

CITY OF SOLANA BEACH

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

AGENDA

Joint REGULAR Meeting

Wednesday, September 14, 2022 * 6:00 p.m.

Teleconference Location Only-City Hall/Council Chambers, 635 S. Highway 101, Solana Beach, California This meeting will be conducted in accordance with California Government Code sections 54953(e) and 54954.3 and other applicable law.

MEETING LOCATION WILL NOT BE OPEN TO THE PUBLIC

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

AGENDA MATERIALS

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

WATCH THE MEETING

- <u>Live web-streaming</u>: Meetings web-stream live on the City's website on the City's <u>Public Meetings</u> 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.
- <u>Archived videos online</u>: 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 <u>Public Meetings</u> webpage.

PUBLIC COMMENTS

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

OR

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

- Before Meeting
- Alert Clerk's Office. We ask that you alert us that you will joining the meeting to speak. Please email us at <u>clerkoffice@cosb.org</u> to let us know which item you will speak on. This allows our Staff to manage speakers more efficiently.
- Watch the Meeting and Make a Public Comment You can watch the meeting on the Live Meeting button on the Public Meetings page <u>OR</u> on TV at the stations provided above <u>OR</u> on the zoom event: Zoom Link: <u>https://cosb-org.zoom.us/j/81002030695</u> Webinar ID: 810 0203 0695

If you cannot log on or need to use a phone for audio quality, use one of these call-in numbers: 888 475 4499 (Toll Free) or 833 548 0276 (Toll Free), +1 669 444 9171 or +1 669 900 9128 or +1 719 359 4580 or +1 253 215 8782 or +1 346 248 7799 or +1 646 558 8656 or +1 646 931 3860 or +1 301 715 8592

- Join/Log-In to the meeting at least 15 minutes prior to the start time so that the City Clerk can verify that you are ready to speak before the meeting begins.
- Audio Accessibility: If your computer does not have a microphone or you have sound issues, you can call-in from a landline or cell phone and use it as your audio (phone # is provided once

you log-in to Zoom, see above). If you call in for better audio, mute your computer's speakers to eliminate feedback so that you do not have two audios when you are speaking.

During Meeting:

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

SPECIAL ASSISTANCE NEEDED - AMERICAN DISABILITIES ACT TITLE 2

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

CITY COUNCILMEMBERS						
	Lesa Heebner, Mayor					
Kelly HarlessDavid A. ZitoJewel EdsonKristi BeckeDeputy MayorCouncilmemberCouncilmemberCouncilmemberDistrict 1District 3						
Gregory Wade City Manager		a Canlas ttorney	Angela Ivey City Clerk			

SPEAKERS:

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

READING OF ORDINANCES AND RESOLUTIONS:

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

CALL TO ORDER AND ROLL CALL:

CLOSED SESSION REPORT:

FLAG SALUTE:

PROCLAMATIONS/CERTIFICATES: Ceremonial

None at the posting of this agenda

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

EDCO Organics Recycling Update

APPROVAL OF AGENDA:

ORAL COMMUNICATIONS:

Note to Public: Refer to Public Participation for information on how to submit public comment.

This portion of the agenda provides an opportunity for members of the public to address the City Council on items relating to City business and not appearing on today's agenda by joining the virtual meeting online to speak live, per the Public Participation instructions on the Agenda.

Pursuant to the Brown Act, no action shall be taken by the City Council on public comment items. No written correspondence may be submitted in lieu of public speaking. Council may refer items to the City Manager for placement on a future agenda. The maximum time allotted for each speaker is THREE MINUTES (SBMC 2.04.190).

COUNCIL COMMUNITY ANNOUNCEMENTS / COMMENTARY:

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

A. CONSENT CALENDAR: (Action Items) (A.1. - A.7.)

Note to Public: Refer to <u>Public Participation</u> for information on how to submit public comment.

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

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

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

A.1. Minutes of the City Council.

Recommendation: That the City Council

1. Approve the Minutes of the following City Council meetings held April 23, 2022 (Special) and June 22, 2022.

Item A.1. Report (click here)

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

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

Recommendation: That the City Council

1. Ratify the list of demands for August 6, 2022 – August 26, 2022.

Item A.2. Report (click here)

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

A.3. General Fund Budget Adjustments for Fiscal Year 2022/2023. (File 0330-30)

Recommendation: That the City Council

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

Item A.3. Report (click here)

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. Solana Energy Alliance (SEA) - Power Content Label and Attestation.

(File 1010-45)

Recommendation: That the City Council

1. Adopt **Resolution 2022-116** attesting to the veracity of information provided in Solana Energy Alliance's 2021 SEA Choice Power Content Label; SEA Green Power Content Label and SEA's Power Source Disclosure Report based on staff's review, consultant input and review.

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. Salary, Classification and Compensation Plans. (File 0520-10)

Recommendation: That the City Council

- 1. Adopt **Resolution 2022-101** approving the Fiscal Year (FY) 2022/2023 Salary and Compensation schedules and the creation and addition of the Risk Manager to the City's Classification and Compensation Plan.
- 2. Adopt **Resolution 2022-102** approving the Memorandum of Understanding Agreement between the City and the Solana Beach Fire Association.
- 3. Approve a Fiscal Year 2022/23 appropriation of \$182,000 to the General Fund allocated between salary and benefits as determined by the Finance Department.
- 4. Authorize the City Treasurer to amend the Fiscal Year 2022/2023 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.

Continued Emergency Teleconferencing. (File 0240-28) A.6.

Recommendation: That the City Council

1. Adopt **Resolution 2022-114** authorizing remote teleconference meetings of the legislative bodies of the City for the period of September 15, 2022 through October 14, 2022 pursuant to the provisions of the Brown Act.

Item A.6. Report (click here)

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

A.7. State Homeland Security Program 2021 Grant Funds. (File 0240-60)

Recommendation: That the City Council

- 1. Adopt Resolution 2022-105:
 - a. Accepting \$12,243 in federal funds from a 2021 State Homeland Security Program (SHSP) grant awarded to the City of Solana Beach for the purchase of structural firefighting turnouts.
 - Authorizing the City Manager, or his designee, to sign and submit the required California Governor's Office of Emergency Services Fiscal Year (FY) 2021 Standard Assurances for Cal OES Federal Non-Disaster Grant Programs
 - c. Approving an appropriation of \$12,243 to the Federal Grant revenue account and the Minor Equipment expenditure account for the Fire Department both in the Public Safety Special Revenue fund.
 - d. Authorizing the City Treasurer to amend the FY 2022/23 Adopted Budget accordingly.

Item A.7. Report (click here)

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

B. PUBLIC HEARINGS: (B.1. - B.3.)

Note to Public: Refer to Public Participation for information on how to submit public comment.

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

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

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

B.1. Public Hearing: 434 San Lucas Dr., Applicant: Jason & Jennifer Stein, Case: DRP21-019, SDP21-018. (File 0600-40)

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

- 1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
- 2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
- 3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2022-112** conditionally approving a DRP and SDP to allow for the construction an addition and remodel to an existing one-story, single-family residence with an attached garage and perform associated site improvements at 434 San Lucas Drive, Solana Beach.

Item B.1. Report (click here)

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

B.2. Public Hearing: 738 Castro St., Applicant: Brian and Elizabeth Tresp, Case: DRP21-021, SDP21-020. (File 0600-40)

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

- 1. Conduct the Public Hearing: Open the public hearing, Report Council Disclosures, Receive Public Testimony, Close the Public Hearing.
- 2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
- 3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2022-111** conditionally approving a DRP and SDP to remodel and add to an existing single-family residence with a two-car garage and perform associated site improvements at 738 Castro Street, Solana Beach.

Item B.2. Report (click here)

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

B.3. Public Hearing: 418 S. Granados Ave., Applicant: Jason and Danielle Kruger, Case: DRP20-015, SDP20-021. (File 0600-40)

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

- 1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
- 2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
- 3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2022-115** conditionally approving a DRP and SDP to demolish a single-family residence, construct a replacement 3,319 square-foot, two-story single-family residence built above a 1,011 square-foot basement storage and living area with a 487 square-foot basement-level two-car garage, and perform associated site improvements at 418 South Granados Avenue, Solana Beach.

Item B.3. Report (click here)

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

C. STAFF REPORTS: (C.1.)

Note to Public: Refer to <u>Public Participation</u> for information on how to submit public comment.

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

C.1. Clean Energy Alliance Update. (File 1010-45)

Recommendation: That the City Council

1. Receive the report on the CEA (Clean Energy Alliance).

Item C.1. Report (click here)

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

WORK PLAN COMMENTS:

Adopted June 22, 2022

COMPENSATION & REIMBURSEMENT DISCLOSURE:

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

COUNCIL COMMITTEE REPORTS: Council Committees

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

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

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

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

CITIZEN COMMISSION(S)

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

ADJOURN:

Next Regularly Scheduled Meeting is September 28, 2022

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

www.cityofsolanabeach.org

AFFIDAVIT OF POSTING

STATE OF CALIFORNIA COUNTY OF SAN DIEGO CITY OF SOLANA BEACH

I, Angela Ivey, City Clerk of the City of Solana Beach, do hereby certify that this Agenda for the September 14, 2022 Council Meeting was called by City Council, Successor Agency to the Redevelopment Agency, Public Financing Authority, and the Housing Authority of the City of Solana Beach, California, was provided and posted on September 7, 2022 at 5:00 p.m. on the City Bulletin Board at the entrance to the City Council Chambers. Said meeting is held at 6:00 p.m., September 14, 2022, in the Council Chambers, at City Hall, 635 S. Highway 101, Solana Beach, California.

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

CITIZEN CITY COMMISSION AND COMMITTEE MEETINGS:

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

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

CITY OF SOLANA BEACH

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



MINUTES

Joint SPECIAL Meeting Wednesday, April 13, 2022 * 5:00 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 <u>Records Request</u>.

	CITY COUNCILMEME	<u>BERS</u>
	Lesa Heebner, Ma	ayor
Kelly Harless, Deputy M	ayor	David A. Zito, Councilmember
Jewel Edson, Councilme	mber	Kristi Becker, Councilmember
Gregory Wade	Johanna Canlas	Angela Ivey
City Manager	City Attorney	City Clerk

CALL TO ORDER AND ROLL CALL:

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

- Present: Lesa Heebner, Kelly Harless, David A. Zito, Jewel Edson, Kristi Becker, Absent: None
- Also Greg Wade, City Manager
- Present: Johanna Canlas, Assistant City Attorney Angela Ivey, City Clerk Dan King, Assistant City Manager Mo Sammak, City Engineer/Public Works Dir. Ryan Smith, Finance Dir. Joseph Lim, Community Development Dir. Pouneh Sammak, Human Resources Dir. Jason Shook, Marine Safety Captain Mike Stein, Fire Chief Dustin Lopez, San Diego Sheriff's Department Captain

CLOSED SESSION REPORT: None

APPROVAL OF AGENDA:

Motion: Moved by Deputy Mayor Harless and second by Councilmember Zito to approve. **Approved 5/0.** Ayes: Heebner, Becker, Harless, 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.

Nick Nicholas spoke about the approval of an eight unit subdivision known as Ocean Ranch, that as a condition of the project he was required to purchase a residence in the city that meets certain size and bedroom requirements which he will then restrict for occupancy to a gualified family, that it was a challenge but he secured the property and was ready to finalize this condition, that once the deed restriction is recorded the property he purchased decreased significantly in value as its rental and sale potential will be defined by a prescribed income formula, though not paid directly this decrease in value is in a sense is his affordable housing contribution, that there may be more effective ways for the same contribution on his part, that he has closely monitored the Pearl Project on South Sierra and understands that it has everything it needs to begin construction except the necessary funds, that the current municipal code allows an applicant to make a contribution to such a project in lieu of providing the unit if the project has completed the approval process, which the Pearl has, and the contribution yields an amount of affordable housing greater than would otherwise be provided, that the Pearl at 10 units would represent a 100% increase towards affordable housing goals over if he's fulfilled the requirement independently. He also spoke about the construction of ADUs and taking his affordable housing contribution and making it available in the form of grants to the public so that a person considering building an ADU in the City could receive something towards construction costs if they agreed to restrict the unit for low or even moderate income occupants, that this approach could serve as a means to realizing their goal while adding to the much needed affordable housing stock, and that he is ready to restrict the subject property and help a family achieve their elusive goal of living in the City, but it will only help one family, and that the ideas proposed may for a similar cost yield a greater result.

John Steel stated that he's president of the Surfsong Board of Directors, that he submitted a letter regarding Surfsong which was included in the supplemental items to Council, and that he had no further comment other than what was outlined in his letter.

Melissa Fischel stated that there is no legal fenced area in the City for dog owners to take their dogs, that the beach and school fields aren't open to pets, that a dedicated dog park gives pets a place to socialize and exercise, that dogs create a sense of community, that it's not a good idea to put a dog park at La Colonia because most people would have to drive there and the loud noises from the skatepark wouldn't be good for the dogs, that she requested that Council initiate efforts for an enclosed dog park in the City, and that she encouraged moving this item to one with an action plan, whether it be a mixed use space or standalone dog park.

D. STAFF REPORTS: (D.1.)

Note to Public: Refer to <u>Public Participation</u> for information on how to submit public comment. Any member of the public may address the City Council on an item of concern by submitting

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

D.1. Work Plan - Fiscal Year (FY) 2022/23. (File 0410-08)

Solana Beach City Council Special Meeting Minutes April 13, 2022

Recommendation: That the City Council

1. Receive public input and review, discuss and provide direction on potential modifications to the draft FY 2022/23 Work Plan and provide direction to Staff.

Item D.1. Report (click here)

Item D.1. Supplemental Docs (updated 4-13-22 at 3:20pm)

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

Greg Wade, City Manager, introduced the item.

Council and Staff discussed low income housing, RHNA numbers, traffic calming and monitoring, having a single prioritized list of CATS and Safe Routes to School, an e-bike policy and strategy, joining Vision Zero, maintenance at Fletcher Cove Park, elevator repairs and maintenance at City Hall, traffic calming and the addition of a crossing at Harbaugh Trails, an assessment at the Santa Helena Neighborhood Trail, replacement of an emergency generator at the fire station, public workshop on Glenmont Pocket Park, the South Acacia Avenue Reconstruction Project and replacing the curb gutter and sidewalk, the Lomas Santa Fe Drive NCTD Bridge Repairs, the signal activator at Las Banderas, resident letters requesting a dog park and possible sites for a dog park, resurfacing and extending the pickleball court at La Colonia to regulation size, creation of development checklists for applicants with costs for DRPs, SDPs, and building permits.

Council and Staff discussed adding regional items to combat drug overdoses, especially for fentanyl, and combatting homelessness, raising the City's inclusionary percentage from 15% to 20%, sending updates for MyCommunityApp, an online software permit tracking system, an online onboarding and evaluation program, safety and policies of outside organizations that store sensitive data, internal phishing campaigns and security training courses, implementing public Wi-Fi at all public facilities, the BlueBeam implementation was a software update to receive AutoCAD plans electronically, the City of Kindness banners and events, the Age Friendly Community grants, continued efforts for a paperless Council meeting, exploring some public/private partnerships to put level three charging stations on public locations, encouraging our JPA to move forward with a potable reuse program and conserving water for potable reuse, updating the City fleet to greener vehicle options, a tree heritage ordinance, and allowing leashed dogs on the beach and at Fletcher Cove.

Captain Jason Shook, Marine Safety, Chief Mike Stein, Solana Beach Fire Department, and Captain Dustin Lopez, San Diego County Sheriff's Department presented sections of the PowerPoint (on file) related to Public Safety.

ADJOURN:

Mayor Heebner adjourned the meeting at 6:48 p.m.

Angela Ivey, City Clerk

Council Approved: _____



CITY OF SOLANA BEACH

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

MINUTES

Joint – Closed Session

Wednesday, June 22, 2022 ♦ 5:00 p.m.

Teleconference Location Only-City Hall/Council Chambers - Solana Beach, California This meeting will be conducted in accordance with Government Code sections 54953(e) and 54954.3 and other applicable law.

	Сіту Councilmembers Lesa Heebner, Mayor					
Kelly Harless Deputy Mayor	•					
Gregory Wade City Manager	Johanna City Att		Angela Ivey City Clerk			

CALL TO ORDER AND ROLL CALL:

Mayor Heebner called the meeting to order at 5:03 p.m.

Present: Lesa Heebner, Kelly Harless, David A. Zito, Jewel Edson, Kristi Becker
Absent: None
Also Greg Wade, City Manager
Present: Johanna Canlas, City Attorney

PUBLIC COMMENT ON CLOSED SESSION ITEMS (ONLY): None

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

CLOSED SESSION:

 CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION Pursuant to Government Code Section 54956.9(d)(2) Two (2) Potential cases.

2. CONFERENCE WITH LABOR NEGOTIATORS Pursuant to Government Code Section 54957.6 Agency designated representative: Gregory Wade

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

- 3. PUBLIC EMPLOYEE PERFORMANCE EVALUATION Pursuant to Government Code Section 54957 City Manager and City Attorney
- **4. CONFERENCE WITH LEGAL COUNSEL EXISTING LITIGATION** Pursuant to Government Code Section 54956.9(d)(1)
 - City of Solana Beach, et al v. 22nd District Agricultural Association, et. al (Case No. 37-2022-00009209)

5. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

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

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

6. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Pursuant to Government Code section 54956.8 Property: 140 South Sierra Avenue, APN: 298-010-63 City Negotiator: City Manager Greg Wade Negotiating Parties: Brixton Cove, LLC Under negotiation: Proposed Development, Lease Price, and Terms

ADJOURN:

No reportable action.

ADJOURN:

Mayor Heebner adjourned the meeting at 6:08 p.m.

Angela Ivey, City Clerk

Council Approved: _____



CITY OF SOLANA BEACH

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

MINUTES

Joint REGULAR Meeting

Wednesday, June 22, 2022 * 6:00 p.m.

Teleconference Location Only-City Hall/Council Chambers, 635 S. Highway 101, Solana Beach, California This meeting will be conducted in accordance with California Government Code sections 54953(e) and 54954.3 and other applicable law.

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

CALL TO ORDER AND ROLL CALL:

Mayor Heebner called the meeting to order at 6:15 p.m.

Present: Lesa Heebner, Kelly Harless, David A. Zito, Jewel Edson, Kristi Becker, Absent: None Also Greg Wade, City Manager Present: Johanna Canlas, City Attorney Angela Ivey, City Clerk Dan King, Assistant City Manager Mo Sammak, City Engineer/Public Works Dir. Ryan Smith, Finance Dir. Joseph Lim, Community Development Dir.

CLOSED SESSION REPORT:

FLAG SALUTE:

APPROVAL OF AGENDA:

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

ORAL COMMUNICATIONS: None

Note to Public: Refer to Public Participation for information on how to submit public comment.

COUNCIL COMMUNITY ANNOUNCEMENTS / COMMENTARY:

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

A. CONSENT CALENDAR: (Action Items) (A.1. - A.9.)

Note to Public: Refer to <u>Public Participation</u> for information on how to submit public comment.

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

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

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

A.1. Minutes of the City Council.

Recommendation: That the City Council

1. Approve the Minutes of the following City Council meetings held March 09, 2022 (Special) and March 23, 2022.

Approved Minutes posted at https://www.cityofsolanabeach.org/en/government/public-meetings/agendas-minutes-videos

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

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

Recommendation: That the City Council

1. Ratify the list of demands for May 28, 2022 – June 10, 2022.

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

A.3. General Fund Budget Adjustments for Fiscal Year 2021/2022. (File 0330-30)

Recommendation: That the City Council

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

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

A.4. Annual Fire Inspection Compliance - SB 1205. (File 0260-20)

Recommendation: That the City Council

1. Adopt **Resolution 2022-060** accepting a report on the status of all statemandated annual fire inspections in the City of Solana Beach in conjunction with SB 1205 and California Health and Safety Code Section 13146.4.

Item A.4. Report (click here)

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

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

A.5. On-Call, As-Needed Traffic Engineering Services. (File 0860-05)

Recommendation: That the City Council

1. Adopt Resolution 2022-073:

- a. Authorizing the City Manager to execute a one-year Professional Service Agreement with STC Traffic, Inc. for on-call as-needed traffic engineering services for a maximum not to exceed compensation amount of \$50,000 for FY 2022/23, effective July 1, 2022.
- b. Authorizing the City Manager to execute a one-year Professional Service Agreement with Chen Ryan Associates for on-call as-needed traffic engineering services for a maximum not to exceed compensation amount of \$15,000 for FY 2022/23, effective July 1, 2022.
- c. Authorizing the City Manager, in his discretion, to execute up to four future one-year extensions of the agreements with both STC Traffic, Inc. and Chen Ryan Associates in not to exceed amounts of \$25,000 per year for each consultant starting in FY 2023/24.

Item A.5. Report (click here)

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

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

A.6. Federal Public Affairs Consultant Services. (File 0480-05)

Recommendation: That the City Council

1. Adoption of **Resolution 2022-084** authorizing the City Manager to extend and amend the Professional Services Agreement with Warwick Consulting Group.

Item A.6. Report (click here)

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

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

Greg Wade, City Manager, introduced Howard Marlowe with Warwick Group for federal lobbying efforts for beach replenishment and Lomas Santa Fe corridor infrastructure.

Howard Marlowe, Warwick, governmental affairs lobbyist consultant, said that they have worked with the City for a long while, that the City had started with a core study and was now finally getting closer to construction with appropriated funding, that shore protection and beach nourishment has been more geared to the east coast and that they had been involved in getting the Army Corps to get proper advice from Los Angeles District, that Solana Beach obtaining funding has been a guide to other cities in California.

Dan Ginolfi, Warwick, said that they had aided in obtaining \$30M for the initial construction which would be coming in September 2023, obtaining \$7M from Congress' FY 2023 for the Lomas Santa Fe Drive project, and that there were an unusually high number of opportunities in Congress for funding City projects.

A.7. Appropriations Limit Fiscal Year (FY) 2022/23. (File 0330-60)

Recommendation: That the City Council

1. Adopt **Resolution 2022-071** establishing the FY 2022/23 Appropriations Limit in accordance with Article XIIIB of the California Constitution and Government Code Section 7910 and choosing the County of San Diego's change in population growth to calculate the Appropriations Limit.

Item A.7. Report (click here)

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

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

A.8. Continued Emergency Teleconferencing. (File 0240-25)

Recommendation: That the City Council

 Adopt Resolution 2022-081 authorizing remote teleconference meetings of the legislative bodies of the City for the period of June 23, 2022 through July 22, 2022 pursuant to the provisions of the Brown Act.

Item A.8. Report (click here)

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

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

B. PUBLIC HEARINGS: (B.1. – B.3.)

Note to Public: Refer to <u>Public Participation</u> for information on how to submit public comment. Any member of the public may address the City Council on an item of concern by submitting written correspondence for the record to be filed with the record or by registering to join the virtual meeting.

correspondence for the record to be filed with the record or by registering to join the virtual meeting online to speak live, per the Public Participation instructions on the Agenda. The maximum time allotted for each speaker is THREE MINUTES (SBMC 2.04.190).

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

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

B.1. Public Hearing: Solid Waste and Recycling Rate Increases for EDCO Waste and Recycling Services – Fiscal Year (FY) 2022-23. (File 1030-15)

Recommendation: That the City Council

- 1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, Close the Public Hearing.
- 2. Following the Public Hearing, consider adopting **Resolution 2022-079** approving EDCO's rate review request increasing solid waste and recycling rates for FY 2022–23 in accordance with the Franchise Agreement.

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.

Greg Wade, City Manager, introduced the item.

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

Mayor Heebner opened the public hearing. Council disclosures.

Council and Staff discussed that the NPDES fee had not increased and remained the same since the voter's passed it about 10 years ago and that EDCO's proactive efforts with the state's mandate of organic recycling were appreciated.

Jim Ambroso, EDCO, said that they appreciated the working relationship, that increase of costs have required rates to increase, and that they intended to pass on more quality service.

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

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

B.2. Public Hearing: 4250 North Lane, Applicant: Brad Fomon, Case #: MOD 22-003. (File 0600-40)

Recommendation: That the City Council

- 1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, Close the Public Hearing.
- 2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines.
- 3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2022-074** conditionally approving a Modification to the approved DRP, for a replacement single-family residence at 4250 North Lane, Solana Beach.

Item B.2. Report (click here)

Item B.2. Updated Report #1 (added 6-22, 12:45pm)

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

Greg Wade, City Manager, introduced the item.

Councilmember Becker presented a PowerPoint (on file).

Mayor Heebner opened the public hearing.

Council disclosures.

Council and Staff discussed the gravel drive to the parking area that would be replaced with matching concrete as the main driveway and that the parking area was converted to a sport court which is not permitted in the front yard setback.

Brad Fomon, Applicant, said that additional parking was for guests, that he originally intended to use if for both parking and a sport court, that other neighbors had similar uses but they were within the unincorporated county jurisdiction and his house was in Solana Beach, that he was informed that the sport court was not allowed in the front set back, that he intended to keep the path as gravel which he said he chose after speaking with the engineering department, that not all surrounding neighbors had cement for their parking areas, that this was originally intended to be a spec house but they decided to move there and he made changes for his personal use.

Council and the Applicant discussed that the original plan did not include a concrete pad for parking.

Council and Staff discussed the current surface of the overflow parking area that was not a suitable drivable surface for the purposes of parking, that parking material was not required to be concrete, and that concrete would require a corresponding storm water evaluation to address runoff from that surface.

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

Council discussed the fact that the proposed project was beautiful, that the concrete pad was not part of the proposal since the application was not amended so that Council could consider it, whether the driveway into the area and the parking pad should be matching surfaces, that setbacks were intended to provide a buffer zone and landscape to the property, and that left as concrete it would be too easy to use as a sport court, and whether the concrete should be removed.

Council and Staff discussed that off-street parking does not have surface material requirements, but it does have dimension requirements, that appropriate drainage issues would have to be addressed that may affect the surface options, that gravel would not be first choice for a permeable surface since it would easily track into the street, and that DG or grass crete might be the best options.

Council and Staff discussed whether the pad as it exists would have been approved, that the standards for a front yard would apply and were defined as the area extending from the front lot line or the existing or future street right-of-way or private road easement, which would be 35 ft. from the road and would result in roughly ½ of the current sport court being in violation of the front yard setback.

Council and Staff discussed that the project could have come back to get a parking pad approved if it was not in the setback area, that the applicant did not include this in the project proposal for review, and that the sport/parking pad was not permitted.

Councilmember Zito said that he would not support the motion because he thought it was too restrictive and that more flexibility could be provided to leave the concrete pad or choose their own material.

Council discussed that the approach to the pad and the pad should be similar materials and that leaving the concrete pad would tempt the use of it as a sport court.

Motion: Moved by Mayor Heebner and second by Councilmember Edson to approve with the concrete sports pad being removed and the surface of the pad and the approach be the same permeable material as approved by Staff in accordance with drainage and tracking of material into the street. **Approved 4/1:** Ayes: Heebner, Becker, Harless, Edson. Noes: Zito. Motion carried.

C. STAFF REPORTS: (C.1. – C.4.)

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

C.1. Safe Routes to School Master Plan Update. (File 0860-35)

Recommendation: That the City Council

1. Receive the Staff Report and provide direction to Staff as needed.

Item C.1. Report (click here)

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

Greg Wade, City Manager, introduced the item.

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

Jenny An, CR Associates and Katja Dillmann, Cramobility, presented a PowerPoint (on file).

Council, Staff, and Consultants discussed the bollards indicated on Lomas Santa Fe would not be used when the multi-purpose path was constructed since bollards are not used for Class 2 Bike Lanes, implementing delayed pedestrian phase for nearly all signals, pedestrian, and bike safety.

Douglas Alden said that the Safe Routes to School Master Plan will be an important guide for the City to prioritize infrastructure projects and deliver safety improvements for children walking and biking, that he would suggest an east/west pedestrian bicycle bridge traversing the freeway form the intersection of Marine View Ave. and Solana Dr. on the east and Academy on the west, that the freeway cut past connections of east/west connections provided on Academy Dr., Genevieve, and Highland Dr., that a pedestrian bridge at Academy Dr. would reconnect east and west and provide another route to school across the freeway instead of only Lomas Santa Fe, to consider working with American Assets to provide a DG path at the Von's shopping center to reconnect Marine View and Lomas Santa Fe Dr., and he appreciated the Council engagement on this project.

Mayor Heebner recessed the meeting at 8:04 p.m. and reconvened at 8:11 p.m.

C.2. Community Grant Awards – Fiscal Year (FY) 2022/23. (File 0330-25)

Recommendation: That the City Council

- 1. Select the FY 2022/23 Community Grant Program recipients and identify an award amount to each recipient.
- Adopt Resolution 2022-080 authorizing the funding for the selected community grant applicants for financial assistance under the FY 2022/23 Community Grant Program.

Item C.2. Report (click here)

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

Dan King, Assistant City Manager, introduced the item.

Richard Gracash, Community Resource Center, asked that Council consider increasing their request amount to \$5,000 for this year's program.

Kathy O'Leary, Assistance League of Rancho San Dieguito, requested that they be considered for \$4,000.

Marilee Pacheli, Rancho Santa Fe, said that she felt like their name alienated them from receiving funds and that 23% of their players were from Solana Beach.

Council discussed requests and allocations.

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

Assistance League Rancho San Dieguito	\$4,000
BikeWalk Solana	\$2,000
Boys and Girls Club of San Dieguito	\$6,000
Casa De Amistad	\$6,000
Community Resource Center	\$5,000
Disconnect Collective	\$5,000
La Colonia Community Foundation	\$6,000
North Coast Repertory Theatre	\$5,000
Pathways To Citizenship (NCICC)	\$5,000
Solana Beach Civic & Historical Society	\$6,000
San Diego Organizing Project	\$5,000

C.3. Budget Update Amendments – Fiscal Year (FY) 2022-23. (File 0330-30)

Recommendation: That the City Council

- 1. Adopt Resolution 2022-082:
 - a. Approving revised appropriations to the Fiscal Year 2022-23 Adopted Budget.
 - b. Authorize the City Treasurer to amend the FY 2022-23 Adopted Budget accordingly.

Item C.3. Report (click here)

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

Greg Wade, City Manager, introduced the item.

Ryan Smith, Finance Dir., presented a PowerPoint (on file).

Council and Staff discussed that the projected property, sales, and TOT tax revenues were higher than pre-COVID conditions, that the \$800,000 in surplus revenue includes the \$1.6 million in federal grants for COVID relief, the City's expenses had increased, many of the proposed Capital Improvement Project's (CIP) expenditures were due to catching up on projects that were put on hold during the first two years of COVID, using one-time funds to catch up on road maintenance, reserving enough funds to set aside in the CIP to redo the entire road on Lomas Santa Fe as part of the Lomas Santa Fe Corridor project, increasing the community grant fund by an additional \$5,000, the estimated \$90,000 for Fletcher Cove was for repairs, and that the Seaweeders raised \$3,000 for the Glenmont pocket park and that Scientists.com matched that amount.

Motion: Moved by Councilmember Zito and second by Deputy Mayor Harless to approve. **Approved 5/0**. Motion carried unanimously.

C.4. General Municipal Election – November 8, 2022. (File 0430-20)

Recommendation: That the City Council

- 1. Adopt **Resolution 2022-076** calling and giving notice of the holding of a General Municipal Election to be held on Tuesday, November 8, 2022, for the Election of Certain Officers as required by the Provision of the Laws of the State of California Relating to General Law Cities and determining tie vote provisions.
- Adopt Resolution 2022-077 requesting the Board of Supervisors of the County of San Diego to Consolidate a General Municipal Election to be held on Tuesday, November 8, 2022, with the Statewide General Election to be held on that date.
- 3. Adopt **Resolution 2022-078** adopting regulations for Candidates for Elective Office pertaining to Candidate's Statements.

Item C.4. Report (click here)

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

Greg Wade, City Manager, introduced the item.

Angela Ivey, City Clerk, said that the resolutions for adoption were to officially call the election, consolidate operations with the San Diego County Registrar of Voters, settle a tie vote, and determine the number of words allowed for the candidate statements.

Council and Staff discussed the City's contribution limits currently at \$220, how the cost of the candidate statements is charged to the City, and that 400 words allows a candidate to explain more about who they are and why they are running.

Motion: Moved by Councilmember Zito and second by Deputy Mayor Harless to approve and provide for up to 400 words for the candidate statements. **Approved 5/0:** Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

A.9. Work Plan Adoption – Fiscal Year 2022/2023. (File 0410-08)

Recommendation: That the City Council

1. Consider and adopt the final Fiscal Year 2022/23 Work Plan.

Item A.9. Report (click here)

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

Councilmember Edson pulled the item for discussion.

Greg Wade, City Manager, introduced the item and pointed out a few typo corrections to the Staff Report regarding the current Fiscal Year for traffic calming measures on Nardo.

Councilmember Edson said that they pulled the item to discuss short term vacation rentals (STVR) and their effect in quiet neighborhoods in the community causing frequent evictions of long term tenants from historically affordable housing in Solana Beach, that residents were experiencing frequent party rentals that impact the neighborhood, and that

she proposed a key task to provide Staff direction to do more than evaluate and set a timeframe to address the tasks.

Council discussed including analyzing, proposing, and implementing an update to the STVR permitting in the current fiscal year, and update the pickle ball court plan to include adding a fence around the court, that the Nardo, Solana Circle, Nardito intersection project was expected to be completed in August, and that the study on the stop sign installation at the Nardo and Fresca intersection would be coming at the next Council meeting discussion.

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

COMPENSATION & REIMBURSEMENT DISCLOSURE: None

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

ADJOURN:

Mayor Heebner called the meeting to order at 9:28 p.m.

Angela Ivey, City Clerk

Council approved:



STAFF REPORT CITY OF SOLANA BEACH

TO: FROM: MEETING DATE: ORIGINATING DEPT: SUBJECT: Honorable Mayor and City Councilmembers Gregory Wade, City Manager September 14, 2022 Finance **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 - 08/06/22 through 08/26/22 Check Register-Disbursement Fund (Attachment 1) \$ 1,325,349.27 Net Payroll Retiree Health August 10, 2022 6,063.32 Net Payroll Council August 11, 2022 4,051.00 Net Payroll Staff N04 August 19, 2022 336,101.19 Net Payroll Staff NM2 August 9, 2022 438.51

TOTAL

\$ 1,672,003.29

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 August 6, 2022 through August 26, 2022 reflects total expenditures of \$1,672,003.29 from various City sources.

WORK PLAN:

CITY COUNCIL ACTION:

September 14, 2022 Register of Demands Page 2 of 2

N/A

OPTIONS:

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

DEPARTMENT RECOMMENDATION:

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

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.

Gregory Wade, City Manager

Attachments:

1. Check Register – Disbursement Fund



City of Solana Beach Register of Demands

8/6/2022 - 8/26/2022

Department Vendor	Description	Date	Check/EFT Number	Amount
100 - GENERAL FUND	· · ·			
PREFERRED BENEFIT INS ADMIN INC.	SEPT 22 DENTAL	08/25/2022	102483	\$3,051.30
PREFERRED BENEFIT INS ADMIN INC.	SEPT 22 COBRA	08/25/2022	102483	(\$267.60)
ICMA PLAN 302817	Payroll Run 2 - Warrant NC2	08/12/2022	9000553	\$5,344.82
ICMA PLAN 302817	Payroll Run 4 - Warrant NM2	08/12/2022	9000553	\$21.89
ICMA PLAN 302817	N04 ICMA CONTRIBUTIONS	08/22/2022	9000561	\$15,172.29
SOLANA BEACH FIREFIGHTERS ASSOC	N04 081922 FF DUES	08/22/2022	9000563	\$850.00
AFLAC	AUGUST 22	08/25/2022	102464	\$870.16
SAN DIEGO COUNTY SHERIFF'S DEPT.	JUNE 22-CR TOW FEE	08/12/2022	102415	(\$437.68)
DEPARTMENT OF CONSERVATION	RESIDENTAL SMIP FEES	08/18/2022	102440	\$349.60
DEPARTMENT OF CONSERVATION	COMMERCIAL SMIP FEES	08/18/2022	102440	\$136.67
ICMA RHS 801939	N04 RHSA EE/ER	08/22/2022	9000562	\$2,102.02
SUN LIFE FINANCIAL	JUL 22-LIFE & ADD INS	08/25/2022	9000568	\$1,364.54
SUN LIFE FINANCIAL	JUL 22-SUPP LIFE INS	08/25/2022	9000568	\$270.20
SUN LIFE FINANCIAL	JUL 22-LTD	08/25/2022	9000568	\$1,712.69
SUN LIFE FINANCIAL	AUGUST 22 SUPP LIFE INS	08/25/2022	9000568	\$270.20
SUN LIFE FINANCIAL	AUGUST 22 LTD	08/25/2022	9000568	\$1,746.83
SUN LIFE FINANCIAL	AUGUST 22 LIFE & ADD INS	08/25/2022	9000568	\$1,426.58
STERLING HEALTH SERVICES, INC.	NC2 FSA CONTRIBUTION	08/22/2022	9000564	\$237.50
STERLING HEALTH SERVICES, INC.	N03 FSA/DCA CONTRIBUTION	08/22/2022	9000564	\$1,302.08
STERLING HEALTH SERVICES, INC.	N03 FSA/DCA CONTRIBUTION	08/22/2022	9000564	\$439.77
KRISTI DAY	RFND-FCCC-07/16/22	08/12/2022	102407	\$500.00
CHRISTOPHER SWORTWOOD	RFND-SBGR-356/402 S RIOS AVE	08/12/2022	102391	\$127,511.00
NICOLLE SELBY-THOMAS	RFND-DRP21-020/427 CANYON DR	08/25/2022	102478	\$600.00
IAN M MUELLER	RFND-SB0643300	08/18/2022	102447	\$42.50
	TOTAL GENERAL FUND			\$164,617.36
1005100 - CITY COUNCIL				
COUNTY OF SAN DIEGO ASSESOR/RECORDR	FY22/23 LAFCO COSTS	08/25/2022	102470	\$7,940.00
	TOTAL CITY COUNCIL			\$7,940.00
1005150 - CITY CLERK				
DEL MAR BLUE PRINT COMPANY, INC.	RREQ W-2771 BLUEPRINTS	08/18/2022	102439	\$21.53
DEL MAR BLUE PRINT COMPANY, INC.	MID MAPS	08/18/2022	102439	\$23.93
STAPLES CONTRACT & COMMERCIAL	CLERK-TAPE/POST ITS/UTILITY KNIFE/MEASRING TAPE	08/25/2022	102490	\$97.68
STAPLES CONTRACT & COMMERCIAL	CLERK-OFFICE CHAIR	08/25/2022	102490	\$260.56
UT SAN DIEGO - NRTH COUNTY	NOTICE OF ELECTION	08/18/2022	102459	\$195.06
UT SAN DIEGO - NRTH COUNTY	ORD 516 INTRO	08/25/2022	102493	\$74.28
UT SAN DIEGO - NRTH COUNTY	ORD 516 ADOPT	08/25/2022	102493	\$74.28
UT SAN DIEGO - NRTH COUNTY	ORD 522 ADOPT	08/25/2022	102493	\$85.14
UT SAN DIEGO - NRTH COUNTY	ORD 523 INTRO	08/25/2022	102493	\$79.71
UT SAN DIEGO - NRTH COUNTY	ORD 523 ADOPT	08/25/2022	102493	\$79.71

Page: 2 of 9

ROBERT HALF	04/01/22-CLERK TEMP	08/18/2022	102454	\$1,652.80
FEDEX	REMNING BALNCE ON INV-7-710-25918	08/25/2022	102463	\$2.11
FILIPINO PRESS	ELECTION NOTICE	08/18/2022	102444	\$150.00
CORODATA RECORDS MANAGEMENT, INC	JUL-STORAGE	08/18/2022	102438	\$814.08
THE EPOCH TIMES	07/22/22-COUNCIL SEAL ELECTION	08/12/2022	102421	\$170.00
CAL EXPRESS	TAPE CONVERSION	08/18/2022	102435	\$90.00
CODE PUBLISHING COMPANY INC	WEB UPDATE-ORD 516/523	08/12/2022	102394	\$225.00
	TOTAL CITY CLER	К		\$4,095.87
1005200 - CITY MANAGER				
KEYSER MARSTON ASSOCIATES, INC	JUL-PROFESSIONAL SERVICES	08/18/2022	102449	\$3,363.75
	TOTAL CITY MANAGE	R		\$3,363.75
1005250 - LEGAL SERVICES				
TRUE NORTH RESEARCH INC.	FY22 COMMUNITY OPINION SURVEY	08/12/2022	102425	\$24,850.00
	TOTAL LEGAL SERVICE	S		\$24,850.00
1005300 - FINANCE				
STAPLES CONTRACT & COMMERCIAL	TONER	08/18/2022	102456	\$114.74
STAPLES CONTRACT & COMMERCIAL	WALL FILE HOLDER	08/18/2022	102456	\$60.33
STAPLES CONTRACT & COMMERCIAL	MONITOR RISER	08/18/2022	102456	\$26.93
STAPLES CONTRACT & COMMERCIAL	RFND-MONITOR RISER	08/18/2022	102456	(\$26.93)
STAPLES CONTRACT & COMMERCIAL	PLANNER	08/18/2022	102456	\$31.23
	TOTAL FINANC	E		\$206.30
1005350 - SUPPORT SERVICES				
STAPLES CONTRACT & COMMERCIAL	POST IT/FILE FOLDERS/BINDER CLIPS/HIGHLIGHTERS	08/18/2022	102456	\$77.41
STAPLES CONTRACT & COMMERCIAL	PAPER	08/18/2022	102456	\$723.10
STAPLES CONTRACT & COMMERCIAL	PAPER	08/18/2022	102456	\$164.85
XEROX CORPORATION	JUL-XEROX UPSTAIRS	08/18/2022	102461	\$69.69
XEROX CORPORATION	JUL-XEROX UPSTAIRS	08/18/2022	102461	\$298.25
XEROX CORPORATION	JUL-XEROX CLERK	08/18/2022	102461	\$234.35
XEROX CORPORATION	JUL-XEROX CLERK	08/18/2022	102461	\$271.68
XEROX CORPORATION	JUL-XEROX PLN/ENG	08/18/2022	102461	\$171.78
XEROX CORPORATION	JUL-XEROX PLN/ENG	08/18/2022	102461	\$546.78
XEROX CORPORATION	XEROX-FIERY-PLN/ENG	08/18/2022	102461	\$132.61
XEROX CORPORATION	XEROX-FIERY-UPSTAIRS	08/18/2022	102461	\$132.61
XEROX CORPORATION	XEROX-FIERY-CLK	08/18/2022	102461	\$122.84
READY REFRESH BY NESTLE	JUL-DRINKING WATER-PW	08/18/2022	102453	\$122.71
READY REFRESH BY NESTLE	JUL-DRINKING WATER-LC	08/18/2022	102453	\$138.97
READY REFRESH BY NESTLE	JUL-DRINKING WATER-CH	08/18/2022	102453	\$123.17
BUSINESS OFFICE OUTFITTERS	MOVE OF FIREPROOF CABINET	08/18/2022	102434	\$275.00
	TOTAL SUPPORT SERVICE	S		\$3,605.80
1005400 - HUMAN RESOURCES				
LIEBERT CASSIDY INC	ERC MEMBERSHIP	08/12/2022	102408	\$900.00
DONNOE & ASSOCIATES, INC	07/27-08/10/22-FIRE ENGINEERS TEST RENTAL	08/12/2022	102401	\$341.00
COASTAL LIVE SCAN AND INSURANCE	JUL-LIVESCAN FINGERPRINT	08/18/2022	102437	\$75.00
ALI MOOSA	PRE-EMPLOLYMENT SCREENING	08/25/2022	102465	\$64.50
	TOTAL HUMAN RESOURCE	S		\$1,380.50
1005450 - INFORMATION SERVICES				
US BANK	MM-MEMORY UPGRADE	08/12/2022	102387	\$135.75

US BANK	AT&T	08/12/2022	102387	\$46.17
US BANK	AT&T - BALANCE FOR JUN PO22-063	08/12/2022	102387	\$18.03
US BANK	CABLES	08/12/2022	102387	\$125.35
US BANK	STANDING DESK	08/12/2022	102387	\$309.23
US BANK	РНОТОЅНОР	08/12/2022	102387	\$239.88
BOB HOFFMAN VIDEO PRODUCTIONS	06/07-06/22-COUNCIL MEETING	08/12/2022	102385	\$2,856.00
VERIZON WIRELESS-SD	670601022-00001-FY21	08/12/2022	102428	\$152.04
VERIZON WIRELESS-SD	670601022-00001-06/24-07/23/22	08/18/2022	102460	\$152.04
AT&T CALNET 3	9391012278-06/24-07/23/22	08/25/2022	102466	\$3,240.19
AT&T CALNET 3	9391012282-06/24-07/23/22	08/25/2022	102466	\$23.00
AT&T CALNET 3	9391053641-06/24-07/23/22	08/25/2022	102466	\$167.08
AT&T CALNET 3	9391062899-06/24-07/23/22	08/25/2022	102466	\$125.54
GOVOFFICE LLC	BACK-UP OF WEBSITE	08/12/2022	102404	\$500.00
TING FIBER INC.	JULY-TIDE BEACH LG TWR	08/12/2022	9000556	\$450.00
TING FIBER INC.	JULY-DEL MAR SHORE LG TWR	08/12/2022	9000556	\$450.00
TING FIBER INC.	JULY-CITY BUILDINGS	08/12/2022	9000556	\$3,249.00
AMAZON.COM SALES, INC	LOGITECH VC CABLE	08/12/2022	102382	\$220.87
AMAZON.COM SALES, INC	USB HUB SPLITTER	08/12/2022	102382	\$88.54
AMAZON.COM SALES, INC	FIREWALL/ROUTER/NETWORK SWITCH/WIFI ACCESS POINT	08/12/2022	102382	\$620.38
AMAZON.COM SALES, INC	REPLACEMENT BATTERY PACK	08/12/2022	102382	\$258.59
AMAZON.COM SALES, INC	USB POWER EXTENSION CABLE	08/12/2022	102382	\$19.16
	TOTAL INFORMATION SERVICE	s		\$13,446.84
1005550 - PLANNING				
UT SAN DIEGO - NRTH COUNTY	PUB HRNG-DRP20-014/SDP21-020	08/18/2022	102459	\$517.77
UT SAN DIEGO - NRTH COUNTY	PUB HRNG-DRP21-014	08/18/2022	102459	\$457.21
UT SAN DIEGO - NRTH COUNTY	PUB HRNG-DRP21-022/SDP21-022	08/18/2022	102459	\$464.68
THE HOME DEPOT PRO	RUBBERBANDS	08/18/2022	102458	\$13.13
	TOTAL PLANNING	G		\$1,452.79
1005560 - BUILDING SERVICES				
THE HOME DEPOT PRO	PAPER/HVY DTY STPLR/STAPLES/PENS	08/18/2022	102458	\$51.50
				\$51.50
1005590 - PARKING ENFORCEMENT		5		
US BANK	AUTO FUEL	08/12/2022	102387	\$183.58
US BANK	UNIFORMS	08/12/2022	102387	\$105.30
US BANK	OFFICE SUPPLIES/SUNSCREEN	08/12/2022	102387	\$74.73
DATATICKET INC.	JUN 22-PARKING TICKET PROCESSING	08/12/2022	102396	\$50.00
DATATICKET INC.	APRIL-PARKING TICKET PROCESSING	08/25/2022	102472	\$30.00
VERIZON WIRELESS-SD	442224168-00001-06/24-07/23/22	08/18/2022	102460	\$130.12
THE HOME DEPOT PRO	PAPER/HVY DTY STPLR/STAPLES/PENS	08/18/2022	102458	\$13.38
WEX FLEET UNIVERSAL	JULY 22-AUTO FUEL	08/12/2022	102431	\$13.30
				\$1,877.40
	TOTAL PARKING ENFORCEMEN	•		¥1,077.40
		08/12/2022	102415	(\$ 17 700 07)
SAN DIEGO COUNTY SHERIFF'S DEPT.	JUNE 22-STAFF	08/12/2022	102415	(\$17,792.37)
SAN DIEGO COUNTY SHERIFF'S DEPT.	JUNE 22-Law Enforcement	08/12/2022	102415	\$387,126.30
SAN DIEGO COUNTY SHERIFF'S DEPT.	JUNE 22-LAW ENFORCEMENT		102413	\$3,999.04 \$373.332.97
				JJ/J.JJZ.J/

TOTAL LAW ENFORCEMENT

\$373,332.97

1006120 - FIRE DEPARTMENT				
US BANK	CLEANING SUPPLIES	08/12/2022	102387	\$480.96
US BANK	BLOWER	08/12/2022	102387	\$296.31
US BANK	POWER WASHER	08/12/2022	102387	\$183.17
US BANK	CLEANING SUPPLIES	08/12/2022	102387	\$987.93
US BANK	BATTERIES/CLN SUPPLIES	08/12/2022	102387	\$1,241.20
NORTH COUNTY EVS, INC	NCEVS VEHICLE REPAIRS	08/12/2022	102412	\$312.50
NORTH COUNTY EVS, INC	NCEVS VEHICLE REPAIRS	08/12/2022	102412	\$987.07
NORTH COUNTY EVS, INC	MAY 22-NCEVS VEHICLE REPAIRS-RESO 22-107	08/25/2022	102480	\$710.28
NORTH COUNTY EVS, INC	MAY 22-NCEVS VEHICLE REPAIRS-RESO 22-107	08/25/2022	102480	\$7,785.55
NORTH COUNTY EVS, INC	JUN 22-NCEVS VEHICLE REPAIRS-RESO 22-107	08/25/2022	102480	\$6,850.78
NORTH COUNTY EVS, INC	JUN 22-NCEVS VEHICLE REPAIRS-RESO 22-107	08/25/2022	102480	\$8,901.71
DRIVE AUTO CARE	F250 REPAIR-BRAKE LIGHTS	08/25/2022	102473	\$615.73
SOUTH COAST EMERGENCY VEHICLE SVC	MODULE, INPUT/OUTPUT-REPLACES #63-1844-0001	08/12/2022	102419	\$752.04
COUNTY OF SAN DIEGO, DEH	7/31/20-7/31/23-RENEWAL FACILITY PERMIT	08/12/2022	102395	\$1,562.00
REGIONAL COMMS SYS, MS 056 - RCS	JULY-CAP CODE	08/25/2022	102484	\$32.50
WEX FLEET UNIVERSAL	JULY 22-AUTO FUEL	08/12/2022	102431	\$581.98
ENTENMANN-ROVIN CO. INC	BADGES	08/12/2022	102403	\$269.52
ENTENMANN-ROVIN CO. INC	BADGES	08/12/2022	102403	\$399.59
	TOTAL FIRE DEPARTMEN	r		\$32,950.82
1006130 - ANIMAL CONTROL				
SAN DIEGO HUMANE SOCIETY & S.P.C.A.	JULY-ANIMAL CONTROL SRVC	08/12/2022	102416	\$7,603.00
	TOTAL ANIMAL CONTRO	_		\$7,603.00
1006150 - CIVIL DEFENSE				
AT&T CALNET 3	9391012275-05/24-06/23/22	08/12/2022	102384	\$2.40
AT&T CALNET 3	9391012275-05/24-06/23/22-PO222-22	08/12/2022	102384	\$165.04
	TOTAL CIVIL DEFENS	E		\$167.44
1006170 - MARINE SAFETY				
CAMEO PAPER & JANITORIAL SUPPLY INC	PAPER TOWELS	08/12/2022	102388	\$63.10
ONE DAY SIGNS	BLUFF CAUTION SIGNS	08/12/2022	102413	\$437.90
CULLIGAN OF SAN DIEGO	JUL 22- DRINKING WATER-MS	08/25/2022	102471	\$49.83
CULLIGAN OF SAN DIEGO	AUG 22-DRINKING WATER	08/25/2022	102471	\$49.83
ORIGINAL WATERMEN, INC	UNIFORMS	08/25/2022	102482	\$388.02
AT&T CALNET 3	9391053651-06/25-07/24/22	08/12/2022	102384	\$286.64
AT&T CALNET 3	9391012281-06/25-07/24/22	08/25/2022	102466	\$97.12
KAENON, LLC	SUNGLASSES-PENNELL/MCPHEE	08/12/2022	102406	\$161.35
KAENON, LLC	SUNGLASSES-URUBURU	08/18/2022	102448	\$69.74
WEX FLEET UNIVERSAL	JULY 22-AUTO FUEL	08/12/2022	102431	\$1,342.86
STEVE SHERMAN	TEAM PORTRAIT	08/18/2022	102457	\$300.00
AMAZON.COM SALES, INC	LANDLINE TELEPHONE	08/12/2022	102382	\$92.64
DMV RENEWALS	PERMANENT TRAILER ID RENEWAL-MS	08/12/2022	102400	\$10.00
	TOTAL MARINE SAFET	1		\$3,349.03
1006510 - ENGINEERING				
WEX FLEET UNIVERSAL	JULY 22-AUTO FUEL	08/12/2022	102431	\$189.99
	TOTAL ENGINEERING	i		\$189.99
1006520 - ENVIRONMENTAL SERVICES	TOTAL ENGINEERING	i		\$189.99
1006520 - ENVIRONMENTAL SERVICES AFFORDABLE PIPELINE SERVICES INC	TOTAL ENGINEERING	08/12/2022	102380	\$189.99

08/12/2022 102380 AFFORDABLE PIPELINE SERVICES INC H-STORM DRAIN MAINTAND VIDEO INSPECTIONS \$1,700.00 08/18/2022 102455 SANTA FE IRRIGATION DISTRICT 005506-014-IUI Y \$206.31 08/25/2022 102476 MIKHAIL OGAWA ENGINEERING JUN-ASSISTANCE MANAGING STORM WATER \$4,131.22 PROGRAM 08/25/2022 102476 MIKHAIL OGAWA ENGINEERING JUN-ASSISTANCE MANAGING STORM WATER \$786.77 PROGRAM 08/25/2022 102469 FY22-WOIP SAN DIEGUITO WATERSHED CITY OF SAN DIEGO, CITY TREASURER \$16,246.91 MANAGEMENT AREA 08/12/2022 102431 WEX FLEET UNIVERSAL JULY 22-AUTO FUEL \$552.71 08/12/2022 102393 CLEAN EARTH ENVIROMENTAL SOLUTIONS MAR 22-HHW \$1,247.94 08/12/2022 102393 \$1,027.42 CLEAN EARTH ENVIROMENTAL SOLUTIONS MAY 22-HHW PO 222-27 08/12/2022 102393 CLEAN EARTH ENVIROMENTAL SOLUTIONS JUN 22-HHW PO 222-27 \$1,140.02 \$28.379.30 TOTAL ENVIRONMENTAL SERVICES 1006530 - STREET MAINTENANCE 08/12/2022 102399 DIXIELINE LUMBER CO INC EPOXY TIE SETS/ROLLERS \$219.16 08/18/2022 102441 DIXIELINE LUMBER CO INC **BLANK KEYS/SEALANT** \$14.82 08/18/2022 102441 DIXIELINE LUMBER CO INC SCRAPER RAZOR/SCREWS \$160.26 08/25/2022 102481 ONE DAY SIGNS CITY LOGO/VEHICLE NUMBERS \$301.70 SANTA FE IRRIGATION DISTRICT 011695-000-JULY 08/18/2022 102455 \$124.37 08/25/2022 102487 SDG&E CO INC 06/01/22-07/11/22-UTILITIES \$621.71 08/25/2022 102487 SDG&E CO INC 06/09/22-07/11/22-UTILITIES \$934.73 08/25/2022 102467 BOOT WORLD, INC. **BOOTS-GARCIA/PEREZ** \$285.74 08/12/2022 102427 UNDERGROUND SVC ALERT OF SOCAL INC JULY-DIG ALERT \$81.75 08/12/2022 102427 UNDERGROUND SVC ALERT OF SOCAL INC FY22 CA ST REGLTRY \$392.07 08/12/2022 102411 NISSHO OF CALIFORNIA JUNE 22- LANDSCAPE MAINTENANCE SERVICES \$4,000.69 08/12/2022 102423 TRAFFIC SUPPLY, INC CAUTION/SPEED BUMP SIGNS \$256.88 TRAFFIC SUPPLY, INC PAINT 08/12/2022 102423 \$439.00 TRAFFIC SUPPLY, INC SIGNS 08/12/2022 102423 \$205.11 08/12/2022 102431 WEX FLEET UNIVERSAL JULY 22-AUTO FUEL \$500.90 08/12/2022 102430 WEST COAST ARBORISTS, INC. MAY 22- TREE MAINTENANCE SERVICES \$240.00 JUL-TREE MAINTENANCE SERVICES 08/25/2022 102495 WEST COAST ARBORISTS, INC. \$140.00 TOTAL STREET MAINTENANCE \$8,918.89 1006540 - TRAFFIC SAFETY 08/25/2022 102487 SDG&E CO INC 06/01/22-07/11/22-UTILITIES \$539.93 08/25/2022 102487 SDG&F CO INC 06/09/22-07/11/22-UTILITIES \$1,195,92 08/12/2022 102397 DEPARTMENT OF TRANSPORTATION COST SHARE AGMT - I-5 TRAFFIC SIGNALS \$519.33 08/12/2022 102397 DEPARTMENT OF TRANSPORTATION COST SHARE AGMT - I-5 TRAFFIC SIGNALS \$797.19 08/25/2022 9000566 REDFLEX TRAFFIC SYSTEMS, INC JUL-RED LIGHT CAMERA ENFORCEMENT \$7,158.00 \$10,210.37 **TOTAL TRAFFIC SAFETY** 1006550 - STREET CLEANING 08/18/2022 102455 SANTA FE IRRIGATION DISTRICT 011695-000-JULY \$73.04 08/18/2022 102452 PRIDE INDUSTRIES JUL-TRASH ABATEMENT SERVICES \$1,306.12 \$1,379.16 TOTAL STREET CLEANING 1006560 - PARK MAINTENANCE 08/18/2022 102455 SANTA FE IRRIGATION DISTRICT JULY-005506-019 \$1,687,43 08/18/2022 102455 SANTA FE IRRIGATION DISTRICT JULY-005506-018 \$445.07 08/18/2022 102455 SANTA FE IRRIGATION DISTRICT 005979-005-JUN/JUL \$489.88

WATER REGULATOR FOR SHOWERS

GRAINGER INC

08/18/2022

102445

\$137.21

Page: 5 of 9

				5
EMBROIDERY IMAGE	SOLANA BEACH HATS	08/18/2022	102442	\$275.39
XYLEM DEWATERING SOLUTIONS INC	FCP DIVERTER SUBMIRSIBLE PUMP	08/18/2022	102462	\$995.00
XYLEM DEWATERING SOLUTIONS INC	FCP DIVERTER SUBMIRSIBLE PUMP	08/18/2022	102462	\$109.44
NISSHO OF CALIFORNIA	JUNE 22- LANDSCAPE MAINTENANCE SERVICES	08/12/2022	102411	\$27,127.07
THE HOME DEPOT PRO	LINERS/CLOROX	08/12/2022	102422	\$989.44
THE HOME DEPOT PRO	LINERS/CLOROX	08/25/2022	102491	\$1,007.99
WEX FLEET UNIVERSAL	JULY 22-AUTO FUEL	08/12/2022	102431	\$103.63
ENCINITAS BEE COMPANY	HIVE REMOVED-06/24/22	08/18/2022	102443	\$250.00
		NCF		\$33,617.55
1006570 - PUBLIC FACILITIES				<i></i>
DIXIELINE LUMBER CO INC	GLOVES	08/12/2022	102399	\$40.71
DIXIELINE LUMBER CO INC	GLOVES/GLASSES	08/12/2022	102399	\$53.11
DIXIELINE LUMBER CO INC	COMPRESSION SPRINGS	08/18/2022	102441	\$3.86
DIXIELINE LUMBER CO INC	STOP VALVES	08/18/2022	102441	\$33.04
DIXIELINE LUMBER CO INC	CABLE CUTTERS/CABLE RAIL KIT	08/18/2022	102441	\$76.59
SDG&E CO INC	06/01/22-07/11/22-UTILITIES	08/25/2022	102487	\$2,950.82
SDG&E CO INC	06/09/22-07/11/22-UTILITIES	08/25/2022	102487	\$8,758.01
LEE'S LOCK & SAFE INC	KEYS	08/18/2022	102450	\$15.41
NISSHO OF CALIFORNIA	JUNE 22- LANDSCAPE MAINTENANCE SERVICES	08/12/2022	102411	\$2,480.06
24 HOUR ELEVATOR, INC	JULY- ELEVATOR PREVENTATIVE MAINT/REPAIR	08/12/2022	102379	\$185.22
24 HOUR ELEVATOR, INC	AUG-ELEVATOR MAINT/REPAIR	08/18/2022	102432	\$185.22
CINTAS CORPORATION NO. 2	PW-FIRST-AID SUPPLIES	08/12/2022	102392	\$157.10
WEX FLEET UNIVERSAL	JULY 22-AUTO FUEL	08/12/2022	102431	\$172.72
WEST COAST ARBORISTS, INC.	MAY 22- TREE MAINTENANCE SERVICES	08/12/2022	102430	\$600.00
PRIDE INDUSTRIES	JUL-TRASH ABATEMENT SERVICES	08/18/2022	102452	\$1,306.13
SID'S CARPET BARN, INC.	CARPET/INSTALLATION	08/25/2022	102489	\$1,817.40
	TOTAL PUBLIC FACILIT	TIES		\$18,835.40
1007100 - COMMUNITY SERVICES				
STAPLES CONTRACT & COMMERCIAL	CM-PACKING TAPE W/DISPENSER	08/25/2022	102490	\$25.31
JENNIFER REED	COMMISSION VACANCY NOTICE	08/18/2022	9000560	\$32.50
	TOTAL COMMUNITY SERVIO	CES		\$57.81
1007110 - GF-RECREATION				
DIAMOND ENVIRONMENTAL SERVICES	DIA DE LOS MUERTOS EVENT-RENTAL	08/12/2022	102398	\$507.20
SAM CASTELLANO	10/23/22-DIA DE LOS MUERTOS	08/12/2022	102389	\$150.00
ABLE PATROL & GUARD, INC	JULY-FCCC GUARD SERVICE	08/18/2022	102433	\$175.00
CALIFORNIA OFFICE CLEANING, INC	FCCC CLEANING-07/16/22	08/18/2022	102436	\$90.00
WEX FLEET UNIVERSAL	JULY 22-AUTO FUEL	08/12/2022	102431	\$194.96
CHRISTOPHER K HOLLOWAY	EQUIPMENT RENTAL-DIA DE LOS MUERTOS	08/12/2022	102418	\$2,405.00
	TOTAL GF-RECREATI	ON		\$3,522.16
1205460 - SELF INSURANCE RETENTION				
SECTRAN SECURITY INC	JULY 22-COURIER SVC/FUEL	08/25/2022	102488	\$162.05
SECTRAN SECURITY INC	AUG 22-COURIER SVC/FUEL	08/25/2022	102488	\$160.81
				-

 SECTRAN SECURITY INC
 AUG 22-COURIER SVC/FUEL
 08/25/2022
 102488
 \$160.81

 GEORGE HILLS COMPANY, INC.
 JAN 22-CLM.1904-PROF SRVC
 08/25/2022
 9000565
 \$126.00

 GEORGE HILLS COMPANY, INC.
 FY23-ANNUAL ADMIN FEE
 08/25/2022
 9000565
 \$1,200.00

 TOTAL SELF INSURANCE RETENTION

JUL 22-50/50 WORK SPLIT

08/25/2022

102492

\$449.87

1355200 - ASSET REPLACEMENT-CTY MNGR

TYLER TECHNOLOGIES, INC.

