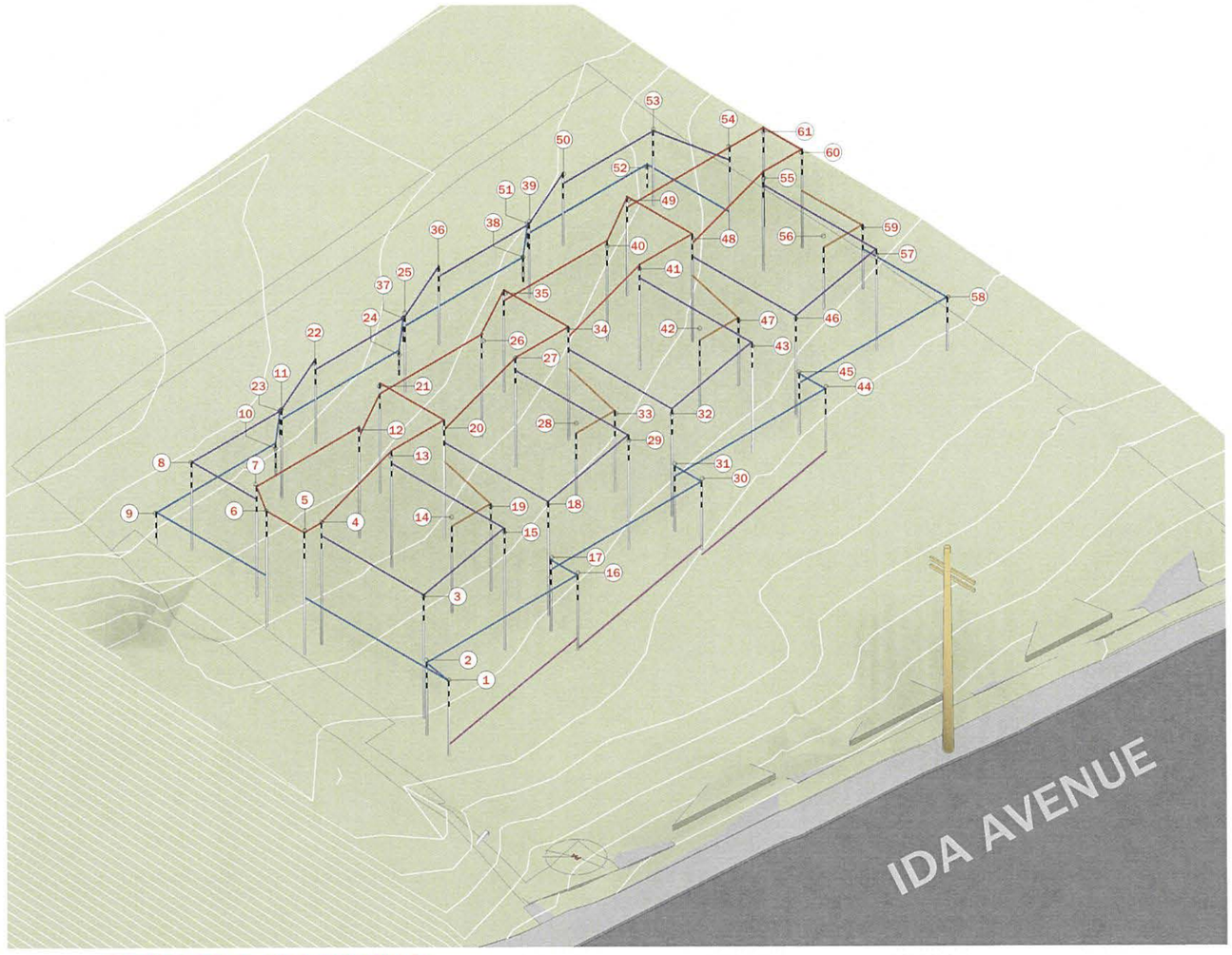
SP5

DRAWN BY Author



1 STORYPOLE AXO PROPOSED

SCALE:



2 STORYPOLE AXO EXISTING

SCALE:

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DATE 07/15/22

DRP/SDP SUBMITTAL	07/25/23
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PROJECT IDA AVE FOUR

ADDRESS (UNASSIGNED) IDA AVE. SOLANA BEACH, CA 92075

LICENSED ARCHITECT STATE OF CALIFORNIA BRIAN CHURCH C-22251 09/30/25

STORY POLE AXO

SHEET

SP6

DRAWN BY AP

LANDSCAPE NOTES

1. AT THE TIME OF COMPLETION OF THE INSTALLATION, A CERTIFICATION OF COMPLETION, USING THE CITY'S FORM AND SIGNED BY THE LICENSED PROFESSIONAL WHO PREPARED THE LANDSCAPE PLANS, WILL BE REQUIRED.
2. THE FOLLOWING ITEMS SHALL BE COMPLETED PRIOR TO THE CITY'S INSPECTION:
   - A. ALL LANDSCAPE WORK HAS BEEN INSTALLED AND COMPLETED PER THE PLANS APPROVED BY THE CITY OF SOLANA BEACH.
   - B. A HYDRO-ZONE DIAGRAM SHALL BE PROVIDED ADJACENT TO THE IRRIGATION CONTROLLERS.
   - C. THE PERSON OPERATING THE SYSTEM SHALL RECEIVE ALL REQUIRED MAINTENANCE AND IRRIGATION PLANS.
   - D.ALL REQUIRED SOIL AMENDMENTS SHALL BE INCORPORATED AND VERIFIED BY THE LICENSED PROFESSIONAL.
   - E.THE FOLLOWING SHALL BE SUBMITTED WITH THE CERTIFICATION OF COMPLETION FORM:
     1) A COPY OF THE AGRONOMIC SOILS REPORT.
     2) A MAINTENANCE SCHEDULE FOR PLANTING AND IRRIGATION.
     3) A REVISED IRRIGATION SCHEDULE THAT DELINEATES IRRIGATION TIMES AND WATER USAGE CONSISTENT WITH THE APPROVED PLAN'S ESTIMATED TOTAL WATER USE (ETWU) AND WITH THE CURRENT SANTA FE IRRIGATION DISTRICT REQUIREMENTS.

WATER USAGE

$$ETWU=(ETo)(0.62)\left(\frac{PF \times HA}{IE}+SLA\right)$$

ETWU = Estimated Total Water Use per year (gallons)
ETo = Reference Evapotranspiration (inches)
PF = Plant Factor from WUCOLS
HA = Hydrozone Area [high, medium, and low water use areas] (square feet)
SLA = Special Landscape Area (square feet)
0.62= Conversion Factor
IE = Irrigation Efficiency (minimum 0.81 or 0.75)

NOTES
- ETo FOR AREAS WEST OF THE I-5 IS 41
- IRRIGATION FOR SUBGRADE IRRIGATION = .81
- ETAF = .55 (RESIDENTIAL)

WATER ALLOWANCE

MAWA (MAXIMUM APPLIED WATER ALLOWANCE)

MAWA = $(ET_O)(0.62)[(ETAF \times LA)+((1-ETAF)xSLA)]$

MAWA = (41)(.62) [(.55 x 3,673) + ((1-.55 x 0)]

MAWA = 51,352 gallons/year

WATER USAGE COMPLIANCE

ETWU < MAWA
(18,430) < (51,352) = COMPLIANT

HYDROZONE LEGEND

HYDRO ZONE 1	LOW WATER USE (LW = 0.3) DRIP / MICRO SPRAY (IE = 0.81)
HYDRO ZONE 2	MODERATE WATER USE (MW = 0.6) DRIP / BUBBLER (IE = 0.81)
HYDRO ZONE 3	LOW WATER USE (LW = 0.3) DRIP / MICRO SPRAY (IE = 0.81)
HYDRO ZONE 4	LOW WATER USE (LW = 0.3) DRIP / MICRO SPRAY (IE = 0.81)
HYDRO ZONE 5	LOW WATER USE (LW = 0.3) DRIP / MICRO SPRAY (IE = 0.81)
HYDRO ZONE 6	MODERATE WATER USE (MW = 0.6) DRIP / BUBBLER (IE = 0.81)

STATEMENT/SIGNATURE

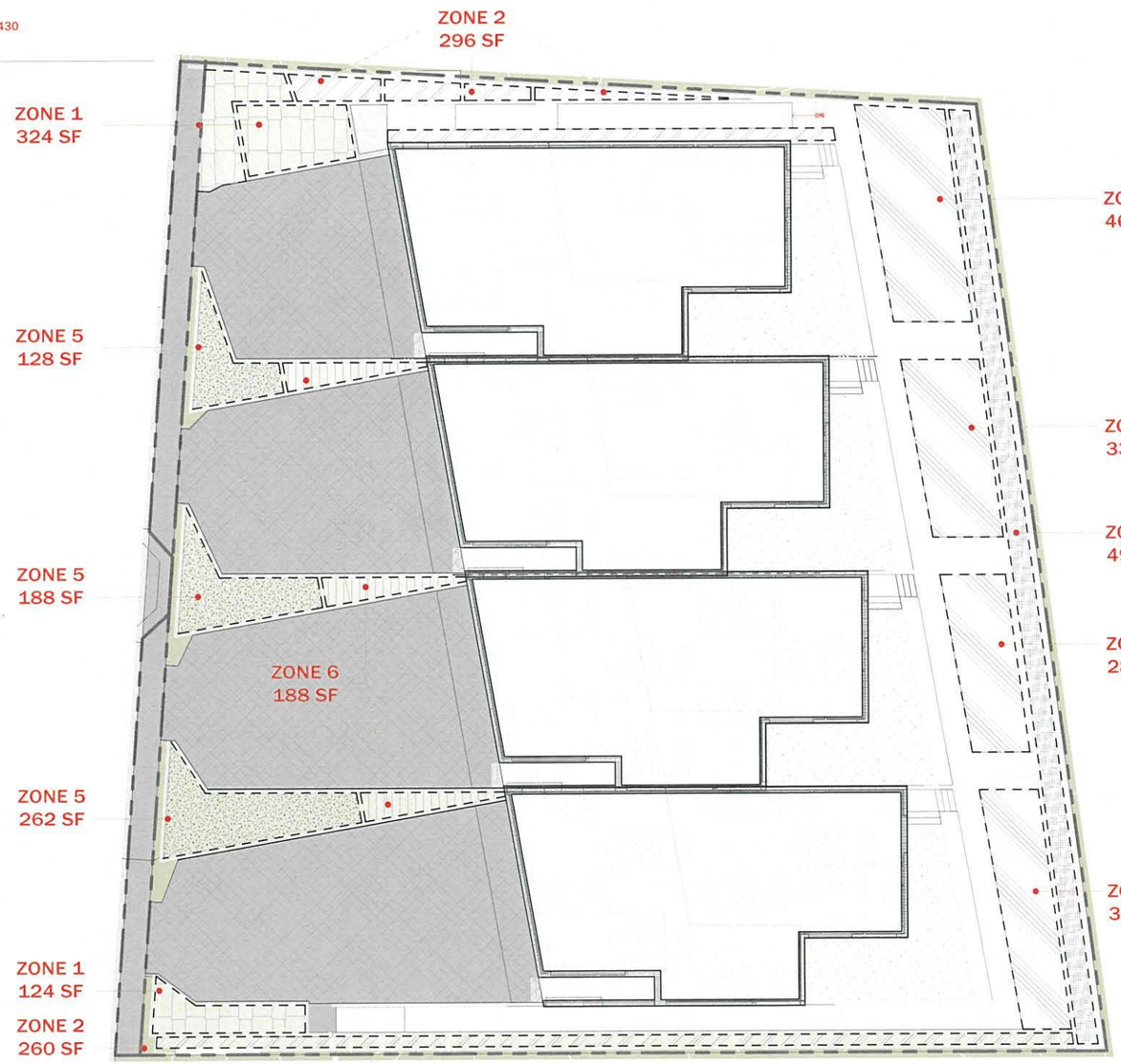
I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE CITY'S WATER EFFICIENT LANDSCAPE REGULATIONS. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS AND THE LANDSCAPE DESIGN MANUAL. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE AN EFFICIENT USE OF WATER.

BRIAN CHURCH, AIA

ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

	LINE	HYDRO-ZONE NUMBER					
		1	2	3	4	5	6
EVAPOTRANSPORTATION RATE (ETo) SEE "A" BELOW	1	USE 41 (WEST OF I-5)					
CONVERSION FACTOR - .62	2	0.62					
(LINE 1 X LINE 2)	3	25.42					
PLANT FACTOR (PF) SEE "B" BELOW	4	0.6	0.3	0.1	0.3	0.1	0.6
HYDRO-ZONE AREA (HA) - IN SQUARE FEET	5	448	556	1,410	493	578	188
(LINE 4 X LINE 5)	6	268.8	166.8	141	147.9	57.8	112.8
IRRIGATION EFFICIENCY (IE)	7	0.81	0.81	0.81	0.81	0.81	0.81
(LINE 6 / LINE 7)	8	217.7	135.1	114.2	119.8	46.8	91.4
SUM OF LINE 8 BOXES (+ SLA)	9	725					
LINE 3 X LINE 9 ESTIMATED TOTAL WATER USE - ETWU (GALLONS PER YEAR) TOTAL SHALL NOT EXCEED MAWA	10	18,430					

TOTAL LANDSCAPE AREA = 3,673 SF



HYDROZONE PLAN

SCALE: 3/32" = 1'-0"

10/13/2025 1:49:03 PM

BCA

DATE	07/28/21
REVISION	DATE
DRP/SDP SUBMITTAL	07/25/23
DRP/SDP RESUBMITTAL	04/18/24
DRP/SDP RESUBMITTAL	8/13/24
DRP/SDP RESUBMITTAL	12/20/24

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PROJECT
IDA AVE FOUR

ADDRESS
(UNASSIGNED) IDA AVE.
SOLANA BEACH, CA 92075

STATE OF CALIFORNIA
LICENSED ARCHITECT
C-22135
BRIAN CHURCH
REG. DATE 09/30/25

HYDROZONE PLAN

SCALE: As indicated

L1

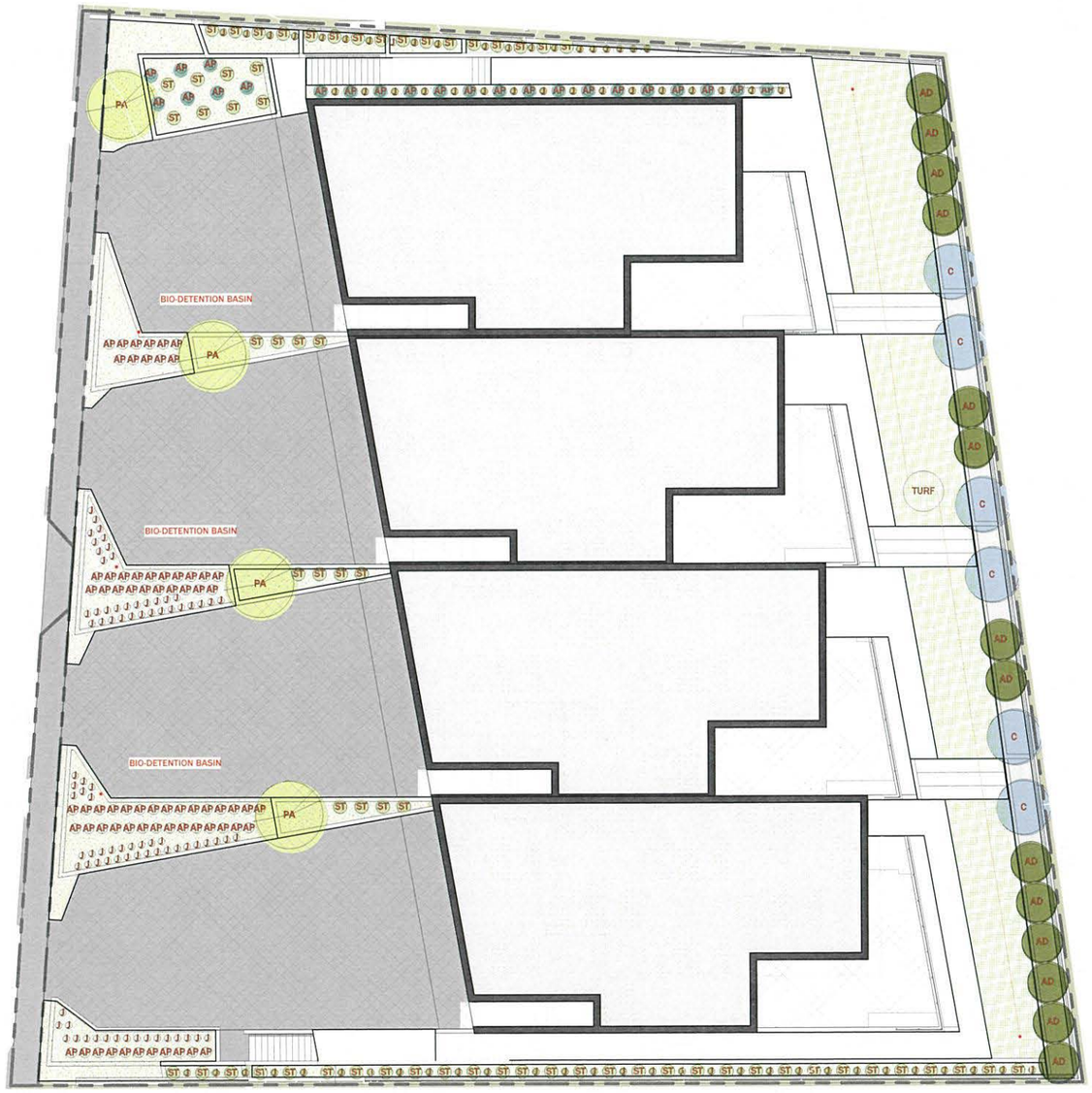
DRAWN BY: AP

NOTES

1. ANY SUBSTITUTIONS TO THE PLANS REVIEWED AND APPROVED BY THE CITY COUNCIL WILL REQUIRE REVIEW AND APPROVAL BY THE CITY STAFF PRIOR TO INSTALLATION. ANY SIGNIFICANT DEVIATIONS WILL REQUIRE AN ADDITIONAL REVIEW AND APPROVAL BY THE CITY COUNCIL.
2. PROVIDE 3" OF TOP DRESS MULCH IN ALL PLANTING AREAS WHERE SOIL IS EXPOSED.

PLANTING SCHEDULE

Image	SYMBOL	COMMON NAME	BOTANICAL NAME	WUCOLS	PLANT FACTOR (PF)	MATURE SIZE (HT. x DIA.)	INSTALL SIZE	QUANTITY
	AD	SENTINAL MANZANITA	ARCTOSTAPHYLOS DENSIFLORA	VERY LOW	.1	6'x6'	3 GAL	14
	AP	PURPLE THREE AWN	ARISTIDA PURPUREA	VERY LOW	0.1	3' x 2'	1 GAL	102
	C	CALIFORNIA LILAC (SAN DIEGO)	CEANOTHUS CYANEUS	VERY LOW	0.1	8' x 12'	5 GAL	6
	J	CALIFORNIA GREY RUSH	JUNCUS PATENS CVS.	LOW	0.3	12" x 12"	1 GAL	175
	TURF	AQUA-WISE SPORTSCLUB PERENNIAL RYE	MANHATTAN RYE; PR2190 RYE; RAINWATER RYE	MODERATE	0.6	N/A	SEE HYDRO-ZONE AREA 3	1
	PA	CERCIDIUM 'DESERT MUSEUM' MULTI	PARKINSONIA ACULEATA	VERY LOW	0.1	16' x 10'	36" BOX	5
	ST	PERUVIAN FEATHER GRASS	STIPA ICHU	LOW	0.3	2' x 2'	1 GAL	66



PLANTING PLAN

10/13/2025 1:49:05 PM

BCA

DRP/SDP SUBMITTAL	07/25/23
DRP/SDP RESUBMITTAL	04/18/24
DRP/SDP RESUBMITTAL	8/13/24
DRP/SDP RESUBMITTAL	12/20/24

NOT FOR CONSTRUCTION

IDA AVE FOUR

(UNASSIGNED) IDA AVE.
SOLANA BEACH, CA 92075

STATE OF CALIFORNIA
LICENSED ARCHITECT
C-22251
BRIAN CHURCH
09/30/25

PLANTING PLAN

1" = 10'-0"

L2

DUDEK
MAIN OFFICE
605 THIRD STREET
ENCINITAS, CALIFORNIA 92024
T 800.450.1818 F 760.632.0164

November 1, 2023 13819

Mr. Brian Church
Brian Church Architecture
507 South Cedros Avenue
Solana Beach, California 92075

Subject: Updated Biological Resource Assessment Letter Report for Property along Ida Avenue, City of Solana Beach, California

Dear Mr. Church:

This biological letter report describes the existing biological conditions, analysis of sensitivity of the habitat, and preliminary impact analysis of the Ida Avenue property (proposed project). The proposed project encompasses approximately 0.51 acres and is located along the eastern side of Ida Avenue, west of Interstate 5, in the City of Solana Beach (City), California. Because the project is located in the coastal zone, the California Coastal Commission (CCC) requires compliance with the California Coastal Act, through the City's approved Local Coastal Program Land Use Plan (LCP; City of Solana Beach 2014). The LCP currently identifies disturbed habitat on the property and does not designate it as Environmentally Sensitive Habitat Areas (ESHAs) or Potential ESHA. Per the LCP provisions, and as requested by the City of Solana Beach, a site-specific biological analysis is required as a part of the development review for the project. The purpose of this biological assessment is to provide a site-specific analysis of the existing site conditions and to discuss the findings in terms of the City's ESHA designations.

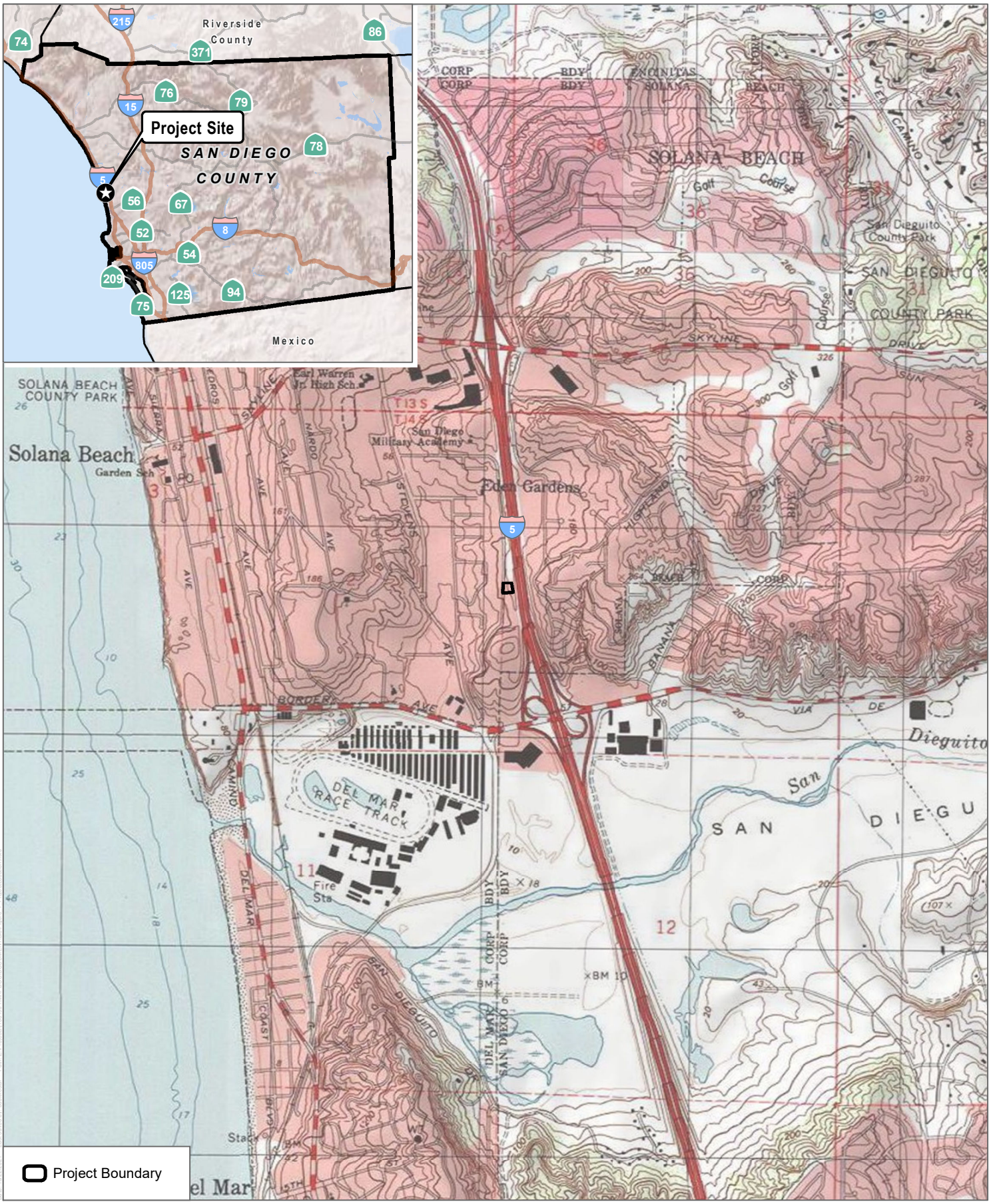
Regulatory Setting

North County Multiple Species Conservation Program

In San Diego County, several resource conservation-planning efforts have been completed or are currently in progress with the long-term goal of establishing a regional reserve system that will protect native habitat lands and their associated biota. The ultimate goals of these plans are the establishment of biological reserve areas in conformance with the State of California Natural Communities Conservation Plan (NCCP) Act as well as streamlining compliance with the federal Endangered Species Act and California Endangered Species Act.

The County has been working with the USFWS, CDFW and stakeholders on a North County Plan for the northern part of the unincorporated county that extends from the area around the incorporated cities of Oceanside, Encinitas, San Marcos, Vista, and Escondido, east to Cleveland National Forest and north to Riverside County. The North County Plan would encompass approximately 489 square miles, including Bonsall, De Luz, Fallbrook, Harmony Grove, Lilac, Pala, Pauma Valley, Rainbow, Ramona, Rincon Springs, Twin Oaks Valley, and Valley Center. The goal of the North County Plan is to bring many of the same environmental and economic benefits to North County as have been realized in the South County through the South County Plan (ICF 2019). To determine the best course of action to reach this desired goal, the County has enlisted the help of ICF to review the current draft version of the plan and provide various options

ATTACHMENT 3



SOURCE: USGS 7.5-Minute Series Del Mar Quadrangle

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1:24,000

FIGURE 1

Project Location

Ida Avenue Solana Beach Project

for endangered species compliance. Based on discussions with the County, five options were identified for the North County Plan. These options are: 1. Project-by-Project ESA/CESA Compliance 2. Prepare a Conservation Strategy – No Covered Public or Private Activities 3. Prepare an HCP/2081 (no NCCP) – County Covered Activities Only 4. Prepare an HCP/2081 (no NCCP) – Public and Private Covered Activities 5. Revise the current draft North County Plan to complete as an HCP/NCCP (ICF 2019). The County directed staff to pursue option 5.

Projects within the North County Plan planning area were subject to a Planning Agreement (2021) between the County, the CDFW, and USFWS for the North County Plan; however, the Planning Agreement has expired. The Planning Agreement was intended to determine if project approval would have an effect on the preparation and approval of the future North County Plan. The Planning Agreement outlined preliminary conservation objectives for the future North County Plan. In addition to the preliminary conservation objectives, the Planning Agreement identified an interim project review process.

The proposed project site is located within the boundary of the North County Multiple Species Conservation Program Plan area, but outside of the Pre-Approved Mitigation Areas and Preserve Areas (Figure 2, Project Relationship to North County MSCP).

California Coastal Commission and Solana Beach Local Coastal Program

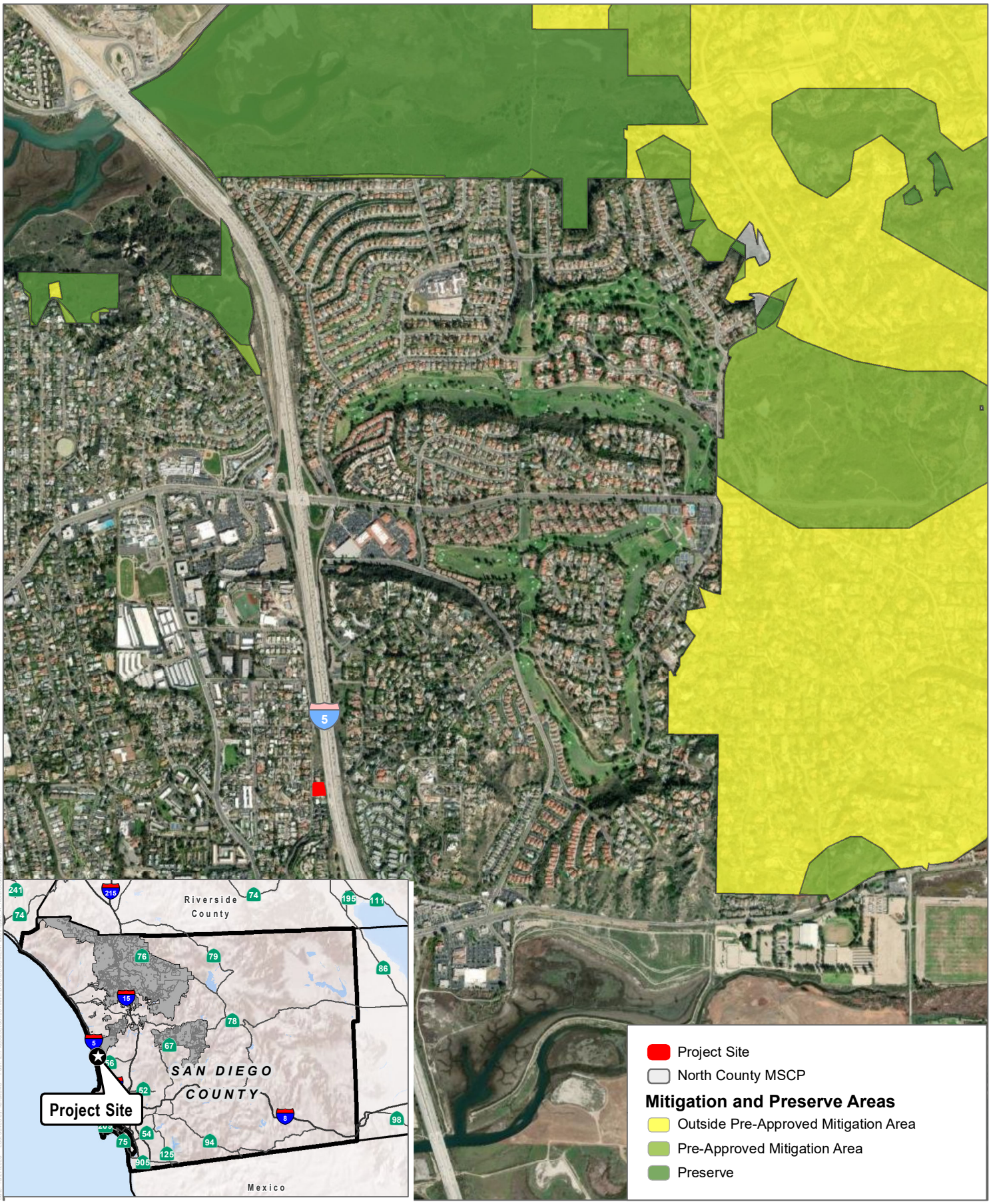
Under the California Coastal Act, the CCC regulates the "coastal zone" and requires a Coastal Development Permit for development within this zone. The California Coastal Act also directs each coastal city or county to prepare an LCP, which is certified by the CCC, to guide development in the coastal zone. After an LCP has been approved, the permitting authority of the CCC is transferred to the local government. The City of Solana Beach Local Coastal Plan (City of Solana Beach 2014) is an approved LCP.

The City's LCP consists of the adopted Land Use Plan and provides citywide strategies and policies for land planning, development, and sensitive area protections. The LCP was first adopted on February 27, 2013, and was amended in June 11, 2014. According to Chapter 3 of the LCP, ESHAs are identified and defined as any plant or animal species, including their associated habitats, that are considered rare or especially valuable. These designated ESHAs are protected, and development within ESHAs is not allowed, with the exception of uses dependent on the resources. Furthermore, any proposed development adjacent to an ESHA shall be designed to prevent impacts that could potentially degrade the ESHA. Exhibits 3-6 through 3-10 of the LCP present the ESHAs throughout the City. Some areas identified as native habitat cannot be decisively mapped as an ESHA without a site-specific study; thus, they are presented as "Areas of Potential ESHA" on Exhibits 3-6 through 3-10.

The project site was determined not to be subject to the ESHA protection policies, and no buffers are required as there is no ESHA on site.

Project Location

The proposed project site is situated between Ida Avenue to the west and the Interstate 5 freeway immediately to the east. It is located just north of the 806 Ida Avenue, and just south of 748 Ida Avenue, in the City of Solana Beach, California. The Pacific Ocean is approximately 1.05 miles to the west. It is located within the Del Mar Quad,



SOURCE: Digitalglobe 2017; SANGIS 2017

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FIGURE 2

Project Relationship to North County Multiple Species Conservation Plan (MSCP)

Ida Avenue Solana Beach Project

Township 14S, Range 4W, and Sections 1 & 2. The approximate centroid of the site is -117°15′20.3646" latitude and 32°59′7.8936" longitude (Figure 1, Project Location).

Based on the City of Solana Beach Official Zoning Map, the proposed project site is situated within an area designated MHRd, which is a medium-high residential area that permits for 8 – 12 dwelling units per acre. The project site does not occur within any Special Overlay Zones.

Project Description

The project proposes to construct one building with four (4) attached units, as well as associated driveways, patios, and landscaping. The entire Ida Avenue property is anticipated to be developed.

Site Description

The Ida Avenue property currently occupies approximately 0.51 acres. The property slopes slightly to the west towards Ida Avenue. The project site itself is composed almost entirely of disturbed, non-native vegetation, groundcover, and trees. There is a dirt lot in the southeastern corner which stores construction equipment such as wooden planks, wheelbarrows, and other various items including some debris. Existing residential development is present directly to the north, south, and west sides of the property. Topography across the site is characterized by gentle slopes (less than 25% grade), and the site is nearly completely vegetated.

There is a chain-link fence that runs north/south along the eastern perimeter of the project site. The strip of land between the eastern perimeter of the project site and the I-5 freeway is California Department of Transportation (Caltrans) right-of-way (ROW), which is regularly irrigated and consists of predominantly disturbed, native vegetation including California buckwheat and lemonade berry (*Rhus integrifolia*).

Methods

Data regarding biological resources present or potentially present within or near the project site were obtained through a field reconnaissance and a literature and database review of the California Natural Diversity Database (CNDDB), California Native Plant Society (CNPS), U.S. Fish and Wildlife Service (USFWS) occurrence data and critical habitat, the U.S. Department of Agriculture Natural Resources Conservation Service Web Soil Survey, USFWS National Wetlands Inventory, and USGS National Hydrography database, as described in detail below.

Field Reconnaissance Site Visit

A biological survey of the approximate 0.51-acre project site was conducted by Dudek biologist Shana Carey on October 19, 2021 (Table 1). The survey included a thorough inspection of the site, as well as the mapping of vegetation communities and land covers present and an evaluation of the potential for special-status species and jurisdictional resources to occur. Photographs were captured during the site survey and are included with this report as Appendix A.

Table 1. Survey Conditions

Date	Time	Personnel	Survey Conditions
10/19/2021	1100-1300	Shana Carey	71°–75°F, 0% cloud cover, 2–5 mph wind

Vegetation Community and Land Cover Mapping

The survey was conducted on foot to visually cover 100% of the project site. A 50-scale (i.e., 50 feet = 1 inch) aerial photograph map (Bing Maps 2016) with an overlay of the project site was used to map the vegetation communities and record any special-status biological resources directly in the field.

The vegetation community and land cover mapping follows the classifications described by Holland (1986). In some cases, Oberbauer et al. (2008) was also consulted as a reference, especially with regards to non-native vegetation communities and land cover types. Areas on site supporting less than 20% native plant species cover were mapped as disturbed land. Vegetation community and land cover mapping was conducted for the entire project site to capture any adjacent biological resources. Following completion of the field work, Dudek digitized the mapped results using ArcGIS and calculated coverage acreages using ArcCAD.

Jurisdictional Aquatic Resources

Concurrent with the field reconnaissance site visit, the entire project site was walked and evaluated for evidence of an ordinary high-water mark (OHWM), surface water, saturation, wetland vegetation, and a nexus to a traditional navigable water of the United States.

Special-Status Plants

All plant species encountered during the field survey were identified and recorded directly into a field notebook.

Latin and common names for plant species follow the Jepson Interchange List of Currently Accepted Names of Native and Naturalized Plants of California (Jepson Flora Project 2021) and common names follow the U.S. Department of Agriculture Natural Resources Conservation Service Plants Database (USDA 2021).

Focused surveys for special-status plants were not conducted as they are not expected to occur due to the small, disturbed nature of the site, urbanized setting, and lack of connectivity to natural open space areas.

Special-Status Wildlife

All wildlife species encountered during the field survey were identified and recorded directly into a field notebook.

Focused surveys for special-status wildlife were not conducted as they are not expected to occur due to the small, disturbed nature of the site, urbanized setting, and lack of connectivity to natural open space areas.

Results

The quantification of biological resources described below pertains to the subject property.

Existing Conditions

Vegetation Communities and Land Cover Types

Based on species composition and general physiognomy of the site, two vegetation communities/land cover types were identified within the project site. The vegetation community and land cover types are described in detail below; their acreages are presented in Table 2; and their spatial distributions are presented in the Vegetation Map (Figure 3, Biological Resources). Sensitive vegetation communities within the City, as prescribed by the 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 (City of Solana Beach 2014). None of these sensitive communities are present on site.

Table 2. Vegetation Communities and Land Cover Types on the Project Site

Vegetation Community/Land Cover	Acres
Developed (DEV)	0.01
Disturbed Habitat (DH)	0.50
Total	**0.51**

Developed land, according to Oberbauer et al. 2008, represents areas that have been constructed upon or otherwise physically altered to an extent that native vegetation communities are not supported. This land cover type generally consists of semi-permanent structures, homes, parking lots, pavement or hardscape, and landscaped areas that require maintenance and irrigation (e.g., ornamental greenbelts). Typically, this land cover type is unvegetated, but may also contain ornamental vegetation associated with development. This land cover type is not considered sensitive under the LCP.

Within the property, area mapped as developed land includes a strip of about 4 concrete slabs in the southern portion of the site. This land cover type is not considered sensitive.

Disturbed Habitat is a land cover type characterized by a predominance of non-native species, often introduced and established through human action. Oberbauer et al. (2008) describes disturbed habitat as areas that have been physically disturbed (by previous legal human activity) and are no longer recognizable as a native or naturalized vegetation association, but that continue to retain a soil substrate. Typically, vegetation, if present, is nearly exclusively composed of non-native annual plant species (i.e., weeds). This land cover type is not considered sensitive under the LCP.

The project site is composed almost entirely of disturbed, non-native vegetation and groundcover such as iceplant (*Carpobrotus edulis*) and various non-native grasses *(Digitaria sanguinalis, Bromus* sp., *Avena* sp.). There are also several non-native trees throughout the site including Brazilian pepper tree (*Schinus terebinthifolia*), chinaberry

SOURCE: Bing Maps (Accessed 2021), San Diego County 2020, Brian Church Architeccture 2021

DUDEK

0 12.5 25 Feet

FIGURE 3

Biological Resources

Ida Avenue Solana Beach Project

(*Melia azedarach*), tree of heaven (*Ailanthus altissima*), and Mexican fan palm (*Washingtonia robusta*). Additionally, there are several small patches of native California buckwheat (*Eriogonum fasciculatum*) and deerweed (*Acmispon glaber*), as well as telegraph weed (*Heterotheca grandiflora*) throughout the site.

Although there are several patches of California buckwheat and deerweed (*Acmispon glaber*) throughout the site, their overall land cover is less than one-tenth of an acre, which is smaller than our minimum mapping unit, and so has been incorporated into the disturbed habitat community. The two Torrey pines located on the site are also incorporated into the disturbed habitat.

The on-site vegetation/land cover is highly disturbed and does not qualify as ESHA. In support of that, the LCP did not identify the site as ESHA.

Soils

There is one soil type mapped within the project site according to the Natural Resources Conservation Service (USDA 2023): Carlsbad gravelly loamy sand, 9% to 15% slopes (CbD). This soil type occurs between 30 and 300 feet above mean sea level (AMSL) and is often characterized by convex down-slope and convex across-slope shapes. This soil type is moderately well-drained and in a low runoff class (USDA 2023).

Jurisdictional Aquatic Resources

Results of the site visit and the literature and database review show that the site does not support jurisdictional aquatic resources.

Special-Status Plants

One special-status plant species was identified within the project site: Torrey pine (*Pinus torreyana ssp. torreyana*), which is endemic and native to California and has a California Rare Plant Rank [CRPR] of 1B.2, which means that it is rare, threatened, or endangered in California and elsewhere. Specifically, two Torrey pine individuals are present within the site surrounded by non-native vegetation, both of which appear to have been planted and are not naturally occurring. One is a mature individual (approx. 40' tall) within the southeastern corner of the site, adjacent to the eastern border. The other is a sapling (approx. 12' tall) located slightly to the north towards the interior of the site. Based on review of historic aerial, the larger tree appears to have been planted after 1980 (Historicaerials.com 2021).

No other special-status plant species commonly accepted as regionally sensitive by the California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, California Native Plant Society (CNPS), or the City, were identified within the project site during the site visit.

A CNDDB record from 2005 shows that the nearest known Del Mar sand aster (*Corethrogyne filaginifolia var. linifolia*) (California Rare Plant Rank 1B.1) occurrences are approximately 300 feet to the east on the other side of the I-5 freeway, as well as approximately 600 feet south of the site, east of Highland Court. This species is not expected to be present on site due to the lack of suitable habitat and heavily disturbed nature of the site and surrounding area.

CNDDB records from 2009 shows that the nearest known Nuttall's scrub oak (*Quercus dumosa*) (California Rare Plant Rank 1B.1) occurrences are approximately 0.25 miles northeast of the proposed project site (on the other side of the I-5 freeway), as well as approximately 0.25 miles southwest of the proposed project site. This species was not observed on site during the site visit and is not expected to be present on site due to the lack of suitable habitat and heavily disturbed nature of the site and surrounding area.

A CNDDB record from 1980 shows that the nearest known Del Mar manzanita (*Arctostaphylos glandulosa ssp. crassifoia*) (California Rare Plant Rank 1B.1) occurrence is approximately 0.3 miles east of the proposed project site (on the other side of the I-5 freeway). This species is not expected to be present on site due to the age of the record, lack of suitable habitat, and heavily disturbed nature of the site and surrounding area.

A CNDDB record from 2013 shows that the nearest known wart-stemmed ceanothus (*Ceanothus verrucosus*) (California Rare Plant Rank 2B.2) occurrence is approximately 0.3 miles west of the proposed project site. This species is not expected to be present on site due to the lack of suitable habitat and heavily disturbed nature of the site and surrounding area.

Special-Status Wildlife

No special-status wildlife species commonly accepted as regionally sensitive by the California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, and the City, were identified within the project site during the site visit.

A CNDDB record from 1946 shows one special-status wildlife point overlapping the site: California glossy snake (*Arizona elegans occidentalis*). Due to the small size, lack of suitable habitat, heavily disturbed nature of the site and surrounding area, as well as age of the observation, this species is not expected to be present on site.

Impacts

Vegetation Communities and Land Cover Types

The project proposes to impact 0.50 acres of disturbed habitat and 0.01 acres of urban/developed landcover. In total, 0.51 acres will be cleared and graded for the construction of four (4) attached units, and their associated driveways, patios, and landscaping (Figure 4, Proposed Permanent Impacts and Table 3).

Table 3. Impacts to Vegetation Communities and Land Cover Types as a Result of the Proposed Project

Vegetation Community/Land Cover	Acres	Direct Impacts (Acres)
Developed (DEV)	0.01	0.01
Disturbed Habitat (DH)	0.50	0.50
Total	*0.51*	*0.51*

SOURCE: Bing Maps (Accessed 2021), San Diego County 2020, Brian Church Architeccture 2021

DUDEK

0 12.5 25 Feet

FIGURE 4

Proposed Permanent Impacts

Ida Avenue Solana Beach Project

Jurisdictional Aquatic Resources

No jurisdictional aquatic resources are present within the project site, therefore no impacts to aquatic resources will occur.

Special-Status Plants

According to the Count of San Diego Multiple Species Conservation Plan (MSCP 1998), the only naturally occurring population of Torrey pines occurs at Torrey Pines State Preserve. Thus, the two Torrey pines on site are considered planted and are not naturally occurring. The project is proposing to impact both Torrey pines within the site.

Special-Status Wildlife

The project site does not support any special-status wildlife species, and none are expected to occur within the project site, therefore the project will not result in impacts to any special-status wildlife species.

Conclusion

Based on our initial review of the site and biological resources mapped in the Project vicinity, impacts would be to disturbed habitat and urban/developed land cover, which does not require mitigation. However, the current site design will impact both Torrey pines within the site. Per communication with the City of Solana Beach Senior Planner Katie Benson, the City's Municipal Code does not have regulations that explicitly protect Torrey pine trees. However, the proposed development would likely trigger the requirement of a Development Review Permit (DRP), where preservation of the trees would be considered by the City Council, as they would have purview of the overall project and landscaping (see 17.68.040.B.1 for DRP thresholds). Per the landscaping development review criteria (17.68.040.F.3), "the removal of significant native vegetation shall be minimized. Replacement vegetation and landscaping shall be compatible with the vegetation of the surrounding area." Preservation is not required outright and there is not a specific tree removal permit, however, under the discretion of the DRP, the Council could require preservation of the trees or replacement (on-site or off-site). If preservation would make the project infeasible, the developer should be prepared to justify such and consider replacement options. (K. Benson, personal communication, October 19-20, 2023).

Migratory birds, which could nest on the site or in the ornamental trees adjacent to the site, are protected by the Migratory Bird Treaty Act (MBTA). Take of birds protected under the Migratory Bird Treaty Act and California Fish and Game Code shall be avoided during the nesting season. To avoid any direct impacts on raptors and/or any migratory birds protected under the Migratory Bird Treaty Act and California Fish and Game Code, removal of habitat that supports active nests within the proposed area of disturbance shall occur outside of the nesting season (January 15 through August 31, annually). If construction occurs during the nesting season, pre-construction nesting bird surveys must be conducted within 72 hours of construction-related activities by a qualified biologist of the entire proposed project site as well as buffer per the discretion of the City of Solana Beach. If nesting birds are detected by the biologist, the following buffers shall be established: (1) no work within 300 feet of a non-listed nesting migratory bird nest, and (2) no work within 500 feet of a listed bird or raptor nest. However, the biologist may reduce these buffer widths depending on site-specific conditions (e.g., the width and type of screening/barrier between the nest and proposed activity) or the existing ambient level of activity

(e.g., existing level of human activity within the buffer distance) in conjunction with consultation with the City of Solana Beach. If construction must take place within the recommended buffer widths above, the Project applicant shall contact the City of Solana Beach and/or wildlife agencies to determine the appropriate buffer.

The site was also reviewed for applicability of the ESHA policies. The project site was determined not to be subject to the ESHA protection policies, and no buffers are required as there is no ESHA on or off site. 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). Based on the results of the biological survey and habitat mapping, the vegetation within the site does not meet ESHA criteria. Furthermore, the City of Solana Beach's LCP did not map any of the disturbed habitat within the project site as ESHA. Additionally, because the project is located in the coastal zone, as defined by the CCC, it is anticipated that compliance with the California Coastal Act would be through the City's approved LCP (City of Solana Beach 2014).

If you have any questions regarding this report, please contact me via telephone at 760.334.1993 or via email at scarey@dudek.com.

Sincerely,

Shana Carey

Shana Carey
Biologist

Att.: *Figure 1, Project Location*
Figure 2, Project Relationship to MSCP
Figure 3, Biological Resources
Figure 4, Proposed Permanent Impacts

Appendix A, Representative Site Photographs

References Cited

City of Solana Beach. 2014. *City of Solana Beach Local Coastal Plan.* As amended February 2019.

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USFWS (U.S. Fish and Wildlife Service). 2023. Accessed October 2023. *Critical Habitat and Occurrence Data*. www.fws.gov/data.

Figure 1: Mature Torrey pine (*Pinus torreyana ssp. torreyana*), along the eastern border of site

Figure 2: Northeastern corner of site showing young Brazilian pepper trees (*Schinus terebinthifolia*)

Figure 3: Sapling Torrey pine (approx. 12’ high) near the center of the site

Figure 4: Materials and supplies stored in the southeastern corner of the site

Figure 5: Western side of site showing telegraph weed (*Heterotheca grandiflora)* individuals

Figure 6: Materials and supplies stored in the southeastern corner of the site

STAFF REPORT
CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Alyssa Muto, City Manager
MEETING DATE: October 22, 2025
ORIGINATING DEPT: Finance – Rachel Jacobs, Finance Director
SUBJECT: **General Fund Update (Unaudited) for Fiscal Year 2025**

BACKGROUND:

The City of Solana Beach (City) is working on the Annual Comprehensive Financial Report (ACFR) which is to be completed by mid-January. Staff is presenting preliminary financial information for the General Fund for Fiscal Year (FY) 2025 in advance of the completion of this report. In previous years, the City Council (Council) has used this information to allocate portions of the General Fund surplus to other funds with the purpose of funding future projects or reducing future liabilities. Any approved allocations will be included as part of the FY 2025 closing process.

This item is before the Council to accept and file the General Fund Update (Unaudited) for Fiscal Year 2025 (FY25) and to consider adoption of Resolution 2025-112 (Attachment 1) revising appropriations in the FY25 Budget.

DISCUSSION:

General Fund Unaudited Information

Staff is presenting unaudited General Fund revenue and expenditure financial information for FY25. The following discussion is intended to highlight the areas of the budget – both revenues and expenditures – where the largest impacts were realized. If there are specific questions regarding any areas of the budget that Council may have, Staff will be prepared to address them.

The information presented is unaudited and certain assumptions were made as to revenues and expenditures that may still be adjusted. Staff will return to Council at a later Council meeting to present the audited ACFR.

CITY COUNCIL ACTION:
_____
_____

Revenues

Revenues (unaudited) for the General Fund are summarized in Table 1 below and are provided in detail in Attachment 2.

TABLE 1
GENERAL FUND REVENUES

	2025 Original Budget	Xfers/Adj	2025 Revised Budget	2025 Actual	Variance Actual to Revised Budget $	Variance Actual to Revised Budget %	Variance Original to Revised Budget $	Variance Original to Revised Budget %
GENERAL FUND REVENUE								
TAXES	18,448,515	1,295,000	19,743,515	19,922,560	179,045	0.9%	1,295,000	7.0%
LICENSES & PERMITS	622,350	195,000	817,350	829,423	12,073	1.5%	195,000	31.3%
FINES & PENALTIES	320,200	7,939	328,139	516,928	188,789	57.5%	7,939	2.5%
USE OF MONEY & PROPERTY	325,475	280,000	605,475	1,062,565	457,090	75.5%	280,000	86.0%
INTERGOVERNMENTAL REVENUES	2,279,850	210,000	2,489,850	2,562,240	72,390	2.9%	210,000	9.2%
SERVICE CHARGES	829,000	-	829,000	1,180,350	351,350	42.4%	-	0.0%
OTHER REVENUES	1,439,842	(297,909)	1,141,933	1,134,528	(7,405)	-0.6%	(297,909)	-20.7%
TRANSFERS	-	4,938	4,938	4,938	-	0.0%	4,938	-
TOTAL GENERAL FUND REVENUES	**24,265,232**	**1,694,968**	**25,960,200**	**27,213,532**	**1,253,332**	**4.8%**	**1,694,968**	**7.0%**
MEASURE S REVENUES								
TAXES	4,488,000	300,000	4,788,000	4,868,263	80,263	1.7%	300,000	6.7%
USE OF MONEY & PROPERTY	-	17,800	17,800	71,660	53,860	0.0%	17,800	-
TOTAL MEASURE S REVENUES	**4,488,000**	**317,800**	**4,805,800**	**4,939,923**	**134,123**	**2.8%**	**317,800**	**7.1%**
TOTAL GF & MEASURE S REVENUES	**28,753,232**	**2,012,768**	**30,766,000**	**32,153,455**	**1,387,455**	**4.5%**	**2,012,768**	**7.0%**

The revised General Fund revenue budget for FY25 was $25,960,200. Actual revenue collected was $27,213,532, an increase over the revised budget of $1,253,332, or 4.8%.

The following section contains the highlights of the FY25 General Fund Budget:

- **Permits, Inspections & Plan Check Fees:** Revenues from permits, inspections, and plan check fees were $351,350 higher than the revised budget. The variance reflects an increase in the number of applications as well as the increase in cost recovery based fees after the most recent Fee Study Update.

- **Investment Earnings:** Investment earning revenue was $436,565 higher than the revised budget. These revenues include the GASB requirement to record annual changes in market value of the investment portfolio, which was $413,439 this year.

The revised Measure S revenue budget for FY25 was $4,805,800. Actual revenues collected were $4,939,923, an increase of $134,123, or 2.8%, over the revised budget.

The following section contains the highlights of the FY25 Measure S Fund Budget:

- **Measure S Tax:** Actual Measure S Tax revenue was $80,263 higher than the revised budget projections. The increase is primarily attributed to a continued recovery and growth in the restaurant, general consumer goods, and fuel sectors. Some of this increase was also due to inflationary pressure on the cost of taxable goods.

Expenditures

Expenditures (unaudited) for the General Fund are summarized in Table 2, below, and are provided in detail in Attachment 3 by function and Attachment 4 by object classification.

TABLE 2
GENERAL FUND EXPENDITURES

	2025 Original Budget	Xfers/Adj	2025 Revised Budget	2025 Actual	2025 Encumbered	Variance Actual to Revised Budget $	Variance Actual to Revised Budget %	Variance Original to Revised Budget $	Variance Original to Revised Budget %
GENERAL FUND EXPENDITURES									
GENERAL GOVERNMENT	5,116,955	62,785	5,179,740	4,485,978	-	693,762	13.4%	62,785	1.2%
COMMUNITY DEVELOPMENT	1,928,780	307,810	2,236,590	2,006,987	-	229,604	10.3%	307,810	16.0%
PUBLIC SAFETY	12,618,705	434,899	13,053,604	12,916,670	-	136,934	1.0%	434,899	3.4%
PUBLIC WORKS	3,535,368	417,834	3,953,202	3,551,086	-	402,116	10.2%	417,834	11.8%
COMMUNITY SERVICES	877,190	135,704	1,012,894	973,041	-	39,853	3.9%	135,704	15.5%
TRANSFERS OUT	-	419,054	419,054	419,054	-	-	0.0%	419,054	-
TOTAL GENERAL FUND EXPENDITURES	**24,076,998**	**1,778,087**	**25,855,085**	**24,352,816**	**-**	**1,502,269**	**5.8%**	**1,778,087**	**7.4%**
MEASURE S EXPENDITURES									
GENERAL GOVERNMENT	-	42,800	42,800	28,654	11,662	2,484	5.8%	42,800	-
PUBLIC WORKS	390,000	418,950	808,950	418,950	390,000	-	0.0%	418,950	107.4%
TRANSFERS OUT	1,046,400	1,326,271	2,372,671	2,372,671	-	-	0.0%	1,326,271	126.7%
TOTAL MEASURE S EXPENDITURES	**1,436,400**	**1,788,021**	**3,224,421**	**2,820,275**	**401,662**	**2,484**	**0.1%**	**1,788,021**	**124.5%**
TOTAL GF & MEASURE S EXPENDITURES	**25,513,398**	**3,566,107**	**29,079,505**	**27,173,091**	**401,662**	**1,504,753**	**5.2%**	**3,566,107**	**14.0%**

The revised General Fund Expenditure budget for FY25 was $25,855,085. Actual expenditures were $24,352,816, which was $1,502,269, or 5.8%, less than the revised expenditure budget amount.

The following section contains the expenditure highlights of the FY25 General Fund Budget:

- **Salaries and Fringe Benefit Costs:**
    - Actual salaries and benefit costs totaled $11,718,974, which was $488,593 less than the revised budget, primarily due to position vacancies and underspent health benefits.
- **Professional Services:**
    - The professional services category realized savings in all departments throughout City Hall. Overall professional services totaled $8,222,351, which was $714,942 less than the revised budget.
- **Materials, Supplies and Services:**
    - All other Materials, Supplies and Services expenditure categories realized cumulative savings of $298,734 for the fiscal year.

The revised Measure S Expenditure budget for FY25 was $3,224,421. Actual expenditures were $2,820,275 and $401,662 in encumbered funds, which was $2,484, or 0.1%, less than the revised expenditure budget amount.

The following section contains the expenditure highlights of the FY25 Measure S Fund Budget:

MEASURE S EXPENDITURES	2025 Original Budget	Transfers/ Adj	2025 Revised Budget	2025 Actual	2025 Encumbered	Variance Actual to Revised Budget $	Variance Actual to Revised Budget %	Variance Original to Revised Budget $	Variance Original to Revised Budget %
PROFESSIONAL SERVICES	$ -	$ 41,624	$ 41,624	$ 27,478	$ 11,662	$ 2,484	6.0%	$ 41,624	-
HDL	$ -	$ 15,000	$ 15,000	$ 3,338	$ 11,662				
STATE OF CALIFORNIA	$ -	$ 26,624	$ 26,624	$ 24,140	$ -				
OTHER CHARGES	$ -	$ 1,176	$ 1,176	$ 1,176	$ -	$ -	0.0%	$ 1,176	-
CHANDLER INVESTMENT FEES	$ -	$ 1,176	$ 1,176	$ 1,176	$ -				
CONSTRUCTION	$ 390,000	$ 418,950	$ 808,950	$ 418,950	$ 390,000	$ -	0.0%	$ 418,950	107.4%
FY24 ANNUAL PAVEMENT PROJECT	$ -	$ 390,000	$ 390,000	$ 390,000	$ -				
HIGHLAND MEDIAN PROJECT	$ -	$ 22,739	$ 22,739	$ 22,739	$ -				
LCP TOT LOT	$ -	$ 6,210	$ 6,210	$ 6,210	$ -				
FY25 ANNUAL PAVEMENT PROJECT	$ 390,000	$ -	$ 390,000	$ -	$ 390,000				
TRANSFERS OUT - ASSET REPLACEMENT	$ 1,046,400	$ 796,271	$ 1,842,671	$ 1,842,671	$ -	$ -	0.0%	$ 796,271	76.1%
FIRE TRUCK PURCHASE	$ 733,000	$ 733,000	$ 1,466,000	$ 1,466,000	$ -				
FIRE ENGINE PURCHASE	$ 313,400	$ -	$ 313,400	$ 313,400	$ -				
PARKS & REC EV PURCHASE	$ -	$ 63,271	$ 63,271	$ 63,271	$ -				
TRANSFERS OUT - CIP	$ -	$ 530,000	$ 530,000	$ 530,000	$ -	$ -	0.0%	$ 530,000	-
SANTA HELENA PROJECT	$ -	$ 450,000	$ 450,000	$ 450,000	$ -				
HIGHLAND MEDIAN PROJECT	$ -	$ 80,000	$ 80,000	$ 80,000	$ -				
TOTAL MEASURE S EXPENDITURES	$ 1,436,400	$ 1,788,021	$ 3,224,421	$ 2,820,275	$ 401,662	$ 2,484	0.1%	$ 1,788,021	124.5%

A full accounting of the Measure S revenues and expenditures since inception, including FY 2026 & FY 2027 Adopted Budgets, is included as Attachment 5.

Schedule of Revenues, Expenditures, and Projected Surplus

With the unaudited revenue and expenditures reported for the FY25, the projected unaudited surplus is detailed in Table 3.

TABLE 3
GENERAL FUND - PROJECTED SURPLUS

	GENERAL FUND	MEASURE S	TOTAL
ACTUAL REVENUES	27,213,532	4,939,923	32,153,455
ACTUAL EXPENDITURES	(24,352,816)	(2,820,275)	(27,173,091)
ENCUMBRANCES	-	(401,662)	(401,662)
NET SURPLUS/(DEFICIT)	2,860,716	1,717,987	4,578,702

Payment to PARS Trust Funds

In FY 2015, the Council approved and established a combined PARS Pension and OPEB Trust. Through FY25, Council has allocated a total of $7,325,412 to the PARS Pension and OPEB Trust Accounts by using a portion of each of the FY's General Fund surpluses and as part of the adopted budget as detailed in Table 4.

TABLE 4
PARS CONTRIBUTIONS

FY	PROJECTED SURPLUS	PENSION	OPEB	TOTAL
2015	907,284	500,000	-	500,000
2016	613,462	316,209	135,000	451,209
2017	1,123,432	347,094	85,376	432,470
2018	1,121,884	357,098	87,689	444,787
2019	1,768,986	623,724	253,516	877,240
2020	1,046,697	283,926	198,000	481,926
2021	1,378,485	485,075	204,000	689,075
2022	2,161,522	809,898	138,000	947,898
2023	1,887,905	707,536	137,000	844,536
2024	3,049,547	1,198,929	342,342	1,541,271
2025	2,860,716		115,000	115,000
TOTAL	**17,919,920**	**5,629,489**	**1,695,923**	**7,325,412**

As part of the adoption of the FY26 and FY27 Budget, the City continued its funding policy for the OPEB PARS Trust ($139,300 in FY26 and $148,879 in FY27).

To continue funding the Pension portion of the PARS Trust, Staff is recommending that Council consider setting aside a portion of the FY25 projected surplus, historically 35% of the General Fund surplus. Staff has prepared a resolution that will be updated to reflect the amounts that Council approves to be used to fund the PARS Pension Trust. Since the Pension Trust provides funds for employee benefits and employee benefits are paid by both General Fund and non-General Fund funds, an allocation method will be used to ensure all funds which pay employee benefits contribute to the Trust payments. The General Fund portion of the contribution will be budgeted and paid from the FY25 Unreserved General Fund balance.

CEQA COMPLIANCE STATEMENT: N/A

FISCAL IMPACT:

Staff is not recommending any budget appropriations be made to the FY25 Budget for audit purposes, however, if authorized by Council, Staff is recommending the following

budget adjustments and appropriation be made in the FY25 Budget utilizing projected surplus as follows:

PARS Trust Funds

- Budget appropriations, as determined by the Finance Department, if Council authorizes funds be used from the projected FY25 General Fund surplus to fund the PARS Pension and OPEB Trust.

Asset Replacement Fund

- Budget appropriations, as determined by the Finance Department, if Council authorizes funds be used from the projected FY25 General Fund surplus to fund asset replacement fund.

Facilities Replacement Fund

- Budget appropriations, as determined by the Finance Department, if Council authorizes funds be used from the projected FY25 General Fund surplus to fund facilities replacement fund.

WORK PLAN: N/A

OPTIONS:

- Approve Staff recommendation.
- Provide alternative direction.

CITY STAFF RECOMMENDATION:

Staff recommends that the City Council:

1. Accept and file the General Fund Update for FY25.
2. Provide direction to Staff regarding whether to use an amount of the projected General Fund surplus to fund the PARS Irrevocable Trust for Pensions as part of a budget appropriation to the General Fund Unreserved Fund Balance, and other funds as determined by the Finance Department, in FY25.
3. Provide direction to Staff regarding whether to use an amount of the projected General Fund surplus to add funding to the Asset Replacement Fund as part of a budget appropriation to the General Fund Unreserved Fund Balance in FY25.
4. Provide direction to Staff regarding whether to use an amount of the projected General Fund surplus to add funding to the Facilities Replacement Fund as part of a budget appropriation to the General Fund Unreserved Fund Balance in FY25.

5. Authorize the City Treasurer to amend the FY25 budget accordingly.

Alyssa Muto, City Manager

Attachments:

1. Resolution 2025-112
2. General Fund & Measure S Fund Revenues for FY25
3. General Fund & Measure S Fund Expenditures by Function for FY25
4. General Fund & Measure S Fund Expenditures by Object Code for FY25
5. Measure S Fund FY23 through FY27 Revenues, Expenditures and Projected Fund Balance

RESOLUTION 2025-112

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, REVISING APPROPRIATIONS IN THE FISCAL YEAR 2025 BUDGETS AND AUTHORIZING THE CITY TREASURER TO AMEND THE BUDGETS ACCORDINGLY

WHEREAS, during the course of the fiscal year, new information becomes available to Staff which require adjustments to the adopted budget; and

WHEREAS, Section 3.08.040 of the Solana Beach Municipal Code limits the purchases by departments within the total departmental budget appropriations; and

WHEREAS, the City's Operating Budget Policies state that total expenditures of a particular fund may not exceed that which is appropriated by the City Council, without a budget amendment; and

WHEREAS, the City Manager, in coordination with the Finance Director, reviewed and analyzed the expenditures of the Fiscal Year 2025 Adopted Budget, and recommend certain amendments be made to the General Fund as well as other funds.

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Solana Beach, California, does hereby resolve as follows:

1. That the above recitations are true and correct.

2. That the City Treasurer is authorized to amend budget and appropriations in the FY25 budget utilizing projected surplus as follows:

    i. Appropriations from the General Fund of $_____ from the General Fund Fiscal Year 2025 projected surplus and proportionally to other funds to fund the PARS Pension Stabilization & OPEB Trust Funds

    ii. Appropriations from the General Fund of $_____ from the Fiscal Year 2025 projected General Fund surplus to increase funding to the Asset Replacement Fund

    iii. Appropriations from the General Fund of $_____ from the Fiscal Year 2025 projected General Fund surplus to increase funding to the Facilities Replacement Fund

PASSED, APPROVED AND ADOPTED by the City Council of the City of Solana Beach, California, this 22nd day of October 2025, by the following vote:

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

_____
LESA HEEBNER, Mayor

APPROVED AS TO FORM:

_____
JOHANNA N. CANLAS, City Attorney

ATTEST:

_____
ANGELA IVEY, City Clerk

GENERAL FUND REVENUES
FY 25

Description	2025 Original Budget	Transfers/ Adj	2025 Revised Budget	2025 Actual	Variance Actual to Revised $	Variance Actual to Revised %	Variance Original to Revised $	Variance Original to Revised %
PROPERTY TAXES - CURRENT	$ 9,996,980	$ 600,000	$ 10,596,980	$ 10,936,126	$ 339,146	3.2%	$ 600,000	6.0%
PROPERTY TAXES-DELINQUENT	$ 20,402	$ 45,000	$ 65,402	$ 56,052	$ (9,350)	-14.3%	$ 45,000	220.6%
SALES & USE TAX	$ 4,488,000	$ -	$ 4,488,000	$ 4,479,246	$ (8,754)	-0.2%	$ -	0.0%
TRANSIENT OCCUPANCY TAX	$ 1,121,551	$ 300,000	$ 1,421,551	$ 1,214,590	$ (206,961)	-14.6%	$ 300,000	26.7%
SHORT TERM VAC RENTAL TOT	$ 832,832	$ 350,000	$ 1,182,832	$ 1,013,481	$ (169,351)	-14.3%	$ 350,000	42.0%
GAS & ELECTRIC FRANCH TAX	$ 245,000	$ -	$ 245,000	$ 274,209	$ 29,209	11.9%	$ -	0.0%
WASTE FRANCHISE	$ 265,000	$ -	$ 265,000	$ 321,120	$ 56,120	21.2%	$ -	0.0%
CABLE TV FRANCHISE TAX	$ 235,000	$ -	$ 235,000	$ 181,464	$ (53,536)	-22.8%	$ -	0.0%
COMMUNITY ACCESS 1%	$ 50,000	$ -	$ 50,000	$ 37,641	$ (12,359)	-24.7%	$ -	0.0%
REAL PROPERTY TRANSFR TAX	$ 185,000	$ -	$ 185,000	$ 222,733	$ 37,733	20.4%	$ -	0.0%
BENEFIT FEES	$ 460,000	$ -	$ 460,000	$ 445,068	$ (14,932)	-3.2%	$ -	0.0%
STREET SWEEPING	$ 50,750	$ -	$ 50,750	$ 54,364	$ 3,614	7.1%	$ -	0.0%
HOUSEHOLD HAZARDOUS WASTE	$ 33,000	$ -	$ 33,000	$ 36,243	$ 3,243	9.8%	$ -	0.0%
NPDES FEES	$ 260,000	$ -	$ 260,000	$ 270,308	$ 10,308	4.0%	$ -	0.0%
RDA PASS THRU PAYMENTS	$ 205,000	$ -	$ 205,000	$ 379,916	$ 174,916	85.3%	$ -	0.0%
TAXES - TOTAL	$ 18,448,515	$ 1,295,000	$ 19,743,515	$ 19,922,560	$ 179,045	0.9%	$ 1,295,000	7.0%
BUSINESS REGISTRATION	$ 255,000	$ 45,000	$ 300,000	$ 275,215	$ (24,785)	-8.3%	$ 45,000	17.6%
BUILDING PERMITS	$ 332,000	$ 150,000	$ 482,000	$ 514,149	$ 32,149	6.7%	$ 150,000	45.2%
OTHER PERMITS	$ 35,350	$ -	$ 35,350	$ 40,059	$ 4,709	13.3%	$ -	0.0%
LICENSES & PERMITS - TOTAL	$ 622,350	$ 195,000	$ 817,350	$ 829,423	$ 12,073	1.5%	$ 195,000	31.3%
CVC FINES	$ 65,000	$ -	$ 65,000	$ 100,024	$ 35,024	53.9%	$ -	0.0%
ADMIN CITATIONS	$ 20,000	$ -	$ 20,000	$ 59,155	$ 39,155	195.8%	$ -	0.0%
PARKING CITATIONS	$ 110,000	$ 7,939	$ 117,939	$ 178,024	$ 60,084	50.9%	$ 7,939	7.2%
REDFLEX CITATIONS	$ 125,000	$ -	$ 125,000	$ 179,726	$ 54,726	43.8%	$ -	0.0%
FALSE ALARM FINES	$ 200	$ -	$ 200	$ -	$ (200)	-100.0%	$ -	0.0%
FINES & PENALTIES - TOTAL	$ 320,200	$ 7,939	$ 328,139	$ 516,928	$ 188,789	57.5%	$ 7,939	2.5%
INTEREST EARNINGS	$ 249,900	$ 280,000	$ 529,900	$ 553,027	$ 23,127	4.4%	$ 280,000	112.0%
GAIN/LOSS ON FMV OF ASSET	$ -	$ -	$ -	$ 413,439	$ 413,439	100.0%	$ -	-
PROPERTY RENTAL	$ 75,575	$ -	$ 75,575	$ 96,100	$ 20,525	27.2%	$ -	0.0%
SALE OF PERSONAL PROPERTY	$ -	$ -	$ -	$ -	$ -	100.0%	$ -	-
USE OF MONEY & PROPERTY - TOTAL	$ 325,475	$ 280,000	$ 605,475	$ 1,062,565	$ 457,090	75.5%	$ 280,000	86.0%
MOTOR VEHICLE IN LIEU	$ 2,180,000	$ 140,000	$ 2,320,000	$ 2,320,937	$ 937	0.0%	$ 140,000	6.4%
STATE HOE	$ 49,000	$ -	$ 49,000	$ 47,109	$ (1,891)	-3.9%	$ -	0.0%
OFF TRACK BETTING	$ 11,000	$ -	$ 11,000	$ 10,370	$ (630)	-5.7%	$ -	0.0%
PALOMAR COLLGE REIMB	$ 7,350	$ -	$ 7,350	$ 7,938	$ 588	8.0%	$ -	0.0%
FIRE REV FM OTHER AGENCES	$ 10,000	$ -	$ 10,000	$ 10,131	$ 131	1.3%	$ -	0.0%
TOWING FEE CREDIT	$ 2,500	$ -	$ 2,500	$ 2,084	$ (416)	-16.6%	$ -	0.0%
STATE GRANTS	$ -	$ -	$ -	$ 11,125	$ 11,125	#DIV/0!	$ -	-
MISCELLANEOUS - INTERGOV	$ 20,000	$ 70,000	$ 90,000	$ 152,545	$ 62,545	69.5%	$ 70,000	350.0%
INTERGOVERNMENTAL REVENUE - TOTAL	$ 2,279,850	$ 210,000	$ 2,489,850	$ 2,562,240	$ 72,390	2.9%	$ 210,000	9.2%
PLANNING & ZONING FEES	$ 241,000	$ -	$ 241,000	$ 343,473	$ 102,473	42.5%	$ -	0.0%
BUILDING PLAN CHECK FEES	$ 320,000	$ -	$ 320,000	$ 459,851	$ 139,851	43.7%	$ -	0.0%
PUBLIC FACILITIES FEES	$ 70,000	$ -	$ 70,000	$ 119,936	$ 49,936	71.3%	$ -	0.0%
ENGINEERING FEES	$ 162,000	$ -	$ 162,000	$ 181,130	$ 19,130	11.8%	$ -	0.0%
FIRE FEES	$ 33,000	$ -	$ 33,000	$ 75,736	$ 42,736	129.5%	$ -	0.0%
MISC. SERVICE CHARGES	$ 3,000	$ -	$ 3,000	$ 225	$ (2,775)	100.0%	$ -	0.0%
SERVICE CHARGES - TOTAL	$ 829,000	$ -	$ 829,000	$ 1,180,350	$ 351,350	42.4%	$ -	0.0%
GRANTS & DONATIONS	$ 20,000	$ -	$ 20,000	$ 15,000	$ (5,000)	-25.0%	$ -	0.0%
MISCELLANEOUS REVENUE	$ 20,000	$ -	$ 20,000	$ 22,268	$ 2,268	11.3%	$ -	0.0%
WORKERS COMPENSATION	$ 20,000	$ -	$ 20,000	$ -	$ (20,000)	-100.0%	$ -	0.0%
ADMINISTRATIVE CHARGES	$ 1,230,967	$ (332,909)	$ 898,058	$ 898,058	$ 0	0.0%	$ (332,909)	-27.0%
REIMBURSED COSTS	$ 148,875	$ 35,000	$ 183,875	$ 199,202	$ 15,327	8.3%	$ 35,000	23.5%
OTHER REVENUES - TOTAL	$ 1,439,842	$ (297,909)	$ 1,141,933	$ 1,134,528	$ (7,405)	-0.6%	$ (297,909)	-20.7%
TRANSFERS IN	$ -	$ 4,938	$ 4,938	$ 4,938	$ -	0.0%	$ 4,938	-
TRANSFERS IN - TOTAL	$ -	$ 4,938	$ 4,938	$ 4,938	$ -	0.0%	$ 4,938	-
TOTAL GENERAL FUND REVENUES	$ 24,265,232	$ 1,694,968	$ 25,960,200	$ 27,213,532	$ 1,253,332	4.8%	$ 1,694,968	7.0%

Attachment 2

GENERAL FUND REVENUES
FY 25

Description	2025 Original Budget	Transfers/ Adj	2025 Revised Budget	2025 Actual	Variance Actual to Revised $	Variance Actual to Revised %	Variance Original to Revised $	Variance Original to Revised %
MEASURE S REVENUES								
SALES & USE TAX	$ 4,488,000	$ 300,000	$ 4,788,000	$ 4,868,263	$ 80,263	1.7%	$ 300,000	6.7%
TAXES - TOTAL	$ 4,488,000	$ 300,000	$ 4,788,000	$ 4,868,263	$ 80,263	1.7%	$ 300,000	6.7%
INTEREST EARNINGS	$ -	$ 17,800	$ 17,800	$ 39,731	$ 21,931	100.0%	$ 17,800	-
GAIN/LOSS ON FMV OF ASSET	$ -	$ -	$ -	$ 31,929	$ 31,929	100.0%	$ -	-
USE OF MONEY & PROPERTY - TOTAL	$ -	$ 17,800	$ 17,800	$ 71,660	$ 53,860	100.0%	$ 17,800	-
TOTAL MEASURE S REVENUES	$ 4,488,000	$ 317,800	$ 4,805,800	$ 4,939,923	$ 134,123	2.8%	$ 317,800	7.1%

ATTACHMENT 3

GENERAL FUND EXP, BY FUNCTION FY25

	2025 Original Budget	Xfers/Adj	2025 Revised Budget	2025 Actual	2025 Encumbered	Variance Actuals to Revised Budget		Variance Original to Revised Budget	
						$	%	$	%
GENERAL GOVERNMENT									
CITY COUNCIL	357,502	33,075	390,577	383,882	-	6,695	1.7%	33,075	9.3%
CITY CLERK	705,943	-30,000	675,943	563,767	-	112,176	16.6%	(30,000)	-4.2%
CITY MANAGER	695,974	43,219	739,193	631,319	-	107,874	14.6%	43,219	6.2%
CITY ATTORNEY	535,066	0	535,066	381,582	-	153,484	28.7%	-	0.0%
FINANCE	1,357,998	48,079	1,406,077	1,302,106	-	103,970	7.4%	48,079	3.5%
SUPPORT SERVICES	41,784	0	41,784	36,365	-	5,419	13.0%	-	0.0%
HUMAN RESOURCES	680,080	-42,400	637,680	519,351	-	118,329	18.6%	(42,400)	-6.2%
INFORMATION SERVICES	742,608	10,813	753,421	667,605	-	85,816	11.4%	10,813	1.5%
TOTAL GENERAL GOVERNMENT	5,116,955	62,785	5,179,740	4,485,978	-	693,762	13.4%	62,785	1.2%
COMMUNITY DEVELOPMENT									
PLANNING	1,073,867	122,965	1,196,832	1,032,960	-	163,872	13.7%	122,965	11.5%
BUILDING SERVICES	548,808	150,000	698,808	658,245	-	40,563	5.8%	150,000	27.3%
CODE/PARKING COMPLIANCE	306,105	34,845	340,950	315,782	-	25,168	7.4%	34,845	11.4%
TOTAL COMMUNITY DEVELOPMENT	1,928,780	307,810	2,236,590	2,006,987	-	229,604	10.3%	307,810	16.0%
PUBLIC SAFETY									
LAW ENFORCEMENT	4,962,454	15,000	4,977,454	4,986,252	-	(8,798)	-0.2%	15,000	0.3%
FIRE DEPARTMENT	6,290,591	241,255	6,531,846	6,387,212	-	144,634	2.2%	241,255	3.8%
ANIMAL CONTROL	94,000	4,236	98,236	94,366	-	3,870	3.9%	4,236	4.5%
CIVIL DEFENSE	34,750	2,630	37,380	36,344	-	1,036	2.8%	2,630	7.6%
MARINE SAFETY	1,235,710	171,778	1,407,488	1,412,495	-	(5,007)	-0.4%	171,778	13.9%
SHORELINE PROTECTION	1,200	-	1,200	-	-	1,200	100.0%	-	0.0%
TOTAL PUBLIC SAFETY	12,618,705	434,899	13,053,604	12,916,670	-	136,934	1.0%	434,899	3.4%
PUBLIC WORKS									
ENGINEERING	657,419	129,886	787,305	696,587	-	90,718	11.5%	129,886	19.8%
ENVIRONMENTAL SERVICES	549,469	42,632	592,101	522,185	-	69,916	11.8%	42,632	7.8%
STREET MAINTENANCE	742,528	73,284	815,812	737,152	-	78,660	9.6%	73,284	9.9%
TRAFFIC SAFETY	536,548	5,000	541,548	457,039	-	84,509	15.6%	5,000	0.9%
STREET CLEANING	119,500	7,800	127,300	101,731	-	25,569	20.1%	7,800	6.5%
PARK MAINTENANCE	501,234	44,799	546,033	525,414	-	20,619	3.8%	44,799	8.9%
PUBLIC FACILITIES	428,670	114,433	543,103	510,979	-	32,124	5.9%	114,433	26.7%
TOTAL PUBLIC WORKS	3,535,368	417,834	3,953,202	3,551,086	-	402,116	10.2%	417,834	11.8%
COMMUNITY SERVICES									
COMMUNITY SERVICES	185,049	44,814	229,863	202,169	-	27,694	12.0%	44,814	24.2%
RECREATION	692,141	90,890	783,031	770,872	-	12,159	1.6%	90,890	13.1%
TOTAL COMMUNITY SERVICES	877,190	135,704	1,012,894	973,041	-	39,853	3.9%	135,704	15.5%
TRANSFERS OUT	-	419,054	419,054	419,054	-	-	0.0%	419,054	-
TOTAL GF EXPENDITURES	**24,076,998**	**1,778,087**	**25,855,085**	**24,352,816**	**-**	**1,502,269**	**38.8%**	**1,778,087**	**7.4%**

Attachment 3

ATTACHMENT 3
GENERAL FUND EXP, BY FUNCTION FY25

	2025 Original Budget	Xfers/Adj	2025 Revised Budget	2025 Actual	2025 Encumbered	Variance Actuals to Revised Budget		Variance Original to Revised Budget	
						$	%	$	%
MEASURE S EXPENDITURES									
GENERAL GOVERNMENT	-	42,800	42,800	28,654	11,662	2,484	5.8%	42,800	-
PUBLIC WORKS	390,000	418,950	808,950	418,950	390,000	-	0.0%	418,950	107.4%
TRANSFERS OUT	1,046,400	1,326,271	2,372,671	2,372,671	-	-	0.0%	1,326,271	126.7%
TOTAL MEASURE S EXPENDITURES	**1,436,400**	**1,788,021**	**3,224,421**	**2,820,275**	**401,662**	**48,337**	**2.6%**	**1,788,021**	**124.5%**
TOTAL GF & MEASURE S EXPENDITURES	**25,513,398**	**3,566,107**	**29,079,505**	**27,173,091**	**401,662**	**1,550,606**	**2.6%**	**3,566,107**	**14.0%**