Page: 6 of 9

Page: 7 of 9

TYLER TECHNOLOGIES, INC.		08/25/2022	102492	\$449.87
TYLER TECHNOLOGIES, INC.	JUL 22-50/50 WORK SPLIT		102432	\$449.87 \$ 899.74
1355300 - ASSET REPLACEMENT-FINAN	TOTAL ASSET REPLACEMENT-CTY N	WINGK		4033.7 4
TYLER TECHNOLOGIES, INC.		08/25/2022	102492	\$950.13
	JUL 22-50/50 WORK SPLIT JUL 22-50/50 WORK SPLIT	08/25/2022	102492	\$950.13
TYLER TECHNOLOGIES, INC.			102402	\$950.15 \$1,900.26
	TOTAL ASSET REPLACEMENT-FIN	ANCE		\$1,500.20
1356530 - ASSET REPLACEMENT-ST MA		08/12/2022	102402	<i>t</i> 10 015 01
WAYNE GOSSETT FORD	PUBLIC WORKS VEHICLE	08/12/2022	102402	\$40,815.01
	TOTAL ASSET REPLACEMENT-ST	MAIN		\$40,815.01
1605360 - OPEB OBLIGATION				
MIDAMERICA	AUG 22-CTYSOLANAG5	08/12/2022	9000554	\$6,740.00
	TOTAL OPEB OBLIGA	TION		\$6,740.00
2037510 - HIGHWAY 101 LANDSC #33				
SDG&E CO INC	06/09/22-07/11/22-UTILITIES	08/25/2022	102487	\$2,933.22
NISSHO OF CALIFORNIA	JUNE 22- LANDSCAPE MAINTENANCE SERVICES	08/12/2022	102411	\$7,084.21
	TOTAL HIGHWAY 101 LANDS	SC #33		\$10,017.43
2047520 - MID 9C SANTA FE HILLS				
SANTA FE IRRIGATION DISTRICT	JULY-005979-014	08/18/2022	102455	\$968.81
SANTA FE IRRIGATION DISTRICT	JULY-005979-015	08/18/2022	102455	\$607.47
SANTA FE IRRIGATION DISTRICT	JULY-005979-022	08/18/2022	102455	\$1,188.05
SANTA FE IRRIGATION DISTRICT	JULY-005979-023	08/18/2022	102455	\$1,110.91
SANTA FE IRRIGATION DISTRICT	JULY-005979-024	08/18/2022	102455	\$1,106.85
SANTA FE IRRIGATION DISTRICT	JULY-005979-025	08/18/2022	102455	\$749.57
SANTA FE IRRIGATION DISTRICT	JULY-005979-026	08/18/2022	102455	\$1,009.41
SANTA FE IRRIGATION DISTRICT	JULY-005979-016	08/18/2022	102455	\$757.69
SANTA FE IRRIGATION DISTRICT	JULY-005979-017	08/18/2022	102455	\$61.56
SANTA FE IRRIGATION DISTRICT	JULY-005979-018	08/18/2022	102455	\$118.40
SANTA FE IRRIGATION DISTRICT	JULY-005979-019	08/18/2022	102455	\$495.98
SANTA FE IRRIGATION DISTRICT	JULY-005979-020	08/18/2022	102455	\$1,021.59
SANTA FE IRRIGATION DISTRICT	JULY-005979-021	08/18/2022	102455	\$1,423.53
SANTA FE IRRIGATION DISTRICT	005979-011-JUN/JUL	08/18/2022	102455	\$687.41
SANTA FE IRRIGATION DISTRICT	005979-012-JUN/JUL	08/18/2022	102455	\$121.31
SANTA FE IRRIGATION DISTRICT	005979-006-JUN/JUL	08/18/2022	102455	\$1,954.61
SANTA FE IRRIGATION DISTRICT	005979-007-JUN/JUL	08/18/2022	102455	\$1,646.40
SANTA FE IRRIGATION DISTRICT	005979-009-JUN/JUL	08/18/2022	102455	\$897.89
SANTA FE IRRIGATION DISTRICT	005979-010-JUN/JUL	08/18/2022	102455	\$580.48
SANTA FE IRRIGATION DISTRICT	005979-029	08/25/2022	102486	\$1,023.69
SANTA FE HILLS HOA	JUNE-FY22 SANTA FE HILLS HOA-PO222-68	08/12/2022	9000555	\$18,333.33
SANTA FE HILLS HOA	JUL 22FY23 SANTA FE HILLS HOA	08/25/2022	9000567	\$28,750.00
	TOTAL MID 9C SANTA FE	HILLS		\$64,614.94
2057530 - MID 9E ISLA VERDE				
ISLA VERDE HOA	JUNE-FY22 ISLA VERDE HOA-PO222-169	08/12/2022	102405	\$433.33
ISLA VERDE HOA	APR-FY22 ISLE VERDE HOA-PO 222-169	08/12/2022	102405	\$433.33
ISLA VERDE HOA	JUL 22-FY23 ISLE VERDE HOA	08/25/2022	102474	\$433.33
	TOTAL MID 9E ISLA \	/ERDE		\$1,299.99
2077550 - MID 9H SAN ELIJO #2				
SAN ELIJO HILLS II HOA	JUNE-FY22 MID PAYMENT-PO22-133	08/12/2022	102417	\$6,550.00
	JONE THE MID FAIMLAL TOLE 133			φ0,350.00

Page: 8 of 9

SAN ELIJO HILLS II HOA	APR-FY22 MID PAYMENT-PO 222-133	08/12/2022	102417	\$6,550.00
SAN ELIJO HILLS II HOA	JUL 22-FY23 HOA PAYMENT	08/25/2022	102485	\$6,550.00
	TOTAL MID 9H SAN ELIJ	0 #2		\$19,650.00
2087580 - COASTAL RAIL TRAIL MAINT				
SANTA FE IRRIGATION DISTRICT	JULY-005506-020	08/18/2022	102455	\$1,669.86
	TOTAL COASTAL RAIL TRAIL M	AINT		\$1,669.86
2117600 - STREET LIGHTING DISTRICT				
SDG&E CO INC	06/01/22-07/11/22-UTILITIES	08/25/2022	102487	\$8,658.23
	TOTAL STREET LIGHTING DIST	RICT		\$8,658.23
2135550 - DEVELOPER PASS-THRU- PLAN	NING			
MICHAEL BAKER INTERNATIONAL, INC	APR- 22-1718.03/0 IDA AVE	08/25/2022	102475	\$5,048.75
MICHAEL BAKER INTERNATIONAL, INC	JUL 22-1718.03/0 IDA AVE	08/25/2022	102475	\$8,418.64
	TOTAL DEVELOPER PASS-THRU- PLANN			\$13,467.39
2196110 - COPS PROGRAM	IOTAL DEVELOPER PASS-THRO- PLANN			<i><i><i>w</i>¹⁰,407.00</i></i>
		08/12/2022	102415	¢12.000.00
SAN DIEGO COUNTY SHERIFF'S DEPT.	JUNE 22-Law Enforcement		102413	\$12,000.00
	TOTAL COPS PROG	RAM		\$12,000.00
240 - COMM DEV BLOCK GR (CDBG)				
JERUSALEM CONSTRUCTION, INC.	FY 21-22 9355.22 PED RAMPS	08/12/2022	102410	(\$2,585.00)
	TOTAL COMM DEV BLOCK GR (CI	DBG)		(\$2,585.00)
2406510 - COMM DEV BLOCK GR (CDBG)-	CIP			
JERUSALEM CONSTRUCTION, INC.	FY 21-22 9355.22 PED RAMPS	08/12/2022	102410	\$51,700.00
	TOTAL COMM DEV BLOCK GR (CDBG))-CIP		\$51,700.00
2505570 - COASTAL BUSINESS/VISITORS				
RAPHAEL'S PARTY RENTALS	MOVIE NIGHT RENTAL EQUIPMENT	08/12/2022	102414	\$435.60
SAM CASTELLANO	08/27/22-MOVIE NIGHT	08/12/2022	102389	\$50.00
ALIANAS PARTY RENTALS	RENTAL EQUIP-DIA DE LOS MUERTOS	08/12/2022	102381	\$1,524.00
ULTIMATE ENTERTAINMENT LLC	MOVIE NIGHT-SCREEN/EQUIPMENT	08/12/2022	102426	\$950.00
PLATINUM EVENTS INC	MOVIE NIGHT RENTAL EQUIPMENT	08/18/2022	102451	\$1,157.38
	TOTAL COASTAL BUSINESS/VISIT	ORS		\$4,116.98
2557110 - CAMP PROGRAMS				
WESS TRANSPORTATION SERVICES	07/27/22-Bus Transportation Summer Camps	08/12/2022	102429	\$530.00
WESS TRANSPORTATION SERVICES	08/03/22-Bus Transportation Summer Camps	08/25/2022	102494	\$530.00
AMAZON.COM SALES, INC	SWIMFINS	08/12/2022	102382	\$242.40
	TOTAL CAMP PROGR	AMS		\$1,302.40
2706120 - PUBLIC SAFETY- FIRE				
AMR	CSA.17-FIRST AID SUPPLIES	08/12/2022	102383	\$764.72
NATIONWIDE MEDICAL SURGICAL INC	CSA-17-MIDAZOLAM	08/25/2022	102477	\$74.40
NATIONWIDE MEDICAL SURGICAL INC	CSA-17 AMIODARONE	08/25/2022	102477	\$64.90
MICHAEL MONKEN	REGISTRATION-RS1	08/12/2022	102409	\$700.00
CHRISTOPHER SCHMIT	REGISTRATION-RS1	08/12/2022	102390	\$700.00
CALIFORNIA PARAMEDIC FOUNDATION	CSA17-FY23 SD CNTY PROTCL BOOK/CHARTS	08/25/2022	102468	\$504.27
STATION AUTOMATION	ANNUAL LICENSE FEE/AMORTIZED SETUP FEE	08/12/2022	102420	\$1,600.00
	TOTAL PUBLIC SAFETY-	FIRF		\$4,408.29
2706170 - PUBLIC SAFETY- MARINE SAFET				÷.,
GUARDIAN SAFTEY & SUPPLY, LLC	FIRST AID SUPPLIES	08/18/2022	102446	\$294.62
SUMPLING ALLE & JUTTLI, LLC		FETY		9C74.0Z

4596510 -	MISC.CAPIT	ALPROJECTS-ENG
-----------	------------	----------------

	REPORT TOTAL:		\$1,325,349.27	
	TOTAL SOLANA ENERGY ALLIAN	NCE		\$261.00
CALIFORNIA AIR RESOURCES BOARD	FY23-AB 32 COST IMPLMNTN FEE REGULATION	08/12/2022	102386	\$261.00
5507750 - SOLANA ENERGY ALLIANCE				
	TOTAL SANITATION			\$327,808.77
US BANK	FY23 2017 SEJPA ADMIN FEE	08/12/2022	9000559	\$2,517.50
US BANK	9/1-SWR REV BOND INT	08/12/2022	9000558	\$99,503.13
US BANK	9/1-2017 SEJPA INT	08/12/2022	9000557	\$215,606.25
WEX FLEET UNIVERSAL	JULY 22-AUTO FUEL	08/12/2022	102431	\$207.26
TRANSAMERICAN MAILING & FULFILLMENT	SEWER ASSESSMENT DATA	08/12/2022	102424	\$450.00
SANTA FE IRRIGATION DISTRICT	005979-008-JUN/JUL	08/18/2022	102455	\$85.69
SANTA FE IRRIGATION DISTRICT	005506-014-JULY	08/18/2022	102455	\$618.93
AFFORDABLE PIPELINE SERVICES INC	E-SEWER/STORM DRAIN MAINT-10,127	08/12/2022	102380	\$6,380.01
AFFORDABLE PIPELINE SERVICES INC	J-SEWER/STORM DRAIN MAINT	08/12/2022	102380	\$675.00
AFFORDABLE PIPELINE SERVICES INC	O-SEWER/STORM DRAIN MAIT	08/12/2022	102380	\$1,340.00
AFFORDABLE PIPELINE SERVICES INC	R-DRAIN CLEANING	08/12/2022	102380	\$425.00
5097700 - SANITATION	TOTAL MISC.CAPITALPROJECTS-E	ing		\$ 5,250.50
NISSHO OF CALIFORNIA	MAY-9530 TREE PLANTING		102479	\$1,763.06 \$5,258.50
	MAY-9530 TREE PLANTING	08/25/2022 08/25/2022	102479 102479	\$1,506.72
	MAY-9530 TREE PLANTING	08/25/2022	102479	\$1,988.72



TO: FROM: MEETING DATE: ORIGINATING DEPT: SUBJECT:

STAFF REPORT CITY OF SOLANA BEACH

Honorable Mayor and City Councilmembers Gregory Wade, City Manager September 14, 2022 Finance **Report on Changes Made to the General Fund Adopted Budget for Fiscal Year 2022-23**

BACKGROUND:

Staff provides a report at each Council meeting that lists changes made to the current Fiscal Year (FY) General Fund Adopted Budget. The information provided in this Staff Report lists the changes made through August 24, 2022.

DISCUSSION:

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

GENERAL FUND - ADOPTED BUDGET PLUS CHANGES As of August 24, 2022						
		General Fund	d Operations			
Date	Action	Description	Revenues	Expenditures	Transfers from GF	Net Surplus
06/23/2021	Reso 2021-092	Adopted Budget	22,148,385	(20,867,260)	(482,500)	\$ 798,625
07/14/2021	Reso 2021-097	MS MOU		(11,570)		787,055
04/13/2022	Reso 2022-034	Keyser Marston		(15,000)		772,055
06/08/2022	Reso 2022-041	On-Call Repair Svcs		(30,000)		742,055
06/08/2022	Reso 2022-065	Janitorial		(20,000)		722,055
06/22/2022	Reso 2022-082	FY23 Budget Update	1,965,100	(615,680)	(1,423,000)	648,47
08/24/2022	Reso 2022-106	Lew Edwards Group		(36,000)		612,475

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA

COUNCIL ACTION:

FISCAL IMPACT:

N/A

WORK PLAN:

N/A

OPTIONS:

- Receive the report.
- Do not accept the report

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council receive the report listing changes made to the FY 2022-2023 General Fund Adopted Budget.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation

Gregory Wade, City Manager



TO: FROM: MEETING DATE: ORIGINATING DEPT: SUBJECT:

STAFF REPORT CITY OF SOLANA BEACH

Honorable Mayor and City Councilmembers Gregory Wade, City Manager September 14, 2022 City Manager's Department Solana Energy Alliance – Attestation of 2021 Power Source Disclosure Annual Reports and 2021 Power Content Label

BACKGROUND:

Community Choice Aggregation ("CCA"), authorized by Assembly Bill 117, is a state law that allows cities, counties and other authorized entities to aggregate electricity demand within their jurisdictions in order to purchase and/or generate alternative energy supplies for residents and businesses within their jurisdiction while maintaining the existing electricity provider for transmission and distribution services. The goal of a CCA is to provide a higher percentage of renewable energy electricity at competitive and potentially cheaper rates than existing Investor Owned Utilities ("IOU"s), while giving consumers local choices and promoting the development of renewable power sources and programs and local job growth.

The City of Solana Beach's ("City") CCA, Solana Energy Alliance ("SEA"), was established by the City Council through adoption of Ordinance 483 on December 13, 2017 and began serving customers in June 2018. In May 2021, SEA customers were transferred to the Clean Energy Alliance, a new CCA formed by the cities of Carlsbad, Del Mar and Solana Beach.

This item is before the City Council to consider adoption of Resolution 2022-116 to comply with the California Energy Commission's (CEC) Power Source Disclosure Program. The data reflects SEA's power content during calendar year 2021. This is the last year that Solana Beach must participate in CEC's Power Source Disclosure Program.

DISCUSSION:

California Public Utilities Code requires all retail sellers of electric energy, including SEA, to disclose "accurate, reliable, and simple-to-understand information on sources of energy" that are delivered to their respective customers. Applicable regulations direct

CITY COUNCIL ACTION:

retail sellers to provide such communications prior to October 1st of each year. The format for requisite communications is highly prescriptive, offering little flexibility to retail sellers when presenting such information to customers. This format has been termed the Power Content Label, or PCL, by the CEC. The PCL (SEA Choice and SEA Green) before the Council is for the 2021 calendar year.

Information presented in the PCL includes the share of total energy supply related to various resource types, including both renewable and conventional fuel sources as well as greenhouse gas emissions intensity of the power supply portfolios. If a retail seller meets a certain percentage of its supply obligation from unspecified resources, the report must identify such purchases as "unspecified sources of power". Unspecified sources of power refer to electricity that cannot be traced back to a specific generator, such as energy purchased from the market at large or from broadly defined portfolios of generating resources. The information for the PCL is taken from the Power Source Disclosure Reports that provide the CEC with details of SEA's sources of energy procured.

During the 2021 calendar year, SEA delivered a substantial portion of its electric energy supply from renewable and carbon free energy sources, including biomass & biowaste, wind and large hydroelectric. For SEA Choice customers, 58.7% of total energy supply was sourced from renewable, 27.1% from carbon free sources and 0.3% from unbundled RECS, for a total 85.8% carbon free energy product. For SEA Green customers, 100% of energy deliveries were sourced from renewable energy resources, specifically solar generation. The PCL form is a CEC template, which each retail seller is expected to complete. A copy of SEA's PCL is attached for reference.

In compliance with CEC requirements, the PCL will be mailed to SEA customers in September.

To fulfill its Power Source Disclosure Program reporting obligations for 2021, SEA must also provide the CEC with its Council's attestation regarding the accuracy of information included in the PCL. Current Power Source Disclosure Program regulations allow public agencies, including SEA, to provide a self-attestation with regard to the accuracy of information reported for its retail electric service offerings.

It is recommended, based on reviews previously completed by staff and external technical consultants, that City Council attest to the accuracy of information included in the 2021 PCL related to the SEA Choice and SEA Green supply portfolios and adopt resolution number 2022-116.

Upon approval, a copy of this Staff Report and Resolution will be forwarded to the CEC, thereby completing SEA's PCL reporting obligation for the 2021 calendar year.

CEQA COMPLIANCE STATEMENT:

The action being considered by the City Council is exempt from the California Environmental Quality Act (CEQA) because it is not a "project" under Section 15378(b)(5) of CEQA Guidelines.

FISCAL IMPACT:

The cost of mailing the Power Content Label was included in the approved Fiscal Year 2021/22 budget.

WORK PLAN:

Environmental Sustainability – Policy Development – Implement Solana Energy Alliance

OPTIONS:

- Approve Staff recommendations
- Do not approve Staff recommendations
- Provide further direction to Staff

DEPARTMENT RECOMMENDATION:

Staff recommends the City Council adopt Resolution 2022-116 attesting to the veracity of information provided in Solana Energy Alliance's 2021 SEA Choice Power Content Label; SEA Green Power Content Label and SEA's Power Source Disclosure Report based on staff's review, consultant input and review.

CITY MANAGER RECOMMENDATION:

Approve Department Recommendation.

Gregory Wade, City Manager

Attachments:

- Resolution 2022-116 Attesting to the Veracity of Information provided in Solana Energy Alliance's 2021 SEA Choice Power Content Label; SEA Green Power Content Label and SEA's Power Source Disclosure Reports.
- 2. 2021 SEA Power Content Label
- 3. 2021 SEA Choice Power Source Disclosure Report
- 4. 2021 SEA Green Power Source Disclosure Report

RESOLUTION 2022-116

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, ATTESTING TO THE VERACITY OF INFORMATION IN SOLANA ENERGY ALLIANCE'S 2021 POWER CONTENT LABEL AND POWER SOURCE DISCLOSURE REPORTS

WHEREAS, the City Council established Solana Energy Alliance through adoption of Ordinance 483 on December 13, 2017; and

WHEREAS, Solana Energy Alliance served customers June 2018 through May 2021; and

WHEREAS, as a load serving entity, Solana Energy Alliance is required to annually prepare a Power Source Disclosure Report and Power Content Label disclosing information on sources of energy; and

WHEREAS, Solana Energy Alliance's 2021 Power Source Disclosure Reports and Power Content Label have been prepared in compliance with California Energy Commission requirements.

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

- 1. That the foregoing recitations are true and correct.
- 2. That the City Council attests to the veracity of information provided in Solana Energy Alliance's 2021 SEA Choice Power Source Disclosure Report, SEA Green Power Source Disclosure Report and Power Content Label.

PASSED AND ADOPTED this 14th day of September 2022, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

			VER CONTENT LABE			
			<u>each / Solana Energy</u> ⁄alliance.org/about/Po		26	
Greenhou	se Gas Emissior (Ibs CO ₂ e/MWh)	ns Intensity	Energy Resources	SEA Choice		2021 CA Power Mix
SEA Choice	SEA Green	2021 CA Utility	Eligible Renewable ¹	58.7%	100.0%	33.6%
		Average	Biomass & Biowaste	0.0%	0.0%	2.3%
390	0	456	Geothermal	0.0%	0.0%	4.8%
1000			Eligible Hydroelectric	0.0%	0.0%	1.0%
		SEA Choice	Solar	31.6%	100.0%	14.2%
800			Wind	27.1%	0.0%	11.4%
600			Coal	0.0%	0.0%	3.0%
800		SEA Green	Large Hydroelectric	27.1%	0.0%	9.2%
400			Natural Gas	0.0%	0.0%	37.9%
			Nuclear	0.0%	0.0%	9.3%
200 —		2021 CA Utility	Other	0.0%	0.0%	0.2%
0 Average		Average	Unspecified Power ²	14.2%	0.0%	6.8%
		TOTAL	100.0%	100.0%	100.0%	
Percentag	Percentage of Retail Sales Covered by Retired Unbundled RECs ³ :				0%	
² Unspecified p ³ Renewable energy	ower is electricity the gy credits (RECs) ar	at has been purcha e tracking instrume ration that was not	flect RPS compliance, which is ased through open market tran generation source. ents issued for renewable gen delivered to serve retail sales GHG emissions intensities abo	nsactions and is reration. Unbunc . Unbundled RE	not traceable to	o a specific energy credits
For specific i	For specific information about this electricity City of Solana Beach / Solana Energy Alliance					
	portfolio, contact			(858) 720-442	2	
	ormation about the Label, visit:		http://w	/ww.energy.ca	a.gov/pcl/	
For additional questions, please contact the California Energy Commission at: Toll-free in California: 844-454-2906 Outside California: 916-653-0237						

2021 POWER SOURCE DISCLOSURE ANNUAL REPORT For the Year Ending December 31, 2021

Retail suppliers are required to use the posted template and are not allowed to make edits to this format. Please complete all requested information.

GENERAL INSTRUCTIONS

	RETAIL SUPPLIER NAME				
City of Solana Beach d/b/a Solana Energy Alliance					
	ELECTRICITY PORTFOLIO NAME				
	SEA Choice				
	CONTACT INFORMATION				
NAME	Gregory Wade				
TITLE	City Manager				
MAILING ADDRESS	635 S. Highway 101				
CITY, STATE, ZIP	Solana Beach, CA 92075				
PHONE	858-720-2431				
EMAIL	gwade@cosb.org				
WEBSITE URL FOR PCL POSTING	https://solanaenergyalliance.org/your-options/sea-choice/				

Submit the Annual Report and signed Attestation in PDF format with the Excel version of the Annual Report to PSDprogram@energy.ca.gov. Remember to complete the Retail Supplier Name, Electricity Portfolio Name, and contact information above, and submit separate reports and attestations for each additional portfolio if multiple were offered in the previous year.

NOTE: Information submitted in this report is not automatically held confidential. If your company wishes the information submitted to be considered confidential an authorized representative must submit an application for confidential designation (CEC-13), which can be found on the California Energy Commissions's website at https://www.energy.ca.gov/about/divisions-and-offices/chief-counsels-office.

If you have questions, contact Power Source Disclosure (PSD) staff at PSDprogram@energy.ca.gov or (916) 805-7439.

INTRODUCTION

Retail suppliers are required to submit separate Annual Reports for each electricity portfolio offered to California retail consumers in the previous calendar year. Enter the Retail Supplier Name and Electricity Portfolio Name at the top of Schedule 1, Schedule 2, Schedule 3, and the Attestation.

A complete Annual Report includes the following tabs:

PSD Intro
Instructions
Schedule 1 - Procurements and Retail Sales
Schedule 2 - Retired Unbundled Renewable Energy Credits (RECs)
Schedule 3 - Annual Power Content Label Data
GHG Emissions Factors
Asset-Controlling Supplier (ACS) Procurement Calculator
PSD Attestation

INSTRUCTIONS

Schedule 1: Procurements and Retail Sales

Retail suppliers of electricity must complete this schedule by entering information about all power procurements and generation that served the identified electricity portfolio covered in this filing in the prior year. The schedule is divided into sections: directly delivered renewables, firmed-and-shaped imports, specified non-renewables, and procurements from ACSs. Insert additional rows as needed to report all procurements or generation serving the subject product. Provide the annual retail sales for the subject product in the appropriate space. At the bottom of Schedule 1, provide the retail suppliers' other electricity end-uses that are not retail sales, such as transmission and distribution losses. Retail suppliers shall submit a purchase agreement or ownership arrangement documentation substantiating that any eligible firmed-and-shaped product for which it is claiming an exclusion was executed prior to January 1, 2019. Any retail supplier that offered multiple electricity portfolios in the prior year must submit separate Annual Reports for each portfolio offered.

<u>Specified Purchases</u>: A Specified Purchase refers to a transaction in which electricity is traceable to specific generating facilities by any auditable contract trail or equivalent, such as a tradable commodity system, that provides commercial verification that the electricity claimed has been sold once and only once to retail consumers. Do not enter data in the grey fields. For specified purchases, include enter following information for each line item:

Facility Name - Provide the name used to identify the facility.

Fuel Type - Provide the resource type (solar, natural gas, etc.) that this facility uses to generate electricity. **Location** - Provide the state or province in which the facility is located.

Identification Numbers - Provide all applicable identification numbers from the Western Renewable Energy Generation Information System (WREGIS), the Energy Information Agency (EIA), and the California Renewables Portfolio Standard (RPS).

Gross Megawatt Hours Procured - Provide the quantity of electricity procured in MWh from the generating facility. **Megawatt Hours Resold** - Provide the quantity of electricity resold at wholesale.

<u>Unspecified Power</u>: Unspecified Power refers to electricity that is not traceable to specific generation sources by any auditable contract trail or equivalent, or to power purchases from a transaction that expressly transferred energy only and not the RECs associated from a facility. **Do not enter procurements of unspecified power**. The schedule will calculate unspecified power procurements automatically.

Schedule 2: Retired Unbundled RECs

Complete this schedule by entering information about unbundled REC retirements in the previous calendar year.

Schedule 3: Annual Power Content Label Data

This schedule is provided as an automated worksheet that uses the information from Schedule 1 to calculate the power content and GHG emissions intensity for each electricity portfolio. The percentages calculated on this worksheet should be used for your Power Content Label.

ACS Resource Mix Calculator

Retail suppliers may report specified purchases from ACS system power if the ACS provided its fuel mix of its specified system mix to the Energy Commission. Use the calculator to determine the resource-specific procurement quantities, and transfer them to Schedule 1.

GHG Emissions Factors

This tab will be displayed for informational purposes only; it will not be used by reporting entities, since the emissions factors below auto-populate in the relevant fields on Schedules 1 & 3.

Attestation

This template provides the attestation that must be submitted with the Annual Report to the Energy Commission, stating that the information contained in the applicable schedules is correct and that the power has been sold once and only once to retail consumers. This attestation must be included in the package that is transmitted to the Energy Commission. Please provide the complete Annual Report in Excel format and the complete Annual Report with signed attestation in PDF format as well.

2021 POWER SOURCE DISCLOSURE ANNUAL REPORT SCHEDULE 1: PROCUREMENTS AND RETAIL SALES For the Year Ending December 31, 2021 SOLANA ENERGY ALLIANCE SEA CHOICE

Instructions: Enter information about power procurements underlying this electricity portfolio for which your company is filing the Annual Report. Insert additional rows as needed. All fields in white should be filled out. Fields in grey auto-populate as needed and should not be filled out. For EIA IDs for unspecified power or specified system mixes from asset-controlling suppliers, enter "Unspecified Power", "BPA", or "Tacoma Power" as applicable. For specified procurements of ACS power, use the ACS Procurement Calculator to calculate the resource breakdown comprising the ACS system mix. Procurements of unspecified power must not be entered as line items below; unspecified power will be calculated automatically in cell N9. Unbundled RECs must not be entered on Schedule 1; these products must be entered on Schedule 2. At the bottom portion of the schedule, provide the other electricity end-uses that are not retail sales including, but not limited to transmission and distribution losses or municipal street lighting. Amounts should be in megawatt-hours.

DIRECTLY DELIVERED RENEWABLES GHG Emissions Adjusted Net MWh GHG Emissions (in State or Gross MWh MWh Net MWh Factor (in MT Province WREGIS ID RPS ID EIA ID Resold Procured Procured MT CO₂e) Fuel Type N/A Procured CO₂e/MWh) N/A Facility Name Mesquite Solar 3, LLC - Mesquite Solar 3 W4959 5,836 5,836 Solar AZ 62897 60308 5,836 #N/A #N/A #N/A #N/A #N/A #N/A -#N/A --#N/A #N/A -Eligible for Grandfathered EIA ID of GHG Emissions Adjusted Net MWh State or REC EIA ID of Gross MWh Net MWh Factor (in MT GHG Emissions WREGIS ID RPS ID Emissions? Facility Name Fuel Type Province Source Substitute Power Procured MWh Resold Procured Procured CO₂e/MWh) (in MT CO₂e) Icannon River Wind Farm - Tucannon River 1 Wind OR W4482 63027 5857 Unspecified Power 5 000 5,000 5 000 0 4280 2 140 #N/A -#N/A #N/A #N/A -SPECIFIED NON-RENEWABLE PROCUREMENTS GHG Emissions Net MWh Adjusted Net MWh State or Gross MWh Factor (in MT GHG Emissions Fuel Type Province N/A N/A N/A EIA ID Procured MWh Resold Procured Procured CO₂e/MWh) (in MT CO₂e) N/A Facility Name Mid-C Hydro - Priest Rapids and Wanapum dams 3887 arge hydro WA 5,000 5,000 5,000 #N/A -#N/A -#N/A #N/A -#N/A #N/A #N/A #N/A PROCUREMENTS FROM ASSET-CONTROLLING SUPPLIERS GHG Emissions Gross MWh Net MWh Adjusted Net MWh Factor (in MT GHG Emissions EIA ID Facility Name Fuel Type N/A N/A N/A N/A Procured MWh Resold Procured Procured CO₂e/MWh) (in MT CO₂e) N/A #N/A #N/A -#N/A #N/A END USES OTHER THAN RETAIL SALES MW

18.459

15,836

2.623

15,836

3,263

0.1768

Retail Sales (MWh)

Net Specified Procurement (MWh)

Unspecified Power (MWh)

Procurement to be adjusted

Net Specified Natural Gas

Net Specified Coal & Other Fossil Fuels

Net Specified Nuclear, Large Hydro, Renewables, and ACS Power

GHG Emissions (excludes grandfathered emissions)

GHG Emissions Intensity (in MT CO₂e/MWh)

2021 POWER SOURCE DISCLOSURE ANNUAL REPORT SCHEDULE 2: RETIRED UNBUNDLED RECS For the Year Ending December 31, 2021 SOLANA ENERGY ALLIANCE SEA CHOICE

INSTRUCTIONS: Enter information about retired unbundled RECs associated with this electricity portfolio. Insert additional rows as needed. All fields in white should be filled out. Fields in grey autopopulate as needed and should not be filled out.

		Total Retired Ur	bundled RECs	50
	RETIRED UNB	JNDLED RECS		
		State or		
Facility Name	Fuel Type	Province	RPS ID	Total Retired (in MWh)
Total Energy Facility - TEF - GEN3	Biogas	CA	60633A	50

2021 POWER SOURCE DISCLOSURE ANNUAL REPORT SCHEDULE 3: POWER CONTENT LABEL DATA For the Year Ending December 31, 2021 SOLANA ENERGY ALLIANCE SEA CHOICE

Instructions: No data input is needed on this schedule. Retail suppliers should use these auto-populated calculations to fill out their Power Content Labels.

	Adjusted Net Procured (MWh)	Percent of Total Retail Sales
Renewable Procurements	10,836	58.7%
Biomass & Biowaste	-	0.0%
Geothermal	-	0.0%
Eligible Hydroelectric	-	0.0%
Solar	5,836	31.6%
Wind	5,000	27.1%
Coal	-	0.0%
Large Hydroelectric	5,000	27.1%
Natural gas	-	0.0%
Nuclear	-	0.0%
Other	-	0.0%
Unspecified Power	2,623	14.2%
Total	18,459	100.0%
Total Retail Sales (MWh)		18,459

GHG Emissions Intensity (converted to Ibs CO ₂ e/MWh)	390

Percentage of Retail Sales Covered by Retired Unbundled	0.20/
RECs	0.3%

INDEX OF GENERATOR-SPECIFIC GHG EMISSIONS FACTORS

Instructions: This tab is for informational purposes only; it will not be used by reporting entities, since the emissions factors below auto-populate in the relevant fields on Schedules 1 & 3.

Facility Name	EIA ID or Proxy ID	GHG Emissions Factor (in MT CO ₂ e/MWh)
Bonneville Power Administration (Asset-		
Controlling Supplier)	ВРА	0.0211
Tacoma Power (Asset-Controlling Supplier)	Tacoma Power	0.0337
Unspecified Power	Unspecified Power	0.4280
AES Alamitos, LLC	315	0.4652
AES Huntington Beach, LLC	335	0.3962
AES Redondo Beach LLC	356	0.7812
Air Products Wilmington Hydrogen Plant	55557	4.2979
Algonquin Power Sanger, LLC	57564	0.3868
LAR ARCO Watson Cogeneration	50216	0.7581
LAR Tesoro Equilon Los Angeles Refining	50530	0.7581
Calciner	10601	1.1273
Badger Creek Limited	10650	0.5044
Bear Mountain Limited	10649	0.4887
Biola University	54296	0.0227
Blythe Energy	55295	0.4124
Braun Medical Inc	50200	1.4628
California State University, Channel Islands CP Kelco San Diego	50851 52147	0.8412
CalEnergy Operating Corporation - J J Elmore - Geothermal	10634	0.0218
CalEnergy Operating Corporation - J M Leathers - Geothermal	10631	0.0785
CalEnergy Operating Corporation - Region 1 - Geothermal	10878	0.0749
CalEnergy Operating Corporation - Region 1 - Geothermal	10879	0.0749
CalEnergy Operating Corporation - Region 1 - Geothermal	10759	0.0749

CalEnergy Operating Corporation - Region 1 -		
Geothermal	54996	0.0749
CalEnergy Operating Corporation - Region 1 -		
Geothermal	55983	0.0749
CalEnergy Operating Corporation - Region 2 -		
Geothermal	55984	0.0677
CalEnergy Operating Corporation - Region 2 -		
Geothermal	10632	0.0677
CalEnergy Operating Corporation - Region 2 -		
Geothermal	50210	0.0677
Midway Peaking, LLC	56639	0.6164
CalPeak Power - Enterprise	55513	0.5840
California Institute of Technology (CalTech)	10262	0.2608
California Power Holdings, LLC-Chowchilla		
Facility, 95360	56185	0.5570
California Power Holdings, LLC-Red Bluff		
Facility, 96080	56184	0.5600
California State University, San Diego	50061	0.4018
California State University, San Jose	10548	0.5070
Calpine - CCFC Sutter Energy, LLC	55112	0.4140
Calpine - Delta Energy Center, LLC	55333	0.3880
Calpine - Gilroy Cogen, L.P., Gilroy		
Cogen_Peaker	55810	0.5257
ProEnergy - Greenleaf Energy Unit 2, LLC	10349	0.5118
Calpine - King City Cogen, LLC, King City		
Cogen_Peaker	10294	0.4144
Calpine - Los Esteros Critical Energy Facility, LLC	55748	0.4667
Calpine - Los Medanos Energy Center, LLC	55217	0.3524
Calpine - Metcalf Energy Center, LLC	55393	0.3910
Calpine - O.L.S. Energy - Agnews Inc. 95134	50748	0.5348
Calpine - Otay Mesa Energy Center	55345	0.3862
Calpine - Pastoria Energy Facility L.L.C.	55656	0.3760
Carson Hybrid Energy Storage LLC	10169	0.5754
Chalk Cliff Limited	50003	0.3927
Chevron Products Company - El Segundo		0.0027
Refinery, 90245	10213	2.4095
Chevron Products Company - Richmond		2.1000
Refinery, 94802	52109	1.5011
Civic Center Cogen, LA County	10623	0.2108
	10020	0.2100
Phillips 66 Company - San Francisco Refinery	50119	0.6913

Phillips 66 Company - San Francisco Carbon		
Plant	50388	1.6641
Phillips 66 Company - Los Angeles Refinery -		
Wilmington Plant	54451	1.8335
Phillips 66 Company - Santa Maria Refinery	56284	22.6899
Coso Energy Developers (BLM E&W) -		
Geothermal	10875	0.4474
Coso Finance Partners (Navy I) - Geothermal	10873	0.1494
Coso Power Developers (Navy II) - Geothermal	10874	0.3102
Crockett Cogeneration Project, LP	55084	0.3308
Grade 6 Oil, LLC	54410	0.7517
Double C Limited	50493	0.5495
Dynegy Moss Landing, LLC	260	0.3797
Dynegy Oakland, LLC.	6211	1.0327
E.F. Oxnard LLC	10776	0.4951
City of Colton - Generation	55951	0.6040
Torrance Refinery	50624	6.3137
Frito Lay - Kern Plant	10110	1.2111
Hanford Energy Park Peaker	55698	0.6141
Henrietta Peaker Plant	55807	0.5851
Goal Line LP, 92025	54749	0.4944
Grayson Power Plant	377	0.8088
High Desert Power Project, LLC	55518	0.4185
High Sierra Limited	50495	0.5537
Imperial Irrigation District (IID), El Centro		
Generating Station	389	0.4514
Imperial Irrigation District (IID), Niland Gas		
Turbine Plant	56569	0.5327
New-Indy Oxnard LLC	57585	0.3149
KES Kingsburg L.PKingsburg Cogeneration		
Facility	10405	0.5262
Kern Front Limited	50494	0.5488
Kern River Cogeneration Facility	10496	0.3205
Kimberly Clark Worldwide Inc.	58083	0.3869
Kyocera International Inc.	10720	0.7219
La Paloma Generating Plant - GHG	55151	0.4048
Bridge Energy, LLC	56090	1.0172
Live Oak Limited	54768	0.4938
Loma Linda University	10206	0.3812
Los Angeles Department of Water & Power-		
Harbor Generating Station (LADWP)	399	0.5515

Los Angeles Department of Water & Power-		
Haynes Generating Station (LADWP)	400	0.4039
Los Angeles Department of Water & Power-		
Scattergood Generating Station (LADWP)	404	0.4204
Los Angeles Department of Water & Power-		
Valley Generating Station (LADWP)	408	0.3937
Luz Solar Partners LTD VIII & IX	10444	0.0686
Luz Solar Partners LTD VIII & IX	10446	0.0686
Malaga Power, LLC	56239	0.5680
Malburg Generating Station	56041	0.4394
Martinez Cogen Limited Partnership	10342	0.3225
McKittrick Limited	50612	0.4014
Midway-Sunset Cogeneration	52169	0.2302
Modesto Irrigation District (MID) - Woodland		
Generation Station, 95351	7266	0.4802
Modesto Irrigation District - Ripon Generation		
Station, 95366	56135	0.6242
NRG Energy - El Segundo	330	0.4740
NRG Energy - El Segundo	57901	0.4740
NRG Energy - Long Beach	341	0.8760
OLS Energy Chino	50850	0.9179
New-Indy Ontario, LLC Linerboard Mill	10427	0.8368
Ormat Nevada, Inc./ GEM 2 & 3 - Geothermal	54038	0.0349
Ormat Nevada, Inc./ GEM 2 & 3 - Geothermal	10763	0.0349
Ormond Beach Power, LLC	350	0.5731
PG&E Gateway Generating Station	56476	0.4027
PG&E Humboldt Bay Generating Station	246	0.4691
Panoche Energy Center, LLC	56803	0.5036
Pasadena Water and Power, Glenarm	422	0.6055
Pasadena Water and Power, Glenarm	420	0.6055
Qualcomm, Inc Morehouse Facility	59456	0.4138
Qualcomm, Inc Pacific Center Facility	59458	0.3067
Qualcomm, Inc Pacific Center Facility	59457	0.3067
Redding Electric Utility - Redding Power		
Generation	7307	0.4498
Eco Services - Dominguez	52064	2.6718
Eco Services - Martinez	52063	0.5566
Riverside Public Utilities - Riverside Energy		
Resource Center	56143	0.5926
SDG&E - Miramar Energy Facility	56232	0.5550

SDG&E - Palomar Energy Center	55985	0.3905
SRI International Cogen Project	50537	0.3423
Sacramento Municipal Utility District (SMUD),		
SCA	7551	0.3978
Sacramento Municipal Utility District (SMUD),		
SPA	7552	0.4381
Salinas River Cogeneration Facility	50865	0.3736
Searles Valley Minerals Inc.	10684	0.4908
Martinez Refining Company LLC	54912	2.4211
Silicon Valley Power (SVP), City of Santa Clara,		
Cogen	7232	0.6220
Silicon Valley Power (SVP), City of Santa Clara ,		
DVR	56026	0.4422
Southern California Edison (SCE) - Pebbly Beach	6704	0.7707
Southern California Edison (SCE) -		
Mountainview	358	0.4063
Sunrise Power Company	55182	0.3785
Sycamore Cogeneration Facility	50134	0.3427
Turlock Irrigation District (TID), Almond Power		
Plant	7315	0.5601
Turlock Irrigation District/ Walnut Energy		
Center	56078	0.4430
U.S. Borax, 93516	50115	0.3948
University of California, Irvine	57122	0.3162
University of California, Los Angeles, UCLA	52073	0.2894
University of California, San Francisco	58198	0.3426
University of California, Santa Cruz, UCSC EH&S		
Office	50064	0.4760
Valero Refining Company - California, Benicia		
Refinery and Benicia Asphalt Plant	55851	3.2853
Wildflower Energy, LP - Indigo Generation, LLC	55541	0.5756
Wildflower Energy, LP - Larkspur Energy		
Facility, LLC	55542	0.5491
Yuba City Cogeneration Partners LP	52186	0.3894
Harbor Cogeneration Company, LLC	50541	0.6893
The P&G Paper Products Co.	50464	0.4041
AltaGas Ripon Energy Inc.	50299	0.5486
Canyon Power Project (CPP)	57027	0.5685
High Sierra Cogeneration	57977	0.3537
CalPeak Power - Border	55510	0.5731
SDG&E - Cuyamaca Peak Energy Plant	55512	0.6082

Tracy Combined Cycle Plant	55933	0.4500
	55555	0.4500
Riverside Public Utilities - Clearwater Facility	56356	0.4731
Chevron AAPG 745 San Joaquin Basin	52086	1.1979
Chevron AAPG 745 San Joaquin Basin	52082	1.1979
Chevron AAPG 745 San Joaquin Basin	52076	1.1979
Chevron AAPG 745 San Joaquin Basin	52107	1.1979
Chevron AAPG 745 San Joaquin Basin	50751	1.1979
Chevron AAPG 745 San Joaquin Basin	52081	1.1979
Chevron AAPG 745 San Joaquin Basin	52085	1.1979
Chevron AAPG 745 San Joaquin Basin	52104	1.1979
California Resources Elk Hills, LLC - 35R Gas		
Plant	55400	0.7836
PG&E Colusa Generating Station	56532	0.3885
Aera Energy Coastal Basins	55184	3.2643
		0.2010
Southern California Edison (SCE) - Barre Peaker	56474	0.5351
Southern California Edison (SCE) - Center		
Hybrid	56475	0.5880
Southern California Edison (SCE) - Grapeland		
Hybrid	56472	0.5729
Southern California Edison (SCE) - Mira Loma		
Peaker	56473	0.5416
Roseville Electric, Roseville Energy Park	56298	0.4326
CalPeak Power - Panoche, LLC	55508	0.5850
CalPeak Power - Vaca Dixon, LLC	55499	0.5673
Calpine - Gilroy Energy Center, LLC, Feather		
River	55847	0.6093
Calpine - Gilroy Energy Center, LLC, Riverview		
Peaker	55963	0.6160
Calpine - Gilroy Energy Center, LLC, Wolfskill		
Peaker	55855	0.1238
Naval Medical Center - San Diego	50963	0.5766
Orange Grove Energy Center	56914	0.6014
Northern California Power Agency -		
Geothermal Plant No. 1	7368	0.0450
Northern California Power Agency -		
Geothermal Plant No. 2	7369	0.0812
California Resources Production Corporation -		
760 Los Angeles Basin	56051	0.6911
BWP/MPP Electricity Generating Facilities at		
164 W. Magnolia	6013	0.4116
BWP/MPP Electricity Generating Facilities at		0.1110

BWP/MPP Electricity Generating Facilities at		
164 W. Magnolia	56046	0.4116
BWP/MPP Electricity Generating Facilities at	50040	0.4110
164 W. Magnolia	7097	0 4116
Escondido Energy Center, LLC	7987 55538	0.4116
El Cajon Energy, LLC	57001	0.6111
Fresno Cogeneration Partners, LP	10156	0.6630
Chula Vista Energy Center	55540	1.0234
Sentinel Peak Resources - SJV Basin Facility	54447	2.8555
Sentinel Peak Resources - SJV Basin Facility	54449	2.8555
Signal Hill Petroleum Facilities	57702	1.0090
Berry Petroleum Company - San Joaquin Basin	50622	1.0003
Berry Petroleum Company - San Joaquin Basin	50170	1.0003
Mariposa Energy LLC	57483	0.5916
Richard J Donovan Correctional Facility	54936	2.2498
Marsh Landing Generating Station	57267	0.6016
Walnut Creek Energy, LLC	57515	0.5148
Sentinel Energy Center, LLC	57482	0.5293
Southern California Edison (SCE) - McGrath		
Peaker	56471	0.5265
Lodi Energy Center	57978	0.3934
Lodi Energy Center	7449	0.3934
California State University, Fullerton	58169	0.5272
Kaweah Delta Medical Center	10042	850.8931
Saint Agnes Medical Center	54800	0.2208
Houweling Nurseries Oxnard, Inc	58432	0.5816
Olive View Medical Center, Los Angeles County		
Department of Health Services	10884	0.2936
Rady Children's Hospital San Diego	10175	0.5100
Calpine - Russell City Energy Center	56467	0.3873
Ivanpah Solar Electric Generating System	57074	0.0933
Ivanpah Solar Electric Generating System	57073	0.0933
Ivanpah Solar Electric Generating System	57075	0.0933
Delano Energy Center, LLC	58122	0.6444
Ormat Nevada, Inc. / ORNI 18 North Brawley -		
Geothermal	56832	0.4587
University of California, Berkeley	50849	0.3400
Pacific Ethanol Madera, LLC	61989	3.4028
Sharp Grossmont Hospital	10115	0.29037
Pio Pico Energy Center	57555	0.53297
SunSelect Produce (California) Inc	61754	2.18951

Berry Petroleum Company - Placerita	52096	0.31146
Biomass One, L.P.	10869	0.0360
Clearwater Paper Corp Lewiston	50637	0.0445
Desert View Power	10300	0.0411
Kettle Falls Woodwaste Plant	550	0.0610
Longview Washington Pulp and Paper Mill	54562	0.0492
Loyalton Biomass Cogeneration (ARP)	50111	1.1111
Seneca Sustainable Energy	57457	0.0198
Sierra Pacific Burlington	56406	0.0090
Trans-Jordan Generating Station (Landfill Gas)	56853	0.0034
WestRock - Tacoma (formerly: Simpson		
Biomass)	57099	0.0235
Agua Caliente Solar Project	57373	0.0000
Agua Fria Generating Station	141	0.6729
American Falls Solar	60011	0.0000
American Falls Solar II	60012	0.0000
Apache Generating Station	160	0.7298
Apache Solar	60964	0.0000
Apex Generating Station-Natural Gas		
Combined Cycle	55514	0.3798
Arlington Valley Energy Facility-Natural Gas		
Combined Cycle	55282	0.3949
Arlington Valley Solar Project II	57680	0.0000
Arlington Wind Power Project	56855	0.0000
Beaver	8073	0.5492
Bennett Mountain Power	55733	0.5846
Beowawe Power	10287	0.0606
Big Horn II-Wind	57319	0.0000
Big Horn PPM-Wind Power Project	56361	0.0000
Biglow Canyon Wind Farm (Phase 1)	56485	0.0000
Biglow Canyon Wind Farm (Phase 2)	56485	0.0000
Biglow Canyon Wind Farm (Phase 3)	56485	0.0000
Boardman Power Plant	6106	0.9884
Boundary Hydroelectric Units	6433	0.0000
Box Canyon Dam (WA)	3891	0.0000
Broadview Energy JN, LLC	60145	0.0000
Broadview Energy KW, LLC	60152	0.0000
Brownlee	811	0.0000
Cabinet Gorge	833	0.0000
Caithness Shepherd's Flat - Horseshoe Bend		
(Wind)	57550	0.0000
Caithness Shepherd's Flat - North Hurlburt		
(Wind)	57526	0.0000

Caithness Shepherd's Flat - South Hurlburt		
(Wind)	57549	0.0000
Campbell Hill Windpower Project (Three Buttes	37313	0.0000
Windpower LLC)	57090	0.0000
Carty Generating Station	58503	0.3854
Cedar Creek II	57210	0.0000
Cedar Creek Wind	56371	0.0000
Cedar Point Wind	57315	0.0000
Centennial Hardin (MT)	55749	1.5469
Chehalis	55662	0.4028
Cholla Power Station	113	1.1556
Chuck Lenzie Station		
CJ Strike	55322	0.4057
	812	0.0000
Clark Station	2322	0.5483
Colgate Powerhouse	454	0.0000
Collierville Hydro	54555	0.0000
Colstrip	6076	1.0646
Coolidge Generation Station	56948	0.5629
Copper Mountain Solar 1 (CM10)	56944	0.0000
Copper Mountain Solar 2 (CMS2)	58017	0.0000
Copper Mountain Solar 3	58915	0.0000
Copper Mountain Solar 4 (CMS4)	59814	0.0000
Coronado Generating Station	6177	1.2335
Cowiltz River Project (Mayfield Dam and		
Mossyrock Dam)	3917	0.0000
Coyote Springs I	7350	0.3709
Craig	6021	1.0592
Crooked Falls	2181	0.0000
Currant Creek	56102	0.4008
Cushman Hydro Project (Cushman No. 1 Dam		
and Cushman No. 2 Dam)	3914	0.0000
Dave Johnston	4158	1.1263
Desert Basin Generating Station	55129	0.4215
Desert Star Energy Center (formerly: Eldorado		
Energy)-Natural Gas Combined Cycle	55077	0.4145
Don A. Campbell (Phase 2) Geothermal Plant	60419	0.0000
	00110	0.0000
Don A. Campbell (Wild Rose) Geothermal Plant	58533	0.0000
Donnells Hydro	415	0.0000
Dunlap I	57299	0.0000
El Cabo Wind	58098	0.0000
Elkhorn Valley Wind Farm	56623	0.0000
Encogen Generating Station	7870	0.4777
Encogen Generating Station	/8/0	0.4777

Eurus Combine Hills II LLC	57137	0.0000
Evander Andrews Power Complex	7953	0.5898
Ferndale Generating Station	54537	0.4130
Fort Churchill Station	2330	0.6410
Four Corners Power Plant	2442	0.9916
Frank Tracy Station	2336	0.4450
Frederickson Power LP	55818	0.3829
Frederickson PSE	99	0.8607
Fredonia Generating Station	607	0.7892
Gala Solar (Solar Star Oregan II)	61048	0.0000
Galena 2 Geothermal Power Plant	56540	0.0000
Galena 3 Geothermal Power Plant	56541	0.0000
Gila River Power Station - Block 1	59338	0.4056
Gila River Power Station - Block 2	60768	0.3930
Gila River Power Station - Block 3	59784	0.4009
Gila River Power Station - Block 4	55306	0.4212
Glacier Wind Farm (Naturener)	57049	0.0000
Glen Canyon Dam	153	0.0000
Glenrock I	56841	0.0000
Glenrock III	56841	0.0000
Goldendale Generating Station	55482	0.3827
Goodnoe Hills	56666	0.0000
Goshen Phase II LLC	57211	0.0000
Grady Wind Energy Center, LLC	60317	0.0000
Grand View 2 West	60068	0.0000
Grays Harbor Energy	7999	0.3927
Griffith Energy, LLC	55124	0.4216
Harry Allen Station	7082	0.3919
Harvest Wind	57152	0.0000
Hay Canyon Wind	56790	0.0000
Headgate Rock Dam	7179	0.0000
Heber Geothermal	54689	0.0391
Hells Canyon	3013	0.0000
Hermiston	54761	0.4025
Hermiston Power, LLC	55328	0.3957
Higgins Generating Station	55687	0.4123
High Plains	57040	0.0000
High Winds	56075	0.0000
Holter Dam	2186	0.0000
Hoover Dam	154	0.0000
Hopkins Ridge Wind	56255	0.0000
Horse Butte Wind	57890	0.0000
Hunter	6165	0.9833
Huntington	8069	0.9998
ID Solar 1	60445	0.0000

Intermountain Power Project	6481	0.8998
Jim Bridger Total Plant	8066	1.0281
Judith Gap Wind Farm	56377	0.0000
Juniper Canyon Wind	57320	0.0000
Kerr	2188	0.0000
Kings Beach	6518	1.9430
Kittitas Valley Wind Power Project (Sagebrush		
Power)	56858	0.0000
Klamath Falls Cogeneration	55103	0.4076
Klondike Windpower II	56359	0.0000
Klondike Windpower III	56468	0.0000
Klondike Windpower IIIA	56468	0.0000
Kyrene Generating Station	147	0.3780
Lake Chelan Hydroelectric Facility	6424	0.0000
Lake Side	56237	0.4077
Langley Gulch Power Plant	57028	0.3755
Las Vegas Generating Station	10761	0.4860
Leaning Juniper	56360	0.0000
Leaning Juniper II	57333	0.0000
Limon Wind I	58126	0.0000
Limon Wind II	58127	0.0000
Limon Wind III	59083	0.0000
Linden Wind Energy Project (aka Linden Ranch		
Wind Farm)	57635	0.0000
Little Falls (WA)	3866	0.0000
Logan Wind Farm	56613	0.0000
Long Lake	3867	0.0000
Lower Baker	3855	0.0000
Lower Snake River Wind Energy Project	57195	0.0000
Lucky Peak Power Plant Project	10014	0.0000
Luning Solar	61084	0.0000
Macho Springs Solar Facility	59010	0.0000
Marengo Wind Farm I	56466	0.0000
Marengo Wind Farm II	56466	0.0000
McFadden Ridge	57039	0.0000
McGinness Hills 3 Geothermal Energy Facility	57446	0.0000
Merwin	3847	0.0000
Mesquite Generating Station - Block 1	58557	0.3764
Mesquite Generating Station - Block 2	55481	0.3800
Mesquite Solar 1	57707	0.0000
Mesquite Solar 2, LLC	60307	0.0000
Mesquite Solar 3, LLC	60308	0.0000
Mid-C Hydro - Priest Rapids and Wanapum	00000	0.0000
dams (Grant County PUD)	3887	0.0000

Mid C Hudro - Deale Jaland (Chalan County DUD)	(200	0.0000
Mid-C Hydro - Rock Island (Chelan County PUD)	6200	0.0000
Mid-C Hydro - Rock Island and Rocky Reach	2002	0 0000
(Chelan County PUD)	3883	0.0000
Mid-C Hydro - Rocky Reach (Chelan County	2002	0 0000
PUD)	3883	0.0000
Mid-C Hydro - Wanapum (Grant County PUD)	3888	0.0000
Mid-C Hydro - Wells (Douglas County PUD)	3886	0.0000
Middle Fork Hydro	425	0.0000
Milford I Wind Farm	57079	0.0000
Milford II Wind Farm	57107	0.0000
Mint Farm Generation Station	55700	0.4073
Moapa Southern Paiute Solar	57859	0.0000
Monroe Street HED	9095	0.0000
Montague Wind Power Facility	58099	0.0000
Murphy Flat Solar	60009	0.0000
Narrows 2 Powerhouse	455	0.0000
Narrows PH	262	0.0000
Naughton	4162	1.0904
Neal Hot Springs Geothermal Plant	58022	0.0000
Nebo Power Station	56177	0.4538
Nine Canyon Wind Project	7936	0.0000
Nine Mile HED	3869	0.0000
Nisqually River Project (Alder Dam and		
LaGrande Dam)	3913	0.0000
North Valmy Station	8224	1.0009
Northern Colorado Wind I	57290	0.0000
Northern Colorado Wind II	57290	0.0000
NorWest Energy 4 (Bonanza)	62268	0.0000
Noxon Rapids	2199	0.0000
Ocotillo	116	0.5097
Old Lahontan hydropower Plant	6521	0.0000
Orchard Avenue 1 (Yakima-Tieton ID)	50421	0.0000
Orchard Ranch Solar	60010	0.0000
Oxbow (Oregon)	3014	0.0000
Palo Verde Nuclear Generating Station	6008	0.0000
Palouse Wind	57530	0.0000
Parker-Davis Project	447	0.0000
Patua Geothermal	58319	0.0000
Patua Solar Project	58319	0.0000
Pebble Springs	56789	0.0000
Peetz Table Wind Energy	56563	0.0000
Pelton Round Butte	3048	0.0000

Devide Devide W/Sel	50455	0.0000
Perrin Ranch Wind	58155	0.0000
Pleasant Valley Wind Energy Project	56093	0.0000
Port Westward 1	56227	0.3693
Port Westward 2	58266	0.4673
Post Falls Hydro	835	0.0000
Ralston Hydro	427	0.0000
Red Hawk Power Station CC Natural Gas	55455	0.3861
Richard Burdette Power Plant	56321	0.0000
Rim Rock Wind Farm (Naturener)	57995	0.0000
Rolling Hills	56842	0.0000
Sage Solar I	62399	0.0000
Sage Solar II	62399	0.0000
Sage Solar III	62399	0.0000
Saguaro	118	0.7874
San Emidio Project	57456	0.0670
San Juan	2451	1.1665
Santan Generating Station	8068	0.4070
Seven Mile Hill I	56843	0.0000
Seven Mile Hill II	56843	0.0000
Silverhawk Station	55841	0.4167
Simcoe Solar	60748	0.0000
Smith Falls Hydro Project	54249	0.0000
Snoqualmie Hydroelectric Project	3860	0.0000
South Point Energy Center, LLC	55177	0.4128
Spring Canyon	56320	0.0000
Spring Valley Wind Project	57192	0.0000
Springerville Generating Station	8223	1.0275
Star Point	57096	0.0000
Steamboat Hills Geothermal	50654	0.0369
Steamboat II	54665	0.0000
Steamboat III	54666	0.0000
Stillwater Wind	61858	0.0000
Sumas Power Plant	54476	0.4497
Sun Peak Generating Station	54854	0.7069
Sundance	55522	0.6087
Swift 1	3850	0.0000
Terra-Gen Dixie Valley	52015	0.0649
	52015	0:00+5
Thermo No. 1 Geothermal (Raser Technologies)	57353	0.0000
Thompson Falls Dam	2195	0.0000
Tieton Dam Hydro Electric Project	57496	0.0000
Top of the World	57327	0.0000
Transalta Centralia Generation	3845	1.1179
TS Power Plant	56224	1.0322
Tucannon River Wind Farm	58571	0.0000

Tungsten Mountain Geothermal Energy Facility	60785	0.0000
Turquoise Liberty Solar - Phase 1	62980	0.0000
Twin Buttes	56460	0.0000
Upper Baker	3861	0.0000
Upper Falls Hydro	9096	0.0000
Vansycle II Wind Energy Center	58324	0.0000
Vantage Wind	57188	0.0000
Veyo Heat Recovery Project	60421	0.0000
Voyager Wind II	61582	0.0000
West Phoenix	117	0.4778
West Valley Generation Project	55622	0.5762
White Creek Wind Farm	56487	0.0000
Whitehorn Generating Station	6120	0.8689
Wild Horse Wind	56322	0.0000
Willow Creek Wind	56952	0.0000
Windy Flats Wind Project	57159	0.0000
Windy Point/Flats Project phase 1 (Tuolumne		
Wind Project)	56702	0.0000
Wolverine Creek	56301	0.0000
Wy'East Solar	61345	0.0000
Yale	3852	0.0000
Yucca	120	0.6852
Yuma Cogeneration Associates	54694	0.4865
Ameresco Chiquita Energy LLC	56898	0.0040
Ameresco Forward LLC	58437	0.0026
Ameresco Half Moon Bay	56895	0.0027
Ameresco Keller Canyon	56897	0.0027
Ameresco San Joaquin LLC	58436	0.0027
Ameresco Santa Cruz	56428	0.0034
Ameresco Vasco Road	58435	0.0027
Ampersand Chowchilla Biomass, LLC, 93610	56706	0.0305
Bowerman Power LFG, LLC	59461	0.0029
Brea Generation, LLC	10648	1.1111
Burney Forest Products	10652	0.0739
City of San Diego, Public Utilities Dept, North		
City Water Reclamation Plant	60571	0.0066
City of San Diego, Public Utilities Dept, North		
City Water Reclamation Plant	55602	0.0066
City of San Diego, Public Utilities Dept, Point		
Loma Treatment Plant	50492	0.0064
DG Fairhaven Power LLC	10052	0.2388
DTE Stockton, LLC	54238	0.0229
East Bay Municipal Utility District	56036	0.0117

East Bay Municipal Utility District	57696	0.0117
G2 Energy Ostrom Road, LLC	57133	0.5742
HL Power Company	10777	0.0329
Humboldt Sawmill Company	50049	0.0067
Kiefer Landfill, Department of Waste		
Management and Recycling	55766	0.0056
LACSD - Calabasas LF	57163	0.0042
LACSD - Joint Water Pollution Control Plant	10091	0.0600
LACSD - Puente Hills Landfill	10472	0.0031
Merced Power, LLC, 95340	56707	0.0303
Miramar - MM and Miramar Energy	55094	0.0037
MM Lopez Energy LLC	55161	0.0293
MM Prima Deshecha Energy LLC	55601	0.0027
MM Tajiguas Energy LLC	55603	0.0030
MM West Covina LLC	54015	0.0068
MM Yolo Power LLC	54567	0.0033
Monterey Regional Waste Management		
District	10748	0.0025
Mt. Poso Cogeneration Company	54626	0.0345
NOVE Power Plant	50831	0.6713
Orange County Sanitation District - Plant 2	52099	0.1035
Pacific Ultrapower Chinese	50560	0.0286
Potrero Hills Energy Producers, LLC	59952	0.0027
Rio Bravo Fresno	10767	0.0440
Rio Bravo Rocklin	10772	0.0520
Roseburg Forest Products	56469	0.0118
Sacramento Municipal Utility District (SMUD),		
Cosumnes Power Plant	55970	0.3617
San Francisco Southeast Treatment Plant	57971	0.0655
San Marcos Energy LLC	10386	0.0038
Santa Cruz Energy LLC	57876	0.0030
Sierra Pacific Industries (SPI) - Anderson, 96007	59658	0.0083
Sierra Pacific Industries (SPI) - Burney	50110	0.0088
Sierra Pacific Industries (SPI) - Lincoln	10144	0.0108
Sierra Pacific Industries (SPI) - Quincy Division	50112	0.0533
Sierra Pacific Industries (SPI) - Sonora	54517	0.0730
Sonoma County Landfill Gas to Energy	55752	0.0034
Sonoma County Landfill Gas to Energy	55753	0.0034
Sonoma County Landfill Gas to Energy	55880	0.0034
Sunshine Gas Producers, LLC	58429	0.0033
Sycamore Energy LLC	10387	0.0051

Wadham Energy Ltd Partnership	50293	0.0205
Waste Management - Altamont Landfill	50571	1.0032
	50571	1.0052
Waste Management - Redwood Landfill, Inc.	59299	0.0029
Wheelabrator Shasta Energy Company	50881	0.0274
Woodland Biomass Power, LLC	10836	0.0315
Central Contra Costa Sanitary District	57573	1.2664
Covanta - Stanislaus, Inc	50632	1.8612
Encina Water Pollution Control Facility	10026	0.2735
Energy 2001, Placer WRSL	57988	0.0067
John L. Featherstone Plant (Hudson Ranch)	57475	0.0558
Kern Oil Refinery	58100	3.942
· · · · · · · · · · · · · · · · · · ·		
Orange County Sanitation District - Plant 1	50696	0.088
Sacramento Municipal Utility District (SMUD) ,		
Carson Ice CG	7527	0.5218
San Jose/Santa Clara Regional Wastewater		
Facility	56080	0.4683
Southeast Resource Recovery Facility (SERRF)	50837	2.0677
85 A	52162	0.0000
85 B	52163	0.0000
Sunshine Valley Solar	59826	0.0000
Windhub Solar A LLC	59878	0.0000
Ponderosa Bailey Creek	10709	0.0000
CA Flats Solar 130, LLC	60033	0.0000
Blackwell Solar Park	59524	0.0000
Montgomery Creek Hydro	55009	0.0000
Ameresco Johnson Canyon	58397	0.5615
Spicer Meadow Project	54554	0.0000
Kettleman Solar -Centaurus	59633	0.0000
Elevation Solar C	59964	0.0000
Frontier Solar LLC	60039	0.0000
Hayworth Solar	59009	0.0000
Western Antelope Blue Sky B	59961	0.0000
Shiloh I Wind Project	56362	0.0000
Midway Solar Farm 1	60336	0.0000
Blythe Solar 110, LLC	60093	0.0000
Calpine - Geysers Unit 5-20	286	0.0374
Calpine - Aidlin Geothermal Power Plant	52158	0.0374
Calpine - Sonoma California Geothermal	510	0.0374
Calpine - Calistoga Power Plant	50066	0.0374
Dutch Flat 2	413	0.0000
Bowman	50546	0.0000

Atwell Island	58366	0.0000
Avenal Park	57359	0.0000
California Valley Solar Ranch	57439	0.0000
White River Solar	58373	0.0000
Henrietta Solar Project	58975	0.0000
Mojave Solar Project	57331	0.0000
North Star Solar	58713	0.0000
Sand Drag LLC	57361	0.0000
Alpaugh 50	58003	0.0000
Alpaugh North	58002	0.0000
Sun City Project LLC	57360	0.0000
Topaz Solar Farm	57695	0.0000
Hatchet Ridge Wind Project	56654	0.0000
Shiloh IV Wind Project LLC	57725	0.0000
Shiloh Wind Project 2 LLC	56874	0.0000
San Gorgonio Windplant WPP1993	54454	0.0000
Alamo Solar	59469	0.0000
Bayshore Solar C, LLC	60475	0.0000
GPS Cabazon Wind LLC	50552	0.0000
Camanche	537	0.0000
Golden Hills Wind	60049	0.0000
Pardee	376	0.0000
RE Tranquillity	59939	0.0000
Ridgetop	54931	0.0000
Algonquin SKIC20 Solar LLC	59412	0.0000
CED Avenal	60077	0.0000
White River Solar 2	58973	0.0000
Westlands Solar PV Farm	58616	0.0000
Morelos del Sol	60007	0.0000
Murphys	261	0.0000
RE Old River One, LLC	58986	0.0000
Orion Solar I	58718	0.0000
RE Astoria 2	59977	0.0000
Rising Tree Wind Farm	57621	0.0000
Shafter Solar LLC	59408	0.0000
Woodmere Solar Farm	59008	0.0000
Solar Star California, XLI, LLC	60591	0.0000
Shaffer	59396	0.0000
Findlay Wind Farm	60015	0.0000
Cape Cod Air Force Station - 6 SWS	58661	0.0000
AV Solar Ranch One	57378	0.0000
Cabazon Wind Partners	56011	0.0000
Cameron Ridge LLC	10586	0.0000
Campo Verde Solar	58467	0.0000
Cottonwood Solar, LLC (City of Corcoran)	59087	0.0000

CM48	57205	0.0000
Little Bay	60495	0.0000
O'Neill Creek Solar	63235	0.0000
Venable Solar 1	58289	0.0000
Washington White Post Solar LLC	58135	0.0000
Bluegrass Ridge	56555	0.0000
Heartland Community College	59776	0.0000
Pilgrim Stage Wind Park	56440	0.0000
North Gooding Main Hydro	61688	0.0000
Westside Solar Station	57499	0.0000
Normanskill Hydro Project	50123	0.0000
Echo Wind Park	58123	0.0000
Cummins, Inc	60453	
		0.0000
Ball Mountain Hydro	59040 56776	0.0000
Gunsight Mountain Wind Energy LLC		0.0000
Alpine Solar	57295	0.0000
Bridgewater	2719	0.0000
Richland Solar Center	59874	0.0000
Golden Hills North Wind Energy Center	61222	0.0000
Giffen Solar Park	59522	0.0000
Five Points Solar Park	59523	0.0000
Ameresco Butte County	57771	0.5743
Nimbus	444	0.0000
Lewiston	977	0.0000
Stampede	7066	0.0000
Graeagle	3247	0.0000
Tulloch	416	0.0000
Judge F Carr	442	0.0000
Folsom	441	0.0000
Keswick	443	0.0000
New Melones	6158	0.0000
Shasta	445	0.0000
Spring Creek	450	0.0000
Trinity	451	0.0000
ONeill	446	0.0000
Alameda	7450	0.8998
Lodi	7451	0.8706
Brea Expansion Plant	58007	0.0029
Second Imperial Geothermal	54111	0.0756
Perris	481	0.0000
Valley View	487	0.0000
Anaheim Solar Energy Plant	59416	0.0000
Westside Solar Power PV1	60275	0.0000
San Gorgonio Farms Wind Farm	50281	0.0000
Garnet Wind Energy Center	57302	0.0000

San Dimas Wash Concrating Station	50233	0.0000
San Dimas Wash Generating Station	58990	0.0000
RE Columbia Two, LLC Summer Solar LLC	60280	0.0000
Antelope Big Sky Ranch Kingbird B Solar, LLC	60279	0.0000
.	60091	0.0000
Antelope DSR 2	60187	0.0000
Hoover Dam (AZ)	8902	0.0000
Shoreham	2518	1.4334
TA-Acacia, LLC	59443	0.0000
Bayshore Solar A, LLC	60481	0.0000
Bayshore Solar B, LLC	60474	0.0000
Coram Tehachapi	54750	0.0000
Desert Sunlight 300, LLC	57993	0.0000
Genesis Solar Energy Project	57394	0.0000
North Sky River Energy LLC	58154	0.0000
Portal Ridge Solar C, LLC	60311	0.0000
Western Antelope Blue Sky Ranch A	58626	0.0000
CA Flats Solar 150, LLC	60034	0.0000
Cuyama Solar, LLC	60043	0.0000
Gates Solar Station	57892	0.0000
Huron Solar Station	57523	0.0000
Lost Hills/Blackwell	58711	0.0000
RE Astoria	59976	0.0000
Rising Tree Wind Farm II	59235	0.0000
Shiloh III Wind Project LLC	57586	0.0000
West Gates Solar Station	58206	0.0000
Centinela Solar Energy	58430	0.0000
Imperial Solar Energy Center South	57490	0.0000
Mountain View III	56112	0.0000
CalRenew-1	56768	0.0000
Cantua Solar Station	57522	0.0000
Diablo Winds LLC	56271	0.0000
Five Points Solar Station	57498	0.0000
FPL Energy Montezuma Winds LLC	57201	0.0000
Guernsey Solar Station	57891	0.0000
Montezuma Wind II	57701	0.0000
Stroud Solar Station	57497	0.0000
Vaca Dixon Solar Station	57041	0.0000
Etiwanda	745	0.0000
Mammoth G1	10480	0.0756
Sunray 2	10437	0.0000
Tehachapi Wind Resource I	10191	0.0000
Tehachapi Wind Resource II	54909	0.0000
Imperial Solar Energy Center West	57491	0.0000
Solar Borrego I	57455	0.0000