ATTACHMENT 4
GENERAL FUND EXP, BY OBJECT FY 2025

	2025 Original Budget	Transfers/ Adj	2025 Revised Budget	2025 Actual	2025 POs	Variance Actual to Revised		Variance Original to Revised	
						$	%	$	%
REGULAR SALARIES	6,481,811	124,957	6,606,768	6,511,603	-	95,165	1.4%	124,957	1.9%
PART-TIME & TEMPS	478,200	235,355	713,555	672,933	-	40,622	5.7%	235,355	49.2%
OVERTIME	791,845	118,306	910,151	891,751	-	18,400	2.0%	118,306	14.9%
SPECIAL PAY	130,898	51,114	182,012	180,228	-	1,784	1.0%	51,114	39.0%
PART TIME/TEMP:NON-SALARY	-	43,730	43,730	42,736	-	994	2.3%	43,730	-
RETIREMENT	992,595	(44,190)	948,405	888,513	-	59,892	6.3%	(44,190)	-4.5%
RETIREMENT-UAL PAYMENT	1,026,486	146,019	1,172,505	1,172,503	-	2	0.0%	146,019	14.2%
MEDICARE	125,788	(2,665)	123,123	111,636	-	11,487	9.3%	(2,665)	-2.1%
SOCIAL SECURITY	31,393	3,448	34,841	28,691	-	6,150	17.7%	3,448	11.0%
HEALTH INSURANCE	1,291,369	(65,551)	1,225,818	1,031,582	-	194,236	15.8%	(65,551)	-5.1%
LT DISABILITY INSURANCE	24,918	(2,983)	21,935	11,553	-	10,382	47.3%	(2,983)	-12.0%
LIFE INSURANCE	18,347	(533)	17,814	13,135	-	4,679	26.3%	(533)	-2.9%
RHSA % BENEFIT	42,566	(42,566)	-	-	-	-	100.0%	(42,566)	-100.0%
CITY CONTRB FF TRUST	-	42,566	42,566	40,541	-	2,025	4.8%	42,566	-
2% DEFERRED COMP 457	79,141	10,110	89,251	60,157	-	29,094	32.6%	10,110	12.8%
UNEMPLOYMENT INSURANCE	20,000	(336)	19,664	6,342	-	13,322	67.7%	(336)	-1.7%
AUTO ALLOWANCE	43,703	2,141	45,844	45,485	-	359	0.8%	2,141	4.9%
UNIFORM ALLOWANCE	3,000	417	3,417	3,416	-	1	0.0%	417	13.9%
RIDESHARE	4,000	2,169	6,169	6,169	-	-	0.0%	2,169	54.2%
TOTAL SALARIES & BENEFITS	**11,586,060**	**621,507**	**12,207,567**	**11,718,974**	**-**	**488,593**	4.0%	**621,507**	5.4%
TRAVEL-MEETINGS	55,970	3,858	59,828	33,182	-	26,646	44.5%	3,858	6.9%
TRAINING	48,000	661	48,661	37,207	-	11,454	23.5%	661	1.4%
MEMBERSHIPS/DUE	128,620	741	129,361	122,713	-	6,648	5.1%	741	0.6%
CLOTHING	63,900	7,655	71,555	69,744	-	1,811	2.5%	7,655	12.0%
TUITION REIMBURSEMENT	10,000	735	10,735	10,733	-	2	0.0%	735	7.4%
PRE-EMPLOYMENT	13,800	10,000	23,800	23,337	-	463	1.9%	10,000	72.5%
RECRUITMENT	20,750	(10,000)	10,750	2,775	-	7,975	74.2%	(10,000)	-48.2%
FIRE PREVENTION PROGRAM	9,200	2,511	11,711	11,711	-	-	0.0%	2,511	27.3%
ELECTIONS	65,000	(60,000)	5,000	3,124	-	1,876	37.5%	(60,000)	-92.3%
OFFICE SUPPLIES	14,460	2,411	16,871	13,299	-	3,572	21.2%	2,411	16.7%
POSTAGE	8,400	-	8,400	6,167	-	2,233	26.6%	-	0.0%
BOOKS/SUB/PRINT	62,870	1,612	64,482	47,168	-	17,314	26.9%	1,612	2.6%
MINOR EQUIPMENT(UNDER $5K)	60,950	(1,012)	59,938	44,144	-	15,794	26.4%	(1,012)	-1.7%
EQUIPMENT (OVER $5K)	-	5,164	5,164	5,164	-	-	0.0%	5,164	-
SPECIAL DEPT SUPPLIES	156,150	10,245	166,395	135,633	-	30,761	18.5%	10,245	6.6%
SMALL TOOLS	1,700	256	1,956	1,868	-	88	4.5%	256	15.0%
VEHICLE OPERATING SUPPLIE	57,700	2,817	60,517	56,629	-	3,888	6.4%	2,817	4.9%
VEHICLE MAINTENANCE	119,700	(329)	119,371	102,699	-	16,672	14.0%	(329)	-0.3%
ADVERTISING	18,050	9,614	27,664	24,023	-	3,641	13.2%	9,614	53.3%
COMMUNICATIONS	132,800	37,484	170,284	151,288	-	18,996	11.2%	37,484	28.2%
UTILITIES - ELECTRIC	139,800	34,425	174,225	172,004	-	2,221	1.3%	34,425	24.6%
RENTS/LEASES	29,284	1,840	31,124	25,299	-	5,825	18.7%	1,840	6.3%
MAINT OF BUILDING/GROUNDS	442,870	18,875	461,745	444,999	-	16,746	3.6%	18,875	4.3%
UTILITIES - WATER	65,800	13,533	79,333	76,212	-	3,121	3.9%	13,533	20.6%
MILEAGE	3,760	(803)	2,957	944	-	2,013	68.1%	(803)	-21.4%

Attachment 4

ATTACHMENT 4
GENERAL FUND EXP, BY OBJECT FY 2025

	2025 Original Budget	Transfers/ Adj	2025 Revised Budget	2025 Actual	2025 POs	Variance Actual to Revised		Variance Original to Revised	
						$	%	$	%
PROFESSIONAL SERVICES	8,322,575	614,718	8,937,293	8,222,351	-	714,942	8.0%	614,718	7.4%
MAINTENANCE OF EQUIPMENT	199,024	(975)	198,049	154,618	-	43,430	21.9%	(975)	-0.5%
CONTRIBUTION TO AGENCIES	91,050	24,862	115,912	112,410	-	3,502	3.0%	24,862	27.3%
COMMUNITY TV PRODUCTION	73,900	-	73,900	46,733	-	27,167	36.8%	-	0.0%
SPECIAL EVENTS	30,300	2,320	32,620	27,434	-	5,186	15.9%	2,320	7.7%
CONTINGENCY	37,500	(37,500)	-	-	-	-	-	(37,500)	-100.0%
OTHER CHARGES	200,755	18,869	219,624	217,309	-	2,316	1.1%	18,869	9.4%
PUBLIC ART EXPENDITURES	6,000	22,939	28,939	11,569	-	17,370	60.0%	22,939	382.3%
TOTAL MATERIALS, SUPPLIES & PROFESSIONAL SERVICES	**10,690,638**	**737,526**	**11,428,164**	**10,414,488**	**-**	**1,013,676**	8.9%	**737,526**	6.9%
TRANSFERS OUT	-	419,054	419,054	419,054	-	-	0.0%	419,054	-
INTRNL CHRGS - CLAIMS	648,100	-	648,100	648,100	-	-	0.0%	-	0.0%
INTRNL CHRGS - WRKRS COMP	499,700	-	499,700	499,700	-	-	0.0%	-	0.0%
ASSET REPLACEMENT CHRGS	122,500	-	122,500	122,500	-	-	0.0%	-	0.0%
700 STEVENS	445,700	-	445,700	445,700	-	-	0.0%	-	0.0%
PARS OPEB CHARGES	84,300	-	84,300	84,300	-	-	0.0%	-	0.0%
TOTAL CAPITAL, DEBT, & INTERNAL SVS CHARGES	**1,800,300**	**419,054**	**2,219,354**	**2,219,354**	**-**	**-**	0.0%	**419,054**	23.3%
TOTAL GF EXPENDITURES	**24,076,998**	**1,778,087**	**25,855,085**	**24,352,816**	**-**	**1,502,269**	5.8%	**1,778,087**	7.4%
	-								
MEASURE S EXPENDITURES									
PROFESSIONAL SERVICES	-	41,624	41,624	27,478	11,662	2,484	6.0%	41,624	-
OTHER CHARGES	-	1,176	1,176	1,176	-			1,176	-
CONSTRUCTION	390,000	418,950	808,950	418,950	390,000	-	0.0%	418,950	107.4%
TRANSFERS OUT - ASSET REPLACEMENT	1,046,400	796,271	1,842,671	1,842,671	-			796,271	76.1%
TRANSFERS OUT - CIP	-	530,000	530,000	530,000	-	-	0.0%	530,000	-
TOTAL MEASURE S EXP.	**1,436,400**	**1,788,021**	**3,224,421**	**2,820,275**	**401,662**	**2,484**	**0.1%**	**1,788,021**	**124.5%**

Att 5: Measure S Fund

	FY23 Actuals	FY24 Actuals	FY25 Actuals	FY26 Budget	FY27 Budget
Admin Costs	$ 4,772	$ 11,663	$ 28,654	$ 37,284	$ 25,640
Professional Services - CIP	$ -	$ -	$ -	$ 25,301	$ -
Fletcher Cove Ramp Geotechnical	-	-	-	25,301	-
Design	$ -	$ -	$ -	$ 400,000	$ 300,000
Marine Safety Building Add'l Design	-	-	-	400,000	300,000
Construction	$ -	$ 667,790	$ 418,950	$ 1,450,725	$ 1,190,000
La Colonia TOT LOT	-	667,790	6,210	-	-
Fletcher Cove Ramp Project	-	-	-	210,725	-
Cliff Street Pedestrian Bridge Repairs	-	-	-	200,000	-
Rosa Street Pedestrian Bridge Repairs	-	-	-	125,000	-
Storm Drain Improvements	-	-	-	300,000	300,000
Annual Pavement Program	-	-	390,000	475,000	390,000
Fletcher Cove Concrete Repair	-	-	-	140,000	-
La Colonia Park Building & Courtyard Improvements	-	-	-	-	500,000
Highland Drive Project	-	-	22,739	-	-
Transfers to CIP Fund	$ -	$ 3,000,000	$ 530,000	$ 500,000	$ 500,000
Annual Pavement Program Project	-	500,000	-	-	-
Highland Drive Median Project	-	-	80,000	-	-
Lomas Santa Fe Project	-	1,000,000	-	-	-
Marine Safety Building Project	-	1,000,000	-	500,000	500,000
Santa Helena Neighborhood Trail	-	-	450,000	-	-
Storm Water Improvements Project	-	500,000	-	-	-
Transfers to Asset Replacement Fund	$ -	$ 733,400	$ 1,842,671	$ 392,316	$ 749,295
Fire Engine Replacement	-	-	313,400	313,000	634,295
Fire Truck Replacement	-	733,400	1,466,000	-	-
Marine Safety Radios	-	-	-	79,316	-
Marine Safety Truck, upfitting	-	-	-	-	94,000
Marine Safety UTV, upfitting	-	-	-	-	21,000
Parks/Rec EV Truck	-	-	63,271	-	-
Transfers to Other Funds	$ -	$ -	$ -	$ 86,306	$ 72,558
CRT Funding (Xfer to CRT Fund)	-	-	-	86,306	72,558
TOTAL MEASURE S EXPENDITURES	**$ 4,772**	**$ 4,412,853**	**$ 2,820,275**	**$ 2,891,932**	**$ 2,837,493**
TOTAL MEASURE S REVENUES	**$ 1,196,851**	**$ 5,085,351**	**$ 4,939,923**	**$ 5,088,121**	**$ 5,164,772**
Revenues over/(under) Expenditures	$ 1,192,079	$ 672,499	$ 2,119,648	$ 2,196,189	$ 2,327,279
Beginning Fund Balance	$ -	$ 1,192,079	$ 1,864,578	$ 3,984,226	$ 6,180,415
Projected Ending Fund Balance	$ 1,192,079	$ 1,864,578	$ 3,984,226	$ 6,180,415	$ 8,507,694

Attachment 5

STAFF REPORT
CITY OF SOLANA BEACH

TO:	Honorable Mayor and City Councilmembers
FROM:	Alyssa Muto, City Manager
MEETING DATE:	October 22, 2025
ORIGINATING DEPT:	Engineering Department
SUBJECT:	**Project Update on the Lomas Santa Fe–East Improvement Project – Final Design and Extension of PSA with Michael Baker International for Design-Related Construction Support**

BACKGROUND:

The Lomas Santa Fe Corridor is the City's primary east–west arterial and provides access to schools, parks, the library, transit, and commercial areas. The City has advanced the Lomas Santa Fe–East Improvement Project with design, funding, and agency coordination over several years to prepare the Loma Santa Fe-East Improvement Project for construction. The project will maintain two lanes of travel in both direction, and includes new sidewalks, a multi-use trail, bicycle lanes, landscaped medians, and pedestrian enhancements, including benches, decorative paving of the sidewalks and trash receptacles.

This item is before the City Council to receive input on the final design elements associated with the pedestrian enhancements (benches, decorative paving, and trash receptacles) and the tree palate prior to advertisement for construction bids. This item is also before City Council for consideration of Resolution 2025-115 (Attachment 1), authorizing an amendment to the Professional Services Agreement (PSA) with Michael Baker International, Inc. to update final design plans, provide design-related construction support services, and extend the contract term to align with the construction schedule, in the amount of $230,000, funded by the TIF Fund.

DISCUSSION:

Lomas Santa Fe Drive is a key east–west corridor in the City, connecting neighborhoods to schools, parks, the train station, and the Cedros commercial district. The Lomas Santa

COUNCIL ACTION:

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Fe Corridor Project is comprised of an east and west project and is designed to improve connectivity, circulation, and access for pedestrians, cyclists, and drivers. The project is identified in the City's Comprehensive Active Transportation Strategy (CATS) and Safe Routes to School Plan.

The Lomas Santa Fe-East Improvement Project (Santa Helena to Highland Drive) will maintain two lanes of vehicle travel in both directions, and construct a multi-use trail with pedestrian enhancements, buffered bike lanes, ADA-compliant ramps, signal upgrades, crosswalk improvements, street trees, and landscaped medians. These improvements are intended to enhance mobility and safety along the corridor, particularly for students traveling to Skyline Elementary and Earl Warren Middle School. The project will also include modifications to lane widths and signal phasing to support better traffic flow and visibility at key intersections, while still maintaining two travel lanes in both directions.

A community workshop/open house was held in May 2018, and a presentation was made at a City Council meeting in August 2018, to present initial design ideas that included four roundabouts and active transportation improvements. Through public and Council feedback, the project was redesigned to remove all roundabouts and the results of the community workshop were incorporated into the design and shared with the City Council on January 22, 2020. During the May 26, 2021, Council meeting, the City Council approved the final geometric alignment, including direction to extend the Highway 101 Westside Improvement Project theme to Lomas Santa Fe's streetscape features. While bike racks and bus shelters are not included on the east segment because there is no bus service east of Interstate 5, other elements-such as lighting, waste receptacles, decorative paving and retaining wall treatments are part of the final design. At the October 20, 2021, meeting, Council reviewed options for enhancing the retaining wall between Santa Helena and Via Mil Cumbres and expressed support for a simple decorative treatment, in lieu of a bluff face replica.

In 2022, the City coordinated with Congressman Mike Levin's office to request a grant for construction funding for the Lomas Santa Fe-East Improvement Project. A federal grant was received in May 2023 in the amount of $7.0 million through the National Infrastructure Investment and Jobs Act. It was determined that the grant award would allow for the construction of the project on the east side of Interstate 5, from Santa Helena to Highland Drive. City Council has also allocated surplus funds to this project to cover anticipated costs that have escalated since the design process concluded.

Because of federal funding, Caltrans serves as the delegated authority for construction authorization. The City received in August 2025 Caltrans Authorization to Proceed with advertising the project for construction bids. The purpose of this item is to receive Council's input on final design elements associated with the pedestrian enhancements (benches, decorative paving, trash receptacles) and the tree palate, prior to bid advertisement. Staff will incorporate any final Council direction into the plans and specifications before advertising. Staff anticipates returning to Council in early 2026 to award the construction contract.

<u>Michael Baker International Contract Amendment</u>

On February 13, 2019, the City entered into a Professional Services Agreement (PSA) with Michael Baker International, Inc. (MBI) for final design services for the Lomas Santa Fe Corridor Phase III Project. The original contract was authorized under Resolution 2019-011 for an amount not to exceed $684,500 and a term of two years, through February 13, 2021. The scope included development of engineering plans, specifications, and estimates (PS&E) for the full corridor, from Highway 101 to Highland Drive.

MBI has provided engineering design, community engagement, agency coordination, and federal grant compliance support for the Lomas Santa Fe Corridor Project under a Professional Services Agreement originally authorized in February 2019. The agreement has been amended three times to extend the term and increase compensation, reflecting the evolving scope of work and the need to complete final bid documents in coordination with Caltrans. With these amendments, the total contract amount is $873,980, and the current term expired March 22, 2025 (Resolutions 2023-035 and 2024-079).

With Caltrans granting Authorization to Proceed with advertising the project for construction bids, Staff recommends executing a fourth amendment to retain MBI for design-related construction support services, including but not limited to:

- Review of contractor submittals and requests for information (RFI),
- Attendance at construction meetings,
- Coordination with City Staff, the construction management consultant and Caltrans, and
- Assistance with design clarifications during construction.

The proposed Amendment No. 4 would increase the PSA amount by $230,000, for a total amount of $1,103,980, and extend the term to December 31, 2027, allowing MBI to remain engaged through the construction phase of the project.

Pursuant to Solana Beach Municipal Code Section 3.08.130.D, the requirement for competitive selection may be waived when it is in the public's interest. In this case, retaining the existing design team is the most efficient and cost-effective approach. MBI has been involved with the project since 2016, has in-depth knowledge of the design history, and is familiar with Caltrans oversight procedures and federal grant requirements. Continuing with the same team avoids duplicative efforts, reduces the risk of miscommunication, and allows design-related construction support to begin without delay.

CEQA COMPLIANCE STATEMENT:

A Notice of Exemption/Categorical Exemption for this project was recorded with the County Recorder's Office in April 2024. This Categorical Exemption found the project exempt from CEQA under section number 15301(c) – Existing Highways and Streets.

Since construction of this project will be partially funded from federal funds, environmental clearance is also required under the National Environmental Policy Act (NEPA). The FHWA has delegated this authority to Caltrans. Caltrans originally approved a Categorical

Exclusion under section 23USC 326, 23 CFR 771, activity (c) 3 in April 2024. The NEPA Categorical Exclusion was re-validated by Caltrans in May 2025.

FISCAL IMPACT:

This item is to authorize the City Manager to execute an amendment to the PSA with MBI for design-related construction support, in the amount of $230,000. There is sufficient budget available in the TIF Account (4546510-66610).

The current PSA with MBI is for a total not to exceed amount of $873,980. The amendment would increase the compensation by $230,000, increasing the not-to-exceed amount to $1,103,980 and extending the PSA to December 31, 2027. The additional cost will be covered by TIF funding that has already been allocated.

WORK PLAN:

The Lomas Santa Fe Corridor Project is included as Item II.1 under Transportation and Mobility Priorities in the Fiscal Year 2025/26 Council Work Plan. This staff report updates progress on key objectives, including completion of the federal funding process, amending the PSA with Michael Baker International to provide design-related construction support services, and advertising the project for construction. These steps move the project toward implementation of mobility, access, and safety goals.

OPTIONS:

- Approve Staff recommendation.
- Approve Staff recommendation with modifications.
- Deny Staff recommendation and provide further direction to the City Manager.

CITY STAFFRECOMMENDATION:

Staff recommends that the City Council:

1. Receive this final report and provide additional input and comments as needed on the Lomas Santa Fe-East Improvement Project.

2. Authorize the City Manager to take any actions necessary to advertise the Lomas Santa Fe-East Improvement Project for construction bids.

Staff also recommends that the City Council adopt Resolution 2025-115:

3. Authorizing the City Manager to execute an amendment to the Professional Services Agreement, for an increase of $230,000, with Michael Baker International for the completion of the bid documents and design-related construction support services for the Lomas Santa Fe-East Improvement Project, which would extend from Santa Helena to Highland Drive. The amendment would also extend the term of the agreement so that the new end date is December 31, 2027.

Alyssa Muto, City Manager

Attachments:

1. Resolution 2025-115
2. Project Preliminary Design Plans (Pre-Bid)

RESOLUTION 2025-115

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH MICHAEL BAKER INTERNATIONAL FOR DESIGN-RELATED CONSTRUCTION SUPPORT

WHEREAS, the City has advanced the Lomas Santa Fe–East Improvement Project with design, funding, and agency coordination over several years to prepare the Loma Santa Fe-East Improvement Project for construction. The project includes new sidewalks, a multi-use trail, bicycle lane buffers, landscaping, and pedestrian enhancements; and

WHEREAS, on February 13, 2019, the City entered into a Professional Services Agreement (PSA) with Michael Baker International, Inc. (MBI) for final design services for the Lomas Santa Fe Corridor Phase III Project. The original contract was authorized under Resolution 2019-011 for an amount not to exceed $684,500 and a term of two years, through February 13, 2021 (Attachment 2). The scope included development of engineering plans, specifications, and estimates (PS&E) for the full corridor, from Highway 101 to Highland Drive; and

WHEREAS, three amendments have been executed that extended the term of the agreement and increased the compensation to provide for changes to the scope of work and split the plans and specifications into separate packages for east and west side construction due to construction funding limitations; and

WHEREAS, with Caltrans granting the Authorization to Proceed with advertising the project for construction bids, Staff recommends executing a fourth amendment to retain MBI for design-related construction support services including, but not limited to, review of contractor submittals and requests for information, attendance at construction meetings, coordination with City Staff, the construction management consultant and Caltrans and assistance with design clarifications during construction; and

WHEREAS, the proposed Amendment No. 4 would increase the PSA amount by $230,000, for a total amount of $1,103,980, and extend the term to December 31, 2027, allowing MBI to remain engaged through the construction phase of the project; and

WHEREAS, pursuant to Solana Beach Municipal Code Section 3.08.130.D, the requirement for competitive selection may be waived when it is in the public's interest. In this case, retaining the existing design team is the most efficient and cost-effective approach. MBI has been involved with the project since 2016, has in-depth knowledge of the design history, and is familiar with Caltrans oversight procedures and federal grant requirements. Continuing with the same team avoids duplicative efforts, reduces the risk

of miscommunication, and allows design-related construction support to begin without delay.

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. Authorize the City Manager to advertise the Lomas Santa Fe-East Improvement Project for construction bids.

3. That the City Council authorizes the City Manager to execute an amendment to the Professional Services Agreement, for an increase of $230,000, with Michael Baker International for the completion of the bid documents and design-related construction support services for the Lomas Santa Fe-East Improvement Project, which would extend from Santa Helena to Highland Drive. The amendment would also extend the term of the agreement so that the new end date is December 31, 2027.

PASSED AND ADOPTED this 22nd day of October 2025, 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:

_____
JOHANNA N. CANLAS, City Attorney

ATTEST:

_____
ANGELA IVEY, City Clerk

LOMAS SANTA FE CORRIDOR EAST IMPROVEMENTS
FEDERAL AID NO. CPFCDSL-5445(008)
CITY OF SOLANA BEACH BID NO. 2025-01

STANDARD REQUIREMENTS

1. ALL WORK, UNLESS OTHERWISE SPECIFIED, SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION AND SUPPLEMENTS OF THE "STANDARD SPECIFICATIONS OF PUBLIC WORKS CONSTRUCTION", SAN DIEGO REGIONAL STANDARD DRAWINGS AND CITY OF SOLANA BEACH ENGINEERING CONSTRUCTION STANDARDS.

2. WORK ZONE TRAFFIC CONTROLS THROUGHOUT PERMIT CONSTRUCTION SHALL CONFORM TO THE LATEST CALIFORNIA DEPARTMENT OF TRANSPORTATION, "MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES".

3. BEFORE WORK ON ANY SEWER LINE BEGINS, A PERMIT MUST BE ISSUED BY THE SOLANA BEACH ENGINEERING DEPARTMENT. FOR INFORMATION ON SEWER PERMITS, PLEASE CALL (858) 720-2470.

4. PARKING RESTRICTIONS, AS APPROVED BY CITY ENGINEER, SHALL REQUIRE A MINIMUM OF 48 HOURS NOTICE, EXCLUDING HOLIDAYS AND WEEKENDS.

5. TRAFFIC LANE RESTRICTIONS AND DETOURS MAY OCCUR ONLY BETWEEN THE HOURS OF 9:00 A.M. AND 3:00 P.M., AND ARE SUBJECT TO REVIEW OF THE CITY ENGINEER. EXCAVATIONS SHALL BE BACKFILLED OR OTHER ADEQUATE MEANS PROVIDED TO MAINTAIN EXISTING TRAFFIC LANES OTHER THAN DURING THESE HOURS.

6. ONE LANE OF TRAFFIC IN EACH DIRECTION SHALL BE MAINTAINED AT ALL TIMES ON ALL MAJOR AND SECONDARY HIGHWAYS.

7. A MINIMUM 4' WIDE PEDESTRIAN WALKWAY, CLEAR OF ANY OBSTRUCTION SHALL BE MAINTAINED WHEREVER SIDEWALKS EXISTS AND MUST BE MAINTAINED WITH SAFETY FENCING OR BARRIER SEPARATION FROM ADJACENT EXCAVATION WHEN LEFT UNMANNED.

8. ANY DAMAGE TO TRAFFIC CONTROL EQUIPMENT, TRAFFIC STRIPING OR RAISED PAVEMENT MARKERS SHALL BE THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE INSPECTOR. THE REPLACEMENT OF DAMAGED TRAFFIC EQUIPMENT, STRIPING OR RAISED PAVEMENT MARKERS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND BE DONE AS SOON AS PRACTICAL AFTER COMPLETION OF WORK.

9. A.C. PAVEMENT SHALL BE COLD MILLED BEYOND THE EDGE OF THE TRENCH PER SDRSD G-24A & B. CONCRETE SECTIONS TO BE REPLACED SCORELINE TO SCORELINE.

10. PERMANENT PAVEMENT REPAIRS SHALL BE MADE WITHIN 25 DAYS AFTER EXCAVATION WORK IS COMPLETED. INSPECTOR'S APPROVAL IS REQUIRED BEFORE PERMANENT REPAIRS ARE MADE.

11. WHEN PERMITTEE TUNNELS UNDER EXISTING CURBS, GUTTERS AND SIDEWALKS, THE EXCAVATED TRENCH SHALL BE BACKFILLED WITH CEMENT GROUT AS PRESCRIBED IN THE STANDARD SPECIFICATIONS.

12. WHEN COMPACTION TESTS ARE REQUIRED, ALL COSTS ARE TO BE BORNE BY THE PERMITTEE.

13. A ONE-SACK CEMENT AND SLURRY MIXTURE MAY BE REQUIRED FOR COMPACTION WHERE EXCAVATION INTERFERES WITH TRAFFIC FLOW OR WHERE WORK IS WITHIN THE ROADWAY PORTION OF AN INSPECTION.

14. TREE TRUNKS SHALL BE CUT TO WITHIN 4" OF CURB HEIGHT AND SAID TRUNK AND ALL ROOTS SHALL BE GROUND TO A DEPTH OF 18" BELOW GRADE BY A MECHANICAL STUMP GRINDER TO THE SATISFACTION OF THE PUBLIC WORKS SUPERINTENDENT. ALL WOOD CHIPS SHALL BE REMOVED AND THE HOLE FILLED AND COMPACTED WITH TOPSOIL.

GENERAL NOTES

1. A PERMIT SHALL BE OBTAINED FROM THE CITY OF SOLANA BEACH ENGINEERING DEPARTMENT FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

2. THE STRUCTURAL SECTION SHALL BE APPROVED BY THE CITY OF SOLANA BEACH AND AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.

3. APPROVAL OF THESE IMPROVEMENT PLANS AS SHOWN DOES NOT CONSTITUTE APPROVAL OF ANY CONSTRUCTION OUTSIDE THE PROJECT BOUNDARY.

4. ALL UNDERGROUND UTILITIES WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED, CONNECTED AND TESTED PRIOR TO CONSTRUCTION OF BERM, CURB, CROSS GUTTER AND PAVING.

5. THE EXISTENCE AND LOCATION OF EXISTING UNDERGROUND FACILITIES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO OTHER EXISTING FACILITIES EXCEPT AS SHOWN ON THESE PLANS. HOWEVER, THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT ANY EXISTING FACILITY SHOWN HEREON AND ANY OTHER, WHICH IS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

6. LOCATIONS AND ELEVATION OF IMPROVEMENTS TO BE MET BY WORK TO BE DONE SHALL BE CONFIRMED BY FIELD MEASUREMENTS PRIOR TO CONSTRUCTION OF NEW WORK. CONTRACTOR WILL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES.

7. THE CONTRACTOR SHALL NOTIFY DIG ALERT AT 811 PRIOR TO STARTING WORK AND SHALL COORDINATE HIS WORK WITH COMPANY REPRESENTATIVES.

8. NO PAVING SHALL BE DONE UNTIL EXISTING POWER POLES ARE RELOCATED OUTSIDE THE AREAS TO BE PAVED.

9. PRIVATE ROAD IMPROVEMENTS SHOWN HEREON ARE FOR INFORMATION ONLY. CITY ENGINEER'S SIGNATURE HEREON DOES NOT CONSTITUTE APPROVAL OR RESPONSIBILITY OF ANY KIND FOR THE DESIGN OR CONSTRUCTION OF THESE PRIVATE IMPROVEMENTS (IF APPLICABLE).

10. THE CONTRACTOR SHALL REQUEST FROM THE CITY ENGINEER'S OFFICE A PRE-CONSTRUCTION MEETING AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE FOR SUCH A MEETING.

11. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CONTACT THE UTILITY AGENCIES AND ADVISE THEM OF THE PROPOSED IMPROVEMENTS AND BEAR THE COST OF RELOCATIONS, IF NEEDED.

12. POWER SOURCES AND RUNS SERVING STREETLIGHTS SHALL BE SHOWN ON THE "AS-BUILT" IMPROVEMENT DRAWINGS. ALL SOURCES SHALL BE LOCATED WITHIN THE DEDICATED RIGHT OF WAY OR WITHIN EASEMENT DEDICATED TO THE CITY OF SOLANA BEACH.

TRANSFER OF RESPONSIBILITY

IF RESPONSIBLE PROFESSIONALS (CIVIL ENGINEER, SOIL ENGINEER, ENGINEERING GEOLOGIST, THE TESTING AGENCY, THE CONTRACTOR OR OTHER PROFESSIONAL) OF RECORD ARE CHANGED DURING THE COURSE OF THE WORK, THE WORK SHALL BE STOPPED UNTIL:

1. THE OWNER SUBMITS A LETTER OF NOTIFICATION VERIFYING THE CHANGE OF THE RESPONSIBLE PROFESSIONAL; AND

2. THE NEW RESPONSIBLE PROFESSIONAL SUBMITS IN WRITING THAT HE/SHE HAS REVIEWED ALL PRIOR REPORTS AND/OR PLANS (SPECIFIED BY DATE AND TITLE) AND WORK PERFORMED BY THE PRIOR RESPONSIBLE PROFESSIONAL AND THAT HE/SHE ASSUMES ALL RESPONSIBILITY WITHIN HIS PURVIEW AS OF THE SPECIFIED DATE. ALL EXCEPTIONS MUST BE JUSTIFIED TO THE SATISFACTION OF THE CITY ENGINEER. WHERE CLEARLY INDICATED THAT THE FIRM, NOT AN INDIVIDUAL PROFESSIONAL IS THE CONTRACTING PARTY, THE DESIGNATED PROFESSIONAL MAY BE REASSIGNED AND ANOTHER PROFESSIONAL OF COMPARABLE ACCREDITATION WITHIN THE FIRM MAY ASSUME RESPONSIBILITY.

3. THE NEW RESPONSIBLE PROFESSIONAL PROCESSING A REVISION TO THE APPROVED PLANS SHALL INCLUDE BUBBLING OUT THE REVISION AND SIGNING THE PLANS AT THE REQUIRED LOCATIONS. THE "DECLARATION OF (PROFESSIONAL TITLE) OF WORK" ON THE PLANS SHALL ALSO BE INCLUDED AND SIGNED IN THE EVENT OF A CHANGE OF PROFESSIONAL.

AS-BUILT

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

ENGINEER OF WORK AS-BUILT CERTIFICATE

THE INFORMATION SHOWN IS BASED ON AN ACTUAL FIELD SURVEY OF THE IMPROVEMENTS BETWEEN THE DATES OF _____ AND _____ TO THE BEST OF MY KNOWLEDGE AND EXPERIENCE THE SURVEY AND THESE PLANS PROVIDE AN ACCURATE AND CORRECT REPRESENTATION OF THE AS-BUILT CONDITIONS.

SIGNED _____ DATE _____

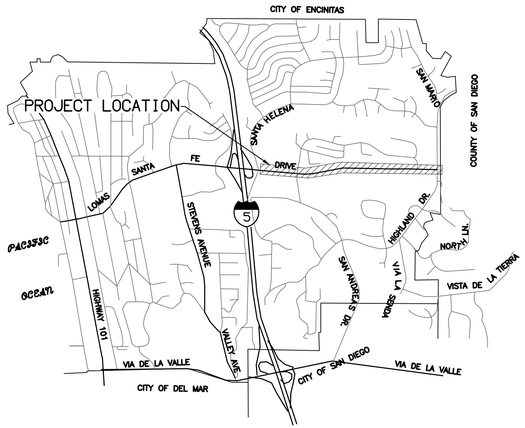
R.C.E. NO. _____ EXP. _____

CONTRACTOR'S NOTE

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICE, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITION DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD CITY OF SOLANA BEACH HARMLESS FORM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF CITY OF SOLANA BEACH PROFESSIONAL.

LIST OF ABBREVIATIONS

AB	AGGREGATE BASE
AB	ABANDON (TRAFFIC SHEETS ONLY)
AC	ASPHALT CONCRETE
ACP	ASBESTOS CEMENT PIPE
ADV	ADVANCE
ARV	AIR RELEASE VALVE AND ENCLOSURE
APS	ACCESSIBLE PEDESTRIAN SIGNAL
BC	BEGIN CURVE
BCR	BEGIN CURB RETURN
BFP	BACK FLOW PREVENTER
BK	BIKE
BLVD	BOULEVARD
BP	BOTTOM OF PIPE
C	CONDUIT
CAB	CRUSHED AGGREGATE BASE
CAV	SEWAGE COMBINATION AIR VALVE
C&G	CURB & GUTTER
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CR	CROWN
DI	DUCTILE IRON
DIP	DUCTILE IRON PIPE
DLC	DETECTOR LOOP CABLE
DWG	DRAWING
EA	EACH
EC	END CURVE
ECR	END CURB RETURN
EVAULT	ELECTRIC VAULT
EVP	EMERGENCY VEHICLE PREEMPTION
EX	EXISTING
F	FUEL
FH	FIRE HYDRANT
FL	FLOW LINE
FLG	FLANGE
FO	FIBER OPTIC
FS	FINISH SURFACE
G	GAS / GROUND
GV	GAS VALVE
GB	GRADE BREAK
HDPE	HIGH DENSITY POLYETHYLINE
HORIZ	HORIZONTAL
HP	HIGH POINT / HIGH PRESSURED
IRR	IRRIGATION
IVC	IRRIGATION VALVE COVER
IE	INVERT ELEVATION
LF	LINEAR FEET
LT	LEFT
MH	MANHOLE
MIN	MINIMUM
MJ	MECHANICAL JOINT
NO	NUMBER
NTS	NOT TO SCALE
PB	PULL BOX
PCC	POINT OF COMPOUND CURVE
POC	POINT OF CONNECTION
PRC	POINT OF REVERSE CURVE
PROP	PROPOSED
PT	POINT
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
RMC	RIGID METALLIC CONDUIT
RRFB	RECTANGULAR RAPID FLASHING BEACON
RT	RIGHT
RTU	REMOTE TERMINAL UNIT
RW	RECYCLED WATER
R/W	RIGHT-OF-WAY
SC	SPLICE NEW TO EXISTING CONDUCTORS
SD	STORM DRAIN
SDMN	STORM DRAIN MANHOLE
SDRSD	SAN DIEGO REGIONAL STANDARD DRAWINGS
SF	SQUARE FEET
SFM	SEWER FORCEMAIN
SM	SURVEY MONUMENT
SMH	SEWER MANHOLE
SNS	STREET NAMESIGN
STA	STATION
STD	STANDARD
STP	SHIELDED TWISTED PAIR
SWK	SIDEWALK
TC	TOP OF CURB
TP	TOP OF PIPE
TELE	TELECOM
TRANS	TRANSFORMER
TS	TRAFFIC SIGNAL
TYP	TYPICAL
VERT	VERTICAL
VWD	VALLECITOS WATER DISTRICT
W	WATER
WC	WATER CONNECTION
WM	WATER METER
WV	WATER VALVE



VICINITY MAP

SITE ADDRESS

EAST OF HWY I-5: FROM SANTA HELENA TO HIGHLAND DR.

SOURCE OF TOPOGRAPHY

TOPOGRAPHY PROVIDED BY AEROTECH MAPPING, INC. DATE FLOWN: MAY, 2019

BASIS OF BEARING

THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 6, (EPOCH 1991.35). SAID COORDINATES AND BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING CONTROL POINTS PER RECORD OF SURVEY 18971 (CITY OF SOLANA BEACH SURVEY CONTROL)

STATION	NORTHING (ft.) GRID	EASTING (ft.) GRID
2001	1941484.322	6248585.851
2010	1945083.493	6253573.589

THE BASIS OF BEARINGS IS THE CALCULATED BEARING BETWEEN SAID CONTROL STATIONS 2001 & 2010.
I.E. N54°11'08"E
COORDINATES SHOWN HEREON ARE GROUND AND IN TERMS OF THE U.S. SURVEY FOOT.
CONTROL STATION #130: GRID DISTANCE = GROUND DISTANCE X COMBINED SCALE FACTOR (0.99996480)

STATION	NORTHING (ft.) GRID	EASTING (ft.) GRID
130	1643648.598	6256070.045

BENCHMARK

THE BASIS OF ELEVATIONS FOR THIS SURVEY IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) PER RECORD OF SURVEY 18971 (CITY OF SOLANA BEACH SURVEY CONTROL). BENCHMARK DESIGNATION: #2010 ENC-46:2.5" CITY OF ENCINITAS BRASS DISC IN NORTHWEST CORNER OF CONCRETE DROP INLET IN THE NORTHWEST QUADRANT OF THE INTERSECTION OF SANTA HELENA AND SANTA ROSITA STREETS.
ELEVATION: 170.241 (NAVD88)

BOUNDARY NOTES

THE BOUNDARY AND ALL DIMENSIONS SHOWN HEREON ARE BASED ON AN UNRECORDED RECORD OF SURVEY AS PREPARED BY MICHAEL BAKER, INC. PER FIELD SURVEY PERFORMED ON APRIL 5TH - APRIL 19TH, 2019.

ENGINEER'S NOTE

UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

ENGINEER OF WORK CERTIFICATE

I, GEOFFREY H. RETEMEYER, HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS AND CITY OF SOLANA BEACH RESOLUTION NO. _____.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SOLANA BEACH AND ANY OTHER PUBLIC AGENCY IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME OF RESPONSIBILITIES FOR PROJECT DESIGN.

SIGNED _____ DATE 12/2/2024

R.C.E. NO. 90577 EXP. 12/31/2025

FIRM MICHAEL BAKER INTERNATIONAL

ADDRESS 5050 AVENIDA ENCINAS, SUITE 260, CARLSBAD CA 92008

TELEPHONE: 760-603-6260

REGISTERED PROFESSIONAL ENGINEER GEOFFREY H. RETEMEYER No. C57292 Exp 12/31/25 CIVIL STATE OF CALIFORNIA

WORK TO BE DONE

THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE (UNLESS OTHERWISE NOTED) ACCORDING TO THESE PLANS AND THE LATEST EDITIONS OF:

STANDARD SPECIFICATIONS

(1) STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (2018 GREENBOOK) INCLUDING THE REGIONAL SUPPLEMENTAL AMENDMENTS.
(2) CALIFORNIA DEPARTMENT OF TRANSPORTATION "MANUAL OF TRAFFIC CONTROL DEVICES"
(3) STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS
(4) SAN DIEGO WATER AGENCIES' WATER STANDARDS (SDWAS)

STANDARD DRAWINGS

(1) SAN DIEGO REGIONAL STANDARD DRAWINGS
(2) STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION STANDARD PLANS
(3) SAN DIEGO WATER AGENCIES' WATER STANDARDS (SDWAS)

LEGEND

IMPROVEMENTS	STD. DWGS.	SYMBOL
6" CURB & GUTTER	SDRSD G-2	
6" MEDIAN CURB	SDRSD G-6	
EXISTING MEDIAN CURB		
CONCRETE SIDEWALK	SDRSD G-7	
2" GRIND AND OVERLAY		
12" AC PATCH		
PROPOSED RETAINING WALL		
WATER QUALITY BASIN		
LANDSCAPE AREA		
CURB RAMP W/ TRUNCATED DOMES	SDRSD G-27,28-32	
EXISTING DRIVEWAY		
PROPOSED DRIVEWAY	SDRSD G-14	
STORM DRAIN CLEANOUT - TYPE A	SDRSD D-9	
STORM DRAIN INLET - TYPE B	SDRSD D-2	
PROPOSED CONTOUR		212
EXISTING CONTOUR		(212)
LIMITS OF WORK/DAYLIGHT LINE		
EXISTING PROPERTY LINE		P
STREET CENTERLINE		C
EXISTING RIGHT OF WAY LINE		R/W
EXISTING CONCRETE		
EXISTING EDGE OF PAVEMENT		
EXISTING WALL		
EXISTING FENCE		
EXISTING VALVE		V
EXISTING FIRE HYDRANT		FH
EXISTING WATER METER		M
EXISTING MANHOLE		MH
EXISTING SIGN		
EXISTING TREE TO REMAIN		
EXISTING TREE TO BE REMOVED		
EXISTING LIGHT		
PROPOSED STREET LIGHT POLE		
FOUND SURVEY MONUMENT		
FOUND M-10 SURVEY MONUMENT		

SHEET INDEX

SHEET	PLAN CODE	DESCRIPTION
1	T-1	TITLE SHEET
2-3	GN-1 TO GN-2	GENERAL NOTES
4	KM-1	KEY MAP
5	TYP-1	TYPICAL CROSS SECTIONS
6-16	IMP-1 TO IMP-11	IMPROVEMENT PLANS & PROFILES
17-21	CD-1 TO CD-5	CONSTRUCTION DETAILS
22-24	RWALL-1 TO RWALL-3	RETAINING WALL PLANS & PROFILES
25	SD-1	DRAINAGE PLANS & PROFILES, AND DETAILS
26-28	PD-1 TO PD-3	PAVEMENT DELINEATION PLANS
29-30	TS-1 TO TS-2	TRAFFIC SIGNAL PLANS
31-54	LDSC-1 TO LDSC-22	LANDSCAPE AND IRRIGATION PLANS

PLAN CODE
T-1

AS-BUILT
By:_____ Date:_____
R.C.E.:_____ Exp:_____

Michael Baker INTERNATIONAL
5050 Avenida Encinas
Suite 260
Carlsbad, CA 92008
Phone: (760) 476-9193
MBAKERINTL.COM

REGISTERED PROFESSIONAL ENGINEER GEOFFREY H. RETEMEYER No. C90577 Exp 12/31/25 CIVIL STATE OF CALIFORNIA

ENGINEER OF WORK
GEOFFREY H. RETEMEYER RCE 90577 — 12/2/2024 DATE

CITY APPROVED CHANGES | APP'D | DATE

RECOMMENDED FOR APPROVAL
By: _____ Date: _____
R.C.E.: Exp:

APPROVED FOR CONSTRUCTION
By: _____ Date: 05/01/2025
Dan Goldberg, PE, Acting City Engineer
R.C.E.: 57292 Exp: 12/31/25

BENCH MARK
DESCRIPTION:
LOCATION:
ELEV.: _____ DATUM: M.S.L. _____

CITY OF SOLANA BEACH — ENGINEERING DEPARTMENT
IMPROVEMENT PLANS FOR:
LOMAS SANTA FE CORRIDOR
TITLE SHEET

DRAWING NO.
CG-3185
Sheet 1 of 54

SPECIAL NOTES

THE FOLLOWING NOTES ARE PROVIDED TO GIVE DIRECTIONS TO THE CONTRACTOR BY THE ENGINEER OF WORK. THE CITY ENGINEER'S SIGNATURE ON THESE PLANS DOES NOT CONSTITUTE APPROVAL OF ANY OF THESE NOTES, AND THE CITY WILL NOT BE RESPONSIBLE FOR THEIR ENFORCEMENT.

1. NEITHER THE OWNER NOT THE ENGINEER OF WORK WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS. SAFETY FENCES SHALL BE PROVIDED BY THE CONTRACTOR WHERE REQUIRED BY THE CITY ENGINEER.
2. PRIOR TO ANY CONSTRUCTION OR EXCAVATING FOR THIS CONTRACT, THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS SHALL BE CONFIRMED BY FIELD MEASUREMENT. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS HAS BEEN OBTAINED FROM AVAILABLE RECORDS ONLY AND MAY NOT REFLECT ALL EXISTING UTILITIES LOCATIONS OF ALL EXISTING UTILITIES SHALL BE CONFIRMED BY FIELD MEASUREMENTS PRIOR TO CONSTRUCTION OF WORK TO BE PERFORMED, EXPLORATORY EXCAVATIONS SHALL BE DONE IN ADVANCE IN ORDER TO PROVIDE SUFFICIENT TIME PRIOR TO CONSTRUCTION FOR ANY NECESSARY PERMIT REVISIONS. CONTRACTOR SHALL NOTIFY ENGINEER OF WORK OF ANY DISCREPANCY.
3. THE CONTRACTOR SHALL POTHOLE, VIDEO, UTILITY LOCATE OR UNCOVER ALL UTILITIES THAT MAYBE GRADED OVER, CONNECTED TO, JOINED, CROSSED, OR PARALLELED TO VERIFY BOTH HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO ANY CONSTRUCTION, ANY CONFLICT OR DISCREPANCY SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO CONSTRUCTION, OTHERWISE THE CONTRACTOR ACCEPTS FULL RESPONSIBILITY FOR ANY ADDITIONAL CONSTRUCTION OR RELOCATION COSTS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING, RELOCATING, MAINTAINING, AND OR REMOVAL OF EXITING UTILITIES WHEN IN CONFLICT WITH PROPOSED IMPROVEMENTS.
5. CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN HEREON AND ANY OTHER EXISTING LINE NOT OF RECORD OR SHOWN ON THESE PLANS. CONTRACTOR SHALL MARK ALL DISCOVERED UTILITIES ON A SET OF PLANS IN RED AND MODIFY IN RED–LINE PLANS ANY CHANGES TO EXISTING UTILITIES SHOWN ON THESE PLANS.
6. WHERE TRENCHES ARE ADJACENT TO FUTURE BUILDING SITES, SOILS REPORTS SHALL BE SUBMITTED TO THE ENGINEER OF WORK BY A QUALIFIED SOIL ENGINEER WHICH CERTIFY* THAT TRENCH BACKFILL WAS COMPACTED AS DIRECTED BY THE SOILS ENGINEER IN ACCORDANCE WITH THE ON–SITE EARTHWORK SPECIFICATIONS *AS DEFINED IN AND LIMITED IN SECTION 6735.5 OF THE BUSINESS AND PROFESSIONAL CODE OF CALIFORNIA.
7. CONTRACTOR SHALL ADJUST EXISTING AND PROPOSED WATER VALVE COVERS, CLEANOUT COVERS, AND SEWER MANHOLE COVERS, ETC. TO GRADE WHERE NECESSARY.
8. ANY RETAINING WALLS SHOWN ON THESE PLANS ARE FOR INFORMATION ONLY. A SEPARATE BUILDING PERMIT AND INSPECTION WILL BE REQUIRED FROM THE BUILDING INSPECTION DEPARTMENT FOR THEIR CONSTRUCTION. TOP OF WALLS; TOP OF FOOTINGS AND WALL HEIGHTS SHOWN ON THESE PLANS ARE GENERAL IN NATURE AND SHOULD NOT BE USED IN CONSTRUCTION.
9. THE BOTTOM OF ALL EXCAVATIONS SHALL BE OBSERVED BY A GEOTECHNICAL ENGINEER.
10. CONTRACTOR TO REMOVE/REPLACE/RELOCATE ANY LANDSCAPING OR HARDSCAPING WHICH CONFLICTS IN ANY WAY WITH THE INSTALLATION OR PROPER FUNCTIONING OF THE PROPOSED IMPROVEMENTS.
11. THE CONTRACTOR SHALL REPLACE ALL DESTROYED OR DAMAGED SURFACE IMPROVEMENTS EQUAL TO OR SUPERIOR.
12. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL COORDINATE PLANS WITH ALL OTHER DISCIPLINES AND NOTIFY ENGINEER OF WORK OF ANY DISCREPANCIES.
13. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR DEVELOPER TO ACQUIRE AND ENFORCE ALL NECESSARY TRAFFIC CONTROL PERMITS NEEDED TO SAFELY CONDUCT WORK IN THE PUBLIC RIGHT OF WAY. CONTRACTOR OR DEVELOPER/OWNER MUST COORDINATE ALL TRAFFIC CONTROL WITH THE AGENCY OF JURISDICTION.
14. CONTRACTOR SHALL EMPLOY INDIVIDUALS WHO ARE FAMILIAR WITH ALL CODES RELATED TO THE VARIOUS AREAS OF WORK AND CONSTRUCT THE INTENT OF THESE PLANS TO MEET ALL LOCAL, STATE AND FEDERAL REQUIREMENTS.
15. DURING ACTIVE CONSTRUCTION AREAS SHALL BE WATERED TO REDUCE FUGITIVE DUST.
16. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY REAL OR ALLEGE, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THE PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
17. CONTRACTOR SHALL CONSTRUCT AREA DRAINS ABOVE FINISHED GRADE ELEVATION AND ARE TO BE ADJUSTED TO MATCH FINISHED GRADES (AS SHOWN ON THESE PLANS) AND PROVIDE POSITIVE DRAINAGE, SHALL ANY DISCREPANCY ARISE, THE CONTRACTOR IS TO NOTIFY THE ENGINEER OF WORK IMMEDIATELY.
18. CONTRACTOR SHALL MAKE ALL NECESSARY ADJUSTMENTS AND UNDERCUTS FOR SOIL AMENDMENTS, SODS ETC. TO ENSURE THAT THE FINISHED GRADES ARE ESTABLISHED AS INDICATED ON THESE PLANS. THE GRADES REFLECTED HEREON SHALL BE DELIVERED AS THE FINAL CONDITION, POST LANDSCAPING.
19. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSURE THAT ALL SLOPES, PADS, CURBS, INLETS AND SIDEWALKS ARE BUILT IN ACCORDANCE WITH THESE PLANS AND APPLICABLE CODES AND LAWS. IF THERE IS ANY QUESTION REGARDING THESE PLANS OR FIELD STAKES, THE CONTRACTOR SHALL REQUEST AN INTERPRETATION BEFORE DOING ANY WORK BY CONTACTING THE ENGINEER. IF STAKING IS PROVIDED, CONTRACTOR SHALL REVIEW STAKES PRIOR TO CONSTRUCTION ITEM, COMPARE STAKES AND CUT SHEETS TO THE PLANS AND NOTIFY ENGINEER OF RECORD OF ANY DISCREPANCIES.
20. ALL CONCRETE REMOVALS SHALL BE TO THE NEAREST WEAKENED PLANE JOINT, UNLESS OTHERWISE DELINEATED ON PLAN.
21. CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD OF MONUMENTS OF ANY SURVEY MONUMENTS DAMAGED DURING CONSTRUCTION MONUMENTS SHALL BE REPLACE AT THE CONTRACTOR'S EXPENSE.
22. CONTRACTOR TO PROTECT ALL EXISTING SIGNS IN PLACE AND REPLACE ANY SIGNS DAMAGED DURING CONSTRUCTION.
23. PROVIDE 36 INCHES MINIMUM COVER (FINISH GRADE TO TOP OF PIPE) OVER FIRE SERVICE. UNLESS OTHERWISE NOTED ON PLANS.

SPECIAL NOTES (CONT.)

24. CONTRACTOR SHALL POTHOLE ALL WET UTILITY CROSSINGS PRIOR TO CONSTRUCTION TO ENSURE EXISTING IMPROVEMENTS ALIGNMENT AND GRADE CONFORMANCE TO PLANS. IF DISCREPANCIES ARE NOTICED, NOTIFY ENGINEER OF WORK PRIOR TO INSTALLATION SO ENGINEER CAN MAKE ADJUSTMENTS TO ALIGNMENT AND/OR GRADE OF PROPOSED IMPROVEMENTS.
25. CONTRACTOR TO RESTRIPE ALL DESTROYED, DAMAGED AND/OR REMOVED PAVEMENT MARKINGS DURING CONSTRUCTION IN KIND, ANY DAMAGED THERMAL STRIPES/LEGENDS SHALL BE REMOVED BY GRINDING AND REPLACED IN WHOLE IN KIND.
26. THE CONTRACTOR SHALL CHECK DRAINAGE PATTERNS BETWEEN EXISTING PAVEMENT AND PROPOSED PAVEMENT, GUTTERS OR CURBS DURING FORMWORK OF PROPOSED IMPROVEMENT. 1% MINIMUM GRADES SHALL BE MAINTAINED IN PROPOSED PAVEMENT SURFACES DRAINING TOWARDS ACCEPTING AREA. FORMS SHALL BE CHECKED AND ADJUSTED PRIOR TO POURING CONCRETE. ENGINEER OF RECORD SHALL BE NOTIFIED TO INSPECT ALL FORMS PRIOR TO POURING CONCRETE. CONTRACTOR SHALL ADJUST FORMS PER ENGINEERING OF RECORD'S DIRECTION.
27. CONTOURS SHALL BE USED AS GRADE BREAKS.

STRIPING AND SIGNING GENERAL NOTES

1. THE CONTRACTOR SHALL STRIPE AND REPLACE ALL EXISTING STRIPING AND PAVEMENT MARKERS AS SHOWN ON THE PLANS.
2. NEW STRIPING SHALL BE APPLIED IN 2 COATS. EXISTING STRIPING TO REMAIN MAY BE PAINTED OVER WITH ONE COAT.
3. THE CONTRACTOR SHALL REMOVE BY MECHANICAL MEANS ALL CONFLICTING STRIPING, MARKERS AND PAVEMENT LEGENDS WITHIN THE AREA OF THE NEW STRIPING.
4. ALL DEBRIS TO BE REMOVED AT THE END OF EACH WORK DAY.
5. STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTIONS 84 AND 85 OF THE CALTRANS STANDARD SPECIFICATIONS. ALIGNMENT AND LAYOUT IS SUBJECT O CITY OF SOLANA BEACH ENGINEERING DEPARTMENT APPROVAL.
6. PAINT FOR TRAFFIC STRIPS SHALL BE RAPID DRY WATERBORNE, WHITE AND YELLOW 8010–42L–30 OR 8010–61G–10. GLASS BEADS SHALL CONFORM TO STANDARD SPECIFICATIONS NUMBER 8010–51J–22 (TYPE 1 – MOISTURE PROOF).
7. THINNING OF PAINT WILL NOT BE ALLOWED.
8. THERMOPLASTIC SHALL BE USED FOR PAVEMENT LEGENDS AND CROSSWALKS.
9. INSTALL REFLECTIVE PAVEMENT MARKERS WHERE MISSING IN EXISTING PAVING.
10. ARROWS PER CALTRANS TYPE 1 (10'), TYPE I & TYPE VII.
11. SIGNING SHALL CONFORM TO THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CALIFORNIA MUTCD, 2012 EDITION), CALTRANS STANDARD PLANS AND SPECIFICATIONS, AND THESE PLANS.
12. THE CONTRACTOR SHALL RESTORE OR REPLACE ALL EXISTING IMPROVEMENTS DISTURBED DURING CONSTRUCTION INCLUDING, BUT NOT LIMITED TO STREET STRIPING, RAISED PAVEMENT MARKERS, LANDSCAPING, AND SIGNS.
13. SIGN STRUCTURES AND ROADSIDE SIGNS SHALL BE AS SPECIFIED IN SECTION 56 OF THE STATE STANDARD SPECIFICATIONS EXCEPT AS HEREIN MODIFIED.
14. STREET NAME SIGNS SHALL BE PER CA MUTCD SPECIFICATIONS.
15. ALL SIGNS SHALL BE REFLECTIVE PER CA MUTCD SPECIFICATIONS.
16. ALL REGULATORY AND WARNING SIGNS SHALL BE CONSTRUCTED TO THE STANDARD SIZE AND SPECIFICATIONS OF THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION.
17. SIGNS SHALL BE INSTALLED AS PER THESE SPECIFICATIONS AND FACING TRAFFIC IN THE LANE ADJACENT TO WHICH THE SIGN IS INSTALLED. ALL OTHER SIGNS SHALL BE INSTALLED AT AN ANGLE TOWARD THE TRAVELED WAY PER THE SIGN MANUFACTURER'S REFLECTIVE REQUIREMENTS.
18. SIGNS IN THE MEDIAN AREA SHALL BE PLACED MIDWAY BETWEEN CURBS. THESE SIGNS SHALL BE MOUNTED NO CLOSER THAN 12 INCHES FROM THE EDGE OF PAVEMENT, AND NO FURTHER THAN 6 FEET FROM, THE EDGE OF THE TRAVELED WAY WHICH THE SIGN FACES.
19. THE MINIMUM MOUNTING HEIGHT FOR ALL SIGNS LOCATED WITHIN A PEDESTRIAN PATH OF TRAVEL SHALL BE SEVEN FEET MEASURED FROM THE BOTTOM OF THE SIGN TO THE NEAR EDGE OF THE PAVEMENT,
20. THE MOUNTING HEIGHT OF ROUNDABOUT DIRECTIONAL ARROWS INSTALLED IN THE CENTER ISLAND SHALL BE 4 FEET, MEASURED VERTICALLY FROM THE BOTTOM OF THE SIGN TO THE ELEVATION OF THE NEAR EDGE OF THE TRAVELED WAY.
21. SIGNS SHALL BE INSTALLED ON STREET LIGHT POLES WHERE APPLICABLE AS DIRECTED BY THE ENGINEER.

TRAFFIC CONTROL NOTES

TRAFFIC CONTROL SHALL BE PROVIDED BY THE CONTRACTOR FOR HIS WORK. TRAFFIC CONTROL SHALL CONFORM TO THE CALTRANS TRAFFIC MANUAL, TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE, AND THE REGIONAL STANDARD DRAWINGS. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN AND RECEIVE CITY APPROVAL FOR TRAFFIC CONTROL THAT DIFFERS FROM THOSE PLANS INCLUDED IN THE REGIONAL STANDARD DRAWINGS.

EXISTING UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES BEFORE COMMENCING WORK. EXISTING UTILITY INFORMATION SHOWN ON THESE PLANS IS BASED ON AVAILABLE AS–BUILT RECORD INFORMATION WHICH MAY OR MAY NOT BE ACCURATE OR COMPLETE. THE CONTRACTOR SHALL NOTIFY "UNDERGROUND SERVICE ALERT" AT 1–800–227–2600.

PLAN CODE
GN–1

AS–BUILT
By:_____ Date:_____
R.C.E.:_____ Exp:_____

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REGISTERED PROFESSIONAL ENGINEER — GEOFFREY H. RETEMEYER — No. C90577 — Exp 12/31/25 — CIVIL — STATE OF CALIFORNIA

ENGINEER OF WORK
GEOFFREY H. RETEMEYER RCE 90577 — 12/2/2024 DATE

CITY APPROVED CHANGES	APP'D	DATE

RECOMMENDED FOR APPROVAL
By: _____ Date: _____
R.C.E.: Exp:

APPROVED FOR CONSTRUCTION
By: _____ Date: 05/01/2025
Dan Goldberg, PE, Acting City Engineer
R.C.E.: 57292 Exp: 12/31/25

BENCH MARK
DESCRIPTION:
LOCATION:
ELEV.: _____ DATUM: M.S.L. _____

CITY OF SOLANA BEACH — ENGINEERING DEPARTMENT
IMPROVEMENT PLANS FOR:
LOMAS SANTA FE CORRIDOR
GENERAL NOTES

DRAWING NO.
CG-3185
Sheet 2 of 54

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STORM DRAIN MARKERS

1. ALL NEW OR REPLACED STORM DRAIN INLETS SHALL HAVE A TILE PERMANENTLY AFFIXED ON THE CURB FACE OF EACH SIDE OF THE INLET OPENING WITH THE FOLLOWING MESSAGE ON IT: "NO DUMPING, THIS DRAINS TO OCEAN," INCLUDING A FISH STENCIL.

2. THE SIZE, COLOR AND DESIGN SHALL BE SUBJECT TO APPROVAL BY THE CITY ENGINEER. THE TILE MARKER SHALL CONSIST OF A HEAT-FIRED, VITREOUS, CERAMIC BASE AND A HEAT-FIRED, OPAQUE, GLAZED SURFACE. THE BOTTOMS OF THE TILE MARKER SHALL BE FREE FROM GLOSS OR GLAZE AND SHALL HAVE A NUMBER OF INTEGRALLY FORMED PROTRUSIONS PROJECTING FROM THE SURFACE IN A UNIFORM PATTERN.

3. THE TILE MARKER SHALL BE APPLIED WITH AN EPOXY ADHESIVE TO MEET SERVICE REQUIREMENTS FOR HIGHWAY CONSTRUCTION. THE PORTION OF CURB FACE SURFACE TO WHICH THE TILE MARKER IS TO BE BONDED BY THE ADHESIVE SHALL BE FREE OF DIRT, CURING COMPOUND, GREASE, OIL, MOISTURE, LOOSE OR UNSOUND LAYERS, PAINT AND OTHER MATERIAL WHICH WOULD ADVERSELY AFFECT THE BOND OF THE ADHESIVE.

PAVING NOTES

1. FINAL STREET STRUCTURAL SECTION SHALL BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF BASE MATERIAL. THE DESIGN SHALL BE BASED ON THE "R" VALUE METHOD AND SHALL INCLUDE ALL SUPPORTING CALCULATIONS AND TEST RESULTS. THE TRAFFIC INDEX (T.I.) AND MINIMUM STRUCTURAL SECTIONS SHALL BE USED IN ACCORDANCE WITH THE CITY OF SOLANA BEACH ENGINEERING CONSTRUCTION STANDARDS STREET STRUCTURAL SECTION DESIGN TABLE.

2. A COMPACTION REPORT FROM A REGISTERED CIVIL ENGINEER CERTIFYING ALL ROADWAY AND UTILITY TRENCHING HAS BEEN COMPACTED TO THE MINIMUM REQUIREMENTS SPECIFIED IN THE STANDARDS SPECIFICATION FOR PUBLIC WORK CONSTRUCTION AND THE RECOMMENDATIONS OF THE SOIL ENGINEERING CONTAINED IN THE PROJECT'S SOILS REPORT.

UTILITY COORDINATION

THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITY PIPES AND STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS, HOWEVER: THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ANY EXISTING UTILITIES OR STRUCTURES LOCATED AT THE WORK SITE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE FOLLOWING OWNERS OF SAID UTILITIES OR STRUCTURES PRIOR TO ANY EXCAVATION, FOR VERIFICATION AND LOCATION OF UTILITIES AND NOTIFICATION OF COMMENCEMENT OF WORK:

A. SEWERS - CSD/ESD	(760) 633-2770
B. GAS & ELECTRIC - SDGE	(760) 438-6200
C. WATER - SFID	(858) 761-4141
D. TELEPHONE - SBC BELL	(760) 489-3411
E. CABLE TV - COX COMMUNICATIONS	(760) 806-9809 X-2233
F. AT&T TELEPHONE COMPANY	(858) 886-2863

TRAFFIC SIGNAL GENERAL NOTES

1. DETECTOR, POLE, AND PULL BOX LOCATIONS SHOWN ARE APPROXIMATE. ACTUAL LOCATIONS WILL BE DETERMINED IN THE FIELD BY THE ENGINEER. CONTRACTORS SHALL OBTAIN APPROVAL FOR LOCATIONS PRIOR TO FINAL PLACEMENT.
2. THE SHOWN LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL SUBSTRUCTURES, WHETHER SHOWN HERE IN OR NOT AND PROTECTING THEM FROM DAMAGE. THE EXPENSE OF REPAIR OR REPLACEMENT OF SAID SUBSTRUCTURES SHALL BE BORNE BY THE CONTRACTOR. HAND DIG FOUNDATIONS UNTIL CLEAR OF SUBSTRUCTURES. IF REQUIRED TO PROTECT UTILITIES, PHONE "UNDERGROUND SERVICE ALERT" AT (800) 422-4133.
3. ALL NEW LOOP DETECTORS SHALL BE TYPE E LOOPS AND CENTERED IN LANE UNLESS SHOWN OTHERWISE. INSTALL TYPE F LOOP DETECTORS ON ALL FRONT LOOPS AS SHOWN ON THIS PLAN. SEE SAWCUT AND WINDING DETAIL THIS SHEET.
4. ALL TRAFFIC SIGNAL, HIGHWAY LIGHTING, SIGNING AND STRIPING SHALL CONFORM TO THE REQUIREMENTS OF THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, STANDARD PLANS AND SPECIFICATIONS, 2018 EDITION.
5. ALL ABBREVIATIONS AND SYMBOLS USED ARE SHOWN ON CALTRANS STANDARD PLAN AS DEFINED ON PLAN.
6. ALL LOCATIONS OF DETECTOR LOOP, SIGNAL POLE AND CABINET REQUIRE ENGINEER'S APPROVAL PRIOR TO SAW CUTTING OR EXCAVATION.
7. CONDUCTOR SCHEDULE IS FURNISHED AS AN INSTALLATION GUIDELINE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE CORRECT CONDUCTORS AND CABLES REQUIRED FOR THE INTENDED OPERATION.
8. UNLESS NOTED OTHERWISE, THE CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIAL AND EQUIPMENT REQUIRED FOR THE INTENDED OPERATION.
9. IT IS REQUIRED TO MAINTAIN SIGNAL OPERATION INCLUDING SIGNAL INTERCONNECT DURING MODIFICATION OF EXISTING TRAFFIC SIGNAL SYSTEM.
10. ALL CONSTRUCTION OPERATIONS SHALL BE LIMITED TO THE PERIOD BETWEEN 9:00AM AND 3:00PM, MONDAY THROUGH FRIDAY, UNLESS OTHERWISE AUTHORIZED IN WRITING BY THE ENGINEER.
11. CONTRACTOR SHALL MAINTAIN TRAFFIC THROUGH THE CONSTRUCTION AREA AND PROVIDE ALL NECESSARY CONSTRUCTION WARNING SIGNS AND MARKINGS REQUIRED. CONTRACTOR IS TO SUBMIT A TRAFFIC CONTROL PLAN BEFORE ANY WORK IS STARTED.

SANTA FE IRRIGATION DISTRICT (SFID) WATER NOTES

1. UNLESS EXPLICITLY CALLED OUT DIFFERENTLY ON THE APPROVED PLANS AND SPECIFICATIONS, ALL POTABLE WATER CONSTRUCTION AND RECYCLED WATER CONSTRUCTION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SAN DIEGO WATER AGENCIES' STANDARDS (WAS). CURRENT WAS REQUIREMENTS CAN BE FOUND AT WWW.SDWAS.ORG.

2. ALL EXISTING WATER INFRASTRUCTURE IS TO BE PROTECTED IN PLACE UNLESS OTHERWISE NOTED ON THE PLANS OR IN WRITTEN APPROVAL FROM SANTA FE IRRIGATION DISTRICT.

3. THE SANTA FE IRRIGATION DISTRICT AND/OR ITS DESIGNATED REPRESENTATIVE SHALL BE RESPONSIBLE FOR INSPECTION. WHERE USED IN THESE DRAWINGS, THE TERM INSPECTOR SHALL BE KNOWN TO REFER TO THE SANTA FE IRRIGATION DISTRICT'S INSPECTOR.

4. THE CONTRACTOR SHALL NOTIFY SFID 24 HOURS IN ADVANCE FOR INSPECTION.

5. ALL TESTING AND CERTIFICATIONS REQUIRED FOR THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL TESTING. THIS INCLUDES COMPACTION TESTING, DISINFECTION TESTING, CONCRETE TESTING, AND/OR ANY OTHER TESTING REQUIREMENTS ASSOCIATED WITH THIS PROJECT. TESTING SHALL BE COMPLETED IN ACCORDANCE WITH WAS OR OTHER APPLICABLE STANDARDS. ALL TESTING AND PROVISION OF TESTING RESULTS SHALL BE COORDINATED CLOSELY WITH THE INSPECTOR. THE INSPECTOR SHALL BE RESPONSIBLE FOR REVIEWING AND APPROVING ALL TEST RESULTS.

6. DISINFECTION OF WATER MAINS SHALL BE ACCORDANCE WITH WAS.

7. ANY AND ALL REQUIRED PERMITS SHALL BE PROCURED, PAID FOR, AND ADHERED BY THE CONTRACTOR. THIS INCLUDES TRAFFIC CONTROL, EXCAVATION, AND ALL OTHER PERMITS ASSOCIATED WITH THIS PROJECT.

8. FOR WORK OVER EXISTING FACILITIES, HEAVY EQUIPMENT (ABOVE H20 LOADING) SHALL NOT BE USED WHEN COVER OVER THE WATER MAIN IS LESS THAN 36 INCHES THROUGH ALL PHASES OF CONSTRUCTION, INCLUDING THE REMOVAL, OVER EXCAVATION, AND/OR INSTALLATION OF PAVEMENT SECTIONS, WITHOUT THE WRITTEN APPROVAL OF SFID.

9. THE CONTRACTOR SHALL POTHOLE ALL TIE-IN AND POTENTIAL CONFLICT LOCATIONS BEFORE WORK COMMENCES. ANY DISCREPANCIES WITH THE APPROVED PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE INSPECTOR PRIOR TO PROCEEDING. APPROVAL OF THIS PLAN BY THE CITY OR SFID DOES NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OF THE LOCATION OF, OR THE EXISTENCE OR NON-EXISTENCE OF , ANY UNDERGROUND UTILITY, PIPE, OR STRUCTURE WITHIN THE LIMITS OF THIS PROJECT.

10. BEFORE EXCAVATION, VERIFY LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR IS REQUIRED TO CALL DIG ALERT: 811. CALL A MINIMUM OF TWO WORK DAYS PRIOR TO EXCAVATION.

11. CONTRACTOR TO PROVIDE CONSTRUCTION STAKING AND THREE (3) SETS OR CUTSHEETS TO THE INSPECTOR 24 HOURS PRIOR TO EXCAVATING.

12. NO PERSONS, OTHER THAN AN EMPLOYEE OF SFID, SHALL HAVE A RIGHT TO OPERATE ANY PART OF SFID'S DISTRIBUTION SYSTEM. THE CONTRACTOR SHALL NOT OPERATE ANY VALVES, BUT SHALL REQUEST THAT THE INSPECTOR CONTACT SFID TO SCHEDULE VALVE OPERATION. ONCE THE NEW IMPROVEMENT IS CONNECTED TO THE EXISTING, ALL VALVES ON THE NEW SYSTEM SHALL ONLY BE OPERATED BY SFID.

13. ALL TRENCHES SHALL BE PLATED FOLLOWING THE COMPLETION OF EACH DAY'S WORK.

14. ALL VALVES INSTALLED SHALL BE HOLIDAY-FREE GATE VALVES, IN ACCORDANCE WITH WAS WV-01, UNLESS OTHERWISE NOTED ON THE PLANS. CONTRACTOR SHALL PAINT ALL VALVE CAN LIDS PER SFID'S COLOR CODE.

15. VALVES SHALL HAVE A MINIMUM OF 1.5' OF COVER FROM THE TOP OF NUT/OPERATOR TO GROUND SURFACE. IF LESS THAN THIS EXISTS, IT SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION.

16. THE CONTRACTOR SHALL FURNISH ALL NEW WATER METER, BOXES PER SFID REQUIREMENTS. WATER METERS TO BE FURNISHED AND INSTALLED BY SFID.

17. SOILS REPORT ON ALL BACKFILL SHALL BE SUBMITTED TO THE ENGINEER OF WORK AND SFID BY THE SOILS ENGINEER OF RECORD, CERTIFYING BACKFILL COMPACTION PER THE SOILS ENGINEER IN ACCORDANCE WITH EARTHWORK SPECIFICATIONS.

18. NO CONNECTIONS FOR THE PURPOSE OF OBTAINING WATER SUPPLY DURING CONSTRUCTION SHALL BE MADE TO ANY FIRE HYDRANT OR OTHER APPURTENANCE WITHOUT FIRST OBTAINING WRITTEN AUTHORIZATION FROM SFID. THE CONTRACTOR SHALL OBTAIN A TEMPORARY CONSTRUCTION METER FOR THE PURCHASE OF CONSTRUCTION WATER.

19. DEVIATIONS FROM THE APPROVED PLANS SHALL NOT BE ALLOWED WITHOUT WRITTEN APPROVAL BY THE CITY'S ENGINEER AND SFID. THE CONTRACTOR SHALL MAINTAIN REDLINE DRAWINGS SHOWING ANY CONSTRUCTION CHANGES. AT THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL FURNISH REDLINES TO THE INSPECTOR FOR INCORPORATION INTO AS-BUILT DRAWINGS.

20. EMPLOYEES OF SFID TO RELOCATE ALL POTABLE WATER AND RECYCLED WATER METERS.

21. CONTRACTOR TO NOTIFY SFID TO BE PRESENT DURING INSTALLATION OF TRAFFIC SIGNAL LOOPS OVER POTABLE WATER LINES.

22. CONTRACTOR TO MAINTAIN MINIMUM 5' HORIZONTAL CLEARANCE BETWEEN PUBLIC WATER FACILITIES AND PROPOSED LANDSCAPING. CONTRACTOR TO CONTACT SFID FOR ANY DISCREPANCIES.