Ocotillo Express LLC	57514	0.0000
Willow Spring Solar, LLC	60324	0.0000
Voyager Wind IV	61584	0.0000
San Pablo Raceway	62004	0.0000
Alta Wind Energy Center I	57282	0.0000
Alta Wind Energy Center II	57291	0.0000
Difwind Farms Ltd V	54685	0.0000
Voyager Wind I	60594	0.0000
Terra-Gen 251 Wind LLC	52161	0.0000
Oak Creek Energy Systems I	50754	0.0000
Painted Hills Wind Park	50533	0.0000
Ridgetop Energy LLC	10597	0.0000
RE Rosamond One LLC	58498	0.0000
Mojave 5	52144	0.0000
Victory Garden (Tehachapi)	50532	0.0000
Whitewater Hill Wind Partners	56012	0.0000
Windpark Unlimited 1	10027	0.0000
Windpark Unlimited 1	60321	0.0000
CTV Power Purchase Contract Trust	54300	0.0000
Desert Wind Farm, LLC	59968	0.0000
Dion R Holm		
Moccasin	380	0.0000
Bonneville	381 3075	0.0000
Sunset Reservoir North Basin	57559	0.0000
Colton Solar One, LLC	59597	
Colton Solar Two, LLC	59598	0.0000
Davis Dam		0.0000
Mammoth G2	152 10481	0.0000
Rock Creek A G Wishon	275	0.0000
	293	0.0000
Alta Powerhouse	214	0.0000
Big Creek Water Works	10282	0.0000
Chili Bar	225	0.0000
Coleman PH	227	0.0000
Cow Creek	229	0.0000
De Sabla	232	0.0000
Deer Creek PH	233	0.0000
Dutch Flat	237	0.0000
El Dorado	238	0.0000
Halsey	241	0.0000
Hat Creek 2	244	0.0000
Kelly Ridge	418	0.0000
Kilarc	253	0.0000
Newcastle	632	0.0000
Oak Flat	626	0.0000

Phoenix	264	0.0000
Potter Valley	274	0.0000
Rollins	34	0.0000
San Joaquin No. 1	278	0.0000
Sly Creek	776	0.0000
South	280	0.0000
Spaulding 1	280	0.0000
Spring Gap Three Forks Water Power Project	284 54308	0.0000
Toadtown	714	0.0000
Volta 1	290	0.0000
		0.0000
Volta 2	180	0.0000
West Point PH	291	0.0000
Wise	292	0.0000
Oro Loma	59915	0.0000
Imperial Valley Solar, LLC	56917	0.0000
Silver State Solar Power South	58644	0.0000
Desert Sunlight 250, LLC	58542	0.0000
Aspiration G	59737	0.0000
Lost Hills Solar LLC	58712	0.0000
San Joaquin Solar	60678	0.0000
Alta Wind X	58394	0.0000
Alta Wind XI	58395	0.0000
Rising Tree Wind Farm III	59236	0.0000
Box Canyon Dam	50179	0.0000
Alta Wind Energy Center III	57292	0.0000
Alta Wind Energy Center IV	57293	0.0000
Alta Wind Energy Center V	57294	0.0000
Vasco Winds	57700	0.0000
Mustang Hills LLC	57833	0.0000
Alta Wind VIII	57835	0.0000
Giffen	57521	0.0000
Windstar 1	57774	0.0000
Pinyon Pine II	57837	0.0000
Pinyon Pine I	57834	0.0000
RE Kansas South LLC	58148	0.0000
Corcoran Solar	58374	0.0000
Cottage Street Solar Facility	58568	0.0000
Solar Star 1	58388	0.0000
Solar Star 2	58389	0.0000
RE Kansas Solar, LLC	58985	0.0000
RE Kent South, LLC	58991	0.0000
CID Solar, LLC	59183	0.0000
Regulus Solar Project	57650	0.0000
Bakersfield PV 1	61117	0.0000

50220	0.0000
	0.0000
	0.0000
	0.0000
	0.0000
	0.0000
	0.0000
	0.0000
	0.0000
	0.0000
	0.0000
	0.0000
	0.0000
	0.0000
	0.0000
	0.8899
	0.9121
	0.0000
391	0.0000
393	0.0000
394	0.0000
396	0.0000
397	0.0000
401	0.0000
402	0.0000
403	0.0000
6479	0.0000
6480	0.0000
316	0.0000
407	0.0000
61912	0.0756
50762	0.0756
59315	0.0000
59309	0.0000
	0.0000
59317	0.0000
59308	0.0000
60953	0.0000
60412	0.0000
61319	0.0000
	0.0000
	0.0000
	0.0000
	0.0000
	0.0000
	394 396 397 401 402 403 6479 6480 316 407 61912 50762 59315 59309 59316 59308 60953 60412

RE Barren Ridge 1	60389	0.0000
Springbok Solar Farm 1	59532	0.0000
Springbok Solar Farm 2	59840	0.0000
Adelanto Solar Project	57305	0.0000
Pine Tree Solar Project	57306	0.0000
Manzana Wind LLC	57484	0.0000
Pine Tree Wind Power Project	56433	0.0000
Castaic	392	0.0000
Cottonwood Solar, LLC (Goose Lake)	59086	0.0000
Marin Clean Energy Solar One	61013	0.0000
RE Mustang LLC	59150	0.0000
Mustang Two	62015	0.0000
Voyager Wind III	61583	0.0000
Antelope Expansion 2	61264	0.0000
Blythe Solar II, LLC	60092	0.0000
Wistaria Ranch Solar	61750	0.0000
Green Power I	55396	0.0000
G2 Energy Hay Rd	58320	0.5420
Great Valley Solar Portfolio Holdings, LLC	59940	0.0000
Hat Creek 1	243	0.0000
Parker	428	0.0000
North Rosamond Solar LLC	59879	0.0000
Panoche Valley Solar Farm	57340	0.0000
RE Garland	60233	0.0000
Frankenheimer Power Plant	50219	0.0000
Woodward Power Plant	50218	0.0000
Spaulding 2	282	0.0000
Spaulding 3	283	0.0000
Tule Wind LLC	57913	0.0000
Terra-Gen VG Wind LLC	56570	0.0000
New Hogan Power Plant	50755	0.0000
Axium Modesto Solar	58039	0.0000
Stone Drop	499	0.0000
Don Pedro	439	0.0000
McClure	151	1.2384
Klondike Wind Power	55871	0.0000
Mesa Wind Power Corp	50535	0.0000
Balch 2	218	0.0000
Belden	219	0.0000
James B Black	249	0.0000
Caribou 2	223	0.0000
Cresta	231	0.0000
Haas	240	0.0000
Kerckhoff 2	682	0.0000
Pit 3	266	0.0000

Pit 4	267	0.0000
Pit 5	268	0.0000
Poe	272	0.0000
Stanislaus	285	0.0000
Coram Energy LLC	54299	0.0000
Rancho Penasquitos	56615	0.0000
TPC Windfarms LLC	54647	0.0000
Hamilton Branch	242	0.0000
Lime Saddle	255	0.0000
San Joaquin 2	276	0.0000
Monticello Dam	7646	0.0000
Haypress	10253	0.0000
Forks of Butte Hydro Project	50350	0.0000
Muck Valley Hydroelectric	10458	0.0000
Monterey One Water	54951	0.1170
Rio Bravo Hydro Project	50037	0.0000
Olsen	50180	0.0000
Burney Creek	10706	0.0000
Cove Hydroelectric	10707	0.0000
Deadwood Creek	7507	0.0000
ABEC #2 dba West-Star Dairy	61501	0.8245
ABEC #3 dba Lakeview Dairy	61502	0.7060
ABEC #4 dba CE&S Dairy	61503	0.7448
Baker Creek Hydroelectric	59428	0.0000
Bakersfield 111	59948	0.0000
Bear Creek Solar	58508	0.0000
Cloverdale Solar I	58949	0.0000
Hollister Solar LLC	59268	0.0000
Merced Solar LLC	59265	0.0000
Mission Solar LLC	59267	0.0000
Enerparc CA1 LLC	59122	0.0000
Enerparc CA2, LLC	59978	0.0000
Sonora 1	58578	0.0000
CSU Fresno Solar Project	56813	0.0000
Castor Solar	60277	0.0000
Shasta Solar Farm	58814	0.0000
Kettleman Solar Project	58510	0.0000
Kingsburg Solar	58304	0.0000
La Joya Del Sol	58118	0.0000
Lemoore 1	60142	0.0000
Lost Creek I	10708	0.0000
Madera 1 PV	61421	0.0000
Gosselin Hydro Plant	10128	0.0000
Sun Harvest Solar NDP1	59687	0.0000
Nickel 1 Solar Facility	58034	0.0000

Combie South	846	0.0000
Scott Flat	839	0.0000
Oakley Solar Project	58376	0.0000
2127 Harris Solar Project	58919	0.0000
2097 Helton Solar Project	58920	0.0000
2081 Terzian Solar Project	58918	0.0000
Putah Creek Solar Farm	59550	0.0000
Site 980 65	50322	0.0000
Cold Canyon 1	58379	1.1339
Vintner Solar	58509	0.0000
Grassland 3&4 Solar Project	58204	0.0000
Zero Waste Energy Development Co LLC	60220	0.3189
Nelson Creek	50223	0.0000
Verwey-Hanford Dairy Digester #2	62418	0.6449
Verwey-Hanford Dairy Digester #3	62419	0.6943
Bakersfield Industrial PV 1	61118	0.0000
Delano Land 1	61116	0.0000
Manteca Land PV	61115	0.0000
Merced 1 PV	61420	0.0000
Redwood 4 Solar Farm	60490	0.0000
ABEC Bidart-Old River LLC	58699	0.7685
Corcoran Solar 3	59900	0.0000
Columbia Solar Energy, LLC	59979	0.0000
Brookfield Tehachapi 1	57962	0.0000
Eagle Creek	63078	0.0000
Kekawaka Power House	54654	0.0000
NextEra Westside PV	60981	0.0000
Diablo Canyon	6099	0.0000
Balch 1	217	0.0000
Bucks Creek	220	0.0000
Butt Valley	221	0.0000
Caribou 1	222	0.0000
Drum 1	235	0.0000
Drum 2	236	0.0000
Electra	239	0.0000
Kings River PH	254	0.0000
Pit 1	265	0.0000
Pit 6	269	0.0000
Pit 7	270	0.0000
Salt Springs	279	0.0000
Tiger Creek	287	0.0000
Forbestown	417	0.0000
Chicago Park	412	0.0000
CSU East Bay	57042	0.3419
SF State University	57043	0.3020

South Belridge Cogeneration Facility	50752	0.3150
Coalinga Cogeneration Facility	50750	0.2496
Oroville Cogeneration LP	54477	0.2490
Adams Solar Center	61496	0.0000
Ashton	825	0.0000
Bear Creek Solar Center	61281	0.0000
Bend	6484	0.0000
Big Fork	6459	0.0000
Blundell	299	0.0000
Bly Solar Center	62272	0.0000
Clearwater 1	3020	0.0000
Clearwater 2	3020	
Copco 1	294	0.0000 0.0000
Сорсо 2	294	0.0000
•	3646	0.0000
Cutler Hydro Eagle Point		
Elbe Solar Center	3024	0.0000 0.0000
Enterprise Solar, LLC	61497 59386	0.0000
Fall Creek	296	
Fish Creek		0.0000
	3026	0.0000
Foote Creek I	55607	0.0000
Foote Creek II	55608	0.0000
Foote Creek III	55609	0.0000
Granite	3651	0.0000
Gunlock	7069	0.0000
Iron Gate	297	0.0000
Last Chance	987	0.0000
Latigo Wind Park	59965	0.0000
Mountain Wind Power II LLC	56753	0.0000
Mountain Wind Power LLC	56752	0.0000
Oneida	829	0.0000
Paris	830	0.0000
Pavant Solar II LLC	60449	0.0000
Pavant Solar, LLC	59702	0.0000
Pioneer	3656	0.0000
Pioneer Wind Park, LLC	60259	0.0000
Prospect 1	3032	0.0000
Prospect 3	3034	0.0000
Prospect 4	3035	0.0000
Rock River I LLC	55740	0.0000
Sand Cove	3636	0.0000
Slide Creek	3036	0.0000
Soda	831	0.0000
Soda Springs	3037	0.0000
Stairs	3659	0.0000

Sweetwater Solar	61369	0.0000
Viva Naughton	7050	0.0000
Wallowa Falls	3041	0.0000
Weber	3661	0.0000
BYUI Central Energy Facility	59496	0.2361
Shute Creek Facility	56312	0.4130
Gadsby	3648	0.9285
Grace	827	0.0000
Hayden	525	1.0297
John C Boyle	3028	0.0000
Lemolo 1	3029	0.0000
Lemolo 2	6421	0.0000
Prospect 2	3033	0.0000
Sunnyside Cogen Associates	50951	1.4072
General Chemical	54318	0.4041
Tesoro SLC Cogeneration Plant	56509	0.6077
Toketee Falls	3040	0.0000
Wyodak	6101	1.2097
City of Palo Alto	57714	0.3973
Buena Vista Energy LLC	56446	0.0000
Solar Gen 2 Solar Facility	58592	0.0000
Colgreen North Shore Solar Farm	60825	0.0000
Dinosaur Point	10005	0.0000
Karen Avenue Wind Farm	10718	0.0000
Kumeyaay Wind	56295	0.0000
Bidwell Ditch Project	10880	0.0000
Hatchet Creek Project	10882	0.0000
Roaring Creek Water Power	10881	0.0000
Ramona Solar Energy	60995	0.0000
Seville 1	59722	0.0000
Difwind Farms Ltd I	54681	0.0000
Difwind Farms Ltd II	54682	0.0000
Altech III	50485	0.0000
San Gorgonio Westwinds II LLC	50690	0.0000
French Meadows	424	0.0000
Hell Hole Powerhouse	763	0.0000
Oxbow (CA)	426	0.0000
Warm Springs Hydro Project	54261	0.0000
Boulder Canyon Hydro	466	0.0000
Whiskeytown	7189	0.0000
AP North Lake I, LP	59610	0.0000
Tequesquite Landfill Solar PV Project	60035	0.0000
Antelope DSR 1	60186	0.0000
Wintec Energy Ltd	50276	0.0000
Wagner Wind LLC	58233	0.0000

Springs Generating Station	56144	0.7446
Sand Bar Power Plant	50400	0.0000
Roseville Power Plant #2	7452	0.8845
Robbs Peak	433	0.0000
Camp Far West	531	0.0000
Jones Fork	534	0.0000
SMUD at Van Conett	57670	0.0000
SMUD at Fleshman	57671	0.0000
SMUD at Lawrence	57753	0.0000
RE Dillard 1 LLC	57777	0.0000
RE Dillard 2 LLC	57779	0.0000
RE Dillard 3 LLC	57781	0.0000
Dillard 4 LLC	57806	0.0000
RE Kammerer 1 LLC	57778	0.0000
RE Bruceville 1 LLC	57783	0.0000
RE Kammerer 2 LLC	57780	0.0000
RE Kammerer 3 LLC	57782	0.0000
RE Bruceville 2 LLC	57784	0.0000
RE Bruceville 3 LLC	57785	0.0000
Green Acres Solar Facility 1	57849	0.0000
Green Acres Solar Facility 2	57850	0.0000
RE McKenzie 1 LLC	57816	0.0000
RE McKenzie 2 LLC	57817	0.0000
RE McKenzie 3 LLC	57818	0.0000
RE McKenzie 4 LLC	57819	0.0000
RE McKenzie 5 LLC	57820	0.0000
RE McKenzie 6 LLC	57821	0.0000
Sacramento Soleil LLC	56875	0.0000
Rancho Seco Solar	529	0.0000
Solano Wind	7526	0.0000
Camino	430	0.0000
Jaybird	431	0.0000
Loon Lake	432	0.0000
Union Valley	6612	0.0000
White Rock/Slab Creek	435	0.0000
McClellan (CA)	535	0.6689
Rancho Seco Solar, LLC	60226	0.0000
SMUD at Grundman	57669	0.0000
Calipatria Solar Farm	59088	0.0000
Cascade Solar	58590	0.0000
Desert Green Solar Farm LLC	57959	0.0000
Maricopa West Solar PV, LLC	59607	0.0000
Ramona 1	58909	0.0000
Ramona 2	58911	0.0000
Valley Center 1	58906	0.0000

Valley Center 2	58907	0.0000
Midway Solar Farm III	60315	0.0000
Bear Valley	457	0.0000
Catalina Solar LLC	57708	0.0000
Granger	60516	0.0000
Valley Center	60509	0.0000
Coram Energy LLC (ECT)	54298	0.0000
Oasis Wind	56302	0.0000
Pacific Wind LLC	57757	0.0000
Carlsbad Energy Center	59002	0.6014
Lake Hodges Hydroelectric Facility	57729	0.0000
R C Kirkwood	382	0.0000
John H Kerr	3833	0.0000
Crane Valley Powerhouse	230	0.0000
Coronal Lost Hills	59638	0.0000
Victory Garden Phase IV LLC	52160	0.0000
Exchequer	409	0.0000
Gianera	7231	0.8126
RE Rosamond Two LLC	58499	0.0000
Mount Signal Solar Farm II	61353	0.0000
MEBA	60496	0.0000
Gopher Creek Wind Farm	61417	0.0000
Valencia 1 Solar CA	61418	0.0000
MM Tulare Energy	55160	0.9953
Isabella Hydro Project	10139	0.0000
Terminus Hydroelectric Project	54343	0.0000
Santa Felicia Dam	50076	0.0000
Tulare Success Power Project	10222	0.0000
East Portal Generator	50375	0.0000
Bear Creek	50156	0.0000
Whitewater Hydro Plant	10162	0.0000
Springville Hydroelectric	56125	0.0000
Bishop Creek 2	323	0.0000
Bishop Creek 3	324	0.0000
Bishop Creek 4	325	0.0000
Bishop Creek 5	326	0.0000
Bishop Creek 6	327	0.0000
Borel	328	0.0000
Fontana	332	0.0000
Kaweah 1	337	0.0000
Kaweah 2	336	0.0000
Kaweah 3	338	0.0000
Kern River 1	340	0.0000
Lundy	342	0.0000
Mill Creek 3	7147	0.0000

Poole	353	0.0000
Portal	354	0.0000
Rush Creek	357	0.0000
Santa Ana 1	361	0.0000
Santa Ana 3	363	0.0000
Lower Tule River	365	0.0000
Green Beanworks B PV	61339	0.0000
Solar Blythe LLC	56939	0.0000
RE Rio Grande Solar LLC	58500	0.0000
	61445	0.0000
Gaskell West 1 Solar Facility RE Victor Phelan Solar One LLC		
	58202	0.0000
TA-High Desert LLC	58149	0.0000
Green Beanworks C PV	61215	0.0000
Green Beanworks D PV	61216	0.0000
Temescal Canyon RV, LLC	57656	0.0000
Corcoran Solar 2	59413	0.0000
Adobe Solar	57651	0.0000
Golden Springs Building C-1	57796	0.0000
Golden Springs Building D	57797	0.0000
Industry MetroLink PV 1	57860	0.0000
San Antonio West Solar Rooftop	57904	0.0000
SEPV 1	58073	0.0000
SEPV 2	58074	0.0000
Sunray 3	10438	0.0000
North Palm Springs 1A	57743	0.0000
North Palm Springs 4A	57722	0.0000
Powhatan Solar Power Generation Station 1		
LLC	58611	0.0000
Otoe Solar Power Generation Station 1 LLC	58612	0.0000
Navajo Solar Power Generation Station 1 LLC	58610	0.0000
Lancaster Dry Farm Ranch B	58750	0.0000
Victor Dry Farm Ranch A	58418	0.0000
Victor Dry Farm Ranch B	58419	0.0000
Sierra Solar Greenworks	59431	0.0000
Coronus Adelanto West 1	59536	0.0000
Coronus Adelanto West 1	59537	
		0.0000
Garnet Solar Generation Station I LLC	58528	0.0000
RE Columbia 3 LLC	58502	0.0000
McCoy Solar Energy Project Hybrid	58462	0.0000
Industry Solar Power Generation Station 1 LLC	58609	0.0000
Newberry Solar 1 LLC	58226	0.0000
Little Rock Pham Solar	60026	0.0000

L-8 Solar Project	57836	0.0000
Heliocentric	57831	0.0000
One Ten Partners PV	61419	0.0000
Arrache 4006	58445	0.0000
Arrache 4013	58446	0.0000
Arrache 8083	58447	0.0000
Horn	58452	0.0000
Ма	58451	0.0000
Nunn	58448	0.0000
Rutan	58449	0.0000
Vinam	58450	0.0000
Watts 3115	58454	0.0000
Radiance Solar 5	58355	0.0000
Radiance Solar 4	58353	0.0000
SEPV 8	58234	0.0000
SEPV9 Power Plant	58227	0.0000
Summer Solar C2	58755	0.0000
Summer Solar D2	58756	0.0000
Summer Solar A2	58753	0.0000
Summer Solar B2	58754	0.0000
Rodeo Solar C2	58751	0.0000
Rodeo Solar D2	58752	0.0000
Expressway Solar C2	58763	0.0000
Exeter Solar	58306	0.0000
Lindsay Solar	58308	0.0000
Ivanhoe Solar	58307	0.0000
Porterville Solar	58309	0.0000
Tulare 1 and 2	58642	0.0000
Kettering Solar 1	59098	0.0000
Kettering Solar 2	59099	0.0000
Division 1	59094	0.0000
Division 2	59095	0.0000
Division 3	59096	0.0000
Diamond Valley Solar Project	59405	0.0000
Farmersville	59203	0.0000
Lone Valley Solar Park I LLC	58417	0.0000
Lone Valley Solar Park II LLC	59237	0.0000
US-TOPCO (Soccer Center)	60086	0.0000
Orion Solar II	58721	0.0000
Vega Solar	59555	0.0000
RE Adams East, LLC	58984	0.0000
Porterville 6 and 7	59219	0.0000
Hesperia	59182	0.0000
Oltmans SCE at Champagne	58581	0.0000
Oltmans SCE at Jurupa	58582	0.0000

SCE-Snowline-Duncan Road (North)	59359	0.0000
SCE-Snowline-Duncan Road (South)	59360	0.0000
Victor Mesa Linda B2	59269	0.0000
Victor Mesa Linda C2	59270	0.0000
Victor Mesa Linda D2	59271	0.0000
Victor Mesa Linda E2	59272	0.0000
Hanford 1 and 2	59300	0.0000
Desert Hot Springs Solar	58514	0.0000
SCE-Snowline-White Road (North)	59422	0.0000
SCE-Snowline-White Rd (Central)	59423	0.0000
Mitchell Solar, LLC	59411	0.0000
Rudy Solar, LLC	59410	0.0000
Madelyn Solar, LLC	59409	0.0000
SCE-Snowline-White Road (South)	59421	0.0000
Venable Solar 2	58290	0.0000
Lancaster Solar 1	59167	0.0000
Lancaster Solar 2	59169	0.0000
Morgan Lancaster 1	59942	0.0000
PVN Milliken, LLC	60790	0.0000
SEPV Palmdale East	59273	0.0000
Lancaster WAD B	59739	0.0000
Pumpjack Solar I	59322	0.0000
Catalina Solar 2, LLC	59334	0.0000
Citizen B	59738	0.0000
Wildwood Solar I, LLC	59380	0.0000
Adelanto Solar, LLC	59441	0.0000
Redcrest Solar Farm	58831	0.0000
Central Antelope Dry Ranch B LLC	60281	0.0000
Lancaster Little Rock	59262	0.0000
Solar Oasis LLC	59528	0.0000
Atwell Island West Solar	59414	0.0000
Adera Solar	60027	0.0000
Rancho Cucamonga Dist #1	59540	0.0000
Terra Francesco	59541	0.0000
Park Meridian #1	59539	0.0000
Santa Fe Springs Rooftop Solar BLDG H	58913	0.0000
Santa Fe Springs Rooftop Solar BLDG M	58912	0.0000
Adelanto Solar II, LLC	59440	0.0000
Central Antelope Dry Ranch C	59963	0.0000
North Lancaster Ranch	59962	0.0000
Summer North Solar	58757	0.0000
Nicolis Solar PV Plant	59600	0.0000
Tropico Solar PV Plant	59599	0.0000
SEPV 18	59730	0.0000
SEPV Mojave West	59740	0.0000

60022	0.0000
	0.0000
	0.0000
	0.0000
	0.0000
	0.0000
	0.0000
	0.0000
	0.0000
	0.0000
	0.0000
60078	0.0000
60079	0.0000
60081	0.0000
60080	0.0000
60151	0.0000
60153	0.0000
60154	0.0000
60183	0.0000
60182	0.0000
61265	0.0000
62056	0.0000
62288	0.0000
63054	0.0000
56996	0.0000
57224	0.0000
57229	0.0000
57231	0.0000
57232	0.0000
57236	0.0000
57245	0.0000
57246	0.0000
57226	0.0000
57534	0.0000
57535	0.0000
	0.0000
	0.0000
	0.0000
	0.0000
	0.0000
	0.0000
	0.0000
	0.0000
	0.0000
	0.0000
	0.0000
	60081 60080 60151 60153 60154 60183 60182 61265 62056 62056 62288 63054 56996 57224 57229 57231 57232 57236 57236 57246 57226

Solar Photovoltaic Project #42	57441	0.0000
Solar Photovoltaic Project #28	57247	0.0000
Solar Photovoltaic Project #48	57900	0.0000
Sky River LLC	50536	0.0000
Mountain View IV	57459	0.0000
Mountain View I&2	55719	0.0000
Edom Hills Project 1 LLC	50553	0.0000
Big Creek 1	317	0.0000
Big Creek 2	318	0.0000
Big Creek 2A	322	0.0000
Big Creek 3	319	0.0000
Big Creek 4	320	0.0000
Big Creek 8	321	0.0000
J S Eastwood	104	0.0000
Kern River 3	339	0.0000
Mammoth Pool	344	0.0000
Oxnard Wastewater Treatment Plant	50224	0.4369
Cal State Univ San Bernardino FC01	57544	0.2926
La Grange	440	0.0000
Turlock Lake	161	0.0000
Hickman	162	0.0000
Upper Dawson	489	0.0000
Golden Fields Solar I, LLC	60590	0.0000
Indian Valley Dam Hydro Project	50129	0.0000
H. Gonzales	56039	0.5924
Sullivan County - Adult Care Solar	60817	0.0000
Bear Valley Power Plant	56346	0.5434
Spring Canyon Expansion Wind Energy Ctr	58769	0.0000
CNE at Cambridge MD	59842	0.0000
Georgia Power at Wadley GA	59843	0.0000
Munich Re Plaza	59844	0.0000
Cedar Creek	3255	0.0000
FPL Energy Vansycle LLC (OR)	55989	0.0000
Gridley Main Two	58371	0.0000
Nacimiento Hydro Project	50352	0.0000
SEPV Imperial Dixieland East	60745	0.0000
SEPV Imperial Dixieland West	60744	0.0000
Seville 2	59723	0.0000
Midway Solar Farm II	60237	0.0000
, Citizens Imperial Solar	62052	0.0000
Ormesa II	54724	0.0756
HL Solar	62655	0.0000
Mojave 16	50821	0.0000
Cottonwood Solar, LLC Cottonwood Carport	59703	0.0000

Tule River	289	0.0000
Angels	285	0.0000
Kingbird A Solar LLC	59868	0.0000
Stony Gorge	7151	0.0000
Grizzly	7338	0.0000
Friant Hydro Facility	50393	0.0000
Beardsley	414	0.0000
Black Butte	7229	0.0000
AVS Lancaster 1	60085	0.0000
Mount Signal Solar Farm V	61202	0.0000
Windland	50386	0.0000
Meadow Creek Project Company	58106	0.0000
Venice Hydro	72	0.0000
South Consolidated	100	0.0000
Horse Mesa	145	0.0000
Mormon Flat	148	0.0000
Roosevelt	149	0.0000
Stewart Mountain	150	0.0000
Lake Creek Dam	159	0.0000
Inskip	248	0.0000
Merced Falls	258	0.0000
San Joaquin 3	277	0.0000
Haiwee	398	0.0000
McSwain	410	0.0000
Woodleaf	419	0.0000
Devil Canyon	436	0.0000
Edward C Hyatt	437	0.0000
Cabin Creek	467	0.0000
Georgetown Hydro	472	0.0000
Grand Valley Project Power Plant	473	0.0000
Salida	474	0.0000
Shoshone (CO)	476	0.0000
Temescal	479	0.0000
Corona	480	0.0000
Rio Hondo	482	0.0000
Coyote Creek	483	0.0000
Red Mountain	484	0.0000
Manitou Springs	494	0.0000
Ruxton Park	495	0.0000
Boysen	505	0.0000
Lamar Plant	508	0.0000
Blue Mesa	512	0.0000
Estes	513	0.0000
Morrow Point	514	0.0000
Big Thompson	515	0.0000

Green Mountain	516	0.0000
Marys Lake	517	0.0000
Flatiron	518	0.0000
Pole Hill	519	0.0000
Lower Molina	520	0.0000
Upper Molina	521	0.0000
Navajo Dam	584	0.0000
South Fork Tolt	622	0.0000
Medicine Bow	692	0.0000
Moccasin Low Head Hydro Project	751	0.0000
Gem State	790	0.0000
American Falls	809	0.0000
Bliss	810	0.0000
Cascade Dam	813	0.0000
Clear Lake	814	0.0000
Lower Malad	815	0.0000
Lower Salmon	816	0.0000
Shoshone Falls	818	0.0000
Swan Falls	819	0.0000
Thousand Springs	820	0.0000
Twin Falls (ID)	821	0.0000
Upper Salmon A	822	0.0000
Upper Malad	823	0.0000
Dworshak	840	0.0000
City Power Plant	841	0.0000
Lower No 2	843	0.0000
Upper Power Plant	844	0.0000
Palisades Dam	850	0.0000
Albeni Falls	851	0.0000
Alamo	905	0.0000
Quincy Chute	917	0.0000
Hydro Plant No 3	925	0.0000
Manti Lower	1020	0.0000
Cochrane	2182	0.0000
Hauser	2185	0.0000
Morony	2191	0.0000
Mystic	2192	0.0000
Rainbow (MT)	2193	0.0000
Ryan	2194	0.0000
Hungry Horse	2203	0.0000
Yellowtail	2204	0.0000
Animas	2465	0.0000
East Side	3025	0.0000
Faraday	3045	0.0000
North Fork	3047	0.0000

Diver Mill	0010	0.0000
River Mill	3049	0.0000
Round Butte	3050	0.0000
Sullivan	3053	0.0000
Carmen Smith	3067	0.0000
Leaburg	3068	0.0000
Walterville	3071	0.0000
Big Cliff	3074	0.0000
Cougar	3076	0.0000
Detroit	3077	0.0000
Dexter	3078	0.0000
Green Peter	3080	0.0000
Hills Creek	3081	0.0000
John Day	3082	0.0000
Lookout Point	3083	0.0000
McNary	3084	0.0000
Upper Beaver	3643	0.0000
Snake Creek	3658	0.0000
Brigham City	3666	0.0000
Hydro III	3675	0.0000
Manti Upper	3676	0.0000
Bartholomew	3688	0.0000
Spanish Fork	3691	0.0000
Gateway	3697	0.0000
Wanship	3698	0.0000
Boulder	3699	0.0000
Uintah	3704	0.0000
Electron	3854	0.0000
Meyers Falls	3868	0.0000
Yelm	3878	0.0000
The Dalles	3895	0.0000
Cushman 2	3915	0.0000
LaGrande	3916	0.0000
Mossyrock	3918	0.0000
Chief Joseph	3921	0.0000
Ice Harbor	3925	0.0000
Little Goose	3926	0.0000
Lower Monumental	3927	0.0000
Packwood	3929	0.0000
Fremont Canyon	4176	0.0000
Glendo	4177	0.0000
Guernsey	4178	0.0000
Kortes	4180	0.0000
Seminoe	4182	0.0000
Shoshone (WY)	4183	0.0000
Fontenelle	4185	0.0000

Island Park	4204	0.0000
PHP 1	4213	0.0000
PHP 2	4213	0.0000
Echo Dam	4263	0.0000
Helms Pumped Storage	6100	0.0000
Crystal	6159	0.0000
Grand Coulee	6163	0.0000
Libby	6172	0.0000
Lost Creek	6172	
	6175	0.0000
Lower Granite		0.0000
W E Warne	6196	0.0000
Ross	6202	0.0000
Ames Hydro	6207	0.0000
Mount Elbert	6208	0.0000
Felt	6359	0.0000
Strawberry Creek	6393	0.0000
Swift Creek	6394	0.0000
Anderson Ranch	6395	0.0000
Black Canyon	6396	0.0000
Boise R Diversion	6397	0.0000
Minidoka	6398	0.0000
Canyon Ferry	6400	0.0000
Elephant Butte	6402	0.0000
Green Springs	6403	0.0000
Deer Creek (UT)	6404	0.0000
Flaming Gorge	6405	0.0000
Chandler	6406	0.0000
Roza	6407	0.0000
Heart Mountain	6408	0.0000
Alcova	6409	0.0000
Madison Dam	6422	0.0000
Cedar Falls (WA)	6430	0.0000
Gorge	6431	0.0000
Diablo	6432	0.0000
Azusa	6449	0.0000
Oak Grove	6505	0.0000
Moyie Springs	6506	0.0000
Drop 2 (WA)	6507	0.0000
Fleish	6513	0.0000
Verdi	6531	0.0000
Washoe	6532	0.0000
Little Cottonwood	6537	0.0000
Foster	6552	0.0000
Fort Peck	6623	0.0000
Lake Mathews	6644	0.0000

Foothill Feeder	6645	0.0000
San Dimas	6646	0.0000
Yorba Linda	6647	0.0000
Lower No 1	7012	0.0000
Unit 4	7015	0.0000
Hydro II	7034	0.0000
Mojave Siphon	7072	0.0000
Upper Salmon B	7079	0.0000
PEC Headworks	7113	0.0000
Wynoochee	7127	0.0000
Thermalito Diverson Dam	7129	0.0000
Pine View Dam	7132	0.0000
Waddell	7164	0.0000
Milner Hydro	7190	0.0000
Tesla	7233	0.0000
Skookumchuck	7259	0.0000
Buffalo Bill	7317	0.0000
McPhee	7372	0.0000
Тоwаос	7373	0.0000
Cowlitz Falls	7427	0.0000
Dalles Dam North Fishway Project	7431	0.0000
Basalt	7458	0.0000
Lake Mendocino	7489	0.0000
Stone Creek	7508	0.0000
McNary Dam Fish Attraction Project	7511	0.0000
Spirit Mountain	7541	0.0000
Causey	7548	0.0000
H M Jackson	7588	0.0000
El Vado Dam	7593	0.0000
Abiquiu Dam	7789	0.0000
Snoqualmie 2	7867	0.0000
Pine Flat	7907	0.0000
Kern Canyon	7911	0.0000
Diamond Valley Lake	7942	0.0000
Newhalem	9842	0.0000
Little Mac Project	10049	0.0000
Foothills Hydro Plant	10070	0.0000
Strontia Springs Hydro Plant	10081	0.0000
South Dry Creek Hydro	10138	0.0000
Birch Creek Power	10140	0.0000
South Forks Hydro	10296	0.0000
Copper Dam Plant	10323	0.0000
Peters Drive Plant	10324	0.0000
Mink Creek Hydro	10325	0.0000
Dillon Hydro Plant	10421	0.0000

Williams Fork Hydro Plant	10422	0.0000
North Fork Hydro Plant	10423	0.0000
Gross Hydro Plant	10424	0.0000
Barber Dam	10735	0.0000
Sprague Hydro	10737	0.0000
Magic Dam Hydroelectric Project	10740	0.0000
Koyle Ranch Hydroelectric Project	10781	0.0000
Crystal Springs	10806	0.0000
Dietrich Drop	10807	0.0000
Low Line Rapids	10808	0.0000
Rock Creek II	10809	0.0000
Sheep Creek Hydro	50091	0.0000
R E Badger Filtration Plant	50147	0.0000
Vallecito Hydroelectric	50206	0.0000
Rocky Brook Hydroelectric	50228	0.0000
New Lahontan	50261	0.0000
Redlands Water & Power	50267	0.0000
Marco Ranch	50323	0.0000
Michell Butte Power Project	50360	0.0000
Owyhee Dam Power Project	50361	0.0000
Tunnel 1 Power Project	50362	0.0000
Upriver Dam Hydro Plant	50380	0.0000
Twin Reservoirs	50382	0.0000
Cowiche	50423	0.0000
Sugarloaf Hydro Plant	50435	0.0000
Lilliwaup Falls Generating	50700	0.0000
Notch Butte Hydro	50718	0.0000
Stillwater Facility	50765	0.0000
East Winds Project	50820	0.0000
Twin Falls Hydro	50827	0.0000
El Dorado Hydro Elk Creek	50891	0.0000
Bypass	50895	0.0000
S E Hazelton A	50896	0.0000
Middle Fork Irrigation District	50917	0.0000
Galesville Project	50938	0.0000
Slate Creek	50961	0.0000
Marsh Valley Development	50972	0.0000
Siphon Power Project	50980	0.0000
Rock Creek I	50987	0.0000
Quail Creek Hydro Plant #1	52039	0.0000
Mojave 4	52142	0.0000
Lacomb Irrigation District	52155	0.0000
Helzel & Schwarzhoff 88 Wind Farm	52165	0.0000
Falls Creek	52187	0.0000
Broadwater Power Project	54006	0.0000

	1	
San Gabriel Hydro Project	54017	0.0000
Hillcrest Pump Station	54142	0.0000
Opal Springs Hydro	54251	0.0000
Koma Kulshan Associates	54267	0.0000
Wilson Lake Hydroelectric Project	54306	0.0000
Little Wood Hydro Project	54386	0.0000
Weeks Falls	54387	0.0000
Dry Creek Project	54394	0.0000
EDF Renewable Windfarm V Inc	54453	0.0000
Blind Canyon Hydro	54514	0.0000
Horseshoe Bend Hydroelectric Co	54524	0.0000
Hazelton B Hydro	54558	0.0000
Swanmill Windfarm I	54650	0.0000
Kanaka	54653	0.0000
Falls River Hydro	54668	0.0000
Ford Hydro LP	54674	0.0000
Boulder City Lakewood Hydro	54679	0.0000
Boulder City Betasso Hydro Plant	54680	0.0000
Difwind Farms Ltd VI	54686	0.0000
Warm Springs Power Enterprises	54721	0.0000
Taylor Draw Hydroelectric Facility	54729	0.0000
Mile 28 Water Power Project	54812	0.0000
Black Creek	54860	0.0000
Vansycle	55125	0.0000
FPL Energy Vansycle LLC (WA)	55560	0.0000
Foote Creek IV	55610	0.0000
Condon Windpower LLC	55739	0.0000
Ridge Crest Wind Partners	55741	0.0000
Boulder City Silver Lake Hydro	55931	0.0000
New Mexico Wind Energy Center	56097	0.0000
Kimball Wind	56106	0.0000
Colorado Green Holdings LLC	56173	0.0000
Combine Hills I	56195	0.0000
Prescott Airport	56228	0.0000
Helzel & Schwarzhoff 86	56275	0.0000
ZCO	56276	0.0000
Fossil Gulch	56308	0.0000
Aragonne Wind LLC	56336	0.0000
Burley Butte Windpark	56434	0.0000
Golden Valley Wind Park LLC	56435	0.0000
Milner Dam Wind Park LLC	56437	0.0000
Oregon Trail Wind Park	56439	0.0000
Salmon Falls Wind Park	56441	0.0000
Thousand Springs Wind Park	56442	0.0000
Tuana Gulch Wind Park	56443	0.0000

SunE Alamosa	56481	0.0000
Mora Drop Hydroelectric Project	56498	0.0000
Tiber Dam Hydroelectric Plant	56499	0.0000
Nellis Air Force Base Solar Array	56568	0.0000
Horseshoe Bend Wind Park	56591	0.0000
Mountain Home	56636	0.0000
Bennett Creek Windfarm LLC "Mountain		
Home"	56637	0.0000
Russell D Smith	56694	0.0000
Summer Falls Power Plant	56695	0.0000
Eltopia Branch Canal 4.6	56696	0.0000
Potholes East Canal 66.0	56697	0.0000
Main Canal Headworks	56698	0.0000
Spanish Fork Wind Park 2 LLC	56751	0.0000
Solana Generating Station	56812	0.0000
Denver Int Airport	56815	0.0000
Wheat Field Wind Power Project	56854	0.0000
Bolthouse S&P and Rowen Farms Solar	56862	0.0000
Chester Diversion Hydroelectric Project	56893	0.0000
Gap Pacific Distribution Center	56909	0.0000
WWRF Solar Plant	56922	0.0000
Threemile Canyon	56933	0.0000
Cassia Wind	56934	0.0000
Cassia Gulch	56935	0.0000
High Lonesome Mesa LLC	56945	0.0000
Happy Jack Windpower Project	56960	0.0000
Butter Creek Power LLC	56967	0.0000
Big Top LLC	56968	0.0000
Four Corners Windfarm LLC	56969	0.0000
Four Mile Canyon Windfarm LLC	56970	0.0000
Oregon Trail Windfarm LLC	56971	0.0000
Pacific Canyon Windfarm LLC	56972	0.0000
Sand Ranch Windfarm LLC	56973	0.0000
Wagon Trail LLC	56974	0.0000
Ward Butte Windfarm LLC	56975	0.0000
Arrowrock Hydroelectric Project	56997	0.0000
SunEdison Walgreens Moreno Valley	57004	0.0000
Mariani Packing Vacaville Solar	57005	0.0000
Walgreens Woodland Distribution Center	57006	0.0000
SunEdison Ironwood State Prison	57007	0.0000
SunEdison Procter & Gamble Oxnard	57008	0.0000
Kohls San Bernardino Solar Facility	57009	0.0000
SunEdison Anheuser Busch Fairfield	57010	0.0000
Chuckawalla Valley State Prison	57011	0.0000
SunEdison Walmart Apple Valley DC	57012	0.0000

Nature Francisco Mind Frances 2	57050	0.0000
NaturEner Glacier Wind Energy 2	57050	0.0000
Silver Sage Windpower	57091	0.0000
Casper Wind Farm	57093	0.0000
Dry Lake Wind LLC	57098	0.0000
Payne's Ferry	57124	0.0000
Camp Reed	57125	0.0000
Yahoo Creek	57126	0.0000
Tuana Springs	57136	0.0000
RV CSU Power LLC	57141	0.0000
Colorado Highlands Wind	57174	0.0000
Cimarron Solar Facility	57243	0.0000
Kit Carson Windpower	57244	0.0000
Victor Valley CC CPV Solar	57254	0.0000
Texico Wind Ranch LP	57258	0.0000
Crescent Dunes Solar Energy	57275	0.0000
Dutch Wind Energy	57301	0.0000
Maclay Solar Project	57308	0.0000
Pacific Cruise Ship Terminals Berth 93	57309	0.0000
1420 Coil Av #C	57310	0.0000
Occidental College Solar Project	57311	0.0000
Metro Support Services Center Solar	57313	0.0000
San Luis Valley Solar Ranch	57317	0.0000
Poseidon Solar, LLC	57318	0.0000
Luke Solar	57324	0.0000
Roadrunner Solar	57338	0.0000
Red Mesa Wind LLC	57357	0.0000
Siphon Drop Power Plant	57364	0.0000
Cogentrix of Alamosa	57368	0.0000
Questa Solar Facility	57369	0.0000
Bellevue Solar Project	57372	0.0000
Greater Sandhill I	57377	0.0000
Poseidon Wind, LLC	57379	0.0000
UASTP I	57392	0.0000
Yolo County Solar Project	57422	0.0000
Buffalo Ridge II LLC	57424	0.0000
Ryegrass Windfarm	57427	0.0000
Hammett Hill Windfarm	57428	0.0000
Mainline Windfarm	57429	0.0000
Desert Meadow Windfarm	57430	0.0000
Cold Springs Windfarm	57431	0.0000
Juniper Ridge Hydroelectric Project	57437	0.0000
Silver State Solar Power North	57442	0.0000
Two Ponds Windfarm	57444	0.0000
FRV SI Transport Solar LP	57506	0.0000
RV CSU Power II LLC	57507	0.0000

Carson Solar I	57509	0.0000
Roger Road WWTP	57524	0.0000
Garland Canal Power Plant	57551	0.0000
AFA Solar Farm	57554	0.0000
La Senita	57556	0.0000
Chino Solar Valley	57560	0.0000
Cotton Center Solar Hybrid	57561	0.0000
Paloma Solar Hybrid	57562	0.0000
Hyder Solar Hybrid	57563	0.0000
Albuquerque Solar Energy Center	57567	0.0000
	57571	0.0000
Los Lunas Solar Energy Center		
Deming Solar Energy Center	57575	0.0000
Las Vegas Solar Energy Center	57576	0.0000
Alamogordo Solar Energy Center	57577	0.0000
PaTu Wind Farm LLC	57578	0.0000
Robert O Schulz Solar Farm	57579	0.0000
Hatch Solar Energy Center I, LLC	57591	0.0000
Teichert Materials-Teichert Vernalis	57594	0.0000
Foundation ST	57626	0.0000
Vestas Towers America, Inc.	57643	0.0000
City & County of Denver at Denver Int'l	57645	0.0000
Yamhill Solar LLC	57652	0.0000
Bakersfield College Solar 01	57655	0.0000
Avra Valley Solar	57657	0.0000
Macys Goodyear	57673	0.0000
Post Rock Wind Power Project, LLC	57678	0.0000
City of Boulder WWTP	57681	0.0000
City of Madera WWTP	57682	0.0000
Staples La Mirada, CA	57683	0.0000
Turnbull Hydro	57690	0.0000
Flatirons Campus (FC)	57692	0.0000
DOE Golden NWTC Research Side Hybrid	57693	0.0000
DOE Golden NREL Main Campus	57694	0.0000
Aerojet I	57697	0.0000
Aerojet II	57698	0.0000
SPS1 Dollarhide	57736	0.0000
SPS2 Jal	57737	0.0000
SPS3 Lea	57738	0.0000
SPS4 Monument	57739	0.0000
SPS5 Hopi	57740	0.0000
Gordon Butte Wind LLC	57748	0.0000
Sawtooth Wind Project	57749	0.0000
Coastal Energy Project	57756	0.0000
Power County Wind Park South	57760	0.0000
Power County Wind Park North	57761	0.0000

Youngs Creek Hydroelectric Project	57763	0.0000
Naval Air Weapons Station China Lake	57764	0.0000
Arizona Western College PV	57765	0.0000
Rockland Wind Farm	57766	0.0000
Palo Verde College	57773	0.0000
Kingman 1	57775	0.0000
RE Bagdad Solar I LLC	57790	0.0000
Foundation AB	57791	0.0000
Foundation IE	57792	0.0000
RE Ajo 1 LLC	57795	0.0000
Lime Wind	57803	0.0000
Dinuba Wastewater Treatment Plant	57827	0.0000
ISH Solar Hospital SDMC	57840	0.0000
ISH Solar Hospital Downey	57841	0.0000
North Hollywood	57854	0.0000
Univ of California San Diego Solar	57856	0.0000
Castle Rock Vineyards	57870	0.0000
2555 E Olympic Bl	57871	0.0000
Baldock Solar Highway	57882	0.0000
Queen Creek Solar Farm	57883	0.0000
Improvement Dst No. 4	57895	0.0000
Solar Star California II LLC	57933	0.0000
Walmart Casa Grande	57939	0.0000
Macho Springs Power I	57947	0.0000
Musselshell Wind Project	57963	0.0000
Musselshell Wind Project Two LLC	57965	0.0000
Butte College Main Campus Solar	57970	0.0000
Busch Ranch Wind Energy Farm	57980	0.0000
Meridian Vineyards	57982	0.0000
SunE EPE2 LLC	57985	0.0000
SunE EPE1 LLC	57986	0.0000
Foothills Solar Plant Hybrid	57997	0.0000
Salt Palace Solar Gen Plant	58006	0.0000
WSMR I	58010	0.0000
High Mesa	58019	0.0000
IKEA Tejon 345	58028	0.0000
Buckeye Union HS District 201	58037	0.0000
Black Mountain Solar LLC	58042	0.0000
Edwards Air Force Base	58076	0.0000
Intel Folsom	58086	0.0000
Foundation Cemex River Plant	58101	0.0000
Foundation Cemex BMQ	58102	0.0000
Foundation Superior Farms	58104	0.0000
Foundation Wal-Mart Red Bluff	58105	0.0000
Foundation Cemex Madison	58112	0.0000

Foundation RRM	58113	0.0000
Foundation NWNA	58114	0.0000
Depot Park Solar System	58119	0.0000
Outback Solar At Christmas Valley	58131	0.0000
Prescott Solar Plant	58147	0.0000
Black Cap Solar Plant	58150	0.0000
Crafton Hills College Solar Farm	58170	0.0000
Prairie Fire	58171	0.0000
Saddle Mountain Solar I	58213	0.0000
Grassland 1&2 Solar Project	58217	0.0000
Spion Kop Wind Farm	58218	0.0000
Tahquitz High School	58232	0.0000
Kit Carson	58240	0.0000
West Valley High School Solar	58244	0.0000
VA Sepulveda Ambulatory Care Center	58249	0.0000
Los Alamos PV Site	58256	0.0000
FAA NorCal TRACON	58261	0.0000
Badger 1	58262	0.0000
Jewish Community Center PV	58292	0.0000
Paradise Valley H.S. PV	58293	0.0000
Gridley Main	58370	0.0000
Hyder II Hybrid	58383	0.0000
Fargo Drop	58384	0.0000
Flint Creek Hydroelectric LLC	58392	0.0000
CSU Northridge Plant	58422	0.0000
Swauk Wind LLC	58441	0.0000
45 Mile Hydroelectric Project	58455	0.0000
C-Drop Hydro	58470	0.0000
Las Vegas WPCF Solar Plant	58477	0.0000
SEV NM Phase 2	58479	0.0000
CSU Pueblo	58481	0.0000
Picture Rocks Solar, LLC	58486	0.0000
Apex Solar PV Power Project	58489	0.0000
Spectrum Solar PV Power Project	58490	0.0000
RE Gillespie 1 LLC	58501	0.0000
Chuckawalla Solar	58506	0.0000
Ironwood Solar LLC	58513	0.0000
Union HS at Casa Grande	58516	0.0000
Vista Grande HS at Casa Grande	58517	0.0000
Otero Solar	58520	0.0000
Manzano Solar	58521	0.0000
Madera Community Hospital	58522	0.0000
Crown Cooling Facility	58527	0.0000
Lake Pleasant WTP	58539	0.0000
Silver City WWTP PV Project	58540	0.0000

Gilbert Solar Facility I, LLC	58543	0.0000
Mountain View Solar	58544	0.0000
Community Solar 1	58545	0.0000
SMPA Solar 1 Community Solar	58547	0.0000
Huerfano River Wind	58548	0.0000
GSE NM1	58576	0.0000
Sue Cleveland High School	58588	0.0000
Rio Rancho High School	58589	0.0000
Beryl Solar Plant	58598	0.0000
Cedar Valley Solar Plant	58599	0.0000
Buckhorn Solar Plant	58600	0.0000
Milford Flat Solar Plant	58601	0.0000
Laho Solar Plant	58602	0.0000
Greenville Solar Plant	58603	0.0000
Granite Peak Solar Plant	58604	0.0000
Sol Orchard El Centro PV	58621	0.0000
Carter Hydro	58622	0.0000
Actus Lend Lease DMAFB	58632	0.0000
Monterey Regional Water Pollution Control		
Agency	58633	0.0000
Lancaster Baptist Church	58634	0.0000
Sacramento Fairbain Water Treatment Plant	58636	0.0000
Utah Red Hills Renewable Energy Park	58660	0.0000
Blue Sky One	58689	0.0000
Nooksack Hydro	58696	0.0000
Mira Loma	58698	0.0000
Phoenix Airport East Economy Lot	58708	0.0000
Phoenix Airport Rental Car Center	58709	0.0000
North Bay Solar 1	58748	0.0000
Expressway Solar A	58761	0.0000
Expressway Solar B	58762	0.0000
South Canal Hydro-1	58783	0.0000
South Canal Hydro-3	58784	0.0000
Storrie Lake Solar Project	58794	0.0000
Cogenra - TEP	58832	0.0000
Red Horse 2	58833	0.0000
Gato Montes Solar, LLC	58842	0.0000
ASTI	58889	0.0000
Beringer	58890	0.0000
Prosperity Energy Storage Facility Hybrid	58899	0.0000
Tri-County Water Hydropower Project	58901	0.0000
Intel Folsom Phase 2	58954	0.0000
Oregon University System OIT Klamath Falls	58961	0.0000

Las Virgenes Municipal Water District	58963	0.0000
Fairfield Wind	58966	0.0000
Fort Huachuca Solar PV Project	58972	0.0000
RE Camelot LLC	58983	0.0000
Two Dot Wind Farm	59003	0.0000
Gila Bend Hybrid	59020	0.0000
Rio Rico Solar	59044	0.0000
Vacaville	59058	0.0000
Chopin Wind LLC	59076	0.0000
CSD 2- Freedom High	59129	0.0000
CSD 2 - Heritage High	59130	0.0000
Dartmouth Landfill	59131	0.0000
EAFB - North Base	59132	0.0000
EAFB - South Base	59133	0.0000
SDCCD - Miramar	59138	0.0000
SDCWA - Twin Oaks	59139	0.0000
Brighton PV Solar Plant	59144	0.0000
Avalon Solar	59168	0.0000
Sterling PV 3	59198	0.0000
Mesa PV1	59199	0.0000
Eagle Springs Solar LLC	59239	0.0000
California PV Energy at ISD WWTP	59283	0.0000
Sacramento (SMUD)	59323	0.0000
Golden Acorn Casino	59328	0.0000
City of Soledad Water Reclamation	59329	0.0000
Taylor Farms	59330	0.0000
Anheuser-Busch #2	59331	0.0000
Dorena Hydro-Electric Facility	59357	0.0000
Old Mill Solar	59374	0.0000
Escalante Solar I, LLC	59387	0.0000
Escalante Solar II, LLC	59388	0.0000
Escalante Solar III, LLC	59389	0.0000
Eubank Landfill Solar Array	59393	0.0000
Searchlight Solar	59404	0.0000
Newman Solar	59407	0.0000
Solar Las Vegas MB-1	59430	0.0000
Desert Star	59444	0.0000
Valencia Solar	59454	0.0000
Tech Park Solar	59455	0.0000
Denver Intl Airport IV Solar	59462	0.0000
Ft. Churchill PV	59472	0.0000
Apple Campus 2 PV	59473	0.0000
Jett Creek Windfarm (Burnt River)	59490	0.0000
Benson Creek Windfarm (Burnt River)	59491	0.0000
Durbin Creek Windfarm (Burnt River)	59492	0.0000

Prospector Windfarm (Burnt River)	59493	0.0000
Willow Spring Windfarm (Burnt River)	59494	0.0000
Wright Solar Park	59525	0.0000
Sandoval Solar Energy Center	59558	0.0000
Springer Solar 1	59560	0.0000
Meadow Lake Solar Energy Center	59618	0.0000
Cibola	59619	0.0000
South Milford Solar Plant	59620	0.0000
Sandstone Solar	59634	0.0000
Forever 21 Retail, Inc.	59651	0.0000
Nordhoff Place	59652	0.0000
City of Truth or Consequences PV	59653	0.0000
Comanche Solar	59656	0.0000
Imperial Valley Solar Co (IVSC) 2, LLC	59657	0.0000
Mt. Home Solar 1, LLC	59695	0.0000
Sunnyside Ranch Community Solar Array	59742	0.0000
DSH (CA) - Coalinga State Hospital	59746	0.0000
River Mountains Solar	59747	0.0000
CDCR (CA) - Pleasant Valley State Prison	59748	0.0000
Davis Monthan AFB (AZ) West Airfield	59779	0.0000
Fiddler's Canyon #2	59786	0.0000
Fiddler's Canyon #1	59787	0.0000
Oregon University System Rabbit Field	59790	0.0000
Colon PV	59798	0.0000
Airport 1 Solar (DIA)	59807	0.0000
Tooele Army Depot	59817	0.0000
Mohave Electric at Fort Mohave	59819	0.0000
Playa Solar 1, LLC	59827	0.0000
Pikes Peak Solar Garden 1 LLC CSG	59848	0.0000
Adams Community Solar Garden LLC	59849	0.0000
Adams Community Solar Garden III LLC	59850	0.0000
UC Davis South Campus	59872	0.0000
Nellis Solar PV II	59919	0.0000
Fiddler's Canyon 3	59932	0.0000
Iron Springs Solar, LLC	59941	0.0000
Granite Mountain Solar West, LLC	59945	0.0000
Granite Mountain Solar East, LLC	59946	0.0000
Milford 2	59958	0.0000
Golden West Power Partners LLC	59974	0.0000
Carousel Wind Farm LLC	59975	0.0000
Hooper Solar	60008	0.0000
SR Jenkins Ft Lupton	60023	0.0000
Steel Bridge Solar, LLC	60057	0.0000
Lindberg Fleld Solar	60060	0.0000
Avalon Solar II	60062	0.0000

Fresno Solar	60083	0.0000
	60112	0.0000
Oregon Convention Center		
Granby Hydro Peak View Wind Farm	60119	0.0000
Solverde 1	60143	0.0000
	60185	0.0000
Whitethorn Solar LLC	60193	0.0000
South Valley Solar Energy Center	60195	0.0000
Santa Fe Solar Energy Center	60196	0.0000
Santolina Solar Energy Center	60197	0.0000
Rio Communities Solar Energy Center	60198	0.0000
Strata Roof 1	60219	0.0000
Estrella Mountain PV	60230	0.0000
Genentech-Oceanside Hybrid	60231	0.0000
Valley View Solar	60247	0.0000
Skylark	60248	0.0000
Weymouth Solar Plant	60255	0.0000
Alta Luna	60258	0.0000
Playa Solar 2	60261	0.0000
SR Mavericks	60283	0.0000
Red Horse III	60285	0.0000
Montana Solar Facility	60300	0.0000
Holloman Solar Facility	60301	0.0000
San Isabel Solar, LLC	60304	0.0000
Jeffco Community Solar Gardens LLC	60320	0.0000
Grove Solar Center, LLC	60330	0.0000
Hyline Solar Center, LLC	60331	0.0000
Open Range Solar Center, LLC	60332	0.0000
Railroad Solar Center, LLC	60333	0.0000
Thunderegg Solar Center, LLC	60334	0.0000
Vale Air Solar Center, LLC	60335	0.0000
Wal-Mart Truth or Consequences PV	60341	0.0000
Solar Las Vegas MB 2, LLC	60350	0.0000
Bison Solar LLC	60351	0.0000
Boulder Solar Power, LLC	60352	0.0000
Sulphur Springs	60381	0.0000
Bonnybrooke PV	60413	0.0000
Calligan Creek Hydroelectric Project	60418	0.0000
RCWD PV Project	60426	0.0000
CA Dept of Public Health at Richmond	60428	0.0000
Three Peaks Power	60432	0.0000
E&B Resources	60446	0.0000
Corcoran	60450	0.0000
Red Rock	60467	0.0000
Greenfield Wind - MT	60486	0.0000
Springbok 3 Solar Farm Hybrid	60491	0.0000

SR Skylark B	60497	0.0000
Clear Spring Ranch PV Project	60511	0.0000
Hancock Creek Hydroelectric Project	60517	0.0000
NorWest Energy 2, LLC	60548	0.0000
Solar Blythe 2	60558	0.0000
Jacobson 5 MW Solar	60603	0.0000
BC Solar	60616	0.0000
Rush Creek Wind	60619	0.0000
Amphitheater High School Solar	60684	0.0000
Canyon Del Oro High School Solar	60685	0.0000
Weld 1 Community Solar Array	60720	0.0000
Logan 1 Community Solar Array	60722	0.0000
Conejos 1 Community Solar Array	60723	0.0000
Arapahoe 3 Community Solar Array	60724	0.0000
Xcel Adams 2 Community Solar Array	60725	0.0000
Xcel Adams 1 Community Solar Array	60726	0.0000
Victory Solar LLC	60764	0.0000
SunAnza	60791	0.0000
CEC Solar #1117, LLC	60801	0.0000
Cloverdale Solar Center	60813	0.0000
Weber State University - Davis Campus PV	60821	0.0000
Intel - Ocotillo Campus Solar	60822	0.0000
Valley Sanitary District WTP Solar	60824	0.0000
Genentech Vacaville Meter #1	60844	0.0000
US GSA - Sacramento	60846	0.0000
Dept of General Services -FTB	60861	0.0000
Timothy Lake Powerhouse	60868	0.0000
Solar Star California, XLIV, LLC	60869	0.0000
Boulder Solar II, LLC	60885	0.0000
Pavant Solar III	60886	0.0000
Westmont 300B	60914	0.0000
OSLH, LLC	60976	0.0000
CSUF State College	60978	0.0000
CSUF Nutwood Solar	60979	0.0000
Lindberg Field Solar 2	60984	0.0000
Iron Horse Battery Storage Hybrid	60996	0.0000
SCDA Solar 1	61006	0.0000
Twin Buttes II Wind	61040	0.0000
Foundation CDCR LAC	61066	0.0000
Foundation Scheid Vineyards	61067	0.0000
Pima Community College - East Campus	61104	0.0000
Quichapa 1	61119	0.0000
Quichapa 2	61120	0.0000
Quichapa 3	61121	0.0000

Intel Folsom Phase 3	61152	0.0000
Big Timber Wind Farm	61155	0.0000
Columbus Solar Project	61165	0.0000
Shavano Falls Hydro	61189	0.0000
Shavano Falls Hydro Drop 4	61190	0.0000
Drop 5	61191	0.0000
IKEA Las Vegas 462	61193	0.0000
Merck - Upper Gwynedd Solar Array	61198	0.0000
T0588 Phoenix - AZ	61199	0.0000
OR Solar 3, LLC	61201	0.0000
Sacramento Regional County Sanitation PV	61209	0.0000
Head of U Canal Hydro Project	61217	0.0000
Westmont 300A	61249	0.0000
Kayenta Solar Project	61268	0.0000
Gray Hawk Solar	61272	0.0000
River Bend Solar, LLC	61289	0.0000
South Mills Solar, LLC	61290	0.0000
Green Meadow Solar, LLC	61291	0.0000
SR Kersey	61314	0.0000
Great Divide Solar, LLC	61335	0.0000
Black Eagle Solar, LLC	61336	0.0000
Magpie Solar, LLC	61337	0.0000
Mill Creek Solar (OR)	61338	0.0000
Westmont 400A	61348	0.0000
Westmont 400B	61349	0.0000
Amazon - Patterson PV	61377	0.0000
OR Solar 5, LLC	61423	0.0000
OR Solar 8, LLC	61424	0.0000
Coyote Ridge Community Solar	61425	0.0000
OR Solar 6, LLC	61430	0.0000
Panasonic Carport Solar Hybrid	61439	0.0000
Foundation California Training Facility	61442	0.0000
Foundation Mann Packing	61443	0.0000
Foundation Salinas Valley State Prison	61444	0.0000
SR Platte Solar Farm	61462	0.0000
Vandenberg Solar Project	61463	0.0000
San Luis Solar Garden	61472	0.0000
Klamath Falls Solar 2 CSG	61553	0.0000
Facebook 1 Solar Energy Center	61556	0.0000
Facebook 2 Solar Energy Center	61557	0.0000
Facebook 3 Solar Energy Center	61558	0.0000
Woodline Solar	61559	0.0000
Eagle Point Solar	61560	0.0000
Denver Metro Solar	61563	0.0000

Tumbleweed Solar, LLC	61580	0.0000
San Luis Valley Solar Array	61605	0.0000
Vilas Solar Array	61606	0.0000
Stenner Creek Solar	61607	0.0000
Techren Solar I LLC	61611	0.0000
CDCR (CA) - Solano State Prison	61619	0.0000
CDCR (CA) - Soland State Frison	61620	0.0000
CDCR (CA) - Wasco State Prison	61621	0.0000
Kilroy Solar	61628	0.0000
Chiloguin Solar, LLC	61631	0.0000
Carrizozo Solar	61662	0.0000
	61678	
Pinal Central Energy Center Hybrid USG 1	61682	0.0000
USG 2		
	61683 61692	0.0000
IVC Solar		0.0000
Folsom SP and CSP Sacramento Aerolease	61698	0.0000
	61718	0.0000
Quincy II Solar Garden	61752	0.0000
Imboden Solar Garden	61753	0.0000
Stage Gulch Solar	61791	0.0000
Lavio Solar	61792	0.0000
EGP Stillwater Solar PV II, LLC	61809	0.0000
Titan Solar	61811	0.0000
Target Shafter	61824	0.0000
Dignity - Siena Campus	61825	0.0000
Dayton Cutoff Solar	61827	0.0000
Valley Creek Solar	61828	0.0000
Silverton Solar	61829	0.0000
Sheep Solar	61830	0.0000
Colton Solar	61831	0.0000
Interstate Solar	61832	0.0000
Soboba Community Solar Project	61834	0.0000
Grand Ronde Solar	61835	0.0000
SeaWorld Aquatica	61843	0.0000
Jordanelle Dam Hydroelectric Project	61853	0.0000
Dignity - San Martin	61862	0.0000
Bar D	61886	0.0000
National Raisin	61894	0.0000
Casa Mesa Wind Energy Center Hybrid	61925	0.0000
Techren Solar II LLC	61930	0.0000
Adams Nielson Solar	61933	0.0000
Gavilan District College Solar Project	61993	0.0000
UC Merced Solar Hybrid	61995	0.0000
UC Riverside Lots 30 & 32	62016	0.0000
Stanford Campus Solar	62020	0.0000

CSU Long Beach Lots 7 & 14	62028	0.0000
Santa Rosa Junior College Petaluma Solar	62039	0.0000
Pima Community College	62075	0.0000
Blue Shid Of Cal- El Dorado Hils Mtr B	62077	0.0000
Roseville Solar	62114	0.0000
Syncarpha Eagle Nest	62149	0.0000
		0.0000
Chaffey College Rancho Cucamonga Campus	62150	0.0000
Clif Bar Bakery of Twin Falls	62151	0.0000
Boring Solar LLC	62169	0.0000
Ballston Solar LLC	62170	0.0000
Labish Solar LLC	62171	0.0000
CNMEC Solar Energy Center	62191	0.0000
Oak Leaf Solar XXVII LLC	62224	0.0000
Oak Leaf Solar XXX LLC (CSG)	62239	0.0000
NorWest Energy 9 LLC	62241	0.0000
County of San Diego SBRC	62242	0.0000
Oak Leaf Solar XXI (CSG)	62243	0.0000
Oak Leaf Solar XXXI LLC (CSG)	62244	0.0000
Oak Leaf Solar XXV LLC (CSG)	62245	0.0000
Target Woodland Solar Project	62246	0.0000
Oak Leaf Solar XXXII (CSG)	62251	0.0000
Oak Leaf Solar XXII LLC (CSG)	62252	0.0000
Oak Leaf Solar XXIV LLC (CSG)	62253	0.0000
Oak Leaf Solar XXVI LLC	62254	0.0000
Oak Leaf Solar XXVIII LLC (CSG)	62255	0.0000
Oak Leaf Solar XXIII LLC (CSG)	62256	0.0000
Trout Creek Solar	62260	0.0000
Liberty HS Solar Project	62274	0.0000
Frontier HS Solar Project	62275	0.0000
Francisco St. Solar	62287	0.0000
Grazing Yak Solar	62376	0.0000
City of Gallup Solar	62406	0.0000
Busch Ranch II Wind Farm	62445	0.0000
Vista Solar Energy Center	62467	0.0000
Airport Solar	62560	0.0000
Preferred Freezer San Leandro	62578	0.0000
Rio De Oro Solar Energy Center	62597	0.0000
PFMG Solar Grossmont Helix LLC	62611	0.0000
NVSS-II	62636	0.0000
AZ State University - Tempe Campus Solar	62643	0.0000
SFDK Solar	62649	0.0000
Gilcrest Solar	62663	0.0000
Quincy Solar	62664	0.0000
Lafayette Horizon Solar CSG LLC	62667	0.0000

American Canyon Solar	62687	0.0000
Malech Solar Farm	62688	0.0000
Hellyer Solar Farm	62689	0.0000
Guadalupe Solar Farm	62690	0.0000
Mesa CSG 2 Massicotte	62718	0.0000
Mesa CSG 1 Murdock	62719	0.0000
Solar Star Palo Alto I, LLC	62732	0.0000
RC Energy AA LLC Solar Facility	62756	0.0000
Bloomington Solar I	62805	0.0000
Amazon Denver DEN3	62803	0.0000
Desert Star Hybrid	62965	0.0000
Grossmont HS Solar Project	62987	0.0000
Bluewater CDEC 1	62994	0.0000
Grants CDEC 2	62995	0.0000
SCCCD - Clovis Community College	63021	0.0000
Gloucester Solar	63031	0.0000
SCCCD - Fresno Community College	63068	
Reedley Community College Solar	63074	0.0000
San Miguel I Solar Energy Center	63081	0.0000
San Miguel II Solar Energy Center	63082	0.0000
Syncarpha El Rito	63124	0.0000
Tom Sifers Solar	63163	0.0000
Whiskey Hill Solar	63164	0.0000
Rio Rancho Solar Energy Center	63184	0.0000
CID Solar (CA)	63204	0.0000
Rafael Solar	63204	0.0000
Case Creek Solar	63200	0.0000
Kale Patch Solar	63207	0.0000
Mtn. Solar 1	63276	0.0000
Mtn. Solar 2	63270	0.0000
CO LI CSG 1 - Kamerra	63278	0.0000
Garrett Solar	63301	0.0000
Alticor Inc - Solar Project	63303	0.0000
Starvation	63344	0.0000
OE AZ1	63349	0.0000
Medline Ind. Phase 2 Tracy	63361	0.0000
Niagara Bottling Stockton	63363	0.0000
Phelan Pinon Hills CSD Solar	63376	0.0000
Castaic Lake Phase II	63385	0.0000
City of Rio Rancho WWTP	63391	0.0000
Tickle Creek Solar	63442	0.0000
Thomas Creek Solar		
RE-VFO LLC	63443	0.0000
D'Arrigo Brothers - Phase 4	63455 63486	0.0000
PSREC/SIAD Solar	63486	0.0000
r JNLC/ JIAD JUIdi	03493	0.0000

Moonlight Packing - Phase 2	63514	0.0000
California City	63516	0.0000
Pima Community College NW	63531	0.0000
Amazon_DEN2	63536	0.0000
Mohave Electric Cooperative at Joy Lane	63554	0.0000
Britton Solar Energy Center	63579	0.0000
SR Kersey II	63586	0.0000
SR Skylark C	63587	0.0000
Pleasanton - Amador Valley High School	63630	0.0000
North Kern State Prison Phase II	63651	0.0000
IBM Solar	63869	0.0000
Vacaville Hospital	63928	0.0000
Hyperion Treatment Plant CHP Plant	60960	0.5283
Valero Wilmington Cogeneration Plant	63285	0.4968
Mohave County Wind Farm	63114	0.0000
Irwindale Brew Yard, LLC	58056	4.8962
Dillon Wind LLC	56791	0.0000
American Kings Solar, LLC	60777	0.0000
Maverick Solar, LLC	62178	0.0000
Borden Solar Farm	59531	0.0000
Sun Streams, LLC	60827	0.0000
Blythe Solar III, LLC Hybrid	60094	0.0000
Highline	7224	0.0000
Beacon BESS 1	61431	0.0000
Oregon State University	57653	0.2210
Veyo	3635	0.0000
Southern Owens Valley Solar Ranch	57304	0.0000
Van Norman Bypass Solar Project	57307	0.0000
LATTC South Campus Solar	57312	0.0000
Foothill Solar Project	59799	0.0000
Blythe Solar IV, LLC	60095	0.0000
Rancho Seco Solar II, LLC	63387	0.0000
Wildflower Solar I, LLC	62988	0.0000
Walnut Power Plant	4256	0.3973
Lopez Canyon	57730	1.1111
USPS FiT 1B - BP14-009B-7001 S Central	61251	0.0000
USPS FiT 2A - BP14-011A-7001 S Central	61252	0.0000
USPS FiT 2B - BP14-011B-7001 S Central	61253	0.0000
SANTA MARIA II LFG POWER PLANT	57100	1.1111
Columbia Generating Station	371	0.0000
Thermalito	438	0.0000
Rock Creek LP	50892	0.0000
ELACC Photovoltaic Power Facility	56814	0.0000
Los Angeles Harbor College	57314	0.0000
GE - Tehachapi	57566	0.0000

FRB Solar Farm	57930	0.0000
Pierce College	58248	0.0000
Little Bear Solar 1, LLC	59870	0.0000
OR Solar 2, LLC	61200	0.0000
Brush Solar Center	61844	0.0000
Baker City Solar	61854	0.0000
Morgan Solar Center	61855	0.0000
Vale Solar Center	61856	0.0000
Ontario Solar Center	61860	0.0000
Techren Solar III LLC	61931	0.0000
Techren Solar IV LLC	61932	0.0000
Desert Harvest, LLC Techren Solar V	62177	0.0000
	62440	0.0000
Little Bear 3	62463	0.0000
Little Bear 4	62464	0.0000
Little Bear 5	62465	0.0000
Cove Mountain Solar	62469	0.0000
Cove Mountain Solar 2	62470	0.0000
Palmer Solar	62495	0.0000
Renew Solar ABC Sacramento LLC	62545	0.0000
Ekola Flats	62591	0.0000
Wheatridge Hybrid	62745	0.0000
Shelter Creek Condominiums Solar	62806	0.0000
Milford Solar 1	62812	0.0000
Mountain Breeze Wind, LLC	62840	0.0000
East Line Solar	62899	0.0000
Windsor Floating Solar	62902	0.0000
Orchard Windfarm 1, LLC	62935	0.0000
Rattlesnake Flat	62936	0.0000
South Peak Wind	62939	0.0000
Cheyenne Ridge Wind Farm	62952	0.0000
Syncarpha Taos	63123	0.0000
Syncarpha Questa	63125	0.0000
Roundhouse Wind Energy Project	63133	0.0000
Skookumchuck Wind Facility	63205	0.0000
Duus Solar, LLC	63330	0.0000
Firwood Solar, LLC	63331	0.0000
Mtn. Solar 3 CSG	63379	0.0000
IOS II-LAX9	63414	0.0000
Sierra Pacific Industries (2042-RD)	63416	0.0000
DGS Wasco State Prison	63418	0.0000
DGS Central California Womens Facility	63419	0.0000
Fresno Bullard High School Hybrid	63420	0.0000
Fresno Hoover High School Hybrid	63421	0.0000
Fresno Sunnyside High School Hybrid	63422	0.0000

Corriedale Wind Energy	63436	0.0000
St Louis Solar	63456	0.0000
Pika Solar	63462	0.0000
Brush Creek Solar	63464	0.0000
Minke Solar	63465	0.0000
Drift Creek Solar	63466	0.0000
Bighorn Solar	63467	0.0000
Alcalde Solar Array	63477	0.0000
Walnut Unified School District Walnut HS		
Hybrid	63510	0.0000
Lafayette 2 - Internal Services Dept	63527	0.0000
Chevron - Lost Hills Hybrid	63545	0.0000
Lafayette 2 - MLK Jr. Hospital (MLK)	63623	0.0000
Fort Rock I	63636	0.0000
Dunn Road Solar	63642	0.0000
Mt Hope Solar	63663	0.0000
Williams Acres Solar	63664	0.0000
River Valley Solar	63665	0.0000
Oak Leaf Solar XXXIII LLC (Lantz)	63681	0.0000
Rawhide Prairie Solar Hybrid	63722	0.0000
Platteville Solar CSG, LLC	63753	0.0000
Kroger La Habra	63758	0.0000
Ballenger Road Solar A	63759	0.0000
Soscol Ferry Solar	63761	0.0000
Silveira Ranch Road Solar	63762	0.0000
Suntex Solar, LLC	63778	0.0000
Rock Garden Solar, LLC	63779	0.0000
Alkali Solar, LLC	63795	0.0000
West Hines Solar I, LLC	63796	0.0000
Bronco Plains Wind, LLC	63803	0.0000
Golden Field Solar III, LLC	63859	0.0000
Encino Solar Energy Center	63860	0.0000
Turquoise Nevada, LLC	63906	0.0000
SulusSolar17	63908	0.0000
Cedar Springs I	63914	0.0000
Cedar Springs II	63915	0.0000
Cedar Springs III	63916	0.0000
Riley	63925	0.0000
Fort Rock IV	63926	0.0000
Titan Solar 1 (CA)	63932	0.0000
Palmer Creek Solar, LLC	63956	0.0000
Day Hill Solar, LLC	63957	0.0000
SSD Marion 3, LLC	63958	0.0000
SSD Marion 5, LLC	63959	0.0000
SSD Marion 6, LLC	63960	0.0000

SSD Cleakernes 1, U.C	62061	0.0000
SSD Clackamas 1, LLC	63961	0.0000
SSD Clackamas 4, LLC	63962	0.0000
SSD Clackamas 7, LLC	63963	0.0000
SSD Marion 1, LLC	63964	0.0000
SulusSolar35	63969	0.0000
FTF-PackingShed	63993	0.0000
Firebaugh-CCS-PV-1	63994	0.0000
SulusSolar28	64007	0.0000
Alden Solar CSG LLC	64021	0.0000
Monte Vista Solar 2 CSG, LLC	64024	0.0000
Fremont CO 1, LLC	64031	0.0000
GreenparkSolar	64033	0.0000
SulusSolar25	64034	0.0000
SulusSolar29	64048	0.0000
Orchard Windfarm 2, LLC	64051	0.0000
Orchard Windfarm 3, LLC	64052	0.0000
Orchard Windfarm 4, LLC	64053	0.0000
Wonderful Orchards - New Columbia	64055	0.0000
Wheatridge 1	64057	0.0000
Tesla Reno GigaFactory	64098	0.0000
Desert Harvest II LLC	64103	0.0000
James W. Broderick Hydropower Plant	64123	0.0000
SR Rattlesnake	64152	0.0000
Horn Rapids Solar, Storage and Training	64198	0.0000
Jack's Solar Garden	64200	0.0000
Wonderful Orchards - Belridge	64221	0.0000
Las Virgenes	64264	0.0000
Rock Creek 2 CSG	64265	0.0000
Valencia 2	64267	0.0000
Dissigno Healdsburg FPV, LLC	64308	0.0000
Two Dot Wind Broadview East LLC	64332	0.0000
Western Meadowlark Solar SCS NE 1, LLC	64365	0.0000
Tranquillity ID	64376	0.0000
Firestone Walker Brewery - Phase 1	64391	0.0000
Mesa Carport PV	64404	0.0000
Big Bear	64418	0.0000
Department of Justice	64517	0.0000
CA Institute for Women	64518	0.0000
Centinela State Prison	64519	0.0000
Calipatria State Prison	64521	0.0000
Atascadero State Hospital	64523	0.0000
Broadway 2 - UC Riverside	64579	0.0000
Broadway 2 - Tucson Phase II	64580	0.0000
Afton Generating Station	55210	0.4386
Big Sky Dairy Digester	57393	0.5087

· · · ·		
Raft River Geothermal - GE 1	56317	0.0000
Rock Creek Dairy (New Energy One) [Digester		
Gas]	58142	0.0024
Whitegrass No. 1 [Geothermal]	63001	0.0000
Tulare BioMAT Fuel Cell	61846	0.4123
Lockheed Martin Corporation - Sunnyvale	57808	4.5401
MAGTFTC MCAGCC Twentynine Palms	58914	0.2626
Hudson Ranch Power I - Geothermal	57475	0.0558
Hoag Memorial Hospital Presbyterian	58223	0.3999
Calpine - Yuba City Energy Center (Gilroy		
Energy Center, LLC)	55813	0.6189
Stanton Energy Reliability Center	60698	0.5812
Calpine - Creed Energy Center, LLC	55625	0.1342
Calpine - Goose Haven Energy Center, Peaker	10350	0.1283
Still Water Power	64141	0.7154
Diamond H Dairy Power	64622	1.1111
Altwind 1 - Altwind 1	P1	0.0000
Altwind 2 - Altwind 2	P2	0.0000
Altwind 3 - Altwind 3	Р3	0.0000
Desert Winds I - Desert Winds I	P4	0.0000
Desert Winds II Pwr Purch Trst - Desert Winds II		
Pwr Purch Trst	Р5	0.0000
Desert Winds III - Desert Winds III	P6	0.0000
San Gorgonio Altwind - San Gorgonio Altwind	Р7	0.0000
San Gorgonio East - San Gorgonio East	Р8	0.0000
1122-11423 Vanowen - FITS1042 - 11423		
Vanowen St	Р9	0.0000
1160-2645 La Cienega Ave - FITS1043 - 2645 LA		
CIENEGA	P10	0.0000
1254-10261 Glenoaks Blvd - FITS1039 - 10261		
Glenoaks Blvd	P11	0.0000
1425-12360 Foothill Blvd - FITS1041 - 12360		
FOOTHILL BL	P12	0.0000
14539 Blythe Solar PV - FITS1011 - 14539		
Blythe St	P13	0.0000
21717 Nordhoff - FiTS1007 - 21717 Nordhoff St	P14	0.0000
8011-658 Venice Blvd FITS 1044 658 Venice		
Blvd	P15	0.0000
Bathke Broadway Properties - FiTS1001 - 2515		
S Broadway	P16	0.0000
Capelin Distribution Center - FiTS1006 - 20000		
S Western Ave	P17	0.0000

Cathay LA - Solar Project - FiTS1021 - 1501 N		
Main	P18	0.0000
Chatsmouth Solar Project 1 - FiTS1002 - 9640		
Owensmouth	P19	0.0000
DS2 Solar FiT Project - FiTS1089 - 1115-1129 S	. 10	0.0000
Boyle Avenue	P20	0.0000
DS3 Solar FiT Project - FiTS1090 - 1103-1109 S	120	0.0000
Boyle Avenue	P21	0.0000
Figueroa & Ave 61 Center - FiTS1028 - 6100		0.0000
North Figueroa St	P22	0.0000
FITS1017 - 11115 Laurel Canyon Blvd -	1 22	0.0000
FITS1017 - 11115 Laurel Canyon Blvd	P23	0.0000
Harbor Regional Park Ground Mount Solar	F 2.3	0.0000
Array - FITS1085 - 1581 West L Street	P24	0.0000
KSI Solar Whiteman - FITS1019 - 10500 Airpark	F 24	0.0000
	P25	0.0000
Way LAX Logistic Industrial Center - FiTD1012 -	P25	0.0000
-	P26	0.0000
5343/5353 Imperial Hwy		0.0000
Layline Distribution Center - FiTS1003 - 1000 W		0.0000
Francisco St	P27	0.0000
Mastercraft 96.64kW Solar PV - FITS1020 -	820	0 0000
7463 Varna	P28	0.0000
M-C Investments 4558 Brazil - FITS1065-4558	820	0 0000
Brazil	P29	0.0000
North Figueroa & Ave. 58-59 Center - FITS1071-		
5801 N. Figueroa	P30	0.0000
Oxen Solar I - FiTD1019 - 11313 Oxnard St.	P31	0.0000
Prairie Solar I - FiTS1025 - 20001 W Prairie	P32	0.0000
Prairie Solar II - FiTS1026 - 19809 W Prairie	P33	0.0000
Saf Keep Melrose - FITS1016 - 4996 Melrose		
Ave	P34	0.0000
Saf Keep San Fernando - FITS1008 - 2840 San		
Fernando Rd	P35	0.0000
Shri Ji Ram Solar FIT Project - FITS1047 - 1933		
W 60TH ST	P36	0.0000
SOL #1235 LOS ANGELES - FITS1040 -		
6005/6033 S CENTRAL AV	P37	0.0000
Sunstarter Solar CXVI - FiTS1027 - 3650 E		
Olympic Blvd	P38	0.0000
Tangen Building - FITS1009 - 11205 S Broadway		
Place	P39	0.0000
Van Nuys Air - Hannah Solar - FiTD1011 - 7855		
Hayvenhurst Ave	P40	0.0000
Aeroplex - FITS1100 - 16143 Waterman Dr	P41	0.0000

Aeroplex 2 - FITS1099 - 7943 -7949 Woodley		
Ave	P42	0.0000
Flight Building 1 - FITS1049 - 16665 16667		
Arminta St	P43	0.0000
Flight Building 6 - FITS1054 - 16543 16545		0.0000
Arminta St	P44	0.0000
Flight Building 7 - FITS1055 - 7901 7915 7929		0.0000
Ruffner Ave	P45	0.0000
	145	0.0000
Flight Building 8 - FITS1056 - 16638 Arminta St	P46	0.0000
Flight Building 10 - FITS1058 - 16604 16608		
Arminta St	P47	0.0000
Van Nuys Air - 16620 Stagg St - FITS1048 -		
16620 Stagg St	P48	0.0000
Flight Building 2	P49	0.0000
Flight Building 3 - FITS1051 - 16637 16639		
Arminta St	P50	0.0000
Flight Building 4 - FITS1052 - 16625 Arminta St	P51	0.0000
Flight Building 5 - FITS1053 - 16611 16615		
Arminta St	P52	0.0000
Foothill - FITS1087 - 7061 Foothill Blvd	P53	0.0000
13207 Bradley Avenue - FITS1098 - 13207		
Bradley Avenue	P54	0.0000
Flight Building 11 - FITS1059 - 16554 16556		
Arminta St	P55	0.0000
Flight Building 12 - FITS1060 - 16540 16542		
Arminta St	P56	0.0000
Flight Building 13 - FITS1061 - 16508-16526		
Arminta St	P57	0.0000
	_	
Sun Valley 2 - FITS1101 - 11063 Pendleton Ave	P58	0.0000
BJE Solar FiT Project II - FITS1083 - 12607		
Sherman Way	P59	0.0000
,		
Flight Building 9 - FITS1057 - 16626 Arminta St	P60	0.0000
Valley Solar 1 - FITS1094 - 9340 9400 Penfield		
Ave	P61	0.0000
Valley Solar 5 - FITS1093 - 9330 Winnetka Ave	1	
N	P62	0.0000
Valley Solar 6 - FITS1095 - 19840 19860		
Nordhoff Pl	P63	0.0000
BJE Solar FiT Project - FITS1084 - 7230 Bellaire		0.0000
	1	

WE Solar FiT Project - FITS1082 - 11308		
Penrose St	P65	0.0000
US Customhouse - BP 14-011G - 300 S Ferry St	P66	0.0000
Berths 153 154-155 - BP14-009F - 804 S Pier A		
St	P67	0.0000
Ardagh Cannery Building 8 - BP14-011D 936 S		
Barracuda St	P68	0.0000
Napa FIT - FITS1073 - 16901-16915 Napa St	P69	0.0000
Flight Building 14 - FITS1062 - 7861 Ruffner		
Avenue 16710 Stagg St	P70	0.0000
Woodman and Nordhoff Center - FITS1067 -		
9011-9079 Woodman Ave	P71	0.0000
De Soto - FITS1103 - 9401 De Soto Ave	P72	0.0000
LA Convention Center Carport Solar	P73	0.0000
Main St - General Service HQ - Bldg 13 Rooftop		0.0000
Solar	P74	0.0000
		0.0000
Metro Center - Parking Garage Rooftop Solar	P75	0.0000
Owens Dry Lake Solar Demonstration - Owens		
Lake Solar Demo	P76	0.0000
Valley Generating Station - Admin Bldg Canopy	. , 0	0.0000
Solar	P77	0.0000
Harbor Generating Station - HGS Warehouse		
Solar	P78	0.0000
Solar Rooftops Program - Group 1	P79	0.0000
 Haiwee Power Plant - Haiwee Power Plant HAI1	P80	0.0000
Haiwee Power Plant - Haiwee Power Plant HAI2	P81	0.0000
AT&T Park Solar Arrays	P82	0.0000
SF Service Center Solar Array 1	P83	0.0000
SF Service Center Solar Array 2	P84	0.0000
CHARCOAL RAVINE	P85	0.0000
HAT CREEK HEREFORD RANCH	P86	0.0000
JAMES B. PETER	P87	0.0000
JAMES CRANE HYDRO	P88	0.0000
JOHN NEERHOUT JR.	P89	0.0000
KINGS RIVER HYDRO CO.	P90	0.0000
LOFTON RANCH	P91	0.0000
ORANGE COVE IRRIGATION DIST.	P92	0.0000
ROCK CREEK WATER DISTRICT	P93	0.0000
SCHAADS HYDRO	P94	0.0000
SCHAADS HYDRO SWISS AMERICA	P94 P95	0.0000

2105 HART (Oroville Solar)	P97	0.0000
2154 Foote (Oroville Solar)	P98	0.0000
AMERICAN ENERGY, INC. (SAN LUIS BYPASS)	Р99	0.0000
AMERICAN ENERGY, INC. (WOLFSEN BYPASS)	P100	0.0000
APEX 646-460	P101	0.0000
BROWNS VALLEY IRRIGATION DISTRICT	P102	0.0000
BUCKEYE HYDROELECTRIC PROJECT	P103	0.0000
CALAVERAS PUBLIC UTILITY DISTRICT #1	P104	0.0000
CALAVERAS PUBLIC UTILITY DISTRICT #2	P105	0.0000
CALAVERAS PUBLIC UTILITY DISTRICT #3	P106	0.0000
DIGGER CREEK RANCH	P107	0.0000
Goose Valley Hydro (SB32)	P108	0.0000
GreenLight- Peacock Solar Project	P109	0.0000
JACKSON VALLEY IRRIGATION DIST	P110	0.0000
Lassen Station Hydro	P111	0.0000
MADERA CANAL (1174 + 84)	P112	0.0000
Madera Canal (1923)	P113	0.0000
MADERA CANAL STATION 1302	P114	0.0000
Mathew's Dam Hydro	P115	0.0000
MCFADDEN HYDROELECTRIC FACILITY	P116	0.0000
Mill Sulphur Creek Project	P117	0.0000
NEVADA IRRIGATION DISTRICT NORTH COMBIE	P118	0.0000
PCWA – Lincoln Metering and Hydroelectric		
Station	P119	0.0000
Pristine Sun- 2192 Ramirez	P120	0.0000
Pristine Sun Alvares 2041	P121	0.0000
Pristine Sun Buzzelle	P122	0.0000
Pristine Sun Christensen	P123	0.0000
Pristine Sun Cotton 2096	P124	0.0000
PRISTINE SUN FITZJARRELL	P125	0.0000
Pristine Sun Jardine	P126	0.0000
PRISTINE SUN JARVIS	P127	0.0000
Pristine Sun Rogers	P128	0.0000
Pristine Sun Scherz	P129	0.0000
Pristine Sun Smotherman	P130	0.0000
Pristine Sun Stroing	P131	0.0000
ROCK CREEK L.P.	P132	0.0000
Salmon Creek Hydroelectric Project	P133	0.0000
SANTA MARIA II LFG POWER PLANT	P134	0.0000
SHAMROCK UTILITIES (CEDAR FLAT)	P135	0.0000
SHAMROCK UTILITIES (CLOVER LEAF)	P136	0.0000
SIERRA GREEN ENERGY	P137	0.0000

SILVER SPRINGS	P138	0.0000
Sirius Solar	P139	0.0000
TUNNEL HILL HYDROELECTRIC PROJECT	P140	0.0000
Twin Valley Hydro	P141	0.0000
Water Wheel Ranch	P142	0.0000
YUBA COUNTY WATER AGENCY (Mini Hydro)	P143	0.0000
GRASSHOPPER FLAT	P144	0.0000
Sutter's Mill	P145	0.0000
Hayward Paul Luckey	P146	0.0000
J Bar 9 Ranch, Inc. (LU)	P147	0.0000
West Side	P148	0.0000
Cape Scott Wind	P149	0.0000
Dokie Wind	P150	0.0000
Meikle Wind	P151	0.0000
Moose Lake Wind	P152	0.0000
Pennask Wind Farm	P153	0.0000
Quality Wind	P154	0.0000
FIT - McClellan Park	P155	0.0000
Sutter's Landing Solar	P156	0.0000
SMUD PV - Hedge Substation PV Plant (Hedge		
units 1-4)	P157	0.0000
Cal Expo	P158	0.0000
Utility Operations Center	P159	0.0000
Shinish Creek Wind Farm	P160	0.0000
TerraGen Mojave Wind Farms, LLC - Morwind	P161	0.0000
CITY OF WATSONVILLE	P162	1.1111
BLAKE'S LANDING FARMS, INC. (Biogas)	P163	1.1111
Clover Flat LFG	P164	1.1111
OPEN SKY DAIRY DIGESTER #2	P165	1.1111
SAN LUIS OBISPO AD (aka HZIU Kompogas)	P166	1.1111
VERWEY MADERA DAIRY DIGESTER 2 (NEW)	P167	1.1111
ABEC Bidart-Stockdale LLC	P168	1.1111
Still Water Power	P169	1.1111
Van Warmerdam Dairy Digester	P170	1.1111
New Hope Diary Digester	P171	1.1111
Van Steyn	P172	1.1111
Fiscalini Farms	P173	1.1111
1080 CHESTNUT CORP.	P174	0.3973
AIRPORT CLUB	P175	0.3973
ARDEN WOOD BENEVOLENT ASSOC.	P176	0.3973
CITY OF WATSONVILLE	P177	0.3973

GREATER VALLEJO RECREATION DISTRICT	P178	0.3973
HAYWARD AREA REC & PARK DIST.	P179	0.3973
NIHONMACHI TERRACE	P180	0.3973
ORINDA SENIOR VILLAGE	P181	0.3973
SATELLITE SENIOR HOMES	P182	0.3973
UC Davis Medical Center	P183	0.3973
Elk Grove Milling	P184	0.3973
GFP Ethanol, LLC dba Calgren Renew Fuels		
(Pixley Cogen Partners, LLC)	P185	0.3973
Techni-Cast Corp	P186	0.3973
Aligned Microgrid	P187	0.7968
CSE Arizona Facility	P188	0.7208
Gila River Power Station - Block 1	P190	0.4056
Gila River Power Station - Block 4	P193	0.4212
La Rosita Power Project (MEX)	P194	0.4144
MCAS Yuma Microgrid MCGX02	P195	0.7968
Stotz Southern Generation	P197	0.7208
Termoelectrica de Mexicali (MEX)	P198	0.3851
26-foot Drop Small Hydro	P199	0.0000
Blackspring Ridge 1A Wind Project (CAN)	P200	0.0000
Blackspring Ridge 1B Wind Project (CAN)	P201	0.0000
Bridge River 1 Hydroelectric Generation Facility		
(CAN)	P202	0.0000
Bridge River 2 Hydroelectric Generation Facility		
(CAN)	P203	0.0000
Cheakamus Hydroelectric Generation Facility		
(CAN)	P204	0.0000
Energía Sierra Juárez Wind Farm (MEX)	P205	0.0000
G.M. Shrum Hydroelectric Generation Facility		
(CAN)	P206	0.0000
Grand View 5 East	P207	0.0000
Halkirk I Wind Project (CAN)	P208	0.0000
Kootenay Canal Hydroelectric Generation		
Facility (CAN)	P209	0.0000
Mica Hydroelectric Generation Facility (CAN)	P210	0.0000
Peace Canyon Hydroelectric Generation Facility		
(CAN)	P211	0.0000
Revelstoke Hydroelectric Generation Facility		
(CAN)	P212	0.0000
Seven Mile Hydroelectric Generation Facility		
(CAN)	P213	0.0000
Utility Built Solar (LADWP)	P214	0.0000
FIT Solar	P215	0.0000
IP Malbec	P216	0.0000

Geo Solar 1 - Clearlake	P217	0.0000
Geo Solar 2- Middletown	P218	0.0000
BART Antioch Station JB-94525154	P219	0.0000
BART Lafayette Station JB-94525155	P220	0.0000
BART Warm Springs Station JB-94512464	P221	0.0000
City of Rancho Cucamonga - City Hall	P222	0.0000
City of Rancho Cucamonga - Animal Center		
Shelter	P223	0.0000
City of Rancho Cucamonga - Epicenter	P224	0.0000
Penitencia Water Treatment Plant PV	P225	0.0000
Santa Teresa Water Treatment Plant PV	P226	0.0000
Sonoma Valley Treatment Plant PV	P227	0.0000
275 Cambridge Ave. Parking Garage - 275		
Cambridge Garage	P228	0.0000
445 Bryant St. Parking Garage - 445 Bryant St.		
Parking Garage	P229	0.0000
475 Cambridge Ave. Parking Garage - 475		
Cambridge Garage	P230	0.0000
520 Webster St. Parking Garage - 520 Webster		
St. Parking Garage	P231	0.0000
Unitarian Universalist Church of Palo Alto -		
UUCPA	P232	0.0000
NR Grower Direct Nut	P233	0.0000
NR Pohl and Holmes Inc	P234	0.0000
Parking Structure (Main Office) - Turlock Solar		
Photovoltaic Project	P235	0.0000
Mega Hydro #1 (Clover Creek)	P236	0.0000
Lois Lake Dam (Powell River Hydro)	P237	0.0000
26-foot Drop Small Hydro	P238	0.0000
Valencia 2	P239	0.0000
Two Fiets - Van Beek Brothers Dairy Digester	P240	1.1111
Glendale Community College - Glen Solar 1 -		
Solar Parking Roof	P241	0.0000
Rooftop Solar - City of Pittsburg	P242	0.0000
Central Marin Sanitation Agency - CMSA		
Renewable Energy Expansion	P243	1.1111
Cost Plus Plaza	P244	0.0000
DRES Quarry 1	P245	0.0000
DRES Quarry 2.4 - DRES Quarry 2.4	P246	0.0000
Fairfield Power Plant (Papazian) - Fairfield		
Power Plant (Papazian)	P247	0.0000
Freethy Industrial Park Unit #1	P248	0.0000
Freethy Industrial Park Unit #2	P249	0.0000
Marin Carport - Buck Institute	P254	0.0000

San Rafael Airport	P255	0.0000
San Rafael Airport II	P256	0.0000
SWTC - Phase 2 - Small World Trading Co	P257	0.0000
City of Moreno Valley - City Hall Solar Carport	P258	0.0000
City of Colton - Gonzalez Community Center JB-	1250	0.0000
9232227-00	P259	0.0000
5252227-00	1233	0.0000
City of Colton - Arbor Terrace JB-9231899-00	P260	0.0000
Jenny Strand Solar Park	P261	0.0000
Santa Clara-Tioga Canopy	P262	0.0000
Ameresco Santa Clara	P263	1.1111
City of Oceanside (San Francisco Peak Hydro)	P264	0.0000
Olivenhain Municipal Water District	P265	0.0000
SDG&E-owned PV system at Del Sur	1205	0.0000
Elementary School	P266	0.0000
SDG&E-Owned PV System at Hunter Industries,	F200	0.0000
Inc	P267	0.0000
SDG&E owned PV Facility at Pacific Station	P268	0.0000
SDG&E- owned PV system at Sanford-burnham		
Medical Research Institute I	P269	0.0000
SDG&E-Owned PV System at the Towers at		
Bressi Ranch	P270	0.0000
SDG&E owned PV Facility at Wilco Investments	P271	0.0000
SFO International Airport - SFO International		
Airport A	P272	0.0000
SFPUC Southeastern Plant - SFPUC	1272	0.0000
Southeastern Plant Solar	P273	0.0000
North Point DPW Water Pollution Control	1275	0.0000
Facility - North Point - DPW	P274	0.0000
Moscone Center - Moscone Esplanade A	P275	0.0000
Moscone Center - Moscone Esplanade A	P276	0.0000
Moscone Center - Moscone South Lobby	P277	0.0000
City Distribution Division - CDD	P278	0.0000
Maxine Hall - Maxine Hall	P278 P279	
Chinatown Library - Chinatown Library	P279 P280	0.0000
	r 20U	0.0000
Muni Woods Motor Coach Facility - Muni	D201	0.0000
Woods	P281	0.0000
Chinatown Public Health - Chinatown Public	D 202	
Health	P282	0.0000
Alvarado Elementary School - Alvarado Solar	P283	0.0000

San Francisco Public Utilities Commission - HQ -		
525 Golden Gate - Headquarters	P284	0.0000
Davies Symphony Hall - Davies Symphony Hall	P285	0.0000
North Beach Library Solar - North Beach Library	1205	0.0000
Solar	P286	0.0000
	F 280	0.0000
700 Pennsylvania Ave 700 Pennsylvania Ave.	P287	0.0000
	1207	0.0000
Downtown High School-SFUSD - Downtown HS-		
San Francisco Unified School District	P288	0.0000
	P200	0.0000
Thurgood Marshall HS Can Francisco Unified		
Thurgood Marshall HS-San Francisco Unified	D 200	0.0000
School - Thurgood Marshall High School-SFUSD	P289	0.0000
San Francisco City Hall San Francisco City Hall	P290	0.0000
San Francisco City Hall - San Francisco City Hall	P290	0.0000
Cesar Chavez Elementary School SFUSD - Cesar	5204	0.0000
Chavez Elementary School SFUSD	P291	0.0000
San Francisco Unified School District - Burton		
High School	P292	0.0000
San Francisco Unified School District - Starr		
King Elementary School	P293	0.0000
Valley Pumping Plant	P294	0.0000
Burbank #3 Flare	P295	1.1111
IKEA Solar	P296	0.0000
Burbank 1	P297	0.0000
Burbank 2	P298	0.0000
Burbank 3	P299	0.0000
Burbank 4	P300	0.0000
Burbank 5	P301	0.0000
Dutch Energy	P302	0.0000
Desert Winds II Pwr Purch Trst	P303	0.0000
SunE Solar XVI Lessor, LLC - SunE - Pico Rivera	P304	0.0000
Marinos Ventures LLC	P305	0.0000
Master Development - Corona, CA (1351		
Railroad) - Master Development - Corona, CA		
(1351 Railroad)	P306	0.0000
San Dimas Technology and Development		
Center - San Dimas Technology and		
Development Center	P307	0.0000
Caliente - II - Caliente - II	P308	0.0000
Walnut Valley Water District - Walnut Valley		0.0000
Water District	P309	0.0000
	1 303	0.0000

Fulton Road - Three Valleys MWD (Fulton		
Road)	P310	0.0000
Williams - Three Valleys MWD (Williams)	P311	0.0000
Santa Rosa - Calleguas MWD - Unit 3	P312	0.0000
Snow Creek - Desert Water Agency (Snow		
Creek)	P313	0.0000
Goleta Water District - Goleta Water District	P314	0.0000
City of Santa Barbara - Gibraltar Conduit		
Hydroelectric Plant	P315	0.0000
White Mountain Ranch LLC - White Mountain		
Ranch LLC	P316	0.0000
Conejo - Calleguas MWD - Unit 1	P317	0.0000
Monte Vista Water District - Monte Vista		
Water District	P318	0.0000
California Water Service Company - Palos		
Verdes Station 37	P319	0.0000
Deep Springs College - Deep Springs College	P320	0.0000
Camrosa County Water District - Camrosa		
County Water District	P321	0.0000
Unit 3 - Unit 3- San Bernardino MWD	P322	0.0000
Bishop Tungsten Development, LLC - Pine		
Creek Mill	P323	0.0000
Hi Head Hydro Incorporated - Hi Head Hydro		
Incorporated	P324	0.0000
Desert Power Company - Desert Power		
Company	P325	0.0000
Palm - San Bernardino MWD	P326	0.0000
Northwind - Wind Stream Operations, LLC -		
Northwind - Wind Stream Operations, LLC	P327	0.0000
One Miracle Property, LLC - One Miracle		
Property, LLC	P328	0.0000
Isabella Hydroelectric Project	P329	0.0000
Desert Winds II Pwr Purch Trst	P330	0.0000
Cameron Ridge II	P331	0.0000
Kirkwood Meadows Public Utility District		
Powerhouse	P332	0.8381
Anaheim Elementary School District - Betsy		
Ross Elementary School	P333	0.0000
Anaheim Elementary School District - Franklin		
Elementary School	P334	0.0000
Centralia School District - Centralia Elementary		
School	P335	0.0000

Centralia School District - Danbrook		
Elementary School	P336	0.0000
Magnolia School District - Dr. Jonas Salk		
Elementary School	P337	0.0000
Magnolia School District - Lord Baden-Powell		
Elementary School	P338	0.0000
Placentia Yorba Linda Unified School District -		
Esperanza High School	P339	0.0000
Savanna Unified School District - Cerritos		
Elementary School	P340	0.0000
Savanna Unified School District - Hansen		
Elementary School	P341	0.0000
Arbuckle Mountain Hydro, LLC.	P342	0.0000
Cox Station Micro-Hydroelectric Project	P343	0.0000
GenPower Lincon Landfill Power Plant	P344	0.0070

ASSET CONTROLLING SUPPLIER RESOURCE MIX CALCULATOR

Instructions: Enter total net specified procurement of ACS system resources into cell A8 or A23. In Column E, the calculator will determine quantities of resource-specific net procurement for entry on Schedule 1.

		Bonneville Power Adn	Bonneville Power Administration				
Net MWh			Resource Mix	Resource-Specific			
Procured	N/A	Resource Type	Factors	Procurements from ACS			
		Biomass & biowaste		-			
		Geothermal		-			
		Eligible hydroelectric		-			
		Solar	0.00	-			
		Wind		-			
		Coal		-			
		Large hydroelectric	0.82	-			
		Natural gas		-			
		Nuclear	0.11	-			
		Other	0.01	-			
		Unspecified Power	0.05	-			

		Tacoma Power				
Net MWh			Resource Mix	Resource-Specific		
Procured	N/A	Resource Type	Factors	Procurements from ACS		
		Biomass & biowaste		-		
		Geothermal		-		
		Eligible hydroelectric		-		
		Solar		-		
		Wind		-		
		Coal		-		
		Large hydroelectric	0.86	-		
		Natural gas		-		
		Nuclear	0.07	-		
		Other		-		
		Unspecified Power	0.08	-		

2021 POWER SOURCE DISCLOSURE ANNUAL REPORT ATTESTATION FORM For the Year Ending December 31, 2021 SOLANA ENERGY ALLIANCE SEA CHOICE

I, (print name) Gregory Wade,
(title) City Manager, declare under penalty of perjury, that the statements
contained in this report including Schedules 1, 2, and 3 are true and correct and that I, as
an authorized agent of (print name of company) <u>Solana Energy Alliance</u> , have
authority to submit this report on the company's behalf. I further declare that the
megawatt-hours claimed as specified purchases as shown in these Schedules were, to the
best of my knowledge, sold once and only once to retail customers.
Name: _Gregory Wade
Representing (Retail Supplier): Solana Energy Alliance
Signature:
Dated: 6- 8 - 22
Executed at:City of Solana Beach

2021 POWER SOURCE DISCLOSURE ANNUAL REPORT For the Year Ending December 31, 2021

Retail suppliers are required to use the posted template and are not allowed to make edits to this format. Please complete all requested information.

GENERAL INSTRUCTIONS

	RETAIL SUPPLIER NAME
City	of Solana Beach d/b/a Solana Energy Alliance
	ELECTRICITY PORTFOLIO NAME
	SEA Green
	CONTACT INFORMATION
NAME	Gregory Wade
TITLE	City Manager
MAILING ADDRESS	635 S. Highway 101
CITY, STATE, ZIP	Solana Beach, CA 92075
PHONE	858-720-2431
EMAIL	gwade@cosb.org
WEBSITE URL FOR PCL POSTING	https://solanaenergyalliance.org/your-options/sea-green/

Submit the Annual Report and signed Attestation in PDF format with the Excel version of the Annual Report to PSDprogram@energy.ca.gov. Remember to complete the Retail Supplier Name, Electricity Portfolio Name, and contact information above, and submit separate reports and attestations for each additional portfolio if multiple were offered in the previous year.

NOTE: Information submitted in this report is not automatically held confidential. If your company wishes the information submitted to be considered confidential an authorized representative must submit an application for confidential designation (CEC-13), which can be found on the California Energy Commissions's website at https://www.energy.ca.gov/about/divisions-and-offices/chief-counsels-office.

If you have questions, contact Power Source Disclosure (PSD) staff at PSDprogram@energy.ca.gov or (916) 805-7439.

INTRODUCTION

Retail suppliers are required to submit separate Annual Reports for each electricity portfolio offered to California retail consumers in the previous calendar year. Enter the Retail Supplier Name and Electricity Portfolio Name at the top of Schedule 1, Schedule 2, Schedule 3, and the Attestation.

A complete Annual Report includes the following tabs:

PSD Intro
Instructions
Schedule 1 - Procurements and Retail Sales
Schedule 2 - Retired Unbundled Renewable Energy Credits (RECs)
Schedule 3 - Annual Power Content Label Data
GHG Emissions Factors
Asset-Controlling Supplier (ACS) Procurement Calculator
PSD Attestation

INSTRUCTIONS

Schedule 1: Procurements and Retail Sales

Retail suppliers of electricity must complete this schedule by entering information about all power procurements and generation that served the identified electricity portfolio covered in this filing in the prior year. The schedule is divided into sections: directly delivered renewables, firmed-and-shaped imports, specified non-renewables, and procurements from ACSs. Insert additional rows as needed to report all procurements or generation serving the subject product. Provide the annual retail sales for the subject product in the appropriate space. At the bottom of Schedule 1, provide the retail suppliers' other electricity end-uses that are not retail sales, such as transmission and distribution losses. Retail suppliers shall submit a purchase agreement or ownership arrangement documentation substantiating that any eligible firmed-and-shaped product for which it is claiming an exclusion was executed prior to January 1, 2019. Any retail supplier that offered multiple electricity portfolios in the prior year must submit separate Annual Reports for each portfolio offered.

<u>Specified Purchases</u>: A Specified Purchase refers to a transaction in which electricity is traceable to specific generating facilities by any auditable contract trail or equivalent, such as a tradable commodity system, that provides commercial verification that the electricity claimed has been sold once and only once to retail consumers. Do not enter data in the grey fields. For specified purchases, include enter following information for each line item:

Facility Name - Provide the name used to identify the facility.

Fuel Type - Provide the resource type (solar, natural gas, etc.) that this facility uses to generate electricity. **Location** - Provide the state or province in which the facility is located.

Identification Numbers - Provide all applicable identification numbers from the Western Renewable Energy Generation Information System (WREGIS), the Energy Information Agency (EIA), and the California Renewables Portfolio Standard (RPS).

Gross Megawatt Hours Procured - Provide the quantity of electricity procured in MWh from the generating facility. **Megawatt Hours Resold** - Provide the quantity of electricity resold at wholesale.

<u>Unspecified Power</u>: Unspecified Power refers to electricity that is not traceable to specific generation sources by any auditable contract trail or equivalent, or to power purchases from a transaction that expressly transferred energy only and not the RECs associated from a facility. **Do not enter procurements of unspecified power**. The schedule will calculate unspecified power procurements automatically.

Schedule 2: Retired Unbundled RECs

Complete this schedule by entering information about unbundled REC retirements in the previous calendar year.

Schedule 3: Annual Power Content Label Data

This schedule is provided as an automated worksheet that uses the information from Schedule 1 to calculate the power content and GHG emissions intensity for each electricity portfolio. The percentages calculated on this worksheet should be used for your Power Content Label.

ACS Resource Mix Calculator

Retail suppliers may report specified purchases from ACS system power if the ACS provided its fuel mix of its specified system mix to the Energy Commission. Use the calculator to determine the resource-specific procurement quantities, and transfer them to Schedule 1.

GHG Emissions Factors

This tab will be displayed for informational purposes only; it will not be used by reporting entities, since the emissions factors below auto-populate in the relevant fields on Schedules 1 & 3.

Attestation

This template provides the attestation that must be submitted with the Annual Report to the Energy Commission, stating that the information contained in the applicable schedules is correct and that the power has been sold once and only once to retail consumers. This attestation must be included in the package that is transmitted to the Energy Commission. Please provide the complete Annual Report in Excel format and the complete Annual Report with signed attestation in PDF format as well.

2021 POWER SOURCE DISCLOSURE ANNUAL REPORT SCHEDULE 1: PROCUREMENTS AND RETAIL SALES For the Year Ending December 31, 2021 SOLANA ENERGY ALLIANCE SEA GREEN

Instructions: Enter information about power procurements underlying this electricity portfolio for which your company is filing the Annual Report. Insert additional rows as needed. All fields in white should be filled out. Fields in grey auto-populate as needed and should not be filled out. For EIA IDs for unspecified power or specified system mixes from asset-controlling suppliers, enter "Unspecified Power", "BPA", or "Tacoma Power" as applicable. For specified procurements of ACS power, use the ACS Procurement Calculator to calculate the resource breakdown comprising the ACS system mix. Procurements of unspecified power must not be entered as line items below; unspecified power will be calculated automatically in cell N9. Unbundled RECs must not be entered on Schedule 1; these products must be entered on Schedule 2. At the bottom portion of the schedule, provide the other electricity end-uses that are not retail sales including, but not limited to transmission and distribution losses or municipal street lighting. Amounts should be in megawatt-hours.

Net Specified Natural Gas Net Specified Coal & Other Fossil Fuels Net Specified Nuclear, Large Hydro, Renewables, and ACS Power GHG Emissions (excludes grandfathered emissions) GHG Emissions Intensity (in MT CO2e/MWh) DIRECTLY DELIVERED RENEWABLES GHG Emissions State or Gross MWh MWh Net MWh Adjusted Net MWh Factor (in MT GHG Emissions (in Fuel Type Province WREGIS ID RPS ID N/A EIA ID Procured Resold Procured Procured CO2e/MWh) MT CO₂e) Facility Name 164 Mesquite Solar 3, LLC - Mesquite Solar 3 Solar W4959 62897 60308 164 164 Α7 #N/A #N/A --#N/A #N/A #N/A #N/A #N/A #N/A #N/A EIA ID of EIA ID of GHG Emissions Gross MWh State or REC Substitute Net MWh Adjusted Net MWh Factor (in MT GHG Emissions Fuel Type Province WREGIS ID RPS ID Power Procured MWh Resold Procured Procured (in MT CO₂e) Facility Name Source CO2e/MWh) #N/A #N/A #N/A . #N/A #N/A SPECIFIED NON-RENEWABLE PROCUREMENTS GHG Emissions Adjusted Net MWh Factor (in MT State or Gross MWh Net MWh GHG Emissions Fuel Type Province N/A N/A N/A EIA ID Procured MWh Resold Procured Procured CO₂e/MWh) (in MT CO₂e) Facility Name #N/A #N/A --#N/A #N/A -#N/A --#N/A #N/A

Image: series of the series														
PROCUREMENTS FROM ASSET-CONTROLLING SUPPLIERS GHG Emissions Facility Name Fuel Type N/A N/A N/A EIA ID Procured MWh Resold Adjusted Net MWh Factor (in MT GHG Emissions GHG Emissions Facility Name Fuel Type N/A N/A N/A EIA ID Procured MWh Resold Procured CO_2e/MWh) (in MT CO_2e) N/A Image: Colspan="6">Image: Colspan="6">Image: Colspan="6">Image: Colspan="6">Image: Colspan="6">Image: Colspan="6">Image: Colspan="6">Image: Colspan="6">Image: Colspan="6" Colspa=""6" Colspan="6" Colspa=""6" Colspan="6" Colspan="6" Colspan="6" Col										-	-	#N/A		
Facility Name Fuel Type N/A N/A N/A N/A N/A N/A N/A GHG Emissions Facility Name Fuel Type N/A N/A N/A EIA ID Procured Net MWh Adjusted Net MWh Factor (in MT GHG Emissions Gene Gene M/A N/A EIA ID Procured MWh Resold Procured Co_ge/MWh) (in MT Co_ge) N/A Gene Gene Gene Gene Gene Gene M/A Gene Gene Gene Gene Gene Gene Gene Gene M/A Gene Gene Gene Gene Gene Gene Gene Gene M/A Gene Gene Gene Gene Gene Gene Gene Gene Gene M/A Gene Gene Gene Gene Gene Gene Gene Gene M/A Gene Gene Gene Gene Gene Gene Gene Gene M/A Gene										-	-	#N/A		
Facility Name Fuel Type N/A N/A N/A N/A EIA ID Procured Net MWh Adjusted Net MWh Factor (in MT GHG Emissions Facility Name Fuel Type N/A N/A N/A EIA ID Procured MWh Resold Procured Procured CO_2#/MWh (in MT CO_2#) N/A Image: Strain		PROCUREMENTS FROM ASSET-CONTROLLING SUPPLIERS												
Image: Second state Image: Second state<	Facility Name	Fuel Type	N/A	N/A	N/A	N/A	EIA ID		MWh Resold			Factor (in MT		N/A
Image: Second se Second second sec											-	#N/A		
- #N/A											-	#N/A		
											-	#N/A		
END USES OTHER THAN RETAIL SALES MWh											-	#N/A		
	END USES OTHER THAN RETAIL SALES	MWh												

164

164

0

164

0.0000

N/A

Eligible for Grandfathered

Emissions?

N/A

0

Retail Sales (MWh)

Net Specified Procurement (MWh)

Unspecified Power (MWh)

Procurement to be adjusted

2021 POWER SOURCE DISCLOSURE ANNUAL REPORT SCHEDULE 2: RETIRED UNBUNDLED RECS For the Year Ending December 31, 2021 SOLANA ENERGY ALLIANCE SEA GREEN

INSTRUCTIONS: Enter information about retired unbundled RECs associated with this electricity portfolio. Insert additional rows as needed. All fields in white should be filled out. Fields in grey autopopulate as needed and should not be filled out.

RETIRED UNBUNDLED RECS State or Facility Name Fuel Type Province RPS ID Total Retired (in MW Image: State or			Total Retired Un	bundled RECs	-
Facility Name Fuel Type Province RPS ID Total Retired (in MW Image: State		RETIRED UNBU	State or		
Image: set of the	Facility Name	Fuel Type	Province	RPS ID	Total Retired (in MWh)
Image: state of the state of					
Image: set of the					
Image: set of the					
Image: set of the					
Image: state of the state of					
Image: set of the					
Image: set of the					
Image: state of the state of					
Image: state of the state of					
Image: state of the state of					
Image: sector of the sector					
Image: state of the state					
Image: state of the state					
Image: second					
Image: Constraint of the second se					
Image: Constraint of the second sec					
				<u> </u>	

2021 POWER SOURCE DISCLOSURE ANNUAL REPORT SCHEDULE 3: POWER CONTENT LABEL DATA For the Year Ending December 31, 2021 SOLANA ENERGY ALLIANCE SEA GREEN

Instructions: No data input is needed on this schedule. Retail suppliers should use these auto-populated calculations to fill out their Power Content Labels.

	Adjusted Net Procured (MWh)	Percent of Total Retail Sales
Renewable Procurements	164	100.0%
Biomass & Biowaste	-	0.0%
Geothermal	-	0.0%
Eligible Hydroelectric	-	0.0%
Solar	164	100.0%
Wind	-	0.0%
Coal	-	0.0%
Large Hydroelectric	-	0.0%
Natural gas	-	0.0%
Nuclear	-	0.0%
Other	-	0.0%
Unspecified Power	-	0.0%
Total	164	100.0%
Total Retail Sales (MWh)		164

GHG Emissions Intensity (converted to Ibs CO₂e/MWh)

-

Percentage of Retail Sales Covered by Retired Unbundled	0.0%
RECs	0.0%

INDEX OF GENERATOR-SPECIFIC GHG EMISSIONS FACTORS

Instructions: This tab is for informational purposes only; it will not be used by reporting entities, since the emissions factors below auto-populate in the relevant fields on Schedules 1 & 3.

Facility Name	EIA ID or Proxy ID	GHG Emissions Factor (in MT CO ₂ e/MWh)
Bonneville Power Administration (Asset-		
Controlling Supplier)	ВРА	0.0211
Tacoma Power (Asset-Controlling Supplier)	Tacoma Power	0.0337
Unspecified Power	Unspecified Power	0.4280
AES Alamitos, LLC	315	0.4652
AES Huntington Beach, LLC	335	0.3962
AES Redondo Beach LLC	356	0.7812
Air Products Wilmington Hydrogen Plant	55557	4.2979
Algonquin Power Sanger, LLC	57564	0.3868
LAR ARCO Watson Cogeneration	50216	0.7581
LAR Tesoro Equilon Los Angeles Refining	50530	0.7581
Calciner	10601	1.1273
Badger Creek Limited	10650	0.5044
Bear Mountain Limited	10649	0.4887
Biola University	54296	0.0227
Blythe Energy	55295	0.4124
Braun Medical Inc	50200	1.4628
California State University, Channel Islands CP Kelco San Diego	50851 52147	0.8412
CalEnergy Operating Corporation - J J Elmore - Geothermal	10634	0.0218
CalEnergy Operating Corporation - J M Leathers - Geothermal	10631	0.0785
CalEnergy Operating Corporation - Region 1 - Geothermal	10878	0.0749
CalEnergy Operating Corporation - Region 1 - Geothermal	10879	0.0749
CalEnergy Operating Corporation - Region 1 - Geothermal	10759	0.0749

CalEnergy Operating Corporation - Region 1 -		
Geothermal	54996	0.0749
CalEnergy Operating Corporation - Region 1 -		
Geothermal	55983	0.0749
CalEnergy Operating Corporation - Region 2 -		
Geothermal	55984	0.0677
CalEnergy Operating Corporation - Region 2 -		
Geothermal	10632	0.0677
CalEnergy Operating Corporation - Region 2 -		
Geothermal	50210	0.0677
Midway Peaking, LLC	56639	0.6164
CalPeak Power - Enterprise	55513	0.5840
California Institute of Technology (CalTech)	10262	0.2608
California Power Holdings, LLC-Chowchilla		
Facility, 95360	56185	0.5570
California Power Holdings, LLC-Red Bluff		
Facility, 96080	56184	0.5600
California State University, San Diego	50061	0.4018
California State University, San Jose	10548	0.5070
Calpine - CCFC Sutter Energy, LLC	55112	0.4140
Calpine - Delta Energy Center, LLC	55333	0.3880
Calpine - Gilroy Cogen, L.P., Gilroy		
Cogen_Peaker	55810	0.5257
ProEnergy - Greenleaf Energy Unit 2, LLC	10349	0.5118
Calpine - King City Cogen, LLC, King City		
Cogen_Peaker	10294	0.4144
Calpine - Los Esteros Critical Energy Facility, LLC	55748	0.4667
Calpine - Los Medanos Energy Center, LLC	55217	0.3524
Calpine - Metcalf Energy Center, LLC	55393	0.3910
Calpine - O.L.S. Energy - Agnews Inc. 95134	50748	0.5348
Calpine - Otay Mesa Energy Center	55345	0.3862
Calpine - Pastoria Energy Facility L.L.C.	55656	0.3760
Carson Hybrid Energy Storage LLC	10169	0.5754
Chalk Cliff Limited	50003	0.3927
Chevron Products Company - El Segundo		0.0027
Refinery, 90245	10213	2.4095
Chevron Products Company - Richmond		2.1000
Refinery, 94802	52109	1.5011
Civic Center Cogen, LA County	10623	0.2108
	10020	0.2100
Phillips 66 Company - San Francisco Refinery	50119	0.6913

Phillips 66 Company - San Francisco Carbon		
Plant	50388	1.6641
Phillips 66 Company - Los Angeles Refinery -		
Wilmington Plant	54451	1.8335
Phillips 66 Company - Santa Maria Refinery	56284	22.6899
Coso Energy Developers (BLM E&W) -		
Geothermal	10875	0.4474
Coso Finance Partners (Navy I) - Geothermal	10873	0.1494
Coso Power Developers (Navy II) - Geothermal	10874	0.3102
Crockett Cogeneration Project, LP	55084	0.3308
Grade 6 Oil, LLC	54410	0.7517
Double C Limited	50493	0.5495
Dynegy Moss Landing, LLC	260	0.3797
Dynegy Oakland, LLC.	6211	1.0327
E.F. Oxnard LLC	10776	0.4951
City of Colton - Generation	55951	0.6040
Torrance Refinery	50624	6.3137
Frito Lay - Kern Plant	10110	1.2111
Hanford Energy Park Peaker	55698	0.6141
Henrietta Peaker Plant	55807	0.5851
Goal Line LP, 92025	54749	0.4944
Grayson Power Plant	377	0.8088
High Desert Power Project, LLC	55518	0.4185
High Sierra Limited	50495	0.5537
Imperial Irrigation District (IID), El Centro		
Generating Station	389	0.4514
Imperial Irrigation District (IID), Niland Gas		
Turbine Plant	56569	0.5327
New-Indy Oxnard LLC	57585	0.3149
KES Kingsburg L.PKingsburg Cogeneration		
Facility	10405	0.5262
Kern Front Limited	50494	0.5488
Kern River Cogeneration Facility	10496	0.3205
Kimberly Clark Worldwide Inc.	58083	0.3869
Kyocera International Inc.	10720	0.7219
La Paloma Generating Plant - GHG	55151	0.4048
Bridge Energy, LLC	56090	1.0172
Live Oak Limited	54768	0.4938
Loma Linda University	10206	0.3812
Los Angeles Department of Water & Power-		
Harbor Generating Station (LADWP)	399	0.5515

Los Angeles Department of Water & Power-		
Haynes Generating Station (LADWP)	400	0.4039
Los Angeles Department of Water & Power-		
Scattergood Generating Station (LADWP)	404	0.4204
Los Angeles Department of Water & Power-		
Valley Generating Station (LADWP)	408	0.3937
Luz Solar Partners LTD VIII & IX	10444	0.0686
Luz Solar Partners LTD VIII & IX	10446	0.0686
Malaga Power, LLC	56239	0.5680
Malburg Generating Station	56041	0.4394
Martinez Cogen Limited Partnership	10342	0.3225
McKittrick Limited	50612	0.4014
Midway-Sunset Cogeneration	52169	0.2302
Modesto Irrigation District (MID) - Woodland		
Generation Station, 95351	7266	0.4802
Modesto Irrigation District - Ripon Generation		
Station, 95366	56135	0.6242
NRG Energy - El Segundo	330	0.4740
NRG Energy - El Segundo	57901	0.4740
NRG Energy - Long Beach	341	0.8760
OLS Energy Chino	50850	0.9179
New-Indy Ontario, LLC Linerboard Mill	10427	0.8368
Ormat Nevada, Inc./ GEM 2 & 3 - Geothermal	54038	0.0349
Ormat Nevada, Inc./ GEM 2 & 3 - Geothermal	10763	0.0349
Ormond Beach Power, LLC	350	0.5731
PG&E Gateway Generating Station	56476	0.4027
PG&E Humboldt Bay Generating Station	246	0.4691
Panoche Energy Center, LLC	56803	0.5036
Pasadena Water and Power, Glenarm	422	0.6055
Pasadena Water and Power, Glenarm	420	0.6055
Qualcomm, Inc Morehouse Facility	59456	0.4138
Qualcomm, Inc Pacific Center Facility	59458	0.3067
Qualcomm, Inc Pacific Center Facility	59457	0.3067
Redding Electric Utility - Redding Power		
Generation	7307	0.4498
Eco Services - Dominguez	52064	2.6718
Eco Services - Martinez	52063	0.5566
Riverside Public Utilities - Riverside Energy		
Resource Center	56143	0.5926
SDG&E - Miramar Energy Facility	56232	0.5550

SDG&E - Palomar Energy Center	55985	0.3905
SRI International Cogen Project	50537	0.3423
Sacramento Municipal Utility District (SMUD),		
SCA	7551	0.3978
Sacramento Municipal Utility District (SMUD),		
SPA	7552	0.4381
Salinas River Cogeneration Facility	50865	0.3736
Searles Valley Minerals Inc.	10684	0.4908
Martinez Refining Company LLC	54912	2.4211
Silicon Valley Power (SVP), City of Santa Clara,		
Cogen	7232	0.6220
Silicon Valley Power (SVP), City of Santa Clara ,		
DVR	56026	0.4422
Southern California Edison (SCE) - Pebbly Beach	6704	0.7707
Southern California Edison (SCE) -		
Mountainview	358	0.4063
Sunrise Power Company	55182	0.3785
Sycamore Cogeneration Facility	50134	0.3427
Turlock Irrigation District (TID), Almond Power		
Plant	7315	0.5601
Turlock Irrigation District/ Walnut Energy		
Center	56078	0.4430
U.S. Borax, 93516	50115	0.3948
University of California, Irvine	57122	0.3162
University of California, Los Angeles, UCLA	52073	0.2894
University of California, San Francisco	58198	0.3426
University of California, Santa Cruz, UCSC EH&S		
Office	50064	0.4760
Valero Refining Company - California, Benicia		
Refinery and Benicia Asphalt Plant	55851	3.2853
Wildflower Energy, LP - Indigo Generation, LLC	55541	0.5756
Wildflower Energy, LP - Larkspur Energy		
Facility, LLC	55542	0.5491
Yuba City Cogeneration Partners LP	52186	0.3894
Harbor Cogeneration Company, LLC	50541	0.6893
The P&G Paper Products Co.	50464	0.4041
AltaGas Ripon Energy Inc.	50299	0.5486
Canyon Power Project (CPP)	57027	0.5685
High Sierra Cogeneration	57977	0.3537
CalPeak Power - Border	55510	0.5731
SDG&E - Cuyamaca Peak Energy Plant	55512	0.6082

Tracy Combined Cycle Plant	55933	0.4500
	55555	0.4500
Riverside Public Utilities - Clearwater Facility	56356	0.4731
Chevron AAPG 745 San Joaquin Basin	52086	1.1979
Chevron AAPG 745 San Joaquin Basin	52082	1.1979
Chevron AAPG 745 San Joaquin Basin	52076	1.1979
Chevron AAPG 745 San Joaquin Basin	52107	1.1979
Chevron AAPG 745 San Joaquin Basin	50751	1.1979
Chevron AAPG 745 San Joaquin Basin	52081	1.1979
Chevron AAPG 745 San Joaquin Basin	52085	1.1979
Chevron AAPG 745 San Joaquin Basin	52104	1.1979
California Resources Elk Hills, LLC - 35R Gas		
Plant	55400	0.7836
PG&E Colusa Generating Station	56532	0.3885
Aera Energy Coastal Basins	55184	3.2643
		0.2010
Southern California Edison (SCE) - Barre Peaker	56474	0.5351
Southern California Edison (SCE) - Center		
Hybrid	56475	0.5880
Southern California Edison (SCE) - Grapeland		
Hybrid	56472	0.5729
Southern California Edison (SCE) - Mira Loma		
Peaker	56473	0.5416
Roseville Electric, Roseville Energy Park	56298	0.4326
CalPeak Power - Panoche, LLC	55508	0.5850
CalPeak Power - Vaca Dixon, LLC	55499	0.5673
Calpine - Gilroy Energy Center, LLC, Feather		
River	55847	0.6093
Calpine - Gilroy Energy Center, LLC, Riverview		
Peaker	55963	0.6160
Calpine - Gilroy Energy Center, LLC, Wolfskill		
Peaker	55855	0.1238
Naval Medical Center - San Diego	50963	0.5766
Orange Grove Energy Center	56914	0.6014
Northern California Power Agency -		
Geothermal Plant No. 1	7368	0.0450
Northern California Power Agency -		
Geothermal Plant No. 2	7369	0.0812
California Resources Production Corporation -		
760 Los Angeles Basin	56051	0.6911
BWP/MPP Electricity Generating Facilities at		
164 W. Magnolia	6013	0.4116
BWP/MPP Electricity Generating Facilities at		0.1110

BWP/MPP Electricity Generating Facilities at		
164 W. Magnolia	56046	0.4116
BWP/MPP Electricity Generating Facilities at	50040	0.4110
164 W. Magnolia	7097	0 4116
Escondido Energy Center, LLC	7987 55538	0.4116
El Cajon Energy, LLC	57001	0.6111
Fresno Cogeneration Partners, LP	10156	0.6630
Chula Vista Energy Center	55540	1.0234
Sentinel Peak Resources - SJV Basin Facility	54447	2.8555
Sentinel Peak Resources - SJV Basin Facility	54449	2.8555
Signal Hill Petroleum Facilities	57702	1.0090
Berry Petroleum Company - San Joaquin Basin	50622	1.0003
Berry Petroleum Company - San Joaquin Basin	50170	1.0003
Mariposa Energy LLC	57483	0.5916
Richard J Donovan Correctional Facility	54936	2.2498
Marsh Landing Generating Station	57267	0.6016
Walnut Creek Energy, LLC	57515	0.5148
Sentinel Energy Center, LLC	57482	0.5293
Southern California Edison (SCE) - McGrath		
Peaker	56471	0.5265
Lodi Energy Center	57978	0.3934
Lodi Energy Center	7449	0.3934
California State University, Fullerton	58169	0.5272
Kaweah Delta Medical Center	10042	850.8931
Saint Agnes Medical Center	54800	0.2208
Houweling Nurseries Oxnard, Inc	58432	0.5816
Olive View Medical Center, Los Angeles County		
Department of Health Services	10884	0.2936
Rady Children's Hospital San Diego	10175	0.5100
Calpine - Russell City Energy Center	56467	0.3873
Ivanpah Solar Electric Generating System	57074	0.0933
Ivanpah Solar Electric Generating System	57073	0.0933
Ivanpah Solar Electric Generating System	57075	0.0933
Delano Energy Center, LLC	58122	0.6444
Ormat Nevada, Inc. / ORNI 18 North Brawley -		
Geothermal	56832	0.4587
University of California, Berkeley	50849	0.3400
Pacific Ethanol Madera, LLC	61989	3.4028
Sharp Grossmont Hospital	10115	0.29037
Pio Pico Energy Center	57555	0.53297
SunSelect Produce (California) Inc	61754	2.18951

Berry Petroleum Company - Placerita	52096	0.31146
Biomass One, L.P.	10869	0.0360
Clearwater Paper Corp Lewiston	50637	0.0445
Desert View Power	10300	0.0411
Kettle Falls Woodwaste Plant	550	0.0610
Longview Washington Pulp and Paper Mill	54562	0.0492
Loyalton Biomass Cogeneration (ARP)	50111	1.1111
Seneca Sustainable Energy	57457	0.0198
Sierra Pacific Burlington	56406	0.0090
Trans-Jordan Generating Station (Landfill Gas)	56853	0.0034
WestRock - Tacoma (formerly: Simpson		
Biomass)	57099	0.0235
Agua Caliente Solar Project	57373	0.0000
Agua Fria Generating Station	141	0.6729
American Falls Solar	60011	0.0000
American Falls Solar II	60012	0.0000
Apache Generating Station	160	0.7298
Apache Solar	60964	0.0000
Apex Generating Station-Natural Gas		
Combined Cycle	55514	0.3798
Arlington Valley Energy Facility-Natural Gas		
Combined Cycle	55282	0.3949
Arlington Valley Solar Project II	57680	0.0000
Arlington Wind Power Project	56855	0.0000
Beaver	8073	0.5492
Bennett Mountain Power	55733	0.5846
Beowawe Power	10287	0.0606
Big Horn II-Wind	57319	0.0000
Big Horn PPM-Wind Power Project	56361	0.0000
Biglow Canyon Wind Farm (Phase 1)	56485	0.0000
Biglow Canyon Wind Farm (Phase 2)	56485	0.0000
Biglow Canyon Wind Farm (Phase 3)	56485	0.0000
Boardman Power Plant	6106	0.9884
Boundary Hydroelectric Units	6433	0.0000
Box Canyon Dam (WA)	3891	0.0000
Broadview Energy JN, LLC	60145	0.0000
Broadview Energy KW, LLC	60152	0.0000
Brownlee	811	0.0000
Cabinet Gorge	833	0.0000
Caithness Shepherd's Flat - Horseshoe Bend		
(Wind)	57550	0.0000
Caithness Shepherd's Flat - North Hurlburt		
(Wind)	57526	0.0000