PLAN CODE
GN-2

AS-BUILT
By:_____ Date:_____
R.C.E.:_____ Exp:_____

Michael Baker INTERNATIONAL
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Carlsbad, CA 92008
Phone: (760) 476-9193
MBAKERINTL.COM

ENGINEER OF WORK
GEOFFREY H. RETEMEYER RCE 90577 — 12/2/2024 DATE

CITY APPROVED CHANGES	APP'D	DATE

RECOMMENDED FOR APPROVAL
By: _____ Date: _____
R.C.E.: Exp:

APPROVED FOR CONSTRUCTION
By: _____ Date: 05/01/2025
Dan Goldberg, PE, Acting City Engineer
R.C.E.: 57292 Exp: 12/31/25

BENCH MARK
DESCRIPTION:
LOCATION:
ELEV.: _____ DATUM: M.S.L. _____

CITY OF SOLANA BEACH — ENGINEERING DEPARTMENT
IMPROVEMENT PLANS FOR:
LOMAS SANTA FE CORRIDOR
GENERAL NOTES

DRAWING NO.
CG-3185
Sheet 3 of 54

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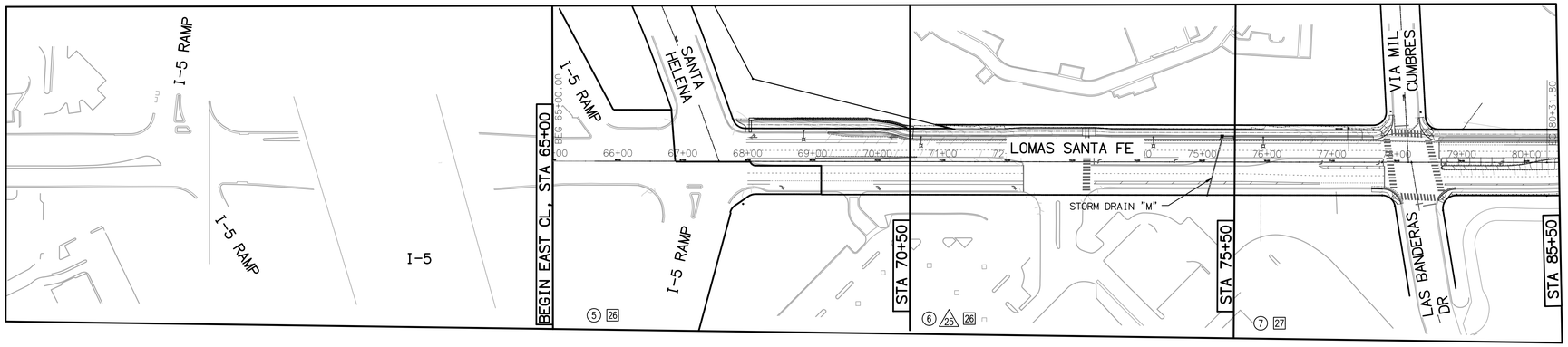

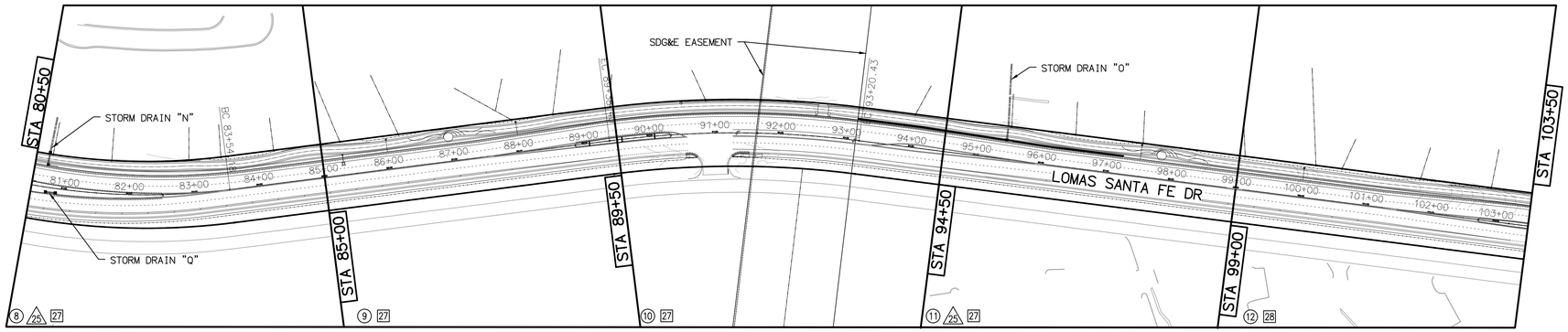

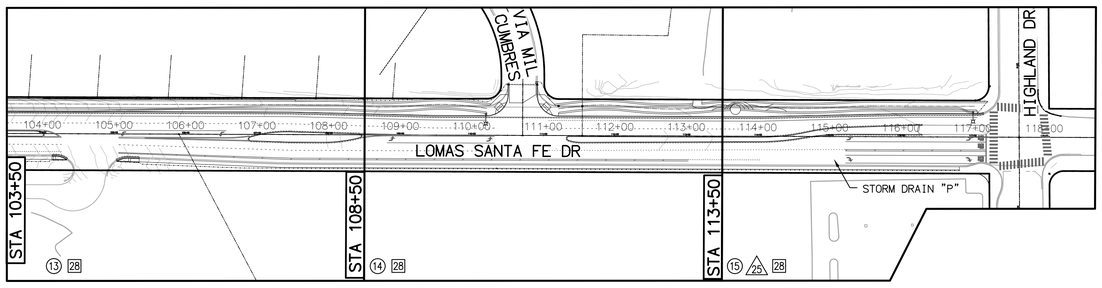

KEY MAP LEGEND

- (XX) IMPROVEMENT PLAN SHEET NUMBER
- XX STORM DRAIN PLAN SHEET NUMBER
- XX SIGNING AND STRIPING PLAN SHEET NUMBER

100 50 0 100 200 300

SCALE: 1"=100'

AS-BUILT

By:_____ Date:_____

R.C.E.:_____ Exp:_____

PLAN CODE

KM-1

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REGISTERED PROFESSIONAL ENGINEER GEOFFREY H. RETEMEYER No. C90577 Exp 12/31/25 CIVIL STATE OF CALIFORNIA

ENGINEER OF WORK

GEOFFREY H. RETEMEYER RCE 90577 — 12/2/2024 DATE

CITY APPROVED CHANGES	APP'D	DATE

RECOMMENDED FOR APPROVAL

By:_____ Date:_____

R.C.E.: Exp:

APPROVED FOR CONSTRUCTION

By:_____ Date: 05/01/2025

Dan Goldberg, PE, Acting City Engineer

R.C.E.: 57292 Exp: 12/31/25

BENCH MARK

DESCRIPTION:

LOCATION:

ELEV.:_____ DATUM: M.S.L._____

CITY OF SOLANA BEACH — ENGINEERING DEPARTMENT

IMPROVEMENT PLANS FOR:

LOMAS SANTA FE CORRIDOR

KEY MAP

DRAWING NO. CG-3185

Sheet 4 of 54

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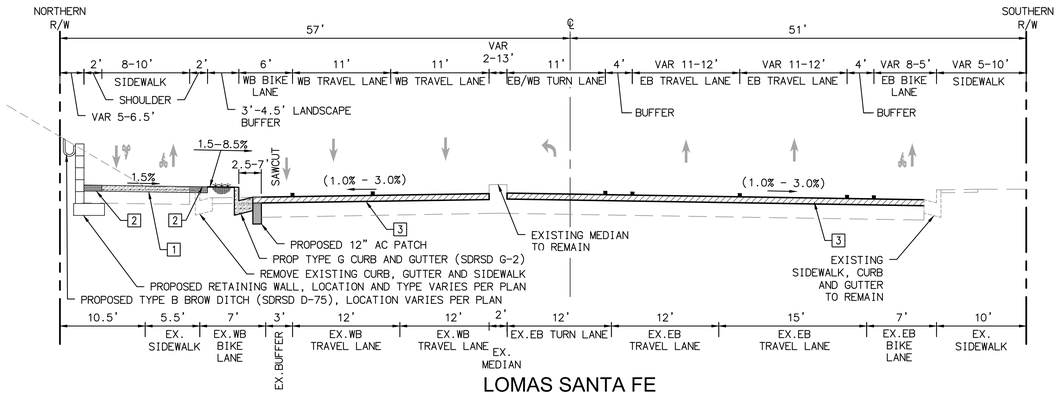
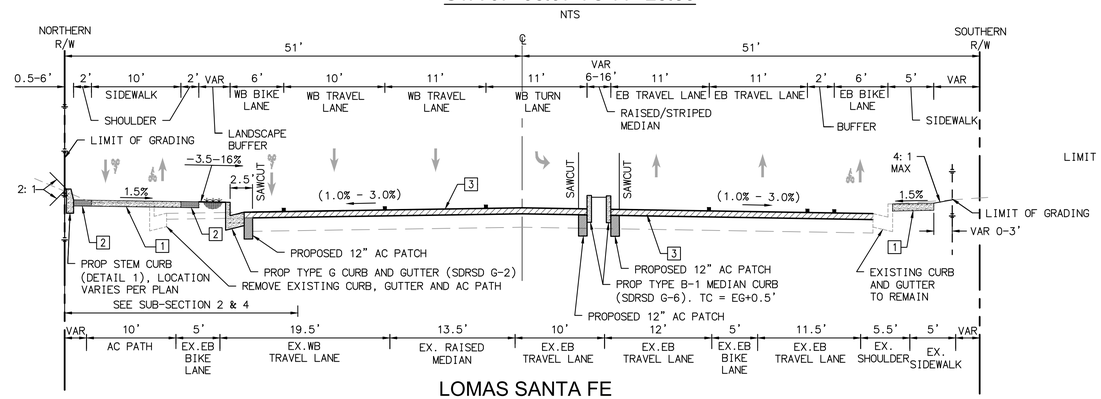


LOMAS SANTA FE

(SANTA HELENA TO LAS BANDERAS)

STA 67+98.97 TO 77+23.83

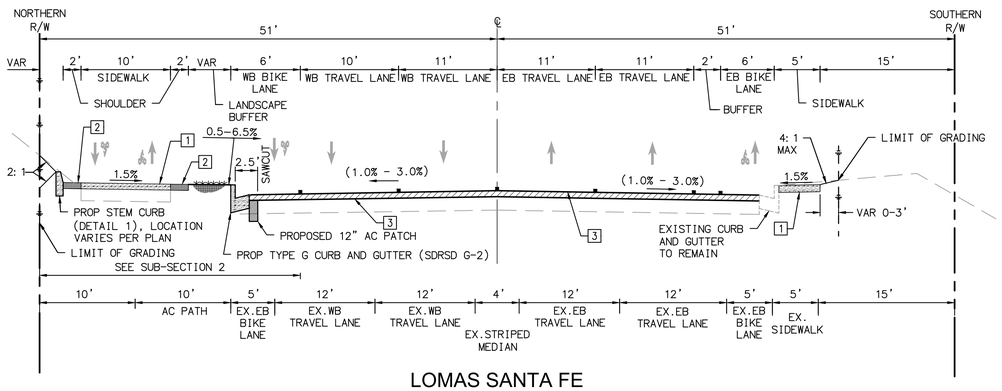


LOMAS SANTA FE

(LAS BANDERAS TO VIA MIL CUMBRES)

STA 77+23.83 TO 83+50

NTS



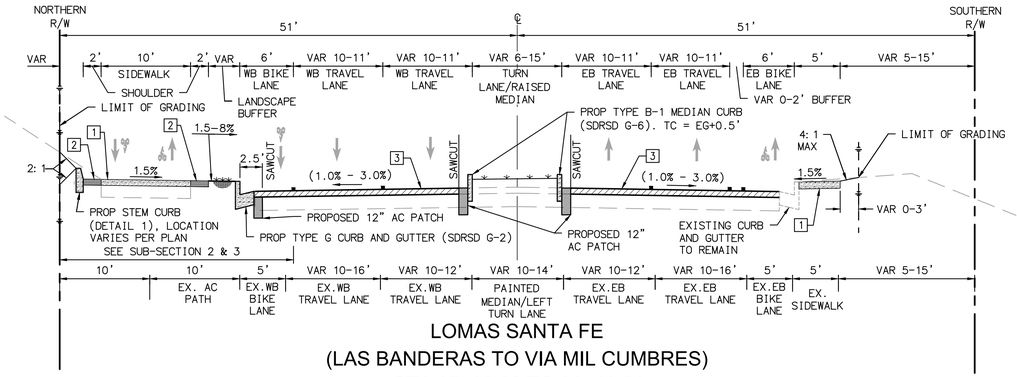
LOMAS SANTA FE

(LAS BANDERAS TO VIA MIL CUMBRES)

STA 83+50 TO 87+38.32

STA 96+10.51 TO 101+26.17

NTS

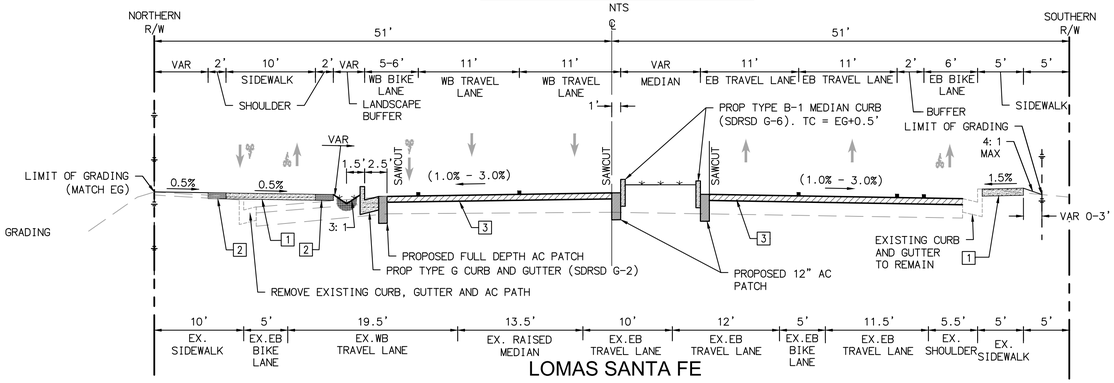


LOMAS SANTA FE

(LAS BANDERAS TO VIA MIL CUMBRES)

STA 87+38.32 TO 96+10.51

STA 101+26.17 TO 110+70.80

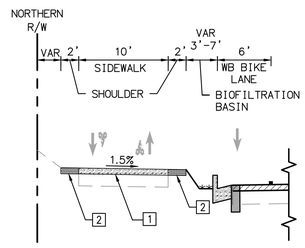


LOMAS SANTA FE

(VIA MIL CUMBRES TO HIGHLAND)

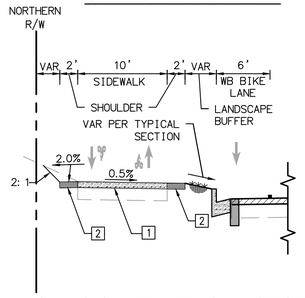
STA 110+70.80 TO 117+14.70

STRUCTURAL SECTIONS	
1	4" PORTLAND CEMENT CONCRETE 12" NATIVE SUBGRADE REMOVE AND RECOMPACT TO 95%
2	4" STABILIZED DECOMPOSED GRANITE
3	2" GRIND AND OVERLAY



LOMAS SANTA FE: SUB SECTION 1

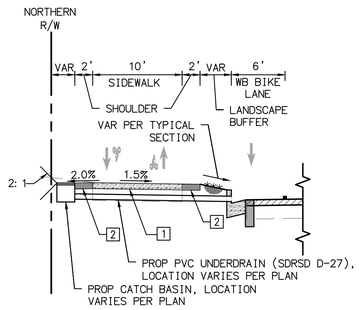
STA 93+15 TO 97+25



LOMAS SANTA FE: SUB SECTION 4

STA 77+23.83 TO 80+32.34

NTS



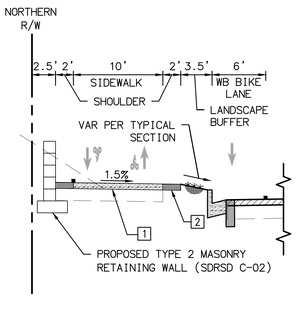
LOMAS SANTA FE: SUB SECTION 2

STA 83+12.77 TO 84+40.34

STA 85+75.00 TO 90+55.50

STA 95+82.31 TO 102+22.00

STA 107+53.00 TO 110+70.80



LOMAS SANTA FE: SUB SECTION 3

STA 104+00 TO 105+52 (TYPE 2 WALL)

PLAN CODE

TYP-1

AS-BUILT

By:_____ Date:_____

R.C.E.:_____ Exp:_____

Michael Baker INTERNATIONAL

5050 Avenida Encinas
Suite 260
Carlsbad, CA 92008
Phone: (760) 476-9193
MBAKERINTL.COM

REGISTERED PROFESSIONAL ENGINEER — GEOFFREY H. RETEMEYER — No. C90577 — Exp 12/31/25 — CIVIL — STATE OF CALIFORNIA

ENGINEER OF WORK: GEOFFREY H. RETEMEYER RCE 90577 — 12/2/2024 DATE

CITY APPROVED CHANGES | APP'D | DATE

RECOMMENDED FOR APPROVAL

By: _____ Date:_____

R.C.E.: Exp:

APPROVED FOR CONSTRUCTION

By: _____ Date:05/01/2025

Dan Goldberg, PE, Acting City Engineer

R.C.E.: 57292 Exp: 12/31/25

BENCH MARK

DESCRIPTION:

LOCATION:

ELEV.: _____ DATUM: M.S.L. _____

CITY OF SOLANA BEACH — ENGINEERING DEPARTMENT

IMPROVEMENT PLANS FOR:

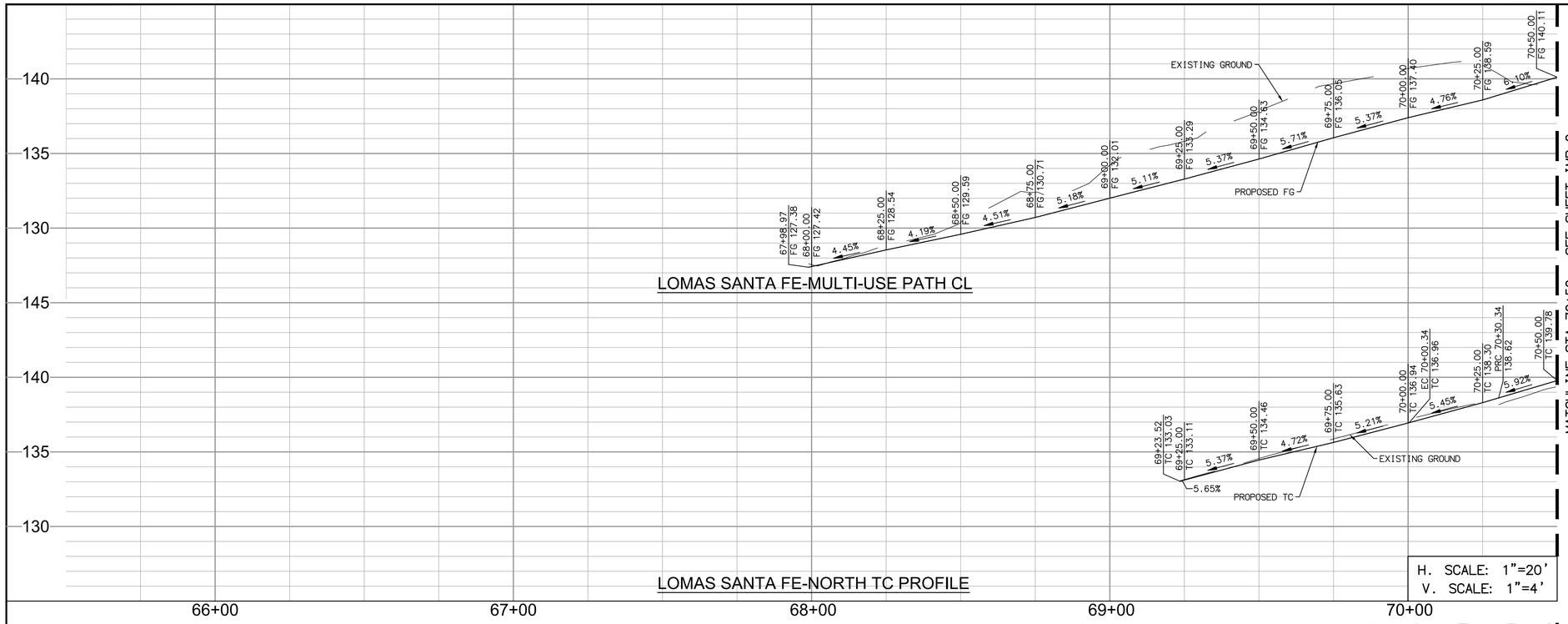
LOMAS SANTA FE CORRIDOR

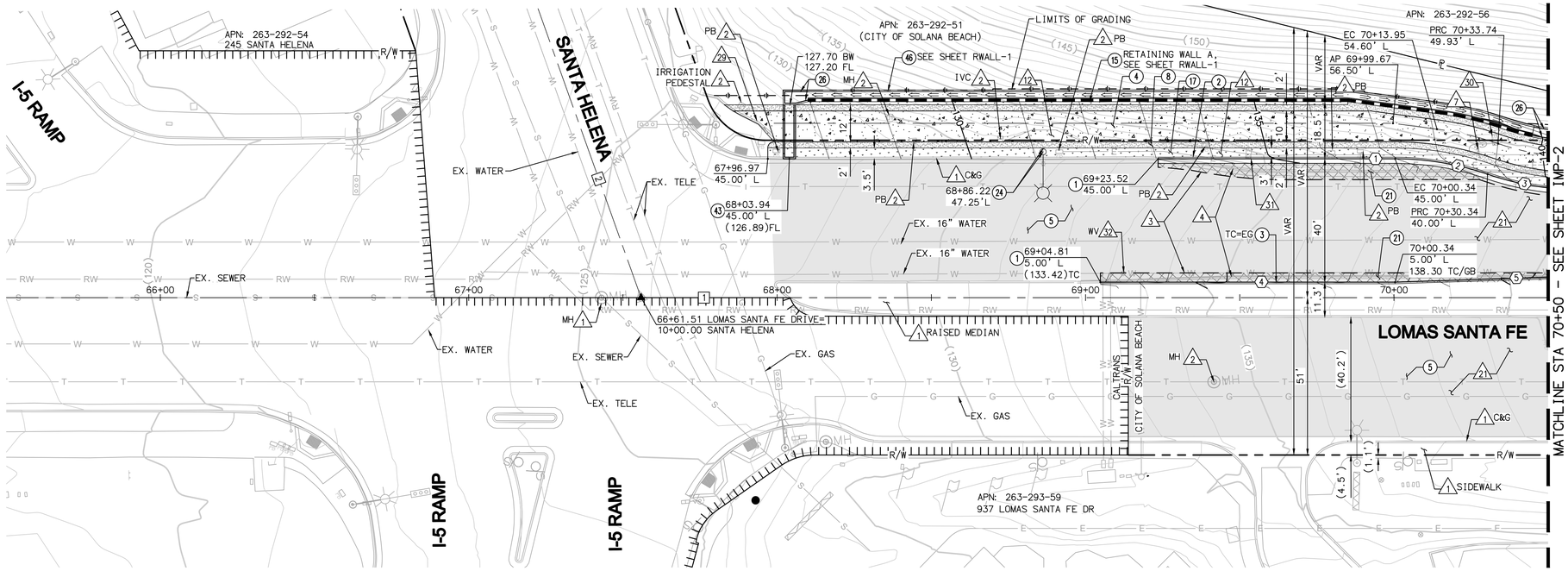
TYPICAL CROSS SECTIONS

DRAWING NO. CG-3185

Sheet 5 of 54

H:\PDATA\172013_LOMAS SANTA FE CORRIDOR PHASE III\CADD\LAND\DLV\172013-05-XS-E.DWG FISKE, ERIK 1/14/2025 11:11 AM





LOMAS SANTA FE-PLAN

SCALE: 1"=20'

DEMOLITION NOTES

1. PROTECT IN PLACE
2. ADJUST TO FINISH GRADE
3. SAWCUT EXISTING PAVEMENT
4. REMOVE EXISTING CURB AND GUTTER
7. RELOCATE EXISTING SIGN PER SIGNING AND STRIPING PLANS
12. REMOVE EXISTING SIDEWALK
21. GRIND EXISTING AC PAVEMENT 2"
29. REMOVE EXISTING RETAINING CURB
30. PRIVATE RW IRRIGATION EQUIPMENT TO BE REMOVED OR RELOCATED TO PRIVATE PROPERTY BY OWNER.
31. REMOVE EXISTING ABANDONED PULLBOX.
32. CONTRACTOR TO ADJUST WATER VALVE CAN TO GRADE PER WAS WV-01 AND REUSE EXISTING VALVE CANS AND LIDS. AS REQUIRED, CONTRACTOR TO COORDINATE WITH SFID FOR ADDITIONAL NEW LIDS.

CONSTRUCTION NOTES

1. MATCH EXISTING IMPROVEMENTS AND ELEVATIONS.
2. CONSTRUCT TYPE G 6" CURB AND GUTTER PER SDRSD G-2.
3. CONSTRUCT TYPE B-1 MEDIAN CURB PER SDRSD G-6.
4. CONSTRUCT PCC SIDEWALK PER SDRSD G-7
5. OVERLAY AC PAVEMENT 2"
8. CONSTRUCT 4" STABILIZED DECOMPOSED GRANITE SHOULDER.
15. CONSTRUCT RETAINING WALL. SEE SHEET RWALL-1 TO RWALL-4 FOR PLAN AND PROFILE.
17. LANDSCAPE AREA PER LANDSCAPING PLANS.
21. CONSTRUCT 12" FULL DEPTH AC PAVEMENT
24. RELOCATE EXISTING STREET LIGHT PER SDRSD E-01 AND E-02. SPLICE NEW TO EXISTING CONDUCTORS.
26. CONSTRUCT 8" STEM CURB PER DETAIL 1 ON SHEET CD-4 TYP.
43. CONSTRUCT CURB OUTLET PER SDRSD D-25A WITH OPEN CHANNEL CONNECTION.
46. CONSTRUCT TYPE B BROW DITCH AT BACK OF RETAINING WALL PER SDRSD D-75.

CURB DATA TABLE

NO	BEARING/DELTA	RADIUS	LENGTH	NOTE
1	N84°43'48"W	--	76.81'	6" CURB & GUTTER
2	18°55'12"	92.50'	30.55'	6" CURB & GUTTER
3	18°55'12"	92.50'	20.05'	6" CURB & GUTTER
4	N84°43'48"W	--	95.53'	MEDIAN CURB
5	N86°38'24"W	--	49.58'	MEDIAN CURB

CENTERLINE DATA TABLE

NO	BEARING/DELTA	RADIUS	LENGTH	NOTE
1	N84°43'48"W	--	500.00'	LOMAS SANTA FE DR
2	N14°21'15"W	--	92.85'	SANTA HELENA

PAVEMENT LEGEND

- 2"AC GRIND & OVERLAY
- 12" FULL DEPTH AC PAVEMENT
- 4" STABILIZED DECOMPOSED GRANITE SHOULDER
- PCC SIDEWALK PER SDRSD G-7

NOTE:
CONTRACTOR TO ADJUST WATER VALVE CAN TO GRADE PER WAS WV-01 AND REUSE EXISTING VALVE CANS AND LIDS. AS REQUIRED, CONTRACTOR TO COORDINATE WITH SFID FOR ADDITIONAL NEW LIDS.

SCALE 1"=20'

20 10 0 20 40 60

SCALE: 1"=20'

PLAN CODE
IMP-1

AS-BUILT
By:_____ Date:_____
R.C.E.:_____ Exp:_____

Michael Baker INTERNATIONAL
5050 Avenida Encinas
Suite 260
Carlsbad, CA 92008
Phone: (760) 476-9193
MBAKERINTL.COM

REGISTERED PROFESSIONAL ENGINEER GEOFFREY H. RETEMEYER No. C90577 Exp 12/31/25 CIVIL STATE OF CALIFORNIA

ENGINEER OF WORK	CITY APPROVED CHANGES	APP'D	DATE
GEOFFREY H. RETEMEYER RCE 90577 — 12/2/2024 DATE			

RECOMMENDED FOR APPROVAL
By:_____ Date:_____
R.C.E.: Exp:

APPROVED FOR CONSTRUCTION
By:_____ Date: 05/01/2025
Dan Goldberg, PE, Acting City Engineer
R.C.E.: 57292 Exp: 12/31/25

BENCH MARK
DESCRIPTION:
LOCATION:
ELEV.:_____ DATUM: M.S.L._____

CITY OF SOLANA BEACH — ENGINEERING DEPARTMENT
IMPROVEMENT PLANS FOR: LOMAS SANTA FE CORRIDOR
IMPROVEMENT PLAN & PROFILE

DRAWING NO. CG-3185
Sheet 6 of 54

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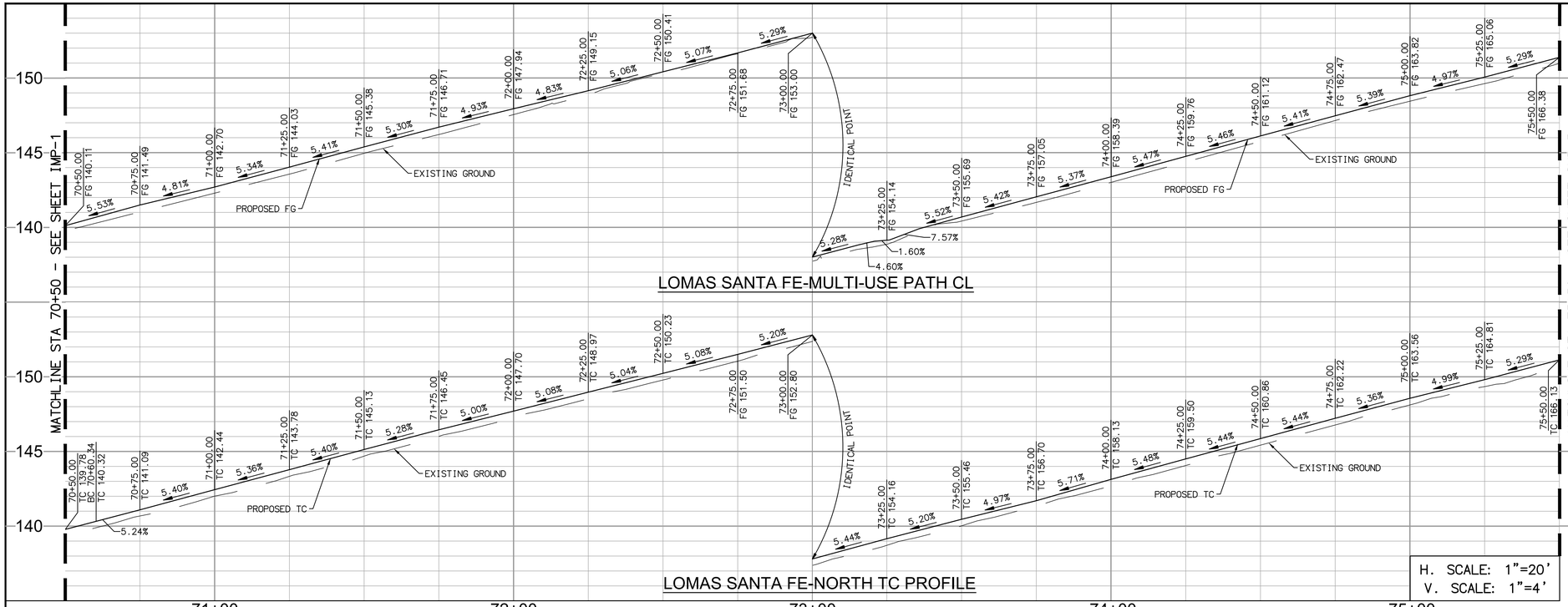
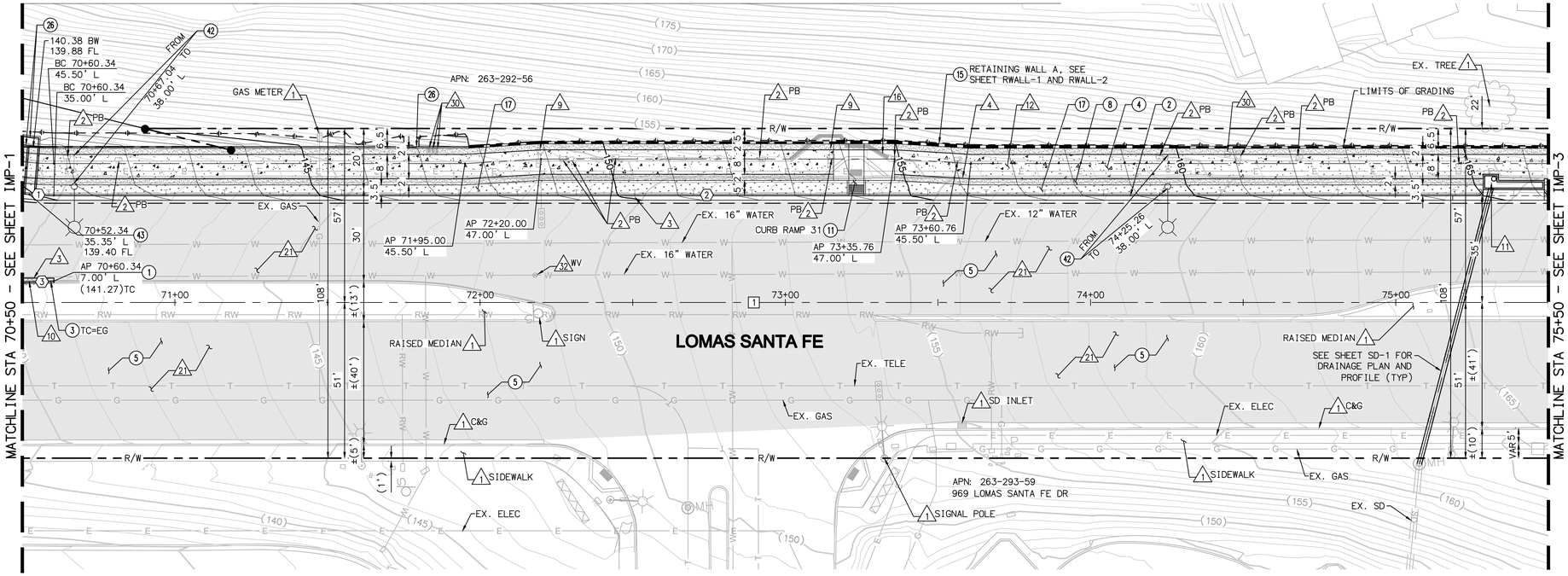


DEMOLITION NOTES

1. PROTECT IN PLACE
2. ADJUST TO FINISH GRADE
3. SAWCUT EXISTING PAVEMENT
4. REMOVE EXISTING CURB AND GUTTER
9. REMOVE/RELOCATE EXISTING TRAFFIC SIGNAL EQUIPMENT PER TRAFFIC SIGNAL MODIFICATIONS PLANS
10. REMOVE EXISTING MEDIAN CURB
11. REMOVE EXISTING CURB INLET. SEE DRAINGE PLANS FOR NEW LOCATION.
12. REMOVE EXISTING SIDEWALK
16. REMOVE EXISTING RETAINING WALL
21. GRIND EXISTING AC PAVEMENT 2"
30. PRIVATE RW IRRIGATION EQUIPMENT TO BE REMOVED OR RELOCATED TO PRIVATE PROPERTY BY OWNER.
32. CONTRACTOR TO ADJUST WATER VALVE CAN TO GRADE PER WAS WV-01 AND REUSE EXISTING VALVE CANS AND LIDS. AS REQUIRED, CONTRACTOR TO COORDINATE WITH SFID FOR ADDITIONAL NEW LIDS.

CONSTRUCTION NOTES

1. MATCH EXISTING IMPROVEMENTS AND ELEVATIONS.
2. CONSTRUCT TYPE G 6" CURB AND GUTTER PER SDRSD G-2.
3. CONSTRUCT TYPE B-1 MEDIAN CURB PER SDRSD G-6.
4. CONSTRUCT PCC SIDEWALK PER SDRSD G-7
5. OVERLAY AC PAVEMENT 2"
8. CONSTRUCT 4" STABILIZED DECOMPOSED GRANITE SHOULDER.
11. CONSTRUCT TYPE C CURB RAMP PER SDRSD G-29. SEE DETAILS ON SHEET CD-1 TO CD-2 TYP.
15. CONSTRUCT RETAINING WALL. SEE SHEET RWALL-1 TO RWALL-4 FOR PLAN AND PROFILE.
17. LANDSCAPE AREA PER LANDSCAPING PLANS.
26. CONSTRUCT 8" STEM CURB PER DETAIL 1 ON SHEET CD-4 TYP.
42. RELOCATE EXISTING STREET LIGHT PER SDRSD E-01 AND E-02. SPLICE NEW TO EXISTING CONDUCTORS. SEE STREET LIGHT RELOCATION PER DETAIL 5 ON SHEET CD-4.



LOMAS SANTA FE-PLAN

SCALE: 1"=20'

CURB DATA TABLE				
NO	BEARING/DELTA	RADIUS	LENGTH	NOTE
1	18°55'12"	92.50'	10.50'	6" CURB & GUTTER
2	N84°43'48"W	--	466.28'	6" CURB & GUTTER
3	N86°38'24"W	--	10.45'	MEDIAN CURB

CENTERLINE DATA TABLE				
NO	BEARING/DELTA	RADIUS	LENGTH	NOTE
1	N84°43'48"W	--	500.00'	LOMAS SANTA FE DRIVE

PAVEMENT LEGEND

- 2"AC GRIND & OVERLAY
- 4" STABILIZED DECOMPOSED GRANITE SHOULDER
- PCC SIDEWALK PER SDRSD G-7

NOTE:
CONTRACTOR TO ADJUST WATER VALVE CAN TO GRADE PER WAS WV-01 AND REUSE EXISTING VALVE CANS AND LIDS. AS REQUIRED, CONTRACTOR TO COORDINATE WITH SFID FOR ADDITIONAL NEW LIDS.

1"=20'

20 10 0 20 40 60

SCALE: 1"=20'

PLAN CODE
IMP-2

AS-BUILT
By:_____ Date:_____
R.C.E.:_____ Exp:_____

Michael Baker INTERNATIONAL
5050 Avenida Encinas
Suite 260
Carlsbad, CA 92008
Phone: (760) 476-9193
MBAKERINTL.COM

REGISTERED PROFESSIONAL ENGINEER GEOFFREY H. RETEMEYER No. C90577 Exp 12/31/25 CIVIL STATE OF CALIFORNIA

ENGINEER OF WORK
GEOFFREY H. RETEMEYER RCE 90577 — 12/2/2024 DATE

CITY APPROVED CHANGES	APP'D	DATE

RECOMMENDED FOR APPROVAL
By:_____ Date:_____
R.C.E.: Exp:

APPROVED FOR CONSTRUCTION
By:_____ Date: 05/01/2025
Dan Goldberg, PE, Acting City Engineer
R.C.E.: 57292 Exp: 12/31/25

BENCH MARK
DESCRIPTION:
LOCATION:
ELEV.:_____ DATUM: M.S.L._____

CITY OF SOLANA BEACH — ENGINEERING DEPARTMENT
IMPROVEMENT PLANS FOR: IMPROVEMENT PLAN & PROFILE
LOMAS SANTA FE CORRIDOR

DRAWING NO.
CG-3185
Sheet 7 of 54

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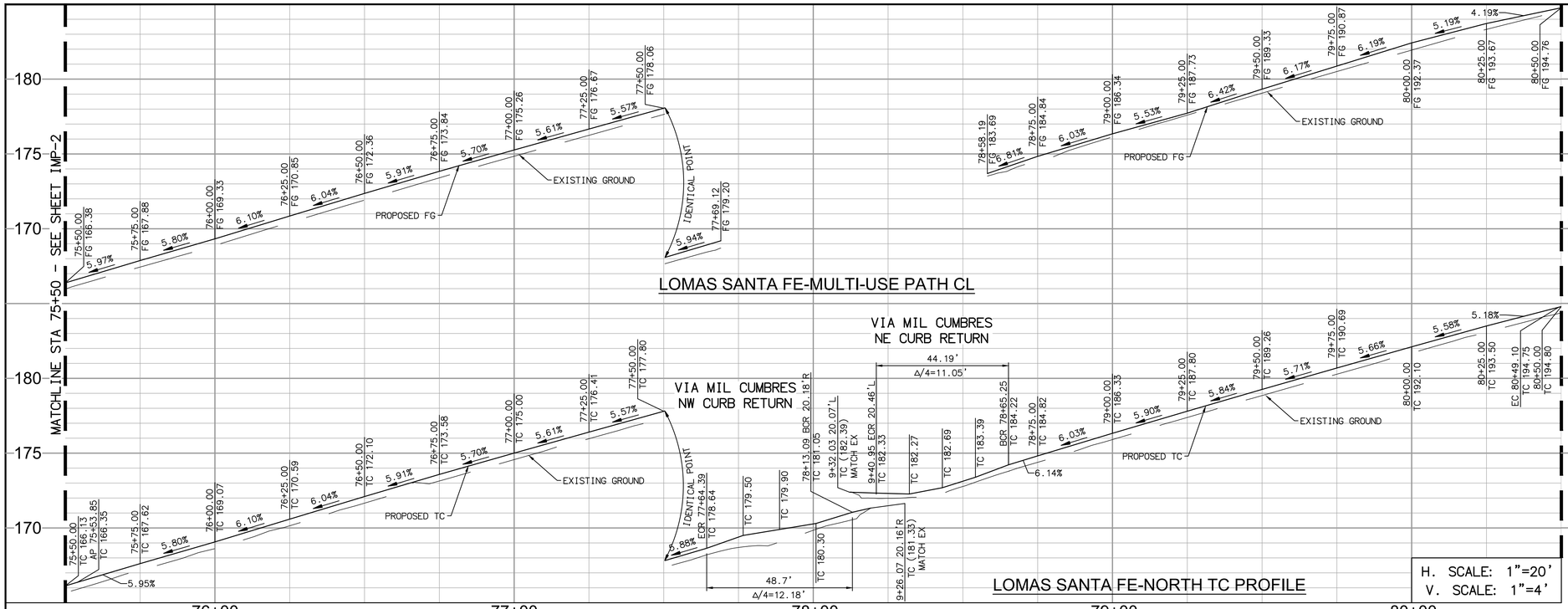

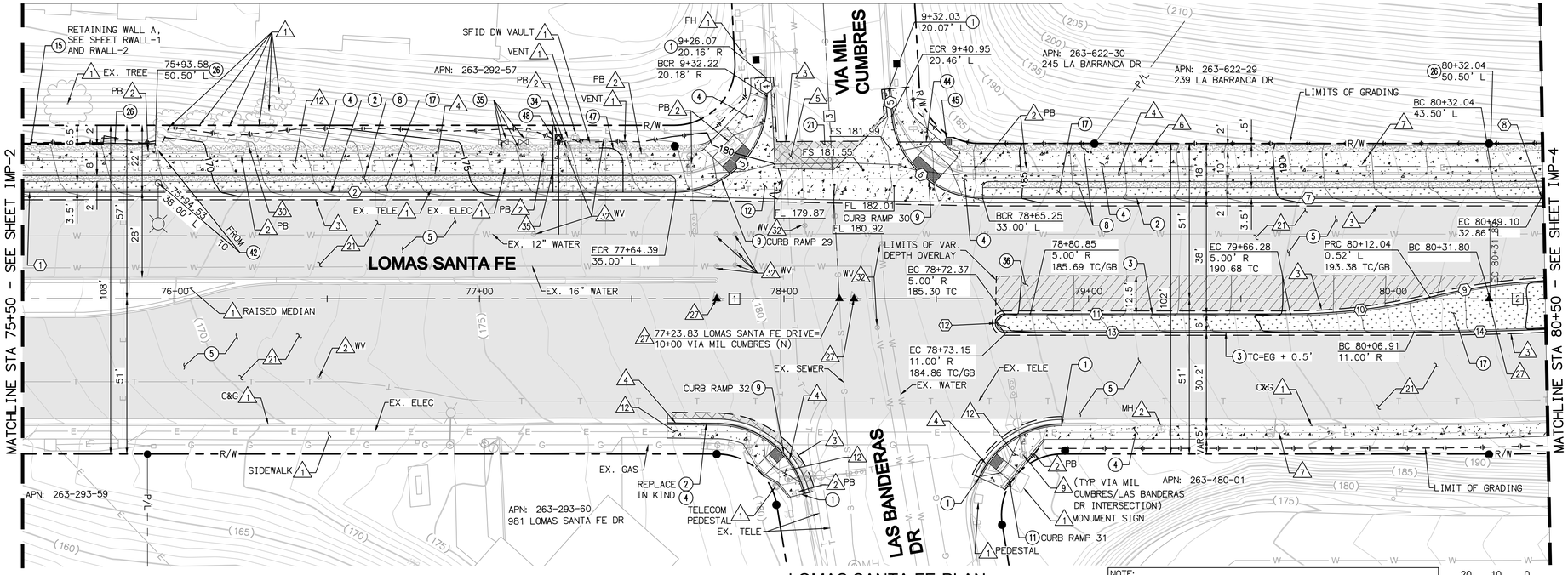

DEMOLITION NOTES

1. PROTECT IN PLACE
2. ADJUST TO FINISH GRADE
3. SAWCUT EXISTING PAVEMENT
4. REMOVE EXISTING CURB AND GUTTER
5. REMOVE EXISTING CROSS GUTTER
6. REMOVE EXISTING AC PATH
7. RELOCATE EXISTING SIGN PER SIGNING AND STRIPING PLANS
9. REMOVE/RELOCATE EXISTING TRAFFIC SIGNAL EQUIPMENT PER TRAFFIC SIGNAL MODIFICATIONS PLANS
12. REMOVE EXISTING SIDEWALK
21. GRIND EXISTING AC PAVEMENT 2"
27. ADJUST EXISTING M-10 MONUMENT COVER TO FINISH GRADE. EXISTING M-10 SURVEY MONUMENT TO BE PROTECTED PLACE.
30. PRIVATE RW IRRIGATION EQUIPMENT TO BE REMOVED OR RELOCATED TO PRIVATE PROPERTY BY OWNER.
32. CONTRACTOR TO ADJUST WATER VALVE CAN TO GRADE PER WAS WV-01 AND REUSE EXISTING VALVE CANS AND LIDS. AS REQUIRED, CONTRACTOR TO COORDINATE WITH SFID FOR ADDITIONAL NEW LIDS.
35. REMOVE EXISTING UNDERDRAIN UP TO PROPERTY LINE. CONTRACTOR TO CONNECT NEW UNDERDRAIN TO EXISTING.

CONSTRUCTION NOTES

1. MATCH EXISTING IMPROVEMENTS AND ELEVATIONS.
2. CONSTRUCT TYPE G 6" CURB AND GUTTER PER SDRSD G-2.
3. CONSTRUCT TYPE B-1 MEDIAN CURB PER SDRSD G-6.
4. CONSTRUCT PCC SIDEWALK PER SDRSD G-7
5. OVERLAY AC PAVEMENT 2"
8. CONSTRUCT 4" STABILIZED DECOMPOSED GRANITE SHOULDER.
9. CONSTRUCT TYPE A CURB RAMP PER SDRSD G-27. SEE DETAILS ON SHEETS CD-1 TO CD-2 TYP.
11. CONSTRUCT TYPE C CURB RAMP PER SDRSD G-29. SEE DETAILS ON SHEET CD-1 TO CD-2 TYP.
12. CONSTRUCT CONCRETE CROSS GUTTER PER SDRSD G-12
15. CONSTRUCT RETAINING WALL. SEE SHEET RWALL-1 TO RWALL-4 FOR PLAN AND PROFILE.
17. LANDSCAPE AREA PER LANDSCAPING PLANS.
21. CONSTRUCT 12" FULL DEPTH AC PAVEMENT
26. CONSTRUCT 8" STEM CURB PER DETAIL 1 ON SHEET CD-4 TYP.
34. RELOCATE EXISTING AIR AND VACUUM VALVE AND ENCLOSURE TO BACK OF PROPOSED PATH. EXTEND OR RE-CONNECT TUBING AS REQUIRED FOR RELOCATION PER WAS WA-04 AND WA-06. CONTRACTOR TO COORDINATE WITH SFID PRIOR TO RELOCATION.
35. RELOCATE EXISTING REMOTE TERMINAL UNIT (RTU) ENCLOSURE AND METER PEDESTAL TO BACK OF PROPOSED PATH. RE-ESTABLISH CONNECTION FROM NEW RTU ENCLOSURE AND METER PEDESTAL LOCATIONS TO EXISTING SFID PRESSURE REDUCING STATION IMPROVEMENTS. SEE DETAIL ON SHEET CD-3.
36. OVERLAY AC PAVEMENT WITH VARIABLE DEPTH (2" MIN.)
42. RELOCATE EXISTING STREET LIGHT PER SDRSD E-01 AND E-02. SPLICE NEW TO EXISTING CONDUCTORS. SEE STREET LIGHT RELOCATION PER DETAIL 5 ON SHEET CD-4.
44. INSTALL 3" PVC SIDEWALK UNDERDRAIN PIPE PER SDRSD D-27.
45. CONSTRUCT 24" BY 24" CATCH BASIN.
47. REMOVE AND RECONSTRUCT EXISTING 1.5" DISCHARGE DRAIN LINE PER SDRSD D-27. INTERCEPT EXISTING DRAIN LINE AT EXSTING PRESSURE REDUCING STATION. CONTRACTOR TO COORDINATE WITH SFID BEFORE WORK IS PERFORMED.
48. INSTALL 3" PVC SIDEWALK UNDERDRAIN PIPE PER SDRSD D-27. CONTRACTOR TO COORDINATE WITH SFID TO BE PRESENT DURING CONSTRUCTION TO ENSURE EXISTING INFASTRUCTURE FOR PRESSURE REDUCING STATION IS PROTECTED IN PLACE.

CURB DATA TABLE

NO	BEARING/DELTA	RADIUS	LENGTH	NOTE
1	N84°43'48"W	--	3.23'	6" CURB & GUTTER
2	N84°43'48"W	--	210.54'	6" CURB & GUTTER
3	93°00'37"	30.00'	48.70'	6" CURB & GUTTER
4	N02°15'35"E	--	6.16'	6" CURB & GUTTER
5	N00°19'50"W	--	8.93'	6" CURB & GUTTER
6	84°23'58"	30.00'	44.19'	6" CURB & GUTTER
7	N84°43'48"W	--	183.28'	6" CURB & GUTTER
8	00°03'00"	1000.00'	0.87'	6" CURB & GUTTER
9	11°23'56"	192.50'	38.30'	MEDIAN CURB
10	13°45'04"	192.50'	46.20'	MEDIAN CURB
11	N84°43'48"W	--	93.91'	MEDIAN CURB
12	180°00'00"	3.00'	9.42'	MEDIAN CURB
13	N84°43'48"W	--	134.54'	MEDIAN CURB
14	02°33'26"	970.00'	43.29'	MEDIAN CURB

CENTERLINE DATA TABLE

NO	BEARING/DELTA	RADIUS	LENGTH	NOTE
1	N84°43'48"W	--	481.80'	LOMAS SANTA FE DR
2	01°02'34"	1000.00'	18.20'	LOMAS SANTA FE DR
3	N02°09'09"E	--	97.20'	VIA MIL CUMBRES

PAVEMENT LEGEND

- 2"AC GRIND & OVERLAY
- 2"AC GRIND & VAR DEPTH OVERLAY
- 4" STABILIZED DECOMPOSED GRANITE SHOULDER
- PCC SIDEWALK PER SDRSD G-7

PLAN CODE IMP-3

AS-BUILT

By:_____ Date:_____

R.C.E.:_____ Exp:_____

Michael Baker INTERNATIONAL
5050 Avenida Encinas Suite 260 Carlsbad, CA 92008 Phone: (760) 476-9193 MBAKERINTL.COM

REGISTERED PROFESSIONAL ENGINEER GEOFFREY H. RETEMEYER No. C90577 Exp 12/31/25 CIVIL STATE OF CALIFORNIA

ENGINEER OF WORK: GEOFFREY H. RETEMEYER RCE 90577 — 12/2/2024 DATE

CITY APPROVED CHANGES	APP'D	DATE

RECOMMENDED FOR APPROVAL
By:_____ Date:_____
R.C.E.: Exp:

APPROVED FOR CONSTRUCTION
By:_____ Date: 05/01/2025
Dan Goldberg, PE, Acting City Engineer
R.C.E.: 57292 Exp: 12/31/25

BENCH MARK
DESCRIPTION:
LOCATION:
ELEV.:_____ DATUM: M.S.L._____

CITY OF SOLANA BEACH — ENGINEERING DEPARTMENT
IMPROVEMENT PLANS FOR: LOMAS SANTA FE CORRIDOR
IMPROVEMENT PLAN & PROFILE

DRAWING NO. CG-3185

Sheet 8 of 54

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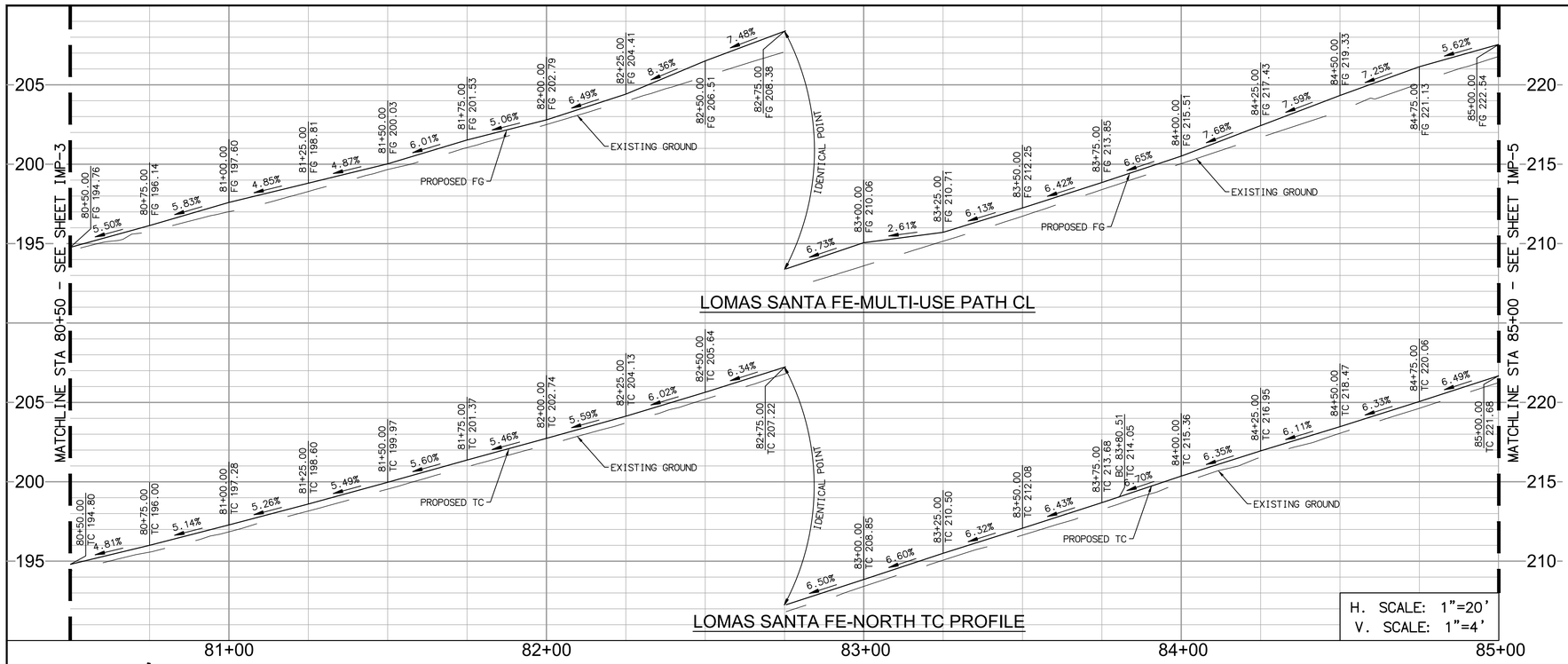
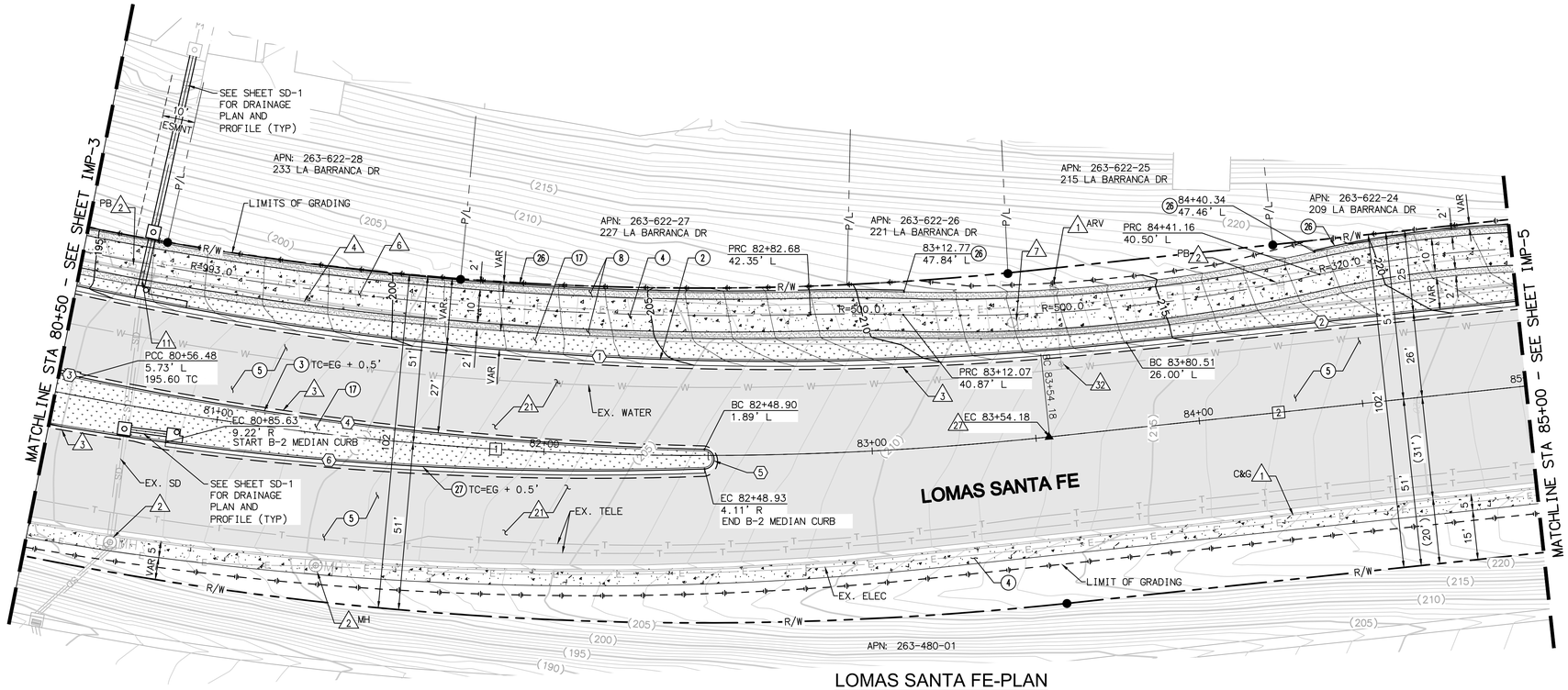




LOMAS SANTA FE-PLAN

SCALE: 1"=20'

DEMOLITION NOTES

1. PROTECT IN PLACE
2. ADJUST TO FINISH GRADE
3. SAWCUT EXISTING PAVEMENT
4. REMOVE EXISTING CURB AND GUTTER
6. REMOVE EXISTING AC PATH
7. RELOCATE EXISTING SIGN PER SIGNING AND STRIPING PLANS
11. REMOVE EXISTING CURB INLET. SEE DRAINGE PLANS FOR NEW LOCATION.
21. GRIND EXISTING AC PAVEMENT 2"
27. ADJUST EXISTING M-10 MONUMENT COVER TO FINISH GRADE. EXISTING M-10 SURVEY MONUMENT TO BE PROTECTED PLACE.
32. CONTRACTOR TO ADJUST WATER VALVE CAN TO GRADE PER WAS WV-01 AND REUSE EXISTING VALVE CANS AND LIDS. AS REQUIRED, CONTRACTOR TO COORDINATE WITH SFID FOR ADDITIONAL NEW LIDS.

CONSTRUCTION NOTES

(2) CONSTRUCT TYPE G 6" CURB AND GUTTER PER SDRSD G-2.
(3) CONSTRUCT TYPE B-1 MEDIAN CURB PER SDRSD G-6.
(4) CONSTRUCT PCC SIDEWALK PER SDRSD G-7
(5) OVERLAY AC PAVEMENT 2"
(8) CONSTRUCT 4" STABILIZED DECOMPOSED GRANITE SHOULDER.
(17) LANDSCAPE AREA PER LANDSCAPING PLANS.
(26) CONSTRUCT 8" STEM CURB PER DETAIL 1 ON SHEET CD-4 TYP.
(27) CONSTRUCT TYPE B-2 MEDIAN CURB PER SDRSD G-6.

CURB DATA TABLE

NO	BEARING/DELTA	RADIUS	LENGTH	NOTE
1	18°25'16"	1000.00'	321.51'	6" CURB & GUTTER
2	N76°47'56"E	--	119.49'	6" CURB & GUTTER
3	01°55'01"	192.50'	6.44'	MEDIAN CURB
4	10°41'43"	1027.00'	191.71'	MEDIAN CURB
5	176°43'55"	3.00'	9.25'	MEDIAN CURB
6	11°50'29"	970.00'	200.47'	MEDIAN CURB

CENTERLINE DATA TABLE

NO	BEARING/DELTA	RADIUS	LENGTH	NOTE
1	17°45'08"	1000.00'	309.83'	LOMAS SANTA FE DR
2	N76°47'56"E	--	140.17'	LOMAS SANTA FE DR

PAVEMENT LEGEND

- 2"AC GRIND & OVERLAY
- 4" STABILIZED DECOMPOSED GRANITE SHOULDER
- PCC SIDEWALK PER SDRSD G-7

NOTE:
CONTRACTOR TO ADJUST WATER VALVE CAN TO GRADE PER WAS WV-01 AND REUSE EXISTING VALVE CANS AND LIDS. AS REQUIRED, CONTRACTOR TO COORDINATE WITH SFID FOR ADDITIONAL NEW LIDS.

(SCALE 1"=20')

20 10 0 20 40 60
SCALE: 1"=20'

AS-BUILT
By:_____ Date:_____
R.C.E.:_____ Exp:_____

PLAN CODE
IMP-4

Michael Baker INTERNATIONAL
5050 Avenida Encinas
Suite 260
Carlsbad, CA 92008
Phone: (760) 476-9193
MBAKERINTL.COM

REGISTERED PROFESSIONAL ENGINEER GEOFFREY H. RETEMEYER No. C90577 Exp 12/31/25 CIVIL STATE OF CALIFORNIA

ENGINEER OF WORK	CITY APPROVED CHANGES	APP'D	DATE
GEOFFREY H. RETEMEYER RCE 90577 — 12/2/2024 DATE			

RECOMMENDED FOR APPROVAL
By:_____ Date:_____
R.C.E.: Exp:

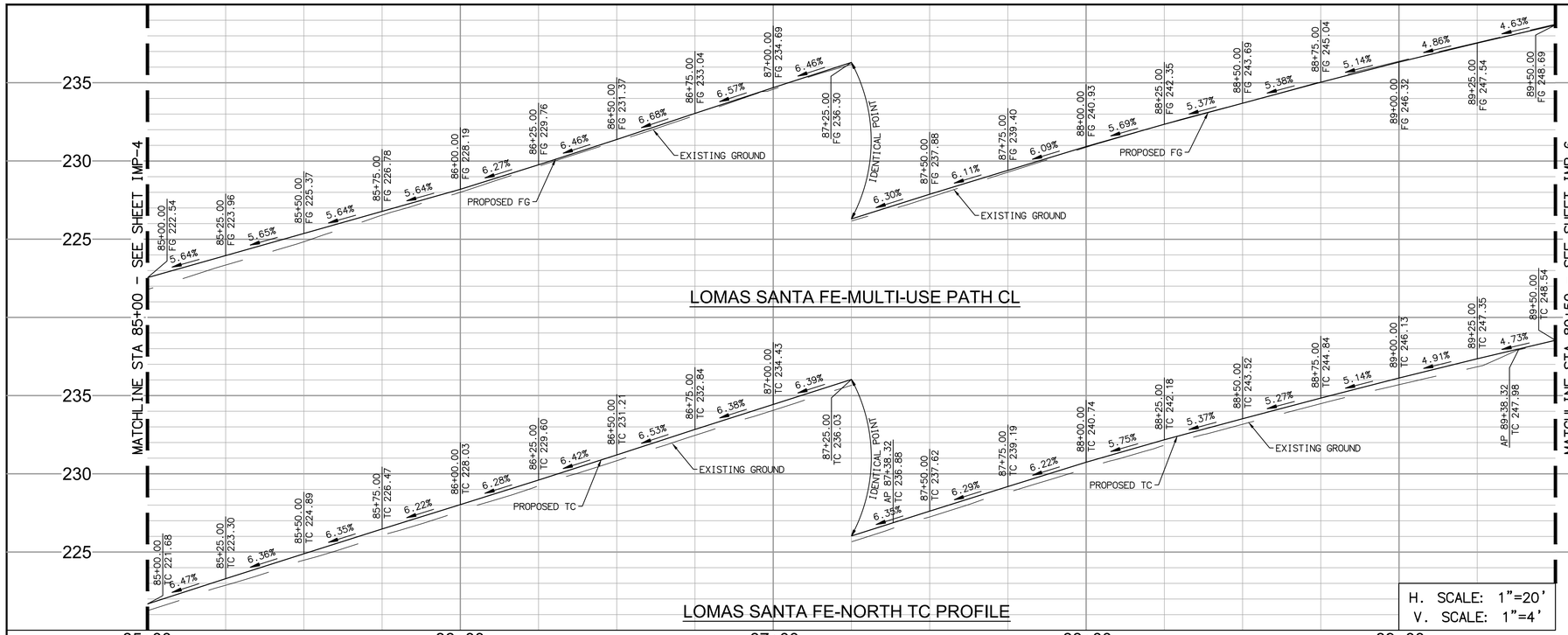
APPROVED FOR CONSTRUCTION
By:_____ Date: 05/01/2025
Dan Goldberg, PE, Acting City Engineer
R.C.E.: 57292 Exp: 12/31/25

BENCH MARK
DESCRIPTION:
LOCATION:
ELEV.:_____ DATUM: M.S.L._____

CITY OF SOLANA BEACH — ENGINEERING DEPARTMENT
IMPROVEMENT PLANS FOR: LOMAS SANTA FE CORRIDOR
IMPROVEMENT PLAN & PROFILE

DRAWING NO. CG-3185
Sheet 9 of 54

H:\PDATA\172013_LOMAS SANTA FE CORRIDOR PHASE III\CADD\LAND\DLV\172013-09-IM-E.DWG FISKE, ERIK 1/14/2025 11:18 AM



DEMOLITION NOTES

1. PROTECT IN PLACE
3. SAWCUT EXISTING PAVEMENT
4. REMOVE EXISTING CURB AND GUTTER
6. REMOVE EXISTING AC PATH
21. GRIND EXISTING AC PAVEMENT 2"
27. ADJUST EXISTING M-10 MONUMENT COVER TO FINISH GRADE. EXISTING M-10 SURVEY MONUMENT TO BE PROTECTED PLACE.
28. REMOVE EXISTING POST

CONSTRUCTION NOTES

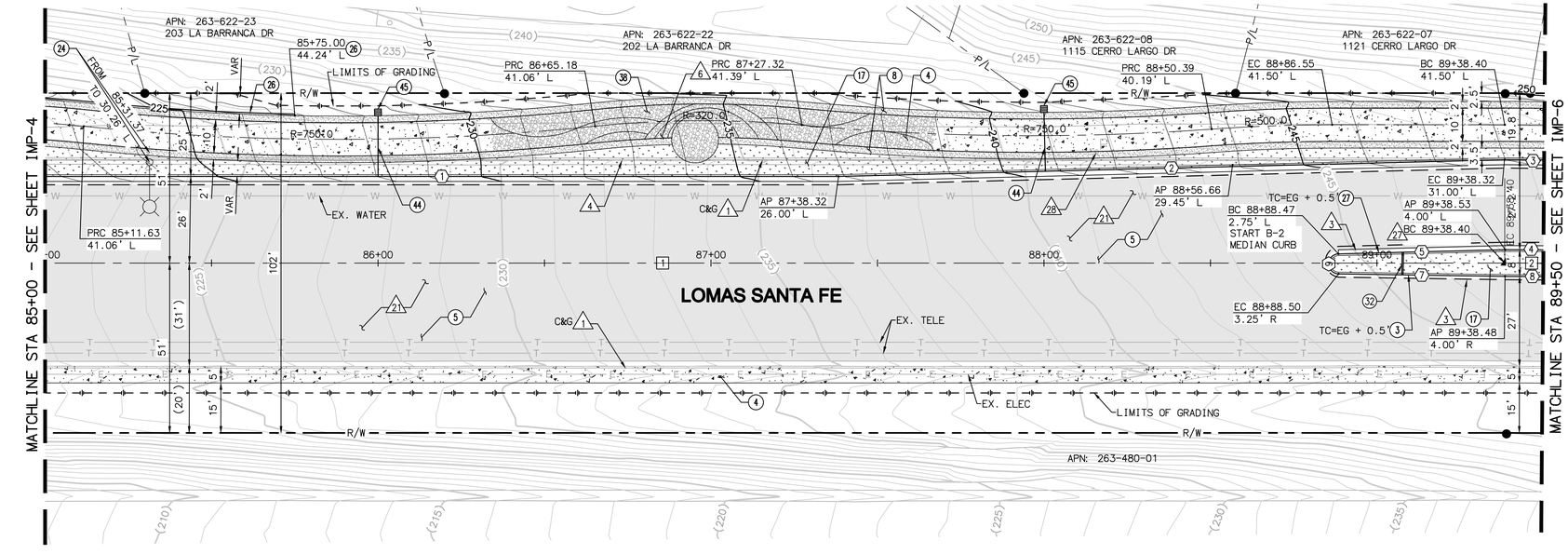
3. CONSTRUCT TYPE B-1 MEDIAN CURB PER SDRSD G-6.
4. CONSTRUCT PCC SIDEWALK PER SDRSD G-7
5. OVERLAY AC PAVEMENT 2"
8. CONSTRUCT 4" STABILIZED DECOMPOSED GRANITE SHOULDER.
17. LANDSCAPE AREA PER LANDSCAPING PLANS.
24. RELOCATE EXISTING STREET LIGHT PER SDRSD E-01 AND E-02. SPLICE NEW TO EXISTING CONDUCTORS.
26. CONSTRUCT 8" STEM CURB PER DETAIL 1 ON SHEET CD-4 TYP.
27. CONSTRUCT TYPE B-2 MEDIAN CURB PER SDRSD G-6.
32. CONSTRUCT MEDIAN UNDERDRAIN PER DETAIL 3 ON SHEET CD-4.
38. HARDSCAPE PER LANDSCAPE PLANS.
44. INSTALL 3" PVC SIDEWALK UNDERDRAIN PIPE PER SDRSD D-27.
45. CONSTRUCT 24" BY 24" CATCH BASIN.

CURB DATA TABLE

NO	BEARING/DELTA	RADIUS	LENGTH	NOTE
1	N76°47'56"E	--	238.32'	6" CURB & GUTTER
2	N75°22'00"E	--	200.06'	6" CURB & GUTTER
3	00°26'46"	1531.00'	11.92'	6" CURB & GUTTER
4	00°26'17"	1504.00'	11.50'	MEDIAN CURB
5	N75°22'00"E	--	50.08'	MEDIAN CURB
6	177°42'30"	3.00'	9.30'	MEDIAN CURB
7	N77°39'30"E	--	49.98'	MEDIAN CURB
8	00°26'25"	1496.00'	11.50'	MEDIAN CURB

CENTERLINE DATA TABLE

NO	BEARING/DELTA	RADIUS	LENGTH	NOTE
1	N76°47'56"E	--	438.40'	LOMAS SANTA FE DR
2	00°26'36"	1500.00'	11.61'	LOMAS SANTA FE DR



PAVEMENT LEGEND

- 2"AC GRIND & OVERLAY
- 4" STABILIZED DECOMPOSED GRANITE SHOULDER
- PCC SIDEWALK PER SDRSD G-7
- DECORATIVE HARDSCAPE PER LANDSCAPE PLANS

NOTE:
CONTRACTOR TO ADJUST WATER VALVE CAN TO GRADE PER WAS WV-01 AND REUSE EXISTING VALVE CANS AND LIDS. AS REQUIRED, CONTRACTOR TO COORDINATE WITH SFID FOR ADDITIONAL NEW LIDS.

SCALE 1"=20'

20 10 0 20 40 60
SCALE: 1"=20'

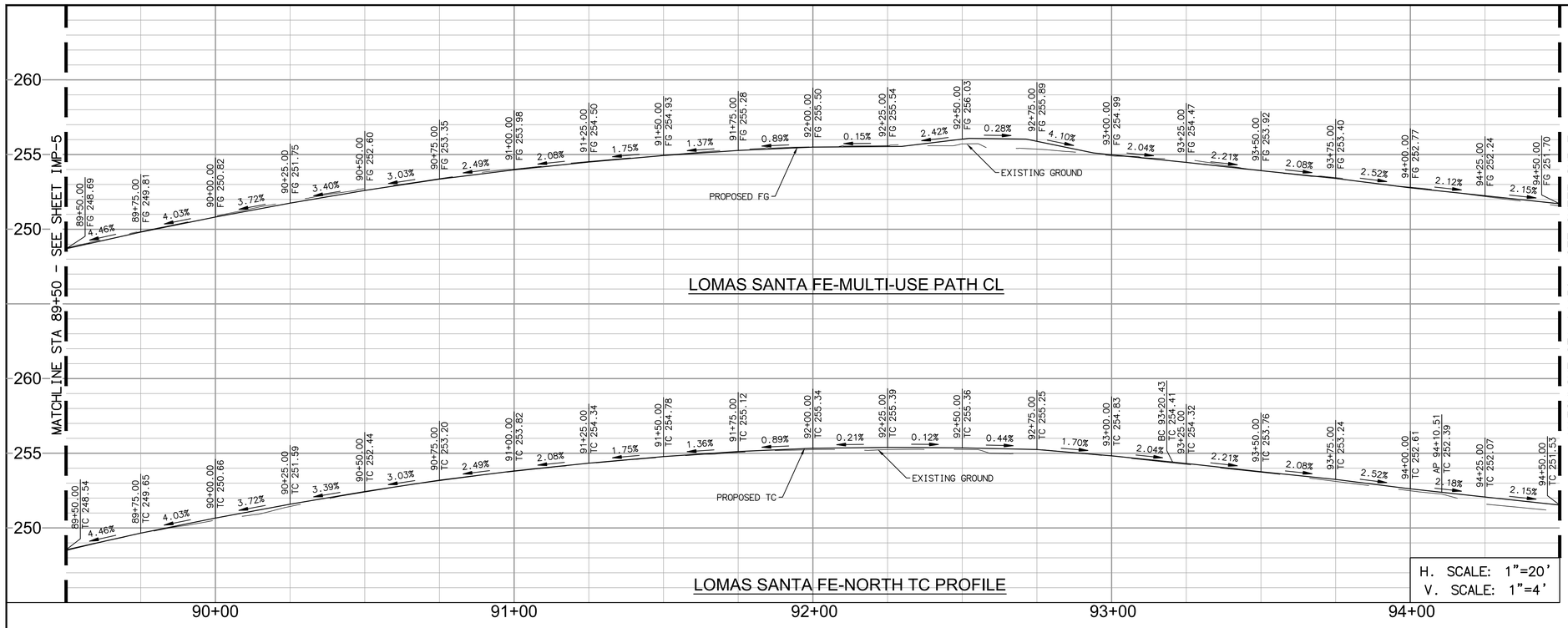
AS-BUILT
By:_____ Date:_____
R.C.E.:_____ Exp:_____

PLAN CODE
IMP-5

LOMAS SANTA FE-PLAN
SCALE: 1"=20'

Michael Baker INTERNATIONAL 5050 Avenida Encinas Suite 260 Carlsbad, CA 92008 Phone: (760) 476-9193 MBAKERINTL.COM	ENGINEER OF WORK: GEOFFREY H. RETEMEYER RCE 90577, 12/2/2024 DATE	CITY APPROVED CHANGES / APP'D / DATE	RECOMMENDED FOR APPROVAL: By:_____ Date:_____ R.C.E.: Exp:	APPROVED FOR CONSTRUCTION: By:_____ Date: 05/01/2025 Dan Goldberg, PE, Acting City Engineer R.C.E.: 57292 Exp: 12/31/25	BENCH MARK DESCRIPTION: LOCATION: ELEV.:_____ DATUM: M.S.L._____	CITY OF SOLANA BEACH ENGINEERING DEPARTMENT IMPROVEMENT PLANS FOR: LOMAS SANTA FE CORRIDOR IMPROVEMENT PLAN & PROFILE	DRAWING NO. CG-3185 Sheet 10 of 54

H:\PDATA\172013_LOMAS SANTA FE CORRIDOR PHASE III\CADD\LAND\DLV\172013-10-IM-E.DWG FISKE, ERIK 1/14/2025 11:20 AM



DEMOLITION NOTES

1. PROTECT IN PLACE
2. ADJUST TO FINISH GRADE
3. SAWCUT EXISTING PAVEMENT
4. REMOVE EXISTING CURB AND GUTTER
5. REMOVE EXISTING AC PATH
7. RELOCATE EXISTING SIGN PER SIGNING AND STRIPING PLANS
21. GRIND EXISTING AC PAVEMENT 2"
26. RELOCATE EXISTING UNDERGROUND GAS MARKER.
27. ADJUST EXISTING M-10 MONUMENT COVER TO FINISH GRADE. EXISTING M-10 SURVEY MONUMENT TO BE PROTECTED PLACE.
32. CONTRACTOR TO ADJUST WATER VALVE CAN TO GRADE PER WAS WV-01 AND REUSE EXISTING VALVE CANS AND LIDS. AS REQUIRED, CONTRACTOR TO COORDINATE WITH SFID FOR ADDITIONAL NEW LIDS.

CONSTRUCTION NOTES

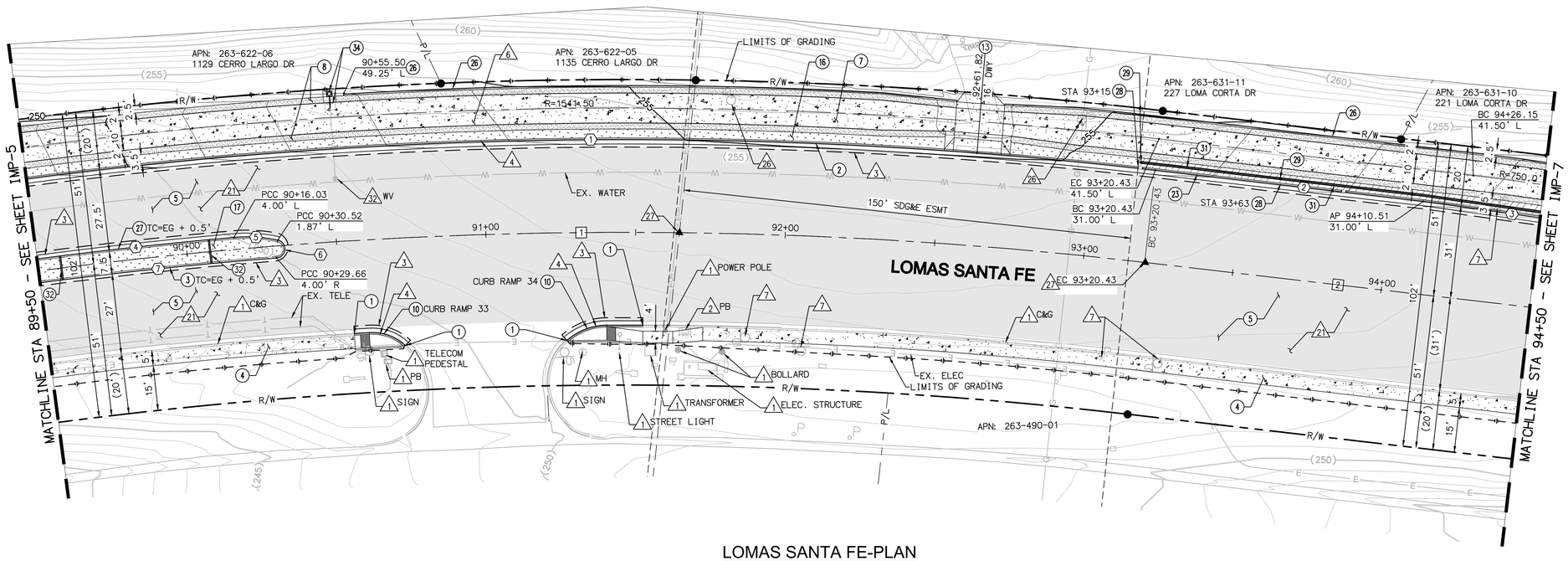
1. MATCH EXISTING IMPROVEMENTS AND ELEVATIONS.
2. CONSTRUCT TYPE G 6" CURB AND GUTTER PER SDRSD G-2.
3. CONSTRUCT TYPE B-1 MEDIAN CURB PER SDRSD G-6.
4. CONSTRUCT PCC SIDEWALK PER SDRSD G-7
5. OVERLAY AC PAVEMENT 2"
7. CONSTRUCT MULTI-USE PATH, 4" PCC OVER NATIVE GROUND.
8. CONSTRUCT 4" STABILIZED DECOMPOSED GRANITE SHOULDER.
10. CONSTRUCT TYPE B DIRECTIONAL CURB RAMP PER SDRSD G-27. SEE DETAILS ON SHEETS CD-1 TO CD-2.
13. CONSTRUCT TYPE A CONCRETE DRIVEWAY PER SDRSD G14A FOR COMMERCIAL USE. SEE DETAILS ON SHEET CD-3.
16. CONSTRUCT BIOFILTRATION BASIN PER DETAIL 1 AND 3 ON SHEET CD-5.
17. LANDSCAPE AREA PER LANDSCAPING PLANS.
23. CONSTRUCT MODIFIED 6" CURB AND GUTTER WITH CUTOFF WALL ADJACENT TO BIOFILTRATION BASIN PER DETAIL 2 ON SHEET CD-4.
26. CONSTRUCT 8" STEM CURB PER DETAIL 1 ON SHEET CD-4 TYP.
27. CONSTRUCT TYPE B-2 MEDIAN CURB PER SDRSD G-6.
28. CURB CUT PER DETAIL 2 ON SHEET CD-5.
29. INSTALL CLEANOUT PER DETAIL 1 AND 3 ON SHEET CD-5.
31. CONSTRUCT 6" PVC PERFORATED UNDERDRAIN.
32. CONSTRUCT MEDIAN UNDERDRAIN PER DETAIL 3 ON SHEET CD-4.
34. RELOCATE EXISTING AIR AND VACUUM VALVE AND ENCLOSURE TO BACK OF PROPOSED PATH. EXTEND OR RE-CONNECT TUBING AS REQUIRED FOR RELOCATION PER WAS WA-04 AND WA-06. CONTRACTOR TO COORDINATE WITH SFID PRIOR TO RELOCATION.

CURB DATA TABLE

NO	BEARING/DELTA	RADIUS	LENGTH	NOTE
1	14°08'58"	1531.00'	378.09'	6"CURB & GUTTER
2	N88°36'30"W	--	90.07'	6"CURB & GUTTER
3	N87°10'35"W	--	39.51'	6"CURB & GUTTER
4	02°31'20"	1504.00'	66.21'	MEDIAN CURB
5	17°13'10"	49.00'	14.73'	MEDIAN CURB
6	163°18'04"	3.00'	8.55'	MEDIAN CURB
7	03°02'34"	1496.00'	79.45'	MEDIAN CURB

CENTERLINE DATA TABLE

NO	BEARING/DELTA	RADIUS	LENGTH	NOTE
1	14°08'58"	1500.00'	370.43'	LOMAS SANTA FE DR
2	N88°36'30"W	--	129.57'	LOMAS SANTA FE DR



LOMAS SANTA FE-PLAN
SCALE: 1"=20'

PAVEMENT LEGEND

- 2"AC GRIND & OVERLAY
- 4" STABILIZED DECOMPOSED GRANITE SHOULDER
- 12" FULL DEPTH AC PAVEMENT
- PCC SIDEWALK PER SDRSD G-7

SCALE 1"=20'

NOTE:
CONTRACTOR TO ADJUST WATER VALVE CAN TO GRADE PER WAS WV-01 AND REUSE EXISTING VALVE CANS AND LIDS. AS REQUIRED, CONTRACTOR TO COORDINATE WITH SFID FOR ADDITIONAL NEW LIDS.

20 10 0 20 40 60
SCALE: 1"=20'

AS-BUILT
By:_____ Date:_____
R.C.E.:_____ Exp:_____

PLAN CODE
IMP-6

Michael Baker INTERNATIONAL
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Suite 260
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Phone: (760) 476-9193
MBAKERINTL.COM

REGISTERED PROFESSIONAL ENGINEER GEOFFREY H. RETEMEYER No. 090577 Exp 12/31/26 STATE OF CALIFORNIA

ENGINEER OF WORK
GEOFFREY H. RETEMEYER RCE 90577 — 12/2/2024 DATE

CITY APPROVED CHANGES	APP'D	DATE

RECOMMENDED FOR APPROVAL
By: _____ Date: _____
R.C.E.: Exp:

APPROVED FOR CONSTRUCTION
By: _____ Date: 05/01/2025
Dan Goldberg, PE, Acting City Engineer
R.C.E.: 57292 Exp: 12/31/25

BENCH MARK
DESCRIPTION:
LOCATION:
ELEV.: _____ DATUM: M.S.L. _____

CITY OF SOLANA BEACH — ENGINEERING DEPARTMENT
IMPROVEMENT PLANS FOR:
LOMAS SANTA FE CORRIDOR
IMPROVEMENT PLAN & PROFILE

DRAWING NO.
CG-3185
Sheet 11 of 54

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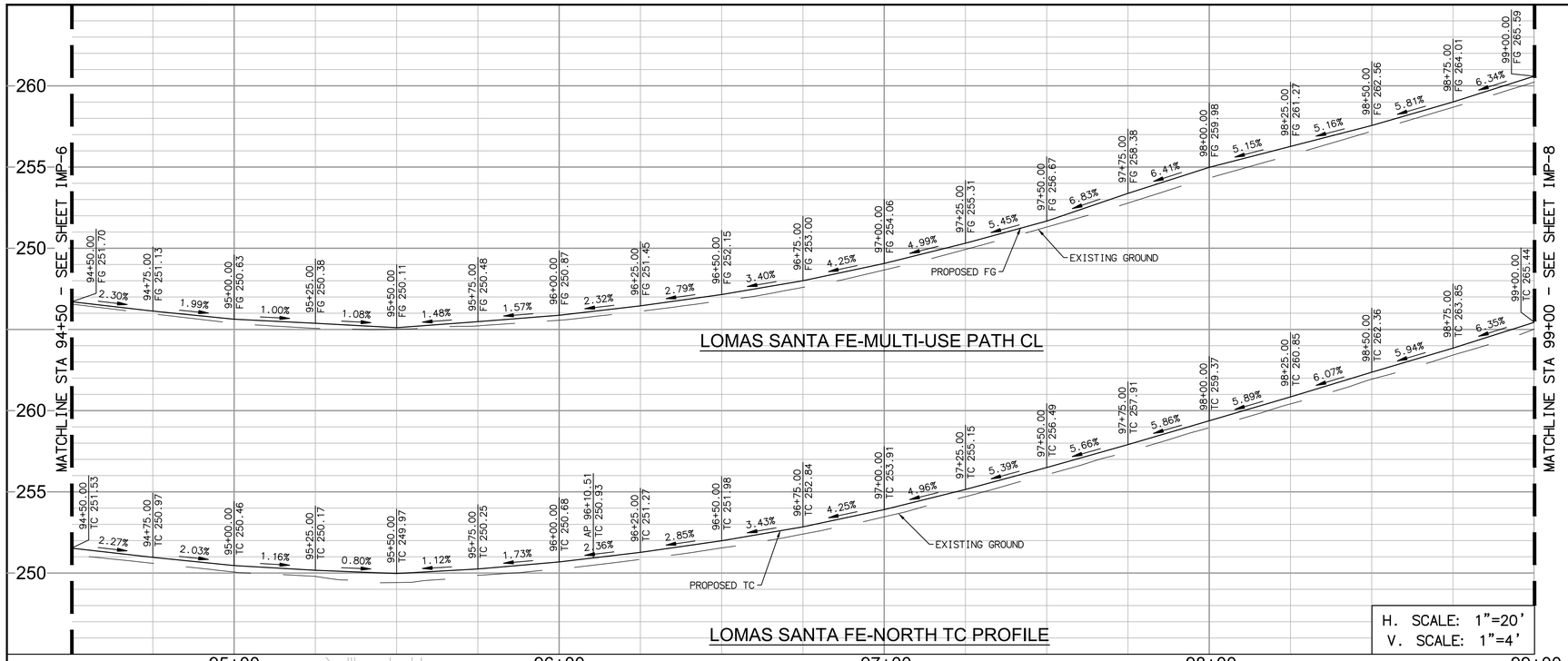

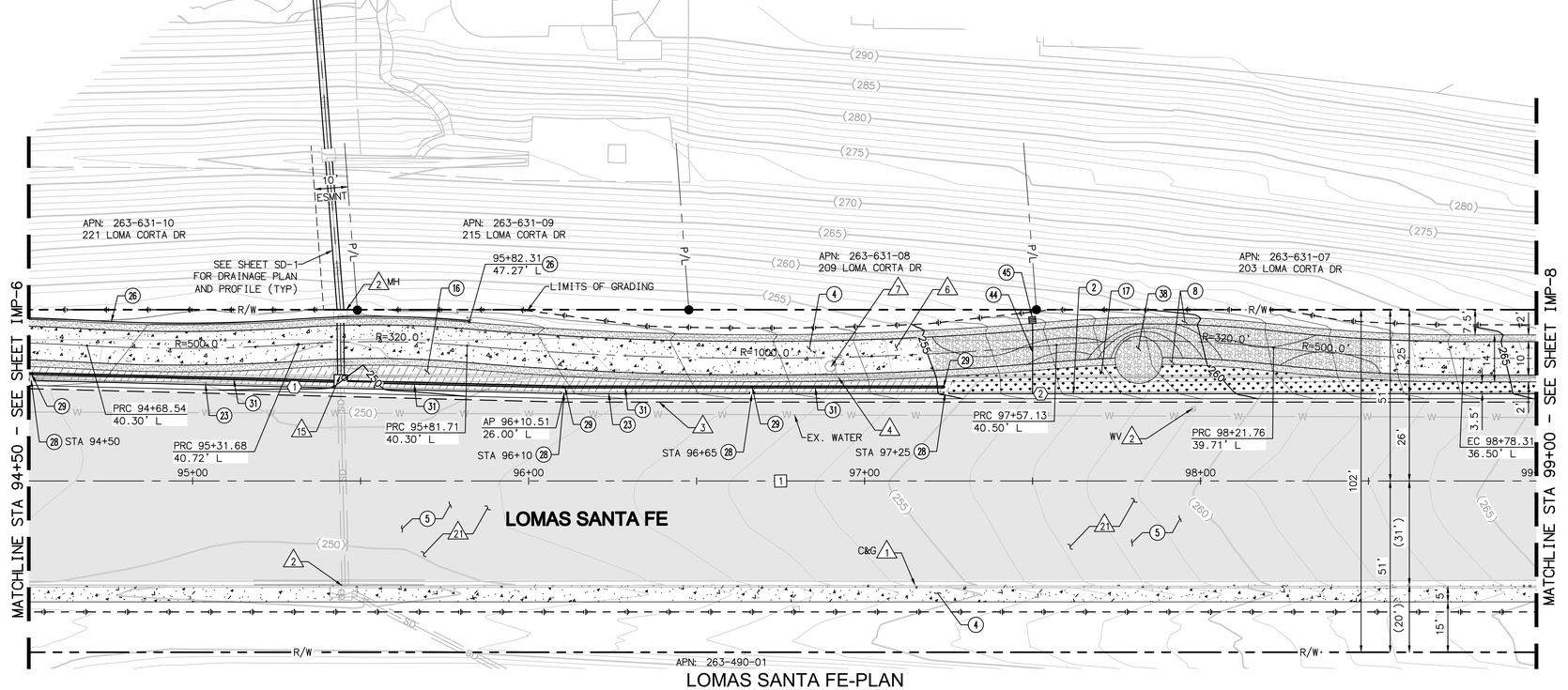

DEMOLITION NOTES

1. PROTECT IN PLACE
2. ADJUST TO FINISH GRADE
3. SAWCUT EXISTING PAVEMENT
4. REMOVE EXISTING CURB AND GUTTER
5. REMOVE EXISTING AC PATH
7. RELOCATE EXISTING SIGN PER SIGNING AND STRIPING PLANS
15. REMOVE EXISTING CURB OUTLET
21. GRIND EXISTING AC PAVEMENT 2"

CONSTRUCTION NOTES

2. CONSTRUCT TYPE G 6" CURB AND GUTTER PER SDRSD G-2.
4. CONSTRUCT PCC SIDEWALK PER SDRSD G-7
5. OVERLAY AC PAVEMENT 2"
8. CONSTRUCT 4" STABILIZED DECOMPOSED GRANITE SHOULDER.
16. CONSTRUCT BIOFILTRATION BASIN PER DETAIL 1 AND 3 ON SHEET CD-5.
17. LANDSCAPE AREA PER LANDSCAPING PLANS.
23. CONSTRUCT MODIFIED 6" CURB AND GUTTER WITH CUTOFF WALL ADJACENT TO BIOFILTRATION BASIN PER DETAIL 2 ON SHEET CD-4.
26. CONSTRUCT 8" STEM CURB PER DETAIL 1 ON SHEET CD-4 TYP.
28. CURB CUT PER DETAIL 2 ON SHEET CD-5.
29. INSTALL CLEANOUT PER DETAIL 1 AND 3 ON SHEET CD-5.
31. CONSTRUCT 6" PVC PERFORATED UNDERDRAIN.
38. HARDSCAPE PER LANDSCAPE PLANS.
44. INSTALL 3" PVC SIDEWALK UNDERDRAIN PIPE PER SDRSD D-27.
45. CONSTRUCT 24" BY 24" CATCH BASIN.

CURB DATA TABLE

NO	BEARING/DELTA	RADIUS	LENGTH	NOTE
1	N87°10'35"W	--	160.56'	6" CURB & GUTTER
2	N88°36'30"W	--	289.49'	6" CURB & GUTTER

CENTERLINE DATA TABLE

NO	BEARING/DELTA	RADIUS	LENGTH	NOTE
1	N88°36'30"W	--	450.00'	LOMAS SANTA FE DR

PAVEMENT LEGEND

- 2"AC GRIND & OVERLAY
- 4" STABILIZED DECOMPOSED GRANITE SHOULDER
- PCC SIDEWALK PER SDRSD G-7
- DECORATIVE HARDSCAPE PER LANDSCAPE PLANS

NOTE:
CONTRACTOR TO ADJUST WATER VALVE CAN TO GRADE PER WAS WV-01 AND REUSE EXISTING VALVE CANS AND LIDS. AS REQUIRED, CONTRACTOR TO COORDINATE WITH SFID FOR ADDITIONAL NEW LIDS.

SCALE 1"=20'

20 10 0 20 40 60
SCALE: 1"=20'

AS-BUILT
By:_____ Date:_____
R.C.E.:_____ Exp:_____

PLAN CODE
IMP-7

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5050 Avenida Encinas
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Carlsbad, CA 92008
Phone: (760) 476-9193
MBAKERINTL.COM

REGISTERED PROFESSIONAL ENGINEER GEOFFREY H. RETEMEYER No. C90577 Exp 12/31/25 CIVIL STATE OF CALIFORNIA

ENGINEER OF WORK
GEOFFREY H. RETEMEYER RCE 90577 — 12/2/2024 DATE

CITY APPROVED CHANGES | APP'D | DATE

RECOMMENDED FOR APPROVAL
By:_____ Date:_____
R.C.E.: Exp:

APPROVED FOR CONSTRUCTION
By:_____ Date: 05/01/2025
Dan Goldberg, PE, Acting City Engineer
R.C.E.: 57292 Exp: 12/31/25

BENCH MARK
DESCRIPTION:
LOCATION:
ELEV.:_____ DATUM: M.S.L._____

CITY OF SOLANA BEACH — ENGINEERING DEPARTMENT
IMPROVEMENT PLANS FOR:
LOMAS SANTA FE CORRIDOR
IMPROVEMENT PLAN & PROFILE

DRAWING NO.
CG-3185
Sheet 12 of 54

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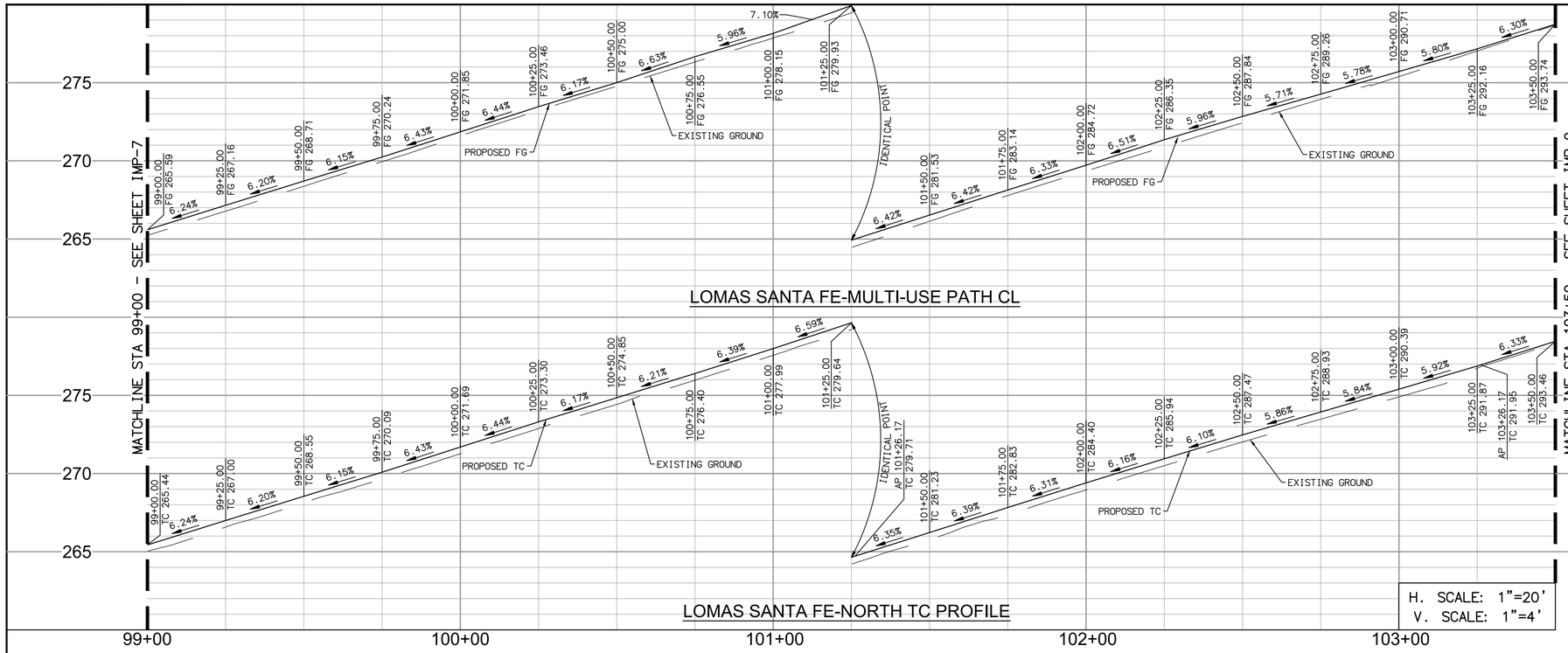


DEMOLITION NOTES

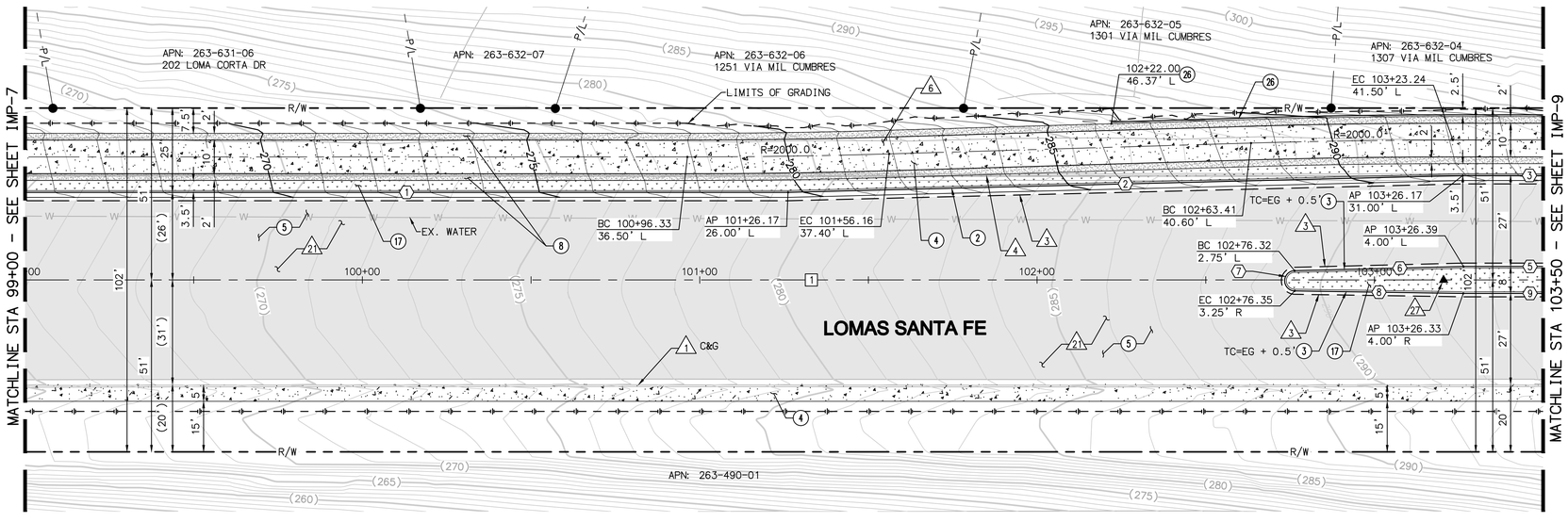
1. PROTECT IN PLACE
3. SAWCUT EXISTING PAVEMENT
4. REMOVE EXISTING CURB AND GUTTER
6. REMOVE EXISTING AC PATH
21. GRIND EXISTING AC PAVEMENT 2"
27. ADJUST EXISTING M-10 MONUMENT COVER TO FINISH GRADE. EXISTING M-10 SURVEY MONUMENT TO BE PROTECTED PLACE.

CONSTRUCTION NOTES

2. CONSTRUCT TYPE G 6" CURB AND GUTTER PER SDRSD G-2.
3. CONSTRUCT TYPE B-1 MEDIAN CURB PER SDRSD G-6.
4. CONSTRUCT PCC SIDEWALK PER SDRSD G-7
5. OVERLAY AC PAVEMENT 2"
8. CONSTRUCT 4" STABILIZED DECOMPOSED GRANITE SHOULDER.
17. LANDSCAPE AREA PER LANDSCAPING PLANS.
26. CONSTRUCT 8" STEM CURB PER DETAIL 1 ON SHEET CD-4 TYP.

CURB DATA TABLE				
NO	BEARING/DELTA	RADIUS	LENGTH	NOTE
1	N88°36'30"W	--	226.17'	6" CURB & GUTTER
2	N89°57'34"E	--	200.06'	6" CURB & GUTTER
3	N88°36'30"W	--	23.83'	6" CURB & GUTTER
5	N88°36'30"W	--	23.61'	MEDIAN CURB
6	N89°57'34"E	--	50.08'	MEDIAN CURB
7	177°42'30"	3.00'	9.30'	MEDIAN CURB
8	N87°44'56"W	--	49.98'	MEDIAN CURB
9	N88°36'30"W	--	23.67'	MEDIAN CURB

CENTERLINE DATA TABLE				
NO	BEARING/DELTA	RADIUS	LENGTH	NOTE
1	N88°36'30"W	--	450.00'	LOMAS SANTA FE DR



PAVEMENT LEGEND

- 2"AC GRIND & OVERLAY
- 4" STABILIZED DECOMPOSED GRANITE SHOULDER
- PCC SIDEWALK PER SDRSD G-7

NOTE:
CONTRACTOR TO ADJUST WATER VALVE CAN TO GRADE PER WAS WV-01 AND REUSE EXISTING VALVE CANS AND LIDS. AS REQUIRED, CONTRACTOR TO COORDINATE WITH SFID FOR ADDITIONAL NEW LIDS.

SCALE 1"=20'

20 10 0 20 40 60
SCALE: 1"=20'

LOMAS SANTA FE-PLAN

SCALE: 1"=20'

AS-BUILT
By:_____ Date:_____
R.C.E.:_____ Exp:_____

PLAN CODE
IMP-8

Michael Baker INTERNATIONAL
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Suite 260
Carlsbad, CA 92008
Phone: (760) 476-9193
MBAKERINTL.COM

REGISTERED PROFESSIONAL ENGINEER GEOFFREY H. RETEMEYER No. C90577 Exp 12/31/25 STATE OF CALIFORNIA CIVIL

ENGINEER OF WORK
GEOFFREY H. RETEMEYER RCE 90577 — 12/2/2024 DATE

CITY APPROVED CHANGES | APP'D | DATE

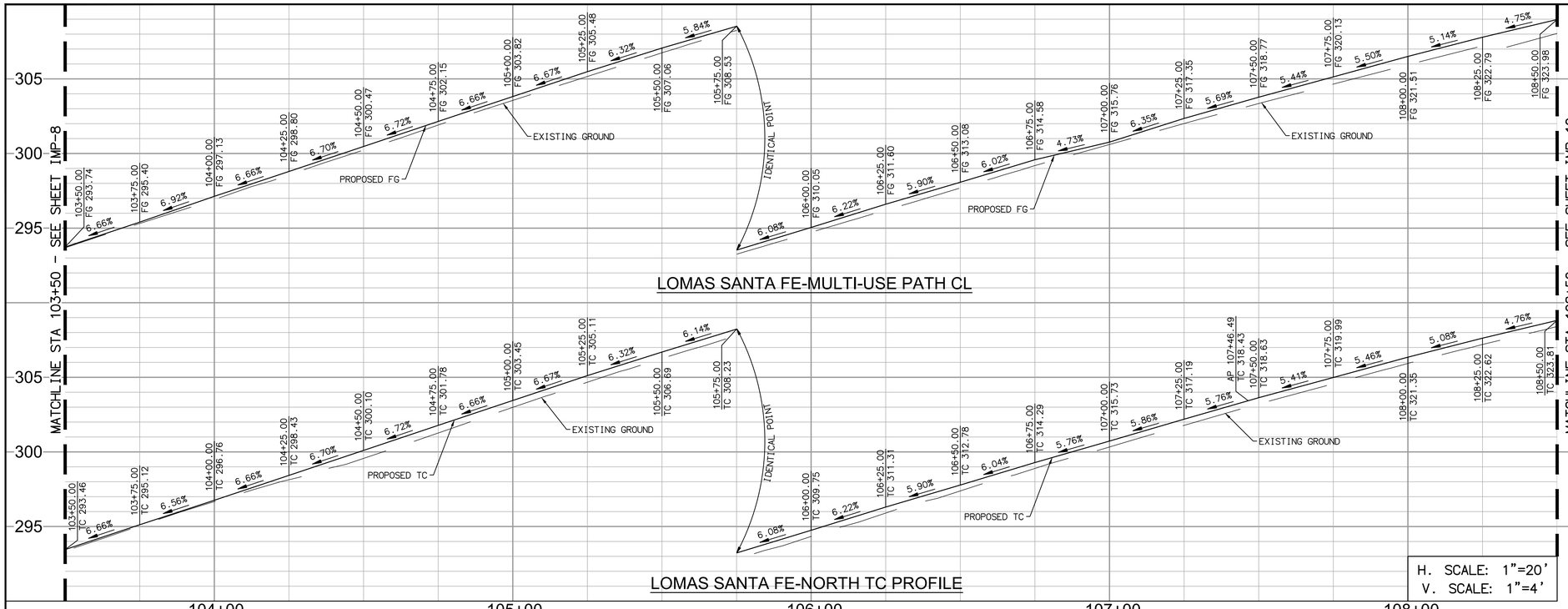
RECOMMENDED FOR APPROVAL
By: _____ Date: _____
R.C.E.: Exp:

APPROVED FOR CONSTRUCTION
By: _____ Date: 05/01/2025
Dan Goldberg, PE, Acting City Engineer
R.C.E.: 57292 Exp: 12/31/25

BENCH MARK
DESCRIPTION:
LOCATION:
ELEV.: _____ DATUM: M.S.L. _____

CITY OF SOLANA BEACH — ENGINEERING DEPARTMENT
IMPROVEMENT PLANS FOR: LOMAS SANTA FE CORRIDOR
IMPROVEMENT PLAN & PROFILE

DRAWING NO.
CG-3185
Sheet 13 of 54

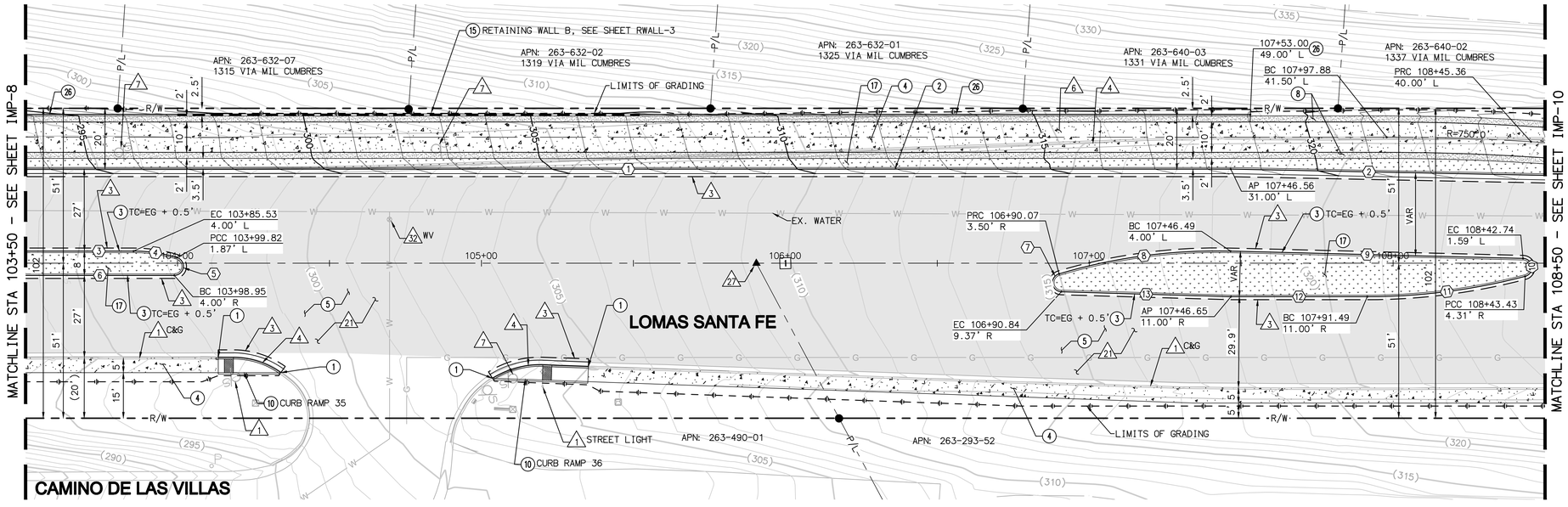


DEMOLITION NOTES

1. PROTECT IN PLACE
3. SAWCUT EXISTING PAVEMENT
4. REMOVE EXISTING CURB AND GUTTER
6. REMOVE EXISTING AC PATH
7. RELOCATE EXISTING SIGN PER SIGNING AND STRIPING PLANS
21. GRIND EXISTING AC PAVEMENT 2"
27. ADJUST EXISTING M-10 MONUMENT COVER TO FINISH GRADE. EXISTING M-10 SURVEY MONUMENT TO BE PROTECTED PLACE.
32. CONTRACTOR TO ADJUST WATER VALVE CAN TO GRADE PER WAS WV-01 AND REUSE EXISTING VALVE CANS AND LIDS. AS REQUIRED, CONTRACTOR TO COORDINATE WITH SFID FOR ADDITIONAL NEW LIDS.

CONSTRUCTION NOTES

1. MATCH EXISTING IMPROVEMENTS AND ELEVATIONS.
2. CONSTRUCT TYPE G 6" CURB AND GUTTER PER SDRSD G-2.
3. CONSTRUCT TYPE B-1 MEDIAN CURB PER SDRSD G-6.
4. CONSTRUCT PCC SIDEWALK PER SDRSD G-7
5. OVERLAY AC PAVEMENT 2"
8. CONSTRUCT 4" STABILIZED DECOMPOSED GRANITE SHOULDER.
10. CONSTRUCT TYPE B DIRECTIONAL CURB RAMP PER SDRSD G-27. SEE DETAILS ON SHEETS CD-1 TO CD-2.
15. CONSTRUCT RETAINING WALL. SEE SHEET RWALL-1 TO RWALL-4 FOR PLAN AND PROFILE.
17. LANDSCAPE AREA PER LANDSCAPING PLANS.



CURB DATA TABLE				
NO	BEARING/DELTA	RADIUS	LENGTH	NOTE
1	N88°36'30"W	--	396.56'	6" CURB & GUTTER
2	N87°27'44"W	--	103.46'	6" CURB & GUTTER
3	N88°36'30"W	--	35.53'	MEDIAN CURB
4	16°57'27"	49.00'	14.50'	MEDIAN CURB
5	163°02'33"	3.00'	8.54'	MEDIAN CURB
6	N88°36'30"W	--	48.95'	MEDIAN CURB
7	161°45'54"	3.00'	8.47'	MEDIAN CURB
8	17°59'47"	181.96'	57.15'	MEDIAN CURB
9	N87°10'35"W	--	96.28'	MEDIAN CURB
10	163°53'28"	3.00'	8.58'	MEDIAN CURB
11	14°40'37"	205.00'	52.51'	MEDIAN CURB
12	N88°36'30"W	--	44.84'	MEDIAN CURB
13	N86°56'16"W	--	55.84'	MEDIAN CURB

CENTERLINE DATA TABLE				
NO	BEARING/DELTA	RADIUS	LENGTH	NOTE
1	N88°36'30"W	--	500.00'	LOMAS SANTA FE DR

PAVEMENT LEGEND

- 2"AC GRIND & OVERLAY
- 4" STABILIZED DECOMPOSED GRANITE SHOULDER
- PCC SIDEWALK PER SDRSD G-7

NOTE:
CONTRACTOR TO ADJUST WATER VALVE CAN TO GRADE PER WAS WV-01 AND REUSE EXISTING VALVE CANS AND LIDS. AS REQUIRED, CONTRACTOR TO COORDINATE WITH SFID FOR ADDITIONAL NEW LIDS.

SCALE: 1"=20'

20 10 0 20 40 60
SCALE: 1"=20'

LOMAS SANTA FE-PLAN

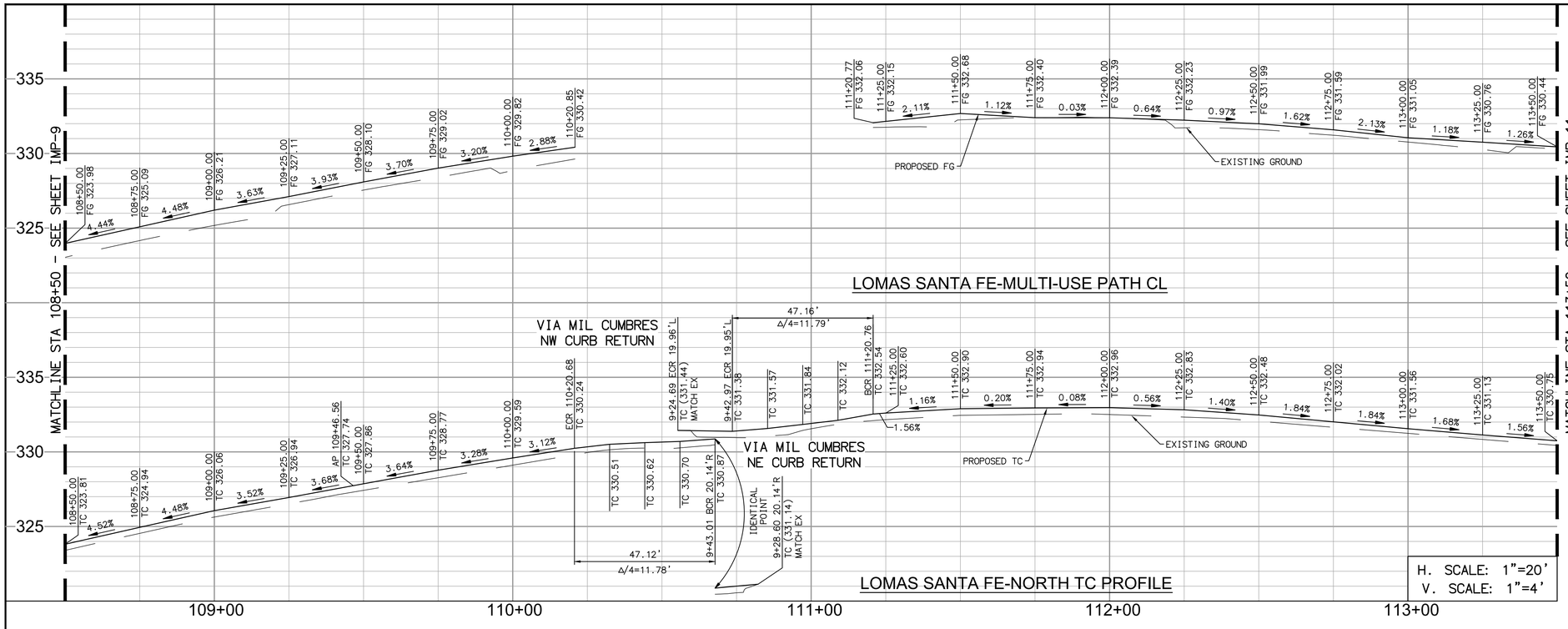
SCALE: 1"=20'

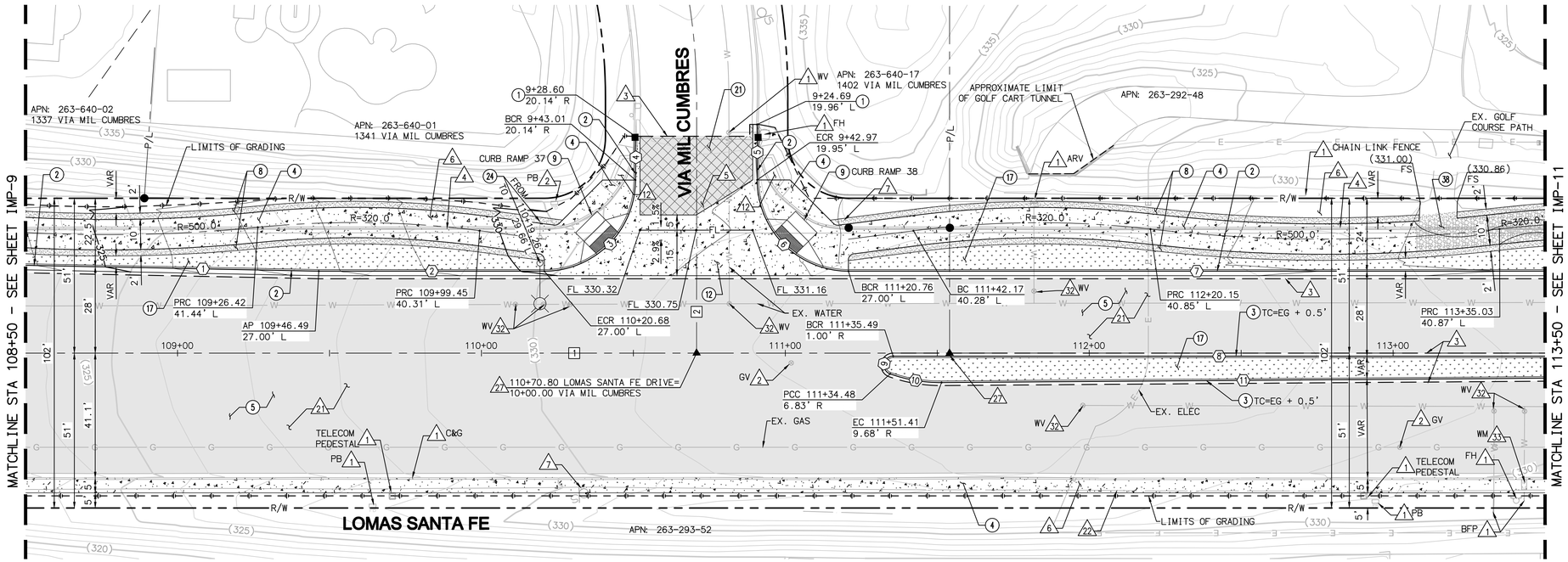
AS-BUILT
By:_____ Date:_____
R.C.E.:_____ Exp:_____

PLAN CODE
IMP-9

Michael Baker INTERNATIONAL 5050 Avenida Encinas Suite 260 Carlsbad, CA 92008 Phone: (760) 476-9193 MBAKERINTL.COM	ENGINEER OF WORK: GEOFFREY H. RETEMEYER RCE 90577, 12/2/2024 DATE	CITY APPROVED CHANGES / APP'D / DATE	RECOMMENDED FOR APPROVAL: By:_____ Date:_____ R.C.E.:_____ Exp:_____	APPROVED FOR CONSTRUCTION: Dan Goldberg, PE, Acting City Engineer, Date: 05/01/2025, R.C.E.: 57292 Exp: 12/31/25	BENCH MARK: DESCRIPTION: LOCATION: ELEV.:_____ DATUM: M.S.L._____	CITY OF SOLANA BEACH, ENGINEERING DEPARTMENT; IMPROVEMENT PLANS FOR: LOMAS SANTA FE CORRIDOR; IMPROVEMENT PLAN & PROFILE	DRAWING NO. CG-3185 Sheet 14 of 54

H:\PDATA\172013_LOMAS SANTA FE CORRIDOR PHASE III\CADD\LAND\DLV\172013-14-IM-E.DWG FISKE, ERIK 1/14/2025 11:26 AM





LOMAS SANTA FE-PLAN

SCALE: 1"=20'

DEMOLITION NOTES

1. PROTECT IN PLACE
2. ADJUST TO FINISH GRADE
3. SAWCUT EXISTING PAVEMENT
4. REMOVE EXISTING CURB AND GUTTER
5. REMOVE EXISTING CROSS GUTTER
6. REMOVE EXISTING AC PATH
7. RELOCATE EXISTING SIGN PER SIGNING AND STRIPING PLANS
12. REMOVE EXISTING SIDEWALK
21. GRIND EXISTING AC PAVEMENT 2"
22. RELOCATE EXISTING WOOD FENCE TO BACK OF PROPOSED SIDEWALK
27. ADJUST EXISTING M-10 MONUMENT COVER TO FINISH GRADE. EXISTING M-10 SURVEY MONUMENT TO BE PROTECTED PLACE.
32. CONTRACTOR TO ADJUST WATER VALVE CAN TO GRADE PER WAS WV-01 AND REUSE EXISTING VALVE CANS AND LIDS. AS REQUIRED, CONTRACTOR TO COORDINATE WITH SFID FOR ADDITIONAL NEW LIDS.
33. PROTECT WATER METER IN PLACE. ADJUST BOX TO GRADE. CONTRACTOR TO COORDINATE WITH SFID FOR INPSPECTION.

CONSTRUCTION NOTES

1. MATCH EXISTING IMPROVEMENTS AND ELEVATIONS.
2. CONSTRUCT TYPE G 6" CURB AND GUTTER PER SDRSD G-2.
3. CONSTRUCT TYPE B-1 MEDIAN CURB PER SDRSD G-6.
4. CONSTRUCT PCC SIDEWALK PER SDRSD G-7
5. OVERLAY AC PAVEMENT 2"
8. CONSTRUCT 4" STABILIZED DECOMPOSED GRANITE SHOULDER.
9. CONSTRUCT TYPE A CURB RAMP PER SDRSD G-27. SEE DETAILS ON SHEETS CD-1 TO CD-2 TYP.
12. CONSTRUCT CONCRETE CROSS GUTTER PER SDRSD G-12
17. LANDSCAPE AREA PER LANDSCAPING PLANS.
21. CONSTRUCT 12" FULL DEPTH AC PAVEMENT
24. RELOCATE EXISTING STREET LIGHT PER SDRSD E-01 AND E-02. SPLICE NEW TO EXISTING CONDUCTORS.
38. HARDSCAPE PER LANDSCAPE PLANS.

CURB DATA TABLE

NO	BEARING/DELTA	RADIUS	LENGTH	NOTE
1	N87°27'44"W	--	96.51'	6" CURB & GUTTER
2	N88°36'30"W	--	74.44'	6" CURB & GUTTER
3	91°00'08"	30.00'	47.65'	6" CURB & GUTTER
4	N00°23'22"E	--	13.89'	6" CURB & GUTTER
5	N01°27'19"E	--	18.27'	6" CURB & GUTTER
6	90°03'49"	30.00'	47.16'	6" CURB & GUTTER
7	N88°36'30"W	--	229.24'	6" CURB & GUTTER
8	N88°36'30"W	--	214.51'	MEDIAN CURB
9	160°26'42"	3.00'	8.40'	MEDIAN CURB
10	19°58'09"	49.50'	17.25'	MEDIAN CURB
11	N89°01'21"W	--	198.60'	MEDIAN CURB

CENTERLINE DATA TABLE

NO	BEARING/DELTA	RADIUS	LENGTH	NOTE
1	N88°36'30"W	--	500.00'	LOMAS SANTA FE DR
2	N01°24'12"E	--	84.30'	VIA MIL CUMBRES

PAVEMENT LEGEND

- 2"AC GRIND & OVERLAY
- 4" STABILIZED DECOMPOSED GRANITE SHOULDER
- PCC SIDEWALK PER SDRSD G-7
- DECORATIVE HARDSCAPE PER LANDSCAPE PLANS

NOTE:
CONTRACTOR TO ADJUST WATER VALVE CAN TO GRADE PER WAS WV-01 AND REUSE EXISTING VALVE CANS AND LIDS. AS REQUIRED, CONTRACTOR TO COORDINATE WITH SFID FOR ADDITIONAL NEW LIDS.

SCALE 1"=20'

20 10 0 20 40 60

SCALE: 1"=20'

AS-BUILT

PLAN CODE IMP-10

By:_____ Date:_____

R.C.E.:_____ Exp:_____

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Suite 260
Carlsbad, CA 92008
Phone: (760) 476-9193
MBAKERINTL.COM

REGISTERED PROFESSIONAL ENGINEER GEOFFREY H. RETEMEYER No. C90577 Exp 12/31/25 CIVIL STATE OF CALIFORNIA

ENGINEER OF WORK

GEOFFREY H. RETEMEYER RCE 90577 — 12/2/2024 DATE

CITY APPROVED CHANGES	APP'D	DATE

RECOMMENDED FOR APPROVAL

By:_____ Date:_____

R.C.E.: Exp:

APPROVED FOR CONSTRUCTION

By:_____ Date: 05/01/2025

Dan Goldberg, PE, Acting City Engineer

R.C.E.: 57292 Exp: 12/31/25

BENCH MARK

DESCRIPTION:

LOCATION:

ELEV.:_____ DATUM: M.S.L._____

CITY OF SOLANA BEACH — ENGINEERING DEPARTMENT

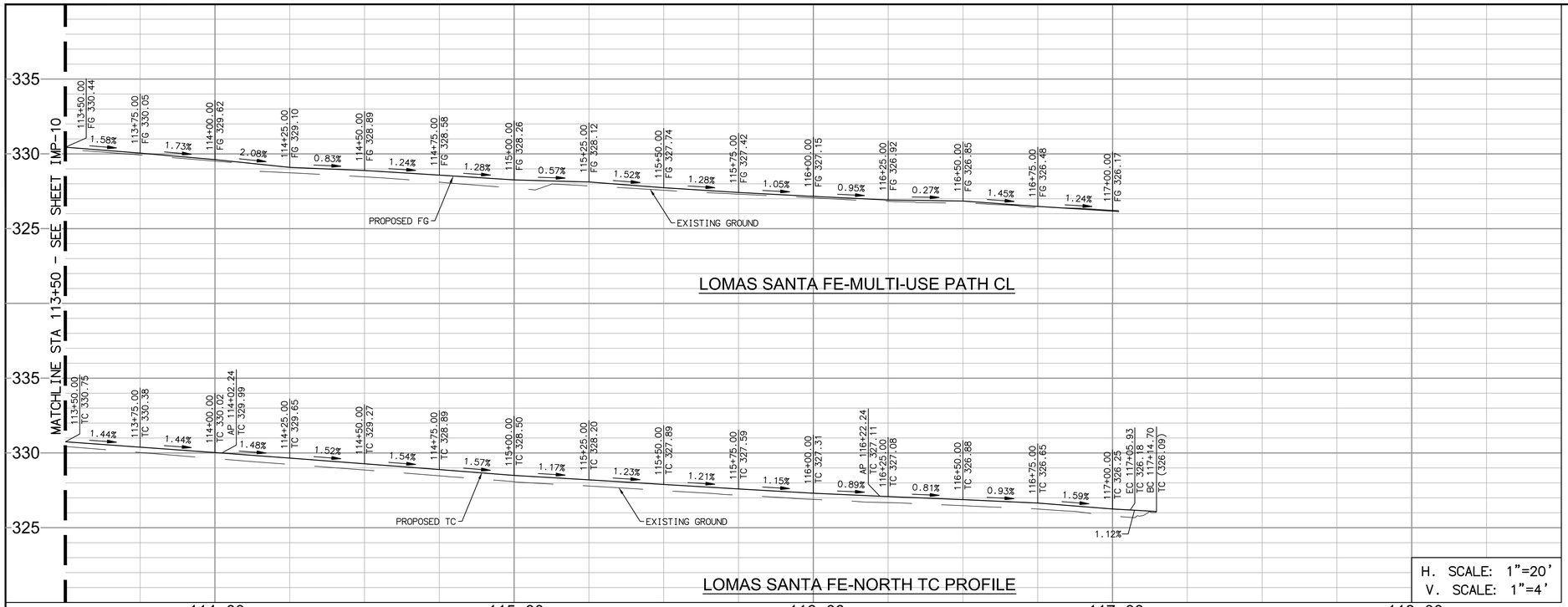
IMPROVEMENT PLANS FOR: LOMAS SANTA FE CORRIDOR

IMPROVEMENT PLAN & PROFILE

DRAWING NO. CG-3185

Sheet 15 of 54

H:\PDATA\172013_LOMAS SANTA FE CORRIDOR PHASE III\CADD\LAND\DLV\172013-15-IM-E.DWG FISKE, ERIK 1/14/2025 11:27 AM

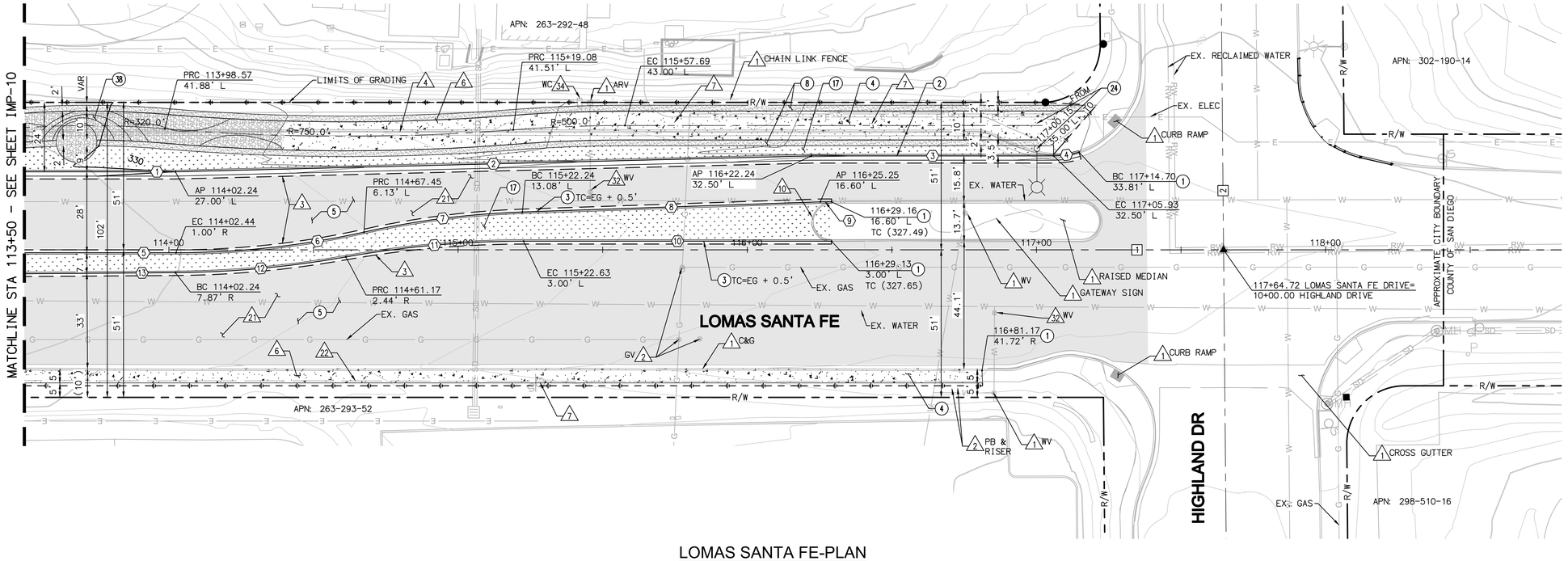


DEMOLITION NOTES

1. PROTECT IN PLACE
2. ADJUST TO FINISH GRADE
3. SAWCUT EXISTING PAVEMENT
4. REMOVE EXISTING CURB AND GUTTER
6. REMOVE EXISTING AC PATH
7. RELOCATE EXISTING SIGN PER SIGNING AND STRIPING PLANS
10. REMOVE EXISTING MEDIAN CURB
21. GRIND EXISTING AC PAVEMENT 2"
22. RELOCATE EXISTING WOOD FENCE TO BACK OF PROPOSED SIDEWALK
32. CONTRACTOR TO ADJUST WATER VALVE CAN TO GRADE PER WAS WV-01 AND REUSE EXISTING VALVE CANS AND LIDS. AS REQUIRED, CONTRACTOR TO COORDINATE WITH SFID FOR ADDITIONAL NEW LIDS.
32A. PROTECT WATER CONNECTION IN PLACE. ADJUST BOX TO GRADE. CONTRACTOR TO COORDINATE WITH SFID FOR INPSPECTION.

CONSTRUCTION NOTES

1. MATCH EXISTING IMPROVEMENTS.
2. CONSTRUCT TYPE G 6" CURB AND GUTTER PER SDRSD G-2.
3. CONSTRUCT TYPE B-1 MEDIAN CURB PER SDRSD G-6.
4. CONSTRUCT PCC SIDEWALK PER SDRSD G-7
5. OVERLAY AC PAVEMENT 2"
8. CONSTRUCT 4" STABILIZED DECOMPOSED GRANITE SHOULDER.
17. LANDSCAPE AREA PER LANDSCAPING PLANS.
24. RELOCATE EXISTING STREET LIGHT PER SDRSD E-01 AND E-02. SPLICE NEW TO EXISTING CONDUCTORS.
38. HARDSCAPE PER LANDSCAPE PLANS.



LOMAS SANTA FE-PLAN

SCALE: 1"=20'

CURB DATA TABLE

NO	BEARING/DELTA	RADIUS	LENGTH	NOTE
1	N88°36'30"W	--	52.24'	6" CURB & GUTTER
2	N89°57'34"E	--	220.07'	6" CURB & GUTTER
3	N88°36'30"W	--	83.68'	6" CURB & GUTTER
4	17°00'45"	30.00'	8.91'	6" CURB & GUTTER
5	N88°36'30"W	--	52.44'	MEDIAN CURB
6	12°30'58"	300.00'	65.53'	MEDIAN CURB
7	10°33'49"	300.00'	55.31'	MEDIAN CURB
8	N89°26'21"E	--	103.07'	MEDIAN CURB
9	N88°36'30"W	--	3.91'	MEDIAN CURB
10	N88°36'30"W	--	106.50'	MEDIAN CURB
11	10°06'48"	350.00'	61.78'	MEDIAN CURB
12	09°41'57"	350.00'	59.25'	MEDIAN CURB
13	N89°01'21"W	--	52.24'	MEDIAN CURB

CENTERLINE DATA TABLE

NO	BEARING/DELTA	RADIUS	LENGTH	NOTE
1	N88°36'30"W	--	790.85'	LOMAS SANTA FE DR
2	N00°52'57"E	--	630.25'	HIGHLAND DR

PAVEMENT LEGEND

- 2"AC GRIND & OVERLAY
- 4" STABILIZED DECOMPOSED GRANITE SHOULDER
- PCC SIDEWALK PER SDRSD G-7
- DECORATIVE HARDSCAPE PER LANDSCAPE PLANS

NOTE:
CONTRACTOR TO ADJUST WATER VALVE CAN TO GRADE PER WAS WV-01 AND REUSE EXISTING VALVE CANS AND LIDS. AS REQUIRED, CONTRACTOR TO COORDINATE WITH SFID FOR ADDITIONAL NEW LIDS.

SCALE 1"=20'

20 10 0 20 40 60

SCALE: 1"=20'

AS-BUILT

By:_____ Date:_____

R.C.E.:_____ Exp:_____

PLAN CODE

IMP-11

Michael Baker INTERNATIONAL
5050 Avenida Encinas
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Carlsbad, CA 92008
Phone: (760) 476-9193
MBAKERINTL.COM

ENGINEER OF WORK

GEOFFREY H. RETEMEYER RCE 90577 — 12/2/2024 DATE

CITY APPROVED CHANGES | APP'D | DATE

RECOMMENDED FOR APPROVAL

By:_____ Date:_____

R.C.E.: Exp:

APPROVED FOR CONSTRUCTION

By:_____ Date: 05/01/2025

Dan Goldberg, PE, Acting City Engineer

R.C.E.: 57292 Exp: 12/31/25

BENCH MARK

DESCRIPTION:

LOCATION:

ELEV.:_____ DATUM: M.S.L._____

CITY OF SOLANA BEACH — ENGINEERING DEPARTMENT

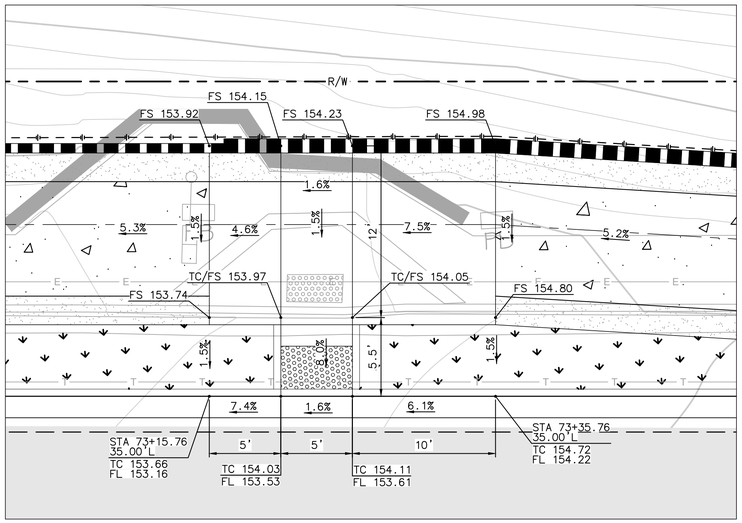
IMPROVEMENT PLANS FOR: LOMAS SANTA FE CORRIDOR

IMPROVEMENT PLAN & PROFILE

DRAWING NO. CG-3185

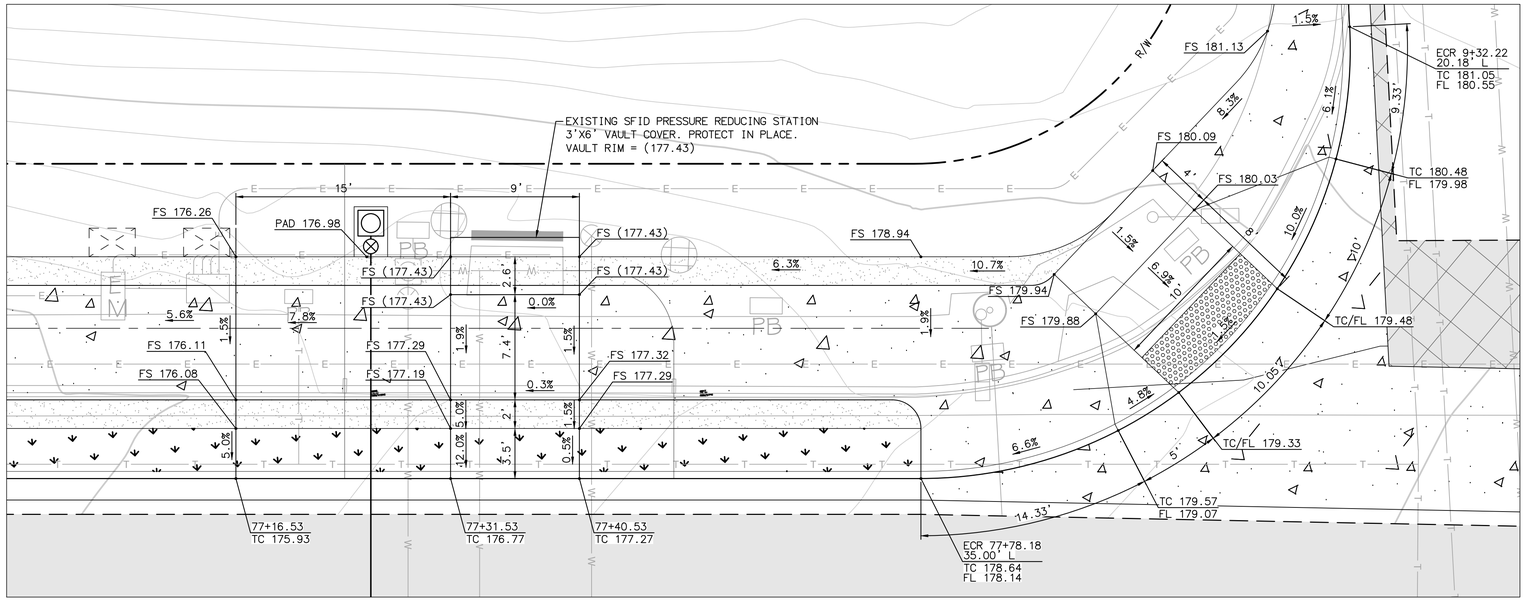
Sheet 16 of 54

H:\PDATA\172013_LOMAS SANTA FE CORRIDOR PHASE III\CADD\LAND\DLV\172013-16-IM-E.DWG FISKE, ERIK 1/14/2025 11:28 AM



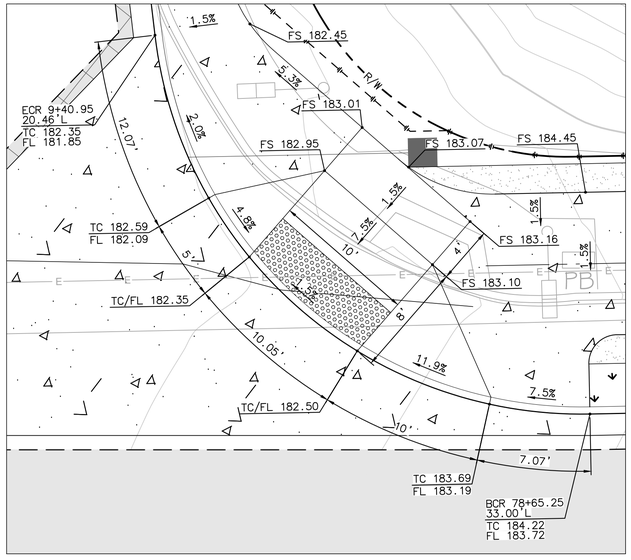
CURB RAMP 28 (TYPE C)
LOMAS SANTA FE/PLAZA ENTRANCE
NE CORNER (SEE SHEET IMP-2)

SCALE: 1"=5'



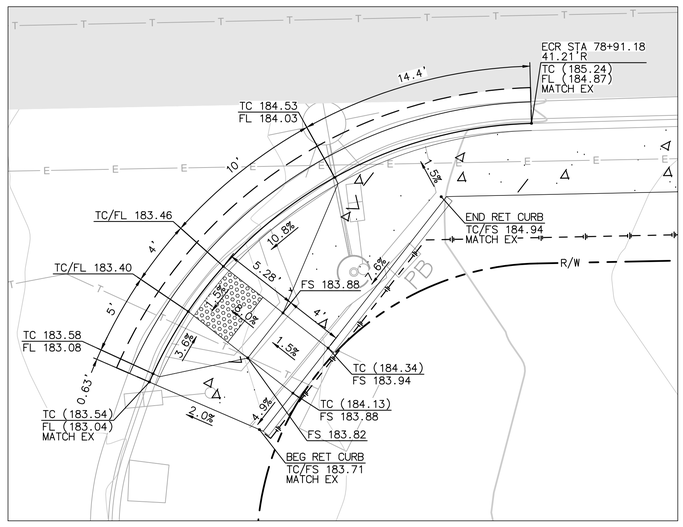
CURB RAMP 29 (TYPE A)
LOMAS SANTA FE/VIA MIL CUMBRES (WEST)
NW CORNER (SEE SHEET IMP-3)

SCALE: 1"=5'



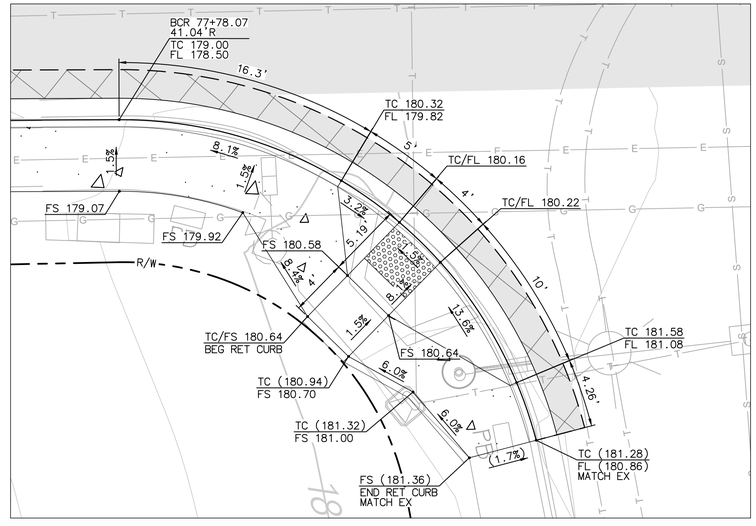
CURB RAMP 30 (TYPE A)
LOMAS SANTA FE/VIA MIL CUMBRES (WEST)
NE CORNER (SEE SHEET IMP-3)

SCALE: 1"=5'



CURB RAMP 31 (TYPE A)
LOMAS SANTA FE/VIA MIL CUMBRES
SE CORNER (SEE SHEET IMP-3)

SCALE: 1"=5'



CURB RAMP 32 (TYPE A)
LOMAS SANTA FE/VIA MIL CUMBRES
SW CORNER (SEE SHEET IMP-3)

SCALE: 1"=5'

5 2.5 0 5 10 15

SCALE: 1"=5'

AS-BUILT
By:_____ Date:_____
R.C.E.:_____ Exp:_____

PLAN CODE
CD-1

Michael Baker INTERNATIONAL
5050 Avenida Encinas
Suite 260
Carlsbad, CA 92008
Phone: (760) 476-9193
MBAKERINTL.COM

REGISTERED PROFESSIONAL ENGINEER — GEOFFREY H. RETEMEYER — No. C90577 — Exp 12/31/25 — CIVIL — STATE OF CALIFORNIA

ENGINEER OF WORK
GEOFFREY H. RETEMEYER RCE 90577 — 12/2/2024 DATE

CITY APPROVED CHANGES | APP'D | DATE

RECOMMENDED FOR APPROVAL
By: _____ Date: _____
R.C.E.: Exp:

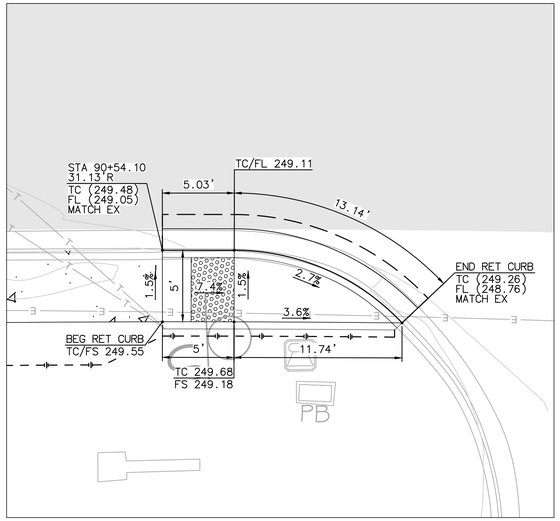
APPROVED FOR CONSTRUCTION
By: _____ Date: 05/01/2025
Dan Goldberg, PE, Acting City Engineer
R.C.E.: 57292 Exp: 12/31/25

BENCH MARK
DESCRIPTION:
LOCATION:
ELEV.: _____ DATUM: M.S.L. _____

CITY OF SOLANA BEACH — ENGINEERING DEPARTMENT
IMPROVEMENT PLANS FOR: — CONSTRUCTION DETAILS
LOMAS SANTA FE CORRIDOR

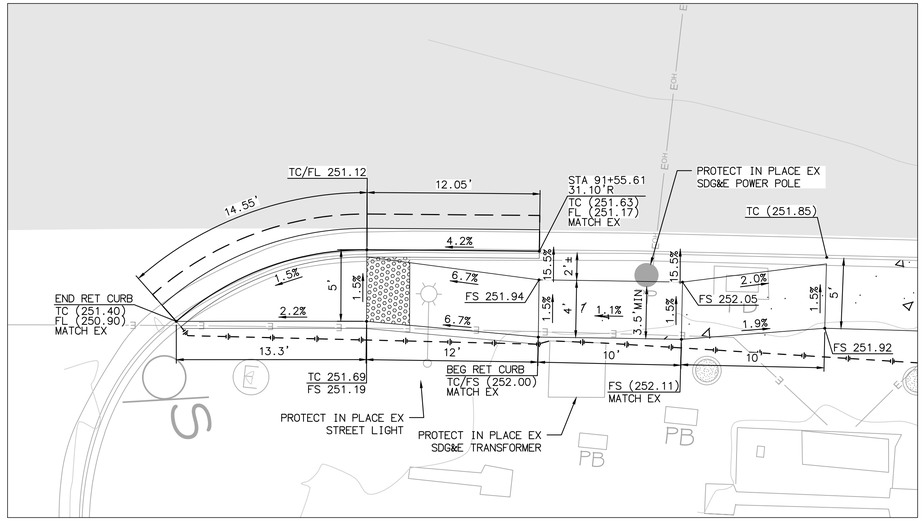
DRAWING NO.
CG-3185
Sheet 17 of 54

H:\PDATA\172013_LOMAS SANTA FE CORRIDOR PHASE III\CADD\LAND\DLV\172013-17-CD-E.DWG FISKE, ERIK 1/14/2025 11:29 AM



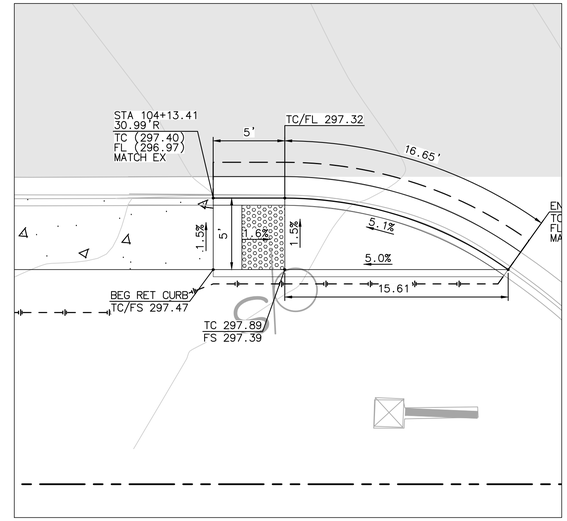
CURB RAMP 33 (TYPE D-4)
LOMAS SANTA FE/CAMINO DE LAS VILLAS (WEST)
SW CORNER (SEE SHEET IMP-6)

SCALE: 1"=5'



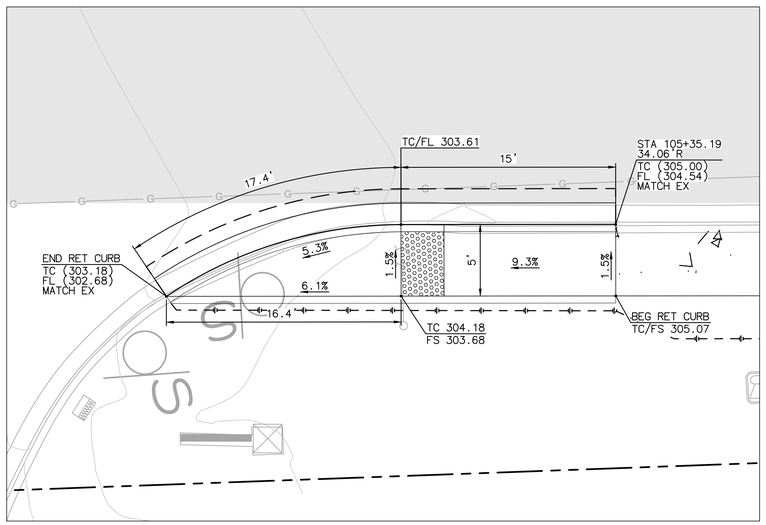
CURB RAMP 34 (TYPE D-4)
LOMAS SANTA FE/CAMINO DE LAS VILLAS (WEST)
SE CORNER (SEE SHEET IMP-6)

SCALE: 1"=5'



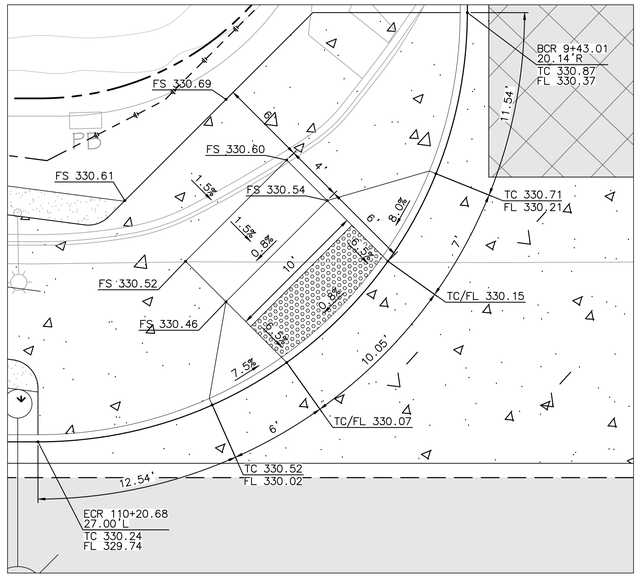
CURB RAMP 35 (TYPE D-4)
LOMAS SANTA FE/CAMINO DE LAS VILLAS (EAST)
SW CORNER (SEE SHEET IMP-9)

SCALE: 1"=5'



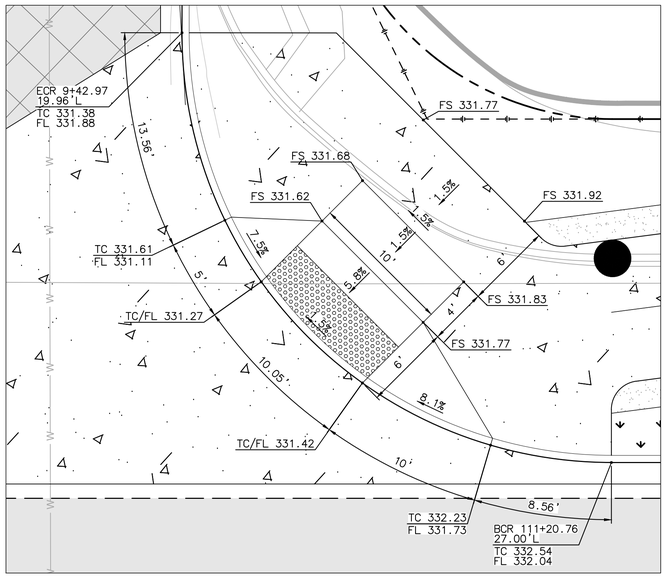
CURB RAMP 36 (TYPE D-4)
LOMAS SANTA FE/CAMINO DE LAS VILLAS (EAST)
SE CORNER (SEE SHEET IMP-9)

SCALE: 1"=5'



CURB RAMP 37 (TYPE A)
LOMAS SANTA FE/VIA MIL CUMBRES (EAST)
NW CORNER (SEE SHEET IMP-10)

SCALE: 1"=5'



CURB RAMP 38 (TYPE A)
LOMAS SANTA FE/VIA MIL CUMBRES (EAST)
NE CORNER (SEE SHEET IMP-10)

SCALE: 1"=5'

5 2.5 0 5 10 15
SCALE: 1"=5'

PLAN CODE
CD-2

AS-BUILT
By:_____ Date:_____
R.C.E.:_____ Exp:_____

Michael Baker INTERNATIONAL
5050 Avenida Encinas
Suite 260
Carlsbad, CA 92008
Phone: (760) 476-9193
MBAKERINTL.COM

REGISTERED PROFESSIONAL ENGINEER GEOFFREY H. RETEMEYER No. C90577 Exp 12/31/25 CIVIL STATE OF CALIFORNIA

ENGINEER OF WORK
GEOFFREY H. RETEMEYER RCE 90577 — 12/2/2024 DATE

CITY APPROVED CHANGES	APP'D	DATE

RECOMMENDED FOR APPROVAL
By: _____ Date: _____
R.C.E.: Exp:

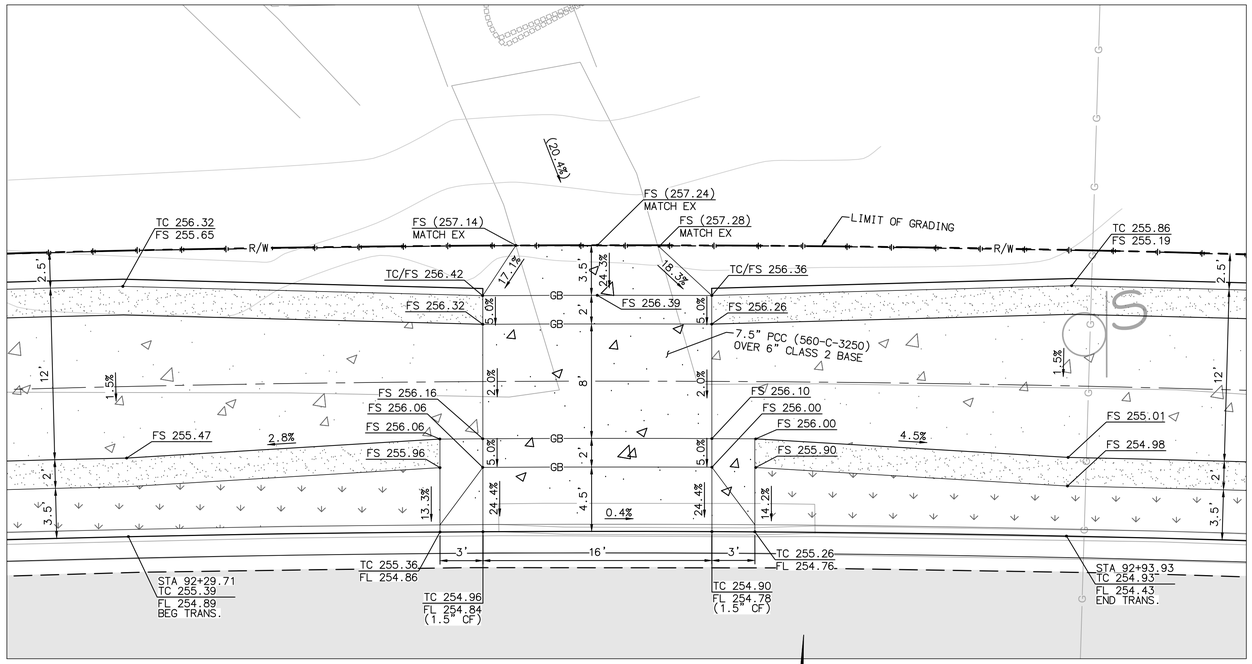
APPROVED FOR CONSTRUCTION
By: _____ Date: 05/01/2025
Dan Goldberg, PE, Acting City Engineer
R.C.E.: 57292 Exp: 12/31/25

BENCH MARK
DESCRIPTION:
LOCATION:
ELEV.: _____ DATUM: M.S.L. _____

CITY OF SOLANA BEACH — ENGINEERING DEPARTMENT
IMPROVEMENT PLANS FOR: CONSTRUCTION DETAILS
LOMAS SANTA FE CORRIDOR

DRAWING NO.
CG-3185
Sheet 18 of 54

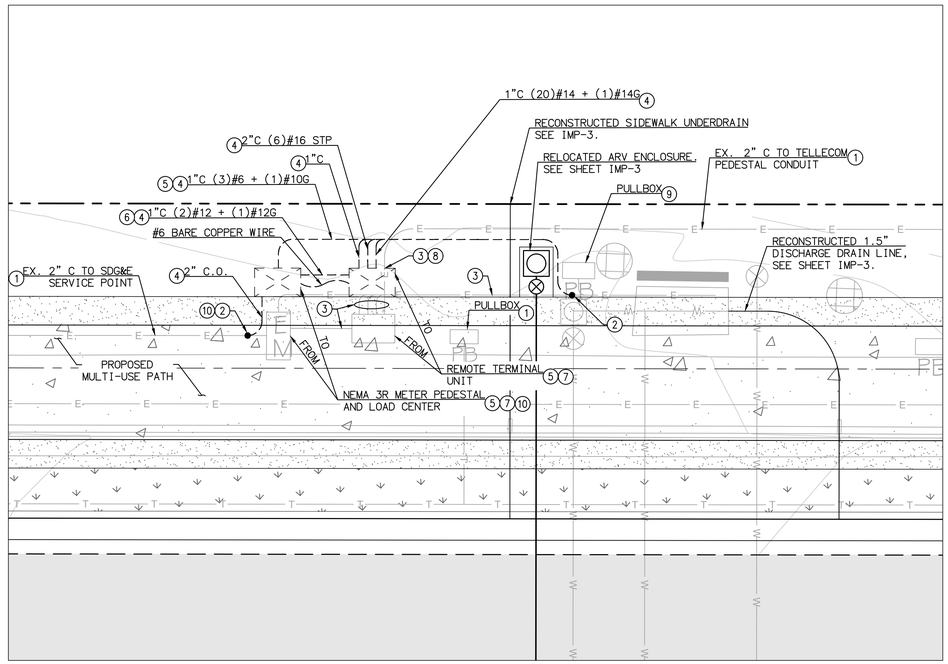
H:\PDATA\172013_LOMAS SANTA FE CORRIDOR PHASE III\CADD\LAND\DLV\172013-18-CD-E.DWG FISKE, ERIK 1/14/2025 11:30 AM



DRIVEWAY DETAIL
LOMAS SANTA FE, STA 92+61.82
SEE SHEET IMP-6

SCALE: 1"=5'

SCALE 1"=5'



SFID UTILITY RELOCATION DETAIL
LOMAS SANTA FE, STA 77+25
SEE SHEET IMP-3

SCALE: 1"=5'

SCALE 1"=5'

CONSTRUCTION NOTES

1. PROTECT IN PLACE
2. CONNECT PROPOSED CONDUIT TO EXISTING CONDUIT. SPLICE NEW TO EXISTING CONDUIT TO MAINTAIN CONNECTION
3. ABANDONED EXISTING CONDUIT
4. SEAL CONDUITS ENTERING THE VAULT WITH DUCT SEAL TO PREVENT ENTRY OF WATER, SILT, AND DEBRIS.
5. INSTALL EQUIPMENT PAD PER DETAIL 6 ON SHEET 20
6. INSTALL CONCRETE ENCASED CONDUIT PER DETAIL 7 ON SHEET 20
7. RELOCATE EXISTING PAD-MOUNTED ENCLOSURE TO NEW LOCATION AT BACK OF SIDEWALK AS SHOWN. CONTRACTOR TO MAINTAIN FUNCTIONALITY OF RELOCATED EQUIPMENT AND PRESSURE REDUCING STATION PER SFID STANDARDS AND REQUIREMENTS
8. CONNECT EXISTING CONDUIT TO RELOCATED UTILITY CABINET
9. ADJUST TO FINISHED GRADE
10. CONTRACTOR TO COORDINATE WITH SDGE FOR RE-ESTABLISHING CONNECTION TO PAD-MOUNTED METER PEDESTAL.

NOTES

1. CONTRACTOR TO COORDINATE WITH SFID PRIOR TO RELOCATION OF PAD MOUNTED ENCLOSURES. CONNECTION TO PRESSURE REDUCING STATION TO BE MAINTAINED AT ALL TIMES UNLESS OTHERWISE AUTHORIZED BY SFID REPRESENTATIVE

2. CONTRACTOR TO PROTECT ALL EXISTING EQUIPMENT IN PLACE IN THE PAD-MOUNTED ENCLOSURES. FOLLOWING RELOCATION, CONTRACTOR TO VERIFY WITH SFID REPRESENTATIVE FUNCTIONALITY OF SYSTEM.