Caithness Shepherd's Flat - South Hurlburt		
(Wind)	57549	0.0000
Campbell Hill Windpower Project (Three Buttes	37313	0.0000
Windpower LLC)	57090	0.0000
Carty Generating Station	58503	0.3854
Cedar Creek II	57210	0.0000
Cedar Creek Wind	56371	0.0000
Cedar Point Wind	57315	0.0000
Centennial Hardin (MT)	55749	1.5469
Chehalis	55662	0.4028
Cholla Power Station	113	1.1556
Chuck Lenzie Station		
CJ Strike	55322	0.4057
	812	0.0000
Clark Station	2322	0.5483
Colgate Powerhouse	454	0.0000
Collierville Hydro	54555	0.0000
Colstrip	6076	1.0646
Coolidge Generation Station	56948	0.5629
Copper Mountain Solar 1 (CM10)	56944	0.0000
Copper Mountain Solar 2 (CMS2)	58017	0.0000
Copper Mountain Solar 3	58915	0.0000
Copper Mountain Solar 4 (CMS4)	59814	0.0000
Coronado Generating Station	6177	1.2335
Cowiltz River Project (Mayfield Dam and		
Mossyrock Dam)	3917	0.0000
Coyote Springs I	7350	0.3709
Craig	6021	1.0592
Crooked Falls	2181	0.0000
Currant Creek	56102	0.4008
Cushman Hydro Project (Cushman No. 1 Dam		
and Cushman No. 2 Dam)	3914	0.0000
Dave Johnston	4158	1.1263
Desert Basin Generating Station	55129	0.4215
Desert Star Energy Center (formerly: Eldorado		
Energy)-Natural Gas Combined Cycle	55077	0.4145
Don A. Campbell (Phase 2) Geothermal Plant	60419	0.0000
	00110	0.0000
Don A. Campbell (Wild Rose) Geothermal Plant	58533	0.0000
Donnells Hydro	415	0.0000
Dunlap I	57299	0.0000
El Cabo Wind	58098	0.0000
Elkhorn Valley Wind Farm	56623	0.0000
Encogen Generating Station	7870	0.4777
Encogen Generating Station	/8/0	0.4777

Eurus Combine Hills II LLC	57137	0.0000
Evander Andrews Power Complex	7953	0.5898
Ferndale Generating Station	54537	0.4130
Fort Churchill Station	2330	0.6410
Four Corners Power Plant	2442	0.9916
Frank Tracy Station	2336	0.4450
Frederickson Power LP	55818	0.3829
Frederickson PSE	99	0.8607
Fredonia Generating Station	607	0.7892
Gala Solar (Solar Star Oregan II)	61048	0.0000
Galena 2 Geothermal Power Plant	56540	0.0000
Galena 3 Geothermal Power Plant	56541	0.0000
Gila River Power Station - Block 1	59338	0.4056
Gila River Power Station - Block 2	60768	0.3930
Gila River Power Station - Block 3	59784	0.4009
Gila River Power Station - Block 4	55306	0.4212
Glacier Wind Farm (Naturener)	57049	0.0000
Glen Canyon Dam	153	0.0000
Glenrock I	56841	0.0000
Glenrock III	56841	0.0000
Goldendale Generating Station	55482	0.3827
Goodnoe Hills	56666	0.0000
Goshen Phase II LLC	57211	0.0000
Grady Wind Energy Center, LLC	60317	0.0000
Grand View 2 West	60068	0.0000
Grays Harbor Energy	7999	0.3927
Griffith Energy, LLC	55124	0.4216
Harry Allen Station	7082	0.3919
Harvest Wind	57152	0.0000
Hay Canyon Wind	56790	0.0000
Headgate Rock Dam	7179	0.0000
Heber Geothermal	54689	0.0391
Hells Canyon	3013	0.0000
Hermiston	54761	0.4025
Hermiston Power, LLC	55328	0.3957
Higgins Generating Station	55687	0.4123
High Plains	57040	0.0000
High Winds	56075	0.0000
Holter Dam	2186	0.0000
Hoover Dam	154	0.0000
Hopkins Ridge Wind	56255	0.0000
Horse Butte Wind	57890	0.0000
Hunter	6165	0.9833
Huntington	8069	0.9998
ID Solar 1	60445	0.0000

Intermountain Power Project	6481	0.8998
Jim Bridger Total Plant	8066	1.0281
Judith Gap Wind Farm	56377	0.0000
Juniper Canyon Wind	57320	0.0000
Kerr	2188	0.0000
Kings Beach	6518	1.9430
Kittitas Valley Wind Power Project (Sagebrush		
Power)	56858	0.0000
Klamath Falls Cogeneration	55103	0.4076
Klondike Windpower II	56359	0.0000
Klondike Windpower III	56468	0.0000
Klondike Windpower IIIA	56468	0.0000
Kyrene Generating Station	147	0.3780
Lake Chelan Hydroelectric Facility	6424	0.0000
Lake Side	56237	0.4077
Langley Gulch Power Plant	57028	0.3755
Las Vegas Generating Station	10761	0.4860
Leaning Juniper	56360	0.0000
Leaning Juniper II	57333	0.0000
Limon Wind I	58126	0.0000
Limon Wind II	58127	0.0000
Limon Wind III	59083	0.0000
Linden Wind Energy Project (aka Linden Ranch		
Wind Farm)	57635	0.0000
Little Falls (WA)	3866	0.0000
Logan Wind Farm	56613	0.0000
Long Lake	3867	0.0000
Lower Baker	3855	0.0000
Lower Snake River Wind Energy Project	57195	0.0000
Lucky Peak Power Plant Project	10014	0.0000
Luning Solar	61084	0.0000
Macho Springs Solar Facility	59010	0.0000
Marengo Wind Farm I	56466	0.0000
Marengo Wind Farm II	56466	0.0000
McFadden Ridge	57039	0.0000
McGinness Hills 3 Geothermal Energy Facility	57446	0.0000
Merwin	3847	0.0000
Mesquite Generating Station - Block 1	58557	0.3764
Mesquite Generating Station - Block 2	55481	0.3800
Mesquite Solar 1	57707	0.0000
Mesquite Solar 2, LLC	60307	0.0000
Mesquite Solar 3, LLC	60308	0.0000
Mid-C Hydro - Priest Rapids and Wanapum	00000	0.0000
dams (Grant County PUD)	3887	0.0000

Mid C Hudro - Deale Jaland (Chalan County DUD)	(200	0.0000
Mid-C Hydro - Rock Island (Chelan County PUD)	6200	0.0000
Mid-C Hydro - Rock Island and Rocky Reach	2002	0 0000
(Chelan County PUD)	3883	0.0000
Mid-C Hydro - Rocky Reach (Chelan County	2002	0 0000
PUD)	3883	0.0000
Mid-C Hydro - Wanapum (Grant County PUD)	3888	0.0000
Mid-C Hydro - Wells (Douglas County PUD)	3886	0.0000
Middle Fork Hydro	425	0.0000
Milford I Wind Farm	57079	0.0000
Milford II Wind Farm	57107	0.0000
Mint Farm Generation Station	55700	0.4073
Moapa Southern Paiute Solar	57859	0.0000
Monroe Street HED	9095	0.0000
Montague Wind Power Facility	58099	0.0000
Murphy Flat Solar	60009	0.0000
Narrows 2 Powerhouse	455	0.0000
Narrows PH	262	0.0000
Naughton	4162	1.0904
Neal Hot Springs Geothermal Plant	58022	0.0000
Nebo Power Station	56177	0.4538
Nine Canyon Wind Project	7936	0.0000
Nine Mile HED	3869	0.0000
Nisqually River Project (Alder Dam and		
LaGrande Dam)	3913	0.0000
North Valmy Station	8224	1.0009
Northern Colorado Wind I	57290	0.0000
Northern Colorado Wind II	57290	0.0000
NorWest Energy 4 (Bonanza)	62268	0.0000
Noxon Rapids	2199	0.0000
Ocotillo	116	0.5097
Old Lahontan hydropower Plant	6521	0.0000
Orchard Avenue 1 (Yakima-Tieton ID)	50421	0.0000
Orchard Ranch Solar	60010	0.0000
Oxbow (Oregon)	3014	0.0000
Palo Verde Nuclear Generating Station	6008	0.0000
Palouse Wind	57530	0.0000
Parker-Davis Project	447	0.0000
Patua Geothermal	58319	0.0000
Patua Solar Project	58319	0.0000
Pebble Springs	56789	0.0000
Peetz Table Wind Energy	56563	0.0000
Pelton Round Butte	3048	0.0000

Devide Devide W/Sel	50455	0.0000
Perrin Ranch Wind	58155	0.0000
Pleasant Valley Wind Energy Project	56093	0.0000
Port Westward 1	56227	0.3693
Port Westward 2	58266	0.4673
Post Falls Hydro	835	0.0000
Ralston Hydro	427	0.0000
Red Hawk Power Station CC Natural Gas	55455	0.3861
Richard Burdette Power Plant	56321	0.0000
Rim Rock Wind Farm (Naturener)	57995	0.0000
Rolling Hills	56842	0.0000
Sage Solar I	62399	0.0000
Sage Solar II	62399	0.0000
Sage Solar III	62399	0.0000
Saguaro	118	0.7874
San Emidio Project	57456	0.0670
San Juan	2451	1.1665
Santan Generating Station	8068	0.4070
Seven Mile Hill I	56843	0.0000
Seven Mile Hill II	56843	0.0000
Silverhawk Station	55841	0.4167
Simcoe Solar	60748	0.0000
Smith Falls Hydro Project	54249	0.0000
Snoqualmie Hydroelectric Project	3860	0.0000
South Point Energy Center, LLC	55177	0.4128
Spring Canyon	56320	0.0000
Spring Valley Wind Project	57192	0.0000
Springerville Generating Station	8223	1.0275
Star Point	57096	0.0000
Steamboat Hills Geothermal	50654	0.0369
Steamboat II	54665	0.0000
Steamboat III	54666	0.0000
Stillwater Wind	61858	0.0000
Sumas Power Plant	54476	0.4497
Sun Peak Generating Station	54854	0.7069
Sundance	55522	0.6087
Swift 1	3850	0.0000
Terra-Gen Dixie Valley	52015	0.0649
	52015	0:00+5
Thermo No. 1 Geothermal (Raser Technologies)	57353	0.0000
Thompson Falls Dam	2195	0.0000
Tieton Dam Hydro Electric Project	57496	0.0000
Top of the World	57327	0.0000
Transalta Centralia Generation	3845	1.1179
TS Power Plant	56224	1.0322
Tucannon River Wind Farm	58571	0.0000

Tungsten Mountain Geothermal Energy Facility	60785	0.0000
Turquoise Liberty Solar - Phase 1	62980	0.0000
Twin Buttes	56460	0.0000
Upper Baker	3861	0.0000
Upper Falls Hydro	9096	0.0000
Vansycle II Wind Energy Center	58324	0.0000
Vantage Wind	57188	0.0000
Veyo Heat Recovery Project	60421	0.0000
Voyager Wind II	61582	0.0000
West Phoenix	117	0.4778
West Valley Generation Project	55622	0.5762
White Creek Wind Farm	56487	0.0000
Whitehorn Generating Station	6120	0.8689
Wild Horse Wind	56322	0.0000
Willow Creek Wind	56952	0.0000
Windy Flats Wind Project	57159	0.0000
Windy Point/Flats Project phase 1 (Tuolumne		
Wind Project)	56702	0.0000
Wolverine Creek	56301	0.0000
Wy'East Solar	61345	0.0000
Yale	3852	0.0000
Yucca	120	0.6852
Yuma Cogeneration Associates	54694	0.4865
Ameresco Chiquita Energy LLC	56898	0.0040
Ameresco Forward LLC	58437	0.0026
Ameresco Half Moon Bay	56895	0.0027
Ameresco Keller Canyon	56897	0.0027
Ameresco San Joaquin LLC	58436	0.0027
Ameresco Santa Cruz	56428	0.0034
Ameresco Vasco Road	58435	0.0027
Ampersand Chowchilla Biomass, LLC, 93610	56706	0.0305
Bowerman Power LFG, LLC	59461	0.0029
Brea Generation, LLC	10648	1.1111
Burney Forest Products	10652	0.0739
City of San Diego, Public Utilities Dept, North		
City Water Reclamation Plant	60571	0.0066
City of San Diego, Public Utilities Dept, North		
City Water Reclamation Plant	55602	0.0066
City of San Diego, Public Utilities Dept, Point		
Loma Treatment Plant	50492	0.0064
DG Fairhaven Power LLC	10052	0.2388
DTE Stockton, LLC	54238	0.0229
East Bay Municipal Utility District	56036	0.0117

East Bay Municipal Utility District	57696	0.0117
G2 Energy Ostrom Road, LLC	57133	0.5742
HL Power Company	10777	0.0329
Humboldt Sawmill Company	50049	0.0067
Kiefer Landfill, Department of Waste		
Management and Recycling	55766	0.0056
LACSD - Calabasas LF	57163	0.0042
LACSD - Joint Water Pollution Control Plant	10091	0.0600
LACSD - Puente Hills Landfill	10472	0.0031
Merced Power, LLC, 95340	56707	0.0303
Miramar - MM and Miramar Energy	55094	0.0037
MM Lopez Energy LLC	55161	0.0293
MM Prima Deshecha Energy LLC	55601	0.0027
MM Tajiguas Energy LLC	55603	0.0030
MM West Covina LLC	54015	0.0068
MM Yolo Power LLC	54567	0.0033
Monterey Regional Waste Management		
District	10748	0.0025
Mt. Poso Cogeneration Company	54626	0.0345
NOVE Power Plant	50831	0.6713
Orange County Sanitation District - Plant 2	52099	0.1035
Pacific Ultrapower Chinese	50560	0.0286
Potrero Hills Energy Producers, LLC	59952	0.0027
Rio Bravo Fresno	10767	0.0440
Rio Bravo Rocklin	10772	0.0520
Roseburg Forest Products	56469	0.0118
Sacramento Municipal Utility District (SMUD),		
Cosumnes Power Plant	55970	0.3617
San Francisco Southeast Treatment Plant	57971	0.0655
San Marcos Energy LLC	10386	0.0038
Santa Cruz Energy LLC	57876	0.0030
Sierra Pacific Industries (SPI) - Anderson, 96007	59658	0.0083
Sierra Pacific Industries (SPI) - Burney	50110	0.0088
Sierra Pacific Industries (SPI) - Lincoln	10144	0.0108
Sierra Pacific Industries (SPI) - Quincy Division	50112	0.0533
Sierra Pacific Industries (SPI) - Sonora	54517	0.0730
Sonoma County Landfill Gas to Energy	55752	0.0034
Sonoma County Landfill Gas to Energy	55753	0.0034
Sonoma County Landfill Gas to Energy	55880	0.0034
Sunshine Gas Producers, LLC	58429	0.0033
Sycamore Energy LLC	10387	0.0051

Wadham Energy Ltd Partnership	50293	0.0205
Waste Management - Altamont Landfill	50571	1.0032
	50571	1.0052
Waste Management - Redwood Landfill, Inc.	59299	0.0029
Wheelabrator Shasta Energy Company	50881	0.0274
Woodland Biomass Power, LLC	10836	0.0315
Central Contra Costa Sanitary District	57573	1.2664
Covanta - Stanislaus, Inc	50632	1.8612
Encina Water Pollution Control Facility	10026	0.2735
Energy 2001, Placer WRSL	57988	0.0067
John L. Featherstone Plant (Hudson Ranch)	57475	0.0558
Kern Oil Refinery	58100	3.942
· · · · · · · · · · · · · · · · · · ·		
Orange County Sanitation District - Plant 1	50696	0.088
Sacramento Municipal Utility District (SMUD) ,		
Carson Ice CG	7527	0.5218
San Jose/Santa Clara Regional Wastewater		
Facility	56080	0.4683
Southeast Resource Recovery Facility (SERRF)	50837	2.0677
85 A	52162	0.0000
85 B	52163	0.0000
Sunshine Valley Solar	59826	0.0000
Windhub Solar A LLC	59878	0.0000
Ponderosa Bailey Creek	10709	0.0000
CA Flats Solar 130, LLC	60033	0.0000
Blackwell Solar Park	59524	0.0000
Montgomery Creek Hydro	55009	0.0000
Ameresco Johnson Canyon	58397	0.5615
Spicer Meadow Project	54554	0.0000
Kettleman Solar -Centaurus	59633	0.0000
Elevation Solar C	59964	0.0000
Frontier Solar LLC	60039	0.0000
Hayworth Solar	59009	0.0000
Western Antelope Blue Sky B	59961	0.0000
Shiloh I Wind Project	56362	0.0000
Midway Solar Farm 1	60336	0.0000
Blythe Solar 110, LLC	60093	0.0000
Calpine - Geysers Unit 5-20	286	0.0374
Calpine - Aidlin Geothermal Power Plant	52158	0.0374
Calpine - Sonoma California Geothermal	510	0.0374
Calpine - Calistoga Power Plant	50066	0.0374
Dutch Flat 2	413	0.0000
Bowman	50546	0.0000

Atwell Island	58366	0.0000
Avenal Park	57359	0.0000
California Valley Solar Ranch	57439	0.0000
White River Solar	58373	0.0000
Henrietta Solar Project	58975	0.0000
Mojave Solar Project	57331	0.0000
North Star Solar	58713	0.0000
Sand Drag LLC	57361	0.0000
Alpaugh 50	58003	0.0000
Alpaugh North	58003	0.0000
Sun City Project LLC	57360	0.0000
Topaz Solar Farm	57695	0.0000
Hatchet Ridge Wind Project	56654	0.0000
Shiloh IV Wind Project LLC	57725	0.0000
Shiloh Wind Project 2 LLC	56874	0.0000
San Gorgonio Windplant WPP1993	54454	0.0000
Alamo Solar	59469	0.0000
Bayshore Solar C, LLC	60475	0.0000
GPS Cabazon Wind LLC	50552	0.0000
Camanche	537	0.0000
Golden Hills Wind	60049	0.0000
Pardee	376	0.0000
RE Tranquillity	59939	0.0000
Ridgetop	54931	0.0000
Algonquin SKIC20 Solar LLC	59412	0.0000
CED Avenal	60077	0.0000
White River Solar 2	58973	0.0000
Westlands Solar PV Farm	58616	0.0000
Morelos del Sol	60007	0.0000
Murphys	261	0.0000
RE Old River One, LLC	58986	0.0000
Orion Solar I	58718	0.0000
RE Astoria 2	59977	0.0000
Rising Tree Wind Farm	57621	0.0000
Shafter Solar LLC	59408	0.0000
Woodmere Solar Farm	59008	0.0000
Solar Star California, XLI, LLC	60591	0.0000
Shaffer	59396	0.0000
Findlay Wind Farm	60015	0.0000
Cape Cod Air Force Station - 6 SWS	58661	0.0000
AV Solar Ranch One	57378	0.0000
Cabazon Wind Partners	56011	0.0000
Cameron Ridge LLC	10586	0.0000
Campo Verde Solar	58467	0.0000
Cottonwood Solar, LLC (City of Corcoran)	59087	0.0000

CM48	57205	0.0000
Little Bay	60495	0.0000
O'Neill Creek Solar	63235	0.0000
Venable Solar 1	58289	0.0000
Washington White Post Solar LLC	58135	0.0000
Bluegrass Ridge	56555	0.0000
Heartland Community College	50555	0.0000
Pilgrim Stage Wind Park	56440	0.0000
North Gooding Main Hydro	61688	0.0000
Westside Solar Station	57499	0.0000
Normanskill Hydro Project	50123	0.0000
Echo Wind Park	58123	0.0000
Cummins, Inc	60453	0.0000
Ball Mountain Hydro	59040	0.0000
Gunsight Mountain Wind Energy LLC	56776	0.0000
Alpine Solar	57295	0.0000
Bridgewater Richland Solar Center	2719	0.0000
	59874 61222	0.0000
Golden Hills North Wind Energy Center Giffen Solar Park	59522	0.0000
		0.0000
Five Points Solar Park	59523	0.0000
Ameresco Butte County	57771	0.5743
Nimbus	444	0.0000
Lewiston	977	0.0000
Stampede	7066	0.0000
Graeagle	3247	0.0000
Tulloch	416	0.0000
Judge F Carr	442	0.0000
Folsom	441	0.0000
Keswick	443	0.0000
New Melones	6158	0.0000
Shasta	445	0.0000
Spring Creek	450	0.0000
Trinity	451	0.0000
ONeill	446	0.0000
Alameda	7450	0.8998
Lodi	7451	0.8706
Brea Expansion Plant	58007	0.0029
Second Imperial Geothermal	54111	0.0756
Perris	481	0.0000
Valley View	487	0.0000
Anaheim Solar Energy Plant	59416	0.0000
Westside Solar Power PV1	60275	0.0000
San Gorgonio Farms Wind Farm	50281	0.0000
Garnet Wind Energy Center	57302	0.0000

San Dimas Wash Concrating Station	50233	0.0000
San Dimas Wash Generating Station	58990	0.0000
RE Columbia Two, LLC Summer Solar LLC	60280	0.0000
Antelope Big Sky Ranch Kingbird B Solar, LLC	60279	0.0000
.	60091	0.0000
Antelope DSR 2	60187	0.0000
Hoover Dam (AZ)	8902	0.0000
Shoreham	2518	1.4334
TA-Acacia, LLC	59443	0.0000
Bayshore Solar A, LLC	60481	0.0000
Bayshore Solar B, LLC	60474	0.0000
Coram Tehachapi	54750	0.0000
Desert Sunlight 300, LLC	57993	0.0000
Genesis Solar Energy Project	57394	0.0000
North Sky River Energy LLC	58154	0.0000
Portal Ridge Solar C, LLC	60311	0.0000
Western Antelope Blue Sky Ranch A	58626	0.0000
CA Flats Solar 150, LLC	60034	0.0000
Cuyama Solar, LLC	60043	0.0000
Gates Solar Station	57892	0.0000
Huron Solar Station	57523	0.0000
Lost Hills/Blackwell	58711	0.0000
RE Astoria	59976	0.0000
Rising Tree Wind Farm II	59235	0.0000
Shiloh III Wind Project LLC	57586	0.0000
West Gates Solar Station	58206	0.0000
Centinela Solar Energy	58430	0.0000
Imperial Solar Energy Center South	57490	0.0000
Mountain View III	56112	0.0000
CalRenew-1	56768	0.0000
Cantua Solar Station	57522	0.0000
Diablo Winds LLC	56271	0.0000
Five Points Solar Station	57498	0.0000
FPL Energy Montezuma Winds LLC	57201	0.0000
Guernsey Solar Station	57891	0.0000
Montezuma Wind II	57701	0.0000
Stroud Solar Station	57497	0.0000
Vaca Dixon Solar Station	57041	0.0000
Etiwanda	745	0.0000
Mammoth G1	10480	0.0756
Sunray 2	10437	0.0000
Tehachapi Wind Resource I	10191	0.0000
Tehachapi Wind Resource II	54909	0.0000
Imperial Solar Energy Center West	57491	0.0000
Solar Borrego I	57455	0.0000

Ocotillo Express LLC	57514	0.0000
Willow Spring Solar, LLC	60324	0.0000
Voyager Wind IV	61584	0.0000
San Pablo Raceway	62004	0.0000
Alta Wind Energy Center I	57282	0.0000
Alta Wind Energy Center II	57291	0.0000
Difwind Farms Ltd V	54685	0.0000
Voyager Wind I	60594	0.0000
Terra-Gen 251 Wind LLC	52161	0.0000
Oak Creek Energy Systems I	50754	0.0000
Painted Hills Wind Park	50533	0.0000
Ridgetop Energy LLC	10597	0.0000
RE Rosamond One LLC	58498	0.0000
Mojave 5	52144	0.0000
Victory Garden (Tehachapi)	50532	0.0000
Whitewater Hill Wind Partners	56012	0.0000
Windpark Unlimited 1	10027	0.0000
Windpark Unlimited 1	60321	0.0000
CTV Power Purchase Contract Trust	54300	0.0000
Desert Wind Farm, LLC	59968	0.0000
Dion R Holm		
Moccasin	380	0.0000
Bonneville	381 3075	0.0000
Sunset Reservoir North Basin	57559	0.0000
Colton Solar One, LLC	59597	
Colton Solar Two, LLC	59598	0.0000
Davis Dam		0.0000
Mammoth G2	152 10481	0.0000
Rock Creek A G Wishon	275	0.0000
	293 214	0.0000
Alta Powerhouse		
Big Creek Water Works Chili Bar	10282 225	0.0000
Coleman PH		0.0000
Cow Creek	227 229	0.0000
De Sabla	229	0.0000
Deer Creek PH		
Dutch Flat	233	0.0000
	237	0.0000
El Dorado	238	0.0000
Halsey	241	0.0000
Hat Creek 2	244	0.0000
Kelly Ridge	418	0.0000
Kilarc	253	0.0000
Newcastle	632	0.0000
Oak Flat	626	0.0000

Phoenix	264	0.0000
Potter Valley	274	0.0000
Rollins	34	0.0000
San Joaquin No. 1	278	0.0000
Sly Creek	776	0.0000
South	280	0.0000
Spaulding 1	280	0.0000
Spring Gap Three Forks Water Power Project	284 54308	0.0000
Toadtown	714	0.0000
Volta 1	290	0.0000
		0.0000
Volta 2	180	0.0000
West Point PH	291	0.0000
Wise	292	0.0000
Oro Loma	59915	0.0000
Imperial Valley Solar, LLC	56917	0.0000
Silver State Solar Power South	58644	0.0000
Desert Sunlight 250, LLC	58542	0.0000
Aspiration G	59737	0.0000
Lost Hills Solar LLC	58712	0.0000
San Joaquin Solar	60678	0.0000
Alta Wind X	58394	0.0000
Alta Wind XI	58395	0.0000
Rising Tree Wind Farm III	59236	0.0000
Box Canyon Dam	50179	0.0000
Alta Wind Energy Center III	57292	0.0000
Alta Wind Energy Center IV	57293	0.0000
Alta Wind Energy Center V	57294	0.0000
Vasco Winds	57700	0.0000
Mustang Hills LLC	57833	0.0000
Alta Wind VIII	57835	0.0000
Giffen	57521	0.0000
Windstar 1	57774	0.0000
Pinyon Pine II	57837	0.0000
Pinyon Pine I	57834	0.0000
RE Kansas South LLC	58148	0.0000
Corcoran Solar	58374	0.0000
Cottage Street Solar Facility	58568	0.0000
Solar Star 1	58388	0.0000
Solar Star 2	58389	0.0000
RE Kansas Solar, LLC	58985	0.0000
RE Kent South, LLC	58991	0.0000
CID Solar, LLC	59183	0.0000
Regulus Solar Project	57650	0.0000
Bakersfield PV 1	61117	0.0000

Quinto Solar PV Project	59339	0.0000
Stateline Solar	58646	0.0000
Whitney Point Solar	60975	0.0000
W R Gianelli	448	0.0000
Tacoma	6206	0.0000
Drop 1	585	0.0000
Drop 2 (CA)	385	0.0000
Drop 3 (CA)		
Drop 4	386	0.0000
-	387	0.0000
Drop 5	314	0.0000
East Highline	586	0.0000
Pilot Knob	388	0.0000
Imperial Valley Solar Company 1 LLC	58062	0.0000
Heber Solar	58398	0.0000
Duke Building 98	59433	0.0000
Coachella	6060	0.8899
Rockwood	7824	0.9121
Western Antelope Dry Ranch	58627	0.0000
Big Pine Creek	391	0.0000
Control Gorge	393	0.0000
Cottonwood	394	0.0000
Foothill	396	0.0000
Franklin (CA)	397	0.0000
Middle Gorge	401	0.0000
Pleasant Valley Hydro	402	0.0000
San Fernando	403	0.0000
San Francisquito 1	6479	0.0000
San Francisquito 2	6480	0.0000
Sepulveda Canyon	316	0.0000
Upper Gorge	407	0.0000
McGinness Hills 3	61912	0.0756
Ormesa Geothermal	50762	0.0756
Hecate Energy Beacon Solar 1	59315	0.0000
Beacon Solar Plant Site 2	59309	0.0000
Hecate Energy Beacon Solar 3	59316	0.0000
Hecate Energy Beacon Solar 4	59317	0.0000
Beacon Solar Plant Site 5	59308	0.0000
Owens Valley Solar Project 11	60953	0.0000
Munro Valley Solar	60412	0.0000
Port of LA Solar FiT Project	61319	0.0000
Xebec 1	62286	0.0000
USPS PV	61250	0.0000
CFW Solar X LLC - Vaughn	62378	0.0000
Westmont 301	61593	0.0000
Westmont 401	61594	0.0000

RE Barren Ridge 1	60389	0.0000
Springbok Solar Farm 1	59532	0.0000
Springbok Solar Farm 2	59840	0.0000
Adelanto Solar Project	57305	0.0000
Pine Tree Solar Project	57306	0.0000
Manzana Wind LLC	57484	0.0000
Pine Tree Wind Power Project	56433	0.0000
Castaic	392	0.0000
Cottonwood Solar, LLC (Goose Lake)	59086	0.0000
Marin Clean Energy Solar One	61013	0.0000
RE Mustang LLC	59150	0.0000
Mustang Two	62015	0.0000
Voyager Wind III	61583	0.0000
Antelope Expansion 2	61264	0.0000
Blythe Solar II, LLC	60092	0.0000
Wistaria Ranch Solar	61750	0.0000
Green Power I	55396	0.0000
G2 Energy Hay Rd	58320	0.5420
Great Valley Solar Portfolio Holdings, LLC	59940	0.0000
Hat Creek 1	243	0.0000
Parker	428	0.0000
North Rosamond Solar LLC	59879	0.0000
Panoche Valley Solar Farm	57340	0.0000
RE Garland	60233	0.0000
Frankenheimer Power Plant	50219	0.0000
Woodward Power Plant	50218	0.0000
Spaulding 2	282	0.0000
Spaulding 3	283	0.0000
Tule Wind LLC	57913	0.0000
Terra-Gen VG Wind LLC	56570	0.0000
New Hogan Power Plant	50755	0.0000
Axium Modesto Solar	58039	0.0000
Stone Drop	499	0.0000
Don Pedro	439	0.0000
McClure	151	1.2384
Klondike Wind Power	55871	0.0000
Mesa Wind Power Corp	50535	0.0000
Balch 2	218	0.0000
Belden	219	0.0000
James B Black	249	0.0000
Caribou 2	223	0.0000
Cresta	231	0.0000
Haas	240	0.0000
Kerckhoff 2	682	0.0000
Pit 3	266	0.0000

Pit 4	267	0.0000
Pit 5	268	0.0000
Poe	272	0.0000
Stanislaus	285	0.0000
Coram Energy LLC	54299	0.0000
Rancho Penasquitos	56615	0.0000
TPC Windfarms LLC	54647	0.0000
Hamilton Branch	242	0.0000
Lime Saddle	255	0.0000
San Joaquin 2	276	0.0000
Monticello Dam	7646	0.0000
Haypress	10253	0.0000
Forks of Butte Hydro Project	50350	0.0000
Muck Valley Hydroelectric	10458	0.0000
Monterey One Water	54951	0.1170
Rio Bravo Hydro Project	50037	0.0000
Olsen	50180	0.0000
Burney Creek	10706	0.0000
Cove Hydroelectric	10707	0.0000
Deadwood Creek	7507	0.0000
ABEC #2 dba West-Star Dairy	61501	0.8245
ABEC #3 dba Lakeview Dairy	61502	0.7060
ABEC #4 dba CE&S Dairy	61503	0.7448
Baker Creek Hydroelectric	59428	0.0000
Bakersfield 111	59948	0.0000
Bear Creek Solar	58508	0.0000
Cloverdale Solar I	58949	0.0000
Hollister Solar LLC	59268	0.0000
Merced Solar LLC	59265	0.0000
Mission Solar LLC	59267	0.0000
Enerparc CA1 LLC	59122	0.0000
Enerparc CA2, LLC	59978	0.0000
Sonora 1	58578	0.0000
CSU Fresno Solar Project	56813	0.0000
Castor Solar	60277	0.0000
Shasta Solar Farm	58814	0.0000
Kettleman Solar Project	58510	0.0000
Kingsburg Solar	58304	0.0000
La Joya Del Sol	58118	0.0000
Lemoore 1	60142	0.0000
Lost Creek I	10708	0.0000
Madera 1 PV	61421	0.0000
Gosselin Hydro Plant	10128	0.0000
Sun Harvest Solar NDP1	59687	0.0000
Nickel 1 Solar Facility	58034	0.0000

Combie South	846	0.0000
Scott Flat	839	0.0000
Oakley Solar Project	58376	0.0000
2127 Harris Solar Project	58919	0.0000
2097 Helton Solar Project	58920	0.0000
2081 Terzian Solar Project	58918	0.0000
Putah Creek Solar Farm	59550	0.0000
Site 980 65	50322	0.0000
Cold Canyon 1	58379	1.1339
Vintner Solar	58509	0.0000
Grassland 3&4 Solar Project	58204	0.0000
Zero Waste Energy Development Co LLC	60220	0.3189
Nelson Creek	50223	0.0000
Verwey-Hanford Dairy Digester #2	62418	0.6449
Verwey-Hanford Dairy Digester #3	62419	0.6943
Bakersfield Industrial PV 1	61118	0.0000
Delano Land 1	61116	0.0000
Manteca Land PV	61115	0.0000
Merced 1 PV	61420	0.0000
Redwood 4 Solar Farm	60490	0.0000
ABEC Bidart-Old River LLC	58699	0.7685
Corcoran Solar 3	59900	0.0000
Columbia Solar Energy, LLC	59979	0.0000
Brookfield Tehachapi 1	57962	0.0000
Eagle Creek	63078	0.0000
Kekawaka Power House	54654	0.0000
NextEra Westside PV	60981	0.0000
Diablo Canyon	6099	0.0000
Balch 1	217	0.0000
Bucks Creek	220	0.0000
Butt Valley	221	0.0000
Caribou 1	222	0.0000
Drum 1	235	0.0000
Drum 2	236	0.0000
Electra	239	0.0000
Kings River PH	254	0.0000
Pit 1	265	0.0000
Pit 6	269	0.0000
Pit 7	270	0.0000
Salt Springs	279	0.0000
Tiger Creek	287	0.0000
Forbestown	417	0.0000
Chicago Park	412	0.0000
CSU East Bay	57042	0.3419
SF State University	57043	0.3020

South Belridge Cogeneration Facility	50752	0.3150
Coalinga Cogeneration Facility	50750	0.2496
Oroville Cogeneration LP	54477	0.2490
Adams Solar Center	61496	0.0000
Ashton	825	0.0000
Bear Creek Solar Center	61281	0.0000
Bend	6484	0.0000
Big Fork	6459	0.0000
Blundell	299	0.0000
Bly Solar Center	62272	0.0000
Clearwater 1	3020	0.0000
Clearwater 2	3020	
Copco 1	294	0.0000 0.0000
Сорсо 2	294	0.0000
•	3646	0.0000
Cutler Hydro Eagle Point		
Elbe Solar Center	3024	0.0000 0.0000
Enterprise Solar, LLC	61497 59386	0.0000
Fall Creek	296	
Fish Creek		0.0000
	3026	0.0000
Foote Creek I	55607	0.0000
Foote Creek II	55608	0.0000
Foote Creek III	55609	0.0000
Granite	3651	0.0000
Gunlock	7069	0.0000
Iron Gate	297	0.0000
Last Chance	987	0.0000
Latigo Wind Park	59965	0.0000
Mountain Wind Power II LLC	56753	0.0000
Mountain Wind Power LLC	56752	0.0000
Oneida	829	0.0000
Paris	830	0.0000
Pavant Solar II LLC	60449	0.0000
Pavant Solar, LLC	59702	0.0000
Pioneer	3656	0.0000
Pioneer Wind Park, LLC	60259	0.0000
Prospect 1	3032	0.0000
Prospect 3	3034	0.0000
Prospect 4	3035	0.0000
Rock River I LLC	55740	0.0000
Sand Cove	3636	0.0000
Slide Creek	3036	0.0000
Soda	831	0.0000
Soda Springs	3037	0.0000
Stairs	3659	0.0000

Sweetwater Solar	61369	0.0000
Viva Naughton	7050	0.0000
Wallowa Falls	3041	0.0000
Weber	3661	0.0000
BYUI Central Energy Facility	59496	0.2361
Shute Creek Facility	56312	0.4130
Gadsby	3648	0.9285
Grace	827	0.0000
Hayden	525	1.0297
John C Boyle	3028	0.0000
Lemolo 1	3029	0.0000
Lemolo 2	6421	0.0000
Prospect 2	3033	0.0000
Sunnyside Cogen Associates	50951	1.4072
General Chemical	54318	0.4041
Tesoro SLC Cogeneration Plant	56509	0.6077
Toketee Falls	3040	0.0000
Wyodak	6101	1.2097
City of Palo Alto	57714	0.3973
Buena Vista Energy LLC	56446	0.0000
Solar Gen 2 Solar Facility	58592	0.0000
Colgreen North Shore Solar Farm	60825	0.0000
Dinosaur Point	10005	0.0000
Karen Avenue Wind Farm	10718	0.0000
Kumeyaay Wind	56295	0.0000
Bidwell Ditch Project	10880	0.0000
Hatchet Creek Project	10882	0.0000
Roaring Creek Water Power	10881	0.0000
Ramona Solar Energy	60995	0.0000
Seville 1	59722	0.0000
Difwind Farms Ltd I	54681	0.0000
Difwind Farms Ltd II	54682	0.0000
Altech III	50485	0.0000
San Gorgonio Westwinds II LLC	50690	0.0000
French Meadows	424	0.0000
Hell Hole Powerhouse	763	0.0000
Oxbow (CA)	426	0.0000
Warm Springs Hydro Project	54261	0.0000
Boulder Canyon Hydro	466	0.0000
Whiskeytown	7189	0.0000
AP North Lake I, LP	59610	0.0000
Tequesquite Landfill Solar PV Project	60035	0.0000
Antelope DSR 1	60186	0.0000
Wintec Energy Ltd	50276	0.0000
Wagner Wind LLC	58233	0.0000

Springs Generating Station	56144	0.7446
Sand Bar Power Plant	50400	0.0000
Roseville Power Plant #2	7452	0.8845
Robbs Peak	433	0.0000
Camp Far West	531	0.0000
Jones Fork	534	0.0000
SMUD at Van Conett	57670	0.0000
SMUD at Fleshman	57671	0.0000
SMUD at Lawrence	57753	0.0000
RE Dillard 1 LLC	57777	0.0000
RE Dillard 2 LLC	57779	0.0000
RE Dillard 3 LLC	57781	0.0000
Dillard 4 LLC	57806	0.0000
RE Kammerer 1 LLC	57778	0.0000
RE Bruceville 1 LLC	57783	0.0000
RE Kammerer 2 LLC	57780	0.0000
RE Kammerer 3 LLC	57782	0.0000
RE Bruceville 2 LLC	57784	0.0000
RE Bruceville 3 LLC	57785	0.0000
Green Acres Solar Facility 1	57849	0.0000
Green Acres Solar Facility 2	57850	0.0000
RE McKenzie 1 LLC	57816	0.0000
RE McKenzie 2 LLC	57817	0.0000
RE McKenzie 3 LLC	57818	0.0000
RE McKenzie 4 LLC	57819	0.0000
RE McKenzie 5 LLC	57820	0.0000
RE McKenzie 6 LLC	57821	0.0000
Sacramento Soleil LLC	56875	0.0000
Rancho Seco Solar	529	0.0000
Solano Wind	7526	0.0000
Camino	430	0.0000
Jaybird	431	0.0000
Loon Lake	432	0.0000
Union Valley	6612	0.0000
White Rock/Slab Creek	435	0.0000
McClellan (CA)	535	0.6689
Rancho Seco Solar, LLC	60226	0.0000
SMUD at Grundman	57669	0.0000
Calipatria Solar Farm	59088	0.0000
Cascade Solar	58590	0.0000
Desert Green Solar Farm LLC	57959	0.0000
Maricopa West Solar PV, LLC	59607	0.0000
Ramona 1	58909	0.0000
Ramona 2	58911	0.0000
Valley Center 1	58906	0.0000

Valley Center 2	58907	0.0000
Midway Solar Farm III	60315	0.0000
Bear Valley	457	0.0000
Catalina Solar LLC	57708	0.0000
Granger	60516	0.0000
Valley Center	60509	0.0000
Coram Energy LLC (ECT)	54298	0.0000
Oasis Wind	56302	0.0000
Pacific Wind LLC	57757	0.0000
Carlsbad Energy Center	59002	0.6014
Lake Hodges Hydroelectric Facility	57729	0.0000
R C Kirkwood	382	0.0000
John H Kerr	3833	0.0000
Crane Valley Powerhouse	230	0.0000
Coronal Lost Hills	59638	0.0000
Victory Garden Phase IV LLC	52160	0.0000
Exchequer	409	0.0000
Gianera	7231	0.8126
RE Rosamond Two LLC	58499	0.0000
Mount Signal Solar Farm II	61353	0.0000
MEBA	60496	0.0000
Gopher Creek Wind Farm	61417	0.0000
Valencia 1 Solar CA	61418	0.0000
MM Tulare Energy	55160	0.9953
Isabella Hydro Project	10139	0.0000
Terminus Hydroelectric Project	54343	0.0000
Santa Felicia Dam	50076	0.0000
Tulare Success Power Project	10222	0.0000
East Portal Generator	50375	0.0000
Bear Creek	50156	0.0000
Whitewater Hydro Plant	10162	0.0000
Springville Hydroelectric	56125	0.0000
Bishop Creek 2	323	0.0000
Bishop Creek 3	324	0.0000
Bishop Creek 4	325	0.0000
Bishop Creek 5	326	0.0000
Bishop Creek 6	327	0.0000
Borel	328	0.0000
Fontana	332	0.0000
Kaweah 1	337	0.0000
Kaweah 2	336	0.0000
Kaweah 3	338	0.0000
Kern River 1	340	0.0000
Lundy	342	0.0000
Mill Creek 3	7147	0.0000

Poole	353	0.0000
Portal	354	0.0000
Rush Creek	357	0.0000
Santa Ana 1	361	0.0000
Santa Ana 3	363	0.0000
Lower Tule River	365	0.0000
Green Beanworks B PV	61339	0.0000
Solar Blythe LLC	56939	0.0000
RE Rio Grande Solar LLC	58500	0.0000
	61445	0.0000
Gaskell West 1 Solar Facility RE Victor Phelan Solar One LLC		
	58202	0.0000
TA-High Desert LLC	58149	0.0000
Green Beanworks C PV	61215	0.0000
Green Beanworks D PV	61216	0.0000
Temescal Canyon RV, LLC	57656	0.0000
Corcoran Solar 2	59413	0.0000
Adobe Solar	57651	0.0000
Golden Springs Building C-1	57796	0.0000
Golden Springs Building D	57797	0.0000
Industry MetroLink PV 1	57860	0.0000
San Antonio West Solar Rooftop	57904	0.0000
SEPV 1	58073	0.0000
SEPV 2	58074	0.0000
Sunray 3	10438	0.0000
North Palm Springs 1A	57743	0.0000
North Palm Springs 4A	57722	0.0000
Powhatan Solar Power Generation Station 1		
LLC	58611	0.0000
Otoe Solar Power Generation Station 1 LLC	58612	0.0000
Navajo Solar Power Generation Station 1 LLC	58610	0.0000
Lancaster Dry Farm Ranch B	58750	0.0000
Victor Dry Farm Ranch A	58418	0.0000
Victor Dry Farm Ranch B	58419	0.0000
Sierra Solar Greenworks	59431	0.0000
Coronus Adelanto West 1	59536	0.0000
Coronus Adelanto West 1	59537	
		0.0000
Garnet Solar Generation Station I LLC	58528	0.0000
RE Columbia 3 LLC	58502	0.0000
McCoy Solar Energy Project Hybrid	58462	0.0000
Industry Solar Power Generation Station 1 LLC	58609	0.0000
Newberry Solar 1 LLC	58226	0.0000
Little Rock Pham Solar	60026	0.0000

L-8 Solar Project	57836	0.0000
Heliocentric	57831	0.0000
One Ten Partners PV	61419	0.0000
Arrache 4006	58445	0.0000
Arrache 4013	58446	0.0000
Arrache 8083	58447	0.0000
Horn	58452	0.0000
Ма	58451	0.0000
Nunn	58448	0.0000
Rutan	58449	0.0000
Vinam	58450	0.0000
Watts 3115	58454	0.0000
Radiance Solar 5	58355	0.0000
Radiance Solar 4	58355	0.0000
SEPV 8	58234	0.0000
SEPV9 Power Plant	58227	0.0000
Summer Solar C2	58755	0.0000
Summer Solar D2	58756	0.0000
Summer Solar A2	58753	0.0000
Summer Solar B2	58754	0.0000
Rodeo Solar C2	58751	0.0000
Rodeo Solar D2	58752	0.0000
Expressway Solar C2	58763	0.0000
Exeter Solar	58306	0.0000
Lindsay Solar	58308	0.0000
Ivanhoe Solar	58307	0.0000
Porterville Solar	58309	0.0000
Tulare 1 and 2	58642	0.0000
Kettering Solar 1	59098	0.0000
Kettering Solar 2	59099	0.0000
Division 1	59094	0.0000
Division 2	59095	0.0000
Division 3	59096	0.0000
Diamond Valley Solar Project	59405	0.0000
Farmersville	59203	0.0000
Lone Valley Solar Park I LLC	58417	0.0000
Lone Valley Solar Park II LLC	59237	0.0000
US-TOPCO (Soccer Center)	60086	0.0000
Orion Solar II	58721	0.0000
Vega Solar	59555	0.0000
RE Adams East, LLC	58984	0.0000
Porterville 6 and 7	59219	0.0000
Hesperia	59182	0.0000
Oltmans SCE at Champagne	58581	0.0000
Oltmans SCE at Jurupa	58582	0.0000

SCE-Snowline-Duncan Road (North)	59359	0.0000
SCE-Snowline-Duncan Road (South)	59360	0.0000
Victor Mesa Linda B2	59269	0.0000
Victor Mesa Linda C2	59270	0.0000
Victor Mesa Linda D2	59271	0.0000
Victor Mesa Linda E2	59272	0.0000
Hanford 1 and 2	59300	0.0000
Desert Hot Springs Solar	58514	0.0000
SCE-Snowline-White Road (North)	59422	0.0000
SCE-Snowline-White Rd (Central)	59423	0.0000
Mitchell Solar, LLC	59411	0.0000
Rudy Solar, LLC	59410	0.0000
Madelyn Solar, LLC	59409	0.0000
SCE-Snowline-White Road (South)	59421	0.0000
Venable Solar 2	58290	0.0000
Lancaster Solar 1	59167	0.0000
Lancaster Solar 2	59169	0.0000
Morgan Lancaster 1	59942	0.0000
PVN Milliken, LLC	60790	0.0000
SEPV Palmdale East	59273	0.0000
Lancaster WAD B	59739	0.0000
Pumpjack Solar I	59322	0.0000
Catalina Solar 2, LLC	59334	0.0000
Citizen B	59738	0.0000
Wildwood Solar I, LLC	59380	0.0000
Adelanto Solar, LLC	59441	0.0000
Redcrest Solar Farm	58831	0.0000
Central Antelope Dry Ranch B LLC	60281	0.0000
Lancaster Little Rock	59262	0.0000
Solar Oasis LLC	59528	0.0000
Atwell Island West Solar	59414	0.0000
Adera Solar	60027	0.0000
Rancho Cucamonga Dist #1	59540	0.0000
Terra Francesco	59541	0.0000
Park Meridian #1	59539	0.0000
Santa Fe Springs Rooftop Solar BLDG H	58913	0.0000
Santa Fe Springs Rooftop Solar BLDG M	58912	0.0000
Adelanto Solar II, LLC	59440	0.0000
Central Antelope Dry Ranch C	59963	0.0000
North Lancaster Ranch	59962	0.0000
Summer North Solar	58757	0.0000
Nicolis Solar PV Plant	59600	0.0000
Tropico Solar PV Plant	59599	0.0000
SEPV 18	59730	0.0000
SEPV Mojave West	59740	0.0000

60022	0.0000
	0.0000
	0.0000
	0.0000
	0.0000
	0.0000
	0.0000
	0.0000
	0.0000
	0.0000
	0.0000
60078	0.0000
60079	0.0000
60081	0.0000
60080	0.0000
60151	0.0000
60153	0.0000
60154	0.0000
60183	0.0000
60182	0.0000
61265	0.0000
62056	0.0000
62288	0.0000
63054	0.0000
56996	0.0000
57224	0.0000
57229	0.0000
57231	0.0000
57232	0.0000
57236	0.0000
57245	0.0000
57246	0.0000
57226	0.0000
57534	0.0000
57535	0.0000
	0.0000
	0.0000
	0.0000
	0.0000
	0.0000
	0.0000
	0.0000
	0.0000
	0.0000
	0.0000
	0.0000
	60081 60080 60151 60153 60154 60183 60182 61265 62056 62056 62288 63054 56996 57224 57229 57231 57232 57236 57236 57246 57226

Solar Photovoltaic Project #42	57441	0.0000
Solar Photovoltaic Project #28	57247	0.0000
Solar Photovoltaic Project #48	57900	0.0000
Sky River LLC	50536	0.0000
Mountain View IV	57459	0.0000
Mountain View I&2	55719	0.0000
Edom Hills Project 1 LLC	50553	0.0000
Big Creek 1	317	0.0000
Big Creek 2	318	0.0000
Big Creek 2A	322	0.0000
Big Creek 3	319	0.0000
Big Creek 4	320	0.0000
Big Creek 8	321	0.0000
J S Eastwood	104	0.0000
Kern River 3	339	0.0000
Mammoth Pool	344	0.0000
Oxnard Wastewater Treatment Plant	50224	0.4369
Cal State Univ San Bernardino FC01	57544	0.2926
La Grange	440	0.0000
Turlock Lake	161	0.0000
Hickman	162	0.0000
Upper Dawson	489	0.0000
Golden Fields Solar I, LLC	60590	0.0000
Indian Valley Dam Hydro Project	50129	0.0000
H. Gonzales	56039	0.5924
Sullivan County - Adult Care Solar	60817	0.0000
Bear Valley Power Plant	56346	0.5434
Spring Canyon Expansion Wind Energy Ctr	58769	0.0000
CNE at Cambridge MD	59842	0.0000
Georgia Power at Wadley GA	59843	0.0000
Munich Re Plaza	59844	0.0000
Cedar Creek	3255	0.0000
FPL Energy Vansycle LLC (OR)	55989	0.0000
Gridley Main Two	58371	0.0000
Nacimiento Hydro Project	50352	0.0000
SEPV Imperial Dixieland East	60745	0.0000
SEPV Imperial Dixieland West	60744	0.0000
Seville 2	59723	0.0000
Midway Solar Farm II	60237	0.0000
, Citizens Imperial Solar	62052	0.0000
Ormesa II	54724	0.0756
HL Solar	62655	0.0000
Mojave 16	50821	0.0000
Cottonwood Solar, LLC Cottonwood Carport	59703	0.0000

Tule River	289	0.0000
Angels	285	0.0000
Kingbird A Solar LLC	59868	0.0000
Stony Gorge	7151	0.0000
Grizzly	7338	0.0000
Friant Hydro Facility	50393	0.0000
Beardsley	414	0.0000
Black Butte	7229	0.0000
AVS Lancaster 1	60085	0.0000
Mount Signal Solar Farm V	61202	0.0000
Windland	50386	0.0000
Meadow Creek Project Company	58106	0.0000
Venice Hydro	72	0.0000
South Consolidated	100	0.0000
Horse Mesa	145	0.0000
Mormon Flat	148	0.0000
Roosevelt	149	0.0000
Stewart Mountain	150	0.0000
Lake Creek Dam	159	0.0000
Inskip	248	0.0000
Merced Falls	258	0.0000
San Joaquin 3	277	0.0000
Haiwee	398	0.0000
McSwain	410	0.0000
Woodleaf	419	0.0000
Devil Canyon	436	0.0000
Edward C Hyatt	437	0.0000
Cabin Creek	467	0.0000
Georgetown Hydro	472	0.0000
Grand Valley Project Power Plant	473	0.0000
Salida	474	0.0000
Shoshone (CO)	476	0.0000
Temescal	479	0.0000
Corona	480	0.0000
Rio Hondo	482	0.0000
Coyote Creek	483	0.0000
Red Mountain	484	0.0000
Manitou Springs	494	0.0000
Ruxton Park	495	0.0000
Boysen	505	0.0000
Lamar Plant	508	0.0000
Blue Mesa	512	0.0000
Estes	513	0.0000
Morrow Point	514	0.0000
Big Thompson	515	0.0000

Green Mountain	516	0.0000
Marys Lake	517	0.0000
Flatiron	518	0.0000
Pole Hill	519	0.0000
Lower Molina	520	0.0000
Upper Molina	521	0.0000
Navajo Dam	584	0.0000
South Fork Tolt	622	0.0000
Medicine Bow	692	0.0000
Moccasin Low Head Hydro Project	751	0.0000
Gem State	790	0.0000
American Falls	809	0.0000
Bliss	810	0.0000
Cascade Dam	813	0.0000
Clear Lake	814	0.0000
Lower Malad	815	0.0000
Lower Salmon	816	0.0000
Shoshone Falls	818	0.0000
Swan Falls	819	0.0000
Thousand Springs	820	0.0000
Twin Falls (ID)	821	0.0000
Upper Salmon A	822	0.0000
Upper Malad	823	0.0000
Dworshak	840	0.0000
City Power Plant	841	0.0000
Lower No 2	843	0.0000
Upper Power Plant	844	0.0000
Palisades Dam	850	0.0000
Albeni Falls	851	0.0000
Alamo	905	0.0000
Quincy Chute	917	0.0000
Hydro Plant No 3	925	0.0000
Manti Lower	1020	0.0000
Cochrane	2182	0.0000
Hauser	2185	0.0000
Morony	2191	0.0000
Mystic	2192	0.0000
Rainbow (MT)	2193	0.0000
Ryan	2194	0.0000
Hungry Horse	2203	0.0000
Yellowtail	2204	0.0000
Animas	2465	0.0000
East Side	3025	0.0000
Faraday	3045	0.0000
North Fork	3047	0.0000

Diver Mill	0010	0.0000
River Mill	3049	0.0000
Round Butte	3050	0.0000
Sullivan	3053	0.0000
Carmen Smith	3067	0.0000
Leaburg	3068	0.0000
Walterville	3071	0.0000
Big Cliff	3074	0.0000
Cougar	3076	0.0000
Detroit	3077	0.0000
Dexter	3078	0.0000
Green Peter	3080	0.0000
Hills Creek	3081	0.0000
John Day	3082	0.0000
Lookout Point	3083	0.0000
McNary	3084	0.0000
Upper Beaver	3643	0.0000
Snake Creek	3658	0.0000
Brigham City	3666	0.0000
Hydro III	3675	0.0000
Manti Upper	3676	0.0000
Bartholomew	3688	0.0000
Spanish Fork	3691	0.0000
Gateway	3697	0.0000
Wanship	3698	0.0000
Boulder	3699	0.0000
Uintah	3704	0.0000
Electron	3854	0.0000
Meyers Falls	3868	0.0000
Yelm	3878	0.0000
The Dalles	3895	0.0000
Cushman 2	3915	0.0000
LaGrande	3916	0.0000
Mossyrock	3918	0.0000
Chief Joseph	3921	0.0000
Ice Harbor	3925	0.0000
Little Goose	3926	0.0000
Lower Monumental	3927	0.0000
Packwood	3929	0.0000
Fremont Canyon	4176	0.0000
Glendo	4177	0.0000
Guernsey	4178	0.0000
Kortes	4180	0.0000
Seminoe	4182	0.0000
Shoshone (WY)	4183	0.0000
Fontenelle	4185	0.0000

Island Park	4204	0.0000
PHP 1	4213	0.0000
PHP 2	4213	0.0000
Echo Dam	4263	0.0000
Helms Pumped Storage	6100	0.0000
Crystal	6159	0.0000
Grand Coulee	6163	0.0000
Libby	6172	0.0000
Lost Creek	6172	
	6175	0.0000
Lower Granite		0.0000
W E Warne	6196	0.0000
Ross	6202	0.0000
Ames Hydro	6207	0.0000
Mount Elbert	6208	0.0000
Felt	6359	0.0000
Strawberry Creek	6393	0.0000
Swift Creek	6394	0.0000
Anderson Ranch	6395	0.0000
Black Canyon	6396	0.0000
Boise R Diversion	6397	0.0000
Minidoka	6398	0.0000
Canyon Ferry	6400	0.0000
Elephant Butte	6402	0.0000
Green Springs	6403	0.0000
Deer Creek (UT)	6404	0.0000
Flaming Gorge	6405	0.0000
Chandler	6406	0.0000
Roza	6407	0.0000
Heart Mountain	6408	0.0000
Alcova	6409	0.0000
Madison Dam	6422	0.0000
Cedar Falls (WA)	6430	0.0000
Gorge	6431	0.0000
Diablo	6432	0.0000
Azusa	6449	0.0000
Oak Grove	6505	0.0000
Moyie Springs	6506	0.0000
Drop 2 (WA)	6507	0.0000
Fleish	6513	0.0000
Verdi	6531	0.0000
Washoe	6532	0.0000
Little Cottonwood	6537	0.0000
Foster	6552	0.0000
Fort Peck	6623	0.0000
Lake Mathews	6644	0.0000

Foothill Feeder	6645	0.0000
San Dimas	6646	0.0000
Yorba Linda	6647	0.0000
Lower No 1	7012	0.0000
Unit 4	7015	0.0000
Hydro II	7034	0.0000
Mojave Siphon	7072	0.0000
Upper Salmon B	7079	0.0000
PEC Headworks	7113	0.0000
Wynoochee	7127	0.0000
Thermalito Diverson Dam	7129	0.0000
Pine View Dam	7132	0.0000
Waddell	7164	0.0000
Milner Hydro	7190	0.0000
Tesla	7233	0.0000
Skookumchuck	7259	0.0000
Buffalo Bill	7317	0.0000
McPhee	7372	0.0000
Тоwаос	7373	0.0000
Cowlitz Falls	7427	0.0000
Dalles Dam North Fishway Project	7431	0.0000
Basalt	7458	0.0000
Lake Mendocino	7489	0.0000
Stone Creek	7508	0.0000
McNary Dam Fish Attraction Project	7511	0.0000
Spirit Mountain	7541	0.0000
Causey	7548	0.0000
H M Jackson	7588	0.0000
El Vado Dam	7593	0.0000
Abiquiu Dam	7789	0.0000
Snoqualmie 2	7867	0.0000
Pine Flat	7907	0.0000
Kern Canyon	7911	0.0000
Diamond Valley Lake	7942	0.0000
Newhalem	9842	0.0000
Little Mac Project	10049	0.0000
Foothills Hydro Plant	10070	0.0000
Strontia Springs Hydro Plant	10081	0.0000
South Dry Creek Hydro	10138	0.0000
Birch Creek Power	10140	0.0000
South Forks Hydro	10296	0.0000
Copper Dam Plant	10323	0.0000
Peters Drive Plant	10324	0.0000
Mink Creek Hydro	10325	0.0000
Dillon Hydro Plant	10421	0.0000

Williams Fork Hydro Plant	10422	0.0000
North Fork Hydro Plant	10423	0.0000
Gross Hydro Plant	10424	0.0000
Barber Dam	10735	0.0000
Sprague Hydro	10737	0.0000
Magic Dam Hydroelectric Project	10740	0.0000
Koyle Ranch Hydroelectric Project	10781	0.0000
Crystal Springs	10806	0.0000
Dietrich Drop	10807	0.0000
Low Line Rapids	10808	0.0000
Rock Creek II	10809	0.0000
Sheep Creek Hydro	50091	0.0000
R E Badger Filtration Plant	50147	0.0000
Vallecito Hydroelectric	50206	0.0000
Rocky Brook Hydroelectric	50228	0.0000
New Lahontan	50261	0.0000
Redlands Water & Power	50267	0.0000
Marco Ranch	50323	0.0000
Michell Butte Power Project	50360	0.0000
Owyhee Dam Power Project	50361	0.0000
Tunnel 1 Power Project	50362	0.0000
Upriver Dam Hydro Plant	50380	0.0000
Twin Reservoirs	50382	0.0000
Cowiche	50423	0.0000
Sugarloaf Hydro Plant	50435	0.0000
Lilliwaup Falls Generating	50700	0.0000
Notch Butte Hydro	50718	0.0000
Stillwater Facility	50765	0.0000
East Winds Project	50820	0.0000
Twin Falls Hydro	50827	0.0000
El Dorado Hydro Elk Creek	50891	0.0000
Bypass	50895	0.0000
S E Hazelton A	50896	0.0000
Middle Fork Irrigation District	50917	0.0000
Galesville Project	50938	0.0000
Slate Creek	50961	0.0000
Marsh Valley Development	50972	0.0000
Siphon Power Project	50980	0.0000
Rock Creek I	50987	0.0000
Quail Creek Hydro Plant #1	52039	0.0000
Mojave 4	52142	0.0000
Lacomb Irrigation District	52155	0.0000
Helzel & Schwarzhoff 88 Wind Farm	52165	0.0000
Falls Creek	52187	0.0000
Broadwater Power Project	54006	0.0000

	1	
San Gabriel Hydro Project	54017	0.0000
Hillcrest Pump Station	54142	0.0000
Opal Springs Hydro	54251	0.0000
Koma Kulshan Associates	54267	0.0000
Wilson Lake Hydroelectric Project	54306	0.0000
Little Wood Hydro Project	54386	0.0000
Weeks Falls	54387	0.0000
Dry Creek Project	54394	0.0000
EDF Renewable Windfarm V Inc	54453	0.0000
Blind Canyon Hydro	54514	0.0000
Horseshoe Bend Hydroelectric Co	54524	0.0000
Hazelton B Hydro	54558	0.0000
Swanmill Windfarm I	54650	0.0000
Kanaka	54653	0.0000
Falls River Hydro	54668	0.0000
Ford Hydro LP	54674	0.0000
Boulder City Lakewood Hydro	54679	0.0000
Boulder City Betasso Hydro Plant	54680	0.0000
Difwind Farms Ltd VI	54686	0.0000
Warm Springs Power Enterprises	54721	0.0000
Taylor Draw Hydroelectric Facility	54729	0.0000
Mile 28 Water Power Project	54812	0.0000
Black Creek	54860	0.0000
Vansycle	55125	0.0000
FPL Energy Vansycle LLC (WA)	55560	0.0000
Foote Creek IV	55610	0.0000
Condon Windpower LLC	55739	0.0000
Ridge Crest Wind Partners	55741	0.0000
Boulder City Silver Lake Hydro	55931	0.0000
New Mexico Wind Energy Center	56097	0.0000
Kimball Wind	56106	0.0000
Colorado Green Holdings LLC	56173	0.0000
Combine Hills I	56195	0.0000
Prescott Airport	56228	0.0000
Helzel & Schwarzhoff 86	56275	0.0000
ZCO	56276	0.0000
Fossil Gulch	56308	0.0000
Aragonne Wind LLC	56336	0.0000
Burley Butte Windpark	56434	0.0000
Golden Valley Wind Park LLC	56435	0.0000
Milner Dam Wind Park LLC	56437	0.0000
Oregon Trail Wind Park	56439	0.0000
Salmon Falls Wind Park	56441	0.0000
Thousand Springs Wind Park	56442	0.0000
Tuana Gulch Wind Park	56443	0.0000

SunE Alamosa	56481	0.0000
Mora Drop Hydroelectric Project	56498	0.0000
Tiber Dam Hydroelectric Plant	56499	0.0000
Nellis Air Force Base Solar Array	56568	0.0000
Horseshoe Bend Wind Park	56591	0.0000
Mountain Home	56636	0.0000
Bennett Creek Windfarm LLC "Mountain		
Home"	56637	0.0000
Russell D Smith	56694	0.0000
Summer Falls Power Plant	56695	0.0000
Eltopia Branch Canal 4.6	56696	0.0000
Potholes East Canal 66.0	56697	0.0000
Main Canal Headworks	56698	0.0000
Spanish Fork Wind Park 2 LLC	56751	0.0000
Solana Generating Station	56812	0.0000
Denver Int Airport	56815	0.0000
Wheat Field Wind Power Project	56854	0.0000
Bolthouse S&P and Rowen Farms Solar	56862	0.0000
Chester Diversion Hydroelectric Project	56893	0.0000
Gap Pacific Distribution Center	56909	0.0000
WWRF Solar Plant	56922	0.0000
Threemile Canyon	56933	0.0000
Cassia Wind	56934	0.0000
Cassia Gulch	56935	0.0000
High Lonesome Mesa LLC	56945	0.0000
Happy Jack Windpower Project	56960	0.0000
Butter Creek Power LLC	56967	0.0000
Big Top LLC	56968	0.0000
Four Corners Windfarm LLC	56969	0.0000
Four Mile Canyon Windfarm LLC	56970	0.0000
Oregon Trail Windfarm LLC	56971	0.0000
Pacific Canyon Windfarm LLC	56972	0.0000
Sand Ranch Windfarm LLC	56973	0.0000
Wagon Trail LLC	56974	0.0000
Ward Butte Windfarm LLC	56975	0.0000
Arrowrock Hydroelectric Project	56997	0.0000
SunEdison Walgreens Moreno Valley	57004	0.0000
Mariani Packing Vacaville Solar	57005	0.0000
Walgreens Woodland Distribution Center	57006	0.0000
SunEdison Ironwood State Prison	57007	0.0000
SunEdison Procter & Gamble Oxnard	57008	0.0000
Kohls San Bernardino Solar Facility	57009	0.0000
SunEdison Anheuser Busch Fairfield	57010	0.0000
Chuckawalla Valley State Prison	57011	0.0000
SunEdison Walmart Apple Valley DC	57012	0.0000

Nature Francia Classica M/in d. Frances 2	57050	0.0000
NaturEner Glacier Wind Energy 2	57050	0.0000
Silver Sage Windpower	57091	0.0000
Casper Wind Farm	57093	0.0000
Dry Lake Wind LLC	57098	0.0000
Payne's Ferry	57124	0.0000
Camp Reed	57125	0.0000
Yahoo Creek	57126	0.0000
Tuana Springs	57136	0.0000
RV CSU Power LLC	57141	0.0000
Colorado Highlands Wind	57174	0.0000
Cimarron Solar Facility	57243	0.0000
Kit Carson Windpower	57244	0.0000
Victor Valley CC CPV Solar	57254	0.0000
Texico Wind Ranch LP	57258	0.0000
Crescent Dunes Solar Energy	57275	0.0000
Dutch Wind Energy	57301	0.0000
Maclay Solar Project	57308	0.0000
Pacific Cruise Ship Terminals Berth 93	57309	0.0000
1420 Coil Av #C	57310	0.0000
Occidental College Solar Project	57311	0.0000
Metro Support Services Center Solar	57313	0.0000
San Luis Valley Solar Ranch	57317	0.0000
Poseidon Solar, LLC	57318	0.0000
Luke Solar	57324	0.0000
Roadrunner Solar	57338	0.0000
Red Mesa Wind LLC	57357	0.0000
Siphon Drop Power Plant	57364	0.0000
Cogentrix of Alamosa	57368	0.0000
Questa Solar Facility	57369	0.0000
Bellevue Solar Project	57372	0.0000
Greater Sandhill I	57377	0.0000
Poseidon Wind, LLC	57379	0.0000
UASTP I	57392	0.0000
Yolo County Solar Project	57422	0.0000
Buffalo Ridge II LLC	57424	0.0000
Ryegrass Windfarm	57427	0.0000
Hammett Hill Windfarm	57428	0.0000
Mainline Windfarm	57429	0.0000
Desert Meadow Windfarm	57430	0.0000
Cold Springs Windfarm	57431	0.0000
Juniper Ridge Hydroelectric Project	57437	0.0000
Silver State Solar Power North	57442	0.0000
Two Ponds Windfarm	57444	0.0000
FRV SI Transport Solar LP	57506	0.0000
RV CSU Power II LLC	57507	0.0000