5 2.5 0 5 10 15

SCALE: 1"=5'

PLAN CODE
CD-3

AS-BUILT
By:_____ Date:_____
R.C.E.:_____ Exp:_____

Michael Baker INTERNATIONAL
5050 Avenida Encinas
Suite 260
Carlsbad, CA 92008
Phone: (760) 476-9193
MBAKERINTL.COM

REGISTERED PROFESSIONAL ENGINEER — GEOFFREY H. RETEMEYER — No. C90577 — Exp 12/31/25 — CIVIL — STATE OF CALIFORNIA

ENGINEER OF WORK	CITY APPROVED CHANGES	APP'D	DATE
GEOFFREY H. RETEMEYER RCE 90577 — 12/2/2024 DATE			

RECOMMENDED FOR APPROVAL
By: _____ Date: _____
R.C.E.: Exp:

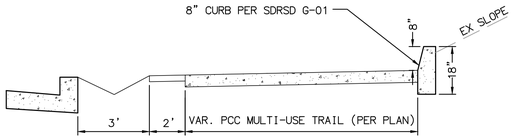
APPROVED FOR CONSTRUCTION
By: _____ Date: 05/01/2025
Dan Goldberg, PE, Acting City Engineer
R.C.E.: 57292 Exp: 12/31/25

BENCH MARK
DESCRIPTION:
LOCATION:
ELEV.: _____ DATUM: M.S.L. _____

CITY OF SOLANA BEACH — ENGINEERING DEPARTMENT
IMPROVEMENT PLANS FOR: CONSTRUCTION DETAILS
LOMAS SANTA FE CORRIDOR

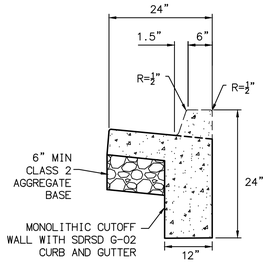
DRAWING NO.
CG-3185
Sheet 19 of 54

H:\PDATA\172013_LOMAS SANTA FE CORRIDOR PHASE III\CADD\LAND\DLV\172013-19-CD-E.DWG FISKE, ERIK 1/14/2025 11:31 AM

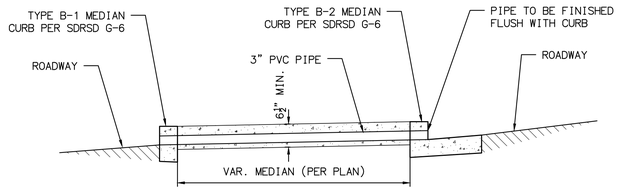


LOCATIONS:
STA 70+44.72 TO 71+96.34 (LT)
STA 75+76.73 TO 75+93.58 (LT)
STA 80+32.04 TO 83+12.77 (LT)
STA 84+40.34 TO 85+75.00 (LT)
STA 90+55.50 TO 95+82.31 (LT)
STA 102+22.00 TO 104+00.00 (LT)
STA 105+52.00 TO 107+53.00 (LT)

1 STEM CURB DETAIL
N.T.S.

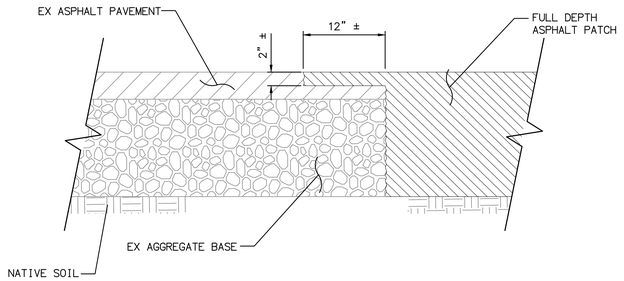


2 MONOLITHIC CUTOFF WALL WITH CURB AND GUTTER
N.T.S.

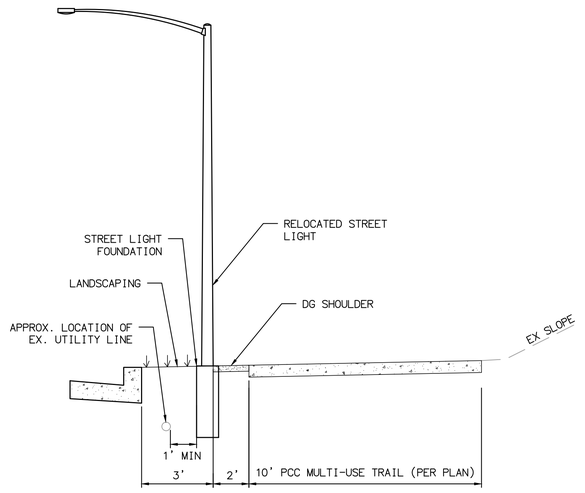


LOCATIONS:
STA 88+88.47 TO 90+30.52 (LT)

3 MEDIAN UNDERDRAIN DETAIL
N.T.S.

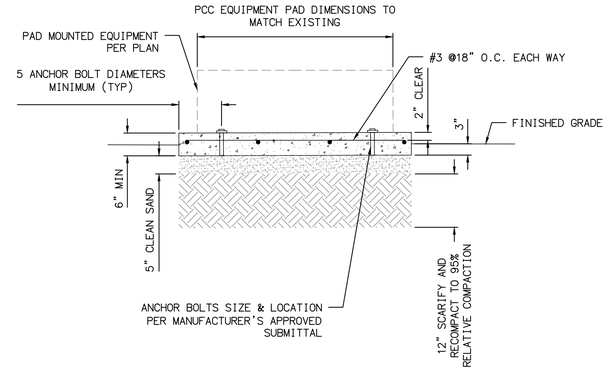


4 CAP DETAIL ADJACENT TO FULL DEPTH PATCH
N.T.S.

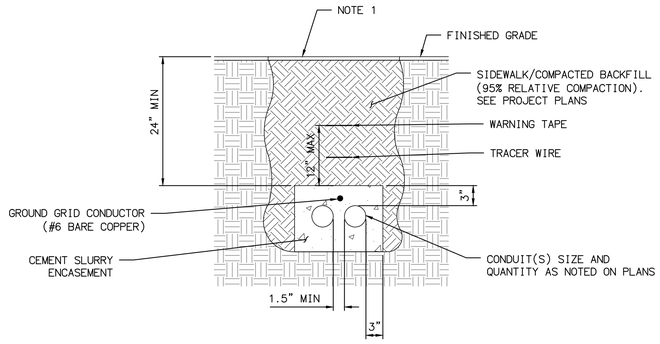


LOCATIONS:
STA 70+67.04 (LT)
STA 74+25.26 (LT)
STA 75+94.53 (LT)

5 STREET LIGHT RELOCATION DETAIL
N.T.S.



6 EQUIPMENT PAD
N.T.S.



1. REPAIR EXISTING ASPHALT PAVEMENT AND CEMENT CONCRETE. CEMENT CONCRETE REPAIRS TO BE FROM EXPANSION JOINT TO EXPANSION JOINT

7 CONCRETE ENCASED CONDUIT
N.T.S.

PLAN CODE
CD-4

AS-BUILT
By:_____ Date:_____
R.C.E.:_____ Exp:_____

Michael Baker INTERNATIONAL
5050 Avenida Encinas
Suite 260
Carlsbad, CA 92008
Phone: (760) 476-9193
MBAKERINTL.COM

ENGINEER OF WORK
GEOFFREY H. RETEMEYER RCE 90577 — 12/2/2024 DATE

CITY APPROVED CHANGES | APP'D | DATE

RECOMMENDED FOR APPROVAL
By: _____ Date: _____
R.C.E.: Exp:

APPROVED FOR CONSTRUCTION
By: _____ Date: 05/01/2025
Dan Goldberg, PE, Acting City Engineer
R.C.E.: 57292 Exp: 12/31/25

BENCH MARK
DESCRIPTION:
LOCATION:
ELEV.: _____ DATUM: M.S.L. _____

CITY OF SOLANA BEACH — ENGINEERING DEPARTMENT
IMPROVEMENT PLANS FOR: LOMAS SANTA FE CORRIDOR
CONSTRUCTION DETAILS

DRAWING NO.
CG-3185
Sheet 20 of 54

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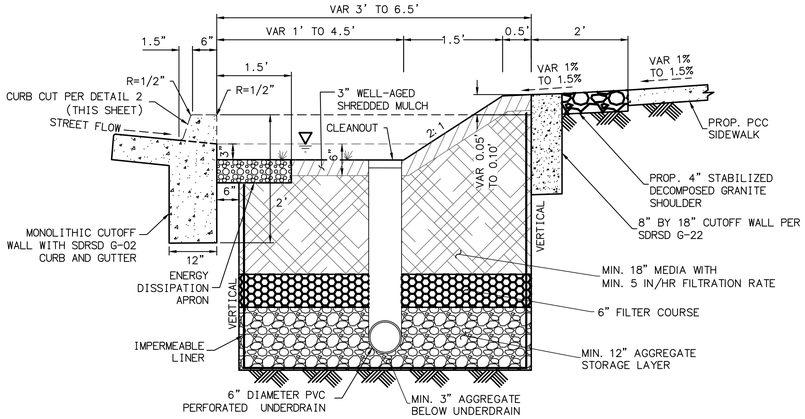
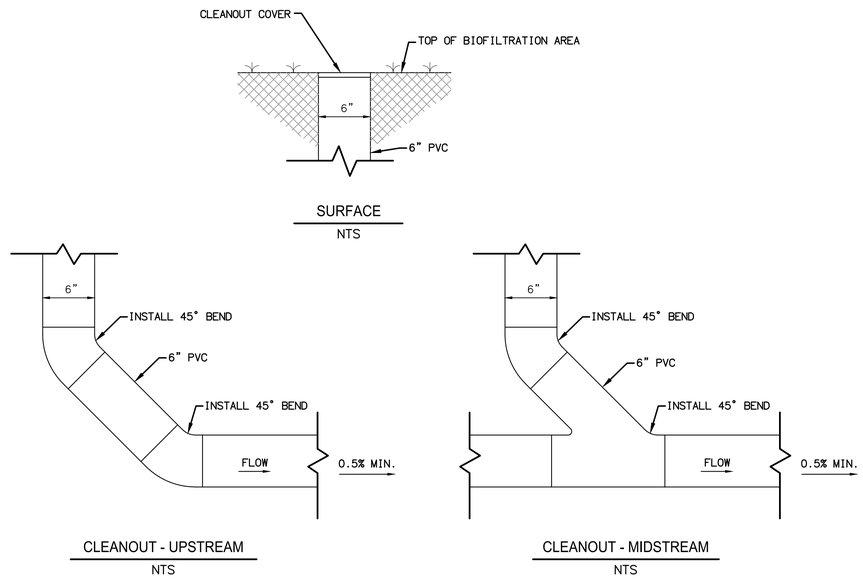


BIOFILTRATION BASIN SECTION DETAIL
SIDEWALK ABOVE TOP OF CURB
N.T.S.

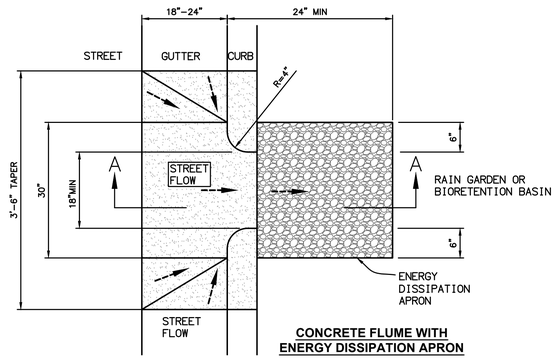
LOCATIONS

- STA 93+15.46 TO 97+25.97 (LT)

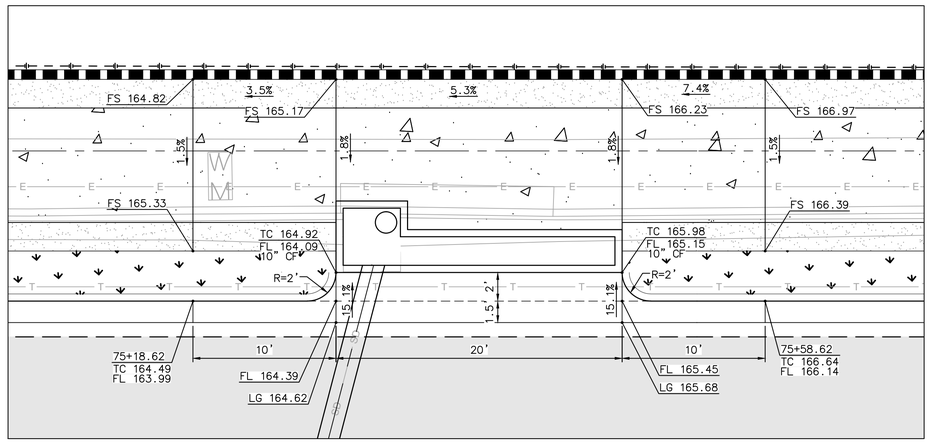
1 PLANTER BOX/BIOFILTRATION BASIN DETAIL
N.T.S.



3 BIOFILTRATION AREA CLEANOUT
N.T.S.



2 CURB CUT DETAIL
N.T.S.

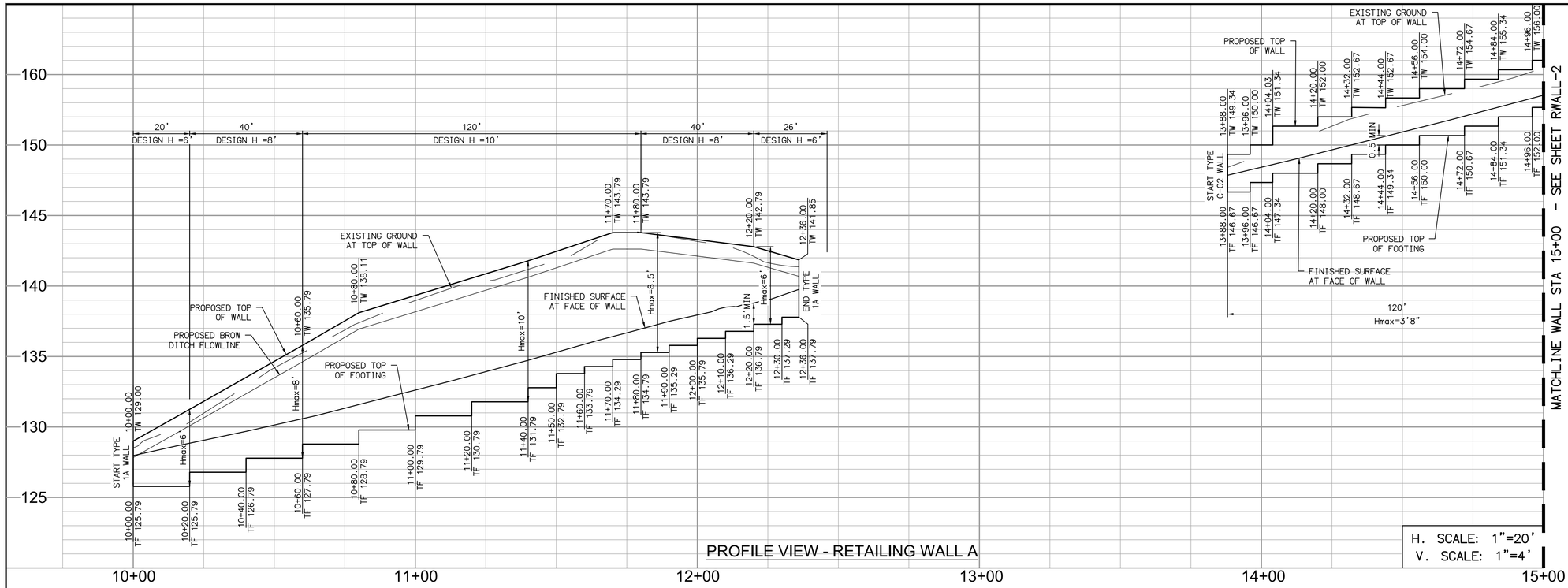


4 TYPE B CURB INLET CHANNEL
N.T.S.

PLAN CODE
CD-5

AS-BUILT
By:_____ Date:_____
R.C.E.:_____ Exp:_____

Michael Baker INTERNATIONAL 5050 Avenida Encinas Suite 260 Carlsbad, CA 92008 Phone: (760) 476-9193 MBAKERINTL.COM	ENGINEER OF WORK: GEOFFREY H. RETEMEYER RCE 90577, 12/2/2024 DATE	CITY APPROVED CHANGES / APP'D / DATE	RECOMMENDED FOR APPROVAL: By:_____ Date:_____ R.C.E.: Exp:	APPROVED FOR CONSTRUCTION: By:_____ Date: 05/01/2025 Dan Goldberg, PE, Acting City Engineer R.C.E.: 57292 Exp: 12/31/25	BENCH MARK DESCRIPTION: LOCATION: ELEV.:_____ DATUM: M.S.L._____	CITY OF SOLANA BEACH ENGINEERING DEPARTMENT IMPROVEMENT PLANS FOR: CONSTRUCTION DETAILS LOMAS SANTA FE CORRIDOR	DRAWING NO. CG-3185 Sheet 21 of 54



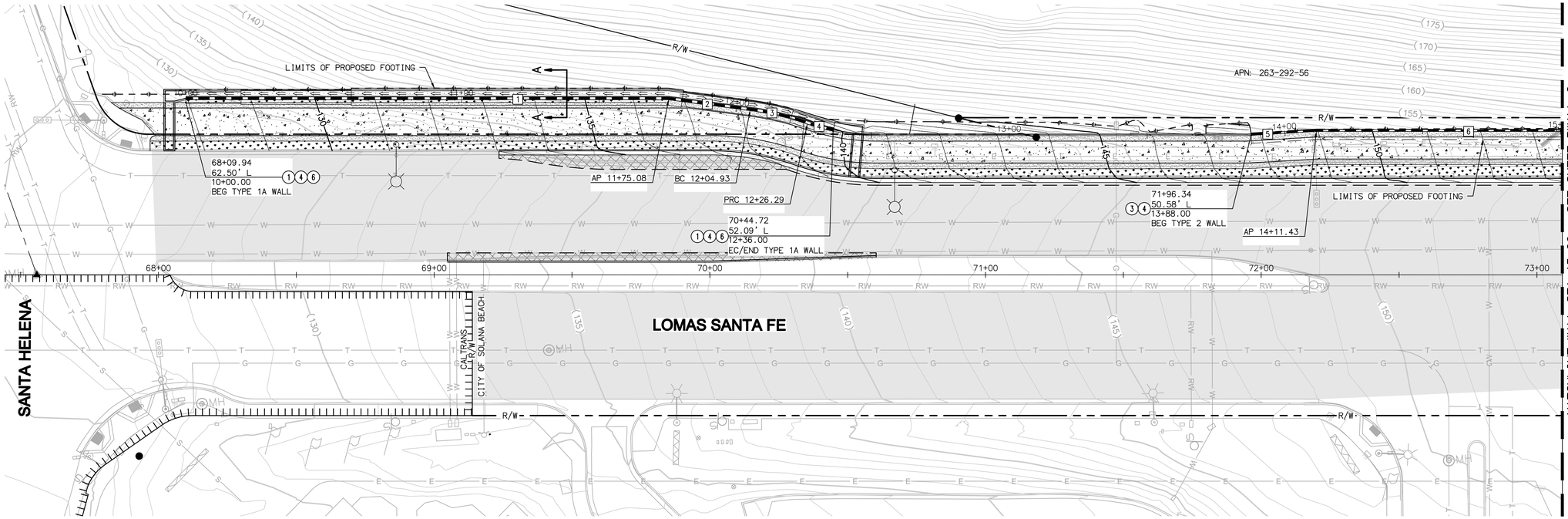
CONSTRUCTION NOTES

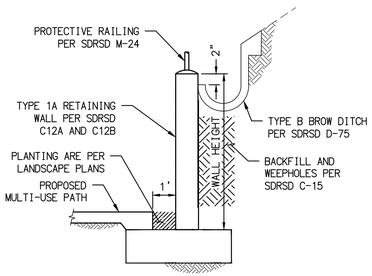
1. CONSTRUCT TYPE 1A REINFORCED CONCRETE RETAINING WALL PER SDRSD C-12A AND C-12B
3. CONSTRUCT TYPE 2 MASONRY WALL PER SDRSD C-02
4. CONSTRUCT PROTECTIVE RAILING ON TOP OF RETAINING WALL PER SDRSD M-24
6. CONSTRUCT TYPE B BROW DITCH AT BACK OF RETAINING WALL PER SDRSD D-75

RETAINING WALL DATA TABLE

NO	BEARING/DELTA	RADIUS	LENGTH	NOTE
1	N84°43'48"W	--	175.06'	TYPE 1A RET WALL
2	N77°08'11"W	--	29.87'	TYPE 1A RET WALL
3	11°19'48"	108.00'	21.36'	TYPE 1A RET WALL
4	7°13'48"	77.00'	9.71'	TYPE 1A RET WALL
5	N88°09'49"W	--	25.04'	TYPE 2 RET WALL
6	N84°43'48"W	--	88.78'	TYPE 2 RET WALL

NOTE:
REFER TO IMPROVEMENT PLAN SHEETS FOR ALL UTILITIES TO BE RELOCATED OR PROTECTED IN PLACE.





SECTION A-A
NO SCALE

SCALE 1"=20'

20 10 0 20 40 60
SCALE: 1"=20'

PLAN VIEW - RETAINING WALL A
SCALE: 1"=20'

PLAN CODE
RWALL-1

AS-BUILT
By:_____ Date:_____
R.C.E.:_____ Exp:_____

Michael Baker INTERNATIONAL
5050 Avenida Encinas
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Carlsbad, CA 92008
Phone: (760) 476-9193
MBAKERINTL.COM

REGISTERED PROFESSIONAL ENGINEER GEOFFREY H. RETEMEYER No. 090577 Exp 12/31/25 CIVIL STATE OF CALIFORNIA

ENGINEER OF WORK	CITY APPROVED CHANGES	APP'D	DATE
GEOFFREY H. RETEMEYER RCE 90577 — 12/2/2024 DATE			

RECOMMENDED FOR APPROVAL
By:_____ Date:_____
R.C.E.: Exp:

APPROVED FOR CONSTRUCTION
By:_____ Date: 05/01/2025
Dan Goldberg, PE, Acting City Engineer
R.C.E.: 57292 Exp: 12/31/25

BENCH MARK
DESCRIPTION:
LOCATION:
ELEV.:_____ DATUM: M.S.L._____

CITY OF SOLANA BEACH — ENGINEERING DEPARTMENT
IMPROVEMENT PLANS FOR:
LOMAS SANTA FE CORRIDOR
RETAINING WALL PLAN & PROFILE

DRAWING NO.
CG-3185
Sheet 22 of 54

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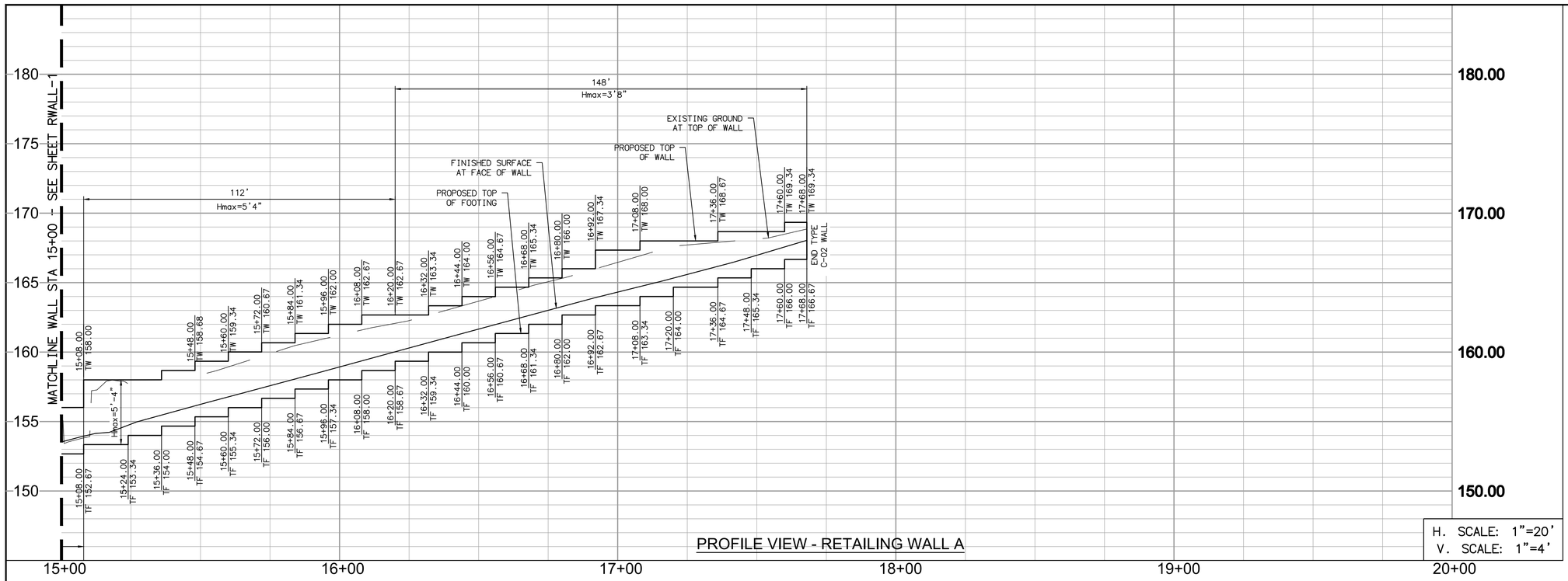


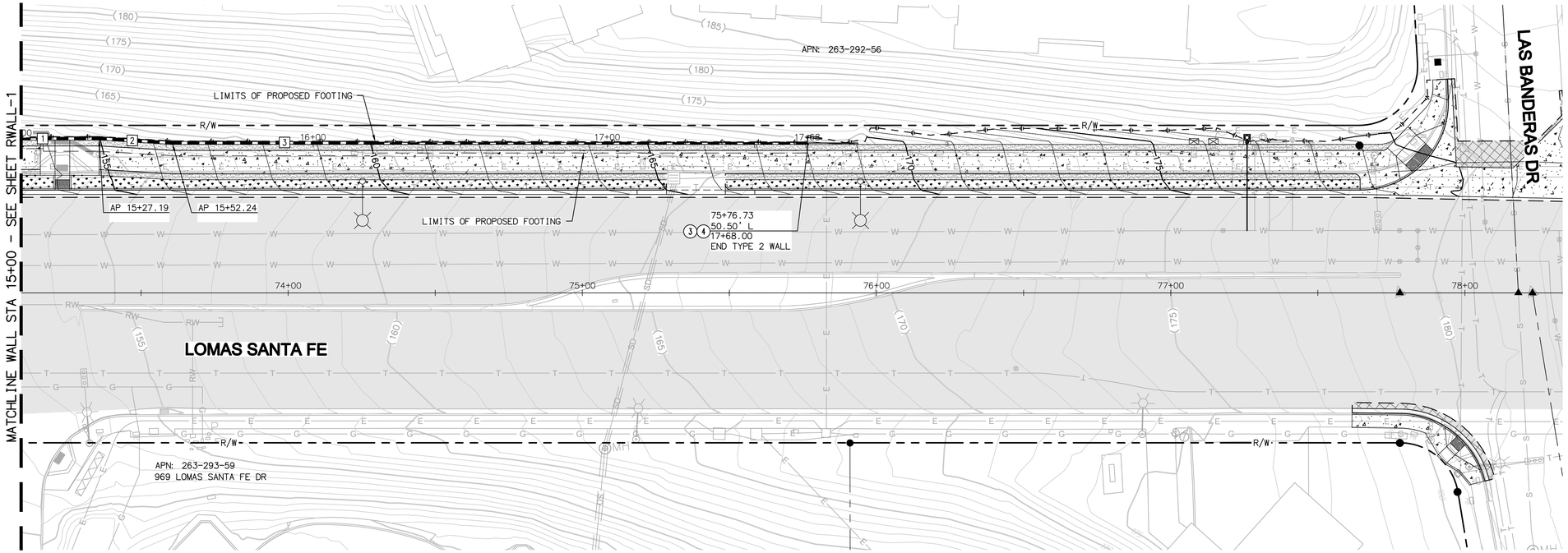
PROFILE VIEW - RETAILING WALL A

H. SCALE: 1"=20'
V. SCALE: 1"=4'

CONSTRUCTION NOTES

(3) CONSTRUCT TYPE 2 MASONRY WALL PER SDRSD C-02

(4) CONSTRUCT PROTECTIVE RAILING ON TOP OF RETAINING WALL PER SDRSD M-24



PLAN VIEW - RETAINING WALL A

SCALE: 1"=20'

RETAINING WALL DATA TABLE				
NO	BEARING/DELTA	RADIUS	LENGTH	NOTE
1	N84°43'48"W	--	26.98'	TYPE 2 RET WALL
2	N81°17'47"W	--	25.04'	TYPE 2 RET WALL
3	N84°43'48"W	--	215.97'	TYPE 2 RET WALL

NOTE:
REFER TO IMPROVEMENT PLAN SHEETS FOR ALL UTILITIES TO BE RELOCATED OR PROTECTED IN PLACE.

SCALE 1"=20'

20 10 0 20 40 60
SCALE: 1"=20'

AS-BUILT
By:_____ Date:_____
R.C.E.:_____ Exp:_____

PLAN CODE
RWALL-2

Michael Baker INTERNATIONAL
5050 Avenida Encinas
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Phone: (760) 476-9193
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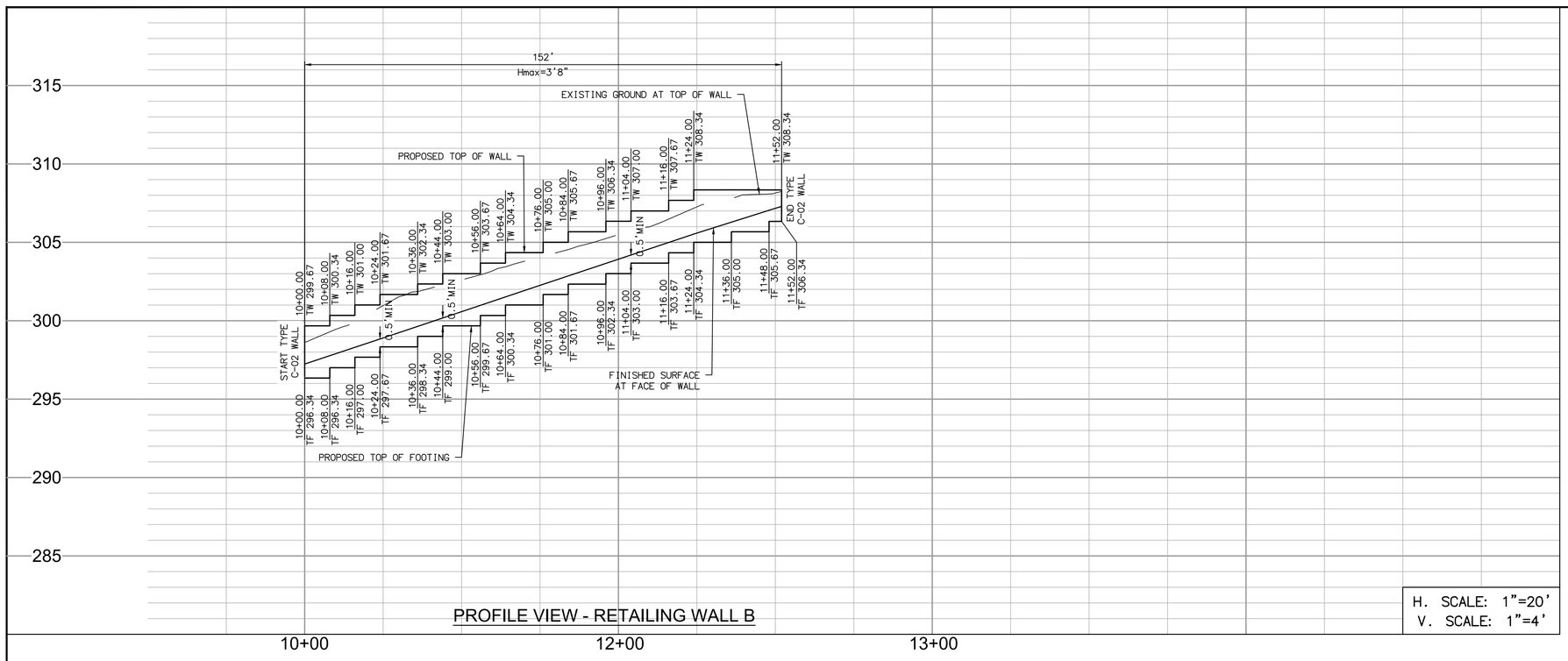
REGISTERED PROFESSIONAL ENGINEER — GEOFFREY H. RETEMEYER — No. 090577 — Exp 12/31/25 — CIVIL — STATE OF CALIFORNIA

ENGINEER OF WORK	CITY APPROVED CHANGES	APP'D	DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK
GEOFFREY H. RETEMEYER RCE 90577 12/2/2024 DATE				By:_____ Date:_____ R.C.E.:_____ Exp:_____	By:_____ Date:05/01/2025 Dan Goldberg, PE, Acting City Engineer R.C.E.: 57292 Exp: 12/31/25	DESCRIPTION: LOCATION: ELEV.:_____ DATUM: M.S.L._____

CITY OF SOLANA BEACH — ENGINEERING DEPARTMENT
IMPROVEMENT PLANS FOR:
LOMAS SANTA FE CORRIDOR
RETAINING WALL PLAN & PROFILE

DRAWING NO. CG-3185
Sheet 23 of 54



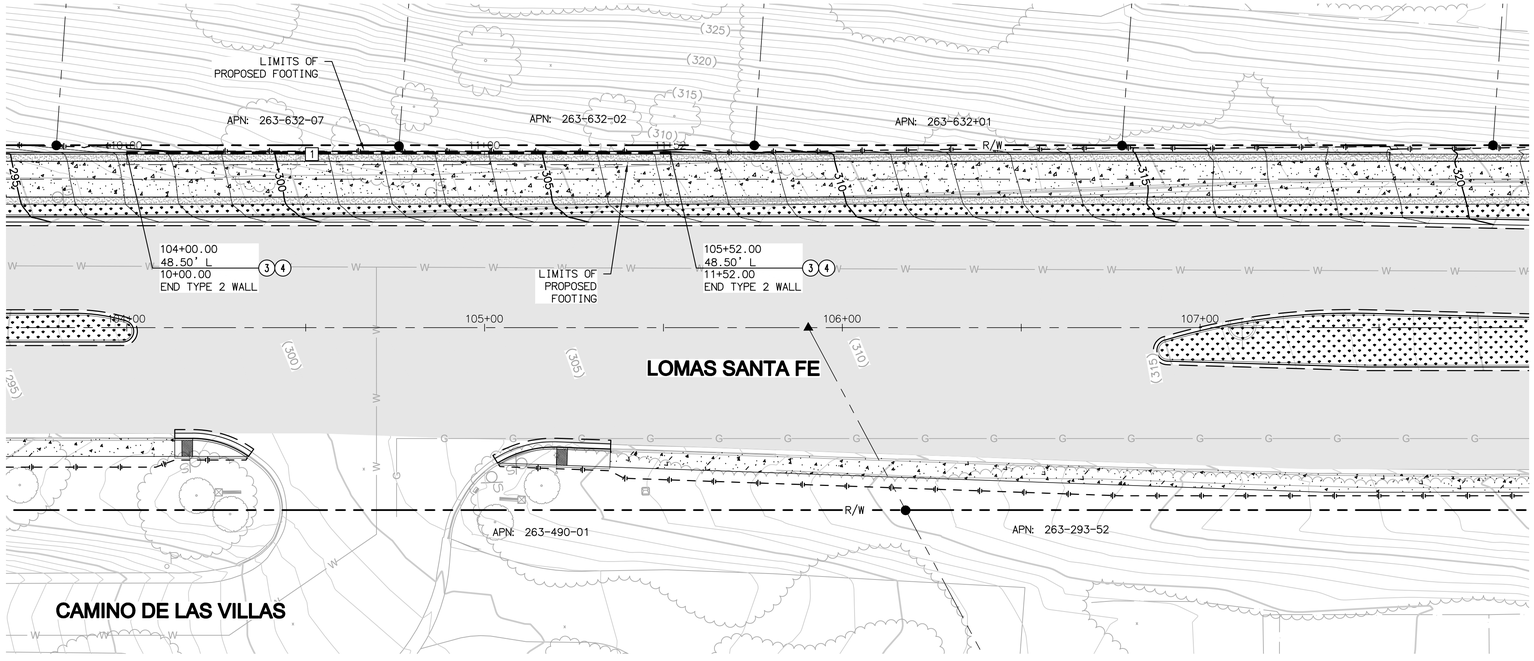
PROFILE VIEW - RETAILING WALL B

H. SCALE: 1"=20'
V. SCALE: 1"=4'

CONSTRUCTION NOTES

(3) CONSTRUCT TYPE 2 MASONRY WALL PER SDRSD C-02

(4) CONSTRUCT PROTECTIVE RAILING ON TOP OF RETAINING WALL PER SDRSD M-24



PLAN VIEW - RETAINING WALL B

SCALE: 1"=20'

RETAINING WALL DATA TABLE				
NO	BEARING/DELTA	RADIUS	LENGTH	NOTE
1	N88°36'30"W	--	152.00'	TYPE 2 RET WALL

NOTE:
REFER TO IMPROVEMENT PLAN SHEETS FOR ALL UTILITIES TO BE RELOCATED OR PROTECTED IN PLACE.

SCALE 1"=20'

20 10 0 20 40 60
SCALE: 1"=20'

AS-BUILT
By:_____ Date:_____
R.C.E.:_____ Exp:_____

PLAN CODE
RWALL-3

Michael Baker INTERNATIONAL
5050 Avenida Encinas
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Carlsbad, CA 92008
Phone: (760) 476-9193
MBAKERINTL.COM

REGISTERED PROFESSIONAL ENGINEER GEOFFREY H. RETEMEYER No. C90577 Exp 12/31/25 CIVIL STATE OF CALIFORNIA

ENGINEER OF WORK	CITY APPROVED CHANGES	APP'D	DATE
GEOFFREY H. RETEMEYER RCE 90577 — 12/2/2024 DATE			

RECOMMENDED FOR APPROVAL
By: _____ Date: _____
R.C.E.: Exp:

APPROVED FOR CONSTRUCTION
By: _____ Date: 05/01/2025
Dan Goldberg, PE, Acting City Engineer
R.C.E.: 57292 Exp: 12/31/25

BENCH MARK
DESCRIPTION:
LOCATION:
ELEV.: _____ DATUM: M.S.L. _____

CITY OF SOLANA BEACH — ENGINEERING DEPARTMENT
IMPROVEMENT PLANS FOR: RETAINING WALL PLAN & PROFILE
LOMAS SANTA FE CORRIDOR

DRAWING NO.
CG-3185
Sheet 24 of 54

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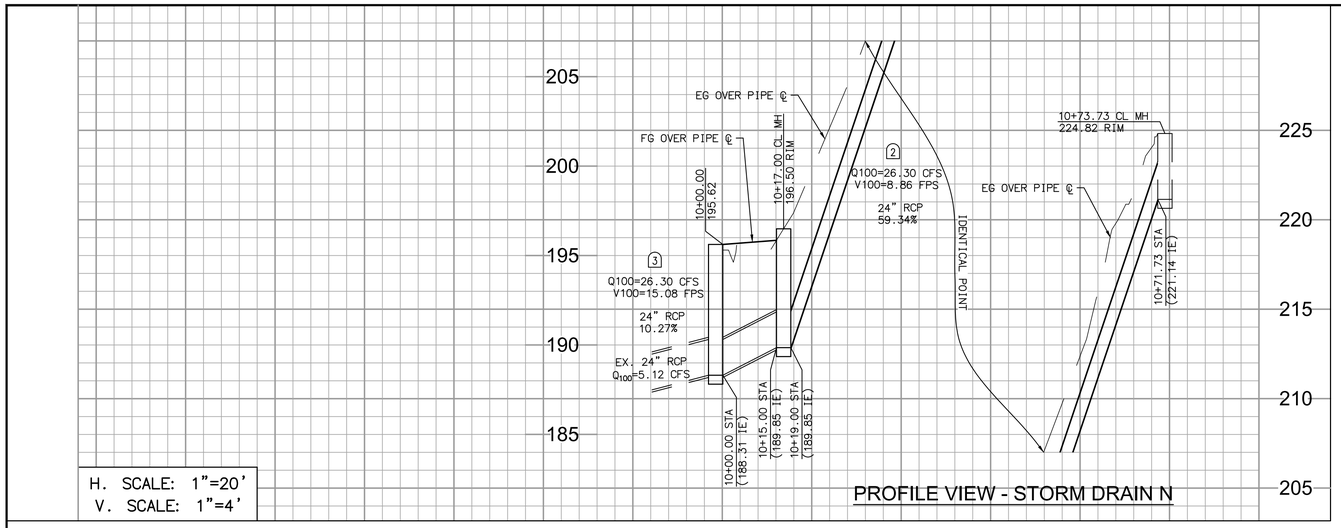


CONSTRUCTION NOTES

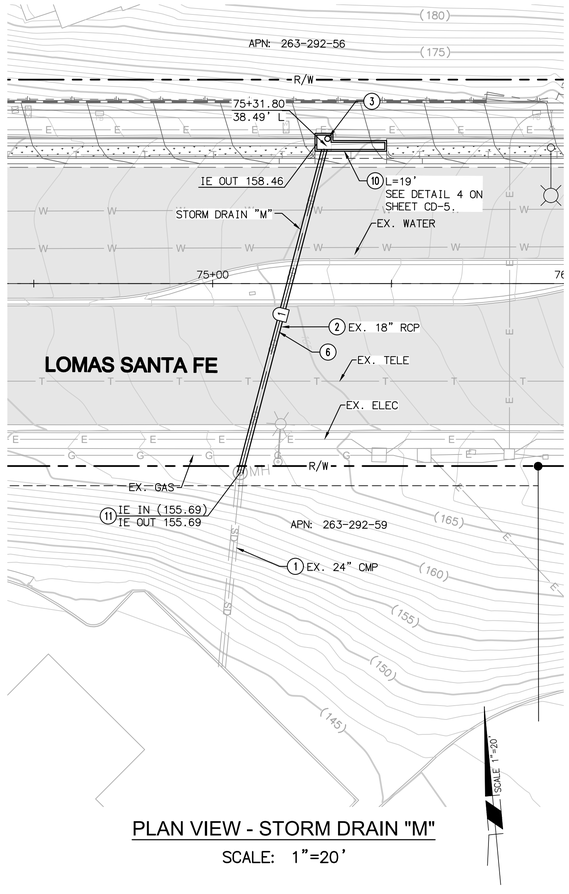
1. PROTECT IN PLACE
2. REMOVE EXISTING STORM DRAIN PIPE
3. REMOVE EXISTING STORM DRAIN INLET
6. INSTALL 24" RCP STORM DRAIN
9. CONSTRUCT TYPE A STORM DRAIN CLEANOUT PER SDRSD D-09
10. CONSTRUCT TYPE B CURB INLET PER SDRSD D-02
11. CONNECT PROPOSED STORM DRAIN TO EXISTING CLEANOUT
16. CONNECT PROPOSED STORM DRAIN TO EXISTING TYPE J INLET.
17. CONSTRUCT TYPE J MEDIAN INLET WITH 5' WING PER SDRSD D-45.
18. CONSTRUCT 6" PVC PERFORATED UNDERDRAIN.
19. CONNECT PROPOSED PVC UNDERDRAIN TO PROPOSED STORM DRAIN INLET.

STORM DRAIN NOTE

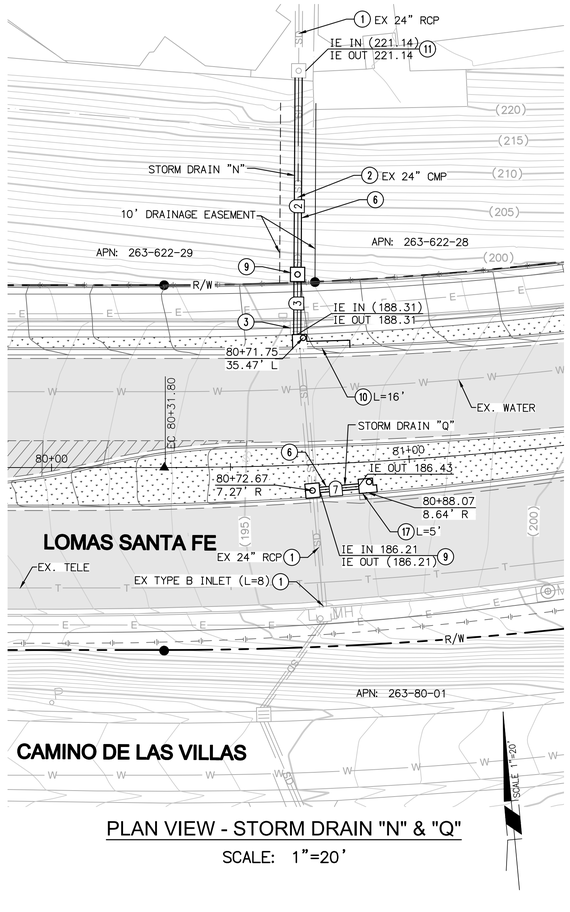
ELEVATIONS ARE BASED ON AS-BUILT PLANS. CONTRACTOR TO FIELD VERIFY ELEVATIONS PRIOR TO CONSTRUCTION. IF THERE ARE DISCREPANCIES , THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO INSTALLING NEW PIPES.

STORM DRAIN DATA TABLE

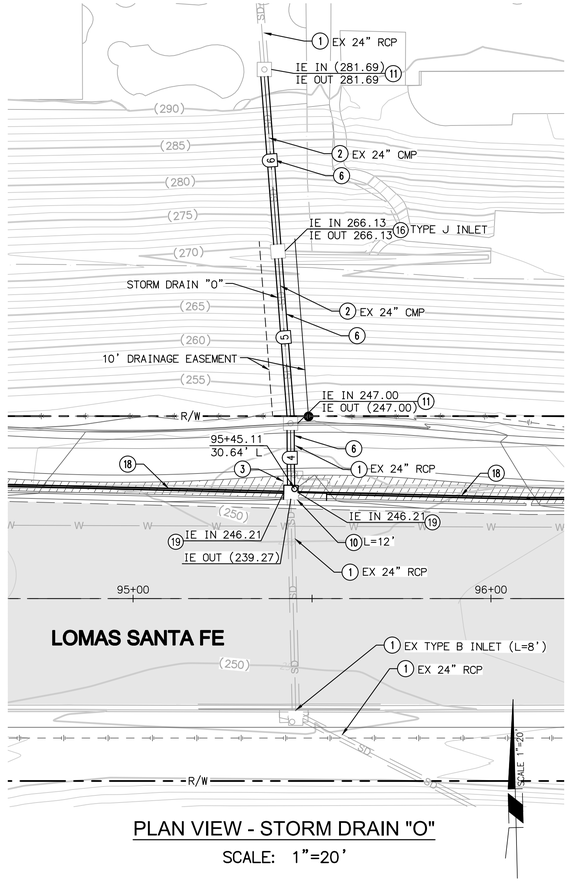
NO	BEARING/DELTA	RADIUS	LENGTH	NOTE
1	N19°52'01"E	--	93.36'	24" RCP ~ 1350-D
2	N05°34'30"E	--	52.94'	24" RCP ~ 1350-D
3	N05°34'30"E	--	14.79'	24" RCP ~ 1350-D
4	N00°52'01"E	--	15.34'	24" RCP ~ 1350-D
5	N03°02'14"W	--	44.18'	24" RCP ~ 1350-D
6	N03°00'00"W	--	47.00'	24" RCP ~ 1350-D
7	N89°51'11"W	--	11.00'	24" RCP ~ 1350-D



PLAN VIEW - STORM DRAIN "M"
SCALE: 1"=20'



PLAN VIEW - STORM DRAIN "N" & "Q"
SCALE: 1"=20'



PLAN VIEW - STORM DRAIN "O"
SCALE: 1"=20'

20 10 0 20 40 60
SCALE: 1"=20'

PLAN CODE
SD-1

AS-BUILT
By:_____ Date:_____
R.C.E.:_____ Exp:_____

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5050 Avenida Encinas
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Carlsbad, CA 92008
Phone: (760) 476-9193
MBAKERINTL.COM

ENGINEER OF WORK
GEOFFREY H. RETEMEYER RCE 90577 — 12/2/2024 DATE

CITY APPROVED CHANGES | APP'D | DATE

RECOMMENDED FOR APPROVAL
By:_____ Date:_____
R.C.E.: Exp:

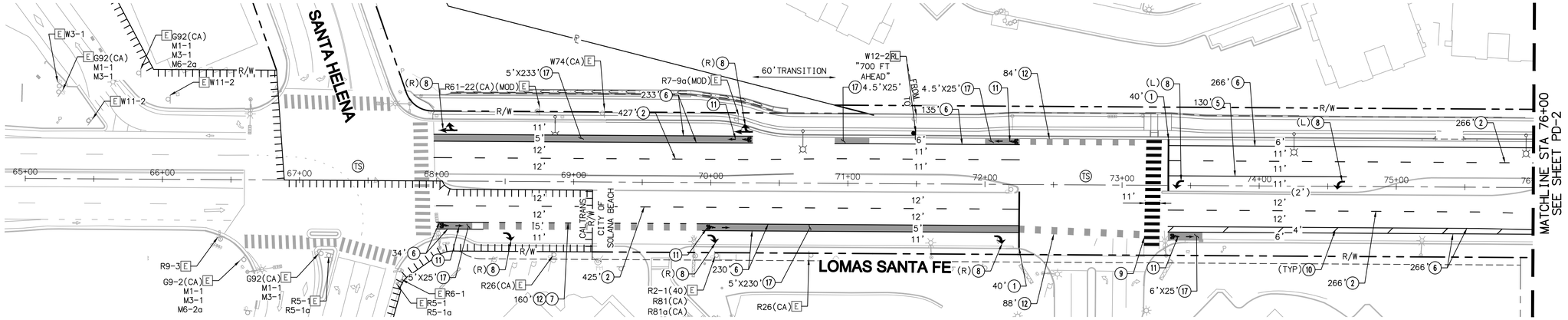
APPROVED FOR CONSTRUCTION
By:_____ Date: 05/01/2025
Dan Goldberg, PE, Acting City Engineer
R.C.E.: 57292 Exp: 12/31/25

BENCH MARK
DESCRIPTION:
LOCATION:
ELEV.:_____ DATUM: M.S.L._____

CITY OF SOLANA BEACH — ENGINEERING DEPARTMENT
IMPROVEMENT PLANS FOR: DRAINAGE PLAN & PROFILE
LOMAS SANTA FE CORRIDOR

DRAWING NO.
CG-3185
Sheet 25 of 54

H:\PDATA\172013_LOMAS SANTA FE CORRIDOR PHASE III\CADD\LAND\DLV\172013-25-SD-E.DWG FISKE, ERIK 1/14/2025 11:39 AM



LEGEND

- E — EXISTING SIGN TO REMAIN (UNLESS OTHERWISE NOTED)
- (S) — FURNISH & INSTALL SIGN(S) & POST (IF APPLICABLE)
- (RF) — REFRESH EXISTING PAVEMENT MARKINGS
- (RP) — REMOVE EXISTING, CONFLICTING PAVEMENT MARKINGS
- (TS) — EXISTING TRAFFIC SIGNAL
- RS — REMOVE AND SALVAGE SIGN
- RL — RELOCATE EXISTING TRAFFIC SIGN
- TO / FROM
- EXISTING SIGN
- PROPOSED SIGN
- PROPOSED SIGN (ON STREET LIGHT)
- (12') EXISTING LANE WIDTH
- 12' PROPOSED LANE WIDTH
- SNS STREET NAME SIGN
- (R) RIGHT
- (L) LEFT
- (W) WHITE
- (Y) YELLOW

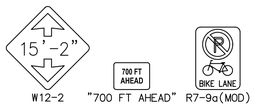
CONSTRUCTION NOTES

1. INSTALL 12" WHITE LIMIT LINE PER CALTRANS STD PLAN A24E.
2. INSTALL 6" WHITE LANE LINE PER CALTRANS STD PLAN A20A, DETAIL 9.
5. INSTALL 8" WHITE CHANNELIZING LINE PER CALTRANS STD PLAN A20D, DETAIL 38.
6. INSTALL 6" WHITE BIKE LANE LINE PER CALTRANS STD PLAN A20D, DETAIL 39.
7. INSTALL 6" WHITE INTERSECTION BIKE LANE LINE PER CALTRANS STD PLAN A20D, DETAIL 39A.
8. INSTALL WHITE TYPE IV ARROW PAVEMENT MARKING PER CALTRANS STD PLAN A24A.
9. INSTALL 24" WHITE CONTINENTAL CROSSWALK PER CALTRANS STD PLAN A24F.
10. INSTALL 4" WHITE ANGLED HATCHING AT 45 DEGREES, AT 40' SPACING.
11. INSTALL BIKE LANE LEGEND WITH ARROW MARKING PER DETAIL "A" ON SHEET PD-1.
12. INSTALL GREEN BIKE LANE SKIP ADJACENT TO DETAIL 39A PER DETAIL "B" ON SHEET PD-1.
17. INSTALL GREEN BIKE LANE PAINT.

GENERAL SIGNING AND STRIPING NOTES

1. REMOVE EXISTING PAVEMENT MARKINGS AND STRIPING BEFORE AC OVERLAY
2. TRAFFIC STRIPES AND PAVEMENT MARKINGS SHALL NOT BE APPLIED OVER EXISTING STRIPES THAT ARE TO BE REMOVED. EXISTING STRIPES SHALL BE FIRST REMOVED BEFORE ANY NEW APPLICATION.
3. REFLECTIVE PAVEMENT MARKERS SHALL BE INSTALLED BY CONTRACTOR ON PERMANENT STRIPING. SIGN SPECIFICATIONS AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION SPECIFICATION FOR REGULATORY, WARNING AND GUIDE SIGNS.
4. EXISTING CURB PAINT TO BE REPLACED IN KIND AS DIRECTED BY THE ENGINEER.

SIGN LEGEND



W12-2 "700 FT AHEAD" R7-9a(MOD)

RIGHT OF WAY NOTE

RIGHT-OF-WAY AND PROPERTY BOUNDARY INFORMATION SHOWN ON WEST OF INTERSTATE 5 ON THIS SHEET IS DERIVED FROM SANGIS PARCEL DATA AND IS NOT THE RESULT OF A FIELD SURVEY.

SCALE 1"=40'

40 20 0 40 80 120

SCALE: 1"=40'

AS-BUILT

By:_____ Date:_____

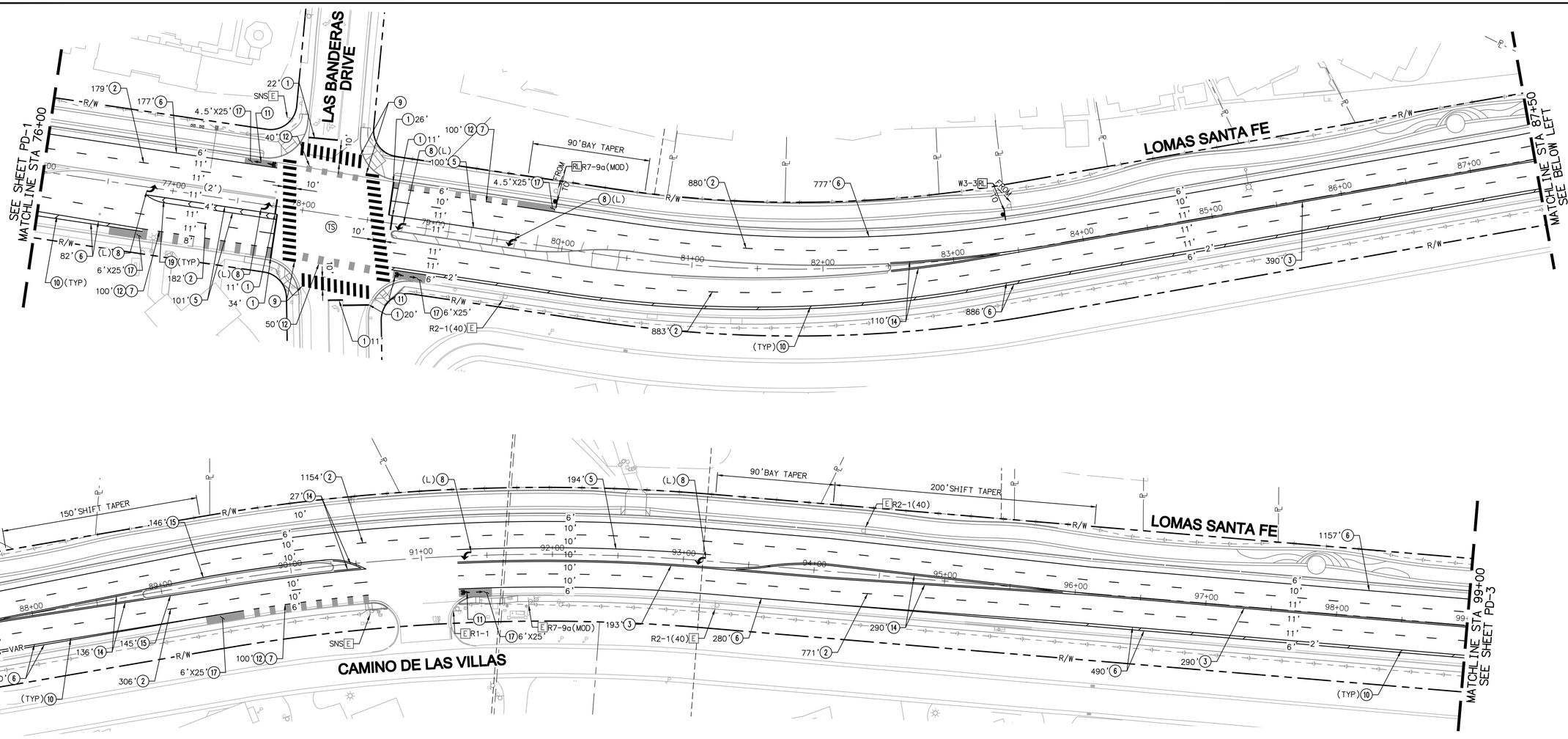
R.C.E.:_____ Exp:_____

PLAN CODE

PD-1

Michael Baker INTERNATIONAL — 5050 Avenida Encinas, Suite 260, Carlsbad, CA 92008, Phone: (760) 476-9193, MBAKERINTL.COM	ENGINEER OF WORK: GEOFFREY H. RETEMEYER RCE 90577, 12/2/2024 DATE	CITY APPROVED CHANGES / APP'D / DATE	RECOMMENDED FOR APPROVAL: By:_____ Date:_____ R.C.E.: Exp:	APPROVED FOR CONSTRUCTION: By:_____ Date: 05/01/2025, Dan Goldberg, PE, Acting City Engineer, R.C.E.: 57292 Exp: 12/31/25	BENCH MARK — DESCRIPTION: LOCATION: ELEV.:_____ DATUM: M.S.L._____	CITY OF SOLANA BEACH — ENGINEERING DEPARTMENT — IMPROVEMENT PLANS FOR: LOMAS SANTA FE CORRIDOR — PAVEMENT DELINEATION PLAN	DRAWING NO. CG-3185 — Sheet 26 of 54

H:\PDATA\172013_LOMAS SANTA FE CORRIDOR PHASE III\CADD\LAND\DLV\172013-26-PD-E.DWG FISKE, ERIK 1/14/2025 11:39 AM



LEGEND

- [E] EXISTING SIGN TO REMAIN (UNLESS OTHERWISE NOTED)
- (IS) FURNISH & INSTALL SIGN(S) & POST (IF APPLICABLE)
- (RF) REFRESH EXISTING PAVEMENT MARKINGS
- (RP) REMOVE EXISTING, CONFLICTING PAVEMENT MARKINGS
- (TS) EXISTING TRAFFIC SIGNAL
- [RS] REMOVE AND SALVAGE SIGN
- [RL] RELOCATE EXISTING TRAFFIC SIGN
- EXISTING SIGN
- PROPOSED SIGN
- PROPOSED SIGN (ON STREET LIGHT)
- (12') EXISTING LANE WIDTH
- 12' PROPOSED LANE WIDTH
- SNS STREET NAME SIGN
- (R) RIGHT
- (L) LEFT
- (W) WHITE
- (Y) YELLOW

GENERAL SIGNING AND STRIPING NOTES

1. REMOVE EXISTING PAVEMENT MARKINGS AND STRIPING BEFORE AC OVERLAY
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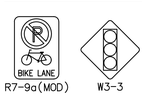
4. EXISTING CURB PAINT TO BE REPLACED IN KIND AS DIRECTED BY THE ENGINEER.

SIGN LEGEND



R7-9a(MOD) W3-3

CONSTRUCTION NOTES

(1) INSTALL 12" WHITE LIMIT LINE PER CALTRANS STD PLAN A24E.
(2) INSTALL 6" WHITE LANE LINE PER CALTRANS STD PLAN A20A, DETAIL 9.
(3) INSTALL 6" DOUBLE YELLOW LINE PER CALTRANS STD PLAN A20A, DETAIL 22.
(5) INSTALL 8" WHITE CHANNELIZING LINE PER CALTRANS STD PLAN A20D, DETAIL 38.
(6) INSTALL 6" WHITE BIKE LANE LINE PER CALTRANS STD PLAN A20D, DETAIL 39.
(7) INSTALL 6" WHITE INTERSECTION BIKE LANE LINE PER CALTRANS STD PLAN A20D, DETAIL 39A.
(8) INSTALL WHITE TYPE IV ARROW PAVEMENT MARKING PER CALTRANS STD PLAN A24A.
(9) INSTALL 24" WHITE CONTINENTAL CROSSWALK PER CALTRANS STD PLAN A24F.
(10) INSTALL 4" WHITE ANGLED HATCHING AT 45 DEGREES, AT 40' SPACING.
(11) INSTALL BIKE LANE LEGEND WITH ARROW MARKING PER DETAIL "A" ON SHEET PD-1.
(12) INSTALL GREEN BIKE LANE SKIP ADJACENT TO DETAIL 39A PER DETAIL "B" ON SHEET PD-1.
(14) INSTALL 6" YELLOW MEDIAN ISLAND STRIPING PER CALTRANS STD PLAN A20B, DETAIL 29.
(15) INSTALL 6" YELLOW LEFT EDGELINE PER CALTRANS STD PLAN A20B, DETAIL 24.
(17) INSTALL GREEN BIKE LANE PAINT.
(19) INSTALL 4" WHITE CHEVRON STRIPING, AT 20' SPCAING.

TAPER LENGTH CALCULATION

1. SHIFT TAPER
L= $WS^2/60$ = $5X40^2/60$ = 133.3' USE 150'
L=LENGTH OF TRANSITION
W=OFFSET
S=DESIGN SPEED

2. SHIFT TAPER
L= $WS^2/60$ = $5.5X40^2/60$ = 146.7' USE 200'
L=LENGTH OF TRANSITION
W=OFFSET
S=DESIGN SPEED

SCALE 1"=40'

40 20 0 40 80 120
SCALE: 1"=40'

AS-BUILT
By:_____ Date:_____
R.C.E.:_____ Exp:_____

PLAN CODE
PD-2

Michael Baker INTERNATIONAL
5050 Avenida Encinas
Suite 260
Carlsbad, CA 92008
Phone: (760) 476-9193
MBAKERINTL.COM

REGISTERED PROFESSIONAL ENGINEER GEOFFREY H. RETEMEYER No. C90572 Exp 12/31/25 CIVIL STATE OF CALIFORNIA

ENGINEER OF WORK	CITY APPROVED CHANGES	APP'D	DATE
GEOFFREY H. RETEMEYER RCE 90577 — 12/2/2024 DATE			

RECOMMENDED FOR APPROVAL
By:_____ Date:_____
R.C.E.: Exp:

APPROVED FOR CONSTRUCTION
By:_____ Date: 05/01/2025
Dan Goldberg, PE, Acting City Engineer
R.C.E.: 57292 Exp: 12/31/25

BENCH MARK
DESCRIPTION:
LOCATION:
ELEV.:_____ DATUM: M.S.L._____

CITY OF SOLANA BEACH — ENGINEERING DEPARTMENT
IMPROVEMENT PLANS FOR: LOMAS SANTA FE CORRIDOR
PAVEMENT DELINEATION PLAN

DRAWING NO.
CG-3185
Sheet 27 of 54

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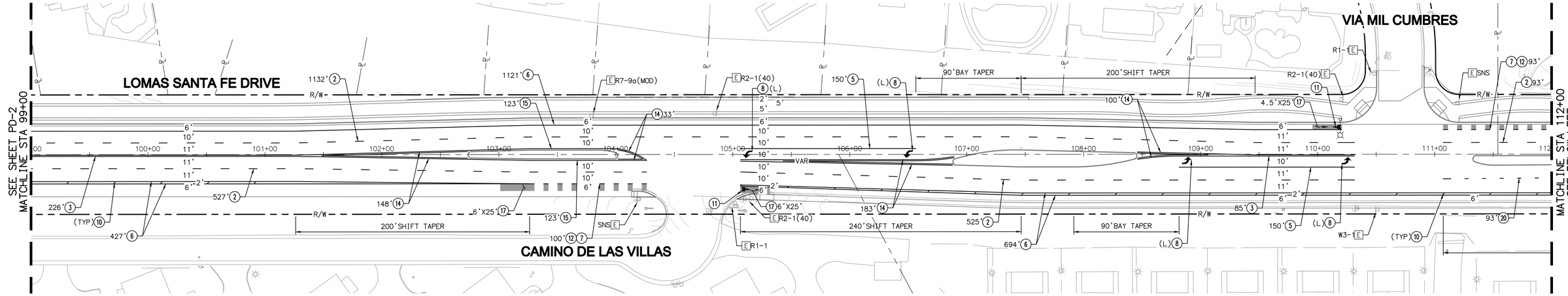

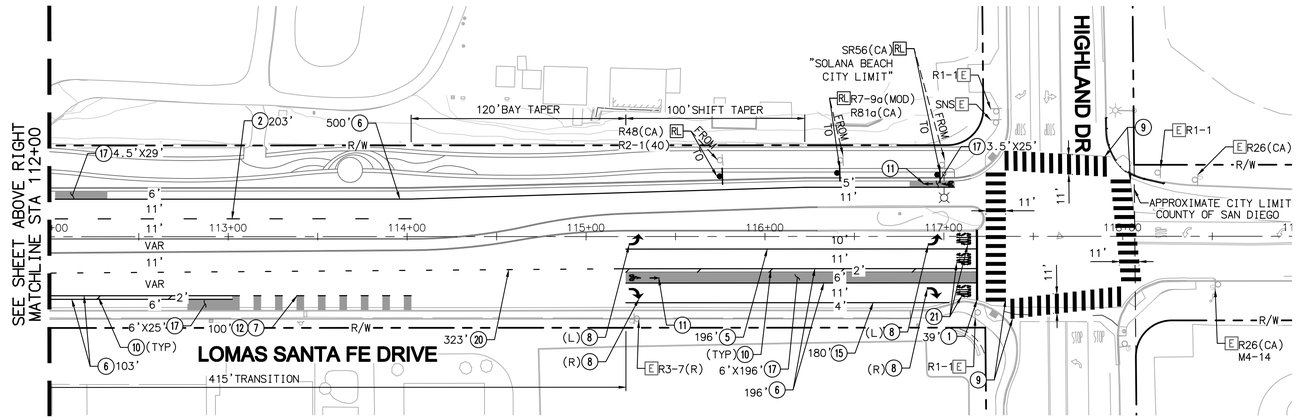

CONSTRUCTION NOTES

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15. INSTALL 6" YELLOW LEFT EDGELINE PER CALTRANS STD PLAN A20B, DETAIL 24.
17. INSTALL GREEN BIKE LANE PAINT.
20. INSTALL 8" WHITE LANE DROP AT INTERSECTION LINE PER CALTRANS STD PLAN A20C, DETAIL 37B.
21. INSTALL "STOP" PAVEMENT MARKING PER CALTRANS STD PLAN A24D.

LEGEND

- [E] EXISTING SIGN TO REMAIN (UNLESS OTHERWISE NOTED)
- (IS) FURNISH & INSTALL SIGN(S) & POST (IF APPLICABLE)
- (RF) REFRESH EXISTING PAVEMENT MARKINGS
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- TO / FROM
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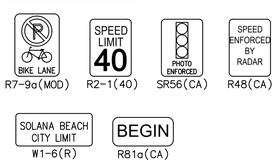


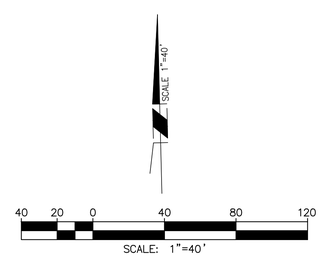
TAPER LENGTH CALCULATION

1. SHIFT TAPER
L= $WS^2/60 = 3X40^2/60 = 80'$ USE 200'
L=LENGTH OF TRANSITION
W=OFFSET
S=DESIGN SPEED

2. SHIFT TAPER
L= $WS^2/60 = 9X40^2/60 = 240'$ USE 240'
L=LENGTH OF TRANSITION
W=OFFSET
S=DESIGN SPEED

3. SHIFT TAPER
L= $WS^2/60 = 4X40^2/60 = 106.7'$ USE 200'
L=LENGTH OF TRANSITION
W=OFFSET
S=DESIGN SPEED

4. SHIFT TAPER
L= $WS^2/60 = 3X40^2/60 = 80'$ USE 100'
L=LENGTH OF TRANSITION
W=OFFSET
S=DESIGN SPEED



PLAN CODE
PD-3

AS-BUILT
By:_____ Date:_____
R.C.E.:_____ Exp:_____

Michael Baker INTERNATIONAL
5050 Avenida Encinas
Suite 260
Carlsbad, CA 92008
Phone: (760) 476-9193
MBAKERINTL.COM

REGISTERED PROFESSIONAL ENGINEER — GEOFFREY H. RETEMEYER — No. C90577 — Exp 12/31/25 — Civil — STATE OF CALIFORNIA

ENGINEER OF WORK
GEOFFREY H. RETEMEYER RCE 90577 — 12/2/2024 DATE

CITY APPROVED CHANGES | APP'D | DATE

RECOMMENDED FOR APPROVAL
By: _____ Date: _____
R.C.E.: Exp:

APPROVED FOR CONSTRUCTION
By: _____ Date: 05/01/2025
Dan Goldberg, PE, Acting City Engineer
R.C.E.: 57292 Exp: 12/31/25

BENCH MARK
DESCRIPTION:
LOCATION:
ELEV.: _____ DATUM: M.S.L. _____

CITY OF SOLANA BEACH — ENGINEERING DEPARTMENT
IMPROVEMENT PLANS FOR: PAVEMENT DELINEATION PLAN
LOMAS SANTA FE CORRIDOR

DRAWING NO.
CG-3185
Sheet 28 of 54

* CONDUCTOR SCHEDULE

AWG OR CABLE SIZE	POLE OR CIRCUIT		CONDUIT RUNS 1	2	3	4	5	6
12 CSC	POLE A'	ø1,ø6,ø8	1	1			1	1
	POLE B'	ø8,ø8P		1			1	1
	POLE C'	ø8PPB		1			1	1
	POLE D	ø2,ø2P,ø8P ø2PPB,ø8PPB					2	2
3 CSC	POLE E	ø1,ø2P,ø2PPB			1	1	1	1
TOTAL			1	2	1	1	4	4
#10	SAFETY LIGHTING (LTG)		2	2	2	2		
#8	GROUND (GND)		1	1	1	1	1	1
#6	SERVICE (SVC)						2	2
TYPE B DLC	ø1			1			1	1
	ø2					6	6	6
	ø6			5			5	5
	TOTAL DLCs			6		6	12	12
EVP CABLE (3M MODEL 138 CABLE)			1	2			3	3
GPS EVP CABLE (CAT6)							1	1
VIDEO DETECTION (VANTAGE NEXT CAT6 CABLE)				1			1	1
SIGNAL INTERCONNECT (6PR#20)						1	2	2
CONDUIT SIZE (INCHES)			3"	3"	3"	3"	2-2" 2-3"	2-2" 2-3"
CONDUIT FILL (%)			9	28	10	18	21	21

*ALL CONDUIT AND CONDUCTORS ARE EXISTING UNLESS NOTED:
(●) = NEW

PHASE DIAGRAM

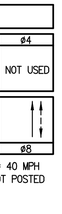
ø1	ø2	ø3	ø4
		NOT USED	NOT USED
NOT USED		NOT USED	
ø5	ø6	ø7	ø8

LOMAS SANTA FE DR POSTED SPEED = 40 MPH
PLAZA ENTRANCE POSTED SPEED = NOT POSTED

LEGEND

- EXISTING EVP
- PROPOSED GPS EVP RECEIVER/TRANSCEIVER
- EXISTING VEHICLE DETECTION LOOP
- PROPOSED TYPE E VEHICLE DETECTION LOOP
- PROPOSED TYPE F VEHICLE DETECTION LOOP
- PROPOSED TYPE Q MOD BIKE DETECTION LOOP
- PROPOSED VIDEO DETECTION ZONE

AS FIRST ORDER OF WORK, THE CONTRACTOR SHALL POTHOLE POLE LOCATIONS PRIOR TO ORDERING POLES. IF CONFLICTS ARE FOUND DURING POTHOLING, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD. FAILURE TO COMPLY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR FOR ANY LOSS OF TIME, ADDITIONAL COST, AND DAMAGE.



DETAIL "A"
4-SECTION VEHICLE HEAD

* POLE AND EQUIPMENT SCHEDULE

No.	STANDARD TYPE	HEIGHT	SIG. M.A.	LUM. M.A.	LED LUMINAIRE	SIGNAL MOUNTING VEHICLE	♦ PED	▲ PPB PHASE	QUAD	■ POLE LOCATION A	B	MAST ARM MOUNTED SNS	REMARKS
(A')	26-4-100 ●	30' ●	40' ●	15' ●	101 W +	2-MAS ●	SV-2-T ●			SEE PLAN	4' ●	Plaza Entrance +	POLE MOUNTED R9-3 + F=19'
(B')	19-4-100 ●	30' ●	20' ●	15' ●	101 W +	1-MAS ●	SV-1-T ●	SP-1-T ●		SEE PLAN	4' ●	Lomas Santa Fe Dr +	ROTATE LUMINAIRE 90°AS SHOWN ●
(C')	PPB POST ●	5'-7" ●						ø8 ●	W ●	SEE PLAN	4' ●		
(D)	24-3-129	30'	35'	15'	101 W	1-MAS	SV-1-T	SP-2-T	ø2,ø8 ●	N,W ●	EXISTING	Plaza Entrance	
(E)	15TS	30'		15'	101 W		SV-1-T	SP-1-T	ø2 ●	N ●	EXISTING		

*ALL EQUIPMENT IS EXISTING UNLESS NOTED:
(●) = NEW
(♦) = EXISTING PEDESTRIAN INDICATIONS ARE LED COUNTDOWN TYPE.
(▲) = PEDESTRIAN PUSHBUTTON ASSEMBLY SHALL BE APS AND ADA COMPLIANT.
(+) = RELOCATED

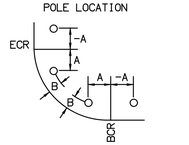
NOTE: CONSTRUCT POLE STANDARDS TO CALTRANS 2018 STANDARDS. CONTRACTOR SHALL POTHOLE POLE FOUNDATIONS AND SUBMIT MATERIALS CUT SHEETS PRIOR TO ORDERING OF MATERIALS.

POLES TO BE RS

No.	TYPE	HEIGHT	SIG. M.A.
(A)	26-4-129	30'	45'
(B)	19-3-129	30'	25'

QUADRANT
PUSH BUTTON LOCATION
(TOP VIEW)

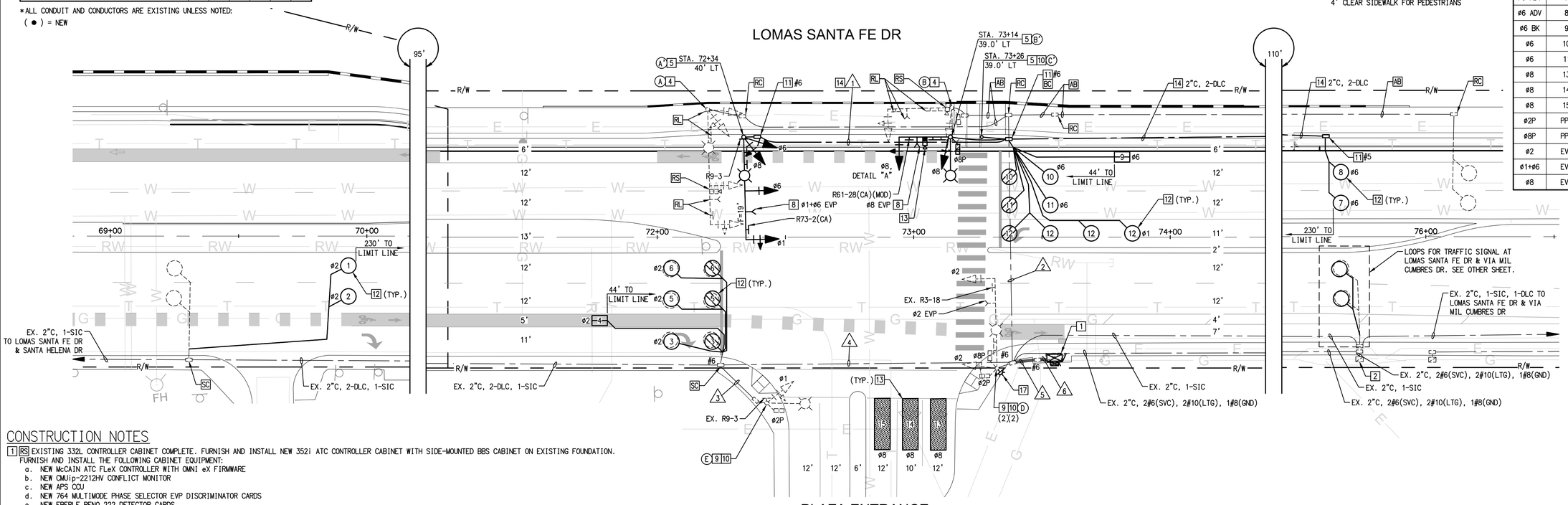
■ POLE LOCATION DETAIL



EXACT LOCATION BY ENGINEER IN THE FIELD
NOTE: CONTRACTOR MUST PROVIDE A MIN. OF 4' CLEAR SIDEWALK FOR PEDESTRIANS

DETECTOR ASSIGNMENT

PHASE	DETECTOR	INPUT ASSEMBLY	FITA
ø1	12	IA1 - I/O 6	FITA1, FIT1, 1-2
ø2 ADV	1	IA1 - I/O 8	FITA1, FIT2, 1-2
ø2 ADV	2	IA1 - I/O 9	FITA1, FIT2, 6-7
ø2 RT	3	IA1 - I/O 10	FITA1, FIT3, 1-2
ø2 BK	4	IA1 - I/O 11	FITA1, FIT3, 6-7
ø2	5	IA1 - I/O 12	FITA1, FIT4, 1-2
ø2	6	IA1 - I/O 13	FITA1, FIT4, 6-7
ø6 ADV	7	IA2 - I/O 8	FITA2, FIT2, 1-2
ø6 ADV	8	IA2 - I/O 9	FITA2, FIT2, 6-7
ø6 BK	9	IA2 - I/O 10	FITA2, FIT3, 1-2
ø6	10	IA2 - I/O 12	FITA2, FIT4, 1-2
ø6	11	IA2 - I/O 13	FITA2, FIT4, 6-7
ø8	13	IA2 - I/O 16	VIDEO
ø8	14	IA2 - I/O 17	VIDEO
ø8	15	IA2 - I/O 18	VIDEO
ø2P	PPB	IA1 - I/O 26	FITA1, FIT11, 1-2
ø8P	PPB	IA1 - I/O 29	FITA1, FIT12, 6-7
ø2	EVA	IA2 - I/O 24	FITA2, FIT10, 1-2-5
ø1+ø6	EVC	IA2 - I/O 25	FITA2, FIT10, 6-7-10
ø8	EVD	IA2 - I/O 27	FITA2, FIT11, 6-7-10



PLAZA ENTRANCE

CONSTRUCTION NOTES

1 RS EXISTING 332L CONTROLLER CABINET COMPLETE. FURNISH AND INSTALL NEW 352i ATC CONTROLLER CABINET WITH SIDE-MOUNTED BBS CABINET ON EXISTING FOUNDATION. FURNISH AND INSTALL THE FOLLOWING CABINET EQUIPMENT:
- a. NEW McCAIN ATC FLeX CONTROLLER WITH OMNI eX FIRMWARE
- b. NEW CMUip-2212HV CONFLICT MONITOR
- c. NEW APS CCU
- d. NEW 764 MULTIMODE PHASE SELECTOR EVP DISCRIMINATOR CARDS
- e. NEW EBERLE RENO 222 DETECTOR CARDS
- f. NEW 2216-24 CABINET POWER SUPPLY
- g. NEW ALPHAGUARD CHARGE MANAGEMENT SYSTEM
- h. (4) NEW BBS BATTERIES

RL THE FOLLOWING EQUIPMENT FROM EXISTING CABINET TO NEW:
- i. EXISTING ALPHA FXM 1100 BBS
- j. EXISTING ITERIS NEXT VIDEO DETECTION EQUIPMENT INCLUDING CCU, LCD DISPLAY, AND DETECTION CARD

2 EXISTING SERVICE PEDESTAL TO REMAIN.

4 RS EXISTING TRAFFIC SIGNAL POLE. BREAK DOWN FOUNDATION 36" BELOW GRADE. RL EQUIPMENT PER PLAN AND POLE AND EQUIPMENT SCHEDULE.

5 FURNISH AND INSTALL NEW TRAFFIC SIGNAL POLE WITH FOUNDATION COMPLETE PER POLE AND EQUIPMENT SCHEDULE.

8 RL EXISTING EVP DETECTOR ASSEMBLY TO NEW MAST ARM LOCATION PER PLAN. INCLUDE ALL NECESSARY MOUNTING AND CABLING.

9 RS EXISTING PEDESTRIAN PUSHBUTTON ASSEMBLY.

10 FURNISH AND INSTALL NEW APS PEDESTRIAN PUSHBUTTON ASSEMBLY.

11 FURNISH AND INSTALL NEW PULL BOX PER PLAN. PULL BOX SHALL BE STAMPED "TRAFFIC SIGNAL".

12 FURNISH AND INSTALL NEW 6' DIAMETER INDUCTION DETECTOR LOOP TYPE E PER CALTRANS STD PLAN ES-5B. LIMIT LINE LOOPS SHALL BE TYPE F. BIKE LOOPS SHALL BE 4'X6' MODIFIED TYPE Q. PLACE IN CENTER OF LANES.

13 FURNISH AND INSTALL NEW ITERIS NEXT VIDEO DETECTION CAMERA WITH 6' PELCO EXTENSION POLE. INCLUDE ALL NECESSARY MOUNTING, CABLING, AND PROGRAM TO ADD DETECTION ZONES AS SHOWN ON THE PLAN.

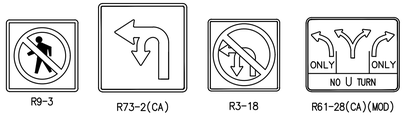
14 FURNISH AND INSTALL PVC CONDUIT WITH MULE TAPE, SIZE PER PLAN.

17 FURNISH AND INSTALL NEW GTT OPTICOM 3101 GPS RADIO UNIT WITH GPS RECEIVER AND TRANSCEIVER.

ABBREVIATIONS

AB	ABANDON
ADV	ADVANCE
APS	ACCESSIBLE PEDESTRIAN SIGNAL
BBS	BATTERY BACKUP SYSTEM
BK	BIKE
C	CONDUIT
CCU	CENTRAL CONTROL UNIT
DLC	DETECTOR LOOP CABLE
EVP	EMERGENCY VEHICLE PREEMPTION
EX	EXISTING
FITA	FIELD INPUT TERMINAL ASSEMBLY
IA	INPUT ASSEMBLY
LT	LEFT
NTS	NOT TO SCALE
TYP	TYPICAL
RMC	RIGID METALLIC CONDUIT
RT	RIGHT
SNS	STREET NAME SIGN
SC	SPLICE NEW TO EXISTING CONDUCTORS

SIGN LEGEND



R9-3 R73-2(CA) R3-18 R61-28(CA)(MOD)

SCALE 1"=20'

20 10 0 20 40 60
SCALE: 1"=20'

AS-BUILT
By:_____ Date:_____
R.C.E.:_____ Exp:_____

PLAN CODE
TS-1

5973 AVENIDA ENCINAS, #218
CARLSBAD, CA 92008
PH: 760-602-4290
WWW.STCTRAFFIC.COM

ENGINEER OF WORK
CHRISTIAN J. LAMBARTH RCE 86675 — 12/12/2024 DATE

CITY APPROVED CHANGES	APP'D	DATE

RECOMMENDED FOR APPROVAL
By:_____ Date:_____
R.C.E.: Exp:

APPROVED FOR CONSTRUCTION
By:_____ Date:05/01/2025
Dan Goldberg, Deputy Director of Engineering
R.C.E.: 57292 Exp: 12/31/25

BENCH MARK
DESCRIPTION:
LOCATION:
ELEV.:_____ DATUM: M.S.L._____

CITY OF SOLANA BEACH ENGINEERING DEPARTMENT
TRAFFIC SIGNAL MODIFICATION PLAN FOR:
LOMAS SANTA FE & PLAZA ENTRANCE

DRAWING NO.
CG-3185
Sheet 29 of 54

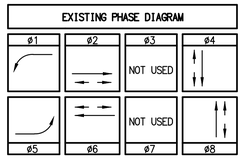
jwalters Jan 16, 2025 - 8:51am R:\Shared With Me\STC Data\Projects\Michael Baker\23.0853_Final Lomas Santa Fe TS Plans\07_Engineering\CADD\DLV\20.0583_DLV_05_TS.dwg

* CONDUCTOR SCHEDULE

AWG OR CABLE SIZE	POLE OR CIRCUIT		CONDUIT RUNS 1	2	3	4	5	6	7	8	9
12 CSC	POLE A	ø4,ø4P,ø8,ø2PPB								1	1
	POLE B	ø1,ø2P,ø4PPB									1
	POLE C'	ø1,ø6,ø6P,ø4PPB	1	1	1	1	1	1	1	1	1
	POLE D'	ø8,ø4P,ø6PPB	1	1	1	1	1	1	1	1	1
	POLE E'	ø8,ø8P,ø6PPB				1	1	1	1	1	1
	POLE F'	ø5,ø6P,ø8PPB					1	1	1	1	1
	POLE G	ø2,ø5,2P,ø8PPB						2	2	2	2
3 CSC	POLE H	ø4,ø8P,ø2PPB							1	1	1
	TOTAL		2 2	2 2	2 2	3 3	4 4	6 5	7 6	8 7	9 8
#12	IISNS		2	2	2	2	2	2	2	2	
#10	SAFETY LIGHTING (LTG)		2	2	2	2	2	2	2	2	
#8	GROUND (GND)		1			1					
#6	SERVICE (SVC)										2
TYPE B DLC	ø1						1	1	1	1	1
	ø2										5
	ø4			2	2	2	2	2	2	2	2
	ø5										1
	ø6						5	5	5	5	5
	ø8								2	2	2
	TOTAL DLCs			2	2	2	8	8	10	10	16
EVP CABLE (3M MODEL 138 CABLE)			1	1	1	2	2	3	3	4	4
GPS EVP CABLE (CAT6)										1	1
SIGNAL INTERCONNECT (6PR#20)											1
CONDUIT SIZE (INCHES)			3"	3" RMC	3" RMC	3"	3" RMC	2"&3" RMC	2-3" RMC	2-3" RMC	2-3" RMC
CONDUIT FILL (%)			20	21	20	31	45	42	35	40	49

*ALL CONDUIT AND CONDUCTORS ARE EXISTING UNLESS NOTED:
(●) = NEW
(RMC) = RIGID METALLIC CONDUIT

EXISTING PHASE DIAGRAM



LOMAS SANTA FE DR POSTED SPEED = 40 MPH
VIA MIL CUMBRES DR/LAS BANDERAS DR POSTED SPEED = 25 MPH

AS FIRST ORDER OF WORK, THE CONTRACTOR SHALL POTHOLE POLE LOCATIONS PRIOR TO ORDERING POLES. IF CONFLICTS ARE FOUND DURING POTHOLING, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD. FAILURE TO COMPLY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR FOR ANY LOSS OF TIME, ADDITIONAL COST, AND DAMAGE.

LEGEND

- EXISTING EVP
- PROPOSED GPS EVP RECEIVER/TRANSCEIVER
- EXISTING VEHICLE DETECTION LOOP
- PROPOSED TYPE E VEHICLE DETECTION LOOP
- PROPOSED TYPE F VEHICLE DETECTION LOOP
- PROPOSED TYPE Q MOD BIKE DETECTION LOOP
- PROPOSED VIDEO DETECTION ZONE

* POLE AND EQUIPMENT SCHEDULE

No.	STANDARD TYPE	HEIGHT	SIG. M.A.	LUM. M.A.	LED LUMINAIRE	SIGNAL MOUNTING VEHICLE		♦ PED	▲ PPB PHASE	QUAD	■ POLE LOCATION A	B	IISNS	REMARKS
(A)	17-3-70	30'	20'	15'	101 W	1-MAS	SV-2-T	SP-1-T (EX. CD)	ø2P	N	EXISTING		Lomas Santa Fe Dr	
(B)	1-A	10'					SV-1-T	SP-1-T (EX. CD)	ø4P	E	EXISTING			
(C')	26-4-100	30'	45'	15'	101 W +	2-MAS	SV-1-T	SP-1-T	ø4P	E	10'	5'	Via Mil Cumbres Dr +	POLE MOUNTED SIGN "A" @ 17', F=18' +
(D')	1-A	10'					TV-1-T	SP-1-T	ø6P	S	8'	5'		
(E')	17-3-100	30'	20'	15'	101 W +	1-MAS	SV-1-T	SP-1-T	ø6P	S	9'	5'	Lomas Santa Fe Dr +	
(F')	1-A	10'					TV-1-T	SP-1-T	ø8P	W	8'	8'		
(G)	29-5-70	30'	50'	15'	101 W	2-MAS	SV-1-T SV-1-T@17'	SP-1-T	ø8P	W	EXISTING		Las Banderas Dr	
(H)	1-A	10'					TV-1-T	SP-1-T	ø2P	N	EXISTING			

*ALL EQUIPMENT IS EXISTING UNLESS NOTED:
(●) = NEW
(♦) = PEDESTRIAN INDICATIONS SHALL BE LED COUNTDOWN (CD) TYPE.
(▲) = PEDESTRIAN PUSHBUTTON ASSEMBLY SHALL BE APS AND ADA COMPLIANT.
(+) = RELOCATED

NOTE: CONSTRUCT POLE STANDARDS TO CALTRANS 2018 STANDARDS. CONTRACTOR SHALL POTHOLE POLE FOUNDATIONS AND SUBMIT MATERIALS CUT SHEETS PRIOR TO ORDERING OF MATERIALS.

POLES TO BE RS

No.	TYPE	HEIGHT	SIG. M.A.
(C)	26-4-70	30'	45'
(D)	1-A	10'	
(E)	19-4-70	30'	25'
(F)	1-A	10'	

N / W / E / S

QUADRANT
PUSH BUTTON LOCATION
(TOP VIEW)

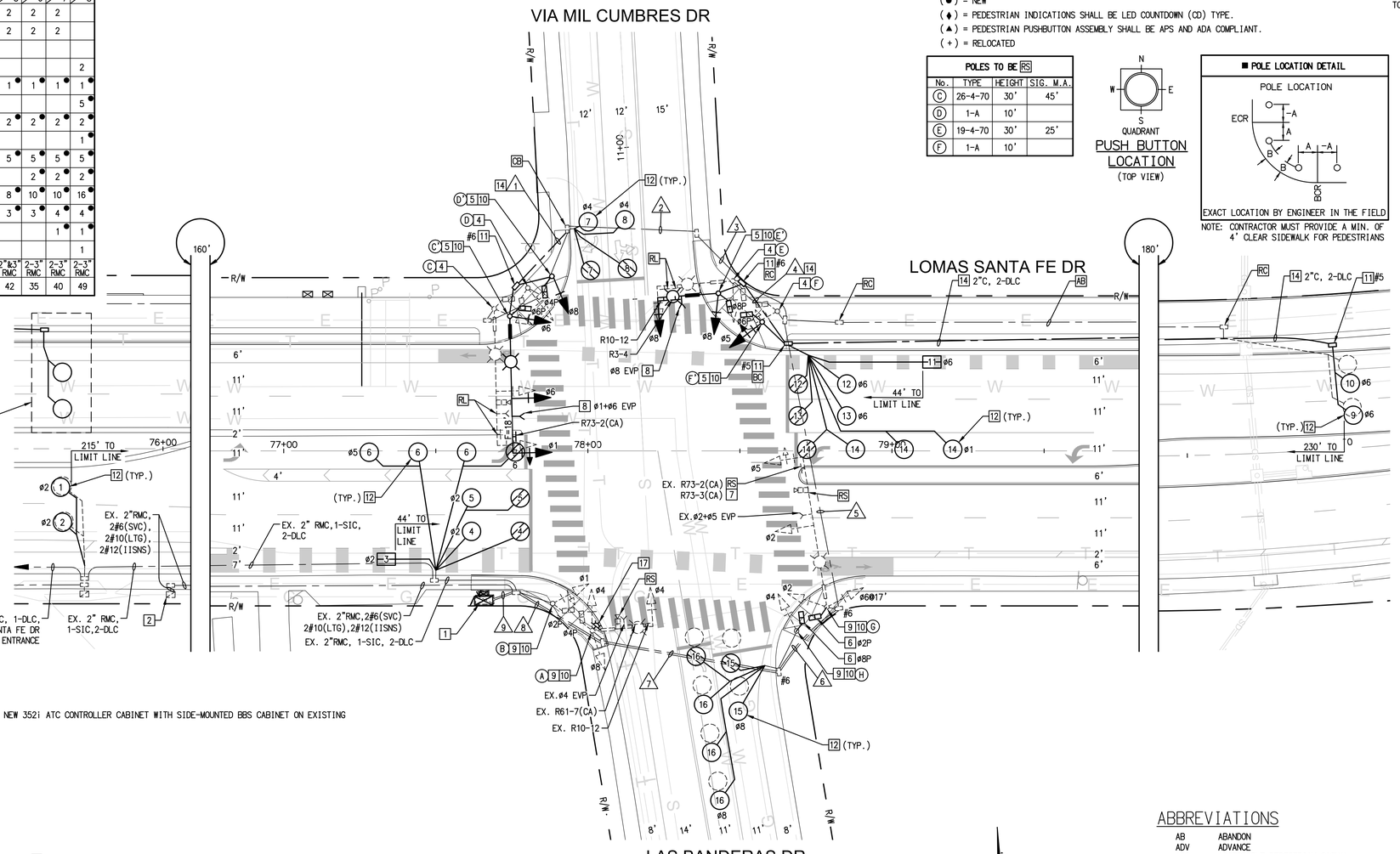
■ POLE LOCATION DETAIL

EXACT LOCATION BY ENGINEER IN THE FIELD

NOTE: CONTRACTOR MUST PROVIDE A MIN. OF 4' CLEAR SIDEWALK FOR PEDESTRIANS

DETECTOR ASSIGNMENT

PHASE	DETECTOR	INPUT ASSEMBLY	FITA
ø1	14	IA1 - I/O 6	FITA1, FIT1, 1-2
ø2 ADV	1	IA1 - I/O 8	FITA1, FIT2, 1-2
ø2 ADV	2	IA1 - I/O 9	FITA1, FIT2, 6-7
ø2 BK	3	IA1 - I/O 10	FITA1, FIT3, 1-2
ø2	4	IA1 - I/O 12	FITA1, FIT4, 1-2
ø2	5	IA1 - I/O 13	FITA1, FIT4, 6-7
ø4	7	IA1 - I/O 16	FITA1, FIT6, 1-2
ø4	8	IA1 - I/O 17	FITA1, FIT6, 6-7
ø5	6	IA2 - I/O 6	FITA2, FIT1, 1-2
ø6 ADV	9	IA2 - I/O 8	FITA2, FIT2, 1-2
ø6 ADV	10	IA2 - I/O 9	FITA2, FIT2, 6-7
ø6 BK	11	IA2 - I/O 10	FITA2, FIT3, 1-2
ø6	12	IA2 - I/O 12	FITA2, FIT4, 1-2
ø6	13	IA2 - I/O 13	FITA2, FIT4, 6-7
ø8	15	IA2 - I/O 16	FITA2, FIT6, 1-2
ø8	16	IA2 - I/O 17	FITA2, FIT6, 6-7
ø2P	PPB	IA1 - I/O 26	FITA1, FIT11, 1-2
ø4P	PPB	IA1 - I/O 27	FITA1, FIT11, 6-7
ø6P	PPB	IA1 - I/O 28	FITA1, FIT12, 1-2
ø8P	PPB	IA1 - I/O 29	FITA1, FIT12, 6-7
ø2+ø5	EVA	IA2 - I/O 24	FITA2, FIT10, 1-2-5
ø4	EVB	IA2 - I/O 26	FITA2, FIT11, 1-2-5
ø1+ø6	EVC	IA2 - I/O 25	FITA2, FIT10, 6-7-10
ø8	EVD	IA2 - I/O 27	FITA2, FIT11, 6-7-10



CONSTRUCTION NOTES

1 RS EXISTING 332L CONTROLLER CABINET COMPLETE. FURNISH AND INSTALL NEW 352i ATC CONTROLLER CABINET WITH SIDE-MOUNTED BBS CABINET ON EXISTING FOUNDATION. FURNISH AND INSTALL THE FOLLOWING CABINET EQUIPMENT:
- a. NEW McCAIN ATC FLeX CONTROLLER WITH OMNI eX FIRMWARE
- b. NEW CMUip-2212HV CONFLICT MONITOR
- c. NEW APS CCU
- d. NEW 764 MULTIMODE PHASE SELECTOR EVP DISCRIMINATOR CARDS
- e. NEW EBERLE RENO 222 DETECTOR CARDS
- f. NEW 2216-24 CABINET POWER SUPPLY
- g. NEW ALPHAGUARD CHARGE MANAGEMENT SYSTEM
- h. (4) NEW BBS BATTERIES

RL THE FOLLOWING EQUIPMENT FROM EXISTING CABINET TO NEW:
- i. EXISTING ALPHA FXM 1100 BBS

2 EXISTING SERVICE PEDESTAL TO REMAIN.

4 RS EXISTING TRAFFIC SIGNAL POLE. BREAK DOWN FOUNDATION 36" BELOW GRADE. RL EQUIPMENT PER PLAN AND POLE AND EQUIPMENT SCHEDULE.

5 FURNISH AND INSTALL NEW TRAFFIC SIGNAL POLE WITH FOUNDATION COMPLETE PER POLE AND EQUIPMENT SCHEDULE.

6 RS EXISTING PEDESTRIAN HEAD MODULE. FURNISH AND INSTALL NEW LED COUNTDOWN TYPE PEDESTRIAN HEAD MODULE IN EXISTING HOUSING.

7 FURNISH AND INSTALL MAST ARM MOUNTED SIGN PER CALTRANS STANDARD PLAN ES-7N, DETAIL "U". SIGN PER PLAN.

8 RL EXISTING EVP DETECTOR ASSEMBLY TO NEW MAST ARM LOCATION PER PLAN. INCLUDE ALL NECESSARY MOUNTING AND CABLING.

9 RS EXISTING PEDESTRIAN PUSHBUTTON ASSEMBLY.

10 FURNISH AND INSTALL NEW APS PEDESTRIAN PUSHBUTTON ASSEMBLY.

11 FURNISH AND INSTALL NEW PULL BOX PER PLAN. PULL BOX SHALL BE STAMPED "TRAFFIC SIGNAL".

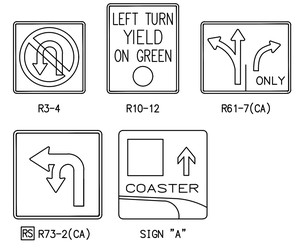
12 FURNISH AND INSTALL NEW 6' DIAMETER INDUCTION DETECTOR LOOP TYPE E PER CALTRANS STD PLAN ES-5B. LIMIT LINE LOOPS SHALL BE TYPE F. BIKE LOOPS SHALL BE 4'X6' MODIFIED TYPE Q. PLACE IN CENTER OF LANES.

14 FURNISH AND INSTALL PVC CONDUIT WITH MULE TAPE, SIZE PER PLAN.

17 FURNISH AND INSTALL NEW GTT OPTICOM 3101 GPS RADIO UNIT WITH GPS RECEIVER AND TRANSCEIVER.

SIGN LEGEND

EXISTING:



R3-4 | R10-12 | R61-7(CA)
RS R73-2(CA) | SIGN "A"
PROPOSED:
R73-3(CA)

ABBREVIATIONS

AB	ABANDON
ADV	ADVANCE
APS	ACCESSIBLE PEDESTRIAN SIGNAL
BK	BIKE
BBS	BATTERY BACKUP SYSTEM
C	CONDUIT
CCU	CENTRAL CONTROL UNIT
DLC	DETECTOR LOOP CABLE
EVP	EMERGENCY VEHICLE PREEMPTION
EX	EXISTING
FITA	FIELD INPUT TERMINAL ASSEMBLY
IA	INPUT ASSEMBLY
LT	LEFT
NTS	NOT TO SCALE
TYP	TYPICAL
RMC	RIGID METALLIC CONDUIT
RT	RIGHT
SNS	STREET NAME SIGN
SC	SPLICE NEW TO EXISTING CONDUCTORS

PLAN CODE
TS-2

AS-BUILT
By:_____ Date:_____
R.C.E.:_____ Exp:_____

5973 AVENIDA ENCINAS, #218
CARLSBAD, CA 92008
PH: 760-602-4290
WWW.STCTRAFFIC.COM

ENGINEER OF WORK
CHRISTIAN J. LAMBARTH RCE 86675 — 12/12/2024 DATE

CITY APPROVED CHANGES | APP'D | DATE

RECOMMENDED FOR APPROVAL
By:_____ Date:_____
R.C.E.: Exp:

APPROVED FOR CONSTRUCTION
By:_____ Date: 05/01/2025
Dan Goldberg, Deputy Director of Engineering
R.C.E.: 57292 Exp: 12/31/25

BENCH MARK
DESCRIPTION:
LOCATION:
ELEV.:_____ DATUM: M.S.L._____

CITY OF SOLANA BEACH ENGINEERING DEPARTMENT
TRAFFIC SIGNAL MODIFICATION PLAN FOR:
LOMAS SANTA FE & LAS BANDERAS

DRAWING NO.
CG-3185
Sheet 30 of 54

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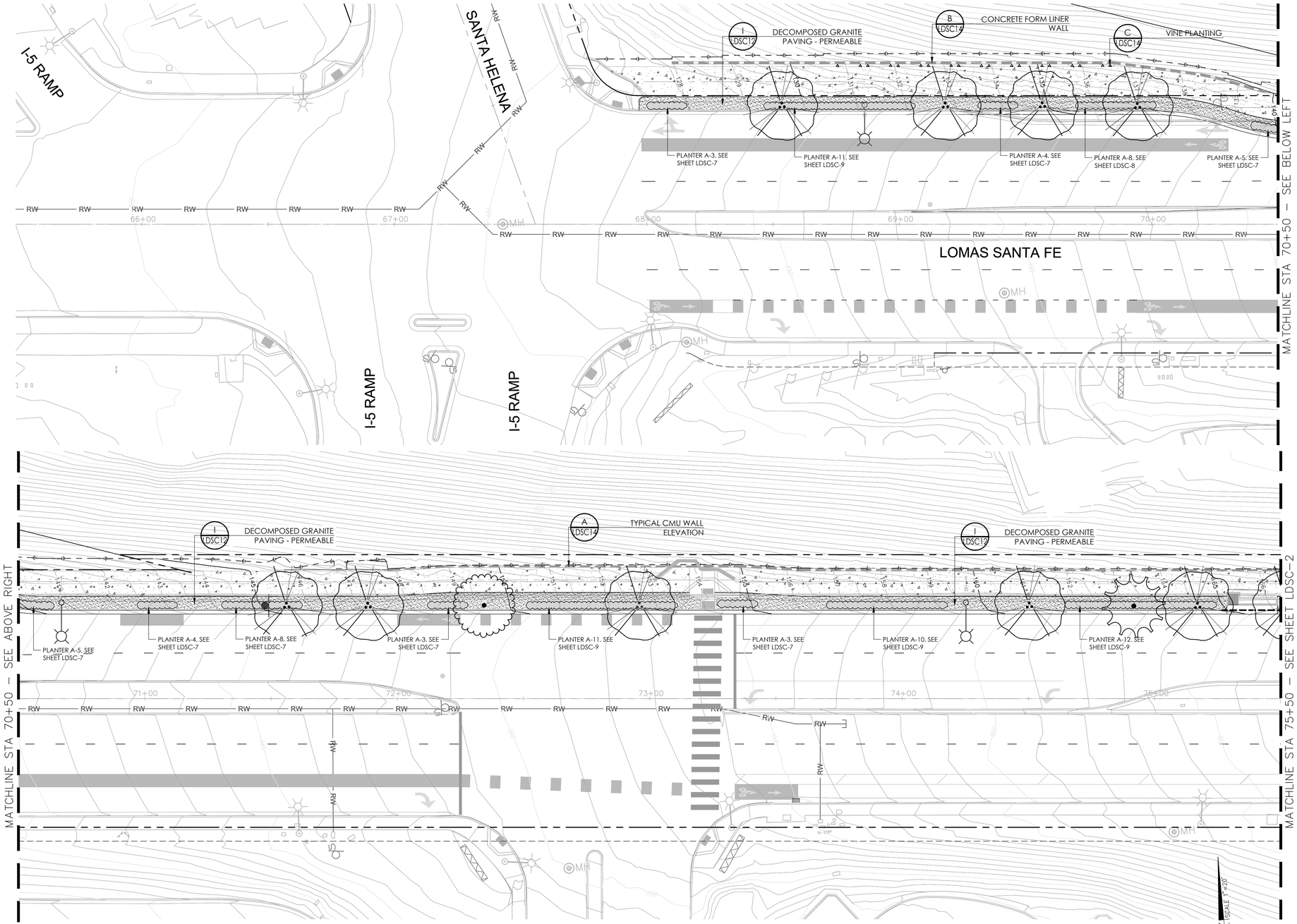

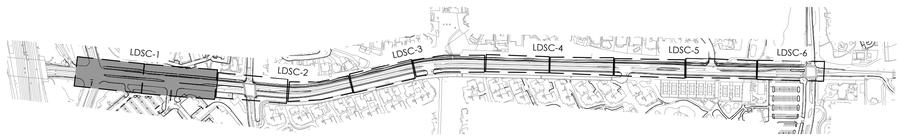

KEY PLAN- NTS

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	QTY
TREES				
	(E) PALM TREE	TO BE RELOCATED	15 GAL	13
	ARBUTUS X `MARINA`	ARBUTUS STANDARD	24"BOX	51
	BAUHINIA X BLAKEANA	HONG KONG ORCHID TREE	15 GAL	32
	JACARANDA MIMOSIFOLIA	JACARANDA MULTI-TRUNK	15 GAL	65
SHRUBS				
	ACHILLEA X `MOONSHINE`	MOONSHINE YARROW	5 GAL	56
	AEONIUM ARBOREUM	TREE AEONIUM	5 GAL	6
	AEONIUM ARBOREUM `ATROPURPUREUM`	TREE AEONIUM	5 GAL	3
	AGAVE AMERICANA	CENTURY PLANT	5 GAL	6
	AGAVE VILMORINIANA	OCTOPUS AGAVE	5 GAL	1
	AGAVE X `BLUE GLOW`	BLUE GLOW AGAVE	5 GAL	22
	ALOE STRIATA	CORAL ALOE	5 GAL	7
	ANIGOZANTHOS X `BIG RED`	BIG RED KANGAROO PAW	5 GAL	33
	BULBINELLA FLORIBUNDA	BULBINELLA	5 GAL	175
	CAREX TUMULICOLA	FOOTHILL SEDGE	5 GAL	62
	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL	24
	CYCAS REVOLUTA	SAGO PALM	5 GAL	1
	FESTUCA RUBRA `MOLATE`	MOLATE RED FESCUE	5 GAL	126
	FICUS PUMILA	CREEPING FIG	1 GAL	36
	IRIS DOUGLASIANA	DOUGLAS IRIS	5 GAL	48
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	41
	LEYMUS CONDENSATUS `CANYON PRINCE`	NATIVE BLUE RYE	1 GAL	28
	LIMONIUM PEREZII	STATICE	5 GAL	61
	LOMANDRA LONGIFOLIA `BREEZE`	DWARF MAT RUSH	1 GAL	22
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	64
	MYOPORUM PARVIFOLIUM	TRAILING MYOPORUM	5 GAL	278
	PHORMIUM TENAX `BRONZE BABY`	BRONZE BABY NEW ZEALAND FLAX	5 GAL	49
	SENECIO MANDRALISCAE `BLUE CHALK STICKS`	SENECIO	1 GAL	207
	SISYRINCHIUM BELLUM	BLUE EYED GRASS	5 GAL	113
	YUCCA FLACCIDA `GOLDEN SWORD`	GOLDEN SWORD YUCCA	5 GAL	7

VINES	BOTANICAL NAME	COMMON NAME	CONT	QTY
	FICUS PUMILA	CREEPING FIG	1 GAL	24

SYMBOL LEGEND

A: 30-24", B: 24"-18" C: 18"-12" GAMBLERS GOLD BOULDERS FROM SOUTHWEST BOULDERS AND STONE	- SEE DETAIL F ON PAGE LDSC12
6"-9" MEXICAN BEACH PEBBLE/ COBBLE, MIXED FROM SOUTHWEST BOULDER & STONE	- SEE DETAIL E ON PAGE LDSC12
ACKERSTONE SERPENTINE PAVERS, TERRACOTTA, HERRINGBONE PATTERN	- SEE DETAILS G/H ON PAGE LDSC12
CALIFORNIA GOLD DECOMPOSED GRANITE	- SEE DETAIL I ON PAGE LDSC12
WOOD MULCH	- CITY PREFERRED MULCH, INSTALL PER MANUFACTURER'S RECOMMENDATIONS
3"-5" MEXICAN BEACH PEBBLE/COBBLE - MIXED FROM SOUTHWEST BOULDER & STONE	- SEE DETAIL E ON PAGE LDSC12
PLANTER AREA - REFER TO SHEET LISTED FOR DETAILS	

LOMAS SANTA FE-PLAN

SCALE: 1"=20'

PLAN CODE
LDSC-1

AS-BUILT
By:_____ Date:_____
R.C.E.:_____ Exp:_____

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LANDSCAPE ARCHITECT OF WORK		
AMANDA SEIBEL	PLA 6504	12/20/2024 DATE

CITY APPROVED CHANGES	APP'D	DATE

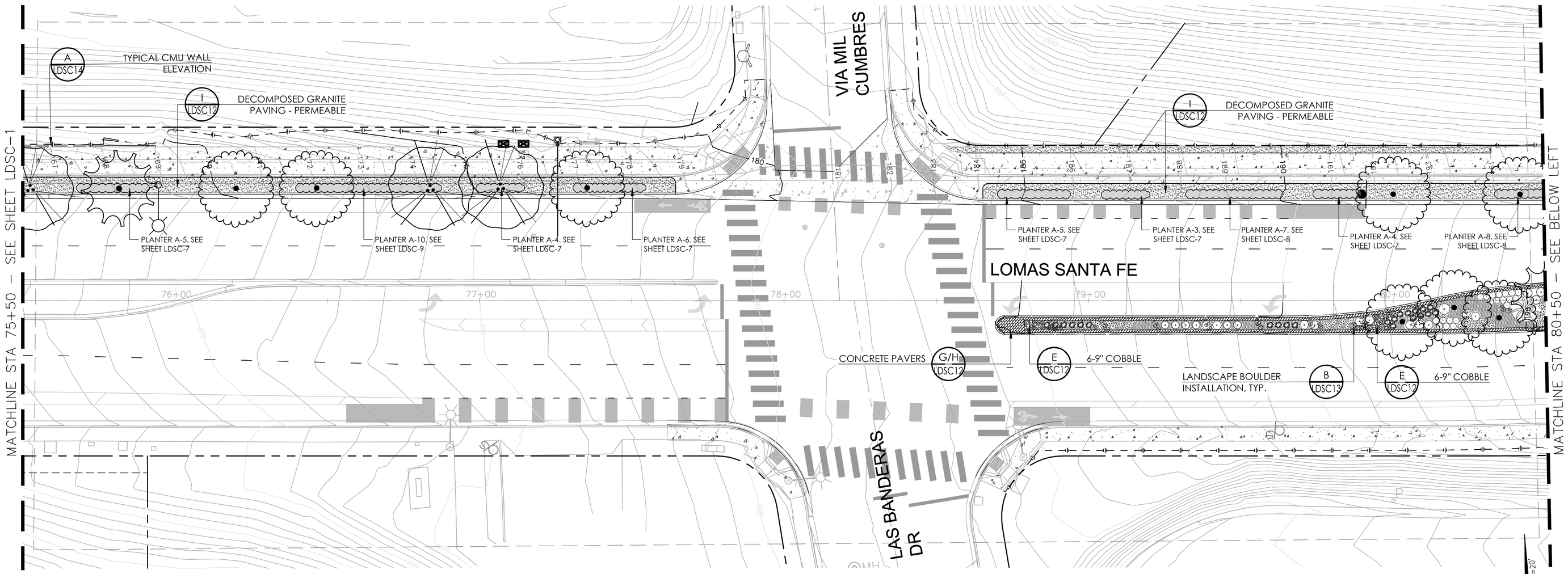
RECOMMENDED FOR APPROVAL
By:_____ Date:_____
R.C.E.: Exp:

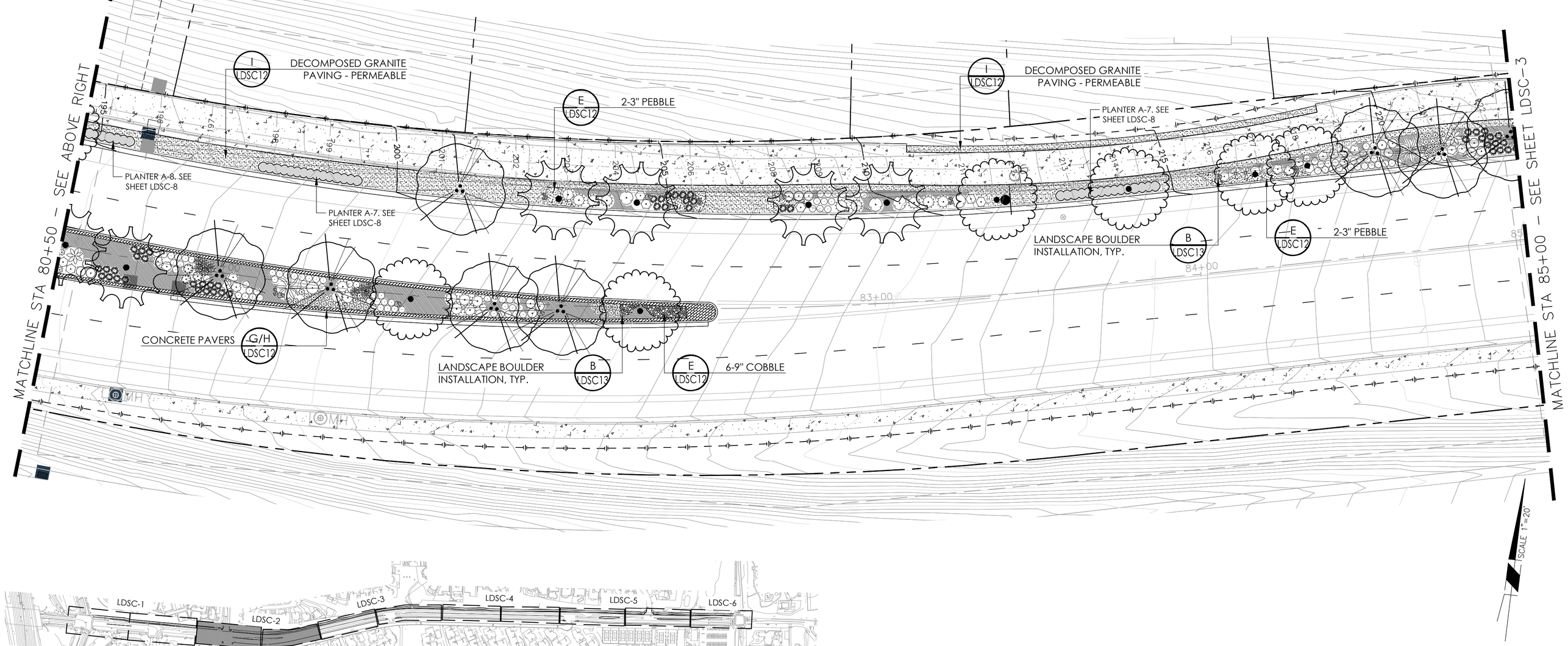
APPROVED FOR CONSTRUCTION
By: _____ Date: 05/01/2025
Dan Goldberg, PE, Acting City Engineer
R.C.E.: 57292 Exp: 12/31/25

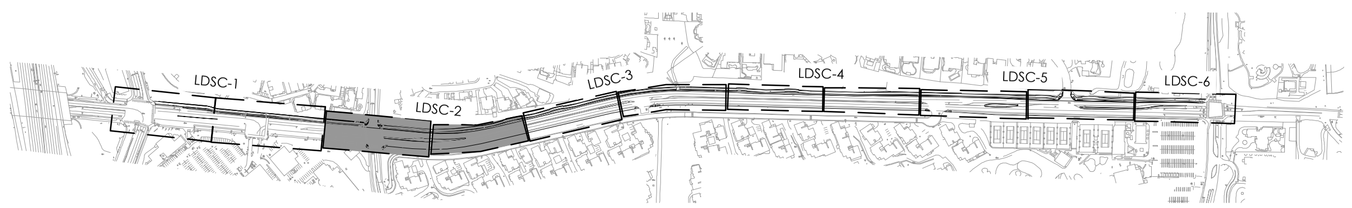
BENCH MARK
DESCRIPTION:
LOCATION:
ELEV.:_____ DATUM: M.S.L._____

CITY OF SOLANA BEACH — ENGINEERING DEPARTMENT
IMPROVEMENT PLANS FOR: LANDSCAPE & PLANTING PLAN
LOMAS SANTA FE CORRIDOR

DRAWING NO.
CG-3185
Sheet 31 of 54







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SHRUBS				
	ACHILLEA X `MOONSHINE`	MOONSHINE YARROW	5 GAL	56
	AEONIUM ARBOREUM	TREE AEONIUM	5 GAL	6
	AEONIUM ARBOREUM `ATROPURPUREUM`	TREE AEONIUM	5 GAL	3
	AGAVE AMERICANA	CENTURY PLANT	5 GAL	6
	AGAVE VILMORINIANA	OCTOPUS AGAVE	5 GAL	1
	AGAVE X `BLUE GLOW`	BLUE GLOW AGAVE	5 GAL	22
	ALOE STRIATA	CORAL ALOE	5 GAL	7
	ANIGOZANTHOS X `BIG RED`	BIG RED KANGAROO PAW	5 GAL	33
	BULBINELLA FLORIBUNDA	BULBINELLA	5 GAL	175
	CAREX TUMULICOLA	FOOTHILL SEDGE	5 GAL	62
	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL	24
	CYCAS REVOLUTA	SAGO PALM	5 GAL	1
	FESTUCA RUBRA `MOLATE`	MOLATE RED FESCUE	5 GAL	126
	FICUS PUMILA	CREEPING FIG	1 GAL	36
	IRIS DOUGLASIANA	DOUGLAS IRIS	5 GAL	48
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	41
	LEYMUS CONDENSATUS `CANYON PRINCE`	NATIVE BLUE RYE	1 GAL	28
	LIMONIUM PEREZII	STATICE	5 GAL	61
	LOMANDRA LONGIFOLIA `BREEZE`	DWARF MAT RUSH	1 GAL	22
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	64
	MYOPORUM PARVIFOLIUM	TRAILING MYOPORUM	5 GAL	278
	PHORMIUM TENAX `BRONZE BABY`	BRONZE BABY NEW ZEALAND FLAX	5 GAL	49
	SENECIO MANDRALISCAE `BLUE CHALK STICKS`	SENECIO	1 GAL	207
	SISYRINCHIUM BELLUM	BLUE EYED GRASS	5 GAL	113
	YUCCA FLACCIDA `GOLDEN SWORD`	GOLDEN SWORD YUCCA	5 GAL	7

VINES	BOTANICAL NAME	COMMON NAME	CONT	QTY
	FICUS PUMILA	CREEPING FIG	1 GAL	24

SYMBOL LEGEND

- A: 30-24", B:24"-18" C: 18"-12" GAMBLERS GOLD BOULDERS FROM SOUTHWEST BOULDERS AND STONE - SEE DETAIL F ON PAGE LDSC12
- 6"-9" MEXICAN BEACH PEBBLE/ COBBLE, MIXED FROM SOUTHWEST BOULDER & STONE - SEE DETAIL E ON PAGE LDSC12
- ACKERSTONE SERPENTINE PAVERS, TERRACOTTA, HERRINGBONE PATTERN - SEE DETAILS G/H ON PAGE LDSC12
- CALIFORNIA GOLD DECOMPOSED GRANITE - SEE DETAIL I ON PAGE LDSC12
- WOOD MULCH - CITY PREFERRED MULCH, INSTALL PER MANUFACTURER'S RECOMMENDATIONS
- 3"-5" MEXICAN BEACH PEBBLE/COBBLE - MIXED FROM SOUTHWEST BOULDER & STONE - SEE DETAIL E ON PAGE LDSC12
- PLANTER AREA - REFER TO SHEET LISTED FOR DETAILS

LOMAS SANTA FE-PLAN

SCALE: 1"=20'

AS-BUILT
By:_____ Date:_____
R.C.E.:_____ Exp:_____

PLAN CODE
LDSC-2

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LANDSCAPE ARCHITECT OF WORK
AMANDA SEIBEL PLA 6504 12/20/2024
DATE

CITY APPROVED CHANGES | APP'D | DATE

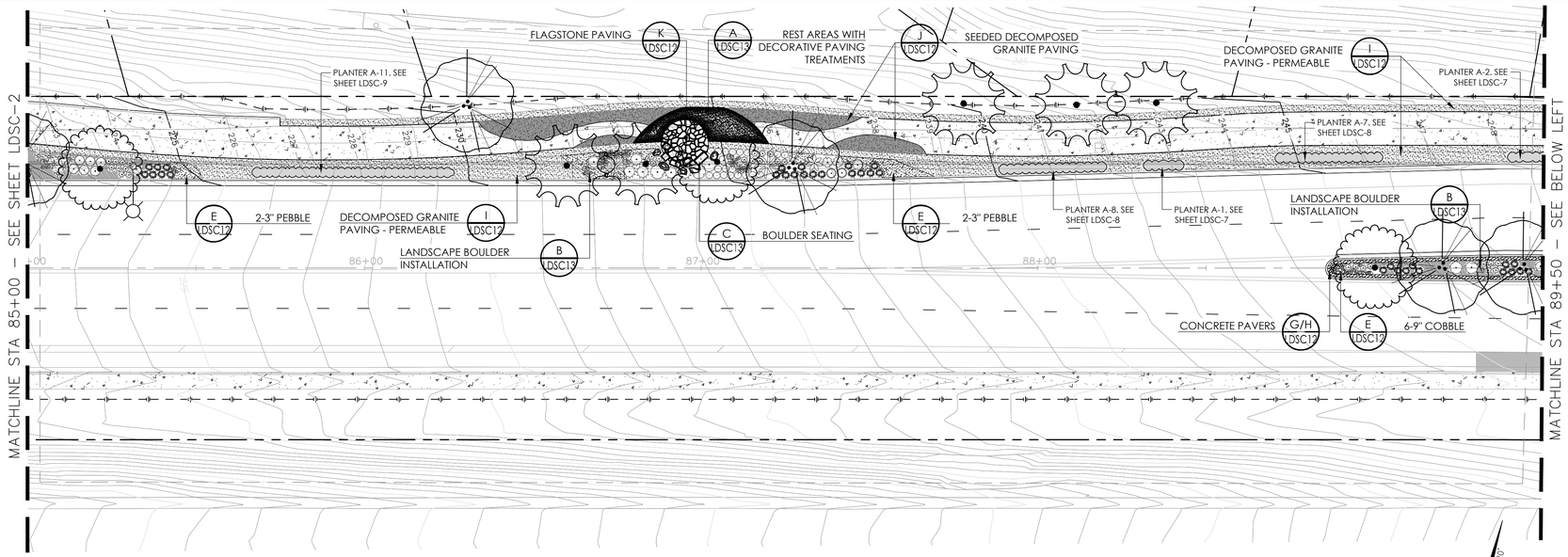
RECOMMENDED FOR APPROVAL
By:_____ Date:_____
R.C.E.: Exp:

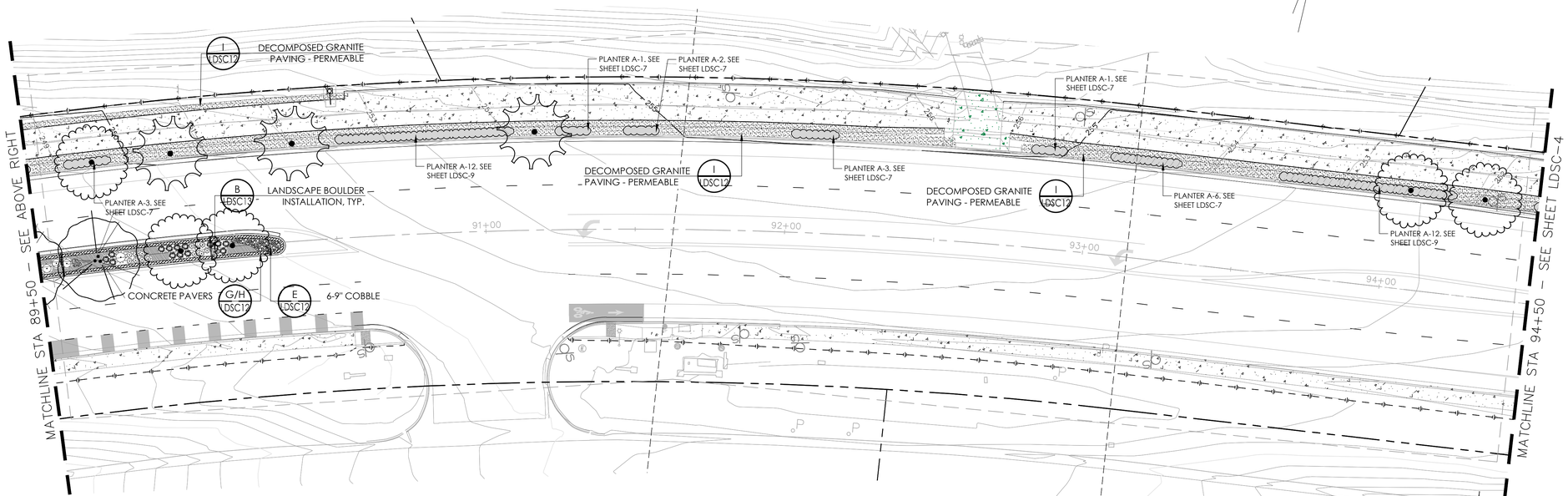
APPROVED FOR CONSTRUCTION
By:_____ Date: 05/01/2025
Dan Goldberg, PE, Acting City Engineer
R.C.E.: 57292 Exp: 12/31/25

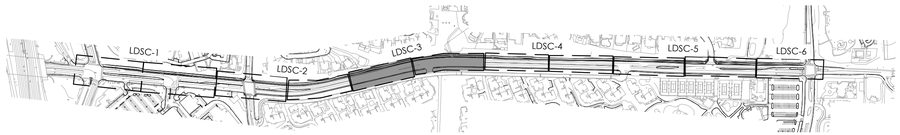
BENCH MARK
DESCRIPTION:
LOCATION:
ELEV.:_____ DATUM: M.S.L._____

CITY OF SOLANA BEACH — ENGINEERING DEPARTMENT
IMPROVEMENT PLANS FOR:
LOMAS SANTA FE CORRIDOR
LANDSCAPE & PLANTING PLAN

DRAWING NO.
CG-3185
Sheet 32 of 54







KEY PLAN- NTS

LOMAS SANTA FE-PLAN

SCALE: 1"=20'

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	QTY
TREES				
	(E) PALM TREE	TO BE RELOCATED	15 GAL	13
	ARBUTUS X `MARINA`	ARBUTUS STANDARD	24"BOX	51
	BAUHINIA X BLAKEANA	HONG KONG ORCHID TREE	15 GAL	32
	JACARANDA MIMOSIFOLIA	JACARANDA MULTI-TRUNK	15 GAL	65
SHRUBS				
	ACHILLEA X `MOONSHINE`	MOONSHINE YARROW	5 GAL	56
	AEONIUM ARBOREUM	TREE AEONIUM	5 GAL	6
	AEONIUM ARBOREUM `ATROPURPUREUM`	TREE AEONIUM	5 GAL	3
	AGAVE AMERICANA	CENTURY PLANT	5 GAL	6
	AGAVE VILMORINIANA	OCTOPUS AGAVE	5 GAL	1
	AGAVE X `BLUE GLOW`	BLUE GLOW AGAVE	5 GAL	22
	ALOE STRIATA	CORAL ALOE	5 GAL	7
	ANIGOZANTHOS X `BIG RED`	BIG RED KANGAROO PAW	5 GAL	33
	BULBINELLA FLORIBUNDA	BULBINELLA	5 GAL	175
	CAREX TUMULICOLA	FOOTHILL SEDGE	5 GAL	62
	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL	24
	CYCAS REVOLUTA	SAGO PALM	5 GAL	1
	FESTUCA RUBRA `MOLATE`	MOLATE RED FESCUE	5 GAL	126
	FICUS PUMILA	CREEPING FIG	1 GAL	36
	IRIS DOUGLASIANA	DOUGLAS IRIS	5 GAL	48
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	41
	LEYMUS CONDENSATUS `CANYON PRINCE`	NATIVE BLUE RYE	1 GAL	28
	LIMONIUM PEREZII	STATICE	5 GAL	61
	LOMANDRA LONGIFOLIA `BREEZE`	DWARF MAT RUSH	1 GAL	22
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	64
	MYOPORUM PARVIFOLIUM	TRAILING MYOPORUM	5 GAL	278
	PHORMIUM TENAX `BRONZE BABY`	BRONZE BABY NEW ZEALAND FLAX	5 GAL	49
	SENECIO MANDRALISCAE `BLUE CHALK STICKS`	SENECIO	1 GAL	207
	SISYRINCHIUM BELLUM	BLUE EYED GRASS	5 GAL	113
	YUCCA FLACCIDA `GOLDEN SWORD`	GOLDEN SWORD YUCCA	5 GAL	7
VINES	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**QTY**
	FICUS PUMILA	CREEPING FIG	1 GAL	24

SYMBOL LEGEND

A B C	A: 30-24", B:24"-18" C: 18"-12" GAMBLERS GOLD BOULDERS FROM SOUTHWEST BOULDERS AND STONE	- SEE DETAIL F ON PAGE LDSC12
	6"-9" MEXICAN BEACH PEBBLE/ COBBLE, MIXED FROM SOUTHWEST BOULDER & STONE	- SEE DETAIL E ON PAGE LDSC12
	ACKERSTONE SERPENTINE PAVERS, TERRACOTTA, HERRINGBONE PATTERN	- SEE DETAILS G/H ON PAGE LDSC12
	CALIFORNIA GOLD DECOMPOSED GRANITE	- SEE DETAIL I ON PAGE LDSC12
	WOOD MULCH	- CITY PREFERRED MULCH, INSTALL PER MANUFACTURER'S RECOMMENDATIONS
	3"-5" MEXICAN BEACH PEBBLE/COBBLE - MIXED FROM SOUTHWEST BOULDER & STONE	- SEE DETAIL E ON PAGE LDSC12
	PLANTER AREA - REFER TO SHEET LISTED FOR DETAILS	

PLAN CODE
LDSC–3

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R.C.E.:_____ Exp:_____

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LANDSCAPE ARCHITECT OF WORK
AMANDA SEIBEL PLA 6504 12/20/2024
DATE

CITY APPROVED CHANGES | APP'D | DATE

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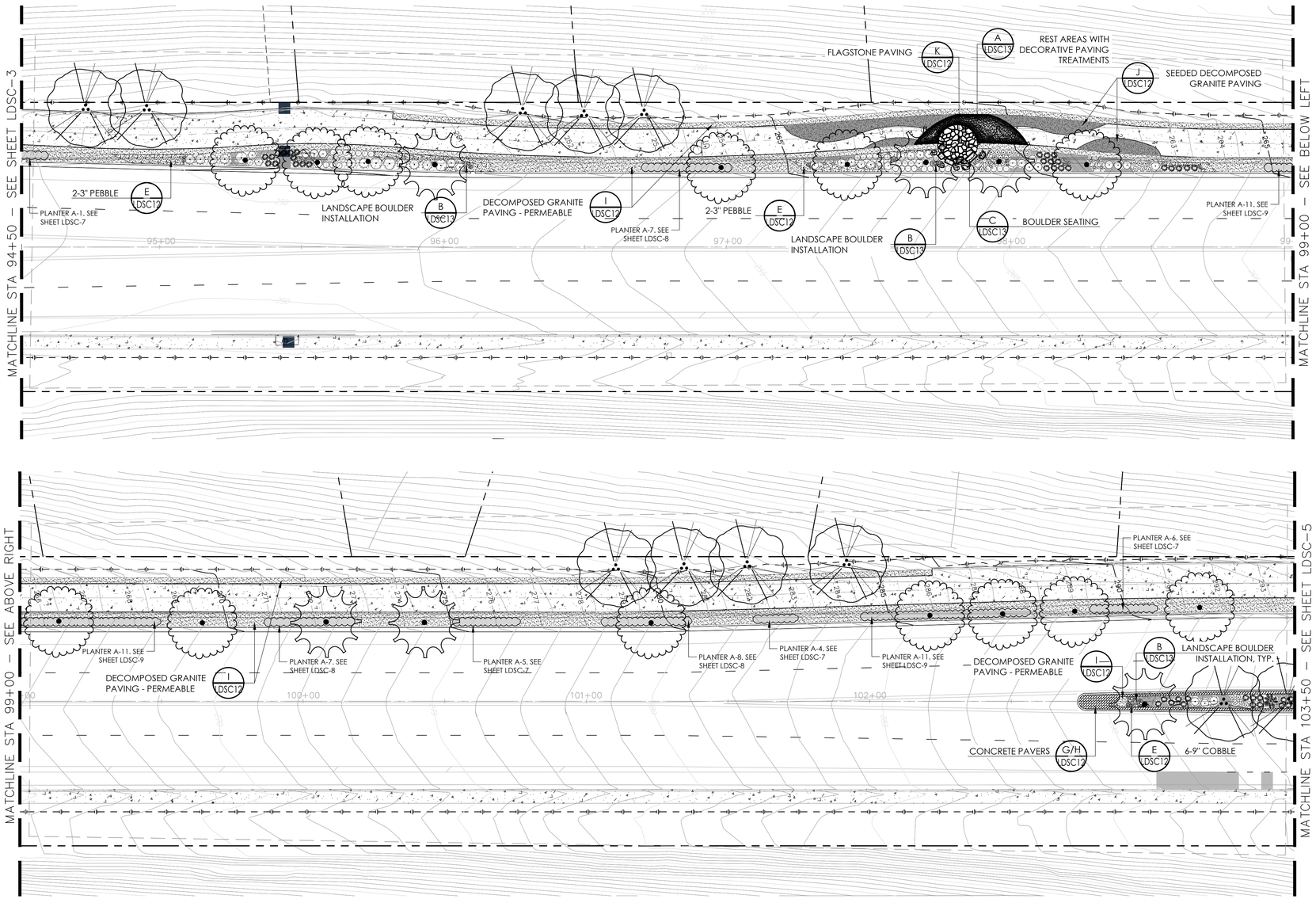
By: _____ Date: _____
R.C.E.: Exp:

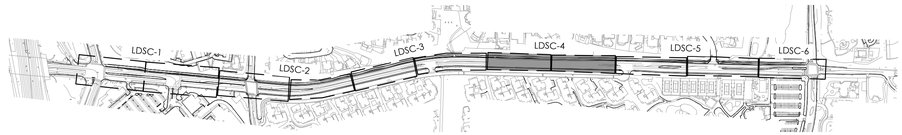
APPROVED FOR CONSTRUCTION
By: _____ Date: 05/01/2025
Dan Goldberg, PE, Acting City Engineer
R.C.E.: 57292 Exp: 12/31/25

BENCH MARK
DESCRIPTION:
LOCATION:
ELEV.: _____ DATUM: M.S.L. _____

CITY OF SOLANA BEACH — ENGINEERING DEPARTMENT
IMPROVEMENT PLANS FOR:
LOMAS SANTA FE CORRIDOR
LANDSCAPE & PLANTING PLAN

DRAWING NO.
CG-3185
Sheet 33 of 54





KEY PLAN- NTS

SCALE 1"=20'

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	QTY
TREES				
	(E) PALM TREE	TO BE RELOCATED	15 GAL	13
	ARBUTUS X `MARINA`	ARBUTUS STANDARD	24"BOX	51
	BAUHINIA X BLAKEANA	HONG KONG ORCHID TREE	15 GAL	32
	JACARANDA MIMOSIFOLIA	JACARANDA MULTI-TRUNK	15 GAL	65
SHRUBS				
	ACHILLEA X `MOONSHINE`	MOONSHINE YARROW	5 GAL	56
	AEONIUM ARBOREUM	TREE AEONIUM	5 GAL	6
	AEONIUM ARBOREUM `ATROPURPUREUM`	TREE AEONIUM	5 GAL	3
	AGAVE AMERICANA	CENTURY PLANT	5 GAL	6
	AGAVE VILMORINIANA	OCTOPUS AGAVE	5 GAL	1
	AGAVE X `BLUE GLOW`	BLUE GLOW AGAVE	5 GAL	22
	ALOE STRIATA	CORAL ALOE	5 GAL	7
	ANIGOZANTHOS X `BIG RED`	BIG RED KANGAROO PAW	5 GAL	33
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	CAREX TUMULICOLA	FOOTHILL SEDGE	5 GAL	62
	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL	24
	CYCAS REVOLUTA	SAGO PALM	5 GAL	1
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	FICUS PUMILA	CREEPING FIG	1 GAL	36
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	SENECIO MANDRALISCAE `BLUE CHALK STICKS`	SENECIO	1 GAL	207
	SISYRINCHIUM BELLUM	BLUE EYED GRASS	5 GAL	113
	YUCCA FLACCIDA `GOLDEN SWORD`	GOLDEN SWORD YUCCA	5 GAL	7

VINES	BOTANICAL NAME	COMMON NAME	CONT	QTY
	FICUS PUMILA	CREEPING FIG	1 GAL	24

SYMBOL LEGEND

- A: 30-24", B:24"-18" C: 18"-12" GAMBLERS GOLD BOULDERS FROM SOUTHWEST BOULDERS AND STONE — SEE DETAIL F ON PAGE LDSC12
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- 3"-5" MEXICAN BEACH PEBBLE/COBBLE - MIXED FROM SOUTHWEST BOULDER & STONE — SEE DETAIL E ON PAGE LDSC12
- PLANTER AREA - REFER TO SHEET LISTED FOR DETAILS

LOMAS SANTA FE-PLAN

SCALE: 1"=20'

PLAN CODE
LDSC-4

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LANDSCAPE ARCHITECT OF WORK
AMANDA SEIBEL PLA 6504 12/20/2024
DATE

CITY APPROVED CHANGES	APP'D	DATE

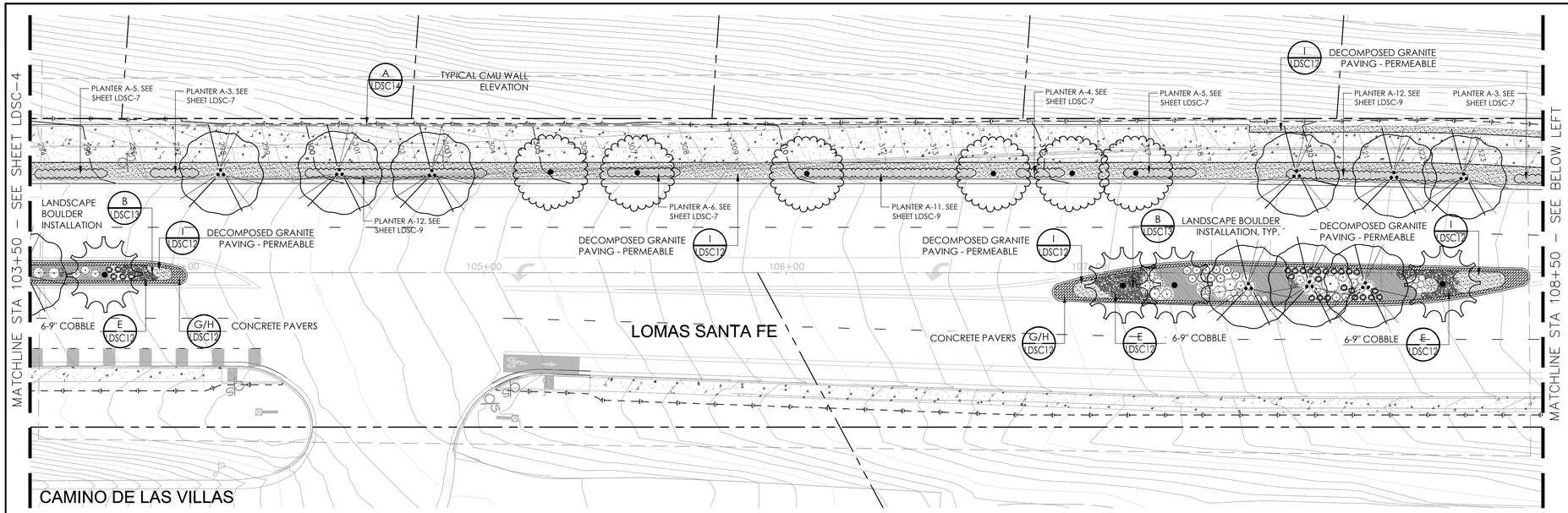
RECOMMENDED FOR APPROVAL
By: _____ Date: _____
R.C.E.: Exp:

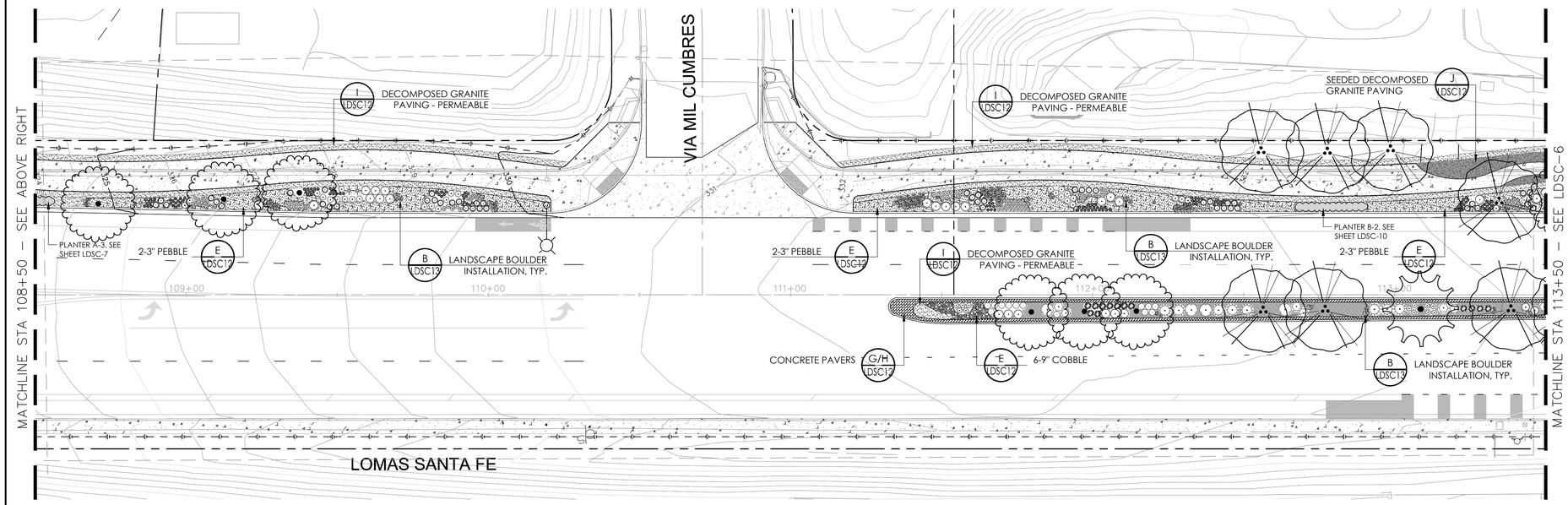
APPROVED FOR CONSTRUCTION
By: _____ Date: 05/01/2025
Dan Goldberg, PE, Acting City Engineer
R.C.E.: 57292 Exp: 12/31/25

BENCH MARK
DESCRIPTION:
LOCATION:
ELEV.: _____ DATUM: M.S.L. _____

CITY OF SOLANA BEACH — ENGINEERING DEPARTMENT
IMPROVEMENT PLANS FOR: LANDSCAPE & PLANTING PLAN
LOMAS SANTA FE CORRIDOR

DRAWING NO.
CG-3185
Sheet 34 of 54





PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	QTY
TREES				
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	FICUS PUMILA	CREEPING FIG	1 GAL	36
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VINES	BOTANICAL NAME	COMMON NAME	CONT	QTY
	FICUS PUMILA	CREEPING FIG	1 GAL	24

SYMBOL LEGEND

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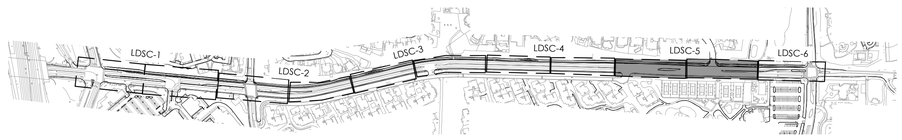

KEY PLAN- NTS

SCALE 1"=20'

LOMAS SANTA FE-PLAN

SCALE: 1"=20'

PLAN CODE

LDSC–5

AS–BUILT

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LANDSCAPE ARCHITECT OF WORK

AMANDA SEIBEL PLA 6504 12/20/2024 DATE

CITY APPROVED CHANGES	APP'D	DATE

RECOMMENDED FOR APPROVAL

By:_____ Date:_____

R.C.E.: Exp:

APPROVED FOR CONSTRUCTION

By: _____ Date: 05/01/2025

Dan Goldberg, PE, Acting City Engineer

R.C.E.: 57292 Exp: 12/31/25

BENCH MARK

DESCRIPTION:

LOCATION:

ELEV.:_____ DATUM: M.S.L._____

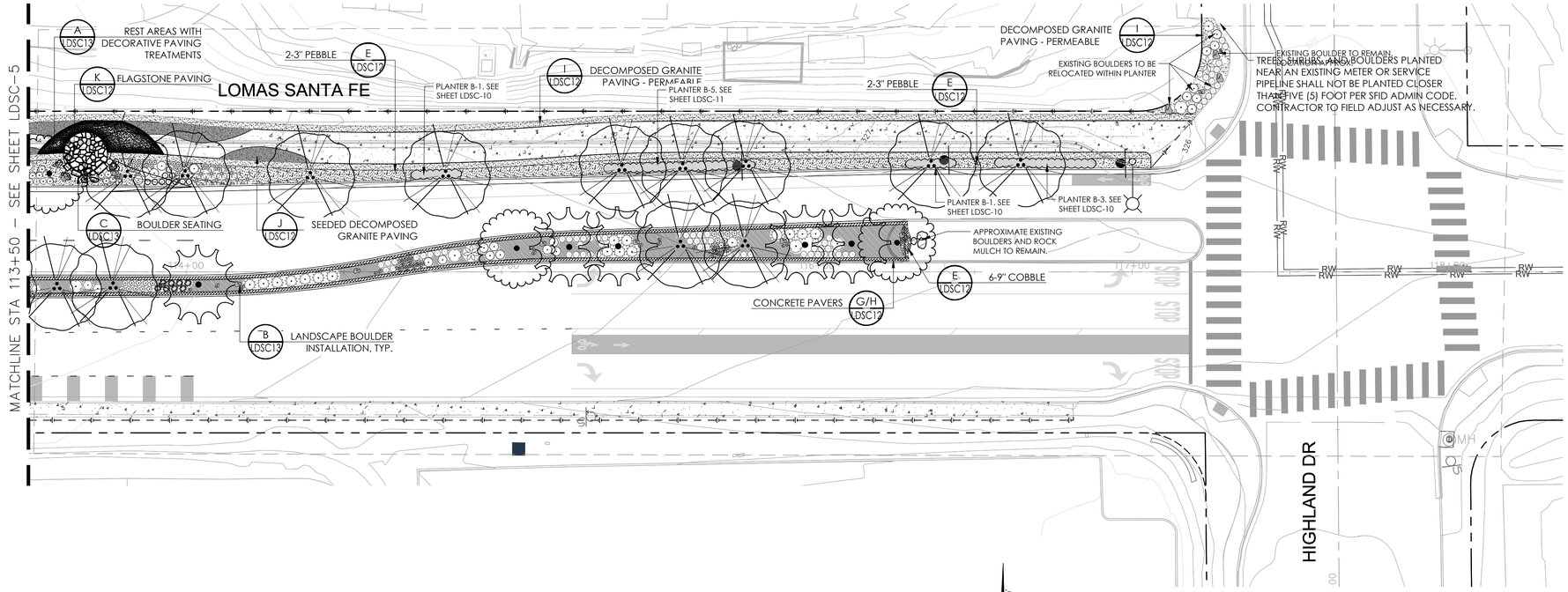
CITY OF SOLANA BEACH — ENGINEERING DEPARTMENT

IMPROVEMENT PLANS FOR: LANDSCAPE & PLANTING PLAN

LOMAS SANTA FE CORRIDOR

DRAWING NO. CG-3185

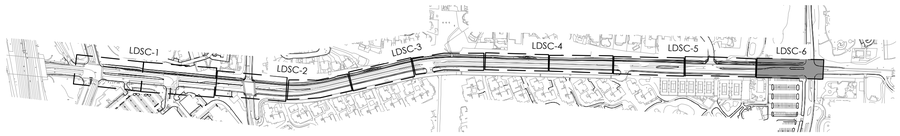
Sheet 35 of 54



LOMAS SANTA FE-PLAN

SCALE: 1"=20'

SCALE 1"=20'



KEY PLAN- NTS

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	QTY
TREES				
	(E) PALM TREE	TO BE RELOCATED	15 GAL	13
	ARBUTUS X `MARINA`	ARBUTUS STANDARD	24"BOX	51
	BAUHINIA X BLAKEANA	HONG KONG ORCHID TREE	15 GAL	32
	JACARANDA MIMOSIFOLIA	JACARANDA MULTI-TRUNK	15 GAL	65
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	ACHILLEA X `MOONSHINE`	MOONSHINE YARROW	5 GAL	56
	AEONIUM ARBOREUM	TREE AEONIUM	5 GAL	6
	AEONIUM ARBOREUM `ATROPURPUREUM`	TREE AEONIUM	5 GAL	3
	AGAVE AMERICANA	CENTURY PLANT	5 GAL	6
	AGAVE VILMORINIANA	OCTOPUS AGAVE	5 GAL	1
	AGAVE X `BLUE GLOW`	BLUE GLOW AGAVE	5 GAL	22
	ALOE STRIATA	CORAL ALOE	5 GAL	7
	ANIGOZANTHOS X `BIG RED`	BIG RED KANGAROO PAW	5 GAL	33
	BULBINELLA FLORIBUNDA	BULBINELLA	5 GAL	175
	CAREX TUMULICOLA	FOOTHILL SEDGE	5 GAL	62
	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL	24
	CYCAS REVOLUTA	SAGO PALM	5 GAL	1
	FESTUCA RUBRA `MOLATE`	MOLATE RED FESCUE	5 GAL	126
	FICUS PUMILA	CREEPING FIG	1 GAL	36
	IRIS DOUGLASIANA	DOUGLAS IRIS	5 GAL	48
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	41
	LEYMUS CONDENSATUS `CANYON PRINCE`	NATIVE BLUE RYE	1 GAL	28
	LIMONIUM PEREZII	STATICE	5 GAL	61
	LOMANDRA LONGIFOLIA `BREEZE`	DWARF MAT RUSH	1 GAL	22
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	64
	MYOPORUM PARVIFOLIUM	TRAILING MYOPORUM	5 GAL	278
	PHORMIUM TENAX `BRONZE BABY`	BRONZE BABY NEW ZEALAND FLAX	5 GAL	49
	SENECIO MANDRALISCAE `BLUE CHALK STICKS`	SENECIO	1 GAL	207
	SISYRINCHIUM BELLUM	BLUE EYED GRASS	5 GAL	113
	YUCCA FLACCIDA `GOLDEN SWORD`	GOLDEN SWORD YUCCA	5 GAL	7

VINES	BOTANICAL NAME	COMMON NAME	CONT	QTY
	FICUS PUMILA	CREEPING FIG	1 GAL	24

SYMBOL LEGEND

A, B, C	A: 30-24", B:24-18" C: 18"-12" GAMBLERS GOLD BOULDERS FROM SOUTHWEST BOULDERS AND STONE	- SEE DETAIL F ON PAGE LDSC12
	6"-9" MEXICAN BEACH PEBBLE/ COBBLE, MIXED FROM SOUTHWEST BOULDER & STONE	- SEE DETAIL E ON PAGE LDSC12
	ACKERSTONE SERPENTINE PAVERS, TERRACOTTA, HERRINGBONE PATTERN	- SEE DETAILS G/H ON PAGE LDSC12
	CALIFORNIA GOLD DECOMPOSED GRANITE	- SEE DETAIL I ON PAGE LDSC12
	WOOD MULCH	- CITY PREFERRED MULCH, INSTALL PER MANUFACTURER'S RECOMMENDATIONS
	3"-5" MEXICAN BEACH PEBBLE/COBBLE - MIXED FROM SOUTHWEST BOULDER & STONE	- SEE DETAIL E ON PAGE LDSC12
	PLANTER AREA - REFER TO SHEET LISTED FOR DETAILS	

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LANDSCAPE ARCHITECT OF WORK

AMANDA SEIBEL PLA 6504 12/20/2024 DATE

CITY APPROVED CHANGES	APP'D	DATE

RECOMMENDED FOR APPROVAL

By: _____ Date: _____

R.C.E.: Exp:

APPROVED FOR CONSTRUCTION

By: _____ Date: 05/01/2025

Dan Goldberg, PE, Acting City Engineer

R.C.E.: 57292 Exp: 12/31/25

BENCH MARK

DESCRIPTION:

LOCATION:

ELEV.: _____ DATUM: M.S.L. _____

CITY OF SOLANA BEACH — ENGINEERING DEPARTMENT

IMPROVEMENT PLANS FOR: LANDSCAPE & PLANTING PLAN

LOMAS SANTA FE CORRIDOR

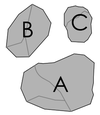
DRAWING NO. CG-3185

Sheet 36 of 54

PLANT SCHEDULE

SHRUBS	BOTANICAL NAME	COMMON NAME
	AEONIUM ARBOREUM 'ATROPURPUREUM'	TREE AEONIUM
	ALOE STRIATA	CORAL ALOE
	ANIGOZANTHOS X `BIG RED`	BIG RED KANGAROO PAW
	LOMANDRA LONGIFOLIA `BREEZE`	DWARF MAT RUSH
	MUHLENBERGIA DUBIA	PINE MUHLY
	MYOPORUM PARVIFOLIUM	TRAILING MYOPORUM
	PHORMIUM TENAX `BRONZE BABY`	BRONZE BABY NEW ZEALAND FLAX
	SENECIO MANDRALISCAE `BLUE CHALK STICKS`	SENECIO

SYMBOL LEGEND



A: 30-24", B:24"-18" C: 18"-12" GAMBLERS GOLD
BOULDERS FROM SOUTHWEST BOULDERS AND STONE

DECOMPOSED GRANITE CALIFORNIA GOLD

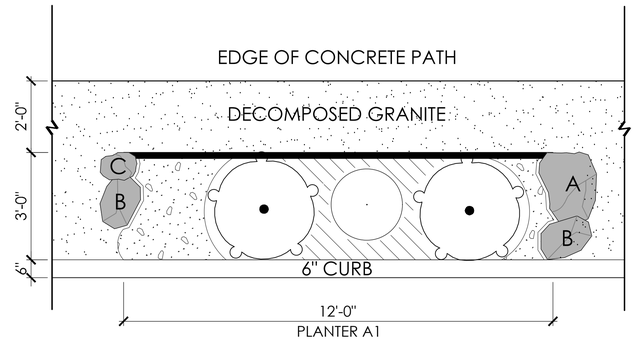
WOOD MULCH

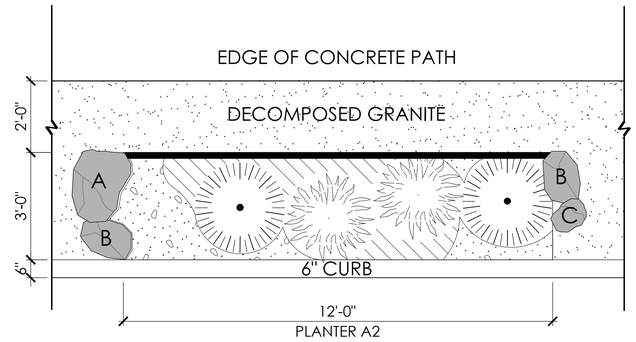
3"-5" MEXICAN BEACH PEBBLE/COBBLE - MIXED FROM SOUTHWEST BOULDER & STONE

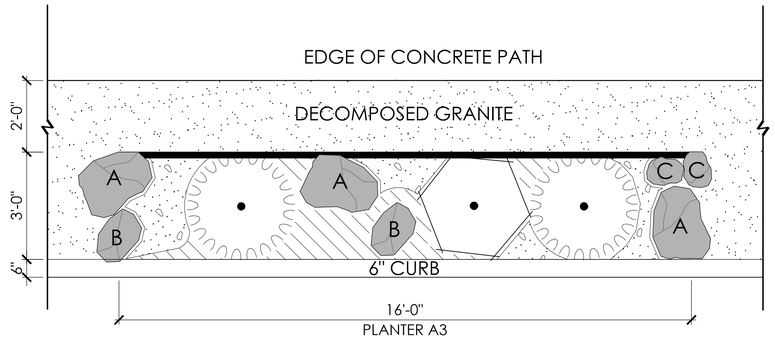
TREX EDGING - INCREMENTS OF 12'-0" AND 16'-0"

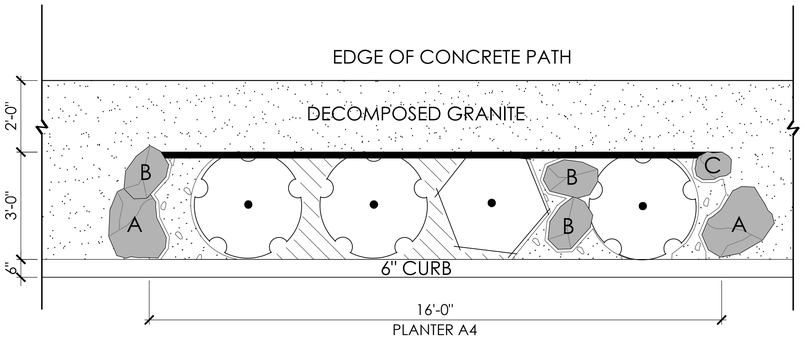
NOTES:

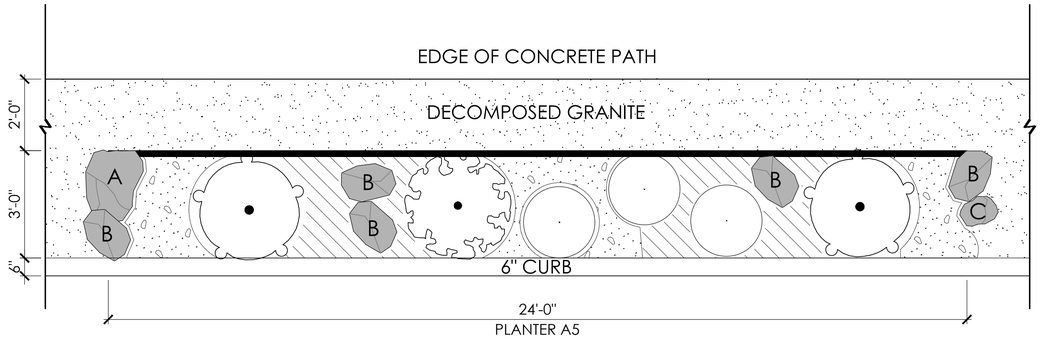
1. ADJUST OR REMOVE PLANT, WHERE TREE MAY OCCUR. SEE PLANS FOR TREE LOCATIONS.
2. PROVIDE A PHOTOGRAPH OF EACH COMPLETED PLANTER TYPE, TO RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH FURTHER PLANTER CONSTRUCTION. PLANTER TYPES INCLUDE: PARKWAY, WATER QUALITY, MEDIAN AND BULBOUT.