Carson Solar I	57509	0.0000
Roger Road WWTP	57524	0.0000
Garland Canal Power Plant	57551	0.0000
AFA Solar Farm	57554	0.0000
La Senita	57556	0.0000
Chino Solar Valley	57560	0.0000
Cotton Center Solar Hybrid	57561	0.0000
Paloma Solar Hybrid	57562	0.0000
Hyder Solar Hybrid	57563	0.0000
Albuquerque Solar Energy Center	57567	0.0000
	57571	0.0000
Los Lunas Solar Energy Center		
Deming Solar Energy Center	57575	0.0000
Las Vegas Solar Energy Center	57576	0.0000
Alamogordo Solar Energy Center	57577	0.0000
PaTu Wind Farm LLC	57578	0.0000
Robert O Schulz Solar Farm	57579	0.0000
Hatch Solar Energy Center I, LLC	57591	0.0000
Teichert Materials-Teichert Vernalis	57594	0.0000
Foundation ST	57626	0.0000
Vestas Towers America, Inc.	57643	0.0000
City & County of Denver at Denver Int'l	57645	0.0000
Yamhill Solar LLC	57652	0.0000
Bakersfield College Solar 01	57655	0.0000
Avra Valley Solar	57657	0.0000
Macys Goodyear	57673	0.0000
Post Rock Wind Power Project, LLC	57678	0.0000
City of Boulder WWTP	57681	0.0000
City of Madera WWTP	57682	0.0000
Staples La Mirada, CA	57683	0.0000
Turnbull Hydro	57690	0.0000
Flatirons Campus (FC)	57692	0.0000
DOE Golden NWTC Research Side Hybrid	57693	0.0000
DOE Golden NREL Main Campus	57694	0.0000
Aerojet I	57697	0.0000
Aerojet II	57698	0.0000
SPS1 Dollarhide	57736	0.0000
SPS2 Jal	57737	0.0000
SPS3 Lea	57738	0.0000
SPS4 Monument	57739	0.0000
SPS5 Hopi	57740	0.0000
Gordon Butte Wind LLC	57748	0.0000
Sawtooth Wind Project	57749	0.0000
Coastal Energy Project	57756	0.0000
Power County Wind Park South	57760	0.0000
Power County Wind Park North	57761	0.0000

Youngs Creek Hydroelectric Project	57763	0.0000
Naval Air Weapons Station China Lake	57764	0.0000
Arizona Western College PV	57765	0.0000
Rockland Wind Farm	57766	0.0000
Palo Verde College	57773	0.0000
Kingman 1	57775	0.0000
RE Bagdad Solar I LLC	57790	0.0000
Foundation AB	57791	0.0000
Foundation IE	57792	0.0000
RE Ajo 1 LLC	57795	0.0000
Lime Wind	57803	0.0000
Dinuba Wastewater Treatment Plant	57827	0.0000
ISH Solar Hospital SDMC	57840	0.0000
ISH Solar Hospital Downey	57841	0.0000
North Hollywood	57854	0.0000
Univ of California San Diego Solar	57856	0.0000
Castle Rock Vineyards	57870	0.0000
2555 E Olympic Bl	57871	0.0000
Baldock Solar Highway	57882	0.0000
Queen Creek Solar Farm	57883	0.0000
Improvement Dst No. 4	57895	0.0000
Solar Star California II LLC	57933	0.0000
Walmart Casa Grande	57939	0.0000
Macho Springs Power I	57947	0.0000
Musselshell Wind Project	57963	0.0000
Musselshell Wind Project Two LLC	57965	0.0000
Butte College Main Campus Solar	57970	0.0000
Busch Ranch Wind Energy Farm	57980	0.0000
Meridian Vineyards	57982	0.0000
SunE EPE2 LLC	57985	0.0000
SunE EPE1 LLC	57986	0.0000
Foothills Solar Plant Hybrid	57997	0.0000
Salt Palace Solar Gen Plant	58006	0.0000
WSMR I	58010	0.0000
High Mesa	58019	0.0000
IKEA Tejon 345	58028	0.0000
Buckeye Union HS District 201	58037	0.0000
Black Mountain Solar LLC	58042	0.0000
Edwards Air Force Base	58076	0.0000
Intel Folsom	58086	0.0000
Foundation Cemex River Plant	58101	0.0000
Foundation Cemex BMQ	58102	0.0000
Foundation Superior Farms	58104	0.0000
Foundation Wal-Mart Red Bluff	58105	0.0000
Foundation Cemex Madison	58112	0.0000

Foundation RRM	58113	0.0000
Foundation NWNA	58114	0.0000
Depot Park Solar System	58119	0.0000
Outback Solar At Christmas Valley	58131	0.0000
Prescott Solar Plant	58147	0.0000
Black Cap Solar Plant	58150	0.0000
Crafton Hills College Solar Farm	58170	0.0000
Prairie Fire	58171	0.0000
Saddle Mountain Solar I	58213	0.0000
Grassland 1&2 Solar Project	58217	0.0000
Spion Kop Wind Farm	58218	0.0000
Tahquitz High School	58232	0.0000
Kit Carson	58240	0.0000
West Valley High School Solar	58244	0.0000
VA Sepulveda Ambulatory Care Center	58249	0.0000
Los Alamos PV Site	58256	0.0000
FAA NorCal TRACON	58261	0.0000
Badger 1	58262	0.0000
Jewish Community Center PV	58292	0.0000
Paradise Valley H.S. PV	58293	0.0000
Gridley Main	58370	0.0000
Hyder II Hybrid	58383	0.0000
Fargo Drop	58384	0.0000
Flint Creek Hydroelectric LLC	58392	0.0000
CSU Northridge Plant	58422	0.0000
Swauk Wind LLC	58441	0.0000
45 Mile Hydroelectric Project	58455	0.0000
C-Drop Hydro	58470	0.0000
Las Vegas WPCF Solar Plant	58477	0.0000
SEV NM Phase 2	58479	0.0000
CSU Pueblo	58481	0.0000
Picture Rocks Solar, LLC	58486	0.0000
Apex Solar PV Power Project	58489	0.0000
Spectrum Solar PV Power Project	58490	0.0000
RE Gillespie 1 LLC	58501	0.0000
Chuckawalla Solar	58506	0.0000
Ironwood Solar LLC	58513	0.0000
Union HS at Casa Grande	58516	0.0000
Vista Grande HS at Casa Grande	58517	0.0000
Otero Solar	58520	0.0000
Manzano Solar	58521	0.0000
Madera Community Hospital	58522	0.0000
Crown Cooling Facility	58527	0.0000
Lake Pleasant WTP	58539	0.0000
Silver City WWTP PV Project	58540	0.0000

Gilbert Solar Facility I, LLC	58543	0.0000
Mountain View Solar	58544	0.0000
Community Solar 1	58545	0.0000
SMPA Solar 1 Community Solar	58547	0.0000
Huerfano River Wind	58548	0.0000
GSE NM1	58576	0.0000
Sue Cleveland High School	58588	0.0000
Rio Rancho High School	58589	0.0000
Beryl Solar Plant	58598	0.0000
Cedar Valley Solar Plant	58599	0.0000
Buckhorn Solar Plant	58600	0.0000
Milford Flat Solar Plant	58601	0.0000
Laho Solar Plant	58602	0.0000
Greenville Solar Plant	58603	0.0000
Granite Peak Solar Plant	58604	0.0000
Sol Orchard El Centro PV	58621	0.0000
Carter Hydro	58622	0.0000
Actus Lend Lease DMAFB	58632	0.0000
Monterey Regional Water Pollution Control		
Agency	58633	0.0000
Lancaster Baptist Church	58634	0.0000
Sacramento Fairbain Water Treatment Plant	58636	0.0000
Utah Red Hills Renewable Energy Park	58660	0.0000
Blue Sky One	58689	0.0000
Nooksack Hydro	58696	0.0000
Mira Loma	58698	0.0000
Phoenix Airport East Economy Lot	58708	0.0000
Phoenix Airport Rental Car Center	58709	0.0000
North Bay Solar 1	58748	0.0000
Expressway Solar A	58761	0.0000
Expressway Solar B	58762	0.0000
South Canal Hydro-1	58783	0.0000
South Canal Hydro-3	58784	0.0000
Storrie Lake Solar Project	58794	0.0000
Cogenra - TEP	58832	0.0000
Red Horse 2	58833	0.0000
Gato Montes Solar, LLC	58842	0.0000
ASTI	58889	0.0000
Beringer	58890	0.0000
Prosperity Energy Storage Facility Hybrid	58899	0.0000
Tri-County Water Hydropower Project	58901	0.0000
Intel Folsom Phase 2	58954	0.0000
Oregon University System OIT Klamath Falls	58961	0.0000

Las Virgenes Municipal Water District	58963	0.0000
Fairfield Wind	58966	0.0000
Fort Huachuca Solar PV Project	58972	0.0000
RE Camelot LLC	58983	0.0000
Two Dot Wind Farm	59003	0.0000
Gila Bend Hybrid	59020	0.0000
Rio Rico Solar	59044	0.0000
Vacaville	59058	0.0000
Chopin Wind LLC	59076	0.0000
CSD 2- Freedom High	59129	0.0000
CSD 2 - Heritage High	59130	0.0000
Dartmouth Landfill	59131	0.0000
EAFB - North Base	59132	0.0000
EAFB - South Base	59133	0.0000
SDCCD - Miramar	59138	0.0000
SDCWA - Twin Oaks	59139	0.0000
Brighton PV Solar Plant	59144	0.0000
Avalon Solar	59168	0.0000
Sterling PV 3	59198	0.0000
Mesa PV1	59199	0.0000
Eagle Springs Solar LLC	59239	0.0000
California PV Energy at ISD WWTP	59283	0.0000
Sacramento (SMUD)	59323	0.0000
Golden Acorn Casino	59328	0.0000
City of Soledad Water Reclamation	59329	0.0000
Taylor Farms	59330	0.0000
Anheuser-Busch #2	59331	0.0000
Dorena Hydro-Electric Facility	59357	0.0000
Old Mill Solar	59374	0.0000
Escalante Solar I, LLC	59387	0.0000
Escalante Solar II, LLC	59388	0.0000
Escalante Solar III, LLC	59389	0.0000
Eubank Landfill Solar Array	59393	0.0000
Searchlight Solar	59404	0.0000
Newman Solar	59407	0.0000
Solar Las Vegas MB-1	59430	0.0000
Desert Star	59444	0.0000
Valencia Solar	59454	0.0000
Tech Park Solar	59455	0.0000
Denver Intl Airport IV Solar	59462	0.0000
Ft. Churchill PV	59472	0.0000
Apple Campus 2 PV	59473	0.0000
Jett Creek Windfarm (Burnt River)	59490	0.0000
Benson Creek Windfarm (Burnt River)	59491	0.0000
Durbin Creek Windfarm (Burnt River)	59492	0.0000

Prospector Windfarm (Burnt River)	59493	0.0000
Willow Spring Windfarm (Burnt River)	59494	0.0000
Wright Solar Park	59525	0.0000
Sandoval Solar Energy Center	59558	0.0000
Springer Solar 1	59560	0.0000
Meadow Lake Solar Energy Center	59618	0.0000
Cibola	59619	0.0000
South Milford Solar Plant	59620	0.0000
Sandstone Solar	59634	0.0000
Forever 21 Retail, Inc.	59651	0.0000
Nordhoff Place	59652	0.0000
City of Truth or Consequences PV	59653	0.0000
Comanche Solar	59656	0.0000
Imperial Valley Solar Co (IVSC) 2, LLC	59657	0.0000
Mt. Home Solar 1, LLC	59695	0.0000
Sunnyside Ranch Community Solar Array	59742	0.0000
DSH (CA) - Coalinga State Hospital	59746	0.0000
River Mountains Solar	59747	0.0000
CDCR (CA) - Pleasant Valley State Prison	59748	0.0000
Davis Monthan AFB (AZ) West Airfield	59779	0.0000
Fiddler's Canyon #2	59786	0.0000
Fiddler's Canyon #1	59787	0.0000
Oregon University System Rabbit Field	59790	0.0000
Colon PV	59798	0.0000
Airport 1 Solar (DIA)	59807	0.0000
Tooele Army Depot	59817	0.0000
Mohave Electric at Fort Mohave	59819	0.0000
Playa Solar 1, LLC	59827	0.0000
Pikes Peak Solar Garden 1 LLC CSG	59848	0.0000
Adams Community Solar Garden LLC	59849	0.0000
Adams Community Solar Garden III LLC	59850	0.0000
UC Davis South Campus	59872	0.0000
Nellis Solar PV II	59919	0.0000
Fiddler's Canyon 3	59932	0.0000
Iron Springs Solar, LLC	59941	0.0000
Granite Mountain Solar West, LLC	59945	0.0000
Granite Mountain Solar East, LLC	59946	0.0000
Milford 2	59958	0.0000
Golden West Power Partners LLC	59974	0.0000
Carousel Wind Farm LLC	59975	0.0000
Hooper Solar	60008	0.0000
SR Jenkins Ft Lupton	60023	0.0000
Steel Bridge Solar, LLC	60057	0.0000
Lindberg Fleld Solar	60060	0.0000
Avalon Solar II	60062	0.0000

Fresno Solar	60083	0.0000
	60112	0.0000
Oregon Convention Center		
Granby Hydro Peak View Wind Farm	60119	0.0000
Solverde 1	60143	0.0000
	60185	0.0000
Whitethorn Solar LLC	60193	0.0000
South Valley Solar Energy Center	60195	0.0000
Santa Fe Solar Energy Center	60196	0.0000
Santolina Solar Energy Center	60197	0.0000
Rio Communities Solar Energy Center	60198	0.0000
Strata Roof 1	60219	0.0000
Estrella Mountain PV	60230	0.0000
Genentech-Oceanside Hybrid	60231	0.0000
Valley View Solar	60247	0.0000
Skylark	60248	0.0000
Weymouth Solar Plant	60255	0.0000
Alta Luna	60258	0.0000
Playa Solar 2	60261	0.0000
SR Mavericks	60283	0.0000
Red Horse III	60285	0.0000
Montana Solar Facility	60300	0.0000
Holloman Solar Facility	60301	0.0000
San Isabel Solar, LLC	60304	0.0000
Jeffco Community Solar Gardens LLC	60320	0.0000
Grove Solar Center, LLC	60330	0.0000
Hyline Solar Center, LLC	60331	0.0000
Open Range Solar Center, LLC	60332	0.0000
Railroad Solar Center, LLC	60333	0.0000
Thunderegg Solar Center, LLC	60334	0.0000
Vale Air Solar Center, LLC	60335	0.0000
Wal-Mart Truth or Consequences PV	60341	0.0000
Solar Las Vegas MB 2, LLC	60350	0.0000
Bison Solar LLC	60351	0.0000
Boulder Solar Power, LLC	60352	0.0000
Sulphur Springs	60381	0.0000
Bonnybrooke PV	60413	0.0000
Calligan Creek Hydroelectric Project	60418	0.0000
RCWD PV Project	60426	0.0000
CA Dept of Public Health at Richmond	60428	0.0000
Three Peaks Power	60432	0.0000
E&B Resources	60446	0.0000
Corcoran	60450	0.0000
Red Rock	60467	0.0000
Greenfield Wind - MT	60486	0.0000
Springbok 3 Solar Farm Hybrid	60491	0.0000

SR Skylark B	60497	0.0000
Clear Spring Ranch PV Project	60511	0.0000
Hancock Creek Hydroelectric Project	60517	0.0000
NorWest Energy 2, LLC	60548	0.0000
Solar Blythe 2	60558	0.0000
Jacobson 5 MW Solar	60603	0.0000
BC Solar	60616	0.0000
Rush Creek Wind	60619	0.0000
Amphitheater High School Solar	60684	0.0000
Canyon Del Oro High School Solar	60685	0.0000
Weld 1 Community Solar Array	60720	0.0000
Logan 1 Community Solar Array	60722	0.0000
Conejos 1 Community Solar Array	60723	0.0000
Arapahoe 3 Community Solar Array	60724	0.0000
Xcel Adams 2 Community Solar Array	60725	0.0000
Xcel Adams 1 Community Solar Array	60726	0.0000
Victory Solar LLC	60764	0.0000
SunAnza	60791	0.0000
CEC Solar #1117, LLC	60801	0.0000
Cloverdale Solar Center	60813	0.0000
Weber State University - Davis Campus PV	60821	0.0000
Intel - Ocotillo Campus Solar	60822	0.0000
Valley Sanitary District WTP Solar	60824	0.0000
Genentech Vacaville Meter #1	60844	0.0000
US GSA - Sacramento	60846	0.0000
Dept of General Services -FTB	60861	0.0000
Timothy Lake Powerhouse	60868	0.0000
Solar Star California, XLIV, LLC	60869	0.0000
Boulder Solar II, LLC	60885	0.0000
Pavant Solar III	60886	0.0000
Westmont 300B	60914	0.0000
OSLH, LLC	60976	0.0000
CSUF State College	60978	0.0000
CSUF Nutwood Solar	60979	0.0000
Lindberg Field Solar 2	60984	0.0000
Iron Horse Battery Storage Hybrid	60996	0.0000
SCDA Solar 1	61006	0.0000
Twin Buttes II Wind	61040	0.0000
Foundation CDCR LAC	61066	0.0000
Foundation Scheid Vineyards	61067	0.0000
Pima Community College - East Campus	61104	0.0000
Quichapa 1	61119	0.0000
Quichapa 2	61120	0.0000
Quichapa 3	61121	0.0000

Intel Folsom Phase 3	61152	0.0000
Big Timber Wind Farm	61155	0.0000
Columbus Solar Project	61165	0.0000
Shavano Falls Hydro	61189	0.0000
Shavano Falls Hydro Drop 4	61190	0.0000
Drop 5	61191	0.0000
IKEA Las Vegas 462	61193	0.0000
Merck - Upper Gwynedd Solar Array	61198	0.0000
T0588 Phoenix - AZ	61199	0.0000
OR Solar 3, LLC	61201	0.0000
Sacramento Regional County Sanitation PV	61209	0.0000
Head of U Canal Hydro Project	61217	0.0000
Westmont 300A	61249	0.0000
Kayenta Solar Project	61268	0.0000
Gray Hawk Solar	61272	0.0000
River Bend Solar, LLC	61289	0.0000
South Mills Solar, LLC	61290	0.0000
Green Meadow Solar, LLC	61291	0.0000
SR Kersey	61314	0.0000
Great Divide Solar, LLC	61335	0.0000
Black Eagle Solar, LLC	61336	0.0000
Magpie Solar, LLC	61337	0.0000
Mill Creek Solar (OR)	61338	0.0000
Westmont 400A	61348	0.0000
Westmont 400B	61349	0.0000
Amazon - Patterson PV	61377	0.0000
OR Solar 5, LLC	61423	0.0000
OR Solar 8, LLC	61424	0.0000
Coyote Ridge Community Solar	61425	0.0000
OR Solar 6, LLC	61430	0.0000
Panasonic Carport Solar Hybrid	61439	0.0000
Foundation California Training Facility	61442	0.0000
Foundation Mann Packing	61443	0.0000
Foundation Salinas Valley State Prison	61444	0.0000
SR Platte Solar Farm	61462	0.0000
Vandenberg Solar Project	61463	0.0000
San Luis Solar Garden	61472	0.0000
Klamath Falls Solar 2 CSG	61553	0.0000
Facebook 1 Solar Energy Center	61556	0.0000
Facebook 2 Solar Energy Center	61557	0.0000
Facebook 3 Solar Energy Center	61558	0.0000
Woodline Solar	61559	0.0000
Eagle Point Solar	61560	0.0000
Denver Metro Solar	61563	0.0000

Tumbleweed Solar, LLC	61580	0.0000
San Luis Valley Solar Array	61605	0.0000
Vilas Solar Array	61606	0.0000
Stenner Creek Solar	61607	0.0000
Techren Solar I LLC	61611	0.0000
CDCR (CA) - Solano State Prison	61619	0.0000
CDCR (CA) - Soland State Frison	61620	0.0000
CDCR (CA) - Wasco State Prison	61621	0.0000
Kilroy Solar	61628	0.0000
Chiloguin Solar, LLC	61631	0.0000
Carrizozo Solar	61662	0.0000
	61678	
Pinal Central Energy Center Hybrid USG 1	61682	0.0000
USG 2		
	61683 61692	0.0000
IVC Solar		0.0000
Folsom SP and CSP Sacramento Aerolease	61698	0.0000
	61718	0.0000
Quincy II Solar Garden	61752	0.0000
Imboden Solar Garden	61753	0.0000
Stage Gulch Solar	61791	0.0000
Lavio Solar	61792	0.0000
EGP Stillwater Solar PV II, LLC	61809	0.0000
Titan Solar	61811	0.0000
Target Shafter	61824	0.0000
Dignity - Siena Campus	61825	0.0000
Dayton Cutoff Solar	61827	0.0000
Valley Creek Solar	61828	0.0000
Silverton Solar	61829	0.0000
Sheep Solar	61830	0.0000
Colton Solar	61831	0.0000
Interstate Solar	61832	0.0000
Soboba Community Solar Project	61834	0.0000
Grand Ronde Solar	61835	0.0000
SeaWorld Aquatica	61843	0.0000
Jordanelle Dam Hydroelectric Project	61853	0.0000
Dignity - San Martin	61862	0.0000
Bar D	61886	0.0000
National Raisin	61894	0.0000
Casa Mesa Wind Energy Center Hybrid	61925	0.0000
Techren Solar II LLC	61930	0.0000
Adams Nielson Solar	61933	0.0000
Gavilan District College Solar Project	61993	0.0000
UC Merced Solar Hybrid	61995	0.0000
UC Riverside Lots 30 & 32	62016	0.0000
Stanford Campus Solar	62020	0.0000

CSU Long Beach Lots 7 & 14	62028	0.0000
Santa Rosa Junior College Petaluma Solar	62039	0.0000
Pima Community College	62075	0.0000
Blue Shid Of Cal- El Dorado Hils Mtr B	62077	0.0000
Roseville Solar	62114	0.0000
Syncarpha Eagle Nest	62149	0.0000
		0.0000
Chaffey College Rancho Cucamonga Campus	62150	0.0000
Clif Bar Bakery of Twin Falls	62151	0.0000
Boring Solar LLC	62169	0.0000
Ballston Solar LLC	62170	0.0000
Labish Solar LLC	62171	0.0000
CNMEC Solar Energy Center	62191	0.0000
Oak Leaf Solar XXVII LLC	62224	0.0000
Oak Leaf Solar XXX LLC (CSG)	62239	0.0000
NorWest Energy 9 LLC	62241	0.0000
County of San Diego SBRC	62242	0.0000
Oak Leaf Solar XXI (CSG)	62243	0.0000
Oak Leaf Solar XXXI LLC (CSG)	62244	0.0000
Oak Leaf Solar XXV LLC (CSG)	62245	0.0000
Target Woodland Solar Project	62246	0.0000
Oak Leaf Solar XXXII (CSG)	62251	0.0000
Oak Leaf Solar XXII LLC (CSG)	62252	0.0000
Oak Leaf Solar XXIV LLC (CSG)	62253	0.0000
Oak Leaf Solar XXVI LLC	62254	0.0000
Oak Leaf Solar XXVIII LLC (CSG)	62255	0.0000
Oak Leaf Solar XXIII LLC (CSG)	62256	0.0000
Trout Creek Solar	62260	0.0000
Liberty HS Solar Project	62274	0.0000
Frontier HS Solar Project	62275	0.0000
Francisco St. Solar	62287	0.0000
Grazing Yak Solar	62376	0.0000
City of Gallup Solar	62406	0.0000
Busch Ranch II Wind Farm	62445	0.0000
Vista Solar Energy Center	62467	0.0000
Airport Solar	62560	0.0000
Preferred Freezer San Leandro	62578	0.0000
Rio De Oro Solar Energy Center	62597	0.0000
PFMG Solar Grossmont Helix LLC	62611	0.0000
NVSS-II	62636	0.0000
AZ State University - Tempe Campus Solar	62643	0.0000
SFDK Solar	62649	0.0000
Gilcrest Solar	62663	0.0000
Quincy Solar	62664	0.0000
Lafayette Horizon Solar CSG LLC	62667	0.0000

American Canyon Solar	62687	0.0000
Malech Solar Farm	62688	0.0000
Hellyer Solar Farm	62689	0.0000
Guadalupe Solar Farm	62690	0.0000
Mesa CSG 2 Massicotte	62718	0.0000
Mesa CSG 1 Murdock	62719	0.0000
Solar Star Palo Alto I, LLC	62732	0.0000
RC Energy AA LLC Solar Facility	62756	0.0000
Bloomington Solar I	62805	0.0000
Amazon Denver DEN3	62803	0.0000
Desert Star Hybrid	62965	0.0000
Grossmont HS Solar Project	62987	0.0000
Bluewater CDEC 1	62994	0.0000
Grants CDEC 2	62995	0.0000
SCCCD - Clovis Community College	63021	0.0000
Gloucester Solar	63031	0.0000
SCCCD - Fresno Community College	63068	
Reedley Community College Solar	63074	0.0000
San Miguel I Solar Energy Center	63081	0.0000
San Miguel II Solar Energy Center	63082	0.0000
Syncarpha El Rito	63124	0.0000
Tom Sifers Solar	63163	0.0000
Whiskey Hill Solar	63164	0.0000
Rio Rancho Solar Energy Center	63184	0.0000
CID Solar (CA)	63204	0.0000
Rafael Solar	63204	0.0000
Case Creek Solar	63200	0.0000
Kale Patch Solar	63207	0.0000
Mtn. Solar 1	63276	0.0000
Mtn. Solar 2	63270	0.0000
CO LI CSG 1 - Kamerra	63278	0.0000
Garrett Solar	63301	0.0000
Alticor Inc - Solar Project	63303	0.0000
Starvation	63344	0.0000
OE AZ1	63349	0.0000
Medline Ind. Phase 2 Tracy	63361	0.0000
Niagara Bottling Stockton	63363	0.0000
Phelan Pinon Hills CSD Solar	63376	0.0000
Castaic Lake Phase II	63385	0.0000
City of Rio Rancho WWTP	63391	0.0000
Tickle Creek Solar	63442	0.0000
Thomas Creek Solar		
RE-VFO LLC	63443	0.0000
D'Arrigo Brothers - Phase 4	63455 63486	0.0000
PSREC/SIAD Solar	63486	0.0000
r JNLC/ JIAD JUIdi	03493	0.0000

Moonlight Packing - Phase 2	63514	0.0000
California City	63516	0.0000
Pima Community College NW	63531	0.0000
Amazon_DEN2	63536	0.0000
Mohave Electric Cooperative at Joy Lane	63554	0.0000
Britton Solar Energy Center	63579	0.0000
SR Kersey II	63586	0.0000
SR Skylark C	63587	0.0000
Pleasanton - Amador Valley High School	63630	0.0000
North Kern State Prison Phase II	63651	0.0000
IBM Solar	63869	0.0000
Vacaville Hospital	63928	0.0000
Hyperion Treatment Plant CHP Plant	60960	0.5283
Valero Wilmington Cogeneration Plant	63285	0.4968
Mohave County Wind Farm	63114	0.0000
Irwindale Brew Yard, LLC	58056	4.8962
Dillon Wind LLC	56791	0.0000
American Kings Solar, LLC	60777	0.0000
Maverick Solar, LLC	62178	0.0000
Borden Solar Farm	59531	0.0000
Sun Streams, LLC	60827	0.0000
Blythe Solar III, LLC Hybrid	60094	0.0000
Highline	7224	0.0000
Beacon BESS 1	61431	0.0000
Oregon State University	57653	0.2210
Veyo	3635	0.0000
Southern Owens Valley Solar Ranch	57304	0.0000
Van Norman Bypass Solar Project	57307	0.0000
LATTC South Campus Solar	57312	0.0000
Foothill Solar Project	59799	0.0000
Blythe Solar IV, LLC	60095	0.0000
Rancho Seco Solar II, LLC	63387	0.0000
Wildflower Solar I, LLC	62988	0.0000
Walnut Power Plant	4256	0.3973
Lopez Canyon	57730	1.1111
USPS FiT 1B - BP14-009B-7001 S Central	61251	0.0000
USPS FiT 2A - BP14-011A-7001 S Central	61252	0.0000
USPS FiT 2B - BP14-011B-7001 S Central	61253	0.0000
SANTA MARIA II LFG POWER PLANT	57100	1.1111
Columbia Generating Station	371	0.0000
Thermalito	438	0.0000
Rock Creek LP	50892	0.0000
ELACC Photovoltaic Power Facility	56814	0.0000
Los Angeles Harbor College	57314	0.0000
GE - Tehachapi	57566	0.0000

FRB Solar Farm	57930	0.0000
Pierce College	58248	0.0000
Little Bear Solar 1, LLC	59870	0.0000
OR Solar 2, LLC	61200	0.0000
Brush Solar Center	61844	0.0000
Baker City Solar	61854	0.0000
Morgan Solar Center	61855	0.0000
Vale Solar Center	61856	0.0000
Ontario Solar Center	61860	0.0000
Techren Solar III LLC	61931	0.0000
Techren Solar IV LLC	61932	0.0000
Desert Harvest, LLC Techren Solar V	62177	0.0000
	62440	0.0000
Little Bear 3	62463	0.0000
Little Bear 4	62464	0.0000
Little Bear 5	62465	0.0000
Cove Mountain Solar	62469	0.0000
Cove Mountain Solar 2	62470	0.0000
Palmer Solar	62495	0.0000
Renew Solar ABC Sacramento LLC	62545	0.0000
Ekola Flats	62591	0.0000
Wheatridge Hybrid	62745	0.0000
Shelter Creek Condominiums Solar	62806	0.0000
Milford Solar 1	62812	0.0000
Mountain Breeze Wind, LLC	62840	0.0000
East Line Solar	62899	0.0000
Windsor Floating Solar	62902	0.0000
Orchard Windfarm 1, LLC	62935	0.0000
Rattlesnake Flat	62936	0.0000
South Peak Wind	62939	0.0000
Cheyenne Ridge Wind Farm	62952	0.0000
Syncarpha Taos	63123	0.0000
Syncarpha Questa	63125	0.0000
Roundhouse Wind Energy Project	63133	0.0000
Skookumchuck Wind Facility	63205	0.0000
Duus Solar, LLC	63330	0.0000
Firwood Solar, LLC	63331	0.0000
Mtn. Solar 3 CSG	63379	0.0000
IOS II-LAX9	63414	0.0000
Sierra Pacific Industries (2042-RD)	63416	0.0000
DGS Wasco State Prison	63418	0.0000
DGS Central California Womens Facility	63419	0.0000
Fresno Bullard High School Hybrid	63420	0.0000
Fresno Hoover High School Hybrid	63421	0.0000
Fresno Sunnyside High School Hybrid	63422	0.0000

Corriedale Wind Energy	63436	0.0000
St Louis Solar	63456	0.0000
Pika Solar	63462	0.0000
Brush Creek Solar	63464	0.0000
Minke Solar	63465	0.0000
Drift Creek Solar	63466	0.0000
Bighorn Solar	63467	0.0000
Alcalde Solar Array	63477	0.0000
Walnut Unified School District Walnut HS		
Hybrid	63510	0.0000
Lafayette 2 - Internal Services Dept	63527	0.0000
Chevron - Lost Hills Hybrid	63545	0.0000
Lafayette 2 - MLK Jr. Hospital (MLK)	63623	0.0000
Fort Rock I	63636	0.0000
Dunn Road Solar	63642	0.0000
Mt Hope Solar	63663	0.0000
Williams Acres Solar	63664	0.0000
River Valley Solar	63665	0.0000
Oak Leaf Solar XXXIII LLC (Lantz)	63681	0.0000
Rawhide Prairie Solar Hybrid	63722	0.0000
Platteville Solar CSG, LLC	63753	0.0000
Kroger La Habra	63758	0.0000
Ballenger Road Solar A	63759	0.0000
Soscol Ferry Solar	63761	0.0000
Silveira Ranch Road Solar	63762	0.0000
Suntex Solar, LLC	63778	0.0000
Rock Garden Solar, LLC	63779	0.0000
Alkali Solar, LLC	63795	0.0000
West Hines Solar I, LLC	63796	0.0000
Bronco Plains Wind, LLC	63803	0.0000
Golden Field Solar III, LLC	63859	0.0000
Encino Solar Energy Center	63860	0.0000
Turquoise Nevada, LLC	63906	0.0000
SulusSolar17	63908	0.0000
Cedar Springs I	63914	0.0000
Cedar Springs II	63915	0.0000
Cedar Springs III	63916	0.0000
Riley	63925	0.0000
Fort Rock IV	63926	0.0000
Titan Solar 1 (CA)	63932	0.0000
Palmer Creek Solar, LLC	63956	0.0000
Day Hill Solar, LLC	63957	0.0000
SSD Marion 3, LLC	63958	0.0000
SSD Marion 5, LLC	63959	0.0000
SSD Marion 6, LLC	63960	0.0000

SSD Cleakernes 1, U.C	62061	0.0000
SSD Clackamas 1, LLC	63961	0.0000
SSD Clackamas 4, LLC	63962	0.0000
SSD Clackamas 7, LLC	63963	0.0000
SSD Marion 1, LLC	63964	0.0000
SulusSolar35	63969	0.0000
FTF-PackingShed	63993	0.0000
Firebaugh-CCS-PV-1	63994	0.0000
SulusSolar28	64007	0.0000
Alden Solar CSG LLC	64021	0.0000
Monte Vista Solar 2 CSG, LLC	64024	0.0000
Fremont CO 1, LLC	64031	0.0000
GreenparkSolar	64033	0.0000
SulusSolar25	64034	0.0000
SulusSolar29	64048	0.0000
Orchard Windfarm 2, LLC	64051	0.0000
Orchard Windfarm 3, LLC	64052	0.0000
Orchard Windfarm 4, LLC	64053	0.0000
Wonderful Orchards - New Columbia	64055	0.0000
Wheatridge 1	64057	0.0000
Tesla Reno GigaFactory	64098	0.0000
Desert Harvest II LLC	64103	0.0000
James W. Broderick Hydropower Plant	64123	0.0000
SR Rattlesnake	64152	0.0000
Horn Rapids Solar, Storage and Training	64198	0.0000
Jack's Solar Garden	64200	0.0000
Wonderful Orchards - Belridge	64221	0.0000
Las Virgenes	64264	0.0000
Rock Creek 2 CSG	64265	0.0000
Valencia 2	64267	0.0000
Dissigno Healdsburg FPV, LLC	64308	0.0000
Two Dot Wind Broadview East LLC	64332	0.0000
Western Meadowlark Solar SCS NE 1, LLC	64365	0.0000
Tranquillity ID	64376	0.0000
Firestone Walker Brewery - Phase 1	64391	0.0000
Mesa Carport PV	64404	0.0000
Big Bear	64418	0.0000
Department of Justice	64517	0.0000
CA Institute for Women	64518	0.0000
Centinela State Prison	64519	0.0000
Calipatria State Prison	64521	0.0000
Atascadero State Hospital	64523	0.0000
Broadway 2 - UC Riverside	64579	0.0000
Broadway 2 - Tucson Phase II	64580	0.0000
Afton Generating Station	55210	0.4386
Big Sky Dairy Digester	57393	0.5087

· · · ·		
Raft River Geothermal - GE 1	56317	0.0000
Rock Creek Dairy (New Energy One) [Digester		
Gas]	58142	0.0024
Whitegrass No. 1 [Geothermal]	63001	0.0000
Tulare BioMAT Fuel Cell	61846	0.4123
Lockheed Martin Corporation - Sunnyvale	57808	4.5401
MAGTFTC MCAGCC Twentynine Palms	58914	0.2626
Hudson Ranch Power I - Geothermal	57475	0.0558
Hoag Memorial Hospital Presbyterian	58223	0.3999
Calpine - Yuba City Energy Center (Gilroy		
Energy Center, LLC)	55813	0.6189
Stanton Energy Reliability Center	60698	0.5812
Calpine - Creed Energy Center, LLC	55625	0.1342
Calpine - Goose Haven Energy Center, Peaker	10350	0.1283
Still Water Power	64141	0.7154
Diamond H Dairy Power	64622	1.1111
Altwind 1 - Altwind 1	P1	0.0000
Altwind 2 - Altwind 2	P2	0.0000
Altwind 3 - Altwind 3	Р3	0.0000
Desert Winds I - Desert Winds I	P4	0.0000
Desert Winds II Pwr Purch Trst - Desert Winds II		
Pwr Purch Trst	Р5	0.0000
Desert Winds III - Desert Winds III	P6	0.0000
San Gorgonio Altwind - San Gorgonio Altwind	Р7	0.0000
San Gorgonio East - San Gorgonio East	Р8	0.0000
1122-11423 Vanowen - FITS1042 - 11423		
Vanowen St	Р9	0.0000
1160-2645 La Cienega Ave - FITS1043 - 2645 LA		
CIENEGA	P10	0.0000
1254-10261 Glenoaks Blvd - FITS1039 - 10261		
Glenoaks Blvd	P11	0.0000
1425-12360 Foothill Blvd - FITS1041 - 12360		
FOOTHILL BL	P12	0.0000
14539 Blythe Solar PV - FITS1011 - 14539		
Blythe St	P13	0.0000
21717 Nordhoff - FiTS1007 - 21717 Nordhoff St	P14	0.0000
8011-658 Venice Blvd FITS 1044 658 Venice		
Blvd	P15	0.0000
Bathke Broadway Properties - FiTS1001 - 2515		
S Broadway	P16	0.0000
Capelin Distribution Center - FiTS1006 - 20000		
S Western Ave	P17	0.0000

Cathay LA - Solar Project - FiTS1021 - 1501 N		
Main	P18	0.0000
Chatsmouth Solar Project 1 - FiTS1002 - 9640		
Owensmouth	P19	0.0000
DS2 Solar FiT Project - FiTS1089 - 1115-1129 S	. 10	0.0000
Boyle Avenue	P20	0.0000
DS3 Solar FiT Project - FiTS1090 - 1103-1109 S	120	0.0000
Boyle Avenue	P21	0.0000
Figueroa & Ave 61 Center - FiTS1028 - 6100		0.0000
North Figueroa St	P22	0.0000
FITS1017 - 11115 Laurel Canyon Blvd -	1 22	0.0000
FITS1017 - 11115 Laurel Canyon Blvd	P23	0.0000
Harbor Regional Park Ground Mount Solar	F 2.3	0.0000
Array - FITS1085 - 1581 West L Street	P24	0.0000
KSI Solar Whiteman - FITS1019 - 10500 Airpark	F 24	0.0000
	P25	0.0000
Way LAX Logistic Industrial Center - FiTD1012 -	P25	0.0000
-	P26	0.0000
5343/5353 Imperial Hwy		0.0000
Layline Distribution Center - FiTS1003 - 1000 W		0.0000
Francisco St	P27	0.0000
Mastercraft 96.64kW Solar PV - FITS1020 -	520	0 0000
7463 Varna	P28	0.0000
M-C Investments 4558 Brazil - FITS1065-4558	820	0 0000
Brazil	P29	0.0000
North Figueroa & Ave. 58-59 Center - FITS1071-		
5801 N. Figueroa	P30	0.0000
Oxen Solar I - FiTD1019 - 11313 Oxnard St.	P31	0.0000
Prairie Solar I - FiTS1025 - 20001 W Prairie	P32	0.0000
Prairie Solar II - FiTS1026 - 19809 W Prairie	P33	0.0000
Saf Keep Melrose - FITS1016 - 4996 Melrose		
Ave	P34	0.0000
Saf Keep San Fernando - FITS1008 - 2840 San		
Fernando Rd	P35	0.0000
Shri Ji Ram Solar FIT Project - FITS1047 - 1933		
W 60TH ST	P36	0.0000
SOL #1235 LOS ANGELES - FITS1040 -		
6005/6033 S CENTRAL AV	P37	0.0000
Sunstarter Solar CXVI - FiTS1027 - 3650 E		
Olympic Blvd	P38	0.0000
Tangen Building - FITS1009 - 11205 S Broadway		
Place	P39	0.0000
Van Nuys Air - Hannah Solar - FiTD1011 - 7855		
Hayvenhurst Ave	P40	0.0000
Aeroplex - FITS1100 - 16143 Waterman Dr	P41	0.0000

Aeroplex 2 - FITS1099 - 7943 -7949 Woodley		
Ave	P42	0.0000
Flight Building 1 - FITS1049 - 16665 16667		
Arminta St	P43	0.0000
Flight Building 6 - FITS1054 - 16543 16545		0.0000
Arminta St	P44	0.0000
Flight Building 7 - FITS1055 - 7901 7915 7929		0.0000
Ruffner Ave	P45	0.0000
	145	0.0000
Flight Building 8 - FITS1056 - 16638 Arminta St	P46	0.0000
Flight Building 10 - FITS1058 - 16604 16608		
Arminta St	P47	0.0000
Van Nuys Air - 16620 Stagg St - FITS1048 -		
16620 Stagg St	P48	0.0000
Flight Building 2	P49	0.0000
Flight Building 3 - FITS1051 - 16637 16639		
Arminta St	P50	0.0000
Flight Building 4 - FITS1052 - 16625 Arminta St	P51	0.0000
Flight Building 5 - FITS1053 - 16611 16615		
Arminta St	P52	0.0000
Foothill - FITS1087 - 7061 Foothill Blvd	P53	0.0000
13207 Bradley Avenue - FITS1098 - 13207		
Bradley Avenue	P54	0.0000
Flight Building 11 - FITS1059 - 16554 16556		
Arminta St	P55	0.0000
Flight Building 12 - FITS1060 - 16540 16542		
Arminta St	P56	0.0000
Flight Building 13 - FITS1061 - 16508-16526		
Arminta St	P57	0.0000
	_	
Sun Valley 2 - FITS1101 - 11063 Pendleton Ave	P58	0.0000
BJE Solar FiT Project II - FITS1083 - 12607		
Sherman Way	P59	0.0000
,		
Flight Building 9 - FITS1057 - 16626 Arminta St	P60	0.0000
Valley Solar 1 - FITS1094 - 9340 9400 Penfield		
Ave	P61	0.0000
Valley Solar 5 - FITS1093 - 9330 Winnetka Ave	1	
N	P62	0.0000
Valley Solar 6 - FITS1095 - 19840 19860		
Nordhoff Pl	P63	0.0000
BJE Solar FiT Project - FITS1084 - 7230 Bellaire		0.0000
	1	

WE Solar FiT Project - FITS1082 - 11308		
Penrose St	P65	0.0000
US Customhouse - BP 14-011G - 300 S Ferry St	P66	0.0000
Berths 153 154-155 - BP14-009F - 804 S Pier A		
St	P67	0.0000
Ardagh Cannery Building 8 - BP14-011D 936 S		
Barracuda St	P68	0.0000
Napa FIT - FITS1073 - 16901-16915 Napa St	P69	0.0000
Flight Building 14 - FITS1062 - 7861 Ruffner		
Avenue 16710 Stagg St	P70	0.0000
Woodman and Nordhoff Center - FITS1067 -		
9011-9079 Woodman Ave	P71	0.0000
De Soto - FITS1103 - 9401 De Soto Ave	P72	0.0000
LA Convention Center Carport Solar	P73	0.0000
Main St - General Service HQ - Bldg 13 Rooftop		0.0000
Solar	P74	0.0000
		0.0000
Metro Center - Parking Garage Rooftop Solar	P75	0.0000
Owens Dry Lake Solar Demonstration - Owens		
Lake Solar Demo	P76	0.0000
Valley Generating Station - Admin Bldg Canopy	. , 0	0.0000
Solar	P77	0.0000
Harbor Generating Station - HGS Warehouse		
Solar	P78	0.0000
Solar Rooftops Program - Group 1	P79	0.0000
 Haiwee Power Plant - Haiwee Power Plant HAI1	P80	0.0000
Haiwee Power Plant - Haiwee Power Plant HAI2	P81	0.0000
AT&T Park Solar Arrays	P82	0.0000
SF Service Center Solar Array 1	P83	0.0000
SF Service Center Solar Array 2	P84	0.0000
CHARCOAL RAVINE	P85	0.0000
HAT CREEK HEREFORD RANCH	P86	0.0000
JAMES B. PETER	P87	0.0000
JAMES CRANE HYDRO	P88	0.0000
JOHN NEERHOUT JR.	P89	0.0000
KINGS RIVER HYDRO CO.	P90	0.0000
LOFTON RANCH	P91	0.0000
ORANGE COVE IRRIGATION DIST.	P92	0.0000
ROCK CREEK WATER DISTRICT	P93	0.0000
SCHAADS HYDRO	P94	0.0000
SCHAADS HYDRO SWISS AMERICA	P94 P95	0.0000

2105 HART (Oroville Solar)	P97	0.0000	
2154 Foote (Oroville Solar)	P98	0.0000	
AMERICAN ENERGY, INC. (SAN LUIS BYPASS)	Р99	0.0000	
AMERICAN ENERGY, INC. (WOLFSEN BYPASS)	P100	0.0000	
APEX 646-460	P101	0.0000	
BROWNS VALLEY IRRIGATION DISTRICT	P102	0.0000	
BUCKEYE HYDROELECTRIC PROJECT	P103	0.0000	
CALAVERAS PUBLIC UTILITY DISTRICT #1	P104	0.0000	
CALAVERAS PUBLIC UTILITY DISTRICT #2	P105	0.0000	
CALAVERAS PUBLIC UTILITY DISTRICT #3	P106	0.0000	
DIGGER CREEK RANCH	P107	0.0000	
Goose Valley Hydro (SB32)	P108	0.0000	
GreenLight- Peacock Solar Project	P109	0.0000	
JACKSON VALLEY IRRIGATION DIST	P110	0.0000	
Lassen Station Hydro	P111	0.0000	
MADERA CANAL (1174 + 84)	P112	0.0000	
Madera Canal (1923)	P113	0.0000	
MADERA CANAL STATION 1302	P114	0.0000	
Mathew's Dam Hydro	P115	0.0000	
MCFADDEN HYDROELECTRIC FACILITY	P116	0.0000	
Mill Sulphur Creek Project	P117	0.0000	
NEVADA IRRIGATION DISTRICT NORTH COMBIE	P118	0.0000	
PCWA – Lincoln Metering and Hydroelectric			
Station	P119	0.0000	
Pristine Sun- 2192 Ramirez	P120	0.0000	
Pristine Sun Alvares 2041	P121	0.0000	
Pristine Sun Buzzelle	P122	0.0000	
Pristine Sun Christensen	P123	0.0000	
Pristine Sun Cotton 2096	P124	0.0000	
PRISTINE SUN FITZJARRELL	P125	0.0000	
Pristine Sun Jardine	P126	0.0000	
PRISTINE SUN JARVIS	P127	0.0000	
Pristine Sun Rogers	P128	0.0000	
Pristine Sun Scherz	P129	0.0000	
Pristine Sun Smotherman	P130	0.0000	
Pristine Sun Stroing	P131	0.0000	
ROCK CREEK L.P.	P132	0.0000	
Salmon Creek Hydroelectric Project	P133	0.0000	
SANTA MARIA II LFG POWER PLANT	P134	0.0000	
SHAMROCK UTILITIES (CEDAR FLAT)	P135	0.0000	
SHAMROCK UTILITIES (CLOVER LEAF)	P136	0.0000	
SIERRA GREEN ENERGY	P137	0.0000	

SILVER SPRINGS	P138	0.0000
Sirius Solar	P139	0.0000
TUNNEL HILL HYDROELECTRIC PROJECT	P140	0.0000
Twin Valley Hydro	P141	0.0000
Water Wheel Ranch	P142	0.0000
YUBA COUNTY WATER AGENCY (Mini Hydro)	P143	0.0000
GRASSHOPPER FLAT	P144	0.0000
Sutter's Mill	P145	0.0000
Hayward Paul Luckey	P146	0.0000
J Bar 9 Ranch, Inc. (LU)	P147	0.0000
West Side	P148	0.0000
Cape Scott Wind	P149	0.0000
Dokie Wind	P150	0.0000
Meikle Wind	P151	0.0000
Moose Lake Wind	P152	0.0000
Pennask Wind Farm	P153	0.0000
Quality Wind	P154	0.0000
FIT - McClellan Park	P155	0.0000
Sutter's Landing Solar	P156	0.0000
SMUD PV - Hedge Substation PV Plant (Hedge		
units 1-4)	P157	0.0000
Cal Expo	P158	0.0000
Utility Operations Center	P159	0.0000
Shinish Creek Wind Farm	P160	0.0000
TerraGen Mojave Wind Farms, LLC - Morwind	P161	0.0000
CITY OF WATSONVILLE	P162	1.1111
BLAKE'S LANDING FARMS, INC. (Biogas)	P163	1.1111
Clover Flat LFG	P164	1.1111
OPEN SKY DAIRY DIGESTER #2	P165	1.1111
SAN LUIS OBISPO AD (aka HZIU Kompogas)	P166	1.1111
VERWEY MADERA DAIRY DIGESTER 2 (NEW)	P167	1.1111
ABEC Bidart-Stockdale LLC	P168	1.1111
Still Water Power	P169	1.1111
Van Warmerdam Dairy Digester	P170	1.1111
New Hope Diary Digester	P171	1.1111
Van Steyn	P172	1.1111
Fiscalini Farms	P173	1.1111
1080 CHESTNUT CORP.	P174	0.3973
AIRPORT CLUB	P175	0.3973
ARDEN WOOD BENEVOLENT ASSOC.	P176	0.3973
CITY OF WATSONVILLE	P177	0.3973

GREATER VALLEJO RECREATION DISTRICT	P178	0.3973
HAYWARD AREA REC & PARK DIST.	P179	0.3973
NIHONMACHI TERRACE	P180	0.3973
ORINDA SENIOR VILLAGE	P181	0.3973
SATELLITE SENIOR HOMES	P182	0.3973
UC Davis Medical Center	P183	0.3973
Elk Grove Milling	P184	0.3973
GFP Ethanol, LLC dba Calgren Renew Fuels		
(Pixley Cogen Partners, LLC)	P185	0.3973
Techni-Cast Corp	P186	0.3973
Aligned Microgrid	P187	0.7968
CSE Arizona Facility	P188	0.7208
Gila River Power Station - Block 1	P190	0.4056
Gila River Power Station - Block 4	P193	0.4212
La Rosita Power Project (MEX)	P194	0.4144
MCAS Yuma Microgrid MCGX02	P195	0.7968
Stotz Southern Generation	P197	0.7208
Termoelectrica de Mexicali (MEX)	P198	0.3851
26-foot Drop Small Hydro	P199	0.0000
Blackspring Ridge 1A Wind Project (CAN)	P200	0.0000
Blackspring Ridge 1B Wind Project (CAN)	P201	0.0000
Bridge River 1 Hydroelectric Generation Facility		
(CAN)	P202	0.0000
Bridge River 2 Hydroelectric Generation Facility		
(CAN)	P203	0.0000
Cheakamus Hydroelectric Generation Facility		
(CAN)	P204	0.0000
Energía Sierra Juárez Wind Farm (MEX)	P205	0.0000
G.M. Shrum Hydroelectric Generation Facility		
(CAN)	P206	0.0000
Grand View 5 East	P207	0.0000
Halkirk I Wind Project (CAN)	P208	0.0000
Kootenay Canal Hydroelectric Generation		
Facility (CAN)	P209	0.0000
Mica Hydroelectric Generation Facility (CAN)	P210	0.0000
Peace Canyon Hydroelectric Generation Facility		
(CAN)	P211	0.0000
Revelstoke Hydroelectric Generation Facility		
(CAN)	P212	0.0000
Seven Mile Hydroelectric Generation Facility		
(CAN)	P213	0.0000
Utility Built Solar (LADWP)	P214	0.0000
FIT Solar	P215	0.0000
IP Malbec	P216	0.0000

Geo Solar 1 - Clearlake	P217	0.0000	
Geo Solar 2- Middletown	P218	0.0000	
BART Antioch Station JB-94525154	P219	0.0000	
BART Lafayette Station JB-94525155	P220	0.0000	
BART Warm Springs Station JB-94512464	P221	0.0000	
City of Rancho Cucamonga - City Hall	P222	0.0000	
City of Rancho Cucamonga - Animal Center			
Shelter	P223	0.0000	
City of Rancho Cucamonga - Epicenter	P224	0.0000	
Penitencia Water Treatment Plant PV	P225	0.0000	
Santa Teresa Water Treatment Plant PV	P226	0.0000	
Sonoma Valley Treatment Plant PV	P227	0.0000	
275 Cambridge Ave. Parking Garage - 275			
Cambridge Garage	P228	0.0000	
445 Bryant St. Parking Garage - 445 Bryant St.			
Parking Garage	P229	0.0000	
475 Cambridge Ave. Parking Garage - 475			
Cambridge Garage	P230	0.0000	
520 Webster St. Parking Garage - 520 Webster			
St. Parking Garage	P231	0.0000	
Unitarian Universalist Church of Palo Alto -			
UUCPA	P232	0.0000	
NR Grower Direct Nut	P233	0.0000	
NR Pohl and Holmes Inc	P234	0.0000	
Parking Structure (Main Office) - Turlock Solar			
Photovoltaic Project	P235	0.0000	
Mega Hydro #1 (Clover Creek)	P236	0.0000	
Lois Lake Dam (Powell River Hydro)	P237	0.0000	
26-foot Drop Small Hydro	P238	0.0000	
Valencia 2	P239	0.0000	
Two Fiets - Van Beek Brothers Dairy Digester	P240	1.1111	
Glendale Community College - Glen Solar 1 -			
Solar Parking Roof	P241	0.0000	
Rooftop Solar - City of Pittsburg	P242	0.0000	
Central Marin Sanitation Agency - CMSA			
Renewable Energy Expansion	P243	1.1111	
Cost Plus Plaza	P244	0.0000	
DRES Quarry 1	P245	0.0000	
DRES Quarry 2.4 - DRES Quarry 2.4	P246	0.0000	
Fairfield Power Plant (Papazian) - Fairfield			
Power Plant (Papazian)	P247	0.0000	
Freethy Industrial Park Unit #1	P248	0.0000	
Freethy Industrial Park Unit #2	P249	0.0000	
Marin Carport - Buck Institute	P254	0.0000	

San Rafael Airport	P255	0.0000
San Rafael Airport II	P256	0.0000
SWTC - Phase 2 - Small World Trading Co	P257	0.0000
City of Moreno Valley - City Hall Solar Carport	P258	0.0000
City of Colton - Gonzalez Community Center JB-	1250	0.0000
9232227-00	P259	0.0000
5252227-00	1233	0.0000
City of Colton - Arbor Terrace JB-9231899-00	P260	0.0000
Jenny Strand Solar Park	P261	0.0000
Santa Clara-Tioga Canopy	P262	0.0000
Ameresco Santa Clara	P263	1.1111
City of Oceanside (San Francisco Peak Hydro)	P264	0.0000
Olivenhain Municipal Water District	P265	0.0000
SDG&E-owned PV system at Del Sur	1205	0.0000
Elementary School	P266	0.0000
SDG&E-Owned PV System at Hunter Industries,	F200	0.0000
Inc	P267	0.0000
SDG&E owned PV Facility at Pacific Station	P268	0.0000
SDG&E- owned PV system at Sanford-burnham		
Medical Research Institute I	P269	0.0000
SDG&E-Owned PV System at the Towers at		
Bressi Ranch	P270	0.0000
SDG&E owned PV Facility at Wilco Investments	P271	0.0000
SFO International Airport - SFO International		
Airport A	P272	0.0000
SFPUC Southeastern Plant - SFPUC	1272	0.0000
Southeastern Plant Solar	P273	0.0000
North Point DPW Water Pollution Control	1275	0.0000
Facility - North Point - DPW	P274	0.0000
Moscone Center - Moscone Esplanade A	P275	0.0000
Moscone Center - Moscone Esplanade A	P276	0.0000
Moscone Center - Moscone South Lobby	P277	0.0000
City Distribution Division - CDD	P278	0.0000
Maxine Hall - Maxine Hall	P278 P279	
Chinatown Library - Chinatown Library	P279 P280	0.0000
	r 20U	0.0000
Muni Woods Motor Coach Facility - Muni	D201	0.0000
Woods	P281	0.0000
Chinatown Public Health - Chinatown Public	D 202	
Health	P282	0.0000
Alvarado Elementary School - Alvarado Solar	P283	0.0000

San Francisco Public Utilities Commission - HQ -		
525 Golden Gate - Headquarters	P284	0.0000
Davies Symphony Hall - Davies Symphony Hall	P285	0.0000
North Beach Library Solar - North Beach Library	1205	0.0000
Solar	P286	0.0000
	F 280	0.0000
700 Pennsylvania Ave 700 Pennsylvania Ave.	P287	0.0000
	1207	0.0000
Downtown High School-SFUSD - Downtown HS-		
San Francisco Unified School District	P288	0.0000
	P200	0.0000
Thurgood Marshall HS Can Francisco Unified		
Thurgood Marshall HS-San Francisco Unified	D 200	0.0000
School - Thurgood Marshall High School-SFUSD	P289	0.0000
San Francisco City Hall San Francisco City Hall	P290	0.0000
San Francisco City Hall - San Francisco City Hall	P290	0.0000
Cesar Chavez Elementary School SFUSD - Cesar	5204	0.0000
Chavez Elementary School SFUSD	P291	0.0000
San Francisco Unified School District - Burton		
High School	P292	0.0000
San Francisco Unified School District - Starr		
King Elementary School	P293	0.0000
Valley Pumping Plant	P294	0.0000
Burbank #3 Flare	P295	1.1111
IKEA Solar	P296	0.0000
Burbank 1	P297	0.0000
Burbank 2	P298	0.0000
Burbank 3	P299	0.0000
Burbank 4	P300	0.0000
Burbank 5	P301	0.0000
Dutch Energy	P302	0.0000
Desert Winds II Pwr Purch Trst	P303	0.0000
SunE Solar XVI Lessor, LLC - SunE - Pico Rivera	P304	0.0000
Marinos Ventures LLC	P305	0.0000
Master Development - Corona, CA (1351		
Railroad) - Master Development - Corona, CA		
(1351 Railroad)	P306	0.0000
San Dimas Technology and Development		
Center - San Dimas Technology and		
Development Center	P307	0.0000
Caliente - II - Caliente - II	P308	0.0000
Walnut Valley Water District - Walnut Valley		0.0000
Water District	P309	0.0000
	1 303	0.0000

Fulton Road - Three Valleys MWD (Fulton			
Road)	P310	0.0000	
Williams - Three Valleys MWD (Williams)	P311	0.0000	
Santa Rosa - Calleguas MWD - Unit 3	P312	0.0000	
Snow Creek - Desert Water Agency (Snow			
Creek)	P313	0.0000	
Goleta Water District - Goleta Water District	P314	0.0000	
City of Santa Barbara - Gibraltar Conduit			
Hydroelectric Plant	P315	0.0000	
White Mountain Ranch LLC - White Mountain			
Ranch LLC	P316	0.0000	
Conejo - Calleguas MWD - Unit 1	P317	0.0000	
Monte Vista Water District - Monte Vista			
Water District	P318	0.0000	
California Water Service Company - Palos			
Verdes Station 37	P319	0.0000	
Deep Springs College - Deep Springs College	P320	0.0000	
Camrosa County Water District - Camrosa			
County Water District	P321	0.0000	
Unit 3 - Unit 3- San Bernardino MWD	P322	0.0000	
Bishop Tungsten Development, LLC - Pine			
Creek Mill	P323	0.0000	
Hi Head Hydro Incorporated - Hi Head Hydro			
Incorporated	P324	0.0000	
Desert Power Company - Desert Power			
Company	P325	0.0000	
Palm - San Bernardino MWD	P326	0.0000	
Northwind - Wind Stream Operations, LLC -			
Northwind - Wind Stream Operations, LLC	P327	0.0000	
One Miracle Property, LLC - One Miracle			
Property, LLC	P328	0.0000	
Isabella Hydroelectric Project	P329	0.0000	
Desert Winds II Pwr Purch Trst	P330	0.0000	
Cameron Ridge II	P331	0.0000	
Kirkwood Meadows Public Utility District			
Powerhouse	P332	0.8381	
Anaheim Elementary School District - Betsy			
Ross Elementary School	P333	0.0000	
Anaheim Elementary School District - Franklin			
Elementary School	P334	0.0000	
Centralia School District - Centralia Elementary			
School	P335	0.0000	

Centralia School District - Danbrook		
Elementary School	P336	0.0000
Magnolia School District - Dr. Jonas Salk		
Elementary School	P337	0.0000
Magnolia School District - Lord Baden-Powell		
Elementary School	P338	0.0000
Placentia Yorba Linda Unified School District -		
Esperanza High School	P339	0.0000
Savanna Unified School District - Cerritos		
Elementary School	P340	0.0000
Savanna Unified School District - Hansen		
Elementary School	P341	0.0000
Arbuckle Mountain Hydro, LLC.	P342	0.0000
Cox Station Micro-Hydroelectric Project	P343	0.0000
GenPower Lincon Landfill Power Plant	P344	0.0070

ASSET CONTROLLING SUPPLIER RESOURCE MIX CALCULATOR

Instructions: Enter total net specified procurement of ACS system resources into cell A8 or A23. In Column E, the calculator will determine quantities of resource-specific net procurement for entry on Schedule 1.

Bonneville Power Administration							
Net MWh			Resource Mix	Resource-Specific Procurements from ACS			
Procured	N/A	Resource Type	Resource Type Factors				
		Biomass & biowaste		-			
		Geothermal		-			
		Eligible hydroelectric		-			
		Solar	0.00	-			
		Wind		-			
		Coal		-			
		Large hydroelectric	0.82	-			
		Natural gas		-			
		Nuclear	Nuclear 0.11				
		Other	Other 0.01				
		Unspecified Power	0.05	-			

	Tacoma Power							
Net MWh			Resource Mix	Resource-Specific				
Procured	N/A	Resource Type	Factors	Procurements from ACS				
		Biomass & biowaste		-				
		Geothermal		-				
		Eligible hydroelectric		-				
		Solar		-				
		Wind		-				
		Coal		-				
		Large hydroelectric	0.86	-				
		Natural gas		-				
		Nuclear	0.07	-				
		Other		-				
		Unspecified Power	0.08	-				

2021 POWER SOURCE DISCLOSURE ANNUAL REPORT ATTESTATION FORM For the Year Ending December 31, 2021 SOLANA ENERGY ALLIANCE SEA GREEN

I, (print name) Gregory Wade
(title) City Manager , declare under penalty of perjury, that the statements
contained in this report including Schedules 1, 2, and 3 are true and correct and that I, as an
authorized agent of (print name of company) Silana Energy Alliance, have
authority to submit this report on the company's behalf. I further declare that the megawatt-
hours claimed as specified purchases as shown in these Schedules were, to the best of my
knowledge, sold once and only once to retail customers.
Executed at: <u>Uty of Solaha Beach</u>
/
knowledge, sold once and only once to retail customers. Name: <u>Gregory Wade</u> Representing (Retail Supplier)s, Solara Energy Alli ance Signature: <u>Solara Energy Alli ance</u> Dated: <u>5-26-22</u> Executed at: <u>City</u> of Solaha Beach



TO: FROM: MEETING DATE: ORIGINATING DEPT: SUBJECT:

STAFF REPORT CITY OF SOLANA BEACH

Honorable Mayor and City Councilmembers Gregory Wade, City Manager September 14, 2022 City Manager/Human Resources City Council Consideration of Resolution 2022-101 Adopting Fiscal Year 2022/2023 Salary, Classification and Compensation Plans for the Non-Represented (Executive Management, Mid-Management, Management and Confidential) Employees, the Solana Beach Miscellaneous Unit (SBEA-MISC.), the Marine Safety Unit (SBEA-MSU), the Solana Beach Firefighters Association (SBFA), City Manager, Part-Time/Seasonal/Temporary Employees, and Elected Officials, and Resolution 2022-102 Adopting the Memorandum of Understandings for SBFA, and Creation of a Risk Manager Job **Description**/Position.

BACKGROUND:

In accordance with the City's Personnel Rules and Regulations, Section 8.10, the City Council authorizes and approves all salary and benefit plans for employees and establishes salary ranges pursuant to the recommendation of the City Manager. Salary and benefits for non-represented employees (confidential, management and seasonal/part-time employees) are included in the Salary and Compensation Plan approved by the City Council each fiscal year. The City Council must approve a Salary and Compensation Plan for all employees to coincide with fiscal appropriations of a new fiscal year and new budget. Subsequent revisions to the adopted Salary and Compensation Plan will be recommended by the City Manager pursuant to City Personnel Rules and approved by the City Council.

The Memorandum of Understanding (MOU) covering a four-year term beginning on July 1, 2018, with the Solana Beach Fire Association (SBFA) expired on June 30, 2022.

Negotiations with SBFA representatives for a successor MOU began in March 2022. The City met and conferred in good faith with SBFA and reached an agreement for a four-year MOU that covers FY 2022/2023, FY 2023/2024, FY 2024/2025, and FY 2025/2026. The proposed FY 2022/2023 Salary and Compensation Plans include the negotiated and approved 3.0% salary increase for the SBEA-MISC., and 4.0% SBEA-MSU employees. The proposed FY 2022/2023 Salary and Compensation Plans also includes a one-time non-PERSable stipend of \$1,500 approved by City Council for all

CITY COUNCIL ACTION:

SBEA-MISC., SBEA-MSU, and Non-Represented Confidential and Management employees.

The Solana Beach Employee Association Miscellaneous Unit (SBEA-MISC.) and the Solana Beach Employee Association Marine Safety Unit (SBEA-MSU) are both currently in a two (2) year MOU agreement with the City from July 1, 2021, to June 30, 2023. For FY 2022/2023, SBEA-MISC. received a 3% salary increase as well as a 5% increase to their health benefit (flex) credit, and SBEA-MSU received a 4% salary increase as well as a 5% increase to their health benefit (flex) credit.

The Non-Represented Executive, Management and Confidential employees also received a 3% salary increase in FY 2022/2023. An additional Step (Step F) was also added to the Confidential Salary Schedule 2. Additionally, all SBEA-MISC., SBEA-MSU, and Non-Represented Confidential and Management employees received a one-time non-PERSable stipend of \$1,500 as approved by City Council. Additional increases to the Executive, Mid-Management, and Management employees may be provided at the discretion of the City Manager, based upon performance and the City Council approved budget.

The SBEA-MSU, SBEA-MISC. employees and all Non-Represented employees will also receive a 5% increase to their health benefit (flex) credit (up to \$1,497.00 per month) for FY 2022/2023.

The Solana Beach Fire Association – (SBFA) as a part of their new four-year MOU agreement, received a 7% salary increase for FY 2022/2023 and an increase to their flex credit, up to \$2,015 per month based on the negotiated terms of their new four-year SBFA MOU (July 1, 2022, to June 30, 2026). The increased flex credit amount is to account for the increase in health care costs and must be used to pay for health care plans. The amount of unused flex credit that can be "cashed-out" has been capped and will decline over the remaining years of the MOU. More information is included in the "Terms of Successor Memorandum of Understandings for SBFA" table later in this report.

Based on the negotiated terms of their new four-year SBFA MOU (July 1, 2022, to June 30, 2026), eligible SBFA employees will also receive the following incentive pays beginning with FY 2022/2023:

Paramedic Incentive Pay:

- Firefighter/Paramedic: \$84 per month
- Fire Engineer: \$100 per month
- Fire Captain: \$100 per month

Educational Incentive Pay:

- Associate's degree: \$80 per month for all classifications
- Bachelor's degree: \$150 per month for all classifications

The Part-Time/Seasonal Temporary employees' salary schedules was approved and adjusted in March 2022. The next adjustment to this salary schedule will be based on any increases to the California minimum wage, scheduled for January 2023. As of the date of this report, the California minimum wage is schedule to remain at \$15 per hour for Calendar Year 2023. At this time, no further adjustments are scheduled to this salary schedule for FY 2022/2023.

New Classifications, Reclassifications and Job Description Updates:

It is the responsibility of the City Manager to consistently engage in organizational analysis of various City operations to improve efficiency and effectiveness and ensure the most economical means of conducting business is achieved. Section 2.08.070, Section D, of the Solana Beach Municipal Code (SBMC), "Powers and Duties (of City Manager)" Administrative Reorganization of Offices, states:

It shall be the duty and responsibility of the City Manager to conduct studies and effect such administrative reorganization of offices, positions or units under the City Manager's direction as may be indicated in the interest of efficient, effective and economical conduct of the City's business.

Staff is recommending the following:

- 1. Approval of a 3% adjustment to the FY 2022/2023 Management Salary Schedule (Schedule 1), along with the addition of the Risk Manager position to pay grade M-4.
- 2. Approval of a 3% adjustment to the FY 2022/2023 Confidential Salary Schedule and addition of Step F (Schedule 2).
- 3. Approval of a 3% adjustment to the FY 2022/2023 Miscellaneous Salary Schedule (Schedule 3).
- 4. Approval of a 4% adjustment to the FY 2022/2023 Marine Safety Salary Schedule (Schedule 4).
- 5. Approval of a 7% adjustment to the FY 2022/2023 Fire Salary Schedule (Schedule 5).
- 6. Approval of the FY 2022/2023 Part-Time/Temporary/Seasonal Salary Schedule (Schedule 6).

This item is before the City Council for consideration of Resolution 2022-101 (Attachment 1) to approve the City's Salary and Compensation Plan (Schedules 1-6) for represented and unrepresented employees for FY 2022/2023, to approve the creation and addition of the Risk Manager position, and to authorize the City Manager to make any future necessary changes to the City's salary schedules to remain in compliance with applicable State and/or Federal laws. In addition, Resolution 2022-102 (Attachment

2) is before City Council to consider approval of the Memorandum of Understandings between the City and SBFA.

Terms of Successor Memorandum of Understandings for SBFA

(July 1, 2022, to June 30, 2026):

	ltem	Fiscal Year 2022/2023		Fiscal Year 2023/2024		Fiscal Year 2024/2025		Fiscal Year 2025/2026
1.	Salary Increases	• 7%	•	3%	•	3%	٠	3%
2.	Health Benefit Flex Credit	• Up to \$2,015	•	Up to median based on CalPERS health rates	•	Up to median based on CalPERS health rates	•	Up to median based on CalPERS health rates
3.	Health Opt Out Provision	 Up to \$1,100 (hired prior to 7/1/2018 Up to \$475 (hired after 7/1/2018) 	•	Up to \$947 (hired prior to 7/1/2018 Up to \$475 (hired after 7/1/2018)	•	Up to \$764 (hired prior to 7/1/2018 Up to \$475 (hired after 7/1/2018)	•	Up to \$642 (hired prior to 7/1/2018 Up to \$475 (hired after 7/1/2018)
4.	Paramedic Pay	 Firefighter/Paran Fire Engineer: \$' Fire Captain: \$10 	100 p	er month				
5.	Educational Incentive Pay	•		80 per month for all cla 50 per month for all cla				

2022-102 (Attachment 2) is before City Council to consider approval of the Memorandum of Understandings between the City and SBFA.

DISCUSSION:

The City Manager recommends approval of the FY 2022/2023 Salary & Classification Plan for the SBEA-MISC., SBEA-MSU, SBFA, Non-Represented, City Manager, and Part-Time/Seasonal/Temporary employees. Consistent with SBMC section 2.04.020, City Council members (Elected Officials) will receive health care benefits commensurate to SBEA-MISC. Similarly, the health care benefits of the City Manager correspond to SBEA-MISC. and Elected Officials, which include the following major points outlined below:

Proposed FY 2022/2023 Salary and Compensation Plans

Non-Represented Executive Management, Management and Confidential Employees (excluding City Attorney and City Manager):

Term of Compensation Plan: July 1, 2022, to June 30, 2023 1.

2. A 3% salary increase is reflected in salary schedules 1 effective the first full pay period in July 2022.

Executive Management, and Management FY 2022/2023 Salary Schedule 1 (Attachment 3)

3. A 3% salary increase is reflected in salary schedules 2 effective the first full pay period in July 2022, and addition of Step F to the Confidential Salary Schedule 2

> Confidential Employees' FY 2022/2023 Salary Schedule 2 (Attachment 4)

4. One-time, non-PERSable stipend in the amount of \$1,500 for all non-represented employees (executive management, management, and confidential employees (excluding City Attorney and City Manager).

5. Creation of the Risk Manager position at pay grade M-4 of the Management Salary Schedule 1.

6. 5% increase in health care benefits: Benefits will increase up to \$1,497 per month. Opt-out provision remains at a cap of \$1,358 per month for employees hired prior to July 1, 2021, and \$475 per month for employees hired on or after July 1, 2021.

SBEA-MISC. (Miscellaneous Employees):

- 1. Term of Compensation Plan as indicated in the Memorandum of Understanding (MOU) effective from July 1, 2021, to June 30, 2023.
- 2. A 3% salary increase is reflected in salary schedule 3, effective the first full pay period in July 2022.
 - Miscellaneous Employees' FY 2022/2023 Salary Schedule 3 (Attachment 5)
- 3. One-time, non-PERSable stipend in the amount of \$1,500 for all SBEA-MISC. employees.
- 4. 5% increase in health care benefits: Benefits will increase up to \$1,497 per month. Opt-out provision remains at a cap of \$1,358 per month for employees hired prior to July 1, 2021, and \$475 per month for employees hired on or after July 1, 2021.

SBEA-MSU Employees (Marine Safety):

1. Term of Compensation Plan as indicated in the MOU effective from July 1, 2021, to June 30, 2023

- 2. A 4% salary increase is reflected in salary schedule 4, effective the first full pay period in July 2022.
 - Marine Safety Employees' FY 2022/2023 Salary Schedule 4 (Attachment 6)
- 3. One-time, non-PERSable stipend in the amount of \$1,500 for all SBEA-MSU employees.
- 4. 5% increase in health care benefits: Benefits will increase up to \$1,497 per month. Opt-out provision remain at a cap of \$1,358 per month for employees hired prior to July 1, 2021, and \$475 per month for employees hired on or after July 1, 2021.

SBFA Employees (Fire):

- 1. Term of Compensation Plan as indicated in the MOU effective from July 1, 2022, to June 30, 2026 (Attachment 7 MOU)
- 2. A 7% salary increase is reflected in salary schedule 5, effective the first full pay period in July 2022.
 - Solana Beach Fire Association FY 2022/2023 Salary Schedule 5 (Attachment 8)
- 3. Increase in health care benefits: Benefits will increase to \$2,015 per month. Opt-out provision will be capped at \$1,100 per month for employees hired prior to July 1, 2018, and at \$475 per month for employees hired on or after July 1, 2018.
- 4. Paramedic Incentive Pay:
 - > Firefighter/Paramedic: \$84 per month
 - > Fire Engineer: \$100 per month
 - Fire Captain: \$100 per month
- 5. Educational Incentive Pay:
 - > Associate's degree: \$80 per month for all classifications
 - > Bachelor's degree: \$150 per month for all classifications

City Manager and Elected Officials:

- 1. Term of Compensation Plan: July 1, 2022, to June 30, 2023
- Term of Compensation Plan as indicated in the City Manager's Agreement dated July 1, 2021 (Attachment 9 – City Manager's Agreement (6th Amendment)).

- A 3% salary increase as reflected in City Manager FY 2022/2023 Salary Schedule 7 (Attachment 10)
- 3. City Manager's performance evaluation is currently underway. Any additional changes to the City Manager's compensation will be reflected in an amendment to the City Manager's Employment Agreement and Personnel and Compensation Plan.
- 4. No Changes to the Elected Officials Salary Schedule.
 - Elected Officials FY 2022/2023 Salary Schedule 8 (Attachment 11)
- 5. 5% increase in health care benefits: Benefits will increase up to \$1,497 per month. Opt-out provision remain at a cap of \$1,358 per month for employees hired prior to July 1, 2021, and \$475 per month for employees hired on or after July 1, 2021.

Part-Time/Temporary/Seasonal Employees:

- 1. Term of Compensation Plan: July 1, 2022, to June 30, 2023
- 2. No changes to the Part-Time/Temporary/Seasonal Employees' salary schedule 6.
 - Part-Time/Temporary/Seasonal Employees' FY 2022/2023 Salary Schedule 6 (Attachment 12)

Classification Updates

Staff recommends creating and adopting a Risk Manager position (Attachment 13) in order to allow growth and advancement opportunities, as well as to provide flexibility in recruitment of new employees based on skills and qualifications.

Safety and risk management responsibilities at the City have historically been shared between the Finance and Human Resources Departments and their respective Directors. However, with recent changes and increased updates to safety and risk laws and regulations, it has become apparent that the City would benefit from having a full-time Risk Manager who is able to manage and analyze the City's current and impending activities to adequately protect the City by reducing exposure and risk.

Under general direction of the Finance and Human Resources Directors, the Risk Manager plans, organizes, oversees, administers, reviews, and evaluates comprehensive, risk management, loss control, employee safety, vehicle collision, general liability, property, and casualty insurance programs. Assists the Human Resources Department with worker's compensation and unemployment claims. The Risk Manager is a single-position class, which develops and manages a wide variety of

programs to ensure that City benefit, risk, loss control, and related insurance functions are administered in a professional and cost-effective manner.

Successful performance of the work requires an advanced professional background along with education including a bachelor's degree and the professional Associate in Risk Management accreditations. The incumbent in this position will exercise considerable discretion and independent judgment in performing extensive liaison and coordination responsibilities with City Staff and representatives of public agencies, insurance companies, and third-party administrators. The Risk Manager position is a FLSA exempt, at-will position under the Management Employees salary schedule 1, pay grade M-4.

<u>CEQA COMPLIANCE STATEMENT</u>: Not a project as defined by CEQA.

FISCAL IMPACT:

The FY 2022/23 Operating Budget, as adopted by the City Council on June 23, 2021, included a 2% increase in appropriations for estimated SBFA labor group negotiations in 2022. The since finalized negotiations include increased costs and additional appropriations are needed to align the salaries, wages, and benefit expense budget with the SBFA MOU.

A total additional appropriation is needed in FY 2022/23 of \$182,000 and will be allocated to various salary and benefit accounts as determined by the Finance Department. Appropriations for the final three years of the SBFA MOU will be brought before the City Council as part of each fiscal year's budget process.

All other salary, benefit, schedule, and classification changes are included in the currently adopted FY 2022/23 budget.

WORK PLAN: N/A

OPTIONS:

- Approve the FY 2022/2023 Salary, Classification and Compensation Plans as recommended by Staff.
- Do not approve the FY 2022/2023 Salary, Classification and Compensation Plans and provide alternative direction.
- Approve the MOU between the City and SBFA.
- Do not approve the MOU between the City and SBFA and provide alternative direction.

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council:

- 1. Adopt Resolution 2022-101 approving the FY 2022/2023 Salary and Compensation schedules and the creation and addition of the Risk Manager to the City's Classification and Compensation Plan.
- 2. Adopt Resolution 2022-102 approving the Memorandum of Understanding Agreement between the City and the Solana Beach Fire Association.
- 3. Approve a FY 2022/23 appropriation of \$182,000 to the General Fund allocated between salary and benefits as determined by the Finance Department.
- 4. Authorize the City Treasurer to amend the FY 2022/2023 Adopted Budget accordingly.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.

Gregory Wade, City Manager

Attachments:

- 1. Resolution 2022-101
- 2. Resolution 2022-102
- 3. FY 2022/2023 Management Salary Schedule 1
- 4. FY 2022/2023 Confidential Employees Salary Schedule 2
- 5. FY 2022/2023 Miscellaneous Employees Salary Schedule 3
- 6. FY 2022/2023 Marine Safety Salary Schedule 4
- 7. FY 2022/2026 SBFA MOU
- 8. FY 2022/2023 Fire Association Salary Schedule 5
- 9. City Manager 6th Amendment to Employment Agreement (2021)
- 10. FY 2022/2023 City Manager Salary Schedule
- 11. FY 2022/2023 Elected Officials' Salary Schedule
- 12. FY 2022/2023 Part-Time/Temporary/Seasonal Salary Schedule 6
- 13. Risk Manager job description

RESOLUTION 2022-101

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING FY 2022/2023 SALARY, CLASSIFICATION AND COMPENSATION PLANS FOR ALL UNREPRESENTED AND REPRESENTED EMPLOYEES

WHEREAS, the City Council authorizes all salary and compensation plans (Section 8.10 of the City's Personnel Rules and Regulations); and

WHEREAS, the City Council must approve a salary and compensation plan for employees including executive management, management and confidential, the Solana Beach Employees Association – Miscellaneous (SBEA-MISC), the Solana Beach Employees Association – Marine Safety Unit (SBEA-MSU), the Solana Beach Fire Association (SBFA), and the Part-Time/Seasonal/Employee groups to coincide with fiscal appropriations each fiscal year; and

WHEREAS, there is a three percent (3%) salary adjustment for all nonrepresented employees (City Manager, executive management, management and confidential) salary schedules for FY 2022/2023; and

WHEREAS, there is a three percent (3%) salary adjustment to the Solana Beach Employees Association – Miscellaneous (SBEA-MISC) salary schedule for FY 2022/2023; and

WHEREAS, there is a four percent (4%) salary adjustment to the Solana Beach Employees Association – Marine Safety (SBEA-MSU) salary schedule for FY 2022/2023; and

WHEREAS, there is a seven percent (7%) salary adjustment to the Solana Beach Fire Association (SBFA) salary schedule for FY 2022/2023; and

WHEREAS, the City Manager is authorized to make any future necessary changes to the City's salary schedules to remain in compliance with applicable State and/or Federal laws; and

WHEREAS, there is a five percent (5%) increase to the Health Benefits Flex Credit for all non-represented employees, SBEA-MISC. and SBEA-MSU employees (does not include part-time/seasonal/temporary employees) for FY 2022/2023; and

WHEREAS, the Health Benefits Flex Credit for SBFA employees, increased up to \$2,015 per month for FY 2022/2023; and

WHEREAS, a new Risk Manager job description has been created and added to the City's Classification Plan and the Management Salary Schedule 1; and

WHEREAS, the City Council has reviewed and considered the City Manager's recommendations for salary and compensation plans and is prepared to adopt the FY 2022/2023 Salary, Classification and Compensation plans as recommended.

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

- 1. That the foregoing recitations are true and correct.
- 2. The FY 2022/2023 Salary and Compensation Plans for represented employees, executive management, management, confidential, City Manager, part-time/seasonal/temporary employees and elected officials are as follows:
 - A. <u>SBEA-Miscellaneous Unit Represented Employees:</u>
 - i. 3% salary increase and 5% increase in Health Care Benefits.
 - ii. One-time non-PERSable stipend in the amount of \$1,500.
 - B. SBEA-Marine Safety Represented Employees:
 - i. 4% salary increase and 5% increase in Health Care Benefits.
 - ii. One-time non-PERSable stipend in the amount of \$1,500.
 - C. SBFA Represented Employees:
 - i. 7% salary increase and an increase in Health Care Benefits up to \$2,015 per month.
 - ii. Education Incentive Pay:
 - a. AA/AS (\$80 per month)
 - b. BA/BS (\$150 per month)
 - iii. Paramedic Incentive Pay:
 - a. Firefighter/Paramedic: \$84 per month
 - b. Engineer: \$100 per month
 - c. Fire Captain: \$100 per month
 - D. <u>Non-represented Employees:</u> (Executive Management, management and Confidential):
 - i. 3% salary increase and 5% increase in Health Care Benefits.
 - ii. One-time non-PERSable stipend in the amount of \$1,500.
 - iii. Addition of Step F to the Confidential Salary Schedule 2.
 - E. <u>Part-Time/Seasonal/Temporary Employees:</u>
 - i. No changes.
 - F. City Manager:

- i. 3% salary increase and 5% increase in Health Care Benefits.
- ii. City Manager's performance evaluation is currently underway. Any additional changes to the City Manager's compensation will be reflected in an amendment to the City Manager's Employment Agreement and Personnel and Compensation Plan.
- G. Elected Officials:
 - i. No salary changes.
 - ii. 5% increase in Health Care Benefits.
- H. Except as identified above, the terms of the FY 2022/2023 Salary and Compensation Plans shall continue in full force and effect for all employees.
- I. <u>Term</u>: The FY 2022/2023 Salary and Compensation Plans shall be effective July 1, 2022, for all employees, and will remain in effect for an unspecified period of time until revised by City Council.

PASSED AND ADOPTED this 14th day of September 2022, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California, by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA CANLAS, City Attorney

ANGELA IVEY, City Clerk

RESOLUTION 2022-102

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING AND ADOPTING A MEMORANDUM OF UNDERSTANDING WITH THE SOLANA BEACH FIRE ASSOCIATION

WHEREAS, Employer-Employee Relations for the City of Solana Beach (hereinafter, "City") are governed by California Government Code section 3500 through 3511, known as the Meyers-Milias-Brown Act, and

WHEREAS, the Solana Beach Fire Association (SBFA) Employee Group is the recognized bargaining unit for the fire employees of the City of Solana Beach; and

WHEREAS, the Memorandum of Understanding (MOU)/Side Letters between the City and SBFA expired on June 30, 2022; and

WHEREAS, the City and SBFA met and conferred in good faith in an effort to reach agreement on a new MOU; and

WHEREAS, during the meet and confer process, the City and SBFA reached an agreement for a new four-year term MOU for Fiscal Years 2022/2023, 2023/2024, 2024/2025, and 2025/2026; and

WHEREAS, the attached MOU has been approved by the SBFA membership.

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

- 1. That the foregoing recitations are true and correct.
- 2. The Memorandum of Understanding between the City and employees represented by SBFA are hereby approved and adopted.
- 3. That the City Council approves a FY 2022/23 appropriation of \$182,000 to the General Fund allocated between salary and benefits as determined by the Finance Department.
- 4. That the City Council authorizes the City Treasurer to amend the FY 2022/23 Adopted Budget accordingly.

Resolution 2022-102 Memorandum of Understanding Agreements between City and SBFA Page 2 of 2

PASSED AND ADOPTED this 14th day of September 2022 at a regular meeting of the City Council of the City of Solana Beach, California, by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

FY 2022/2023

EXECUTIVE MANAGEMENT AND MANAGEMENT EMPLOYEES SALARY SCHEDULE 1 JULY 2, 2022

			JULT 2, 20				
Pay Greade	Job Classifications	Frequency	Minimum	25th Percentile	Midpoint	75th Percentile	Maximum
М1	Management Analyst Human Resources Analyst Recreation Supervisor Executive Assistant to City Manager/Council Public Works Supervisor	Annual Monthly Bi-weekly Hourly	\$64,854.40 \$5,405 \$2,702 \$31.18	\$74,568.00 \$6,214 \$3,107 \$35.85	\$84,302.40 \$7,025 \$3,513 \$40.53	\$94,036.80 \$7,836 \$3,918 \$45.21	\$103,750.40 \$8,646 \$4,323 \$49.88
M2	Deputy City Clerk Senior Human Resources Analyst Senior Management Analyst	Annual Monthly Bi-weekly Hourly	\$74,193.60 \$6,183 \$3,091 \$35.67	\$83,470.40 \$6,956 \$3,478 \$40.13	\$92,726.40 \$7,727 \$3,864 \$44.58	\$102,003.20 \$8,500 \$4,250 \$49.04	\$111,280.00 \$9,273 \$4,637 \$53.50
M3	Network System Engineer Senior Accountant Senior Civil Engineer Senior Planner	Annual Monthly Bi-weekly Hourly	\$81,598.40 \$6,800 \$3,400 \$39.23	\$91,811.20 \$7,651 \$3,825 \$44.14	\$102,003.20 \$8,500 \$4,250 \$49.04	\$112,195.20 \$9,350 \$4,675 \$53.94	\$122,408.00 \$10,201 \$5,100 \$58.85
М4	Human Resources Manager Information Technology Manager Principal Civil Engineer Principal Planner Public Works Operations Manager Recreation Manager Risk Manager	Annual Monthly Bi-weekly Hourly	\$89,772.80 \$7,481 \$3,741 \$43.16	\$100,984.00 \$8,415 \$4,208 \$48.55	\$112,195.20 \$9,350 \$4,675 \$53.94	\$123,427.20 \$10,286 \$5,143 \$59.34	\$134,659.20 \$11,222 \$5,611 \$64.74
M4-A	Assistant to the City Manager Finance Manager	Annual Monthly Bi-weekly Hourly	\$98,737.60 \$8,228 \$4,114 \$47.47	\$111,092.80 \$9,258 \$4,629 \$53.41	\$123,427.20 \$10,286 \$5,143 \$59.34	\$135,761.60 \$11,313 \$5,657 \$65.27	\$148,096.00 \$12,341 \$6,171 \$71.20
М5	Fire Battalion Chief (2912 annual hours)	Annual Monthly Bi-weekly Hourly	\$102,094.72 \$8,508 \$4,254 \$35.06	\$114,849.28 \$9,571 \$4,785 \$39.44	\$127,632.96 \$10,636 \$5,318 \$43.83	\$140,358.40 \$11,697 \$5,848 \$48.20	\$153,142.08 \$12,762 \$6,381 \$52.59
M6	Marine Safety Captain	Annual Monthly Bi-weekly Hourly	\$108,617.60 \$9,051 \$4,526 \$52.22	\$122,200.00 \$10,183 \$5,092 \$58.75	\$135,761.60 \$11,313 \$5,657 \$65.27	\$149,344.00 \$12,445 \$6,223 \$71.80	\$162,926.40 \$13,577 \$6,789 \$78.33
M6-A	Fire Battalion Chief (2080 annual hours)	Annual Monthly Bi-weekly Hourly	\$112,299.20 \$9,358 \$4,679 \$53.99	\$126,339.20 \$10,528 \$5,264 \$60.74	\$140,379.20 \$11,698 \$5,849 \$67.49	\$154,398.40 \$12,867 \$6,433 \$74.23	\$168,459.20 \$14,038 \$7,019 \$80.99
М7	Deputy Fire Chief	Annual Monthly Bi-weekly Hourly	\$114,878.40 \$9,573 \$4,787 \$55.23	\$132,121.60 \$11,010 \$5,505 \$63.52	\$149,344.00 \$12,445 \$6,223 \$71.80	\$166,587.20 \$13,882 \$6,941 \$80.09	\$183,809.60 \$15,317 \$7,659 \$88.37
M8	Administrative Services Director/Assistant City Manager City Clerk City Engineer/Public Works Director Community Development Director Fire Chief Finance Director/City Treasurer Human Resources Director	Annual Monthly Bi-weekly Hourly	\$126,360.00 \$10,530 \$5,265 \$60.75	\$145,308.80 \$12,109 \$6,055 \$69.86	\$164,278.40 \$13,690 \$6,845 \$78.98	\$183,248.00 \$15,271 \$7,635 \$88.10	\$202,196.80 \$16,850 \$8,425 \$97.21

CONFIDENTIAL EMPLOYEES SALARY SCHEDULE 2 JULY 2, 2022

					Hou	rly			Monthly						
Pay Gra	de	Job Classification	<u>Step A</u>	<u>Step B</u>	<u>Step C</u>	<u>Step D</u>	<u>Step E</u>	<u>Step F</u>	<u>Step A</u>	<u>Step B</u>	<u>Step C</u>	<u>Step D</u>	<u>Step E</u>	<u>Step F</u>	
Confidential	94-A	Confidential Administrative Assistant	\$ 26.05	\$ 27.36	\$ 28.72	\$ 30.16	\$ 31.66	\$ 33.25	\$ 4,515.33	\$ 4,742.40	\$ 4,978.13	\$ 5,227.73	\$ 5,487.73	\$ 5,763.33	
Confidential	95-A	Fiscal Services Specialist	\$ 26.31	\$ 27.62	\$ 29.00	\$ 30.46	\$ 31.98	\$ 33.58	\$ 4,560.40	\$ 4,787.47	\$ 5,026.67	\$ 5,279.73	\$ 5,543.20	\$ 5,820.53	
Confidential	107-A	Administrative Assistant IV Fiscal Services Specialist II	\$ 29.64	\$ 31.13	\$ 32.68	\$ 34.32	\$ 36.04	\$ 37.83	\$ 5,137.60	\$ 5,395.87	\$ 5,664.53	\$ 5,948.80	\$ 6,246.93	\$ 6,557.20	
Confidential	114-A	Accountant	\$ 31.79	\$ 33.37	\$ 35.04	\$ 36.79	\$ 38.64	\$ 40.57	\$ 5,510.27	\$ 5,784.13	\$ 6,073.60	\$ 6,376.93	\$ 6,697.60	\$ 7,032.13	

SBEA - MISCELLANEOUS EMPLOYEES SALARY SCHEDULE 3 JULY 2, 2022

					Но	urly					Mor	nthly		
Pay G	rade	Job Classification	Step A	Step B	Step C	Step D	<u>Step E</u>	Step F	<u>Step A</u>	<u>Step B</u>	Step C	Step D	Step E	Step F
MIS (MS)	50	Administrative Assistant I	\$ 17.16	\$ 18.01	\$ 18.91	\$ 19.86	\$ 20.86	\$ 21.90	\$2,974.40	\$3,121.73	\$3,277.73	\$ 3,442.40	\$3,615.73	\$3,796.00
MIS (MS)	69	Maintenance Worker I	\$ 20.72	\$ 21.76	\$ 22.86	\$ 24.00	\$ 25.19	\$ 26.45	\$3,591.47	\$3,771.73	\$3,962.40	\$4,160.00	\$4,366.27	\$4,584.67
MIS (MS)	70	Administrative Assistant II	\$ 20.93	\$ 21.98	\$ 23.08	\$ 24.24	\$ 25.44	\$ 26.72	\$3,627.87	\$ 3,809.87	\$4,000.53	\$4,201.60	\$4,409.60	\$4,631.47
MIS (MS)	81	Maintenance Worker II	\$ 23.36	\$ 24.52	\$ 25.75	\$ 27.04	\$ 28.39	\$ 29.81	\$4,049.07	\$4,250.13	\$4,463.33	\$4,686.93	\$4,920.93	\$ 5,167.07
MIS (MS)	90	Code Compliance Specialist	\$ 25.54	\$ 26.82	\$ 28.16	\$ 29.57	\$ 31.04	\$ 32.60	\$4,426.93	\$4,648.80	\$4,881.07	\$ 5,125.47	\$ 5,380.27	\$ 5,650.67
MIS (MS)	91	Permit Technician	\$ 25.80	\$ 27.09	\$ 28.45	\$ 29.87	\$ 31.36	\$ 32.93	\$4,472.00	\$4,695.60	\$4,931.33	\$5,177.47	\$5,435.73	\$5,707.87
		Junior Planner	φ 25.00	φ 27.09	φ 20.45	φ 29.07	φ 51.50	φ 52.95	\$4,472.00	\$4,095.00	\$4,951.55	φ 3 ,177.47	\$5,455.75	\$5,707.07
MIS (MS)	92	Administrative Assistant III	\$ 26.06	\$ 27.36	\$ 28.73	\$ 30.17	\$ 31.67	\$ 33.26	\$4,517.07	\$4,742.40	\$4,979.87	\$5,229.47	\$5,489.47	\$5,765.07
		Management Assistant	φ 20.00	φ 21.50	φ 20.75	φ 30.17	φ 31.07	\$ 33.26	φ4,517.07	φ4,742.40	φ4,979.07	φ0,229.47	φ0,409.47	\$5,705.07
MIS (MS)	95	Lead Maintenance Worker	\$ 26.84	\$ 28.19	\$ 29.60	\$ 31.08	\$ 32.63	\$ 34.27	\$4,652.27	\$4,886.27	\$ 5,130.67	\$ 5,387.20	\$ 5,655.87	\$ 5,940.13
MIS (MS)	100	Code Compliance Officer	\$ 28.21	\$ 29.62	\$ 31.11	\$ 32.66	\$ 34.30	\$ 36.01	\$4,889.73	\$ 5,134.13	\$ 5,392.40	\$5,661.07	\$ 5,945.33	\$6,241.73
MIS (MS)	109B	Senior Engineering Technician	\$ 31.05	\$ 32.61	\$ 34.24	\$ 35.95	\$ 37.75	\$ 39.63	\$5,382.00	\$5,652.40	\$5,934.93	\$6,231.33	\$6,543.33	\$6,869.20
1013 (103)	1090	Associate Management Analyst	\$ 51.05	φ 32.01		φ 30.90	\$ 31.15	ф 39.03	\$5,362.00	\$5,052.40	\$0,934.93	\$0,231.33	\$0,045.55	\$0,009.20
MIS (MS)	110A	Assistant Planner	\$ 31.32	\$ 32.89	\$ 34.54	\$ 36.26	\$ 38.07	\$ 39.97	\$ 5,428.80	\$ 5,700.93	\$ 5,986.93	\$6,285.07	\$6,598.80	\$6,928.13
MIS (MS)	112	Environmental Specialist	\$ 31.80	\$ 33.38	\$ 35.05	\$ 36.80	\$ 38.65	\$ 40.58	\$5,512.00	\$ 5,785.87	\$6,075.33	\$6,378.67	\$6,699.33	\$7,033.87
MIS (MS)	112A	Senior Code Compliance Officer	\$ 31.88	\$ 33.48	\$ 35.15	\$ 36.90	\$ 38.75	\$ 40.69	\$ 5,525.87	\$5,803.20	\$6,092.67	\$6,396.00	\$6,716.67	\$7,052.93
MIS (MS)	115	Public Works Inspector	\$ 32.75	\$ 34.39	\$ 36.11	\$ 37.92	\$ 39.82	¢ 11 01	\$5,676.67	\$5,960.93	\$6,259.07	¢6 570 90	¢6 000 10	\$7,247.07
		Fire Prevention Specialist	\$ 32.75	φ 34.39	\$ 36.11	φ 31.9Z	ф <u>39.0</u> 2	\$ 41.81	\$5,070.07	\$5,900.95	\$0,259.07	\$6,572.80	\$6,902.13	\$7,247.07
MIS (MS)	122B	Associate Planner	\$ 35.22	\$ 36.98	\$ 38.83	\$ 40.77	\$ 42.81	\$ 44.95	\$6,104.80	\$6,409.87	\$6,730.53	\$7,066.80	\$7,420.40	\$7,791.33
MIS (MS)	125	Assistant Civil Engineer	\$ 36.21	\$ 38.02	\$ 39.92	\$ 41.92	\$ 44.01	\$ 46.22	\$6,276.40	\$6,590.13	\$6,919.47	\$7,266.13	\$7,628.40	\$ 8,011.47
MIS (MS)	140B	Associate Civil Engineer	\$ 43.35	\$ 45.52	\$ 47.79	\$ 50.18	\$ 52.69	\$ 55.33	\$7,514.00	\$7,890.13	\$8,283.60	\$8,697.87	\$9,132.93	\$ 9,590.53

MARINE SAFETY EMPLOYEES SALARY SCHEDULE 4 JULY 2, 2022

						urly			Monthly						
Pay Grade	E. C.	Job Classification	Step A	Step B	Step C	Step D	Step E	Step F	Step A	Step B	Step C	Step D	Step E	Step F	
Marine Safety	110A	Marine Safety Sergeant	\$ 30.67	\$ 32.20	\$ 33.81	\$ 35.51	\$ 37.28	\$ 39.15	\$ 5,316.13	\$ 5,581.33	\$ 5,860.40	\$ 6,155.07	\$ 6,461.87	\$ 6,786.00	
Marine Safety	129A	Marine Safety Lieutenant	\$ 37.06	\$ 38.92	\$ 40.86	\$ 42.90	\$ 45.04	N/A	\$ 6,423.73	\$ 6,746.13	\$ 7,082.40	\$ 7,436.00	\$ 7,806.93	N/A	



MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF SOLANA BEACH AND THE SOLANA BEACH FIREFIGHTERS' ASSOCIATION July 1, 2022 through June 30, 2026

TABLE OF CONTENTS

Section 1.	PREAMBLE	2
Section 2.	RECOGNITION	
Section 3.	APPROVAL BY THE CITY COUNCIL	3
Section 4.	AUTHORIZED AGENTS/REPRESENTATIVES	2 3 3 3 3
Section 5.	CAFETERIA BENEFIT PLAN	3
Section 6.	CALL BACK	6
Section 7.	CAREER PATH	7
Section 8.	CITY MANAGEMENT RIGHTS	7
Section 9.	EMPLOYEE RIGHTS	8
Section 10.	FULL UNDERSTANDING, MODIFICATION, WAIVER	10
Section 11.	LEAVE PROVISIONS	11
Section 12.	LIFE INSURANCE	14
Section 13.	NEGOTIATIONS FOR A SUCCESSOR AGREEMENT	14
Section 14.	OVERTIME	14
Section 15.	PARAMEDIC INCENTIVE PAY	16
Section 16.	PEACEFUL PERFORMANCE OF CITY SERVICES	16
Section 17.	PRIOR AGREEMENTS	16
Section 18.	REOPENERS	17
Section 19.	RETIREE HEALTH BENEFITS	17
Section 20.	CALIFORNIA FIREFIGHTERS' BENEFIT TRUST	17
Section 21.	RETIREMENT SYSTEM CONTRIBUTIONS	18
Section 22.	SALARY ADJUSTMENT	18
Section 23.	SAVINGS CLAUSE	19
Section 24.	SEVERABILITY	19
Section 25.	TEMPORARY ASSIGNMENT	20
Section 26.	PLACEMENT & HIRE OF NEW AND TEMP EMPLOYEES	20
Section 27.	TERM	21
Section 28.	TOBACCO USE	21
Section 29.	TUITION REIMBURSEMENT	21
Section 30.	PROMOTIONAL EDUCATIONAL REQUIREMENTS	22
Section 31.	EDUCATIONAL PAY	22
APPENDIX A		23
APPENDIX B		24-27
APPENDIX C		28-29

MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF SOLANA BEACH AND THE SOLANA BEACH FIREFIGHTERS' ASSOCIATION

SECTION 1 - PREAMBLE

This Memorandum of Understanding (MOU) is made and entered into pursuant to Solana Beach Resolution No. 92-52 (Employer-Employee Relations Resolution), and applicable State law between the designated management representatives of the City of Solana Beach (CITY), and the Solana Beach Firefighters' Association (SBFA), the Recognized Employee Organization (under Solana Beach Resolution No. 92-52) for certain full-time fire department safety employees represented herein.

This MOU is the result of good faith negotiations regarding wages, hours and other terms and conditions of employment under the provisions of the California Meyers-Milias-Brown Act. The parties to this MOU hereto have met and conferred in good faith exchanging various proposals in an attempt to reach agreement. The parties affirm their mutual commitment to the goals of effective and efficient public service, high employee morale, sound and responsible management of CITY business, and amicable employer-employee relations. The parties encourage the highest possible degree of friendly cooperative relationships between their respective representatives at all levels and with and between all employees.

All provisions in this MOU constitute the entire understanding between the parties regarding the subject provisions. Provisions wherein this MOU is silent, the City's Personnel Rules and Regulations prevail. There are no Special Departmental Policies that supersede the issues addressed by this MOU, unless signed by the City Manager at the time of MOU Adoption. Any subsequent Departmental Policies affecting aspects of provisions contained in this MOU directly or indirectly related to compensation must be authorized and signed by the City Manager and made part of the MOU as a side letter.

SECTION 2 - RECOGNITION

Pursuant to Solana Beach Resolution No. 92-52 (Employer-Employee Relations Resolution), and applicable State law, the CITY acknowledges SBFA as the Recognized Employee Organization for fire department safety employees in the classifications of Firefighter/Paramedic, Fire Engineer, Fire Captain, and Shift Fire Captain, and all provisions of the MOU shall apply to said classifications.

Nothing in this Article is intended to amend, alter, modify or supersede the provisions of Resolution No. 92-52, the rights of employees there under, or the rights of individual employees under the provisions of the Meyers-Milias-Brown Act.

SECTION 3 - APPROVAL BY THE CITY COUNCIL

This MOU constitutes a mutual recommendation to be jointly submitted to the City Council for its consideration and approval. If this MOU is approved by the City Council, the CITY will act in a timely manner to implement the changes to ordinances, resolutions, rules, policies, practices and procedures, if any, contemplated by this MOU.

Upon approval by the City Council, this MOU, along with the Solana Beach Personnel Rules and Regulations (as existing on the date of this MOU or as modified by or pursuant to this MOU), Fire Department Policies and Directives (as existing on the date of this MOU or as modified by or pursuant to this MOU), and other Policies or Directives established by the CITY (as existing on the date of this MOU or as modified by or pursuant to this MOU) will govern the wages, hours and terms and conditions of employment of the employees represented by the SBFA, subject to the provisions and limitations of Chapter 2.44 (Personnel System) of the Solana Beach Municipal Code.

SECTION 4 - AUTHORIZED AGENTS/REPRESENTATIVES

The CITY'S principal authorized agent shall be the City Manager or the City Manager's authorized representative, unless a particular officer or employee is specifically designated in connection with the performance of a specific function or obligation set forth in the MOU. The SBFA's principal authorized agent shall be its president or a duly authorized designee of the president.

SECTION 5 – CAFETERIA BENEFIT PLAN

All regular employees in this Unit shall be entitled to receive health, dental and vision insurance in accordance with the group insurance policies acquired by the CITY.

- Effective July 1, 2022, through December 31, 2022, the CITY will contribute a monthly health insurance allowance up to a maximum of \$2,015 per month, per full-time employee, toward the medical, dental, and vision insurance options offered through the CITY's Flexible Benefit Plan.
- Effective January 1, 2023, through December 31, 2023, the Health Benefit amount will be set at the median CalPERS Medical Health Plan (median high if there are an even number of plans) per month to be used toward the medical, dental, and vision insurance options offered through the City's Flexible Benefit Plan.
- Effective January 1, 2024, through December 31, 2024, the Health Benefit amount will be set at the median CalPERS Medical Health Plan (median high if there are an even number of plans) per month to be used toward the medical, dental, and vision insurance options offered through the City's Flexible Benefit Plan.
- Effective January 1, 2025, through June 30, 2026, the Health Benefit amount will be set at the median CalPERS Medical Health Plan (median high if there are an even number of plans) per month to be used toward the medical, dental, and vision insurance options offered through the City's Flexible Benefit Plan.
- All wages, benefits, hours, terms, and conditions of employment listed in this MOU will continue until June 30, 2026, and thereafter until a new agreement is reached.

Opt-Out/Cash Back Provisions:

Employees hired prior to July 1, 2018:

Employees who do not enroll in the medical, dental or vision insurance plans provided by the City ("opt-out") will receive cash back in the amounts listed below. Employees who optout of plans provided by the City must provide proof of other "minimum essential group medical insurance coverage" to the Human Resources Department, as set forth below.

I. July 1, 2022, through June 30, 2023

• Opt-Out amount will be capped at \$1,100 per month

Employees who either:

- a) Do not enroll in the medical insurance plan provided by the City and enroll in either the dental or vision plans provided by the City; or
- b) Enroll in medical and dental or vision plans provided by the City where the total monthly health insurance premiums cost less than \$1,100 will receive the difference between \$1,100 and their total monthly insurance premiums for medical, dental, and vision plans provided by the City.
- c) No cash back will be provided to employees whose total monthly insurance premiums for medical, dental, and vision plans provided by the City exceed \$1,100.

II. July 1, 2023, through June 30, 2024

• Opt-Out amount will be capped at \$947 per month

Employees who either:

- a) Do not enroll in the medical insurance plan provided by the City and enroll in either the dental or vision plans provided by the City; or
- b) Enroll in medical and dental or vision plans provided by the City where the total monthly health insurance premiums cost less than \$947 will receive the difference between \$947 and their total monthly insurance premiums for medical, dental, and vision plans provided by the City.
- c) No cash back will be provided to employees whose total monthly insurance premiums for medical, dental, and vision plans provided by the City exceed \$947.

III. July 1, 2024, through June 30, 2025

• Opt-Out amount will be capped at \$764 per month

Employees who either:

- a) Do not enroll in the medical insurance plan provided by the City and enroll in either the dental or vision plans provided by the City; or
- b) Enroll in medical and dental or vision plans provided by the City where the total monthly health insurance premiums cost less than \$764 will receive the difference between \$764 and their total monthly insurance premiums for medical, dental, and vision plans provided by the City.
- c) No cash back will be provided to employees whose total monthly insurance premiums for medical, dental, and vision plans provided by the City exceed \$764.

IV. July 1, 2025, through June 30, 2026

• Opt-Out amount will be capped at \$642 per month

Employees who either:

- a) Do not enroll in the medical insurance plan provided by the City and enroll in either the dental or vision plans provided by the City; or
- b) Enroll in medical and dental or vision plans provided by the City where the total monthly health insurance premiums cost less than \$642 will receive the difference between \$642 and their total monthly insurance premiums for medical, dental, and vision plans provided by the City.
- c) No cash back will be provided to employees whose total monthly insurance premiums for medical, dental, and vision plans provided by the City exceed \$642.

Employees hired on or after July 1, 2018:

- Employees who do not enroll in the medical, dental or vision insurance plans provided by the City ("opt-out") will receive \$475 cash back per month. Employees who opt-out of plans provided by the City must provide proof of other "minimum essential group medical insurance coverage" to the Human Resources Department, as set forth below.
- 2) Employees who either:

- a) Do not enroll in the medical insurance plan provided by the City and enroll in either the dental or vision plans provided by the City; or
- b) Enroll in medical and dental or vision plans provided by the City where the total monthly health insurance premiums cost less than \$475 will receive the difference between \$475 and their total monthly insurance premiums for medical, dental, and vision plans provided by the City.
- c) No cash back will be provided to employees whose total monthly insurance premiums for medical, dental, and vision plans provided by the City exceed \$475.

The CITY will make available medical, dental, and vision insurance plans for SBFA employees. The City also provides for employee participation in Health Care and Dependent Care Flexible Spending Accounts. The Flexible Spending Accounts are established under Section 125 of the Internal Revenue Code and will be administered by a third-party administrator (TPA).

All employees must either elect medical insurance for employee only or provide satisfactory proof of other minimum essential group medical insurance coverage through a non-CITY plan. The CITY's Human Resources Department will be responsible for approving an employee's proof of health coverage. After the CITY's initial verification of employee coverage under another non-CITY medical plan, the Human Resources Department will request proof of coverage as often as deemed necessary to ensure an employee's continued medical insurance coverage. All costs of insurance coverage for the employee or dependents in excess of the CITY contribution shall be borne by the employee.

All Cafeteria Plan elections must be made on forms approved by the Human Resources Department Elections must be made prior to the beginning of the Plan year and must remain in effect unless there is a qualifying event as defined under IRS regulations and the City of Solana Beach Flexible Benefit Plan, and approved by the Human Resources Department.

SECTION 6 - CALL BACK

Employees shall be entitled to call back pay as provided in the City Personnel Rules and Regulations.

Call back work is defined as work required by management of an employee who, following completion of the employee's workday or work week and departure from employee's work site, is unexpectedly ordered to report back to duty to perform necessary work.

Employees who are called back shall receive a minimum of three (3) hours compensation at time and one half.

Whenever an employee is called back, the employee shall receive the minimum provided or pay for hours actually worked, whichever is greater.

Hours worked shall be calculated beginning at the time the call back is received by the employee and ending when the employee is relieved of duty.

If an employee, who is called back to work and has completed his/her assignment and left work, is called back to work, he/she shall not receive another minimum if the time return is within the previous call back minimum.

Stand-by time as provided under Section 9.03 D of the Personnel Rules shall not apply to employees covered by this MOU.

SECTION 7 - CAREER PATH

The career path for the fire department shall be: Firefighter/Paramedic, Engineer, Fire Captain, Shift Fire Captain, Battalion Chief, Deputy Fire Chief, and Fire Chief. The Fire Chief shall determine the job qualifications and duties for the positions within the career path, with the exception of the Fire Chief position, according to the management rights provisions of this MOU. To the extent that a change in the job qualifications and duties implicates negotiable matters, the City will negotiate said changes with the Association, as required by law. Nothing in the career path shall be construed as requiring the CITY to promote or hire any employee, or as precluding any lawful method for the selection of employees.

The City's salary schedule shall maintain a minimum of 5% separation between the Firefighter/Paramedic classification and the Engineer classification.

SBFA acknowledges that the CITY intends to retain a compensation differential of 2% between the Fire Captain and Shift Fire Captain ranges, and to base salary comparisons on the Fire Captain position.

SECTION 8 - CITY MANAGEMENT RIGHTS

The CITY retains and has the exclusive decision-making authority to manage municipal services and the work force performing those services so long as the CITY exercises that exclusive authority in conformity with the express provisions of this MOU.

Subject only to the provisions of this MOU, the CITY has the exclusive decision-making authority to:

- (a). Determine and modify the organization of CITY government and its constituent work units;
- (b). Determine the nature, standards, levels and mode of delivery of services to be offered to the public, provided, however, should the City determine to change the mode of delivery of services to be offered to the public, it shall first notify SBFA and if an effect on represented employees is identified, shall meet and confer with SBFA regarding the effect of such decision on represented employees;
- (c). Determine the budget for the CITY and its respective departments, to allocate

funds and resources and determine revenue sources;

- (d). Determine methods, means, and the numbers and kinds of personnel by which services are to be provided;
- (e). Determine whether goods or services shall be made, purchased or contracted for, provided, however, should the CITY determine to contract out bargaining unit work, it shall first meet and confer with SBFA regarding the effect of such decision on represented employees;
- (f). Determine employee work assignments, including scheduling and assignment of work and overtime;
- (g). Establish employee performance standards and require compliance therewith;
- (h). Promote or hire employees and establish job qualifications, descriptions and requirements;
- (i). Discharge, suspend, demote, reduce in pay, reprimand, withhold salary increases and benefits, or otherwise discipline employees subject to the provisions of the City's Personnel Rules and Regulations;
- (j). Relieve employees from duty because of lack of work or lack of funds or for other legitimate reasons;
- (k). Implement rules, regulations and directives consistent with law and the provisions of this MOU;
- (I). Take all necessary actions to protect the public health, safety and welfare in emergencies.

The manner in which the CITY exercises any of the rights under this paragraph shall not be subject to any grievance procedures.

SECTION 9 - EMPLOYEE RIGHTS

As a result of this MOU, no person shall be favored or discriminated against by either the CITY or SBFA, to the extent provided by law because of political or religious opinions or affiliations, race, national origin, age, sex, sexual orientation or disability.

Neither the CITY nor SBFA shall interfere with, intimidate, restrain, coerce, or discriminate against employees covered by this MOU because of the exercise of rights to engage or not engage in SBFA activity or because of the exercise of any right provided to employees by this MOU or the Meyers-Milias-Brown Act.

Nothing in this MOU shall be construed as a waiver of any of the following rights of individual employees which may be exercised in compliance with applicable laws, ordinances and rules and regulations:

- (a). The right to form, join and participate in the activities of employee organizations of the employee's own choosing for the purpose of representation on matters of employer/employee relations or not to join or participate in the activities of any organization as provided in Solana Beach Resolution No. 92-52. All employees have a right to be free from interference, intimidation, restraint, coercion, discrimination, or reprisal on the part of the management representatives, the supervisor, other employees, or employee organizations, with respect to his or her membership or non-membership in any employee organization.
- (b). Pursuant to the Meyers-Milias-Brown Act, the right to represent himself or herself individually in employer/employee relations with the CITY or to be represented through a representative designated by the employee.
- (c). The right to review his or her individual personnel file during regular business hours, and at times convenient to the employee and Human Resources. The employee must give written notification of the request at least twenty-four (24) hours in advance to the Human Resources Department.

As the recognized employee organization, SBFA has the following rights which the CITY hereby recognizes:

- (a). To govern its internal affairs;
- (b). To use bulletin boards at CITY offices in locations convenient to SBFA and approved by the City Manager. SBFA shall have exclusive control over the material placed on the bulletin boards designated for its use; provided, however, that SBFA agrees to not post, and to immediately remove any unauthorized material, which is defamatory, violates CITY policies designed to assure a workplace free from harassment or discrimination, violates rules relating to political advocacy in the workplace, or violates any state or federal law;
- (c). To use, with prior approval of the City Manager, CITY facilities for off-duty meetings of SBFA members; provided, however that use of CITY equipment or supplies other than incidental use during such meetings of items normally used at business meetings such as desks, chairs, blackboards, dry boards, and similar items is prohibited;
- (d). To have reasonable access during working hours to members of SBFA for the purposes of providing representation and consultation; provided, however, that such access shall be subject to the approval of the Fire Chief in order to ensure no interference with the convenient operation of the Department and further provided that personal visits by business agents or representatives shall be subject to reasonable prior notice to the Chief;
- (e). To have up to two of its members designated as representatives for the purposes of meeting and conferring with the CITY and to have those members provided with reasonable time off without loss of pay, during scheduled work hours, when those representatives are meeting and

conferring with representatives of the CITY on matters within the scope of representation.

A SBFA representative shall be allowed to be present, at the request of any represented employee, during any hearing or meeting regarding discipline or a grievance:

(a). SBFA may designate one employee representative to assist an employee in preparing and presenting materials for disciplinary or grievance procedures. The designated employee representative shall be allowed

reasonable release time from regularly scheduled duties for the purpose of investigating and preparing material for such procedures. Supervisors shall be given at least one-day prior written notice in the event release time is requested, unless the supervisor agrees otherwise. Employee representatives, who investigate, prepare, or present materials during off-duty time shall do so on their own time and shall not be considered to be working. Employee representatives and employees who attend personnel hearings during their off-duty time shall do so on their own time and shall not be considered to be working. If an employee who would otherwise be off-duty during the time of a personnel hearing is subpoenaed or ordered to attend the hearing, then the employee shall be considered to be working the time the employee is in at the hearing in response to the order or subpoena.

(b). A designated employee representative requesting time off under this Section shall direct the request to the Chief in writing within a reasonable time before the date requested. The Chief shall respond to the request as soon as feasible, but not later than 5:00 p.m. on the next business day following the request. The request may be denied only if the Chief determines that it would unreasonably interfere with departmental staffing or sufficient coverage of departmental assignments. If the Chief does not respond to the request within the time provided by this Section, the City Manager may grant the release time. If the Chief or Manager does not grant the release time because of workload or other scheduling reasons, the Chief or Manager shall give notice to the employee of a date or dates when the release time will be provided.

SECTION 10 - FULL UNDERSTANDING, MODIFICATION, WAIVER

It is the intent of the parties that this MOU set forth the full and entire understanding of matters agreed to upon conclusion of the meet and confer sessions that resulted in this MOU. Any other matters not contained herein that were or could have been addressed during the meet and confer sessions are superseded and terminated in their entirety. This MOU may not be amended except by a writing executed by the parties after appropriate negotiations.

During the term of this MOU neither party shall be required to negotiate with the other regarding changes or modifications of the MOU, except as defined and agreed to with respect to re-opener clauses. If during the term of this MOU it becomes necessary for either party to propose changes in matters within the scope of representation and not covered by this MOU, then the party proposing the change shall give written notice to

the other party of the proposed change and request consultation or meeting and conferring as appropriate. The party to whom the request is made shall indicate within ten days of receipt of the written notice, in writing, whether they approve of the change as proposed or whether the party desires to consult or meet and confer. If the party desires consultation or meeting and conferring, the parties shall meet promptly in an earnest effort to reach a mutually satisfactory resolution of the matter as quickly as possible. Failure by SBFA to request consultation or meeting and conferring shall not be deemed approval of any action taken by the CITY, but only as a waiver of the right to consult or meet and confer.

Nothing in this MOU shall be construed to limit the authority of the CITY to make changes required to respond to an emergency. However, the CITY shall notify SBFA of such changes as soon as reasonably feasible. Emergency changes shall not extend beyond the period of emergency. "Emergency" means an unforeseen circumstance requiring immediate implementation of the change.

The consent to, or waiver of, any breach, provision or condition of this MOU shall not constitute a precedent in the future enforcement of any or all of the provisions of this MOU, nor a consent to, or waiver of, any future breach, provision or condition, unless otherwise expressly stated to the contrary in writing.

SECTION 11 - LEAVE PROVISIONS

SBFA agrees to abide by City's Administrative Policy #31, Vacation, Sick Leave, and Other Leaves Use and Accrual.

Section 11.1 Vacation

Paid vacation shall be accrued on an hourly basis as follows:

Months of Employment	Accrued Hours
12 – 36 completion months	112 hours/year <u>or</u> 4.308 hours/pay period
37 – 120 completion months	168 hours/year <u>or</u> 6.461 hours/pay period
121+ completion months	224 hours/year <u>or</u> 8.616 hours/pay period

Full-time employees shall be entitled to earn and use vacation time according to the provisions of the City Personnel Rules and Regulations and the Fire Department Vacation Policy as amended as of the date of this MOU.

Section 11.2 Sick Leave

Fire employees who regularly work a schedule that averages 56 hours per week shall accrue sick leave at the rate of 7.385 hours per biweekly pay period. There shall be no limit to the amount of sick leave that an employee may accumulate.

Full-time employees shall be entitled to earn and use sick leave according to the provisions of the City Personnel Rules.

Sick Leave Conversion: Personnel Rules and Regulations Section 10.02(E) will be revised to reflect that 40 hours of sick leave may be converted to vacation leave when an employee has not used up more than 40 hours of sick leave during the previous year. All other provisions and requirements regarding Sick Leave will remain unchanged.

Section 11.3 Holiday

Holidays and holiday pay are generally governed by the City Personnel Rules and Regulations. However, because employees subject to this MOU are required to work shifts to provide full time fire protection services, each fire department safety employee working shift work shall receive an annual total of 122 hours of Holiday-in-Lieu payable in equal installments each two-week pay period. Holiday-in-Lieu is considered "Special Compensation" by CalPERS and California Code of Regulations (CCR) 571(5) defines "Holiday Pay" as additional compensation for employees who are normally required to work on an approved holiday because they work in positions that require staffing without regards to holidays. Therefore, CalPERS considers Holiday Pay as pensionable compensation.

Section 11.3(a) Holiday-in-Lieu and Regular Rate of Pay

Effective with the first full pay period in July 2022, the City will no longer consider holiday-in-lieu pay when calculating a SBFA member's regular rate of pay.

Section 11.4 Bereavement Leave

Bereavement Leave is generally granted so an employee does not have the shock of a death in the immediate family compounded by the loss of pay. All hours of Bereavement Leave will count as hours worked for the purposes of FLSA calculations.

Section 11.4.1 Immediate and Extended Family Definitions

Members of the immediate family are defined as an employee's spouse, registered domestic partner, children, father, mother, brothers, sisters, father-in-law, mother-in-law, brothers-in-law, sisters-in-law, fiancés, and grandparents.

Members of the extended family are defined as an employee's aunts, uncles, and first cousins.

Section 11.4.2 Bereavement Policy

SBFA Members will be granted reasonable bereavement time off without the loss of pay, as follows:

When a death occurs in an employees' immediate family (as defined in Section

11.4.1), a shift employee will be allowed up to two (2) shifts with pay for the emergency. A day shift employee will be allowed up to five (5) workdays with pay for the emergency. The Fire Chief shall have discretion to grant or deny the written request of a shift employee for up to two (2) additional shifts of paid bereavement leave for the death of an immediate family member.

When a death occurs in an employee's extended family, (as defined in Section 11.4.1), day shift employees will be allowed four (4) days of paid bereavement leave and shift employees will be allowed two (2) shifts of paid bereavement leave.

Section 11.5 Witness Duty

Notwithstanding the Witness Duty Section of the City of Solana Beach Personnel Rules and Regulations Manual, if an employee is required by subpoena to appear in court on a matter arising out of the course and scope of their employment, at a time other than a regular work shift of the employee, the employee shall be entitled to one additional hour of compensation in lieu of travel time.

Section 11.6 Union Leave

During the month of January, employees may voluntarily donate up to four (4) hours of Vacation per calendar year to a Union Time Bank to be used by Employees to attend activities such as conferences, educational opportunities, and related union business as verified and authorized by the President of the

Association (or his/her designee) and approved by the City Manager (or his/her designee). Such time shall not be considered City work time, but rather, off-duty time engaged in voluntary union business activities. The use of such leave time shall be considered hours worked for the purposes of calculating overtime under the FLSA. The maximum amount of Union Leave hours permitted to count as time worked for the purposes of calculating overtime is limited to no more than eight (8) hours per employee per day.

Donated leave time shall be converted at the employee's current hourly rate. Unused hours placed in the bank will carry over to the next calendar year.

In the event there are insufficient hours in the bank to cover the employee's time attending union business activities, the employee is required to obtain advance approval from the Fire Chief and City Manager for paid or unpaid leave to cover any absence from work.

The Association indemnifies and holds the City of Solana Beach harmless from any claims of any kind arising from the use of these hours. An employee paid with these hours is not considered working or performing duties within the scope of his/her position for the City of Solana Beach.

An employee who has been employed by the CITY for at least 12 months and who has been employed for at least 1250 hours of service during the 12-month period immediately preceding the commencement of leave shall be entitled to a leave or leaves of absence, without pay, with right to return to the position, as specified by the Family Leave and Medical Act of 1993 (California Government Code 12945.2) and California Family Rights Act or other such provisions by Federal and State Statute.

SECTION 12 - LIFE INSURANCE

The CITY shall provide life insurance coverage through group policy acquired by the CITY for all CITY employees with basic coverage at an amount equal to the employee's annual base salary.

SECTION 13 - NEGOTIATIONS FOR A SUCCESSOR AGREEMENT

Negotiations for a successor MOU shall begin by the submission by either party of a proposal or a written request to meet and confer not later than March 1, 2026.

If a proposal or request is submitted, meet and confer sessions shall begin by March 15, 2026, and shall continue until an agreement is reached or until an inability to reach agreement (impasse) is declared. The parties agree to use good faith efforts to conclude meet and confer sessions before June 30, 2026.

If neither party submits a proposal or request to meet and confer, the wages, hours and terms and conditions of employment of this MOU shall automatically continue in full force and effect for an additional one-year term. In the event of such automatic extension, the time for exchanging proposals and opening negotiations as set forth in this Article shall be adjusted accordingly. This process of automatic extensions in the event of a failure by either party to submit a proposal or written request to meet and confer may continue from year to year.

SECTION 14 - OVERTIME

Employees shall be entitled to overtime pay or compensatory time off in lieu of overtime pay as provided in Section 9.02 of the City's Personnel Rules and Regulations and as specified below, provided that, pursuant to Personnel Rule Section 1.06, the provisions of the MOU shall prevail over the Personnel Rules in the event of a conflict. Nothing in this MOU or the Personnel Rules and Regulations shall be construed as guaranteeing that overtime work will be available.

Definitions:

Work Period

The FLSA "Work Period" for members of the Solana Beach Firefighter's Association shall be defined as a 24-day work-period cycle coinciding with the 24-day Firefighter's Shift Schedule. The parties understand that the City's adoption of the aforementioned 24-day, 182-hour work period pursuant to Section 7(k) of the Fair Labor Standards Act remains in full force and effect through the term of the MOU. However, overtime entitlements will be based on the criteria set forth in the next section entitled "Calculation of Overtime".

Calculation of Overtime

Overtime shall be calculated based on a 24-day, 182-hour work period and overtime shall be paid for all hours worked over 182 hours per work period. Employees shall receive payment for 112 hours worked at the employee's base rate of pay (as reflected in the City's salary schedule) every two weeks on the City's regularly scheduled payday. Employees shall be compensated for any overtime at the employee's base rate plus one-half times the employee's FLSA regular rate of pay. Any overtime shall be paid to employees in the employees' regular bi-weekly check following the prior 24-day work period. The starting and ending dates for each 24-day work-period and the corresponding pay dates for any overtime owed to employees is attached to this MOU as Appendix C.

Paid Leave Considered Time Worked

All paid leave hours will be considered hours worked (with the exception of worker's compensation and leave without pay).

Additionally, all FLSA mandated specialty pays will be annualized for purposes of calculating the FLSA regular rate of pay effective with the 24-day work cycle that began on July 9, 2018.

Mandated Work (Force Hire)

Mandated Work (Force Hire) time will be paid at the employee's base rate plus one half times the FLSA regular rate of pay and will count as time worked for the purposes of calculating overtime. Mandated Work can only be authorized by the Fire Chief or his/her designee and will be monitored by the City in the following six-month time periods starting from the execution of this MOU: July 2022 and January 2023. If, during any of the designated six-month increments, the amount of Mandated Work hours exceeds 5% of the total hours worked, the City reserves the right to reopen the MOU to discuss modifications to this specific provision of the MOU.

Modified Work Schedules

The 24-day work cycle does not apply to employees on a modified work schedule of 40 hours per workweek. During the time an employee is working a modified work schedule, they are not authorized to work overtime (over 40 hours in a work week) without the written permission of the Fire Chief. This applies only while the employee is on a modified work schedule. Once the employee returns to 24-day work-period cycle, the employee may continue to earn overtime based upon the 24-day, 182-hour work period

(as set forth above). The hours worked on the modified work schedule count as hours worked for the purposes of calculating overtime.

Fire Chief Authority and Emergency Provision

In the event of an emergency, the Fire Chief or his designee has the authority to waive any and all requirements for overtime compensation eligibility as specified within this Overtime section of the MOU, in order to require a sufficient amount of employee resources for purposes of staffing during an emergency. The Fire Chief, or his designee, has full authority to grant or deny all overtime and leave requests, in accordance with applicable Department of Labor rules and regulations.

SECTION 15 - PARAMEDIC INCENTIVE PAY and CONTINUING LICENSURE INCENTIVE (CLI) PAY

The City will provide Continuing Licensure Incentive (CLI) pay for all SBFA members who maintain an active County Paramedic License as listed below. SBFA eligible members must provide the City (Human Resources Department) with evidence of their renewed license each year on the anniversary date of their employment with the City. SBFA eligible members, who provide the appropriate documentation, will receive CLI paid in equal installments each two-week pay period in conjunction with their Holiday-in-Lieu pay.

- Firefighter/Paramedic: \$1,008 per year (\$84 per month)
- Fire Engineer: \$1200 per year (\$100 per month)
- Fire Captain: \$1200 per year (\$100 per month)

SECTION 16 - PEACEFUL PERFORMANCE OF CITY SERVICES

<u>No Strike</u>. During the term of this MOU, and any authorized extensions, or subsequent negotiations, neither SBFA nor any represented employee, agents or representatives will instigate, promote, sponsor, engage in, or condone any strike (including any sympathy strike), slowdown, concerted stoppage of work, sick-out, or any other intentional disruption of the operations of the CITY, regardless of the reason for doing so. SBFA recognizes and agrees that the concerted activity described in this paragraph would have a significant adverse impact on the public health, safety, and welfare.

<u>Penalty</u>. Any employee engaging in the activity prohibited by "No Strike" under this Article, or who instigates or gives leadership to such activity, shall be subject to discipline, up to and including termination of employment.

<u>No Lockout</u>. During the term of this MOU, the CITY will not instigate a lockout over a dispute with employees so long as there is no breach as stated in this Article. The CITY recognizes and agrees that a lockout would have a significant adverse impact on the public health, safety and welfare.

<u>Association Official Responsibility</u>. Each employee or other person who holds the position of an officer of SBFA occupies a position of special trust and responsibility in maintaining and bringing about compliance with the provisions of this Article; therefore, such employees or other persons agree to inform its members of their obligations under this Article, and to inform them of the penalty for failure to comply.

<u>Enforcement</u>. In the event the CITY is required to enforce the provisions of the Article "Peaceful Performance of City Services," by court action, or in the event that SBFA is required to enforce the provisions of said Article, by court action, a temporary restraining order, preliminary injunction and permanent injunction may be issued.

SECTION 17 - PRIOR AGREEMENTS

The provisions of this MOU shall supersede and replace the provisions of the Memorandum of Understanding last executed between SBFA and the CITY. The benefits and other terms and conditions of employment provided pursuant to the City's Personnel Rules and Regulations shall continue to apply except to the extent modified by this MOU.

SECTION 18 - REOPENERS

During the term of this MOU, the parties agree to meet to discuss regarding the following terms:

- Fire Management Blended Policies
- California Firefighters Benefit Trust Account Setup
- Personnel Rules and Regulations update

SECTION 19 - RETIREE HEALTH BENEFITS

During the term of this MOU, the City agrees to remain in CalPERS in order to provide healthcare coverage to active employees and retiree healthcare benefits to retired employees. The City agrees to pay Retiree Health Benefits (RHB) as follows:

SBFA members currently employed who retire from the City at a future date, shall receive the following RHB in recognition of their vested rights and service to the City:

A. **SBFA members hired prior to January 1, 2007**, shall receive a maximum of \$290.00 per month as a RHB for medical insurance premiums and other eligible health care expenses that will be paid to a Health Reimbursement Arrangement (HRA) account established for the retired employee. The HRA will be administered by a third-party administrator (TPA) and the retired employee will be responsible for any monthly account maintenance fee(s).

If the retired employee elects to enroll in the CalPERS Retiree Health Plan, the City will subtract the required minimum employer contribution amount as required under the Public Employees' Medical & Hospital Care Act (PEMHCA) from the retiree's RHB and pay that amount to CalPERS directly. Any remaining left-over RHB balance will be paid to the retiree as a reimbursement of the required premium for coverage under the CalPERS Retiree Health Plan. The reimbursement will be processed through the HRA.

If the retired employee does not elect to enroll in the CalPERS Retiree Health Plan, the contribution of the retiree's RHB amount will be made to the retiree's HRA account.

B. **SBFA members with a date of hire on or after January 1, 2007**, who subsequently retire from the City AND enroll in the CalPERS Retiree Health Plan, will only receive the "minimum" retirement benefit contribution amount required under PEMHCA to offset their CalPERS Retiree Health Plan costs. This amount will be paid to CalPERS directly.

If the retired employee does not enroll in the CalPERS Retiree Health Plan, no Retiree Health Benefit payments will be made to the retiree by the City.

SECTION 20 - California Firefighters Benefit Trust

The City is currently working with the California Firefighters Benefit Trust to set up the account. This item is listed as a Reopener under Section 18.

SECTION 21 - RETIREMENT SYSTEM CONTRIBUTIONS

Retirement benefits are subject to the Public Employees' Pension Reform Act (PEPRA) and related Public Employees' Retirement Law (PERL). If there is a conflict between this MOU and requirements pursuant to PEPRA and/or PERL, PEPRA and PERL shall prevail.

A. Employees hired prior to January 1, 2011:

The CITY will continue to provide a three percent at 50 (3%@50) retirement benefit from the California Public Employee Retirement System (CalPERS), with the use of the employee's single highest year salary, for SBFA employees hired on or before December 31, 2010. The employee will pay the entire employee share (9%) of the cost for this benefit.