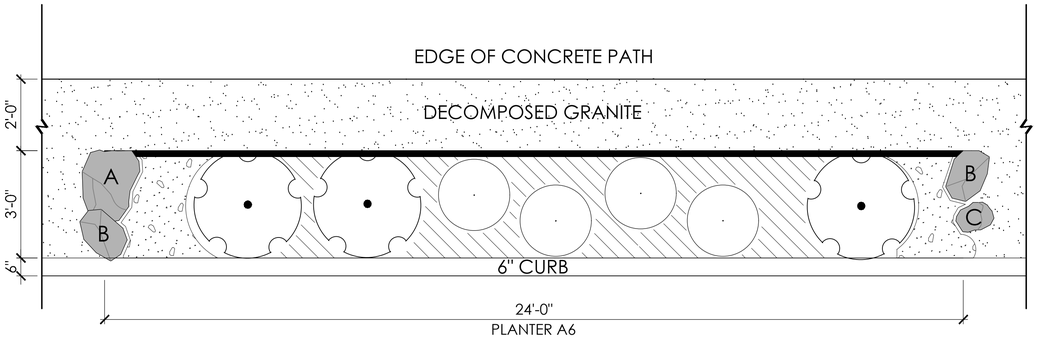












A PARKWAY PLANTER
1/2" = 1'-0"

RRM-0401-0416.03-14

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LANDSCAPE ARCHITECT OF WORK
AMANDA SEIBEL PLA 6504 12/20/2024
DATE

CITY APPROVED CHANGES | APP'D | DATE

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

APPROVED FOR CONSTRUCTION
By:_____ Date: 05/01/2025
Dan Goldberg, PE, Acting City Engineer
R.C.E.: 57292 Exp: 12/31/25

BENCH MARK
DESCRIPTION:
LOCATION:
ELEV.:_____ DATUM: M.S.L._____

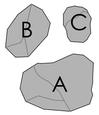
CITY OF SOLANA BEACH
ENGINEERING DEPARTMENT
IMPROVEMENT PLANS FOR:
LOMAS SANTA FE CORRIDOR
LANDSCAPE & PLANTING DETAILS

DRAWING NO.
CG-3185
Sheet 37 of 54

PLANT SCHEDULE

SHRUBS	BOTANICAL NAME	COMMON NAME
	AEONIUM ARBOREUM 'ATROPURPUREUM'	TREE AEONIUM
	ALOE STRIATA	CORAL ALOE
	LEYMUS CONDENSATUS `CANYON PRINCE`	NATIVE BLUE RYE
	LOMANDRA LONGIFOLIA `BREEZE`	DWARF MAT RUSH
	MUHLENBERGIA DUBIA	PINE MUHLY
	MYOPORUM PARVIFOLIUM	TRAILING MYOPORUM
	PHORMIUM TENAX `BRONZE BABY`	BRONZE BABY NEW ZEALAND FLAX
	SENECIO MANDRALISCAE `BLUE CHALK STICKS`	SENECIO

SYMBOL LEGEND



A: 30-24", B:24"-18" C: 18"-12" GAMBLERS GOLD BOULDERS FROM SOUTHWEST BOULDERS AND STONE

DECOMPOSED GRANITE CALIFORNIA GOLD

WOOD MULCH

3"-5" MEXICAN BEACH PEBBLE/COBBLE - MIXED FROM SOUTHWEST BOULDER & STONE

TREX EDGING - INCREMENTS OF 12'-0" AND 16'-0"

NOTES:

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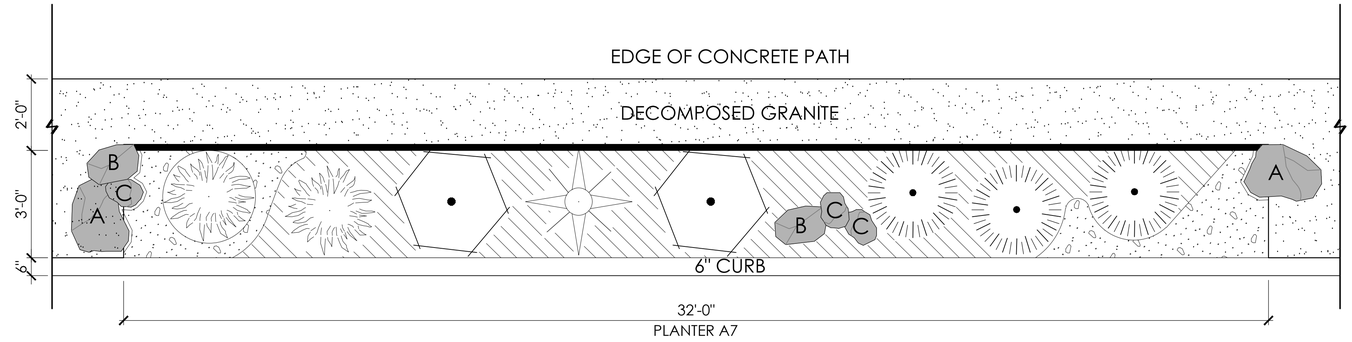
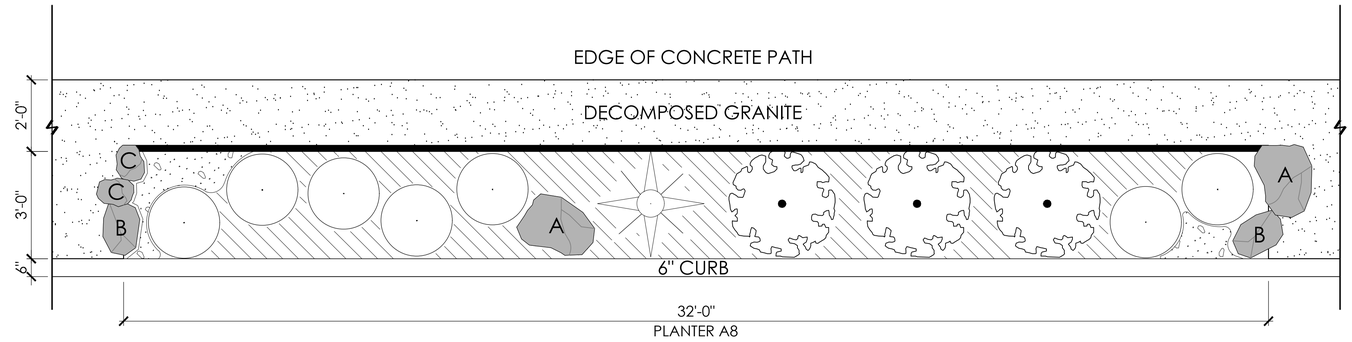
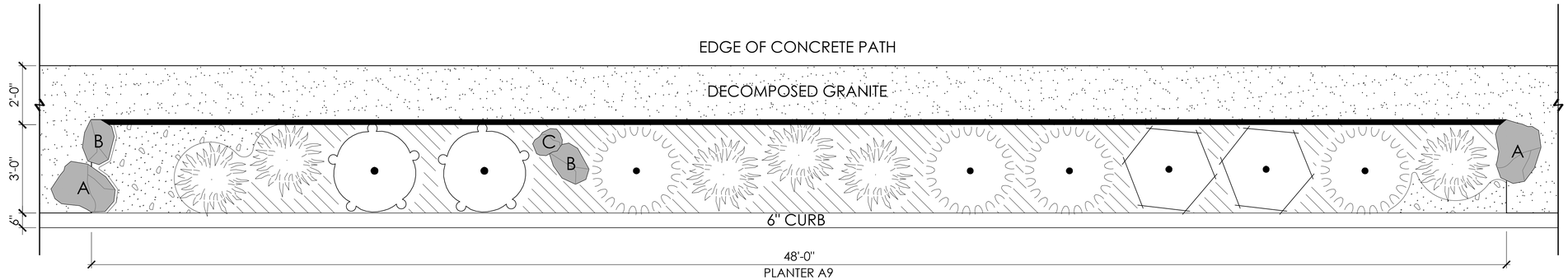


PLANTER A7



PLANTER A8



PLANTER A9

A PARKWAY PLANTER

1/2" = 1'-0"

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REGISTERED LANDSCAPE ARCHITECT — AMANDA SEIBEL — No. 6504 — 12/20/24

LANDSCAPE ARCHITECT OF WORK

AMANDA SEIBEL PLA 6504 12/20/2024
DATE

CITY APPROVED CHANGES | APP'D | DATE

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By: _____ Date: 05/01/2025

Dan Goldberg, PE, Acting City Engineer

R.C.E.: 57292 Exp: 12/31/25

BENCH MARK

DESCRIPTION:

LOCATION:

ELEV.: _____ DATUM: M.S.L. _____

CITY OF SOLANA BEACH — ENGINEERING DEPARTMENT

IMPROVEMENT PLANS FOR:

LOMAS SANTA FE CORRIDOR

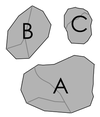
LANDSCAPE & PLANTING DETAILS

DRAWING NO.

CG-3185

Sheet 38 of 54

SYMBOL LEGEND



A: 30-24", B:24"-18" C: 18"-12" GAMBLERS GOLD BOULDERS FROM SOUTHWEST BOULDERS AND STONE

DECOMPOSED GRANITE CALIFORNIA GOLD

WOOD MULCH

3"-5" MEXICAN BEACH PEBBLE/COBBLE - MIXED FROM SOUTHWEST BOULDER & STONE

TREX EDGING - INCREMENTS OF 12'-0" AND 16'-0"

PLANT SCHEDULE

SHRUBS	BOTANICAL NAME	COMMON NAME
	ALOE STRIATA	CORAL ALOE
	ANIGOZANTHOS X `BIG RED`	BIG RED KANGAROO PAW
	LEYMUS CONDENSATUS `CANYON PRINCE`	NATIVE BLUE RYE
	MUHLENBERGIA DUBIA	PINE MUHLY
	MYOPORUM PARVIFOLIUM	TRAILING MYOPORUM
	PHORMIUM TENAX `BRONZE BABY`	BRONZE BABY NEW ZEALAND FLAX
	SENECIO MANDRALISCAE ' BLUE CHALK STICKS'	SENECIO

NOTES:

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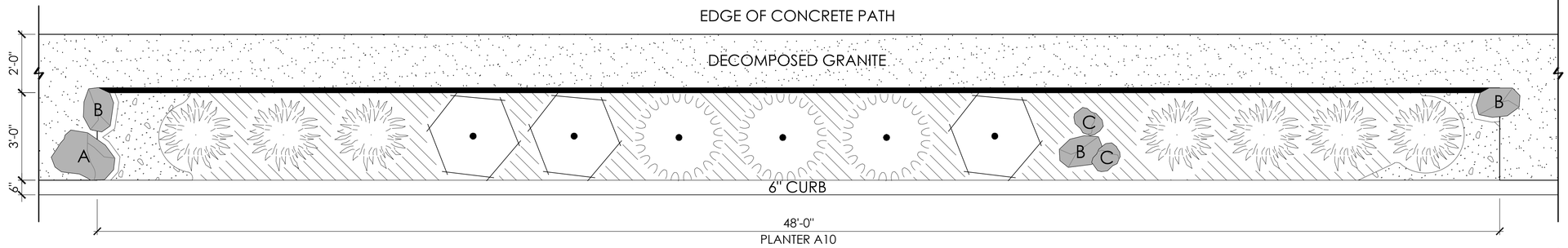

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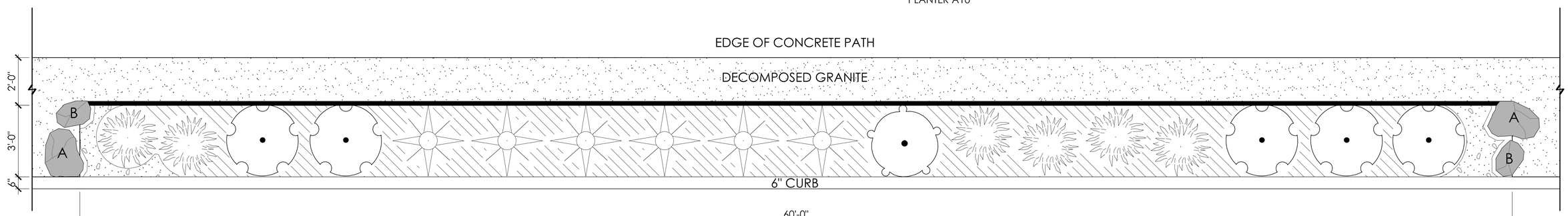

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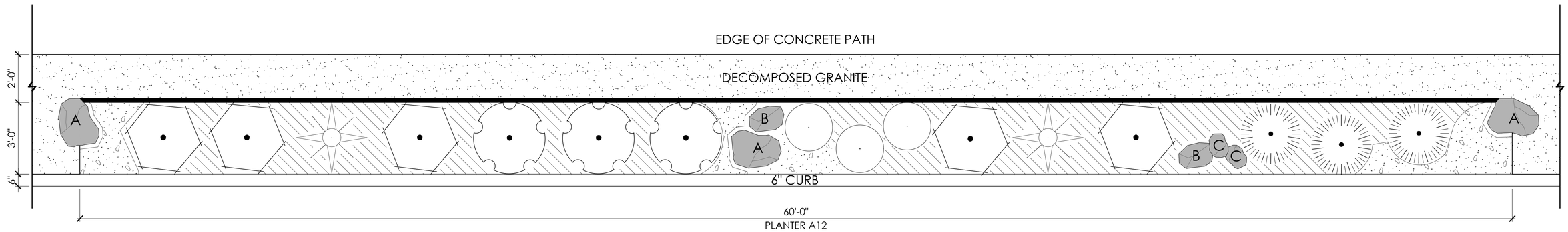

PLANTER A12

A PARKWAY PLANTER
1/2" = 1'-0"

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LANDSCAPE ARCHITECT OF WORK
AMANDA SEIBEL PLA 6504 12/20/2024
DATE

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

APPROVED FOR CONSTRUCTION
By: _____ Date: 05/01/2025
Dan Goldberg, PE, Acting City Engineer
R.C.E.: 57292 Exp: 12/31/25

BENCH MARK
DESCRIPTION:
LOCATION:
ELEV.: _____ DATUM: M.S.L. _____

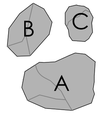
CITY OF SOLANA BEACH
ENGINEERING DEPARTMENT
IMPROVEMENT PLANS FOR:
LOMAS SANTA FE CORRIDOR
LANDSCAPE & PLANTING DETAILS

DRAWING NO.
CG-3185
Sheet 39 of 54

PLANT SCHEDULE

SHRUBS	BOTANICAL NAME	COMMON NAME
	ACHILLEA X `MOONSHINE`	MOONSHINE YARROW
	CAREX TUMULICOLA	FOOTHILL SEDGE
	CHONDROPETALUM TECTORUM	CAPE RUSH
	FESTUCA RUBRA `MOLATE`	MOLATE RED FESCUE
	IRIS DOUGLASIANA	DOUGLAS IRIS
	JUNCUS PATENS	CALIFORNIA GRAY RUSH
	LEYMUS CONDENSATUS `CANYON PRINCE`	NATIVE BLUE RYE
	PHORMIUM TENAX `BRONZE BABY`	BRONZE BABY NEW ZEALAND FLAX
	SISYRINCHIUM BELLUM	BLUE EYED GRASS

SYMBOL LEGEND



A: 30-24", B:24"-18" C: 18"-12" GAMBLERS GOLD BOULDERS FROM SOUTHWEST BOULDERS AND STONE

DECOMPOSED GRANITE, CALIFORNIA GOLD

1"-2" MEXICAN BEACH PEBBLE/COBBLE - MIXED FROM SOUTHWEST BOULDER & STONE

TREX EDGING - INCREMENTS OF 12'-0" AND 16'-0"

NOTES:

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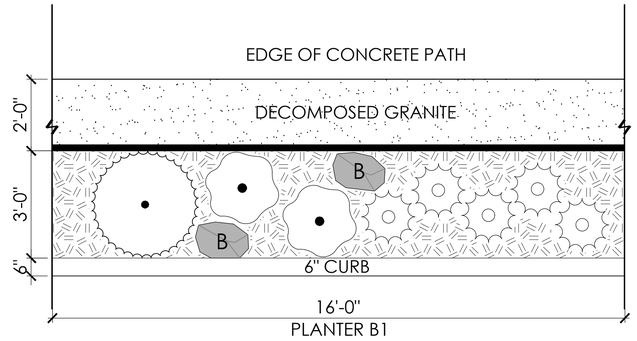
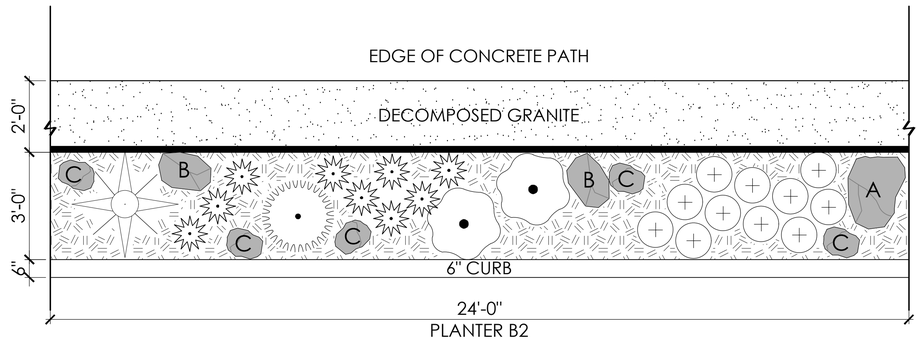


PLANTER B1



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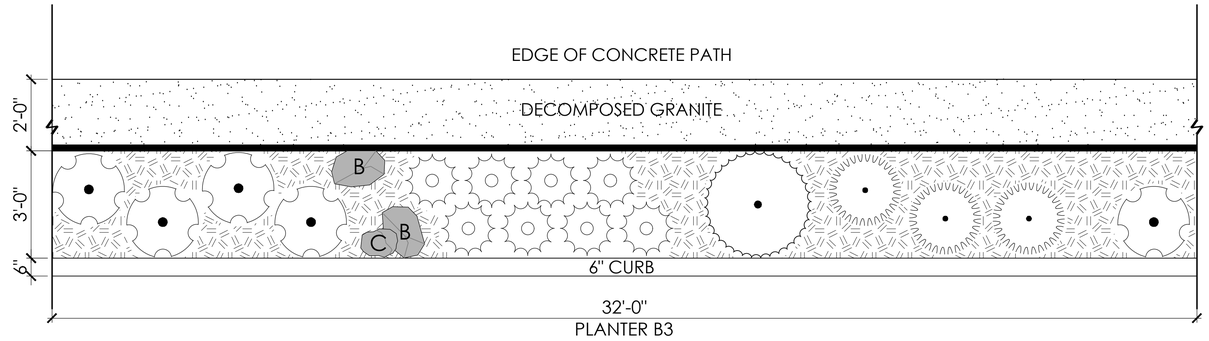

PLANTER B3

A WATER QUALITY PLANTER
1/2" = 1'-0"

RRM-0401-0416.03-12

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LANDSCAPE ARCHITECT OF WORK	CITY APPROVED CHANGES	APP'D	DATE
AMANDA SEIBEL PLA 6504 12/20/2024 DATE			

RECOMMENDED FOR APPROVAL
By: _____ Date: _____
R.C.E.: Exp:

APPROVED FOR CONSTRUCTION
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R.C.E.: 57292 Exp: 12/31/25

BENCH MARK
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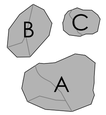
CITY OF SOLANA BEACH — ENGINEERING DEPARTMENT
IMPROVEMENT PLANS FOR: LOMAS SANTA FE CORRIDOR
LANDSCAPE & PLANTING DETAILS

DRAWING NO.
CG-3185
Sheet 40 of 54

PLANT SCHEDULE

SHRUBS	BOTANICAL NAME	COMMON NAME
	ACHILLEA X `MOONSHINE`	MOONSHINE YARROW
	CAREX TUMULICOLA	FOOTHILL SEDGE
	CHONDROPETALUM TECTORUM	CAPE RUSH
	FESTUCA RUBRA `MOLATE`	MOLATE RED FESCUE
	IRIS DOUGLASIANA	DOUGLAS IRIS
	JUNCUS PATENS	CALIFORNIA GRAY RUSH
	LEYMUS CONDENSATUS `CANYON PRINCE`	NATIVE BLUE RYE
	SISYRINCHIUM BELLUM	BLUE EYED GRASS

SYMBOL LEGEND



A: 30-24", B:24"-18" C: 18"-12" GAMBLERS GOLD BOULDERS FROM SOUTHWEST BOULDERS AND STONE

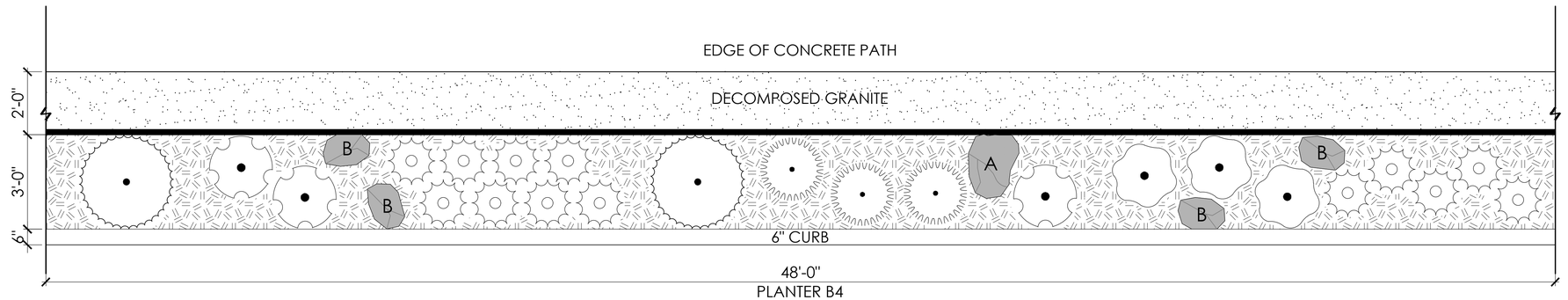
DECOMPOSED GRANITE CALIFORNIA GOLD

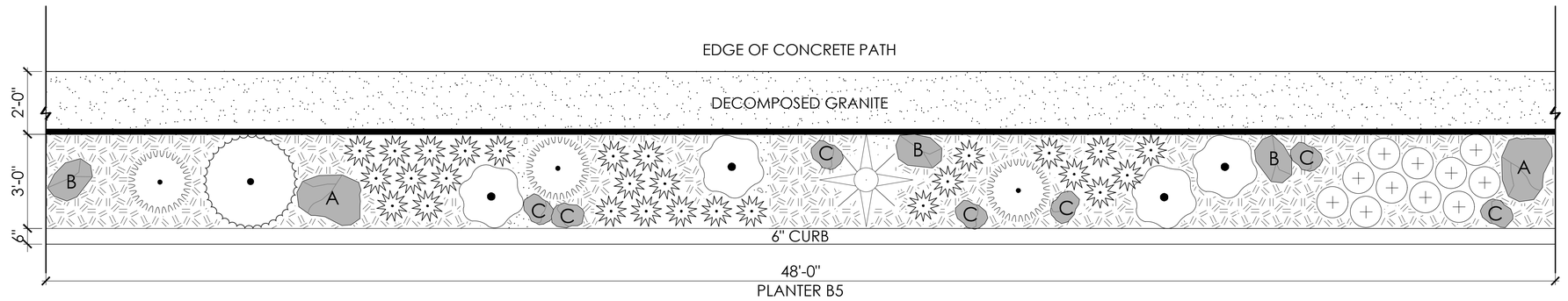
1"-2" MEXICAN BEACH PEBBLE/COBBLE - MIXED FROM SOUTHWEST BOULDER & STONE

TREX EDGING - INCREMENTS OF 12'-0" AND 16-0"

NOTES:

1. ADJUST OR REMOVE PLANT, WHERE TREE MAY OCCUR. SEE PLANS FOR TREE LOCATIONS.
2. PROVIDE A PHOTOGRAPH OF EACH COMPLETED PLANTER TYPE, TO RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH FURTHER PLANTER CONSTRUCTION. PLANTER TYPES INCLUDE: PARKWAY, WATER QUALITY, MEDIAN AND BULBOUT.





A WATER QUALITY PLANTER
1/2" = 1'-0"

AS-BUILT
By: RRM-0401-0416.03-23 Date:
R.C.E.: Exp:

PLAN CODE
LDSC-11

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LANDSCAPE ARCHITECT OF WORK
AMANDA SEIBEL PLA 6504 12/20/2024
DATE

CITY APPROVED CHANGES | APP'D | DATE

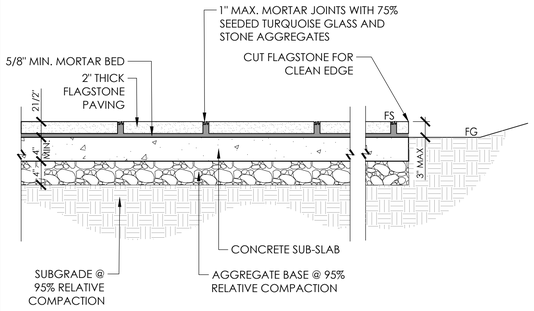
RECOMMENDED FOR APPROVAL
By: Date:
R.C.E.: Exp:

APPROVED FOR CONSTRUCTION
By: Date: 05/01/2025
Dan Goldberg, PE, Acting City Engineer
R.C.E.: 57292 Exp: 12/31/25

BENCH MARK
DESCRIPTION:
LOCATION:
ELEV.: DATUM: M.S.L.

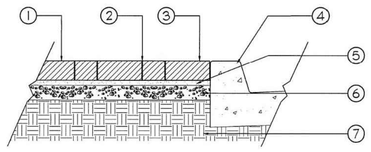
CITY OF SOLANA BEACH ENGINEERING DEPARTMENT
IMPROVEMENT PLANS FOR: LANDSCAPE & PLANTING DETAILS
LOMAS SANTA FE CORRIDOR

DRAWING NO.
CG-3185
Sheet 41 of 54



K FLAGSTONE PAVING

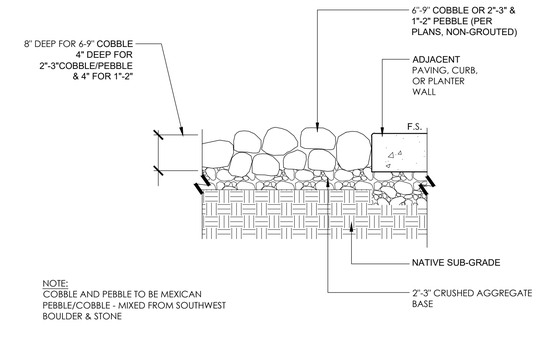
1" = 1'-0" RRM-0401-0416.03-65



1. PRECAST PAVERS
2. INSTALL PAVERS HAND TIGHT WITH JOINTS APPROXIMATELY 1/8"
3. TAMP PAVERS WITH MECHANICAL VERATOR UNIFORMLY LEVEL TRUE TO GRADE AND FREE OF MOVEMENT
4. CURB AND GUTTER PER CIVIL DOCUMENTS
5. PLACE BEDDING COURSE OF CONC. SAND TO A UNIFORM DEPTH OF APPROX. 1"
6. EXCAVATE UNSUITABLE, UNSTABLE OR UNCONSOLIDATED SUBGRADE MATERIAL AND COMPACT THE AREA WHICH HAS BEEN CLEARED. BACKFILL AND LEVEL WITH 3" CLASS 2 BASE.
7. COMPACTED SUBGRADE

H CONCRETE PAVERS SECTION

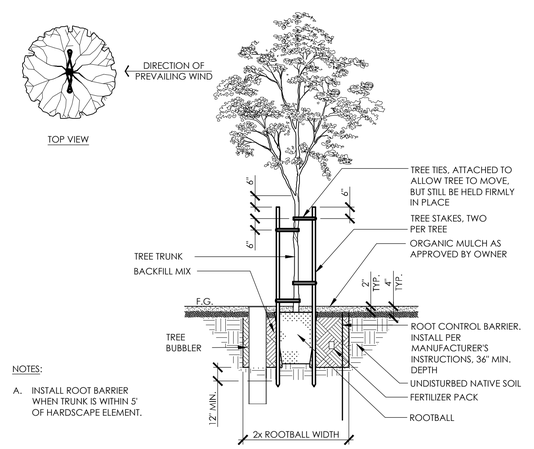
NTS DETAIL-FILE



NOTE:
COBBLE AND PEBBLE TO BE MEXICAN PEBBLE/COBBLE - MIXED FROM SOUTHWEST BOULDER & STONE

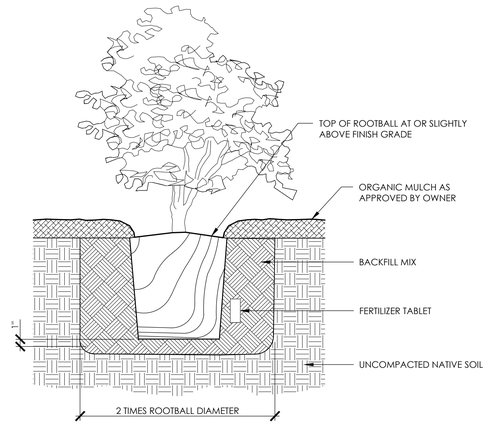
E 2-3" PEBBLE & 6-9" COBBLE

1" = 1'-0" RRM-0401-0416.03-16



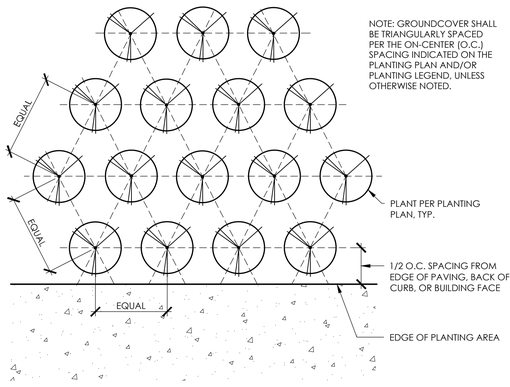
NOTES:

A. INSTALL ROOT BARRIER WHEN TRUNK IS WITHIN 5' OF HARDSCAPE ELEMENT.



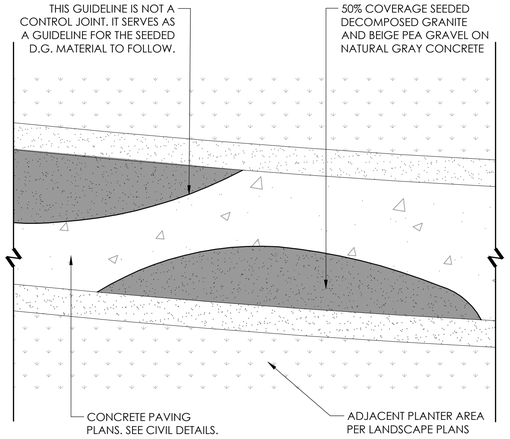
B SHRUB PLANTING

1 1/2" = 1'-0" RRM-0401-0416.03-18



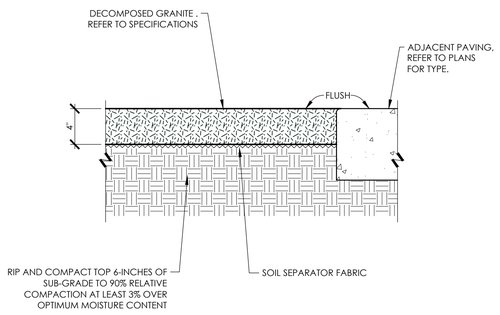
A GROUNDCOVER SPACING

1 1/2" = 1'-0" RRM-0401-0416.03-19



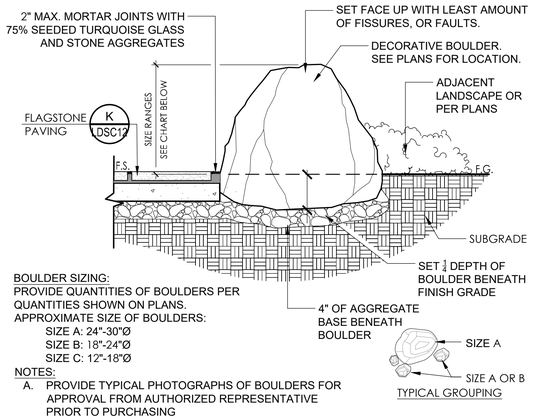
J SEEDED DECOMPOSED GRANITE PAVING

3/16" = 1'-0" RRM-0401-0416.03-92



G CONCRETE PAVERS PLAN

NTS DETAIL-FILE



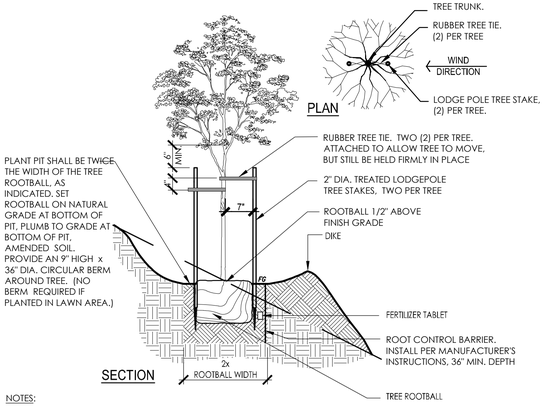
BOULDER SIZING:
PROVIDE QUANTITIES OF BOULDERS PER QUANTITIES SHOWN ON PLANS.
APPROXIMATE SIZE OF BOULDERS:
SIZE A: 24"-30"Ø
SIZE B: 18"-24"Ø
SIZE C: 12"-18"Ø

NOTES:

A. PROVIDE TYPICAL PHOTOGRAPHS OF BOULDERS FOR APPROVAL FROM AUTHORIZED REPRESENTATIVE PRIOR TO PURCHASING
B. SEE CONSTRUCTION PLANS FOR SURROUNDING PAVING TYPE.

D TREE PLANTING WITH WOOD STAKES

1/2" = 1'-0" RRM-0401-0416.03-21



NOTES:

A. INSTALL ROOT BARRIER WHEN TRUNK IS WITHIN 5' OF HARDSCAPE ELEMENT.

C TREE PLANTING ON SLOPE

1/2" = 1'-0" RRM-0401-0416.03-20

I DECOMPOSED GRANITE PAVING - PERMEABLE

1 1/2" = 1'-0" RRM-0401-0416.03-63

F LANDSCAPE BOULDER INSTALLATION

3/4" = 1'-0" RRM-0401-0416.03-22

AS-BUILT

By:_____ Date:_____

R.C.E.:_____ Exp:_____

PLAN CODE

LDSC-12

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LANDSCAPE ARCHITECT OF WORK

AMANDA SEIBEL PLA 6504 12/20/2024
DATE

CITY APPROVED CHANGES	APP'D	DATE

RECOMMENDED FOR APPROVAL

By: _____ Date: _____

R.C.E.: Exp:

APPROVED FOR CONSTRUCTION

By: _____ Date: 05/01/2025

Dan Goldberg, PE, Acting City Engineer

R.C.E.: 57292 Exp: 12/31/25

BENCH MARK

DESCRIPTION:

LOCATION:

ELEV.: _____ DATUM: M.S.L. _____

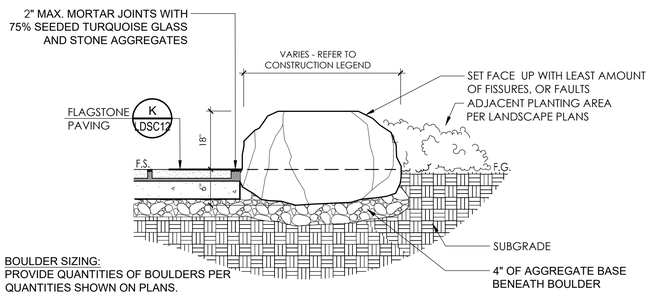
CITY OF SOLANA BEACH — ENGINEERING DEPARTMENT

IMPROVEMENT PLANS FOR: LANDSCAPE & PLANTING DETAILS

LOMAS SANTA FE CORRIDOR

DRAWING NO. CG-3185

Sheet 42 of 54

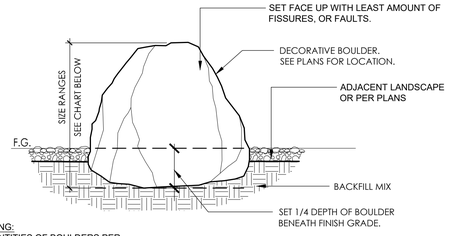


BOULDER SIZING:
PROVIDE QUANTITIES OF BOULDERS PER QUANTITIES SHOWN ON PLANS.
APPROXIMATE SIZE OF BOULDERS:
SIZE A: 48" LENGTH
SIZE B: 36" LENGTH
SIZE C: 24" LENGTH

NOTES:
A. PROVIDE TYPICAL PHOTOGRAPHS OF BOULDERS FOR APPROVAL FROM AUTHORIZED REPRESENTATIVE PRIOR TO PURCHASING
B. SEE CONSTRUCTION PLANS FOR SURROUNDING PAVING TYPE.
C. ALL SPECIMEN STONES SHALL BE LOCATED UNDER THE OBSERVATION OF THE LANDSCAPE ARCHITECT

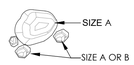
C BOULDER SEATING

3/4" = 1'-0" RRM-0401-0416.03-72



BOULDER SIZING:
PROVIDE QUANTITIES OF BOULDERS PER QUANTITIES SHOWN ON PLANS.
APPROXIMATE SIZE OF BOULDERS:
SIZE A: 24"-30"Ø
SIZE B: 18"-24"Ø
SIZE C: 12"-18"Ø

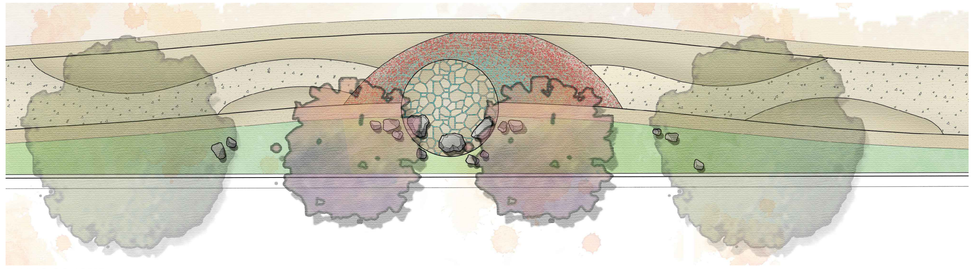
NOTES:
A. PROVIDE TYPICAL PHOTOGRAPHS OF BOULDERS FOR APPROVAL FROM AUTHORIZED REPRESENTATIVE PRIOR TO PURCHASING
B. SEE CONSTRUCTION PLANS FOR SURROUNDING PAVING TYPE.



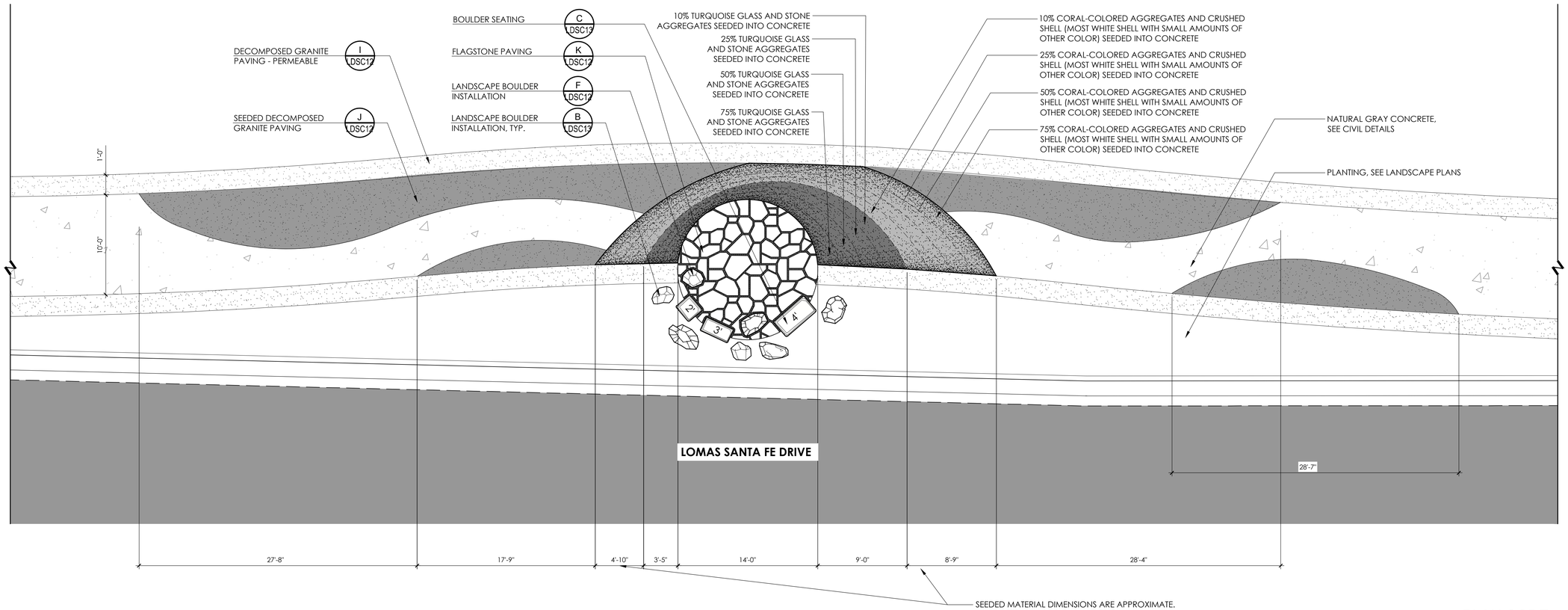
TYPICAL GROUPING

B BOULDER INSTALLATION

3/4" = 1'-0" RRM-0401-0416.03-75



PAVING CONCEPT



A REST AREAS WITH DECORATIVE PAVING TREATMENTS

3/16" = 1'-0"

AS-BUILT
By:_____ Date:_____
R.C.E.:_____ Exp:_____

PLAN CODE
~~LDSC 13~~

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LANDSCAPE ARCHITECT OF WORK
AMANDA SEIBEL PLA 6504 12/20/2024
DATE

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

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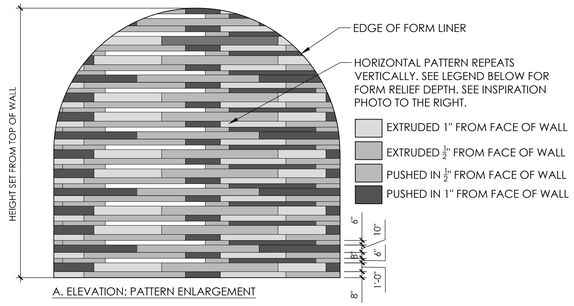
By:_____ Date: 05/01/2025
Dan Goldberg, PE, Acting City Engineer
R.C.E.: 57292 Exp: 12/31/25

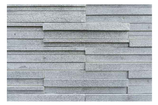
BENCH MARK
DESCRIPTION:
LOCATION:
ELEV.:_____ DATUM: M.S.L._____

CITY OF SOLANA BEACH — ENGINEERING DEPARTMENT
IMPROVEMENT PLANS FOR: — LANDSCAPE & PLANTING DETAILS
LOMAS SANTA FE CORRIDOR

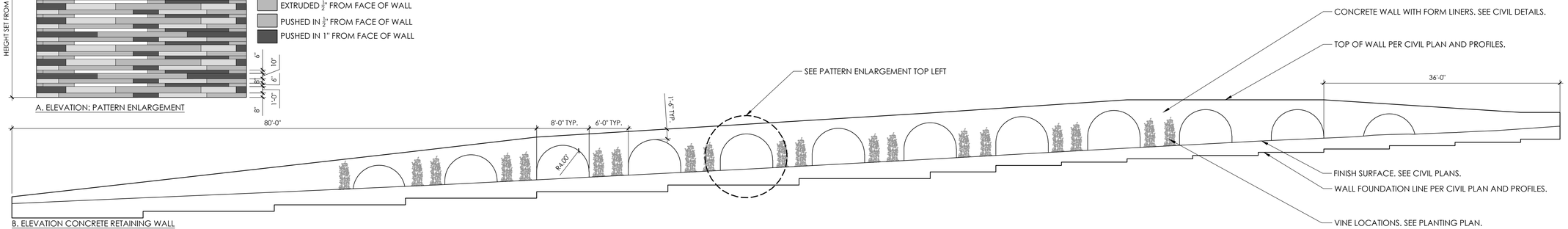
DRAWING NO.
CG-3185
Sheet 43 of 54



A. ELEVATION: PATTERN ENLARGEMENT



C. FORM LINER INSPIRATION

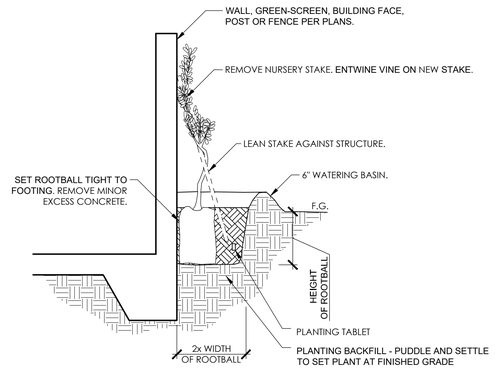


B. ELEVATION CONCRETE RETAINING WALL

B CONCRETE FORM LINER WALL

1/8" = 1'-0"

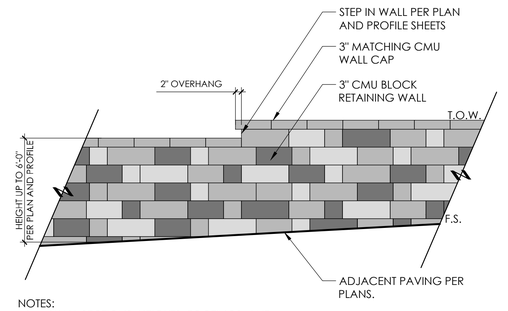
RRM-0401-0416.03-93



C VINE PLANTING

1" = 1'-0"

329333-20



NOTES:

1. WALL SECTIONS, HEIGHTS, FOOTINGS, AND REINFORCEMENT PER CIVIL DETAILS.
2. WALL ELEVATION IS FOR DESIGN INTENT ONLY. SEE PLAN AND PROFILE SHEETS AND DETAILS FOR CONTRACTIBILITY.

A TYPICAL CMU WALL ELEVATION

1/2" = 1'-0"

RRM-0401-0416.03-71

PLAN CODE

LDSC–14

AS–BUILT

By:_____ Date:_____

R.C.E.:_____ Exp:_____

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LANDSCAPE ARCHITECT OF WORK

AMANDA SEIBEL PLA 6504 12/20/2024
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Dan Goldberg, PE, Acting City Engineer

R.C.E.: 57292 Exp: 12/31/25

BENCH MARK

DESCRIPTION:

LOCATION:

ELEV.: _____ DATUM: M.S.L. _____

CITY OF SOLANA BEACH — ENGINEERING DEPARTMENT

IMPROVEMENT PLANS FOR: LANDSCAPE & PLANTING DETAILS

LOMAS SANTA FE CORRIDOR

DRAWING NO. CG-3185

Sheet 44 of 54

CITY OF SOLANA BEACH

LOMAS SANTA FE CORRIDOR EAST IMPROVEMENTS (IRRIGATION)

LOMAS SANTA FE FROM SANTA HELENA TO HIGHLAND DRIVE

DEH2024-LRWS-001515

SAN DIEGO COUNTY RECYCLED WATER STANDARD NOTES

1. All work shall be done in accordance with the SANTA FE IRRIGATION DISTRICT's Rules and Regulations.
2. Any adjacent drinking water fountains and designated outdoor eating areas shall be protected against contact with recycled water spray, mist, or runoff.
3. Best management practices shall be used to eliminate or control to the best extent possible ponding, runoff, overspray and misting.
4. Hose bibs are strictly prohibited.
5. Cross-connections between recycled water lines and potable water lines are strictly prohibited.
6. No substitutions of pipe materials will be allowed without prior approval of the SANTA FE IRRIGATION DISTRICT.
7. All mainline pipes shall have warning tape per SANTA FE IRRIGATION DISTRICT's Rules and Regulations.
8. Hours for irrigation with recycled water are from 9:00 p.m. to 6:00 a.m. The hours for irrigation with disinfected tertiary recycled water may be modified by the local authority. Irrigation during public use periods with disinfected tertiary recycled water shall be under the supervision of the designated user supervisor. Irrigation with water of a lesser quality than disinfected tertiary recycled water shall be between the hours of 9:00 p.m. and 6:00 a.m.
9. Burial of all wiring and piping shall meet SANTA FE IRRIGATION DISTRICT's Rules and Regulations.
10. Non-designated use areas shall be protected from contact with recycled water, whether by windblown spray or by direct application through irrigation or other use. Lack of protection, whether by design, construction practice or system operation, is strictly prohibited.
11. Irrigation heads shall be relocated or adjusted to minimize or eliminate over-spraying on sidewalks, streets and non-designated use areas.
12. Recycled water quick coupling valves shall be of a type designed for the use on recycled water distribution systems per SANTA FE IRRIGATION DISTRICT's Rules and Regulations.
13. On recycled water systems, all appurtenances (sprinkler heads, valve boxes, etc.) shall be color-coded purple per AWWA guidelines and Section 116815 of the California Health and Safety Code.
14. All irrigation pipes shall be stenciled with the warning, "NON-POTABLE or RECYCLED WATER," color-coded (purple) and laid with warning tape and stenciling oriented toward the top of the trench per the SANTA FE IRRIGATION DISTRICT's Rules and Regulations.
15. On new on-site systems (post-meter), potable water, constant pressure recycled water and sewer lines should be placed a minimum of four feet apart or as directed by the project engineer and/or regulatory agency. Measurements shall be between facing surfaces, not pipe center lines.
16. Constant pressure recycled water lines shall cross at least twelve inches below potable water lines and maintain at least twelve inches crossing separation between other utilities.
17. If a constant pressure recycled water line must be installed above a potable water line or less than twelve inches below a potable water line, then the recycled water line shall be installed within an approved protective sleeve as per the SANTA FE IRRIGATION DISTRICT's Rules and Regulations.
18. Developer/contractor shall conduct a cross-connection test and coverage test as directed by the SANTA FE IRRIGATION DISTRICT and/or the San Diego County Department of Environmental Health prior to any use of recycled water.
19. The required cross-connection inspection shall be done by either the SANTA FE IRRIGATION DISTRICT and/or the San Diego County Department of Environmental Health. Copies of inspection reports will be forwarded to the non-inspecting party.
20. The design and locations proposed for recycled water "Do Not Drink" signs shall be called out on the plans.
21. When recycled water becomes available, an on-site user supervisor shall be designated in writing. This individual shall be familiar with plumbing systems within the property, with the basic concepts of backflow/cross-connection protection, the recycled purveyor's rules and regulations and the specific requirements of a recycled water system. Copies of the designation, with contact phone numbers shall be provided to the SANTA FE IRRIGATION DISTRICT and/or the San Diego County Department of Environmental Health. On-site user supervisor will need to attend recycled water site supervisor certification webinar and receive certification to be considered a site supervisor. Training webinar is listed under "Training" at https://www.sandiego.gov/public-utilities/sustainability/recycled-water

    In case of emergency contact City of Solana Beach Public Works Department at 858-720-2470

    Or after hours contact City of Solana Beach Public Works Department at 858-756-3006

22. Educate all maintenance personnel on a continuous basis of the presence of recycled water. Personnel must be informed that recycled water is meant for irrigation purposes only, and is not approved for drinking purposes, hand washing, cleaning of tools, etc. Given the high turnover rate of employees in the landscape industry it is important this information be disseminated on an almost daily basis.
23. A physical separation shall be provided between adjacent areas irrigated with recycled water and potable water. Separation shall be provided by distance, concrete mow strips or other approved methods.
24. There shall be no direct (pipe-to-pipe) drainage of recycled water into the storm drains.
25. Brow ditches and/r catch basins are required to minimize recycled water runoff into storm drains.
26. All recycled water sprinkler control valves shall be tagged with identification tags. Tags shall be weatherproof plastic 3" x 4", purple in color, with words "Warning Recycled Water - Do Not Drink" imprinted on one side, and "Aviso - Agua Impura - No Tomar" on the other side. Imprinting shall be permanent and black in color.

    One tag shall be attached to each valve as follows:

    Attach to valve stem directly or with plastic tie wrap; or
    Attach to solenoid wire directly or with plastic tie wrap.

IRRIGATION NOTES

1. CONTRACTOR SHALL SLEEVE UNDER PAVING PER PLANS AND SPECIFICATIONS. TWICE (2X) THE SIZE OF PIPE ENCLOSED. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLING TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND ALL SLEEVES 18" BEYOND EDGE OF PAVING. SLEEVES SHALL BE PROVIDED FOR CONTROLLER WIRES ALONG MAINLINE, TYPICAL.
2. IRRIGATION PLAN IS DIAGRAMMATIC. FINAL LOCATION OF PIPING WILL BE DETERMINED AT THE TIME OF INSTALLATION. MAINLINE AND LATERALS SHALL BE PLACED IN THE SAME TRENCH WHEN POSSIBLE. ALL Q.C. VALVES ARE TO BE LOCATED 12" FROM SIDEWALKS, CURBS, ASPHALT & CONCRETE SURFACES.
3. ALL EQUIPMENT REQUIRED BUT NOT SPECIFIED ON THE DRAWING, TO COMPLETE THE WORK, SHALL BE PROVIDED BY THE IRRIGATION CONTRACTOR.
4. CONTACT WATER DEPARTMENT REGARDING INSPECTION, PERMIT, LOCATION AND INSTALLATION REQUIREMENTS FOR BACKFLOW PREVENTION DEVICES AND WATER SOURCES/METERS AND PIPELINE INSPECTION AND ASSOCIATED APPURTENANCES.
5. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND/OR SPECIFICATIONS.
6. CONTRACTOR SHALL INSTALL SOLAR PANEL TO PROVIDE POWER TO CONTROLLER. THE AUTHORIZED REPRESENTATIVE SHALL REVIEW CONTROLLER LOCATIONS PRIOR TO INSTALLATION. HOOK-UP TO THE CONTROLLER SHALL BE COMPLETED BY A LICENSED ELECTRICAL CONTRACTOR. THIS COST IS TO BE A PART OF THE LANDSCAPE CONTRACTOR'S BID.
7. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS AND SITE CONDITIONS PRIOR TO BEGINNING WORK. SHOULD CONFLICTING INFORMATION BE FOUND ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION.
8. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY AT NO EXPENSE TO THE OWNER.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL MATERIAL APPEARING ON PLAN.
10. PROVIDE PVC SHUTOFF VALVE FOR EACH VALVE MANIFOLD.
11. ALL EXISTING UTILITIES, WATER LINES AND FIRE HYDRANTS SHALL REMAIN CONNECTED AND IN FULL CONTINUOUS OPERATION DURING AND FOLLOWING ALL CONTRACT WORK.
12. CONTRACTOR SHALL MAKE ALL NECESSARY ADJUSTMENTS TO THE IRRIGATION SYSTEM FOLLOWING A PRECIPITATION TEST PER THE OWNER. ADJUSTMENTS SHALL INCLUDE BUT WILL NOT BE LIMITED TO: HEAD RELOCATION, CHANGING NOZZLES, AND ADJUSTING ARC PATTERNS TO ATTAIN 65% EFFICIENT UNIFORMITY AS REQUIRED BY THE OWNER.
13. ALL NEW IRRIGATION BOXES, AND ADDITIONAL BOXES NECESSARY FOR RETROFITS SHALL BE LOCATED IN PLANTING AREAS 18" MIN. AWAY FROM ADJACENT PAVING AND 5' MIN.
14. FOR DRIP AREAS: CONTRACTOR TO INSTALL CHECK VALVES, AIR RELIEF VALVES, OPERATION INDICATORS, AND FLUSH VALVES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
15. CONTRACTOR SHALL NOT INSTALL ANY PLANTING UNTIL THE FOLLOWING ARE COMPLETED:
    1. THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL.
    2. HYDROSTATIC PRESSURE TESTS SHALL BE PERFORMED ON MAIN AND LATERAL LINES.
    3. ALL ZONES SHALL PASS A COVERAGE TEST.
    4. CONTROLLERS SHALL BE FULLY OPERATIONAL.
16. ASSUMED AVAILABLE PRESSURE FOR THE IRRIGATION SYSTEM IS NOTED ON PLANS. CONTRACTOR TO VERIFY PRESSURE AT EACH POINT OF CONNECTION, AND CONSTRUCT A PRIVATE BOOSTER PUMP FOR THE IRRIGATION SYSTEM IF THE ASSUMED PRESSURE IS FOUND TO BE LOWER THAN SPECIFIED OR OTHERWISE INSUFFICIENT.
17. TWO "SPARE" WIRES SHALL RUN FROM THE CONTROLLER TO THE FARTHEST IRRIGATION VALVE(S). LOOP WIRES INTO VALVE BANKS ALONG THE RUN, TYPICAL. (ONE EXTRA TWO-WIRE SYSTEM SPARE.)
18. THE SOLAR PANEL SHALL BE INSTALLED FACING SOUTH AT AN ANGLE OF AROUND 35 DEGREES. THE SOLAR PANEL SHALL BE INSTALLED IN A CLEAR OPEN AREA NOT EFFECTED BY SHADE FROM TREES OR BUILDINGS PREVENTING DIRECT SUNLIGHT FROM DAWN TO DUSK. ALL SOLAR PANEL WIRING SHALL BE CONCEALED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
19. DISTANCE OF CONTROLLER TO SOLAR PANEL NOT TO EXCEED 30' UNLESS A SPLICE IS INSTALLED BETWEEN THE SOLAR POLE AND THE CONTROLLER ASSEMBLY. NEVER EXCEED 60'.
20. CONTACT WATER DEPARTMENT REGARDING INSPECTION, PERMIT, LOCATION AND INSTALLATION REQUIREMENTS FOR BACKFLOW PREVENTION DEVICES AND WATER SOURCES/METERS AND PIPELINE INSPECTION AND ASSOCIATED APPURTENANCES.
21. ALL RECYCLED WATER IRRIGATION COMPONENTS SHALL BE IDENTIFIED AND PROPERLY TAGGED PER SAN DIEGO COUNTY DEH AND CITY REQUIREMENTS.
22. THE INITIAL INSPECTION AND CROSS CONNECTION TEST MUST BE COMPLETED WITH AN ALTERNATE POTABLE WATER SOURCE, TYPICALLY FED BY A HIGHLINE CONNECTED TO A FIRE HYDRANT WITH A TEMPORARY METER AND BACKFLOW ASSEMBLY. ONCE ALL INSPECTIONS AND CROSS CONNECTION TESTING HAVE BEEN COMPLETED AND APPROVED BY SANTA FE IRRIGATION DISTRICT, SAN ELIJO JOINT POWERS AUTHORITY, AND DEHQ, THE SITE WILL BE APPROVED TO CONNECT TO RECYCLED WATER.
23. POTABLE HIGHLINE. THE CONTRACTOR IS REQUIRED TO INSTALL A POTABLE HIGHLINE TO SUPPLY WATER TO THE NEW RECYCLED WATER IRRIGATION SYSTEM, BEFORE UTILIZING THE RECYCLED WATER. THE CONTRACTOR MUST ENSURE THAT A SHUTDOWN TEST IS COMPLETED WITH THE DEPARTMENT OF ENVIRONMENTAL HEALTH (DEH) IN THE CONSTRUCTION AREA."
24. ALL IRRIGATION LIDS SHALL BE BRANDED WITH CONTROLLER ID AND STATION NUMBER.

IRRIGATION 2-WIRE NOTES

1. ALL VALVES LOCATED TO BE INSTALLED ON A 2-WIRE PATH AND RECEIVE DECODER MODULES.
2. 2-WIRE CONDUIT SHALL BE LOCATED ALONG ALL IRRIGATION MAINLINE, TYPICAL.
3. INSTALL POC DECODER AT EACH PAIR OF PROPOSED MASTER VALVE AND FLOW SENSORS.
4. GROUNDING RODS TO BE INSTALLED ALONG 2-WIRE PATH PER MANUFACTURER'S INSTRUCTIONS AND DETAIL K ON LDSC-22.
5. DECODER GROUNDING HARDWARE SHOULD ALWAYS BE CONNECTED AND PLACED AT RIGHT ANGLES TO THE RUN OF THE TWO-WIRE PATH.
6. THE 2-WIRE DECODERS SHALL USE #14 AWG DIRECT BURIAL WIRES TO CONNECT TO REMOTE CONTROL VALVES.
7. MAXIMUM RECOMMENDED DISTANCE BETWEEN SOLENOID AND DECODER IS 100'.
7. THE 2-WIRE CABLE SHALL EITHER BE PAIGE P7354D OR REGENCY'S HUNTER DECODER CABLE WITH A MAXIMUM LENGTH OF 7,000 FT.
8. ALL CONNECTIONS AND SPLICES IN THE RED/BLUE TWO-WIRE PATH (IDWIRE) MUST BE WATERPROOF AND MOISTURE-RESISTANT AND SHALL BE DONE WITH 3M™ SCOTCHCAST™ 3570G CONNECTOR SEALING PACKS WITH WIRE NUT ONLY. ALL UNUSED DECODER AND SLICE WIRES MUST GET A CONNECTOR PACK.
9. WHENEVER A SPLICE OR CONNECTION IS MADE, IT IS IMPORTANT TO LEAVE ADEQUATE SLACK IN THE WIRES. LEAVE 5 FT/1.5 M SLACK TO PREVENT CONTRACTION OF THE WIRE FROM DAMAGING THE CONNECTIONS, AND TO ALLOW THE SPLICES TO BE REMOVED FROM THE VALVE BOX FOR SERVICE OR INSPECTION.
9. INSTALL THE GROUNDING WIRE AND EARTH GROUND HARDWARE AT RIGHT ANGLES FROM THE TWO-WIRE PATHS, WHEN POSSIBLE
10. ALL CONTROL WIRES LEADING FROM VALVES TO CONTROLLER SHALL BE LOOPED-UP A MINIMUM OF 30" INTO EVERY VALVE BOX INTERCEPTED ON THE WAY TO THE CONTROLLER. WIRE SHALL BE PER MANUFACTURERS RECOMMENDATION. ALL WIRE INSULATION SHALL BE INTACT AND FREE OF NICKS AND CUTS. ALL WIRE CONNECTIONS NEED TO BE ABSOLUTELY WATER TIGHT. EACH CONTROLLER SHALL HAVE A DIFFERENT WIRE JACKET COLOR, AND THAT COLOR SHALL BE INDICATED BY CONTRACTOR ON THE AS-BUILT DRAWINGS.
16. USE #6 AWG SOLID COPPER WIRE FROM THE COPPER ROD TO THE FIELD COMMON WHITE WIRES IN THE BLACK HARNESS) OF THE CONTROLLER.
17. PROVIDE A 1" ELECTRICAL CONDUIT FOR EACH SET OR PAIR OF TWO-WIRE PATH. INCREASE THE CONDUIT BY ½" INCREMENT FOR EACH ADDITIONAL PAIR OF TWO WIRES.

DECLARATIONS OF RESPONSIBILITY

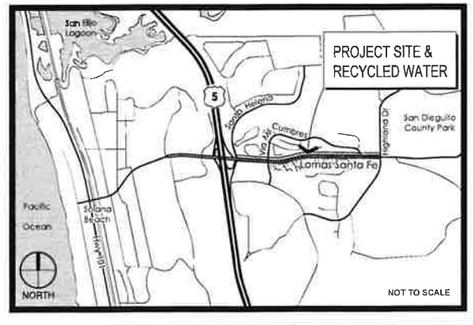
I HEREBY DECLARE THAT I AM THE LANDSCAPE ARCHITECT OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THIS PROJECT AS DEFINED IN SECTION 6730 OF THE BUSINESS AND PROFESSIONS CODE AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SOLANA BEACH AND THE SAN DIEGO COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME AS THE LANDSCAPE ARCHITECT OF WORK OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

RRM DESIGN GROUP	32332 CAMINO CAPISTRANO, STE 205, SAN JUAN CAPISTRANO, CA	858-922-7457
FIRM	ADDRESS	PHONE
AMANDA SEIBEL	LA6504	03/31/25
LANDSCAPE ARCHITECT	LICENSE NO. &	EXPIRATION DATE

THE LOMAS SANTA FE SITE WILL BE MAINTAINED BY THE CITY OF SOLANA BEACH PUBLIC WORKS DEPARTMENT

VICINITY MAP



SHEET INDEX

LDSC-15	IRRIGATION SCHEDULE AND NOTES
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LDSC-18	IRRIGATION PLAN
LDSC-19	IRRIGATION PLAN
LDSC-20	IRRIGATION PLAN
LDSC-21	IRRIGATION PLAN
LDSC-22	IRRIGATION DETAILS
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LDSC-24	IRRIGATION DETAILS

COMPLIANCE WITH MWELO

1. PROJECT INFORMATION - SEE COVER PAGE OF THIS DRAWING SET FOR ALL INFORMATION INCLUDING DATE, PROJECT APPLICANT AND OWNER, AND ADDRESS.
2. TOTAL LANDSCAPE AREA:
   SHRUBS, GROUNDCOVER AND TREES - 22,000 SF
   TURF - 0 SF
3. PROJECT TYPE - REHAB
4. WATER SUPPLY - NON-POTABLE
5. CHECKLIST OF ALL DOCUMENTS IN LANDSCAPE DOCUMENT PACKAGE:
   LANDSCAPE DESIGN PLAN - INCLUDED IN THESE LANDSCAPE DRAWINGS
   IRRIGATION DESIGN PLAN - INCLUDED IN THESE LANDSCAPE DRAWINGS
   GRADING DESIGN PLAN - PER CIVIL SHEETS
6. SEE SHEET BELOW FOR WATER EFFICIENT LANDSCAPE WORKSHEET
7. SEE SHEET BELOW FOR WATER BUDGET CALCULATIONS (MAWA) AND (ETWU)
8. I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE COMPLIANCE OPTION TO THE MWELO

AMANDA SEIBEL - CA RLA #6504

California Code of Regulations, Title 23, Division 2, Chapter 2.7, Model Water Efficient Landscape Ordinance as available from: Thomson Reuters Westlaw.

CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING ITEMS:

1. SOILS MANAGEMENT REPORT
   Submit soil samples to a laboratory for analysis and recommendations. Soil sampling shall be conducted in accordance with laboratory protocol, including protocols regarding adequate sampling depth for the intended plants.
   The soil analysis may include: soil texture; infiltration rate determined by laboratory test or soil texture infiltration rate table; pH; total soluble salts; sodium; percent organic matter; and recommendations.
   The soil analysis report shall be submitted to the local agency as part of the Certificate of Completion.
   The soil analysis report shall be made available, in a timely manner, to the professional preparing the landscape design plans and irrigation design plans to make any necessary adjustments to the design.
   The project applicant, or his/her designee, shall submit documentation verifying implementation of soil analysis report recommendations to the local agency with Certificate of Completion.
2. CERTIFICATE OF COMPLETION - SEE APPENDIX C OF THE MWELO
3. IRRIGATION SCHEDULING - PER SECTION 492.10 OF THE MWELO
4. SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE - PER SECTION 492.11 OF THE MWELO
5. IRRIGATION AUDIT REPORT - PER SECTION 492.12 OF THE MWELO

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Document Package

Reference Evapotranspiration (Eto) 41

Hydrozone # /Planting Description*	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (Sq, ft)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
N/A							
				Totals			
Special Landscape Areas							
Recycled Water				1	22000		559,240
				Totals	22000		559,240
						ETWU Total	559,240
						Maximum Allowed Water Allowance (MAWA)	559,240

MAWA (Annual Gallons Allowed)
(Eto) (0.62) [(ETAF x LA)]+((1-ETAF) x SLA)]
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year. LA is the total landscape area in square feet. SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

ETWU (Annual Gallons Required)
Eto x 0.62 x (ETAF x Area)
where 0.62 is a conversion factor that converts acre inches per acre per year to galls per square foot per year.

AS-BUILT
By:_____ Date:_____
R.C.E.:_____ Exp:_____

PLAN CODE
LDSC-15

IRRIGATION APPROVALS

SAN ELIJO JOINT POWERS AUTHORITY — SHEETS 45-54
SAN ELIJO WATER RECLAMATION FACILITIES
Christopher A. Tress — 1/27/2025
SIGNATURE — DATE

SHEETS 45-54
COUNTY OF SAN DIEGO DEPARTMENT OF ENVIRONMENTAL HEALTH AND QUALITY (DEHQ)
REVIEWED BY: Jenna Lepore Digitally signed by Jenna Lepore Date: 2025.02.05 11:36:26 -08'00' — _____
REPRESENTATIVE SIGNATURE — DATE

SHEETS 45-54
SANTA FE IRRIGATION DISTRICT
REVIEWED BY: _____ — 2/2/25
REPRESENTATIVE SIGNATURE — DATE

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LANDSCAPE ARCHITECT OF WORK: AMANDA SEIBEL PLA 6504 12/20/2024 DATE

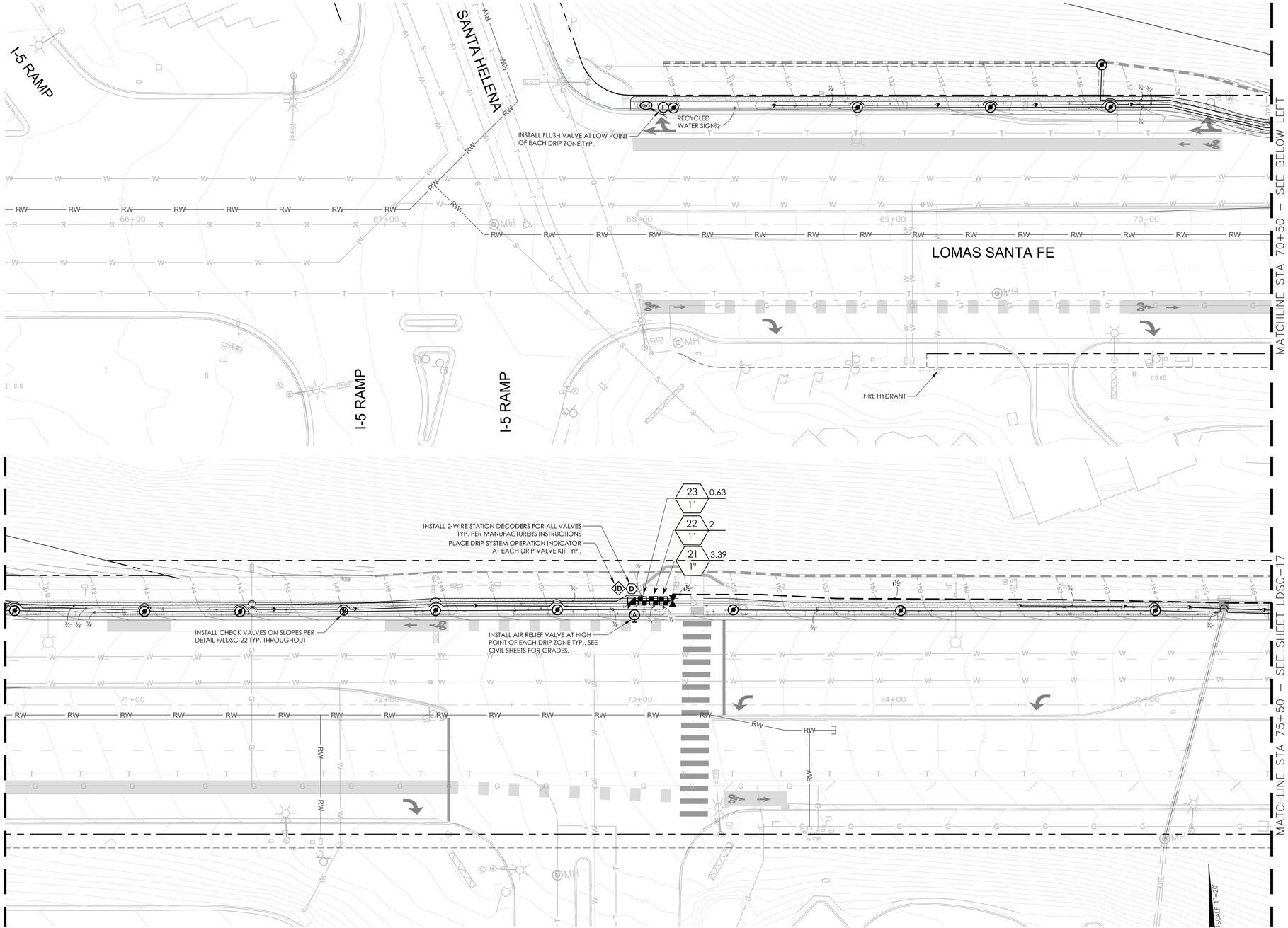
CITY APPROVED CHANGES | APP'D | DATE

RECOMMENDED FOR APPROVAL
By: _____ Date: _____
R.C.E.: Exp:

APPROVED FOR CONSTRUCTION
By: _____ Date: 05/01/2025
Dan Goldberg, PE, Acting City Engineer
R.C.E.: 57292 Exp: 12/31/25

BENCH MARK
DESCRIPTION:
LOCATION:
ELEV.: _____ DATUM: M.S.L. _____

CITY OF SOLANA BEACH — ENGINEERING DEPARTMENT
IMPROVEMENT PLANS FOR: LOMAS SANTA FE CORRIDOR
IRRIGATION SCHEDULE AND NOTES
DRAWING NO. CG-3185
Sheet 45 of 54



KEY PLAN- NTS

LOMAS SANTA FE-PLAN

SCALE: 1"=20'

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	ARC	PSI	RADIUS	DETAIL
	HUNTER RZWS-18-CV 25	360	50	3'	I/LDSC-22

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	HUNTER IBZ-101-40 DRIP CONTROL ZONE KIT. 1" IBV BRASS GLOBE VALVE WITH FILTER SENTRY MECHANISM AND 1" HFR-100-075 FILTER REGULATOR, AND 1" OUTLET 40 PSI REGULATOR FLOW RANGE: 2 GPM TO 20 GPM. 150 MESH STAINLESS STEEL SCREEN. EACH VALVE TO RECEIVE LIT-700 (RECYCLED WATER ID TAG) WHEN OPERATING PRESSURE AT THE VALVE EXCEEDS 50 PSI, CONTRACTOR TO INSTALL HUNTER ACCU-SYNC PER MANUFACTURER'S INSTRUCTIONS.	F/LDSC-22
	PIPE TRANSITION POINT ABOVE GRADE PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER TO ABOVE GRADE INSTALLATION.	B/LDSC-22
F	HUNTER AFV-075 AUTOMATIC FLUSH VALVE WITH 3/4IN. FNPT CONNECTION. VALVE SHALL BE PLACED ON LOW POINT OF EACH DRIP ZONE TO FLUSH PIPELINES AND PREVENT BLOCKAGE.	D/LDSC-23
A	HUNTER PLD-AVR PLD-AVR ALLOWS FOR AIR TO ESCAPE A DRIP IRRIGATION SYSTEM TO PREVENT BLOCKAGE AND WATER HAMMERING. 1/2IN. MPT CONNECTION WITH 80 PSI MAXIMUM RATING. VALVE SHALL BE PLACED ON THE HIGH POINT OF EACH DRIP ZONE.	E/LDSC-23
ID	HUNTER ECO-ID-12-R ECO-ID: 1/2IN. FPT CONNECTION WITH 15 PSI - 100 PSI OPERATING PRESSURE. SPECIFY WITH HUNTER SJ SWING JOINT. RECLAIMED. INDICATOR SHALL BE INSTALL ON EACH DRIP ZONE AT THE VALVES FOR VISIBILITY.	
	HUNTER HE-B (AREA TO RECEIVE DRIP EMITTERS) SELF-PIERCING 1/4" BARB SOURCE DRIP EMITTER WITH 1.0 GPH FLOW RATE. PRESSURE COMPENSATING FROM 15 PSI-50 PSI. DIFFUSER CAP (HE) AVAILABLE FOR HIGHER FLOWS AND CLOG PROTECTION. HDL-BLANK-R 1/2" PURPLE DISTRIBUTION DRIP TUBING Emitter Notes: 05HE-T emitters (1 assigned to each flat plant, 1 gal plant, and Field Grown plant) 05HE-T emitters (2 assigned to each 5 gal plant, 15 gal plant, 24" box plant & 60" box plant)	A/LDSC-23

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	NELSON 7645 1" BRASS QUICK COUPLER VALVE WITH ACME THREADS FOR SLOW FLOW CONTROL, WITH LOCKING RUBBER COVER AND PURPLE CAP WITH RECYCLED WATER WARNING.	H/LDSC-22
	NIBCO T-560 BALL VALVE BRONZE GATE SHUT OFF VALVE WITH CROSS HANDLE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. LINE SIZE. PURPLE HANDLE AND VALVE BOXES SHALL HAVE PURPLE LIDS TO RECYCLED WATER.	C/LDSC-22
MV1	BUCKNER SUPERIOR 3100-RW 1-1/2" NORMALLY OPEN BRASS MASTER VALVE THAT PROVIDES DIRTY WATER PROTECTION. SIZE 1-1/2IN. WITH PURPLE CROSS HANDLE FOR RECYCLED WATER USE.	E/LDSC-22
	KBI SPRING CHECK VALVE LINE SIZE CHECK VALVE. INSTALL A (SLIP X SLIP) SPRING CHECK VALVE FOR FLOWS DOWNHILL FROM RCV. INSTALL IN ACCORDANCE WITH IRRIGATION DETAIL AND MANUFACTURER'S INSTRUCTIONS.	C/LDSC-23
	KBI SWING CHECK VALVE LINE SIZE CHECK VALVE. INSTALL A (SLIP X SLIP) SWING CHECK VALVE FOR FLOWS UPHILL OF RCV. INSTALL IN ACCORDANCE IRRIGATION DETAIL AND MANUFACTURER.	C/LDSC-23
	WATTS LF223 1 1/2 LEAD FREE BRASS HIGH CAPACITY WATER PRESSURE REDUCING VALVE. SIZE 1 1/2" PRESSURE REGULATION SET TO: 60 PSI NPT FEMALE INLET AND OUTLET. EACH VALVE TO RECEIVE RECYCLED WATER ID TAG.	B/LDSC-22
C1	CALSENSE CS3-2W-SL CALSENSE CS3000 2-WIRE SOLAR POWERED CONTROLLER WITHIN A DOUBLE WIDE STAINLESS STEEL PEDESTAL ENCLOSURE.	G/LDSC-23
NO SYM.	CALSENSE CS3-GR-BUNDLE-2 4G LTE CELLULAR MODEM FOR CS3000 TO PROVIDE COMMUNICATION WITH CLOUD-BASED COMMAND CENTER ONLINE WEB APPLICATION, INCLUDES GRSTUBBY ANTENNA AND PREPAID 10 YEAR DATA PLAN FOR 1-CELLULAR MODEM COMMUNICATING WITH 1 OR 2 CONTROLLERS. NONCANCELLABLE AND NONREFUNDABLE. MUST INCLUDE CUSTOMER/JOB LOCATION.	G/LDSC-23
NO SYM.	CALSENSE CS3-POC-KIT CS3000 POC CARD AND TERMINAL BOARD. USED TO ADD A CONVENTIONALLY WIRED POC (MASTER VALVE AND FLOW METER) TO A 2-WIRE CONTROLLER.	G/LDSC-23
SP	CALSENSE CS3-SL-POLE CALSENSE 16FT. POLE FOR MOUNTING CALSENSE SOLAR PANEL. INCLUDES MOUNTING EQUIPMENT FOR CEMENT BASE AND PANEL. SOLAR ASSEMBLY FOR CALSENSE CONTROLLER SOLAR RECHARGEABLE BATTERIES, POWER INVERTER, BLUETOOTH POWER MONITOR, SMART SOLAR CHARGE CONTROLLER, CIRCUIT BREAKERS, AND SOLAR PANEL.	J/LDSC-22
D	CALSENSE CS-2W-2ST CALSENSE 2-WIRE STATION DECODER WITH 2-STATION OUTPUTS, CONTRACTOR TO INSTALL REQUIRED 3570G-N WIRE CONNECTORS (SOLD SEPARATELY)	I/LDSC-23
DP	CALSENSE CS-2W-POC CALSENSE 2-WIRE POC DECODER WITH 1 FLOW METER INPUT AND 1 MASTER VALVE OUTPUT. CONTRACTOR TO INSTALL 3570G-N WIRE CONNECTORS (SOLD SEPARATELY)	
FS	CALSENSE FM 1.5U CALSENSE ULTRASONIC FLOW SENSOR. 1.5IN. PVC SCH 80 TEE-MOUNTED. 0.55-82 GPM.	D/LDSC-22
G	GROUNDING ROD INSTALL 5/8" BY 8' COPPER GROUND ROD AT THE FOLLOWING LOCATIONS, ONE AT CONTROLLER, ONE EVERY 300 FT ALONG 2-WIRE PATH OR THE NEXT CLOSEST DECODER AND ONE AT END OF EACH TWO WIRE CABLE RUN.	J/LDSC-23 K/LDSC-23
POC WM	INSTALL 1 1/2" WATER METER AT POINT OF CONNECTION. CONNECT TO 12" RECYCLED WATER LINE. AVAILABLE PRESSUE 92 PSI.	

	DETAIL
IRRIGATION LATERAL LINE: PURPLE PVC SCHEDULE 40-NP	A/LDSC-22
IRRIGATION MAINLINE: PURPLE PVC SCHEDULE 40-NP	A/LDSC-22
PIPE SLEEVE: PVC SCHEDULE 40	A/LDSC-22
RECYCLED WATER SIGN PER	A/LDSC-24

Valve Callout: Valve Number, Valve Flow, Valve Size

20 10 0 20 40 60

SCALE: 1"=20'

SAN ELIJO JOINT POWERS AUTHORITY — SHEETS 45–54

SAN ELIJO WATER RECLAMATION FACILITIES

Christopher A. Trees — SIGNATURE — 1/27/2025 DATE

PLAN CODE LDSC–16

AS–BUILT By:_____ Date:_____ R.C.E.:_____ Exp:_____

rrm design group

rrmdesign.com | (805) 963-8283

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LANDSCAPE ARCHITECT OF WORK: AMANDA SEIBEL PLA 6504 — 12/20/2024 DATE

CITY APPROVED CHANGES	APP'D	DATE

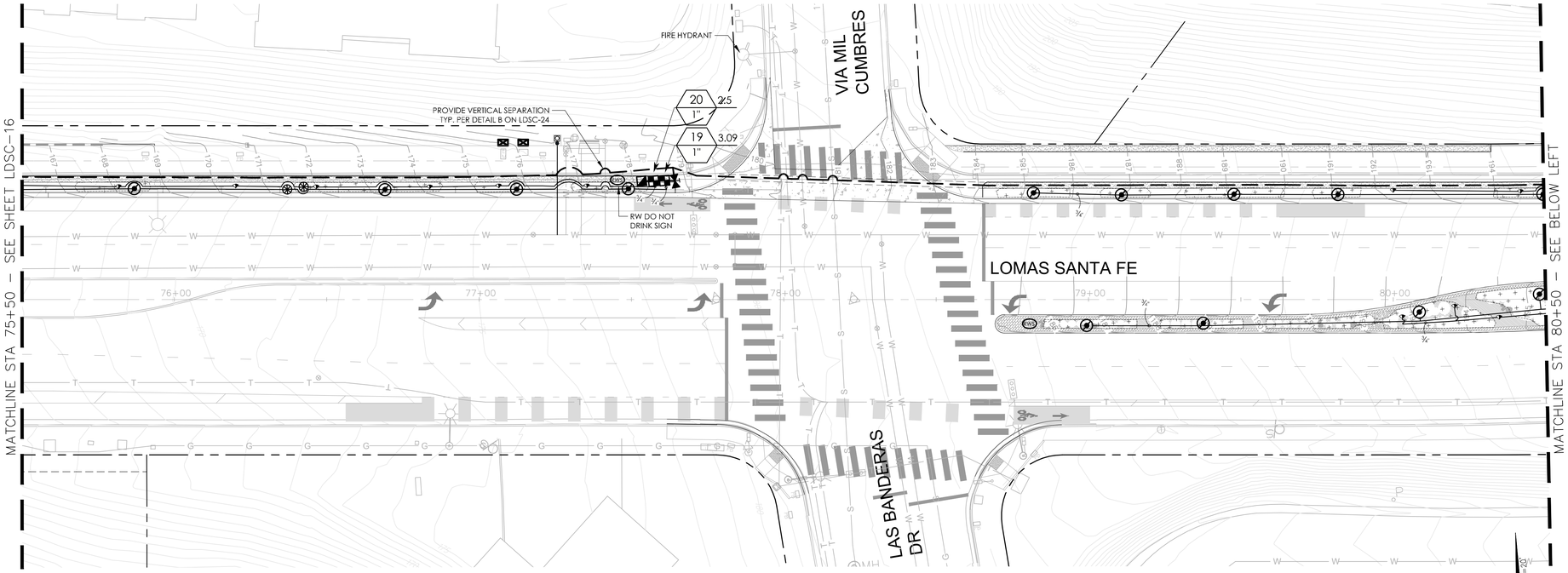
RECOMMENDED FOR APPROVAL
By:_____ Date:_____
R.C.E.:_____ Exp:_____

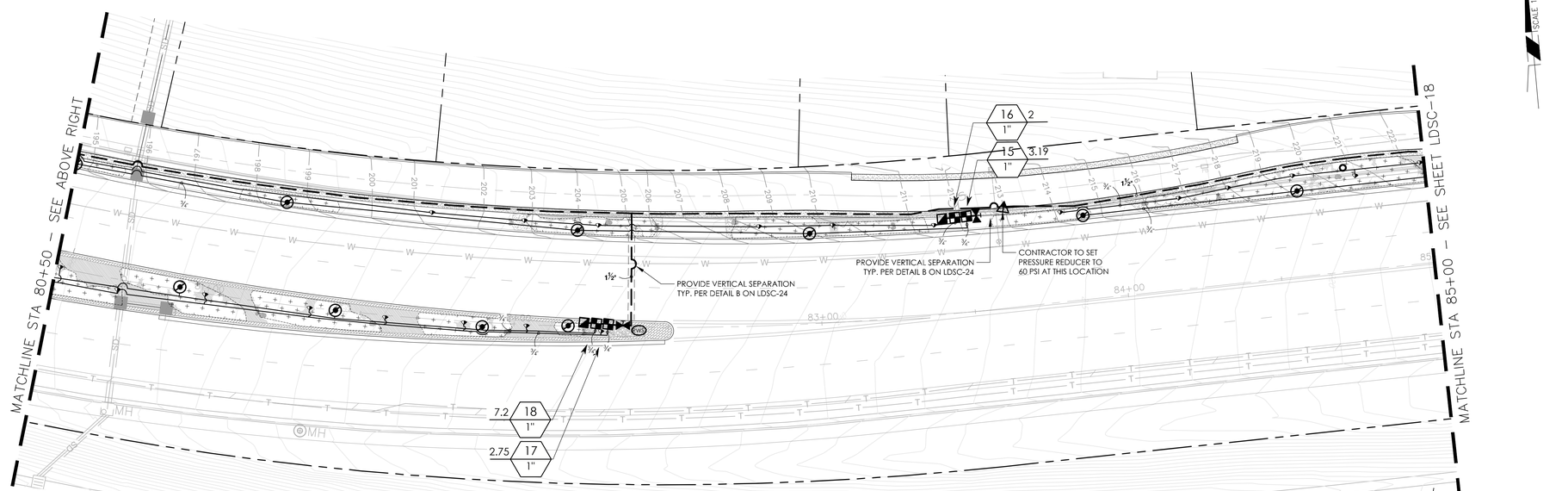
APPROVED FOR CONSTRUCTION
By:_____ Date: 05/01/2025
Dan Goldberg, PE, Acting City Engineer
R.C.E.: 57292 Exp: 12/31/25

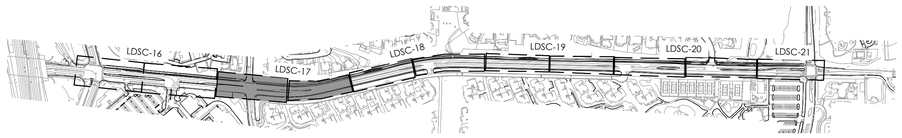
BENCH MARK
DESCRIPTION:
LOCATION:
ELEV.:_____ DATUM: M.S.L._____

CITY OF SOLANA BEACH — ENGINEERING DEPARTMENT
IMPROVEMENT PLANS FOR: LOMAS SANTA FE CORRIDOR
IRRIGATION PLAN

DRAWING NO. CG-3185
Sheet 46 of 54







KEY PLAN- NTS

LOMAS SANTA FE-PLAN

SCALE: 1"=20'

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	ARC	PSI	RADIUS	DETAIL
	HUNTER RZWS-18-CV 25	360	50	3'	I/LDSC-22

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	HUNTER IBZ-101-40 DRIP CONTROL ZONE KIT. 1" IBV BRASS GLOBE VALVE WITH FILTER SENTRY MECHANISM AND 1" HFR-100-075 FILTER REGULATOR, AND 1" OUTLET 40 PSI REGULATOR FLOW RANGE: 2 GPM TO 20 GPM. 150 MESH STAINLESS STEEL SCREEN. EACH VALVE TO RECEIVE LIT-700 (RECYCLED WATER ID TAG) WHEN OPERATING PRESSURE AT THE VALVE EXCEEDS 50 PSI, CONTRACTOR TO INSTALL HUNTER ACCU-SYNC PER MANUFACTURER'S INSTRUCTIONS.	F/LDSC-22
	PIPE TRANSITION POINT ABOVE GRADE PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER TO ABOVE GRADE INSTALLATION.	B/LDSC-22
F	HUNTER AFV-075 AUTOMATIC FLUSH VALVE WITH 3/4IN. FNPT CONNECTION. VALVE SHALL BE PLACED ON LOW POINT OF EACH DRIP ZONE TO FLUSH PIPELINES AND PREVENT BLOCKAGE.	D/LDSC-23
A	HUNTER PLD-AVR PLD-AVR ALLOWS FOR AIR TO ESCAPE A DRIP IRRIGATION SYSTEM TO PREVENT BLOCKAGE AND WATER HAMMERING. 1/2IN. MPT CONNECTION WITH 80 PSI MAXIMUM RATING. VALVE SHALL BE PLACED ON THE HIGH POINT OF EACH DRIP ZONE.	E/LDSC-23
ID	HUNTER ECO-ID-12-R ECO-ID: 1/2IN. FPT CONNECTION WITH 15 PSI - 100 PSI OPERATING PRESSURE. SPECIFY WITH HUNTER SJ SWING JOINT. RECLAIMED. INDICATOR SHALL BE INSTALL ON EACH DRIP ZONE AT THE VALVES FOR VISIBILITY.	
	HUNTER HE-B (AREA TO RECEIVE DRIP EMITTERS) SELF-PIERCING 1/4" BARB SOURCE DRIP EMITTER WITH 1.0 GPH FLOW RATE. PRESSURE COMPENSATING FROM 15 PSI-50 PSI. DIFFUSER CAP (HE) AVAILABLE FOR HIGHER FLOWS AND CLOG PROTECTION. HDL-BLANK-R 1/2" PURPLE DISTRIBUTION DRIP TUBING Emitter Notes: 05HE-T emitters (1 assigned to each flat plant, 1 gal plant, and Field Grown plant) 05HE-T emitters (2 assigned to each 5 gal plant, 15 gal plant, 24" box plant & 60" box plant)	A/LDSC-23

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	NELSON 7645 1" BRASS QUICK COUPLER VALVE WITH ACME THREADS FOR SLOW FLOW CONTROL, WITH LOCKING RUBBER COVER AND PURPLE CAP WITH RECYCLED WATER WARNING.	H/LDSC-22
	NIBCO T-560 BALL VALVE BRONZE GATE SHUT OFF VALVE WITH CROSS HANDLE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. LINE SIZE. PURPLE HANDLE AND VALVE BOXES SHALL HAVE PURPLE LIDS TO RECYCLED WATER.	C/LDSC-22
MV1	BUCKNER SUPERIOR 3100-RW 1-1/2" NORMALLY OPEN BRASS MASTER VALVE THAT PROVIDES DIRTY WATER PROTECTION. SIZE 1-1/2IN. WITH PURPLE CROSS HANDLE FOR RECYCLED WATER USE.	E/LDSC-22
	KBI SPRING CHECK VALVE LINE SIZE CHECK VALVE. INSTALL A (SLIP X SLIP) SPRING CHECK VALVE FOR FLOWS DOWNHILL FROM RCV. INSTALL IN ACCORDANCE WITH IRRIGATION DETAIL AND MANUFACTURER'S INSTRUCTIONS.	C/LDSC-23
	KBI SWING CHECK VALVE LINE SIZE CHECK VALVE. INSTALL A (SLIP X SLIP) SWING CHECK VALVE FOR FLOWS UPHILL OF RCV. INSTALL IN ACCORDANCE IRRIGATION DETAIL AND MANUFACTURER.	C/LDSC-23
	WATTS LF223 1 1/2 LEAD FREE BRASS HIGH CAPACITY WATER PRESSURE REDUCING VALVE. SIZE 1 1/2" PRESSURE REGULATION SET TO: 60 PSI NPT FEMALE INLET AND OUTLET. EACH VALVE TO RECEIVE RECYCLED WATER ID TAG.	B/LDSC-22
C1	CALSENSE CS3-2W-SL CALSENSE CS3000 2-WIRE SOLAR POWERED CONTROLLER WITHIN A DOUBLE WIDE STAINLESS STEEL PEDESTAL ENCLOSURE.	G/LDSC-23
NO SYM.	CALSENSE CS3-GR-BUNDLE-2 4G LTE CELLULAR MODEM FOR CS3000 TO PROVIDE COMMUNICATION WITH CLOUD-BASED COMMAND CENTER ONLINE WEB APPLICATION. INCLUDES GRSTUBBY ANTENNA AND PREPAID 10 YEAR DATA PLAN FOR 1-CELLULAR MODEM COMMUNICATING WITH 1 OR 2 CONTROLLERS. NONCANCELLABLE AND NONREFUNDABLE. MUST INCLUDE CUSTOMER/JOB LOCATION.	G/LDSC-23
NO SYM.	CALSENSE CS3-POC-KIT CS3000 POC CARD AND TERMINAL BOARD. USED TO ADD A CONVENTIONALLY WIRED POC (MASTER VALVE AND FLOW METER) TO A 2-WIRE CONTROLLER.	G/LDSC-23
SP	CALSENSE CS3-SL-POLE CALSENSE 16FT. POLE FOR MOUNTING CALSENSE SOLAR PANEL. INCLUDES MOUNTING EQUIPMENT FOR CEMENT BASE AND PANEL. SOLAR ASSEMBLY FOR CALSENSE CONTROLLER SOLAR RECHARGEABLE BATTERIES, POWER INVERTER, BLUETOOTH POWER MONITOR, SMART SOLAR CHARGE CONTROLLER, CIRCUIT BREAKERS, AND SOLAR PANEL.	J/LDSC-22
D	CALSENSE CS-2W-2ST CALSENSE 2-WIRE STATION DECODER WITH 2-STATION OUTPUTS. CONTRACTOR TO INSTALL REQUIRED 3570G-N WIRE CONNECTORS (SOLD SEPARATELY)	I/LDSC-23
DP	CALSENSE CS-2W-POC CALSENSE 2-WIRE POC DECODER WITH 1 FLOW METER INPUT AND 1 MASTER VALVE OUTPUT. CONTRACTOR TO INSTALL 3570G-N WIRE CONNECTORS (SOLD SEPARATELY)	
FS	CALSENSE FM 1.5U CALSENSE ULTRASONIC FLOW SENSOR. 1.5IN. PVC SCH 80 TEE-MOUNTED. 0.55-82 GPM.	D/LDSC-22
G	GROUNDING ROD INSTALL 5/8" BY 8' COPPER GROUND ROD AT THE FOLLOWING LOCATIONS. ONE AT CONTROLLER, ONE EVERY 300 FT ALONG 2-WIRE PATH OR THE NEXT CLOSEST DECODER AND ONE AT END OF EACH TWO WIRE CABLE RUN.	J/LDSC-23 K/LDSC-23
POC WM	INSTALL 1 1/2" WATER METER AT POINT OF CONNECTION. CONNECT TO 12" RECYCLED WATER LINE. AVAILABLE PRESSUE 92 PSI.	

	DETAIL
IRRIGATION LATERAL LINE: PURPLE PVC SCHEDULE 40-NP	A/LDSC-22
IRRIGATION MAINLINE: PURPLE PVC SCHEDULE 40-NP	A/LDSC-22
PIPE SLEEVE: PVC SCHEDULE 40	A/LDSC-22
RECYCLED WATER SIGN PER	A/LDSC-24

Valve Callout: Valve Number (#), Valve Flow (#), Valve Size (#")

20 10 0 20 40 60

SCALE: 1"=20'

SAN ELIJO JOINT POWERS AUTHORITY — SHEETS 45–54

SAN ELIJO WATER RECLAMATION FACILITIES

Christopher A. Trees — SIGNATURE — 1/27/2025 — DATE

PLAN CODE LDSC–17

AS–BUILT
By:_____ Date:_____
R.C.E.:_____ Exp:_____

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LANDSCAPE ARCHITECT OF WORK
AMANDA SEIBEL PLA 6504 12/20/2024 DATE

CITY APPROVED CHANGES	APP'D	DATE

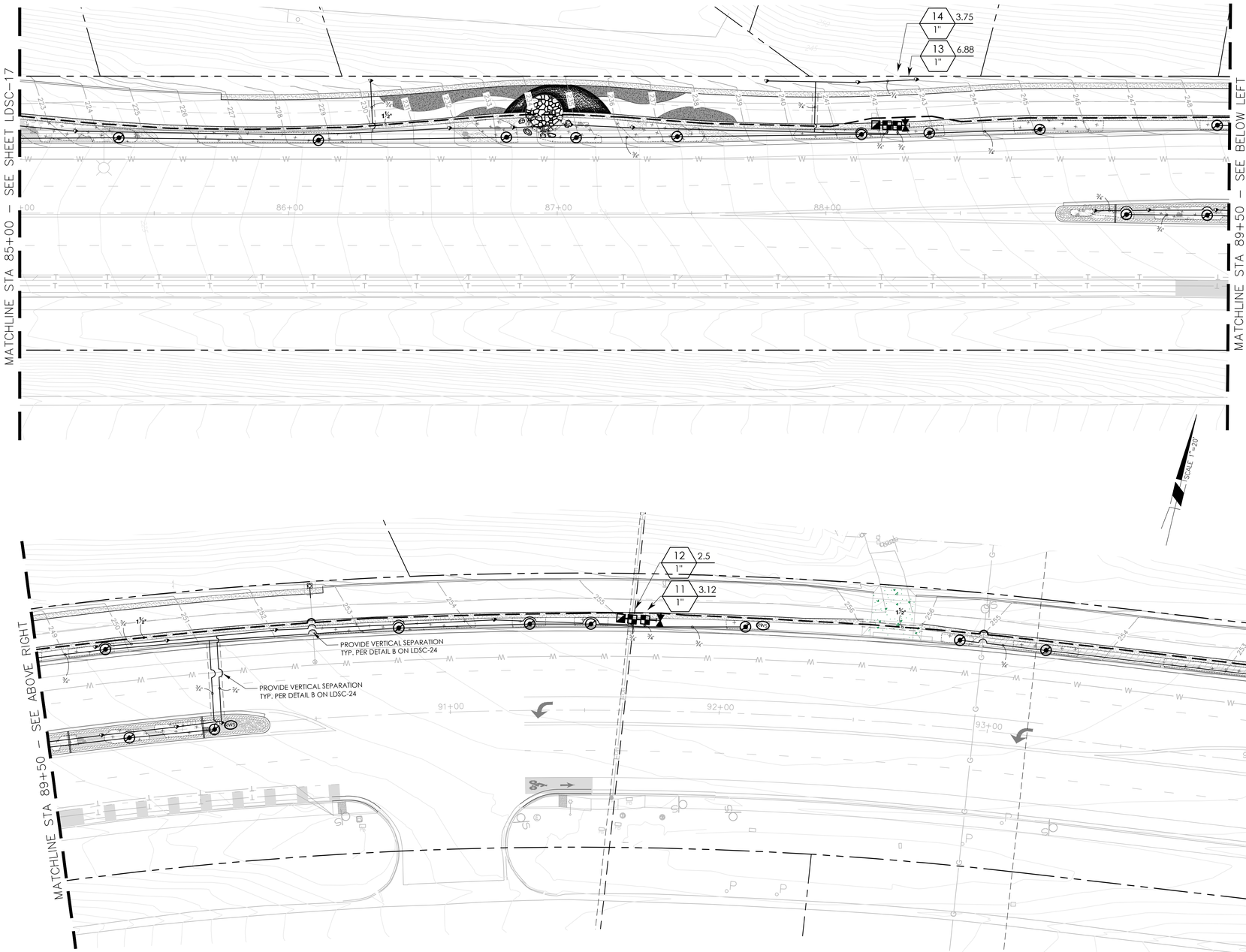
RECOMMENDED FOR APPROVAL
By:_____ Date:_____
R.C.E.: Exp:

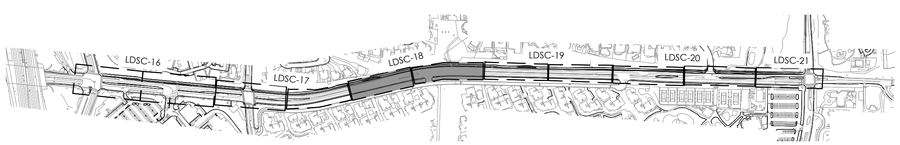
APPROVED FOR CONSTRUCTION
By: _____ Date: 05/01/2025
Dan Goldberg, PE, Acting City Engineer
R.C.E.: 57292 Exp: 12/31/25

BENCH MARK
DESCRIPTION:
LOCATION:
ELEV.:_____ DATUM: M.S.L._____

CITY OF SOLANA BEACH — ENGINEERING DEPARTMENT
IMPROVEMENT PLANS FOR: — IRRIGATION PLAN
LOMAS SANTA FE CORRIDOR

DRAWING NO. **CG-3185**
Sheet 47 of 54





KEY PLAN- NTS

LOMAS SANTA FE-PLAN

SCALE: 1"=20'

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RECYCLED WATER SIGN PER	A/LDSC-24

Valve Callout: Valve Number, Valve Flow, Valve Size

20 10 0 20 40 60

SCALE: 1"=20'

AS-BUILT

By:_____ Date:_____

R.C.E.:_____ Exp:_____

SAN ELIJO JOINT POWERS AUTHORITY — SHEETS 45-54

SAN ELIJO WATER RECLAMATION FACILITIES

Christopher A. Trees — SIGNATURE — 1/27/2025 — DATE

PLAN CODE

LDSC-18

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LANDSCAPE ARCHITECT OF WORK

AMANDA SEIBEL PLA 6504 12/20/2024

DATE

CITY APPROVED CHANGES	APP'D	DATE

RECOMMENDED FOR APPROVAL

By:_____ Date:_____

R.C.E.: Exp:

APPROVED FOR CONSTRUCTION

By: _____ Date: 05/01/2025

Dan Goldberg, PE, Acting City Engineer

R.C.E.: 57292 Exp: 12/31/25

BENCH MARK

DESCRIPTION:

LOCATION:

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CITY OF SOLANA BEACH — ENGINEERING DEPARTMENT

IMPROVEMENT PLANS FOR:

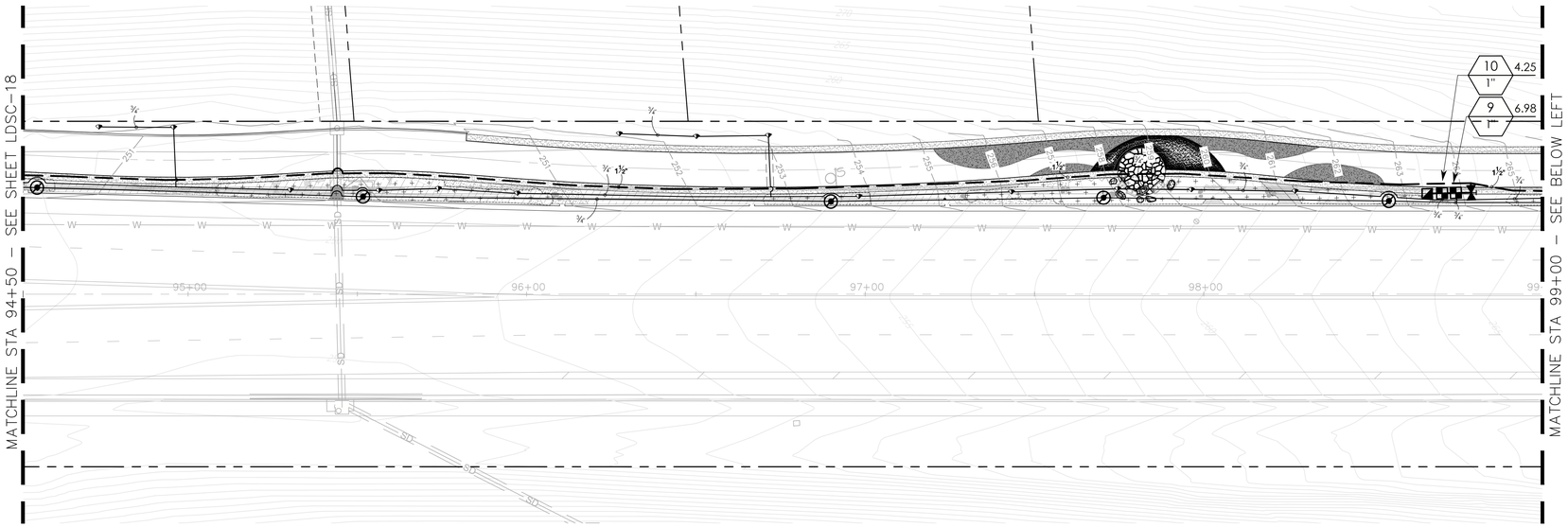
LOMAS SANTA FE CORRIDOR

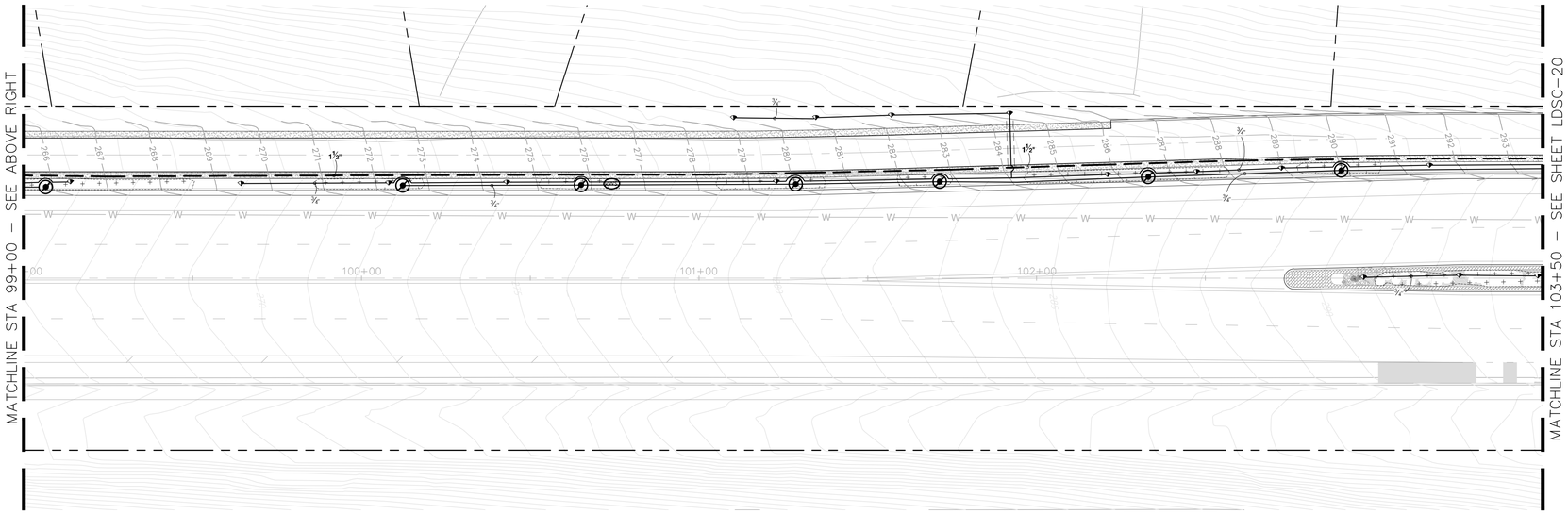
IRRIGATION PLAN

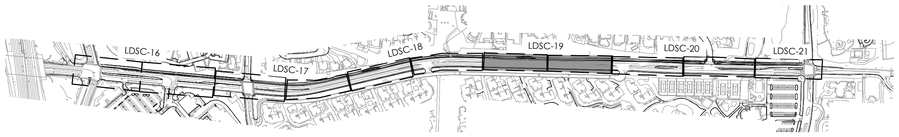
DRAWING NO.

CG-3185

Sheet 48 of 54







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LOMAS SANTA FE-PLAN

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DP	CALSENSE CS-2W-POC CALSENSE 2-WIRE POC DECODER WITH 1 FLOW METER INPUT AND 1 MASTER VALVE OUTPUT. CONTRACTOR TO INSTALL 3570G-N WIRE CONNECTORS (SOLD SEPARATELY)	
FS	CALSENSE FM 1.5U CALSENSE ULTRASONIC FLOW SENSOR. 1.5IN. PVC SCH 80 TEE-MOUNTED. 0.55-82 GPM.	D/LDSC-22
G	GROUNDING ROD INSTALL 5/8" BY 8' COPPER GROUND ROD AT THE FOLLOWING LOCATIONS, ONE AT CONTROLLER, ONE EVERY 300 FT ALONG 2-WIRE PATH OR THE NEXT CLOSEST DECODER AND ONE AT END OF EACH TWO WIRE CABLE RUN.	J/LDSC-23 K/LDSC-23
POC WM	INSTALL 1 1/2" WATER METER AT POINT OF CONNECTION. CONNECT TO 12" RECYCLED WATER LINE. AVAILABLE PRESSUE 92 PSI.	

	DETAIL
IRRIGATION LATERAL LINE: PURPLE PVC SCHEDULE 40-NP	A/LDSC-22
IRRIGATION MAINLINE: PURPLE PVC SCHEDULE 40-NP	A/LDSC-22
PIPE SLEEVE: PVC SCHEDULE 40	A/LDSC-22
RECYCLED WATER SIGN PER	A/LDSC-24

Valve Callout
Valve Number
Valve Flow
Valve Size

20 10 0 20 40 60

SCALE: 1"=20'

SAN ELIJO JOINT POWERS AUTHORITY

SHEETS 45-54

SAN ELIJO WATER RECLAMATION FACILITIES

Christopher A. Trees — SIGNATURE — 1/27/2025 — DATE

AS-BUILT

By:_____ Date:_____

R.C.E.:_____ Exp:_____

PLAN CODE

LDSC-19

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LANDSCAPE ARCHITECT OF WORK
AMANDA SEIBEL PLA 6504 12/20/2024
DATE

CITY APPROVED CHANGES	APP'D	DATE

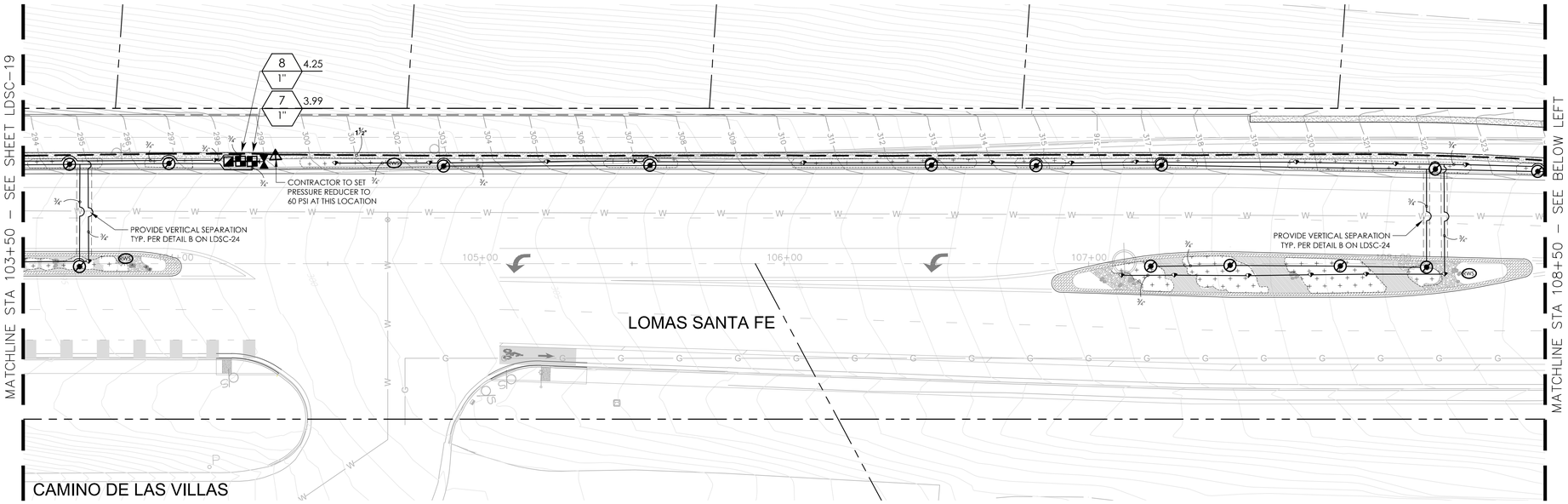
RECOMMENDED FOR APPROVAL
By:_____ Date:_____
R.C.E.: Exp:

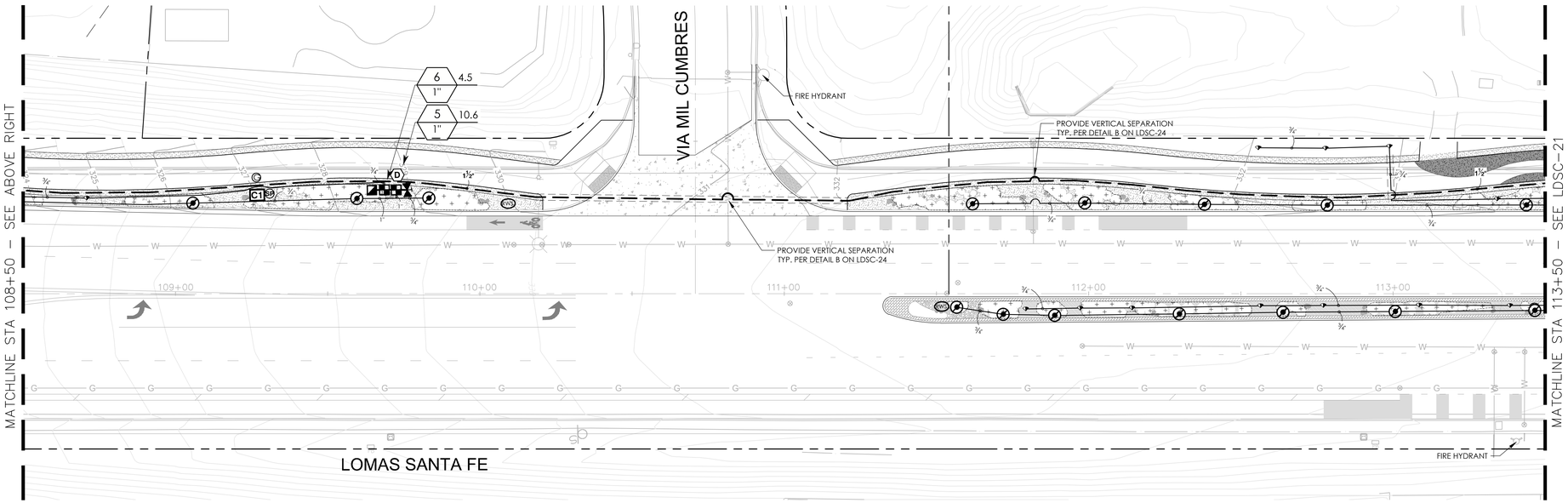
APPROVED FOR CONSTRUCTION
By:_____ Date: 05/01/2025
Dan Goldberg, PE, Acting City Engineer
R.C.E.: 57292 Exp: 12/31/25

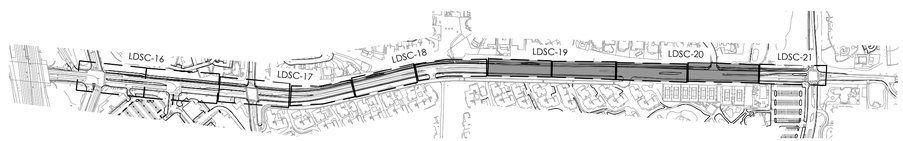
BENCH MARK
DESCRIPTION:
LOCATION:
ELEV.:_____ DATUM: M.S.L._____

CITY OF SOLANA BEACH — ENGINEERING DEPARTMENT
IMPROVEMENT PLANS FOR:
LOMAS SANTA FE CORRIDOR
IRRIGATION PLAN

DRAWING NO.
CG-3185
Sheet 49 of 54







KEY PLAN- NTS

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	ARC	PSI	RADIUS	DETAIL
	HUNTER RZWS-18-CV 25	360	50	3'	I/LDSC-22

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	HUNTER IBZ-101-40 DRIP CONTROL ZONE KIT. 1" IBV BRASS GLOBE VALVE WITH FILTER SENTRY MECHANISM AND 1" HFR-100-075 FILTER REGULATOR, AND 1" OUTLET 40 PSI REGULATOR FLOW RANGE: 2 GPM TO 20 GPM. 150 MESH STAINLESS STEEL SCREEN. EACH VALVE TO RECEIVE LIT-700 (RECYCLED WATER ID TAG) WHEN OPERATING PRESSURE AT THE VALVE EXCEEDS 50 PSI, CONTRACTOR TO INSTALL HUNTER ACCU-SYNC PER MANUFACTURER'S INSTRUCTIONS.	F/LDSC-22
	PIPE TRANSITION POINT ABOVE GRADE PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER TO ABOVE GRADE INSTALLATION.	B/LDSC-22
F	HUNTER AFV-075 AUTOMATIC FLUSH VALVE WITH 3/4IN. FNPT CONNECTION. VALVE SHALL BE PLACED ON LOW POINT OF EACH DRIP ZONE TO FLUSH PIPELINES AND PREVENT BLOCKAGE.	D/LDSC-23
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ID	HUNTER ECO-ID-12-R ECO-ID: 1/2IN. FPT CONNECTION WITH 15 PSI - 100 PSI OPERATING PRESSURE. SPECIFY WITH HUNTER SJ SWING JOINT. RECLAIMED. INDICATOR SHALL BE INSTALL ON EACH DRIP ZONE AT THE VALVES FOR VISIBILITY.	
	HUNTER HE-B (AREA TO RECEIVE DRIP EMITTERS) SELF-PIERCING 1/4" BARB SOURCE DRIP EMITTER WITH 1.0 GPH FLOW RATE, PRESSURE COMPENSATING FROM 15 PSI-50 PSI. DIFFUSER CAP (HE) AVAILABLE FOR HIGHER FLOWS AND CLOG PROTECTION. HDL-BLANK-R 1/2" PURPLE DISTRIBUTION DRIP TUBING Emitter Notes: 05HE-T emitters (1 assigned to each flat plant, 1 gal plant, and Field Grown plant) 05HE-T emitters (2 assigned to each 5 gal plant, 15 gal plant, 24" box plant & 60" box plant)	A/LDSC-23

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
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	KBI SPRING CHECK VALVE LINE SIZE CHECK VALVE. INSTALL A (SLIP X SLIP) SPRING CHECK VALVE FOR FLOWS DOWNHILL FROM RCV. INSTALL IN ACCORDANCE WITH IRRIGATION DETAIL AND MANUFACTURER'S INSTRUCTIONS.	C/LDSC-23
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C1	CALSENSE CS3-2W-SL CALSENSE CS3000 2-WIRE SOLAR POWERED CONTROLLER WITHIN A DOUBLE WIDE STAINLESS STEEL PEDESTAL ENCLOSURE.	G/LDSC-23
NO SYM.	CALSENSE CS3-GR-BUNDLE-2 4G LTE CELLULAR MODEM FOR CS3000 TO PROVIDE COMMUNICATION WITH CLOUD-BASED COMMAND CENTER ONLINE WEB APPLICATION. INCLUDES GRSTUBBY ANTENNA AND PREPAID 10 YEAR DATA PLAN FOR 1-CELLULAR MODEM COMMUNICATING WITH 1 OR 2 CONTROLLERS. NONCANCELLABLE AND NONREFUNDABLE. MUST INCLUDE CUSTOMER/JOB LOCATION.	G/LDSC-23
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RECYCLED WATER SIGN PER	A/LDSC-24

Valve Callout: Valve Number, Valve Flow, Valve Size

SCALE 1"=20'

20 10 0 20 40 60

SCALE: 1"=20'

LOMAS SANTA FE-PLAN

SCALE: 1"=20'

SAN ELIJO JOINT POWERS AUTHORITY

SHEETS 45–54

SAN ELIJO WATER RECLAMATION FACILITIES

Christopher A. Trees — 1/27/2025

SIGNATURE — DATE

PLAN CODE

LDSC–20

AS–BUILT

By:_____ Date:_____

R.C.E.:_____ Exp: _____

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LANDSCAPE ARCHITECT OF WORK	CITY APPROVED CHANGES	APP'D	DATE
AMANDA SEIBEL PLA 6504 12/20/2024 DATE			

RECOMMENDED FOR APPROVAL

By:_____ Date:_____

R.C.E.: Exp:

APPROVED FOR CONSTRUCTION

By: _____ Date: 05/01/2025

Dan Goldberg, PE, Acting City Engineer

R.C.E.: 57292 Exp: 12/31/25

BENCH MARK

DESCRIPTION:

LOCATION:

ELEV.: _____ DATUM: M.S.L. _____

CITY OF SOLANA BEACH — ENGINEERING DEPARTMENT

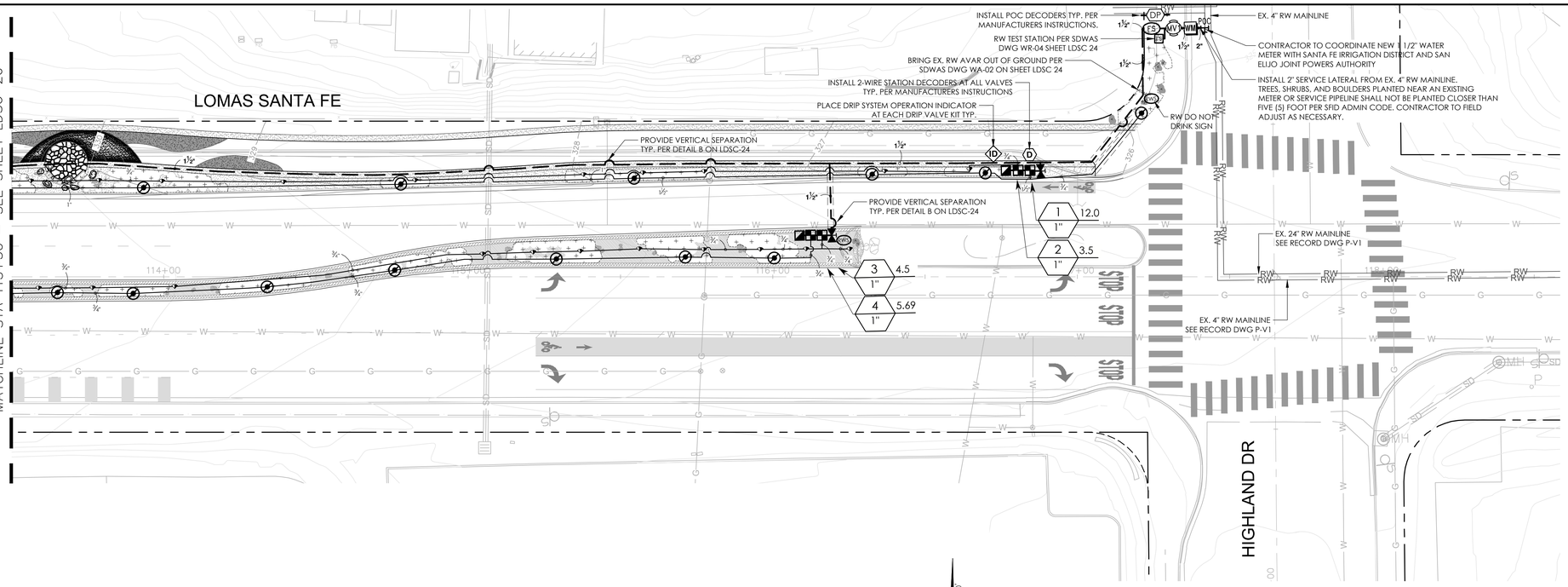
IMPROVEMENT PLANS FOR:

LOMAS SANTA FE CORRIDOR

IRRIGATION PLAN

DRAWING NO. CG-3185

Sheet 50 of 54



LOMAS SANTA FE-PLAN

SCALE: 1"=20'

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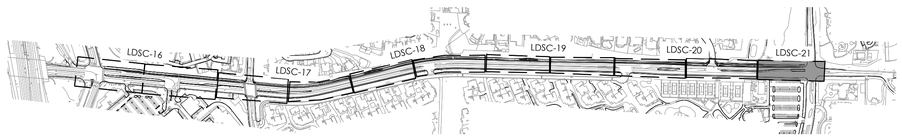

KEY PLAN- NTS

IRRIGATION SCHEDULE

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RWS	RECYCLED WATER SIGN PER	A/LDSC-24

Valve Callout: Valve Number, Valve Flow, Valve Size

20 10 0 20 40 60

SCALE: 1"=20'

SAN ELIJO JOINT POWERS AUTHORITY

SHEETS 45–54

SAN ELIJO WATER RECLAMATION FACILITIES

Christopher A. Trees — SIGNATURE

1/27/2025 — DATE

PLAN CODE

LDSC–21

AS–BUILT

By:_____ Date:_____

R.C.E.:_____ Exp:_____

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LANDSCAPE ARCHITECT OF WORK

AMANDA SEIBEL PLA 6504 12/20/2024
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CITY APPROVED CHANGES	APP'D	DATE

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Dan Goldberg, PE, Acting City Engineer

R.C.E.: 57292 Exp: 12/31/25

BENCH MARK

DESCRIPTION:

LOCATION:

ELEV.: _____ DATUM: M.S.L. _____

CITY OF SOLANA BEACH — ENGINEERING DEPARTMENT

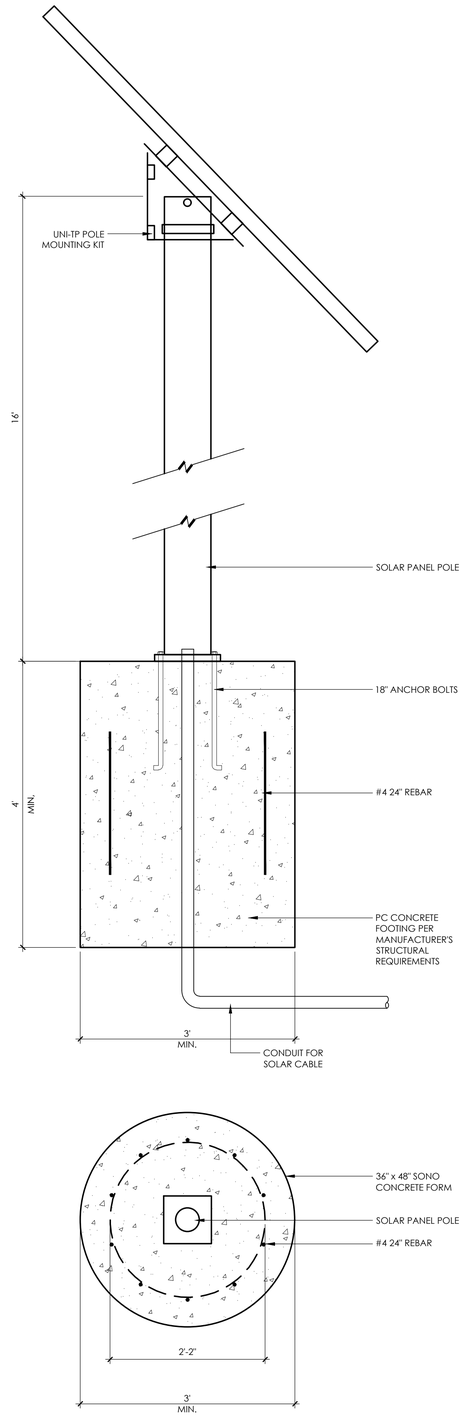
IMPROVEMENT PLANS FOR: — IRRIGATION PLAN

LOMAS SANTA FE CORRIDOR

DRAWING NO.

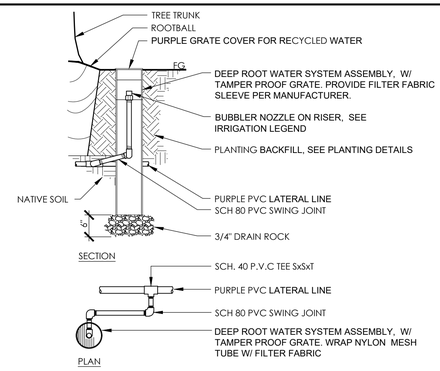
CG-3185

Sheet 51 of 54



J SOLAR POLE FOR CONTROLLER

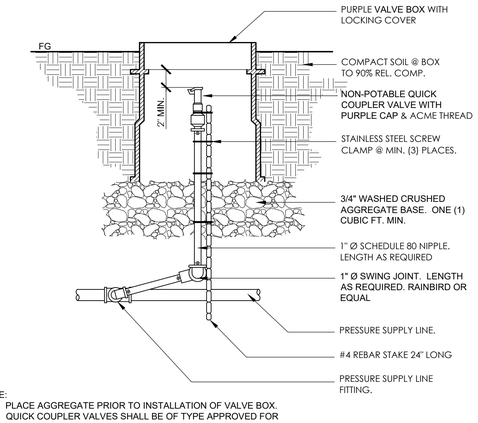
1" = 1'-0" RRM-0401-0416.03-69



NOTES:
1. USE PIPE TEFLON TAPE ON ALL PIPE THREADS. TIGHTEN THEADS UNTIL MODERATELY SNUG (DO NOT OVERTIGHTEN).
2. LOCATE TREE BUBBLER ON ROOT BALL SIDE OF ROOT CONTROL BARRIERS.
3. WHERE POSSIBLE, LOCATE TREE BUBBLER AWAY FROM ADJACENT HARDSCAPE AREAS TO DISCOURAGE ROOT GROWTH UNDER PAVING.

I DEEP ROOT TREE BUBBLER (RECYCLED WATER)

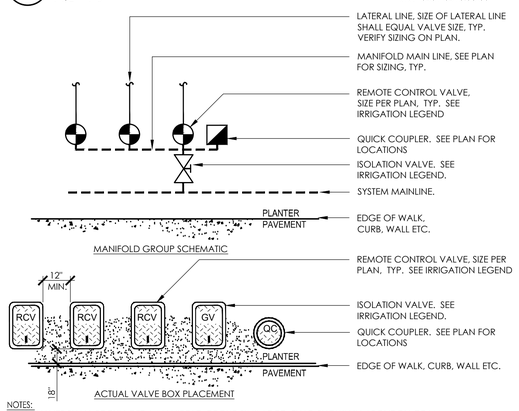
3/4" = 1'-0" RRM-0401-0416.03-38



NOTE:
1. PLACE AGGREGATE PRIOR TO INSTALLATION OF VALVE BOX.
2. QUICK COUPLER VALVES SHALL BE OF TYPE APPROVED FOR RECYCLED WATER USE

H QUICK COUPLER (RECYCLED WATER)

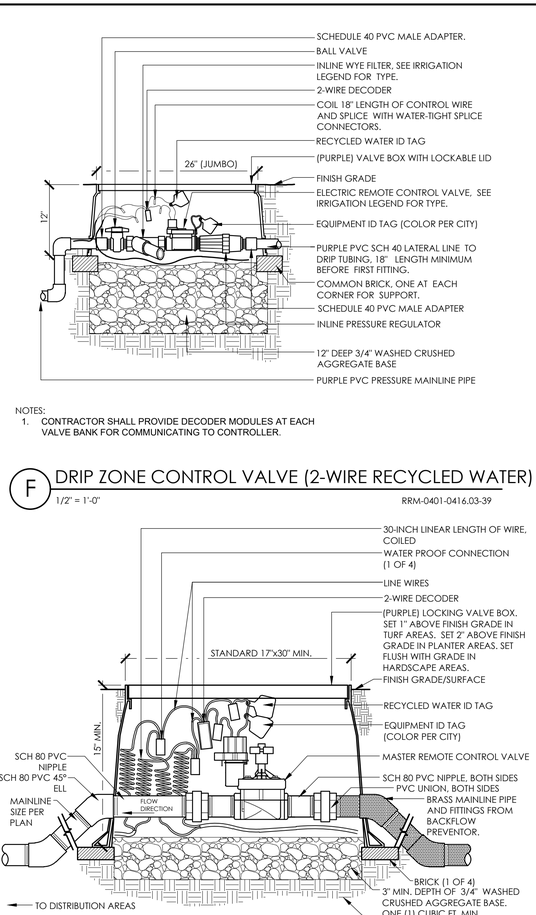
1 1/2" = 1'-0" RRM-0401-0416.03-50



NOTES:
1. ALL VALVES SHALL BE RUN OFF A MANIFOLD GROUP SIMILAR TO THAT SHOWN IN ABOVE DIAGRAM.
2. ALL BOXES SHALL BE SQUARE TO ONE ANOTHER, AND TO EDGES OF ADJACENT FIXED OBJECTS.
3. ALL VALVE BOXES SHALL BE SET 2" ABOVE FINISH GRADE.
4. SEE IRRIGATION PLAN FOR MAINLINE PIPE SIZING.
5. ALL VALVE BOXES SHALL HAVE EMBOSSED LETTERING ON THEM BASED ON EQUIPMENT/VALVE TYPE.

G VALVE BOX LAYOUT IN PLANTERS

3/8" = 1'-0" RRM-0401-0416.03-40



NOTES:
1. CONTRACTOR SHALL PROVIDE DECODER MODULES AT EACH VALVE BANK FOR COMMUNICATING TO CONTROLLER.

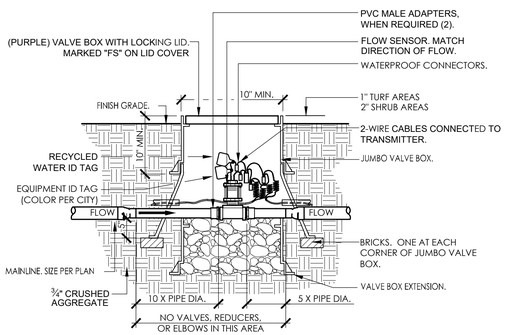
F DRIP ZONE CONTROL VALVE (2-WIRE RECYCLED WATER)

1/2" = 1'-0" RRM-0401-0416.03-39

NOTE:
1. PLACE AGGREGATE PRIOR TO INSTALLATION OF VALVE BOX.
2. CONTRACTOR SHALL PROVIDE DECODER MODULES AT EACH AT EACH VALVE BANK FOR COMMUNICATING TO CONTROLLER.

E MASTER VALVE (2-WIRE RECYCLED WATER)

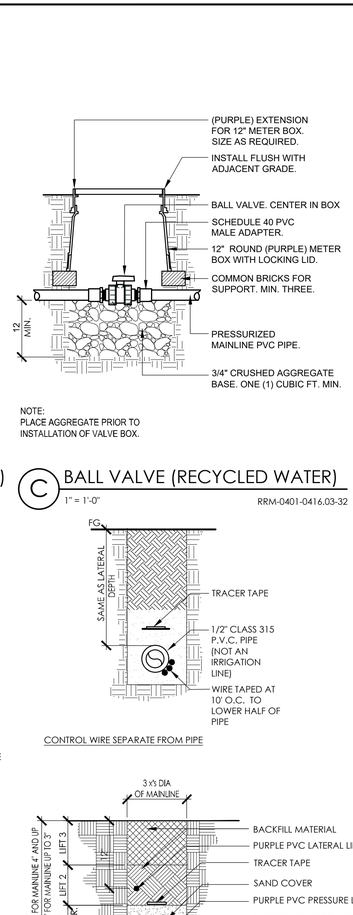
3/4" = 1'-0" RRM-0401-0416.03-67



NOTES:
1. CONTRACTOR SHALL WIRE FLOW SENSOR TO IRRIGATION CONTROLLER IF CONTROLLER ALLOWS.
2. FLOW SENSOR MAKE AND MODEL SHALL BE COMPATIBLE WITH IRRIGATION CONTROLLER.

D FLOW SENSOR (2-WIRE RECYCLED WATER)

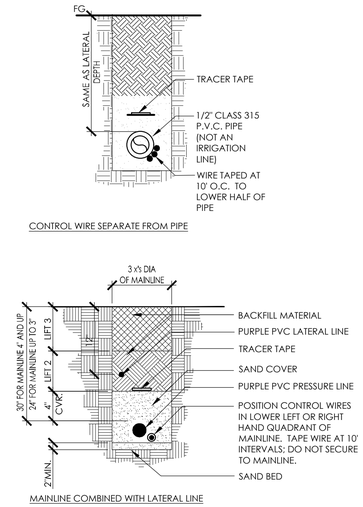
3/4" = 1'-0" RRM-0401-0416.03-35



NOTE:
PLACE AGGREGATE PRIOR TO INSTALLATION OF VALVE BOX.

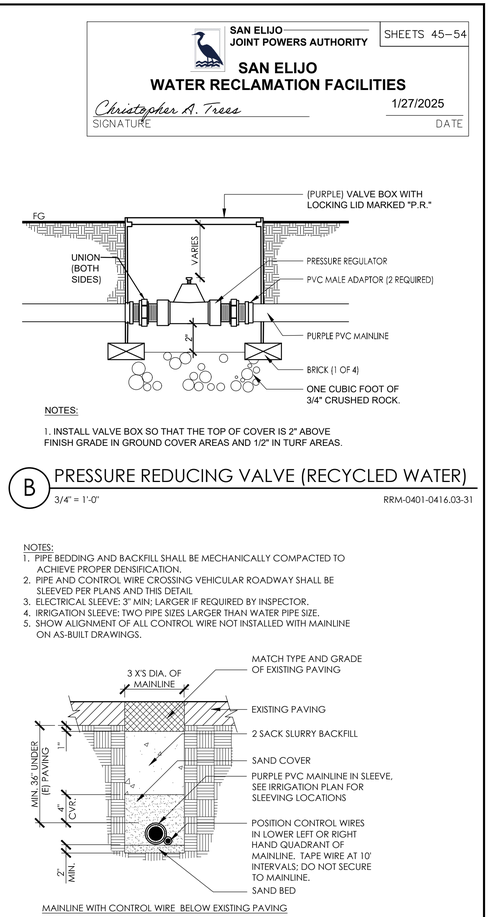
C BALL VALVE (RECYCLED WATER)

1" = 1'-0" RRM-0401-0416.03-32



A TRENCHING (RECYCLED WATER)

1" = 1'-0" RRM-0401-0416.03-29

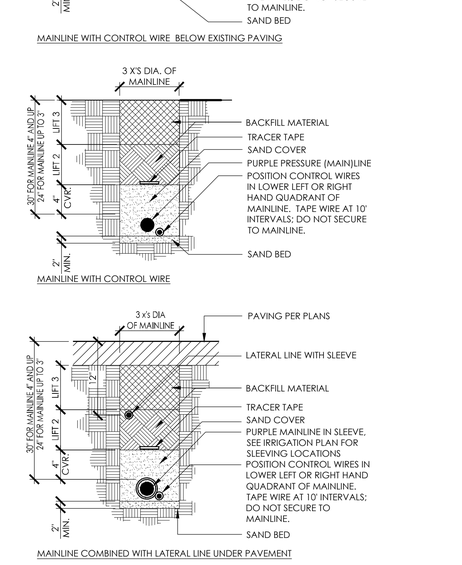


NOTES:
1. INSTALL VALVE BOX SO THAT THE TOP OF COVER IS 2" ABOVE FINISH GRADE IN GROUND COVER AREAS AND 1/2" IN TURF AREAS.

B PRESSURE REDUCING VALVE (RECYCLED WATER)

3/4" = 1'-0" RRM-0401-0416.03-31

NOTES:
1. PIPE BEDDING AND BACKFILL SHALL BE MECHANICALLY COMPACTED TO ACHIEVE PROPER DENSIFICATION.
2. PIPE AND CONTROL WIRE CROSSING VEHICULAR ROADWAY SHALL BE SLEEVED PER PLANS AND THIS DETAIL
3. ELECTRICAL SLEEVE: 3" MIN; LARGER IF REQUIRED BY INSPECTOR.
4. IRRIGATION SLEEVE: TWO PIPE SIZES LARGER THAN WATER PIPE SIZE.
5. SHOW ALIGNMENT OF ALL CONTROL WIRE NOT INSTALLED WITH MAINLINE ON AS-BUILT DRAWINGS.



AS–BUILT
By:_____ Date:_____
R.C.E.:_____ Exp:_____

PLAN CODE
LDSC–22

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LANDSCAPE ARCHITECT OF WORK
AMANDA SEIBEL PLA 6504 12/20/2024
DATE

CITY APPROVED CHANGES	APP'D	DATE

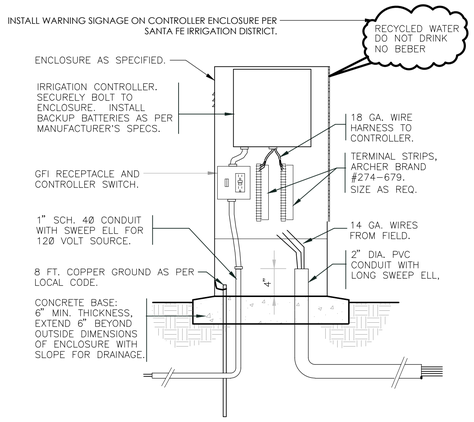
RECOMMENDED FOR APPROVAL
By:_____ Date:_____
R.C.E.: Exp:

APPROVED FOR CONSTRUCTION
By:_____ Date: 05/01/2025
Dan Goldberg, PE, Acting City Engineer
R.C.E.: 57292 Exp: 12/31/25

BENCH MARK
DESCRIPTION:
LOCATION:
ELEV.:_____ DATUM: M.S.L._____

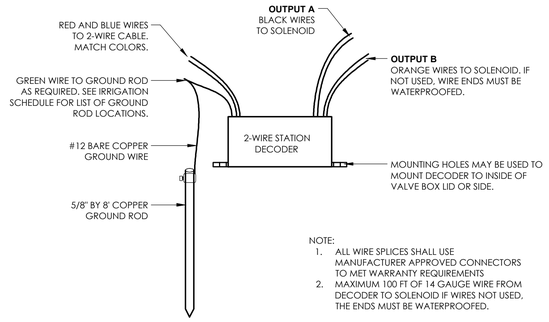
CITY OF SOLANA BEACH
ENGINEERING DEPARTMENT
IMPROVEMENT PLANS FOR:
LOMAS SANTA FE CORRIDOR
IRRIGATION DETAILS

DRAWING NO.
CG-3185
Sheet 52 of 54



L CONTROLLER IN ENCLOSURE (RECLAIMED WATER)

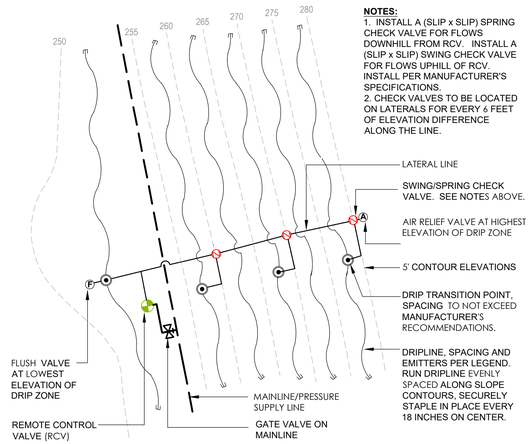
1" = 1'-0" RRM-0401-0416.03-77



NOTE:
1. ALL WIRE SPLICES SHALL USE MANUFACTURER APPROVED CONNECTORS TO MET WARRANTY REQUIREMENTS
2. MAXIMUM 100 FT OF 14 GAUGE WIRE FROM DECODER TO SOLENOID IF WIRES NOT USED, THE ENDS MUST BE WATERPROOFED.

I 2-WIRE STATION DECODER

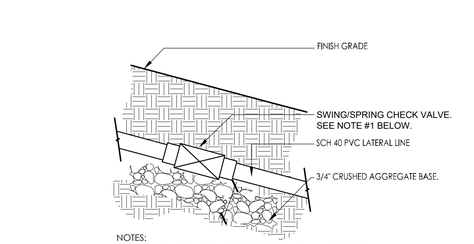
RRM-0401-0416.03-68



NOTES:
1. INSTALL A (SLIP x SLIP) SPRING CHECK VALVE FOR FLOWS DOWNHILL FROM RCV. INSTALL A (SLIP x SLIP) SWING CHECK VALVE FOR FLOWS UPHILL OF RCV. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
2. CHECK VALVES TO BE LOCATED ON LATERALS FOR EVERY 6 FEET OF ELEVATION DIFFERENCE ALONG THE LINE.

F DRIPLINE WITH CHECK VALVES ON SLOPES

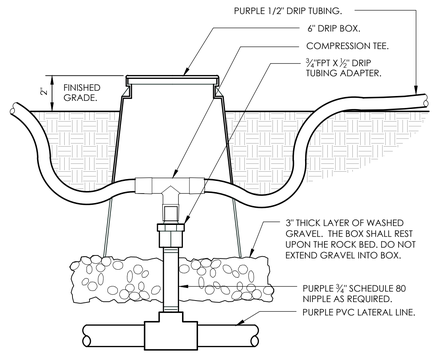
N.T.S. RRM-0401-0416.03-41



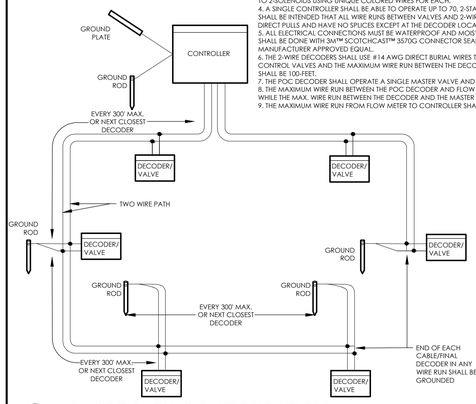
NOTES:
1. INSTALL A (SLIP x SLIP) SPRING CHECK VALVE FOR FLOWS DOWNHILL FROM RCV. INSTALL A (SLIP x SLIP) SWING CHECK VALVE FOR FLOWS UPHILL OF RCV. INSTALL PER MANUFACTURER'S SPECIFICATIONS

C INLINE CHECK VALVE

3/4" = 1'-0" RRM-0401-0416.03-42

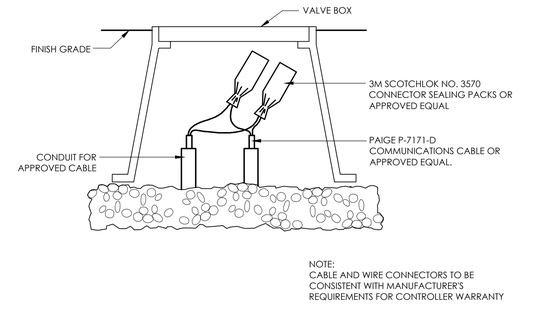


2-WIRE PATH & DECODER NOTES:
1. THE 2-WIRE CABLE SHALL MANUFACTURER APPROVED PAIGE P7354D OR REGENCY'S HUNTER® DECODER CABLE WITH A MAXIMUM LENGTH OF 7,000 FT.
2. A GROUND ROD, 5/8 INCH X 8-FT SOLID COPPER SHALL BE REQUIRED EVERY 300-FEET ALONG THE 2-WIRE PATH AS WELL AS A SINGLE GROUND ROD AT THE END OF THE CABLE RUN.
3. THE STATION DECODER SHALL BE A 2-STATION DECODER AND SHALL BE ABLE TO OPERATE UP TO 2 SOLENOIDS USING UNIQUE COLORED WIRES FOR EACH.
4. A SINGLE CONTROLLER SHALL BE ABLE TO OPERATE UP TO 70, 2-STATION DECODERS AND IT SHALL BE INTENDED THAT ALL WIRE RUNS BETWEEN VALVES AND 2-WIRE DECODERS SHALL BE DIRECT PULLS AND HAVE NO SPLICES EXCEPT AT THE DECODER LOCATION.
5. ALL ELECTRICAL CONNECTIONS MUST BE WATERPROOF AND MOISTURE-RESISTANT AND SHALL BE DONE WITH 3M™ SCOTCHCAST™ 3570G CONNECTOR SEALING PACKS OR MANUFACTURER APPROVED EQUAL.
6. THE 2-WIRE DECODERS SHALL USE #14 AWG DIRECT BURIAL WIRES TO CONNECT TO REMOTE CONTROL VALVES AND THE MAXIMUM WIRE RUN BETWEEN THE DECODER AND THE VALVE SHALL BE 100-FEET.
7. THE POC DECODER SHALL OPERATE A SINGLE MASTER VALVE AND FLOW METER.
8. THE MAXIMUM WIRE RUN BETWEEN THE POC DECODER AND FLOW METER SHALL BE 20-FEET WHILE THE MAX. WIRE RUN BETWEEN THE DECODER AND THE MASTER VALVE SHALL BE 100-FEET.
9. THE MAXIMUM WIRE RUN FROM FLOW METER TO CONTROLLER SHALL BE 2000 FEET.



K 2-WIRE PATH CONFIGURATION

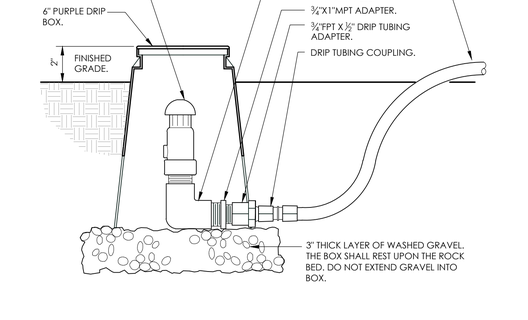
1" = 1'-0" RRM-0401-0416.03-62



NOTE:
CABLE AND WIRE CONNECTORS TO BE CONSISTENT WITH MANUFACTURER'S REQUIREMENTS FOR CONTROLLER WARRANTY

H WIRING CONNECTIONS

RRM-0401-0416.03-57

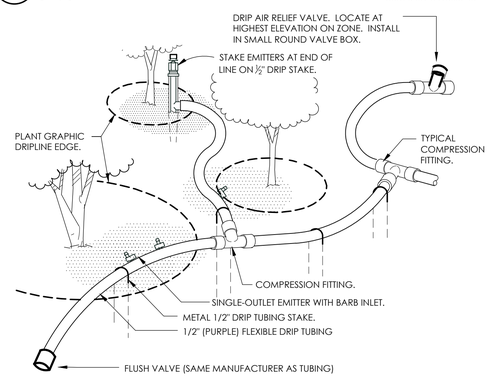


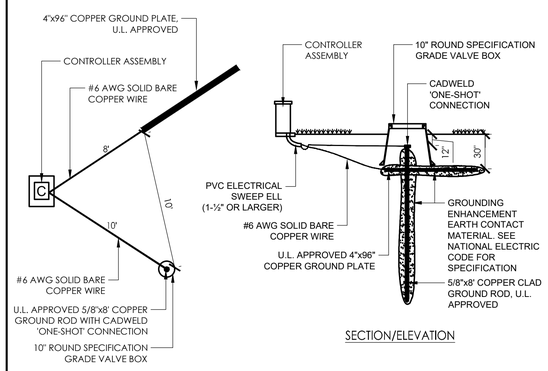
E DRIP AIR RELIEF VALVE IN BOX (RECYCLED WATER)

3" = 1'-0" RRM-0401-0416.03-54

B RIGID PVC TO DRIPLINE TRANSITION (RECLAIMED WATER)

3" = 1'-0" RRM-0401-0416.03-43

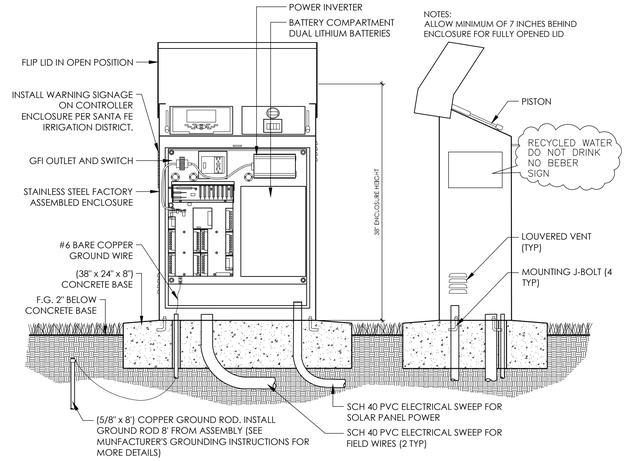




NOTE:
A. INSTALL 10" ROUND SPECIFICATION GRADE VALVE BOX OVER ROD TO EXPOSE TOP OF GROUND ROD AND CADWELD 'ONE-SHOT' CONNECTION

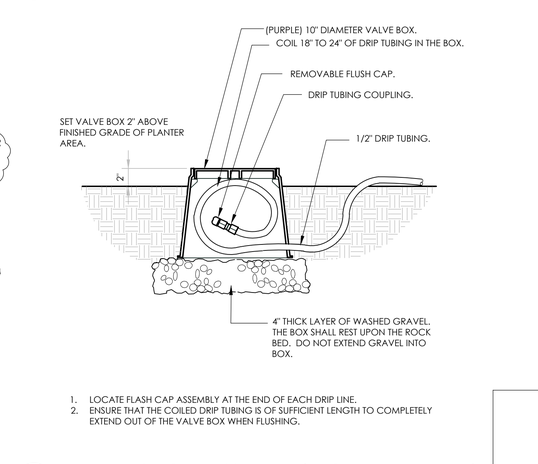
J CONTROLLER GROUNDING

3" = 1'-0" RRM-0401-0416.03-59



G SOLAR CONTROLLER IN ENCLOSURE (RECYCLED WATER)

1" = 1'-0" RRM-0401-0416.03-55



D DRIP FLUSH CAP ASSEMBLY (RECLAIMED WATER)

1 1/2" = 1'-0" RRM-0401-0416.03-53

1. LOCATE FLASH CAP ASSEMBLY AT THE END OF EACH DRIP LINE.
2. ENSURE THAT THE COILED DRIP TUBING IS OF SUFFICIENT LENGTH TO COMPLETELY EXTEND OUT OF THE VALVE BOX WHEN FLUSHING.

A TYPICAL DRIP TUBING LAYOUT (RECYCLED WATER)

1 1/2" = 1'-0" RRM-0401-0416.03-51

NOTE:
A. PLACE EMITTERS 3/4 BETWEEN THE TRUNK AND OUTTER DRIPLINE.
B. EVENLY SPACE EMITTERS AROUND PLANT.
C. STAKE THE DRIP TUBING AT EACH TEE, ELL, COUPLER, AT EACH EMITTER OR TRANSFER, AND AT 4'-0" MAX O.C.
D. 1/4" SPAGHETTI TUBING IS NOT PERMITTED.
E. SEE SCHEDULE FOR NUMBER OF EMITTERS PER PLANT.

SAN ELIJO JOINT POWERS AUTHORITY

SHEETS 45–54

SAN ELIJO WATER RECLAMATION FACILITIES

Christopher A. Trees — SIGNATURE — 1/27/2025 — DATE

PLAN CODE LDSC–23

AS–BUILT By:_____ Date:_____ R.C.E.:_____ Exp:_____

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LANDSCAPE ARCHITECT OF WORK

AMANDA SEIBEL PLA 6504 12/20/2024 DATE

CITY APPROVED CHANGES	APP'D	DATE

RECOMMENDED FOR APPROVAL

By:_____ Date:_____

R.C.E.: Exp:

APPROVED FOR CONSTRUCTION

By: Date: 05/01/2025

Dan Goldberg, PE, Acting City Engineer

R.C.E.: 57292 Exp: 12/31/25

BENCH MARK

DESCRIPTION:

LOCATION:

ELEV.:_____ DATUM: M.S.L._____

CITY OF SOLANA BEACH — ENGINEERING DEPARTMENT

IMPROVEMENT PLANS FOR: LOMAS SANTA FE CORRIDOR — IRRIGATION DETAILS

DRAWING NO. **CG-3185**

Sheet 53 of 54

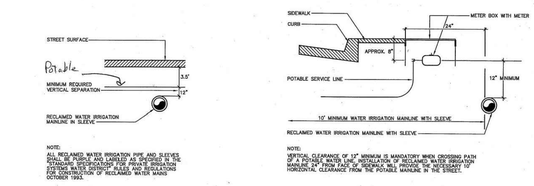
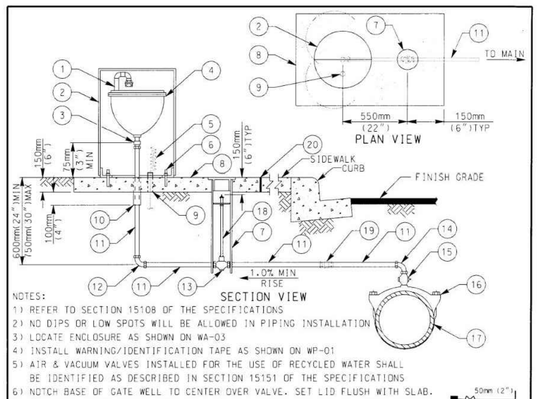


TABLE SERVICE LINE CROSSING — POTABLE MAINLINE CROSSING

B POTABLE MAINLINE CROSSING



NOTES:
1) REFER TO SECTION 15108 OF THE SPECIFICATIONS
2) NO DIPS OR LOW SPOTS WILL BE ALLOWED IN PIPING INSTALLATION
3) LOCATE ENCLOSURE AS SHOWN ON WA-03
4) INSTALL WARNING/IDENTIFICATION TAPE AS SHOWN ON WP-01
5) AIR & VACUUM VALVES INSTALLED FOR THE USE OF RECYCLED WATER SHALL BE IDENTIFIED AS DESCRIBED IN SECTION 15151 OF THE SPECIFICATIONS
6) NOTCH BASE OF GATE WELL TO CENTER OVER VALVE. SET LID FLUSH WITH SLAB.
7) CONNECTIONS TO STEEL MAINS SHALL BE IN ACCORDANCE WITH SECTION 15061
8) MATERIALS SHALL BE SELECTED FROM THE APPROVED MATERIALS LIST

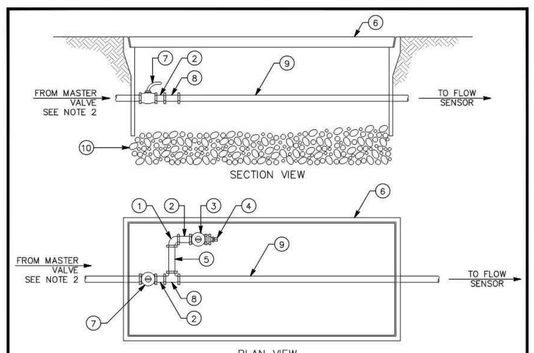
LEGEND ON PLANS

ITEM NO	SIZE AND DESCRIPTION	ITEM NO	SIZE AND DESCRIPTION
1	50mm (2") PVC SCH 80 CLOSE NIPPLE & 2-SCH 80 STREET ELLS & SUCTION SCREEN	10	50mm(2") x 13mm(1/2") BLACK FOAM SLEEVE
		11	50mm (2") x REQUIRED LENGTH COPPER PIPE TYPE "K", SOFT
2	VALVE ENCLOSURE	12	50mm (2") 90° BRONZE COMPRESSION ELL
3	50mm (2") MIPT x COMPRESSION ADAPTER	13	50mm (2") COMP BALL VALVE W/ TEE HEAD
4	50mm (2") AUTOMATIC COMBINATION AIR RELEASE & AIR/VACUUM VALVE	14	50mm (2") 90° BRONZE FIPT x COMP ELL
5	TRACER WIRE (IF REQUIRED). SEE WP-01	15	50mm (2") BRONZE MIPT x MIPT CORPORATION STOP
6	13mm x 75mm (1/2" x 3") STAINLESS STEEL DROP-IN ANCHORS (3 EA @ 120° APART)	16	SIZE x 50mm (2") SERVICE SADDLE
7	100mm (4") SDR-35 SEWER PIPE GATE WELL WITH LID. SEE NOTE 6	17	WATER MAIN
		18	VALVE STEM EXTENSION.(REQ'D)SEE WV-05
8	1050mm x 750mm x 150mm THICK (42"x 30"x 6" THICK) CONCRETE SLAB	19	50mm (2") BRONZE COMPRESSION COUPLING (IF REQUIRED)
9	25mm (1") PVC CONDUIT FOR TRACER WIRE INSTALLED 50mm (2") ABOVE SLAB	20	COLD JOINT STRIP

50mm (2") AUTOMATIC COMBINATION AIR RELEASE & AIR/VACUUM VALVE INSTALLATIONS

WATER AGENCIES STANDARDS	
COMMITTEE APPROVAL	11/03/2006
DRAWING NUMBER	WA-02

D



METER	Y-STRAINER	CHECK VALVE	PRESSURE REGULATOR	MASTER VALVE	TEST STATION	FLOW SENSOR

POC SEQUENCE

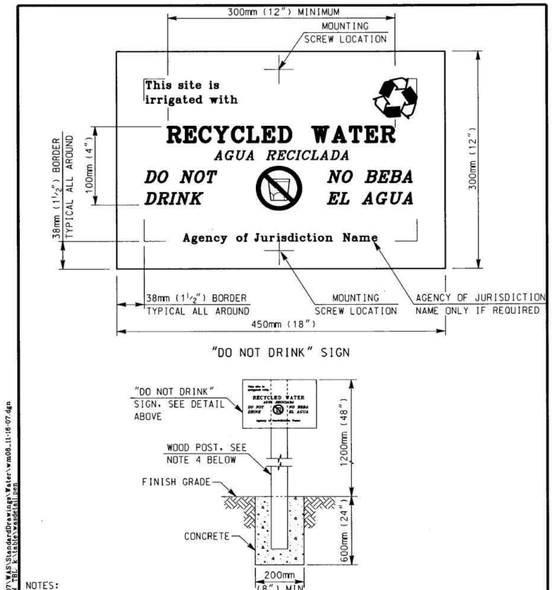
NOTES:
1) REFER TO SECTION 15151 AND 15152 OF THE SPECIFICATIONS
2) INSTALL ONE TEST STATION LOCATED DIRECTLY DOWNSTREAM OF MASTER VALVE AND PRESSURE REGULATOR VALVE PER WR-03. TEST STATION MAY BE SUBSTITUTED WITH A QUICK COUPLER AT THE DISCRETION OF THE PURVEYOR
3) SECOND CROSS CONNECTION TEST STATION INSTALLED AT FAR END OF ON-SITE MAIN LINE
4) BRAND "TS" ON PLASTIC TEST STATION LIDS
5) FITTINGS SHALL BE ALL BRASS

ITEM NO	SIZE AND DESCRIPTION	ITEM NO	SIZE AND DESCRIPTION
1	19mm (3/4") SCH 80 BRASS 90 ELL	6	JUMBO BOX WITH PURPLE COLORED LID
2	19mm (3/4") SCH 80 BRASS CLOSE NIPPLE	7	LINE SIZE BRASS BALL VALVE W/BRASS HANDLE
3	19mm (3/4") BRASS LOCKABLE BALL VALVE, FIP x METER SWIVEL	8	LINE SIZE x 19mm (3/4") SCH 80 BRASS TEE
4	19mm x 6mm (3/4" x 1/4") BRASS THREADED BUSHING WITH 6.3mm (1/4") NPT x 6.3mm (1/4") FLARED FITTING	9	TYPE "K" COPPER OR BRASS PIPE ONLY
		10	150mm (6") BASE OF 10mm (3/8") ROCK
5	19mm (3/4") SCH 80 BRASS NIPPLE		

25mm (1") AND 50mm (2") RECYCLED WATER IRRIGATION CROSS CONNECTION TEST STATION

WATER AGENCIES' STANDARDS	
COMMITTEE APPROVAL:	01/26/2022
DRAWING NUMBER:	WR-04

C



NOTES:
1) REFER TO SECTION 15151 OF THE SPECIFICATIONS
2) SIGNS SHALL BE MANUFACTURED OF ALUMINUM SHEET. THICKNESS 1.6mm (0.063" OR 18 GAGE)
3) THE SIGN SHALL INCORPORATE A PURPLE BACKGROUND WITH WHITE LETTERS AND SYMBOLS
4) SIGNS SHALL BE MOUNTED ON A 100mm x 100mm (4" x 4") PRESSURE TREATED WOOD POST SET IN CONCRETE. ATTACH THE SIGN TO THE POST USING 6.4mm x 38mm (1/4" x 2 1/2") ANODIZED LAG SCREWS AND WASHERS (2 EACH)

RECYCLED WATER "DO NOT DRINK" SIGN

WATER AGENCIES STANDARDS	
COMMITTEE APPROVAL:	11/16/2007
DRAWING NUMBER:	WM-08

A

SAN ELIJO JOINT POWERS AUTHORITY — SHEETS 45–54

SAN ELIJO
WATER RECLAMATION FACILITIES

Christopher A. Trees — SIGNATURE — 1/27/2025 DATE

PLAN CODE
LDSC-24

AS-BUILT
By:_____ Date:_____
R.C.E.:_____ Exp:_____

rrm design group
rrmdesign.com | (805) 963-8283

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LANDSCAPE ARCHITECT OF WORK		CITY APPROVED CHANGES	APP'D	DATE
AMANDA SEIBEL	PLA 6504			
12/20/2024 DATE				

RECOMMENDED FOR APPROVAL
By:_____ Date:_____
R.C.E.: Exp:

APPROVED FOR CONSTRUCTION
By: _____ Date: 05/01/2025
Dan Goldberg, PE, Acting City Engineer
R.C.E.: 57292 Exp: 12/31/25

BENCH MARK
DESCRIPTION:
LOCATION:
ELEV.:_____ DATUM: M.S.L._____

CITY OF SOLANA BEACH — ENGINEERING DEPARTMENT — IRRIGATION DETAILS
IMPROVEMENT PLANS FOR:
LOMAS SANTA FE CORRIDOR

DRAWING NO.
CG-3185
Sheet 54 of 54