1. Cost Sharing of Employer Contribution:

i. Effective the first full pay period in July 2017, and as soon as the City's contract with CalPERS can be amended, employees will contribute 3% towards the employer's share in addition to the employee paying the entire employee share of 9%, for a total of 12%.

B. <u>For classic employees (as defined by CalPERS) hired on or after January 1,</u> 2011:

Classic employees (as defined by CalPERS) hired on or after January 1, 2011, will be eligible for a two percent at 50 (2% @50) retirement benefit in the California Public Employees Retirement System (CalPERS), with the use of the average of the employee's highest-three-year-salary. These employees will pay the entire employee share (9%) of the cost for this benefit.

- 1. <u>Cost Sharing of Employer Contribution:</u>
 - i. Effective the first full pay period in July 2017, and as soon as the City's contract with CalPERS can be amended, employees will contribute 3% towards the employer's share of the retirement contribution in addition to the employee paying the entire employee share, for a total of 12%.

C. <u>Employees hired on or after January 1, 2013, and defined by CalPERS as new</u> <u>members:</u>

Employees hired on or after January 1, 2013, considered new members (as defined by CaIPERS) will receive the 2.7% at 57 retirement formula, with the use of the average of the employee's highest-three-year-salary. Employees shall pay 50% of the normal cost contribution.

SECTION 22 - SALARY ADJUSTMENT

The parties jointly agree that the following salary increases shall be applicable for the term of this MOU for the SBFA classifications as specified on the salary schedules in

Appendix B:

- Year One (FY 2022/2023): effective first full pay period in July 2022
 - 7% salary increase for all SBFA positions
- Year Two (FY 2023/2024):
 - 3.0% salary increase for all SBFA positions, effective the first full pay period in July 2023
- Year Three (FY 2024/2025):
 - 3.0% salary increase for all SBFA positions, effective the first full pay period in July 2024
- Year Four (FY 2025/2026):
 - 3.0% salary increase for all SBFA positions, effective the first full pay period in July 2025

Pay increases in salary resulting from employee-employer negotiations will be effective on the first full pay period of each July during the term of this MOU, as indicated above.

Pay increases in salary resulting from merit increases will become effective on the employee's anniversary date, as approved by the City Manager and in accordance with the City of Solana Beach Personnel Rules and Regulations.

The proposed salary schedule implementing this Article is attached as Appendix B to this MOU.

SECTION 23 - SAVINGS CLAUSE

If any provisions of this MOU should be found invalid, unlawful or unenforceable by reason of any existing or subsequently enacted legislation or by judicial authority, all other provisions of this MOU shall remain in full force and effect for the duration of this MOU.

In the event of invalidation of any of the provisions of this MOU, the SBFA and CITY agree to meet and confer within thirty days of notice by either to the other for the purpose of renegotiating said provision.

SECTION 24 - SEVERABILITY

It is understood and agreed that this MOU is subject to applicable law. In the event any part or provision of this MOU is in conflict or inconsistent with such law, or is otherwise held to be invalid or unenforceable by a court of competent jurisdiction, such part or provision shall be deemed severable and the remainder of this MOU shall not be affected.

SECTION 25 - TEMPORARY ASSIGNMENT

Whenever a temporary vacancy occurs in a higher classification and the Fire Chief determines that the vacant position should be temporarily filled by a current employee, the Fire Chief may assign a qualified, lower-classified employee to temporarily fill the position. Whenever practical, the Fire Chief shall assign employees who have demonstrated ability to perform the duties of the position to which the assignment is made.

Less than 6-hour assignment: It is understood and agreed that temporary assignments for less than 6 hours may be made as part of the normal operation of the department and therefore, no extra compensation shall be paid for temporary assignments of less than 6 hours.

Assignment of 6 hours or more: If an employee is temporarily assigned to a position with a higher pay classification for 6 hours or more, the employee shall be paid at the lowest pay step of the higher classification, but not less than 5%, which shall constitute "Acting Pay." However, Acting Pay for temporary assignment of Fire Captain to Shift Fire Captain, the employee shall be paid at the lowest pay step of the higher classification, but not less than 2%, which should constitute "Acting Pay."

The CITY shall continue the current practice of filling vacancies on a rank for rank basis. If a long-term temporary position becomes available, the City Manager or Fire Chief at his or her discretion may choose a qualified person from the current active list to fill that position during the time of the vacancy.

If an employee on a current promotional list is temporarily assigned to a higher classification and subsequently promoted while serving in that temporary assignment, the time worked in the temporary assignment shall be counted towards the probationary time of the employee's new position.

SECTION 26 - PLACEMENT AND HIRE OF NEW AND TEMPORARY SOLANA BEACH EMPLOYEES

If a temporary vacancy occurs due to a specific incident (*), the Fire Chief has the discretion to use a temporary Firefighter to fill the vacant position.

The temporary and/or full-time firefighter/paramedic will take part in a new hire orientation program prior to being placed on shift. The content and the duration of the new hire orientation training shall be a minimum of three weeks (56 hours per week) and shall cover OSHA mandated training on injury and accident prevention, Infection Control, Harassment policies, and mandatory Personal Protective Equipment ensemble and SCBA fit testing. Additional training topics may be added and topics deleted as deemed necessary. Any additional orientation training time will be at the recommendation of the Fire Chief and approval of the City Manager on a case-by-case basis.

An example of the basic outline of the orientation to fulfill the adopted philosophy and to cover additional non-mandated information would include new employee operational readiness, such as employee benefits and basic procedural operations, prior to placement on shift as a firefighter/paramedic.

The order, content, and schedule of the training may be modified as deemed necessary by the Fire Chief in order to meet training objectives.

Following the new orientation program, if the temporary employee is deemed qualified to perform the duties of the position, the Public Safety Director/Fire Chief has the discretion to extend the use of the temporary employee as appropriate and necessary to provide emergency services. If at any time the temporary employee is deemed unqualified and the temporary appointment terminated, the new vacancy created by the termination will be deemed a new incident for purposes of providing in-house shift availability.

Definitions:

Incident: An incident is defined as a vacancy resulting in the absence of an employee. If the incident is due to a personal or family injury or illness, once the employee is returned to full duty or returns to work for 45 days, the specific incident is considered closed. Any new absences for the same employee would be considered a new incident and follow the use of Temporary "Part-time" Employees as defined in Personnel Rules and Regulations Section 2.50.

Qualified Employee: A qualified employee must meet the minimum qualifications as specified in the appropriate Classification Specification.

SECTION 27 - TERM

The term of this MOU shall commence on July 1, 2022, subject to formal approval by the City Council, and shall expire at 12:00 a.m. (midnight), on June 30, 2026.

SECTION 28 - TOBACCO USE

Use of tobacco or tobacco products by any employee of the Fire Department whether on or off duty is prohibited.

SECTION 29 - TUITION REIMBURSEMENT

Each full-time permanent SBFA member who has completed the probationary period shall be eligible for tuition reimbursement up to \$2,000 per fiscal year in tuition reimbursement for college level courses or additional training, or when such courses or training are required to obtain or maintain a job-related certificate, or any other course previously approved by the department head. All classes would require prior approval from the Fire Chief and as authorized by the City Manager for the employee to receive any reimbursement. The employee shall be reimbursed for fees and/or tuition only upon conclusion of each individual course with a grade of "C" or better or successful completion of courses that do not assign grades. Proof of satisfactory course completion and payment must be provided.

SECTION 30 – PROMOTIONAL MINIMUM EDUCATIONAL ELIGIBILITY REQUIREMENTS

SBFA recognizes and agrees that a bachelor's degree will be the minimum educational eligibility requirement for any Battalion Chief exam offered or administered.

SECTION 31 – EDUCATIONAL INCENTIVE PAY

The City will provide Educational Incentive Pay (EIP) to all SBFA members who currently possesses or during the term of this MOU acquire an Associate's (AA/AS) degree or a Bachelor's (BA/BS) degree from an accredited college or university. SBFA eligible members must provide the City (Human Resources Department) with evidence of their AA/AS or BA/BS degree in order to qualify for this pay. EIP shall begin at the beginning of a pay period following when such evidence is received by the Human Resources Department and shall not be retroactive. SBFA eligible members, who provide the appropriate documentation, will receive EIP in equal installments each two-week pay period in conjunction with their Holiday-in-Lieu pay.

- Associate's degree: \$960 per year (\$80 per month)
- Bachelor's degree: \$1800 per year (\$150 per month)

EIP is not cumulative and the maximum EIP a SBFA member may receive is \$1,800 per fiscal year (\$150 per month)

APPENDIX A

SBFA represents that this Memorandum of Understanding has been duly ratified by its membership. Following approval of this Memorandum of Understanding by the City Council, its terms and conditions shall be implemented by appropriate ordinance, resolution, or other appropriate lawful action.

CITY:	SBFA:
Ву:	Ву:
Ву:	Ву:
Date:	Date:
APPROVED AS TO LEGAL FORM:	CITY COUNCIL:
By: JOHANNA N. CANLAS CITY ATTORNEY	By: LESA HEEBNER MAYOR
Date:	Date:
ATTEST:	
By: ANGELA IVEY CITY CLERK	
Date:	

APPENDIX B

SBFA SALARY SCHEDULES SALARY SCHEDULE 5 JULY 2, 2022

<u>Class</u> i	ification		Step A		Step B		Step C		Step D		Step E
<u>5091</u>	Firefighter / Paramedic										
	Base Rate	\$	28.07	\$	29.47	\$	30.94	\$	32.50	\$	34.12
	OT Premium	\$	14.04	\$	14.74	\$	15.47	\$	16.25	\$	17.06
	Bi-weekly Base ⁽¹⁾	\$	3,144	\$	3,301	\$	3,465	\$	3,640	\$	3,821
	Monthly Base ⁽¹⁾	\$	6,812	\$	7,151	\$	7,508	\$	7,887	\$	8,280
	Annual Base ⁽¹⁾	\$	81,739.84	\$	85,816.64	\$	90,097.28	\$	94,640.00	\$	99,357.44
	Estimated Annual FLSA OT ⁽²⁾	\$	2,190	\$	2,299	\$	2,413	\$	2,535	\$	2,661
	Estimated Annual Total (2)	\$	83,930.08	\$	88,116.08	\$	92,510.60	\$	97,175.00	\$ 1	02,018.80
-400	Fire Freeingen										
<u>5100</u>	Fire Engineer	^		_	04.00	•	00.40	•	05.40	•	
	Base Rate	\$	30.37	\$	31.89	\$	33.48	\$	35.16	\$	36.93
	OT Premium	\$	15.19	\$	15.95	\$	16.74	\$	17.58	\$	18.47
	Bi-weekly Base ⁽¹⁾	\$	3,401	\$	3,572	\$	3,750	\$	3,938	\$	4,136
	Monthly Base ⁽¹⁾	\$	7,370	\$	7,739	\$	8,124	\$	8,532	\$	8,962
	Annual Base ⁽¹⁾	\$	88,437.44	\$	92,863.68	\$	97,493.76	\$	102,385.92	\$ 1	07,540.16
	Estimated Annual FLSA OT ⁽²⁾	\$	2,370	\$	2,488	\$	2,611	\$	2,742	\$	2,881
	Estimated Annual Total ⁽²⁾	\$	90,807.08	\$	95,351.88	\$	100,105.20	\$	105,128.40	\$ 1	10,421.48
<u>5099</u>	Fire Captain										
	Base Rate	\$	33.54	\$	35.22	\$	36.99	\$	38.84	\$	40.79
	OT Premium	\$	16.77	\$	17.61	\$	18.50	\$	19.42	\$	20.40
	Bi-weekly Base ⁽¹⁾	\$	3,756	\$	3,945	\$	4,143	\$	4,350	\$	4,568
	Monthly Base ⁽¹⁾	\$	8,139	\$	8,547	\$	8,976	\$	9,425	\$	9,898
	Annual Base ⁽¹⁾	\$	97,668.48	\$	102,560.64	\$	107,714.88	\$	113,102.08	\$ 1	18,780.48
	Estimated Annual FLSA OT ⁽²⁾	\$	2,616	\$	2,747	\$	2,886	\$	3,030	\$	3,182
										÷.4	04 000 00
		\$	100,284.60	\$	105,307.80	\$	110,600.88	\$	116,131.60	\$1	21,902.00
	Estimated Annual Total ⁽²⁾	\$	100,284.60	\$	105,307.80	\$	110,600.88	\$	116,131.60	\$1	21,962.88
<u>5109</u>		\$	100,284.60	\$	105,307.80	\$	110,600.88	\$	116,131.60	\$1	21,962.66
<u>5109</u>	Estimated Annual Total ⁽²⁾	\$ \$	<u>100,284.60</u> 34.22	\$ \$	105,307.80 35.93	\$ \$	110,600.88 37.73	\$	116,131.60 39.62	<u>\$1</u> \$	41.60
<u>5109</u>	Estimated Annual Total ⁽²⁾ Fire Captain (Shift)			_							
<u>5109</u>	Estimated Annual Total ⁽²⁾ Fire Captain (Shift) Base Rate OT Premium	\$	34.22	\$	35.93	\$	37.73	\$	39.62	\$	41.60
<u>5109</u>	Estimated Annual Total ⁽²⁾ Fire Captain (Shift) Base Rate OT Premium Bi-weekly Base ⁽¹⁾	<mark>\$</mark> \$	<mark>34.22</mark> 17.11	\$ \$	35.93 17.97	\$ \$	37.73 18.87	\$ \$	39.62 19.81	\$	41.60 20.80 4,659
<u>5109</u>	Estimated Annual Total ⁽²⁾ Fire Captain (Shift) Base Rate OT Premium	\$ \$	34.22 17.11 3,833	\$ \$ \$	35.93 17.97 4,024	\$ \$ \$	37.73 18.87 4,226	\$ \$ \$	39.62 19.81 4,437	\$ \$ \$ \$	41.60 20.80
<u>5109</u>	Estimated Annual Total ⁽²⁾ <u>Fire Captain (Shift)</u> Base Rate OT Premium Bi-weekly Base ⁽¹⁾ Monthly Base ⁽¹⁾	\$ \$ \$	34.22 17.11 3,833 8,304	\$ \$ \$	35.93 17.97 4,024 8,719	\$ \$ \$	37.73 18.87 4,226 9,156	\$ \$ \$	39.62 19.81 4,437 9,614	\$ \$ \$ \$	41.60 20.80 4,659 10,095

(1) Weekly, Bi-weekly, and Annual "base rates" are determined by calculating 112 hours of straight time paid in 26 pay periods. These rates do not include FLSA Overtime.

(2) Estimated Annual FLSA OT Premium is compensation required under Department of Labor Fair Labor Standards Act (FLSA) Section 29 CFR 553.230 (Section 7(k)) and is compensated based on Fire Department 24-day Work Period resulting in approx. 10 hours of OT Premium pay per 24-day Work Period.

SBFA SALARY SCHEDULES SALARY SCHEDULE 5 JULY 1, 2023

<u>Classifi</u>	<u>cation</u>		Step A		Step B	Step C		Step D	-	Step E
<u>5091</u>	Firefighter / Paramedic									
	Base Rate	\$	28.91	\$	30.35	\$ 31.87	\$	33.48	\$	35.14
	OT Premium	\$	14.46	\$	15.18	\$ 15.94	\$	16.74	\$	17.57
	Bi-weekly Base ⁽¹⁾	\$	3,238	\$	3,399	\$ 3,569	\$	3,750	\$	3,936
	Monthly Base ⁽¹⁾	\$	7,015	\$	7,365	\$ 7,734	\$	8,124	\$	8,527
	Annual Base ⁽¹⁾	\$	84,185.92	\$	88,379.20	\$ 92,805.44	\$	97,493.76	\$ 10)2,327.68
	Estimated Annual FLSA OT ⁽²⁾	\$	2,256	\$	2,368	\$ 2,487	\$	2,611	\$	2,741
	Estimated Annual Total ⁽²⁾	\$	86,441.68	\$	90,747.28	\$ 95,292.08	\$ 1	00,105.20	\$ 10	05,068.60
<u>5100</u>	Fire Engineer	-		_						
	Base Rate	\$	31.28	\$	32.85	\$ 34.48	\$	36.21	\$	38.04
	OT Premium	\$	15.64	\$	16.43	\$ 17.24	\$	18.11	\$	19.02
	Bi-weekly Base ⁽¹⁾	\$	3,503	\$	3,679	\$ 3,862	\$	4,056	\$	4,260
	Monthly Base ⁽¹⁾	\$	7,591	\$	7,972	\$ 8,367	\$	8,787	\$	9,231
	Annual Base ⁽¹⁾	\$	91,087.36	\$	95,659.20	\$ 100,405.76	\$ 1	05,443.52	\$ 1 <i>°</i>	10,772.48
	Estimated Annual FLSA OT ⁽²⁾	\$	2,440	\$	2,563	\$ 2,689	\$	2,825	\$	2,967
	Estimated Annual Total ⁽²⁾	\$	93,527.20	\$	98,222.28	\$ 103,095.20	\$ 1	08,268.68	\$ 11	3,739.60
<u>5099</u>	Fire Captain			_						
	Base Rate	\$	34.55	\$	36.28	\$ 38.10	\$	40.01	\$	42.01
	OT Premium	\$	17.28	\$	18.14	\$ 19.05	\$	20.01	\$	21.01
	Bi-weekly Base ⁽¹⁾	\$	3,870	\$	4,063	\$ 4,267	\$	4,481	\$	4,705
	Monthly Base ⁽¹⁾	\$	8,384	\$	8,804	\$ 9,246	\$	9,709	\$	10,194
	Annual Base (1)	\$	100,609.60	\$	105,647.36	\$ 110,947.20	\$ 1	16,509.12	\$ 12	22,333.12
	Estimated Annual FLSA OT ⁽²⁾	\$	2,696	\$	2,830	\$ 2,972	\$	3,122	\$	3,278
	Estimated Annual Total ⁽²⁾	\$	103,305.28	\$	108,477.20	\$ 113,919.00	\$ 1	19,630.68	\$ 12	25,610.68
<u>5109</u>	<u>Fire Captain (Shift)</u>	-		_						
	Base Rate	\$	35.25	\$	37.01	\$ 38.86	\$	40.81	\$	42.85
	OT Premium	\$	17.63	\$	18.51	\$ 19.43	\$	20.41	\$	21.43
	Bi-weekly Base ⁽¹⁾	\$	3,948	\$	4,145	\$ 4,352	\$	4,571	\$	4,799
	Monthly Base ⁽¹⁾	\$	8,554	\$	8,981	\$ 9,430	\$	9,903	\$	10,398
	Annual Base ⁽¹⁾	\$	102,648.00	\$	107,773.12	\$ 113,160.32	\$ 1	18,838.72	\$ 12	24,779.20
	Estimated Annual FLSA OT ⁽²⁾	\$	2,750	\$	2,888	\$ 3,031	\$	3,184	\$	3,343
	Estimated Annual Total (2)	\$	105,398.28	\$	110,660.68	\$ 116,191.40	\$ 1	22,022.68	\$ 12	28,122.28

(1) Weekly, Bi-weekly, and Annual "base rates" are determined by calculating 112 hours of straight time paid in 26 pay periods. These rates do not include FLSA Overtime.

(2) Estimated Annual FLSA OT Premium is compensation required under Department of Labor Fair Labor Standards Act (FLSA) Section 29 CFR 553.230 (Section 7(k)) and is compensated based on Fire Department 24-day Work Period resulting in approx. 10 hours of OT Premium pay per 24-day Work Period.

SBFA SALARY SCHEDULES SALARY SCHEDULE 5 JULY 13, 2024

<u>Classi</u>	fication		Step A		Step B	Step C		Step D	-	Step E
<u>5091</u>	Firefighter / Paramedic			_						
	Base Rate	\$	29.78	\$	31.26	\$ 32.83	\$	34.48	\$	36.19
	OT Premium	\$	14.89	\$	15.63	\$ 16.42	\$	17.24	\$	18.10
	Bi-weekly Base ⁽¹⁾	\$	3,335	\$	3,501	\$ 3,677	\$	3,862	\$	4,053
	Monthly Base ⁽¹⁾	\$	7,227	\$	7,586	\$ 7,967	\$	8,367	\$	8,782
	Annual Base ⁽¹⁾	\$	86,719.36	\$	91,029.12	\$ 95,600.96	\$ 1	00,405.76	\$ 10)5,385.28
	Estimated Annual FLSA OT ⁽²⁾	\$	2,323	\$	2,438	\$ 2,562	\$	2,689	\$	2,824
	Estimated Annual Total ⁽²⁾	\$	89,042.20	\$	93,467.40	\$ 98,162.48	\$ 1	03,095.20	\$ 10	8,208.88
<u>5100</u>	Fire Engineer			-						
	Base Rate	\$	32.22	\$	33.84	\$ 35.51	\$	37.30	\$	39.18
	OT Premium	\$	16.11	\$	16.92	\$ 17.76	\$	18.65	\$	19.59
	Bi-weekly Base ⁽¹⁾	\$	3,609	\$	3,790	\$ 3,977	\$	4,178	\$	4,388
	Monthly Base ⁽¹⁾	\$	7,819	\$	8,212	\$ 8,617	\$	9,051	\$	9,508
	Annual Base ⁽¹⁾	\$	93,824.64	\$	98,542.08	\$ 103,405.12	\$ 1	08,617.60	\$ 1 1	4,092.16
	Estimated Annual FLSA OT ⁽²⁾	\$	2,513	\$	2,640	\$ 2,771	\$	2,909	\$	3,056
	Estimated Annual Total (2)	\$	96,337.80	\$	101,181.60	\$ 106,175.68	\$ 1	11,527.00	\$ 1 1	7,148.20
<u>5099</u>	Fire Captain	-		_						
	Base Rate	\$	35.59	\$	37.37	\$ 39.24	\$	41.21	\$	43.27
	OT Premium	\$	17.80	\$	18.69	\$ 19.62	\$	20.61	\$	21.64
	Bi-weekly Base ⁽¹⁾	\$	3,986	\$	4,185	\$ 4,395	\$	4,616	\$	4,846
	Monthly Base ⁽¹⁾	\$	8,637	\$	9,068	\$ 9,522	\$	10,000	\$	10,500
	Annual Base ⁽¹⁾	\$	103,638.08	\$	108,821.44	\$ 114,266.88	\$ 1	20,003.52	\$ 12	26,002.24
	Estimated Annual FLSA OT ⁽²⁾	\$	2,777	\$	2,916	\$ 3,061	\$	3,215	\$	3,376
	Estimated Annual Total ⁽²⁾	\$	106,414.88	\$	111,737.08	\$ 117,327.60	\$ 1	23,218.68	\$ 12	29,378.08
<u>5109</u>	Fire Captain (Shift)			_						
	Base Rate	\$	36.31	\$	38.12	\$ 40.03	\$	42.03	\$	44.14
	OT Premium	\$	18.16	\$	19.06	\$ 20.02	\$	21.02	\$	22.07
	Bi-weekly Base (1)	\$	4,067	\$	4,269	\$ 4,483	\$	4,707	\$	4,944
	Monthly Base ⁽¹⁾	\$	8,811	\$	9,250	\$ 9,714	\$	10,199	\$	10,711
	Annual Base ⁽¹⁾	\$	105,734.72	\$	111,005.44	\$ 116,567.36	\$ 1	22,391.36	\$ 12	28,535.68
	Estimated Annual FLSA OT ⁽²⁾	\$	2,833	\$	2,973	\$ 3,123	\$	3,279	\$	3,443
	Estimated Annual Total (2)	\$	108,567.68	\$	113,978.80	\$ 119,690.48	\$ 1 2	25,670.48	\$ 13	81,978.60

(1) Weekly, Bi-weekly, and Annual "base rates" are determined by calculating 112 hours of straight time paid in 26 pay periods. These rates do not include FLSA Overtime.

(2) Estimated Annual FLSA OT Premium is compensation required under Department of Labor Fair Labor Standards Act (FLSA) Section 29 CFR 553.230 (Section 7(k)) and is compensated based on Fire Department 24-day Work Period resulting in approx. 10 hours of OT Premium pay per 24-day Work Period.

SBFA SALARY SCHEDULES SALARY SCHEDULE 5 JULY 12, 2025

Classi	fication	ation Step A			Step B		Step C		Step D	_	Step E
<u>5091</u>	Firefighter / Paramedic			_							
	Base Rate	\$	30.67	\$	32.20	\$	33.81	\$	35.51	\$	37.28
	OT Premium	\$	15.34	\$	16.10	\$	16.91	\$	17.76	\$	18.64
	Bi-weekly Base ⁽¹⁾	\$	3,435	\$	3,606	\$	3,787	\$	3,977	\$	4,175
	Monthly Base ⁽¹⁾	\$	7,443	\$	7,814	\$	8,205	\$	8,617	\$	9,047
	Annual Base (1)	\$	89,311.04	\$	93,766.40	\$	98,454.72	\$ 1	03,405.12	\$ 10	8,559.36
	Estimated Annual FLSA OT ⁽²⁾	\$	2,393	\$	2,512	\$	2,638	\$	2,771	\$	2,908
	Estimated Annual Total (2)	\$	91,704.08	\$	96,278.00	\$ 1	101,092.68	\$ 1	06,175.68	\$ 1 1	1,467.20
<u>5100</u>	Fire Engineer	-		-							
	Base Rate	\$	33.19	\$	34.86	\$	36.58	\$	38.42	\$	40.36
	OT Premium	\$	16.60	\$	17.43	\$	18.29	\$	19.21	\$	20.18
	Bi-weekly Base ⁽¹⁾	\$	3,717	\$	3,904	\$	4,097	\$	4,303	\$	4,520
	Monthly Base ⁽¹⁾	\$	8,054	\$	8,459	\$	8,877	\$	9,323	\$	9,794
	Annual Base ⁽¹⁾	\$	96,649.28	\$	101,512.32	\$ 1	106,520.96	\$ 1	11,879.04	\$ 1 1	7,528.32
	Estimated Annual FLSA OT ⁽²⁾	\$	2,590	\$	2,719	\$	2,853	\$	2,997	\$	3,148
	Estimated Annual Total ⁽²⁾	\$	99,238.88	\$	104,231.40	\$ 1	109,374.20	\$ 1	14,875.80	\$ 12	20,676.40
<u>5099</u>	Fire Captain			-							
	Base Rate	\$	36.66	\$	38.49	\$	40.42	\$	42.45	\$	44.57
	OT Premium	\$	18.33	\$	19.25	\$	20.21	\$	21.23	\$	22.29
	Bi-weekly Base ⁽¹⁾	\$	4,106	\$	4,311	\$	4,527	\$	4,754	\$	4,992
	Monthly Base ⁽¹⁾	\$	8,896	\$	9,340	\$	9,809	\$	10,301	\$	10,816
	Annual Base ⁽¹⁾	\$	106,753.92	\$	112,082.88	\$ 1	17,703.04	\$ 1	23,614.40	\$ 12	9,787.84
	Estimated Annual FLSA OT ⁽²⁾	\$	2,859	\$	3,003	\$	3,153	\$	3,312	\$	3,477
	Estimated Annual Total ⁽²⁾	\$	109,613.40	\$	115,085.88	\$ 1	20,855.80	\$ 1	26,926.28	\$ 13	3,265.08
<u>5109</u>	Fire Captain (Shift)			-							
	Base Rate	\$	37.40	\$	39.26	\$	41.23	\$	43.29	\$	45.46
	OT Premium	\$	18.70	\$	19.63	\$	20.62	\$	21.65	\$	22.73
	Bi-weekly Base ⁽¹⁾	\$	4,189	\$	4,397	\$	4,618	\$	4,848	\$	5,092
	Monthly Base ⁽¹⁾	\$	9,076	\$	9,527	\$	10,005	\$	10,505	\$	11,032
	Annual Base ⁽¹⁾	\$	108,908.80	\$	114,325.12	\$ 1	120,061.76	\$ 1	26,060.48	\$ 13	32,379.52
	Estimated Annual FLSA OT ⁽²⁾	\$	2,917	\$	3,062	\$	3,217	\$	3,377	\$	3,546
	Estimated Annual Total (2)	\$	111,826.00	\$	117,387.40	\$ 1	23,278.48	\$ 1	29,437.88	\$ 13	5,925.40

(1) Weekly, Bi-weekly, and Annual "base rates" are determined by calculating 112 hours of straight time paid in 26 pay periods. These rates do not include FLSA Overtime.

(2) Estimated Annual FLSA OT Premium is compensation required under Department of Labor Fair Labor Standards Act (FLSA) Section 29 CFR 553.230 (Section 7(k)) and is compensated based on Fire Department 24-day Work Period resulting in approx. 10 hours of OT Premium pay per 24-day Work Period.

APPENDIX C

2022-2026
24-DAY WORK PERIODS

24 Day W	Payable On				
Start	End	Check Date			
6/18/2022	7/11/2022	7/22/2022			
7/12/2022	8/4/2022	8/19/2022			
8/5/2022	8/28/2022	9/16/2022			
8/29/2022	9/21/2022	9/30/2022			
9/22/2022	10/15/2022	10/28/2022			
10/16/2022	11/8/2022	11/25/2022			
11/9/2022	12/2/2022	12/9/2022			
12/3/2022	12/26/2022	1/6/2023			
12/27/2022	1/19/2023	2/3/2023			
1/20/2023	2/12/2023	3/3/2023			
2/13/2023	3/8/2023	3/17/2023			
3/9/2023	4/1/2023	4/14/2023			
4/2/2023	4/25/2023	5/12/2023			
4/26/2023	5/19/2023	5/26/2023			
5/20/2023	6/12/2023	6/23/2023			
6/13/2023	7/6/2023	7/21/2023			
7/7/2023	7/30/2023	8/18/2023			
7/31/2023	8/23/2023	9/1/2023			
8/24/2023	9/16/2023	9/29/2023			
9/17/2023	10/10/2023	10/27/2023			
10/11/2023	11/3/2023	11/10/2023			
11/4/2023	11/27/2023	12/8/2023			
11/28/2023	12/21/2023	1/5/2024			
12/22/2023	1/14/2024	2/2/2024			
1/15/2024	2/7/2024	2/16/2024			
2/8/2024	3/2/2024	3/15/2024			
3/3/2024	3/26/2024	4/12/2024			
3/27/2024	4/19/2024	4/26/2024			
4/20/2024	5/13/2024	5/24/2024			
5/14/2024	6/6/2024	6/21/2024			
6/7/2024	6/30/2024	7/19/2024			
7/1/2024	7/24/2024	8/2/2024			
7/25/2024	8/17/2024	8/30/2024			
8/18/2024	9/10/2024	9/27/2024			
9/11/2024	10/4/2024	10/11/2024			
10/5/2024	10/28/2024	11/8/2024			
10/29/2024	11/21/2024	12/6/2024			
11/22/2024	12/15/2024	1/3/2025			
12/16/2024	1/8/2025	1/17/2025			
1/9/2025	2/1/2025	2/14/2025			
2/2/2025	2/25/2025	3/14/2025			
	APPENDIX C				

APPENDIX C

2022-2026						
24-DAY WORK PERIODS						

24 Day W	Payable On					
Start	End	Check Date				
2/26/2025	3/21/2025	3/28/2025				
3/22/2025	4/14/2025	4/25/2025				
4/15/2025	5/8/2025	5/23/2025				
5/9/2025	6/1/2025	6/20/2025				
6/2/2025	6/25/2025	7/4/2025				
6/26/2025	7/19/2025	8/1/2025				
7/20/2025	8/12/2025	8/29/2025				
8/13/2025	9/5/2025	9/12/2025				
9/6/2025	9/29/2025	10/10/2025				
9/30/2025	10/23/2025	11/7/2025				
10/24/2025	11/16/2025	12/5/2025				
11/17/2025	12/10/2025	12/19/2025				
12/11/2025	1/3/2026	1/16/2026				
1/4/2026	1/27/2026	2/13/2026				
1/28/2026	2/20/2026	2/27/2026				
2/21/2026	3/16/2026	3/27/2026				
3/17/2026	4/9/2026	4/24/2026				
4/10/2026	5/3/2026	5/22/2026				
5/4/2026	5/27/2026	6/5/2026				
5/28/2026	6/20/2026	7/3/2026				
6/21/2026	7/14/2026	7/31/2026				



SOLANA BEACH FIRE ASSOCIATION SALARY SCHEDULE 5 JULY 2, 2022

<u>Classificat</u>	tion	Step A	Step B	Step C	Step D	<u>Step E</u>
<u>5091</u>	Firefighter / Paramedic					
	Base Rate <mark>\$</mark>	28.07	\$ 29.47	\$ 30.94	\$ 32.50	\$ 34.12
	OT Premium \$	14.04	\$ 14.74	\$ 15.47	\$ 16.25	\$ 17.06
	Bi-weekly Base ⁽¹⁾ \$	3,144	\$ 3,301	\$ 3,465	\$ 3,640	\$ 3,821
	Monthly Base ⁽¹⁾ \$	6,812	\$ 7,151	\$ 7,508	\$ 7,887	\$ 8,280
	Annual Base ⁽¹⁾ \$	81,739.84	\$ 85,816.64	\$ 90,097.28	\$ 94,640.00	\$ 99,357.44
	<i>Estimated</i> Annual FLSA OT ⁽²⁾ \$	2,190	\$ 2,299	\$ 2,413	\$ 2,535	\$ 2,661
	Estimated Annual Total ⁽²⁾ \$	83,930.08	\$ 88,116.08	\$ 92,510.60	\$ 97,175.00	\$ 102,018.80
<u>5100</u>	Fire Engineer					
	Base Rate <mark>\$</mark>	30.37	\$ 31.89	\$ 33.48	\$ 35.16	\$ 36.93
	OT Premium \$	15.19	\$ 15.95	\$ 16.74	\$ 17.58	\$ 18.47
	Bi-weekly Base ⁽¹⁾ \$	3,401	\$ 3,572	\$ 3,750	\$ 3,938	\$ 4,136
	Monthly Base ⁽¹⁾ \$	7,370	\$ 7,739	\$ 8,124	\$ 8,532	\$ 8,962
	Annual Base ⁽¹⁾ \$	88,437.44	\$ 92,863.68	\$ 97,493.76	\$ 102,385.92	\$ 107,540.16
	<i>Estimated</i> Annual FLSA OT ⁽²⁾ \$	2,370	\$ 2,488	\$ 2,611	\$ 2,742	\$ 2,881
	Estimated Annual Total ⁽²⁾ \$	90,807.08	\$ 95,351.88	\$ 100,105.20	\$ 105,128.40	\$ 110,421.48
<u>5099</u>	Fire Captain					
	Base Rate <mark>\$</mark>	33.54	\$ 35.22	\$ 36.99	\$ 38.84	\$ 40.79
	OT Premium \$	16.77	\$ 17.61	\$ 18.50	\$ 19.42	\$ 20.40
	Bi-weekly Base ⁽¹⁾ \$	3,756	\$ 3,945	\$ 4,143	\$ 4,350	\$ 4,568
	Monthly Base ⁽¹⁾ \$	8,139	\$ 8,547	\$ 8,976	\$ 9,425	\$ 9,898
	Annual Base ⁽¹⁾ \$	97,668.48	\$ 102,560.64	\$ 107,714.88	\$ 113,102.08	\$ 118,780.48
	<i>Estimated</i> Annual FLSA OT ⁽²⁾ \$	2,616	\$ 2,747	\$ 2,886	\$ 3,030	\$ 3,182
	Estimated Annual Total ⁽²⁾ \$	100,284.60	\$ 105,307.80	\$ 110,600.88	\$ 116,131.60	\$ 121,962.88
<u>5109</u>	Fire Captain (Shift)					
	Base Rate <mark>\$</mark>	34.22	\$ 35.93	\$ 37.73	\$ 39.62	\$ 41.60
	OT Premium \$	17.11	\$ 17.97	\$ 18.87	\$ 19.81	\$ 20.80
	Bi-weekly Base ⁽¹⁾ \$	3,833	\$ 4,024	\$ 4,226	\$ 4,437	\$ 4,659
	Monthly Base ⁽¹⁾ \$	8,304	\$ 8,719	\$ 9,156	\$ 9,614	\$ 10,095
	Annual Base ⁽¹⁾ \$	99,648.64	\$ 104,628.16	\$ 109,869.76	\$ 115,373.44	\$ 121,139.20
	<i>Estimated</i> Annual FLSA OT ⁽²⁾ \$	2,669	\$ 2,803	\$ 2,944	\$ 3,090	\$ 3,245
	Estimated Annual Total ⁽²⁾ \$	102,317.80	\$ 107,431.48	\$ 112,813.48	\$ 118,463.80	\$ 124,384.00

(1) Weekly, Bi-weekly, and Annual "base rates" are determined by calculating 112 hours of straight time paid in 26 pay periods. These rates do not include FLSA Overtime.

(2) Estimated Annual FLSA OT Premium is compensation required under Department of Labor Fair Labor Standards Act (FLSA) Section 29 CFR 553.230 (Section 7(k)) and is compensated based on Fire Department 24-day Work Period resulting in approx. 10 hours of OT Premium pay per 24-day Work Period.

CITY OF SOLANA BEACH

SIXTH AMENDMENT TO THE CITY MANAGER EMPLOYMENT AGREEMENT between the City of Solana Beach, a municipal corporation, and Gregory Wade

9th

This Sixth Amendment to Employment Agreement is entered into this <u>____</u> day of September <u>__</u>, 2021 and is effective as of July 1, 2021, by and between the City of Solana Beach, California, a municipal corporation (hereinafter "City") and Gregory Wade, an individual (hereinafter "Officer") (City and Officer referred to collectively as "Parties") with respect to the employment of Officer as the City Manager of the City.

RECITALS

WHEREAS, on May 22, 2015, the City and Officer entered into the Employment Agreement. On September 14, 2016, the City and Officer entered into the First Amendment to Employment Agreement. The City and Officer entered into the Second Amendment to Employment Agreement on October 11, 2017. On September 26, 2018, the City and Officer entered into the Third Amendment to Employment Agreement. The Fourth Amendment between City and Officer was approved on September 25, 2019. On September 9, 2020, the Fifth Amendment was approved.

WHEREAS, the Sixth Amendment amends and incorporates the Agreement and subsequent amendments (First through Fifth) (Amended Agreement). The City and Officer intend that all terms of the Amended Agreement referenced above shall remain effective to the extent they are not amended by the Sixth Amendment to the Employment Agreement.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the Parties agree as follows:

Section 1. Section 5(A)(1)(a) of the Employment Agreement is hereby amended to read as follows:

5. COMPENSATION

- A. <u>Compensation and Required Employer Costs</u>
 - (1) <u>Base Salary</u>
 - (a) The annual base salary for the position of City Manager shall be \$230,592 effective July 1, 2021.
 - An additional 3% increase in base salary for a total of \$237,510 will take effect on July 1, 2022.
- **Section 2.** The vehicle allowance under Section 5 is set at five hundred dollars (\$500) a month.

ATTACHMENT 9

Section 3. The changes outlined above shall be effective as of July 1, 2021 unless otherwise stated.

Section 4. The base salary increases outlined above are based on the Officer's annual performance evaluation conducted in the summer of 2021 and does not forego subsequent changes as may be warranted after the annual performance evaluation to be conducted in the spring/summer of 2022.

Section 5. Except as modified herein, all other terms and conditions of the Employment Agreement, First, Second, Third, Fourth, and Fifth Amendments to Employment Agreement shall remain the same.

IN WITNESS WHEREOF the Parties have executed this Third Amendment to Employment Agreement as of the day and year first above written.

CITY OF SOLANA BEACH

OFFICER

Ander Bv:

Lesa Heebner, Mayor

Βv

Gregory Wade

APPROVED AS TO FORM By: Johanna Canlas, City Attorney

CITY MANAGER

SALARY SCHEDULE 7

	Effective Date	Annual Salary	Monthly Salary
City Manager	7/1/2021	\$230,592.00	\$19,216.00
	7/1/2022	\$237,510.00	\$19,792.50

To view the City Manager's Agreements please follow the link below:

City Manager's Agreement

MAYOR AND COUNCILMEMBERS

SALARY SCHEDULE 8

FY 2022/2023

Pay Grade		Title	<u>Monthly</u>	
CC	Municipal Code	Mayor	\$	960.00
	Section: 2.04.020	Councilmember	\$	860.00

CITY OF SOLANA BEACH

FY 2022/2023

TEMPORARY/PART-TIME/SEASONAL EMPLOYEES

SALARY SCHEDULE 6

JULY 2, 2022

Pay C	Grade	Job Classification	Step A	Step B	Step C	Step D	Step E
PTS	41	Lifeguard Intern Junior Lifeguard Intern Junior Lifeguard Instroctor I (non-lifeguard)	\$15.00	\$15.75	\$16.54	\$17.36	\$18.23
PTS	58	Lifeguard Junior LG Instructor II Management Intern Temporary Administrative Assistant Parking Enforcement Officer Recreation Leader I	\$17.76	\$18.65	\$19.59	\$20.56	\$21.59
PTS	63	Lifeguard + EMT Junior LG Instructor II + EMT Recreation Leader II	\$18.67	\$19.60	\$20.58	\$21.61	\$22.69
PTS	75	Temporary Maintenance Worker I	\$21.04	\$22.09	\$23.20	\$24.35	\$25.57
PTS	76	Temporary Firefighter/Paramedic	\$21.25	\$22.31	\$23.43	\$24.60	\$25.83
PTS	77	Temporary Planning Technician Temporary Engineering Technician	\$21.46	\$22.53	\$23.66	\$24.84	\$26.09
PTS	82	Temporary Administrative Technician Jr. Lifeguard Administrative Technician	\$22.56	\$23.68	\$24.87	\$26.11	\$27.42
PTS	83	Recreation Leader III Senior Lifeguard	\$22.78	\$23.92	\$25.12	\$26.37	\$27.69
PTS	86	Temporary Code Compliance Officer Assistant	\$23.47	\$24.65	\$25.88	\$27.17	\$28.53
PTS	88	Senior Lifeguard + EMT	\$23.94	\$25.14	\$26.40	\$27.72	\$29.10
PTS	102	Temporary Management Assistant	\$27.52	\$28.90	\$30.34	\$31.86	\$33.45
PTS	123	Temporary Fire Prevention Technician	\$33.92	\$35.62	\$37.40	\$39.27	\$41.23



City of Solana Beach RISK MANAGER At-Will

Class specifications are intended to present a descriptive list of the range of duties performed by employees in the class. Specifications are not intended to reflect all duties performed within the job.

DEFINITION

Under general direction of the Finance and Human Resources Directors, the Risk Manager plans, organizes, oversees, administers, reviews, and evaluates comprehensive risk management, loss control, employee safety, vehicle collision, general liability, property, and casualty insurance programs. Assists the Human Resources Department with worker's compensation and unemployment claims, as well as employee benefits, including medical, dental, vision, flexible spending accounts, life and disability insurance, California Public Employees' Retirement System (CalPERS) retirement, wellness, employee assistance program, and educational reimbursement programs. Supervises assigned professional, technical, and/or administrative support staff. As a management member of the Finance/HR Department, participates in special projects, assignments, and strategic planning. The Risk Manager position is a FLSA exempt at-will management position.

CLASS CHARACTERISTICS

The Risk Manager is a single-position class, which develops and manages a wide variety of programs to ensure that City benefit, risk, loss control, and related insurance functions are administered in a professional and cost-effective manner. The incumbent exercises considerable discretion and independent judgment in performing extensive risk assessment, payroll, and employee benefit evaluation and coordination. Acts as liaison between City staff and representatives of public agencies, insurance companies, and third-party administrators. This class is distinguished from other management classes by the knowledge of and emphasis upon loss prevention, asset protection, risk management, and employee benefits principles and practices and budgetary responsibility for various programs.

ESSENTIAL JOB FUNCTIONS

The following duties are typical for this classification. Incumbents may not perform all of the listed duties and/or may he required to perform additional or different duties form those set forth below to address business needs and changing business practices.

General:

- Analyzes laws, legislation, and requirements pertaining to risk management, worker safety, and general risk management related issues; recommends policy and procedural changes to implement adopted legislation.
- Develops recommendations and implements program changes as needed.
- Plans, organizes, coordinates, and administers a comprehensive risk management, asset protection, safety, and loss control program.
- Represents the City in meetings, hearings, and conferences with other risk management professionals, managers, supervisors, employees, the public, organized employee groups and representatives of various organizations.
- Negotiates rates, premiums, policy **terms**, and claims processing with insurance brokers and administrators.
- Implements, maintains, and reviews payroll processing and accounting systems to ensure timely and accurate processing of payroll transactions including salaries, benefits, garnishments, taxes, and other deductions.
- Ensures accurate and timely processing of payroll updates including new hires, terminations, and changes to pay rates. Prepares and maintains accurate records and reports of payroll transactions.
- Prepares and processes requisitions, purchase orders, and purchase order change orders for materials, supplies, and equipment, ensuring compliance with City policies, budgets, and applicable agreements.
- Assists the HR Department with benefits policies, bids, and renewals for all City employee health, dental, vision, life, disability, deferred compensation, employee assistance and related insurance programs, state unemployment insurance, workers' compensation, and disability or service retirements.
- May supervise professional, technical, and/or administrative support staff, which includes conducting performance evaluations.
- Prepares reports, graphic representations, statistical summaries, and other written materials and makes oral presentations when required.
- Provides a high level of service to internal and external customers; may serve on a variety of committees or teams related to City-wide issues.

• Performs related duties similar to the above in scope and function as required.

Risk Management:

- Analyzes risks and prepares recommendations concerning appropriate insurance/self-insurance coverage; consults with and advises the City regarding the procurement of cost-effective insurance and prepares draft specifications for coverage.
- Manages the liability claims administration program; directs and coordinates the work of third-party administrators as required.
- Confers with legal staff regarding legal aspects of potential liability and on claims litigation.
- Consults with City departments and provides recommendations on risk management problems.
- Analyzes current insurance developments and legislation and their implications for the City; may contract with consultants to obtain special information and advice.
- Maintains and analyzes cost and loss histories on City departments and operations; recommends changes and improvements to minimize losses.
- Assists the HR Department with Citywide Safety Committee and provides consultation to departments and departmental safety representatives.
- Directs the survey of City facilities, programs, and operations to determine hazards, liability potential, and insurable risks.
- Ensures that contracts, leases, and purchase documents are reviewed for proper hold-harmless clauses, insurance provisions, and other conditions that could cause loss or exposure to loss.
- Analyzes loss reports and workers compensation experience; recommends training and other program changes to minimize future risk.
- Periodically assesses the quality of the workers' compensation system; reviews doctors, third party administrative services, etc., to ensure high quality.
- Performs related duties as required.

CONTINUE TO NEXT PAGE

QUALIFICATIONS GUIDELINES

Education:

Equivalent to a bachelor's degree from an accredited college or university with major course work in business, human resources, public administration, industrial relations, accounting, or a related field.

Certifications:

Possession of an Associate in Risk Management certificate.

Experience:

Four (4) years of professional experience managing occupational health and safety, risk management, workers' compensation, and/or similar programs, including two (2) years of supervisory experience. Experience in a public agency setting is desirable.

KNOWLEDGE, SKILLS & ABILITIES

Knowledge of:

- Principles and practices of public sector risk management administration.
- Requirements and techniques for developing, implementing, and administering self-insurance programs.
- Laws and regulations relating to risk management, asset protection, and workers' compensation programs.
- Policies and procedures regarding insurance claims processing and control.
- Employee benefits administration and financing principles and techniques, including program planning, implementation, and administration.
- Statistical and financial analysis and records management principles and practices.
- Principles and practices of public administration, including purchasing and contracting and the maintenance of public records.
- Principles and practices of management and supervision; the City's personnel policies and Memoranda of Understanding.
- Modern office practices, methods, computer equipment and computer applications.
- English usage, grammar, spelling, vocabulary, and punctuation.

- Computer applications related to the work.
- Techniques for effectively representing the City in contacts with insurance providers, governmental agencies, third-party administrators, and employees.
- Techniques for providing a high level of customer service to City staff, in person and over the telephone.
- Program management, budgeting, and supervisory techniques.
- Standard office practices and procedures, including filing and the use of standard office equipment.

Ability to:

- Manage comprehensive risk management, asset protection, safety, employee benefits, workers' compensation, and loss control programs.
- Manage and facilitate the work of third-party administrators and adjustors.
- Research, analyze, interpret, and evaluate a variety of complex actuarial, insurance, and liability related data.
- Analyze, classify, and rate risks, exposure, and loss expectancies.
- Negotiate and monitor insurance contracts in an effective manner, ensuring proper hold-harmless clauses and other conditions are in place.
- Evaluate and investigate claims and making sound recommendations within policy and procedural guidelines.
- Conduct thorough interviews and gather and ascertain facts regarding loss-related incidents.
- Survey City facilities, programs, and operations to determine hazards, liability potential, and insurable risks.
- Assist legal staff regarding potential liability and claims litigation.
- Monitor and analyze current insurance developments and legislation and their implications for the City.
- Use tact, initiative, prudence, and independent judgment within general policy and legal guidelines.
- Work in a team atmosphere and participate on a variety of departmental and Citywide committees to enhance the provision of all City services.
- Prepare clear, concise, and effective reports, correspondence, and other written materials.
- Make effective oral presentations of complex material to diverse audiences as needed.

- Demonstrate an awareness and appreciation of the cultural diversity of the community and work with diverse populations and maintain an inclusive environment.
- Perform a variety of office support duties following standard guidelines but requiring the use of independent judgment on occasion.
- Communicate clearly and concisely, both orally and in writing.
- Establish and maintain effective working relationships with those contacted in the course of work.

Special Requirements:

- Possession of a valid Class "C" California driver's license with a satisfactory driving record.
- Incumbents may be asked to travel on City business, using their own vehicle or a City vehicle, and are required to be in the Department of Motor Vehicles Pull Notice Program.

ADDITIONAL REQUIREMENTS

The above job description is intended to represent only the key areas of responsibilities; specific position assignments will vary depending on the business needs of the department.

City of Solana Beach employees are designated Disaster Service Workers through state law (California Government Code Section 3100-3109). Employment with the City requires the affirmation of a loyalty oath to this effect. Employees are required to complete all Disaster Service Worker-related training as assigned, and to return to work as ordered in the event of an emergency.

CONTINUE TO NEXT PAGE

PHYSICAL AND MENTAL DEMANDS/WORKING CONDITIONS

The physical and mental demands herein are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform these essential job functions.

- Mental function: Includes reading, writing, mathematical computations, operating a computer, problem solving, managing multiple projects, calmly handling complaints and problems from irate citizens or contractors, decision making under stressful conditions, and executing assignments with general supervision/direction and within established deadlines.
- Productivity: Incumbents must perform work in an efficient, effective, and timely manner as directed/assigned.
- Mobility: Incumbents require sufficient mobility to work in an office setting and operate office equipment. Ability to sit, stand, walk, kneel, crouch, stoop, squat, twist, climb, lift 60 lbs., and push or pull objects up to 100 lbs. and sit, stand, walk for prolonged periods.
- Vision: Vision sufficient to read small print, computer screens, and printed documents, and to operate assigned equipment.
- Hearing: Incumbents are required to hear in the normal audio range with or without correction.
- Environment: Standard office environment with travel to attend meetings or conduct site investigations. Occasional exposure to temperature swings from indoor to outdoor temperatures; exposure to dust from atmosphere and volumes of paper; infrequent exposure to extreme heat and humidity in un-air-conditioned facilities; extreme noise working at off-site locations; mechanical and electrical hazards of equipment; fumes and odors of burned wiring. Work environment is an 80-hour biweekly work period, with unscheduled breaks.

Duties may require working varying hours and days. Work is performed in City Hall and other off-site locations. Work characteristics are both formal and informal; both autonomous and team-oriented; having both routine and variable tasks; with variable pace and pressure.

- Physical: Primary functions require sufficient physical ability to work in an office setting and operate office equipment. Continuous fine finger dexterity to manipulate small tools and equipment; Frequent walking, standing, sitting, side-to-side turning of neck; firm grasp to lift and move equipment; Occasional bending and stooping, squatting, reaching at and above shoulder height, pushing/pulling up to 100 lbs., twisting at waist, upward and downward flexion of neck; lifting of objects weighing up to 60 lbs. Infrequent kneeling.
- Other factors: Incumbents may be required to work extended hours including evenings, weekends, and holidays. Incumbents may be required to travel outside City boundaries to attend meetings.



TO: FROM: MEETING DATE: ORIGINATING DEPT: SUBJECT:

STAFF REPORT CITY OF SOLANA BEACH

Honorable Mayor and City Councilmembers Gregory Wade, City Manager September 14, 2022 City Manager's Department/City Attorney's Office City Council Consideration and Potential Adoption of Resolution 2022-114 Authorizing Remote Teleconference Meetings of the Legislative Bodies of the City for the Period of September 15, 2022 through October 14, 2022 Pursuant to the Brown Act and Continuing Emergency

BACKGROUND:

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

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

COUNCIL ACTION:

AGENDA ITEM # A.6.

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

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

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

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

On November 10, 2021, the City Council adopted Resolution 2021-127 authorizing continued teleconference meetings of the legislative bodies of the City for the period of November 10, 2021 through December 10, 2021 pursuant to the new provisions of the Brown Act. On December 8, 2021, the City Council adopted Resolution 2021-137 authorizing continued teleconference meetings through January 7, 2022. On December 15, 2021, the City Council adopted Resolution 2021-141 authorizing continued teleconference meetings through January 14, 2022. On January 12, 2022, the City Council adopted Resolution 2022-008 authorizing continued teleconference meetings through February 11, 2022. On February 9, 2022, the City Council adopted Resolution 2022-015 authorizing continued teleconference meetings through March 12, 2022. On March 9, 2022, the City Council adopted Resolution 2022-023 authorizing continued teleconference meetings through April 8, 2022. On June 7, 2022, the City Council adopted Resolution 2022-072 authorizing teleconference meetings to resume through On June 22, 2022, the City Council adopted Resolution 2022-081 Julv 6. 2022. authorizing continued teleconference meetings through July 22, 2022. On July 13, 2022, the City Council adopted Resolution 2022-095 authorizing continued teleconference meetings through August 13, 2022. On August 9, 2022, the City Council adopted Resolution 2022-100 authorizing continued teleconference meetings through September

9, 2022. On August 24, 2022, the City Council adopted Resolution 2022-110 authorizing continued teleconference meetings through September 24, 2022.

This item before the City Council is to consider and adopt Resolution 2022-114 (Attachment 1) reconsidering the circumstances of the state of local emergency and authorizing continued remote teleconference meetings of the legislative bodies of the City for the period of September 15, 2022 through October 14, 2022 pursuant to the provisions of the Brown Act and in light of the continuing direct impact on the ability of the members to meet safely in person.

DISCUSSION:

Cases of COVID-19 continue to spread in the region and the County of San Diego is in the Centers for Disease Control and Prevention (CDC) "medium community level" for COVID-19 transmission. On August 25, 2022, the County Health and Human Services reported the following metrics: (1) 1,961 new cases were reported in three days (August 22 to August 24, 2022), bringing the region's total to 908,654; (2) 24.9 Average Daily Case Rate through August 13th; (3) 11.7% Daily Testing Positivity Percentage through August 13th; (4) 147.1 Weekly Case Rate per 100,000 through August 20th; (5) 10.0% Weekly Testing Positivity Rate through August 20th; (6) 279 COVID-19 Hospitalizations; (7) 24 COVID-19 ICU patients; (8) eight (8) COVID-19 deaths reported since August 18th, pushing the total to 5,456 deaths in the County; and (9) there have now been 2,008 total cases in Solana Beach, an increase of 12 cases over the prior week.

With schools heading back into session, there will be greater chance of exposure among children and young adults in school and university settings. San Diego County public health officials are encouraging children to be vaccinated for COVID-19 due to the threat.¹

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

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

If the state of emergency remains active, or state or local officials have imposed or recommended measures to promote social distancing, in order to continue to remote

¹ <u>https://www.kpbs.org/news/local/2022/08/26/san-diego-county-public-health-encourages-covid-19-vaccinations-school-begins</u>

teleconference, Government Code section 54953(e)(3) requires that every thirty (30) days, the City Council make the following findings by majority vote:

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

(B) Any of the following circumstances exist:

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

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

Resolution 2022-114 (Attachment 1) would make the necessary findings under Government Code section 54953(e)(3) and authorize the City's legislative bodies to continue meeting by remote teleconferencing within the requirements of applicable law. To continue to meet by remote teleconference, Council will be required to revisit the Resolution within thirty (30) days and find that the state of emergency continues to directly impact the ability of the members to meet safely in person pursuant to Government Code section 54953(e)(3).

CEQA COMPLIANCE STATEMENT:

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

FISCAL IMPACT:

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

WORK PLAN:

N/A

OPTIONS:

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

• Provide direction / feedback.

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council adopt Resolution 2022-114, authorizing remote teleconference meetings of the legislative bodies of the City for the period of September 15, 2022 through October 14, 2022 pursuant to the provisions of the Brown Act.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.

Gregory Wade, City Manager/Director of Emergency Services

1. Resolution 2022-114

RESOLUTION 2022-114

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AUTHORIZING CONTINUED REMOTE TELECONFERENCE MEETINGS OF THE LEGISLATIVE BODIES OF THE CITY OF SOLANA BEACH FOR THE PERIOD OF SEPTEMBER 15, 2022 THROUGH OCTOBER 14, 2022 PURSUANT TO THE BROWN ACT AND CONTINUING EMERGENCY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

WHEREAS, on November 30, 2021, the United States designated Omicron as a Variant of Concern; and

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

WHEREAS, on December 8, 2021, the City Council adopted Resolution 2021-137

authorizing continued teleconference meetings through January 7, 2022; and

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

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

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

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

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

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

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

WHEREAS, on July 6, 2022, the Marine Safety Department reached an outbreak with three (3) confirmed cases over the previous fourteen (14) days; and

WHEREAS, on July 13, 2022, the City Council adopted Resolution 2022-095 authorizing continued teleconference meetings through August 13, 2022; and

WHEREAS, on August 9, 2022, the City Council adopted Resolution 2022-100 authorizing continued teleconference meetings through September 9, 2022; and

WHEREAS, on August 24, 2022, the City Council adopted Resolution 2022-110 authorizing continued teleconference meetings through September 24, 2022; and

WHEREAS, cases of COVID-19 continue to spread in the region and the County of San Diego is in the Centers for Disease Control and Prevention (CDC) "medium community level" for COVID-19 transmission. On August 25, 2022, the County Health and Human Services reported the following metrics: (1) 1,961 new cases were reported in three days (August 22 to August 24, 2022), bringing the region's total to 908,654; (2) 24.9 Average Daily Case Rate through August 13th; (3) 11.7% Daily Testing Positivity Percentage through August 13th; (4) 147.1 Weekly Case Rate per 100,000 through August 20th; (5) 10.0% Weekly Testing Positivity Rate through August 20th; (6) 279 COVID-19 Hospitalizations; (7) 24 COVID-19 ICU patients; (8) eight (8) COVID-19 deaths reported since August 18th, pushing the total to 5,456 deaths in the County; and (9) there have now been 2,008 total cases in Solana Beach, an increase of 12 cases over the prior week; and

WHEREAS, with schools heading back into session, there will be greater chance of exposure among children and young adults in school and university settings. San Diego County public health officials are encouraging children to be vaccinated for COVID-19 due to the threat¹; and

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

WHEREAS, the state of emergency remains active.

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

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

¹ <u>https://www.kpbs.org/news/local/2022/08/26/san-diego-county-public-health-encourages-covid-19-vaccinations-school-begins</u>

- 4. That the meetings of the legislative bodies of the City of Solana Beach, including the City Council, standing committees and citizen commissions, shall meet by remote teleconferencing in compliance with applicable law.
- 5. That the City Manager and Staff are hereby authorized and directed to take all actions necessary to carry out the intent and purpose of this Resolution including, conducting open and public meetings in accordance with Government Code section 54953(e) and other applicable provisions of the Brown Act.
- 6. That this Resolution shall take effect on September 15, 2022, and shall be effective until the earlier of (a) October 14, 2022 or (b) such time as the City Council adopts a subsequent resolution in accordance with Government Code section 54953(e)(3) to extend the time during which the legislative bodies of the City may continue to teleconference without compliance with Government Code section 54953(b)(3).

PASSED AND ADOPTED this 14th day of September, 2022, at a regular meeting of the City Council of the City of Solana Beach, California by the following vote:

AYES:CouncilmembersNOES:CouncilmembersABSTAIN:CouncilmembersABSENT:Councilmembers

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk



TO: FROM: MEETING DATE: ORIGINATING DEPT: SUBJECT:

STAFF REPORT CITY OF SOLANA BEACH

Honorable Mayor and City Councilmembers Gregory Wade, City Manager September 14, 2022 Fire Department City Council Consideration of Resolution 2022-105 Accepting \$12,243 in 2021 State Homeland Security Program Grant Funds for the Purchase of Structural Firefighting Turnouts

BACKGROUND:

Activities implemented under State Homeland Security Program (SHSP) grants must support terrorism preparedness by building or enhancing capabilities that relate to the prevention of, protection from, response to and recovery from terrorism in order to be considered eligible. Many capabilities which support terrorism preparedness simultaneously support preparedness for other hazards and catastrophic incidents. The activities must also align with the national, state, and urban area strategic objectives.

Structural firefighting turnouts are a type of personal protective equipment used by firefighters as an outer layer of uniform worn during a fire emergency. These turnouts have high-flame-resistant properties with thicker protective layers but are lightweight enough to allow for comfortable movement in a crisis.

This item is before the City Council to request approval of Resolution 2022-105 (Attachment 1) accepting \$12,243 in 2021 State Homeland Security Program grant funds for the purchase of structural firefighting turnouts.

DISCUSSION:

The City is directly receiving a total of \$12,243 awarded through the County of San Diego under SHSP for Federal Fiscal Year 2021 (Attachment 2). The funding allocated to the City will enhance its preparedness, prevention, and response capabilities. SHSP grant funds can only be expended on equipment authorized for purchase by the Department of Homeland Security.

COUNCIL ACTION:

The City will apply the \$12,243 of the funds from the 2021 program to purchase multiple sets of structural firefighting turnouts.

This Federal grant is a reimbursement grant and requires the City to expend funds prior to requesting reimbursement. Under SHSP, expenditures must be made by the grant recipient and the reimbursement requested from the County of San Diego Office of Emergency Services. Presently, the deadline to expend funds and request reimbursement is May 31, 2023.

The State of California administers the grant and requires all grant recipients to adhere to the FY 2021 State Grant Program Standard Assurances, which outlines policies and regulations pertaining to the use of federal grant funds (Attachment 3).

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA.

FISCAL IMPACT:

There is no negative fiscal impact associated with this action. The City is not required to provide a matching or cost share for grants under SHSP, nor is it required to fund the replacement of grant funded equipment in the future (at the end of its useful life). Staff does not anticipate incurring any significant increase in costs for maintaining the equipment during its lifespan.

An appropriation is needed in the Public Safety Special Revenue fund to record the expected grant revenue and related expenditure amount of \$12,243.

WORK PLAN:

N/A

OPTIONS:

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

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council approve Resolution 2022-105:

1. Accepting \$12,243 in federal funds from a 2021 State Homeland Security Program (SHSP) grant awarded to the City of Solana Beach for the purchase of structural firefighting turnouts.

- Authorizing the City Manager, or his designee, to sign and submit the required California Governor's Office of Emergency Services Fiscal Year (FY) 2021 Standard Assurances for Cal OES Federal Non-Disaster Grant Programs (Attachment 3).
- 3. Approving an appropriation of \$12,243 to the Federal Grant revenue account and the Minor Equipment expenditure account for the Fire Department both in the Public Safety Special Revenue fund.
- 4. Authorizing the City Treasurer to amend the FY 2022/23 Adopted Budget accordingly.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.

Gregory Wade, City Manager

Attachments:

- 1. Resolution 2022-105
- 2. FY 2021 San Diego County Office of Emergency Services Award Letter to Jurisdictions
- 3. California Governor's Office of Emergency Services Standard Assurances for Cal OES Federal Non-Disaster Grant Programs
- 4. FY 2021 State Homeland Security Program (SHSP) Grant Approved Allocation

RESOLUTION 2022-105

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING THE PURCHASE OF STRUCTURAL FIREFIGHTING TURNOUTS IN THE AMOUNT OF \$12,243 AND AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE THE SHSP STANDARD ASSURANCES FOR CAL OES FEDERAL NON-DISASTER GRANT PROGRAM DOCUMENT

WHEREAS, Fire Department personnel wear structural firefighting turnouts as personal protective equipment during fire emergencies; and

WHEREAS, the Solana Beach Fire Department received a grant through the State Homeland Security Grant Program (SHSP) in the amount of \$12,243 for the purchase of structural firefighting turnouts; and

WHEREAS, a Standard Assurances for Cal OES Federal Non-Disaster Grant Program document needs to be executed in order to receive these grant funds.

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

- 1. That the above recitations are true and correct.
- 2. That the City Council accepts \$12,243 in federal funds from a 2021 State Homeland Security Program grant awarded to the City of Solana Beach for the purchase of structural firefighting turnouts.
- 3. That the City Council authorizes the City Manager, or his designee, to sign and submit the required California Governor's Office of Emergency Services Fiscal Year 2021 Standard Assurances for Cal OES Federal Non-Disaster Grant Program document and any other documents necessary to receive the grant funds.
- 4. That the City Council authorizes the appropriation of \$12,243 to the Federal Grant revenue account and Minor Equipment expenditure account for the Fire Department both in the Public Safety Special Revenue Fund.
- 5. That the City Council authorizes the City Treasurer to amend the FY 2022/23 Adopted Budget accordingly.

PASSED AND ADOPTED this 14th day of September, 2022 at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

AYES:Councilmembers -NOES:Councilmembers -ABSTAIN:Councilmembers -ABESENT:Councilmembers -

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk



County of San Diego Office of Emergency Services 5580 Overland Ave., Suite 100 San Diego, CA 92123 -1251 Phone: (858) 565-3490 Fax: (858) 565-3499 Email: <u>oes@sdcounty.ca.gov</u>



July 19, 2022

City of Solana Beach 505 S Vulcan Avenue Encinitas, CA 92024

SUBJECT: NOTIFICATION OF FEDERAL FUNDING AWARD

FY 2021 Homeland Security Grant Program (HSGP) Subaward #2021-0081, Cal OES ID #073-00000

The purpose of this letter is to notify you that the County of San Diego Office of Emergency Services has approved your **FY2021 SHSP** award in the amount of **\$12,243** as listed below:

Subrecipient Name:	City of Solana Beach
Subrecipient DUNS:	078751120
Federal Award ID (FAIN)	EMW-2021-SS-00081
Federal Award Date:	09/01/19 to 08/31/24
Subaward Period of Performance:	09/01/21 to 05/31/23
Subrecipient Award Amount:	\$ 12,243
Federal Award Project Description:	Implementation of homeland security management grant
	to support state, local, tribal and territorial efforts to
	prevent terrorism and other catastrophic events
Federal Awarding Agency:	US Department of Homeland Security
CFDA Number:	97.067/Homeland Security Grant Program
Research & Development Award (Y/N):	No
Indirect Cost Rate:	N/A
Match Requirement:	N/A

This grant award is subject to all provisions of Uniform Guidance (2 CFR Part 200), which can be accessed at <u>www.ecfr.gov</u>. Non-federal entities that expend \$750,000 or more annually in Federal Awards must have a single audit performed each year. Please forward a copy of your most current single audit report to the contact below.

Subrecipients are to comply with all applicable federal, state, and local Environmental Planning and Historic Preservation (EHP) requirements. Additionally, Aviation/Watercraft requests, Establish/Enhance Emergency Operations Center projects, projects requiring EHP review, and noncompetitive procurement requests require additional approvals. Subrecipients must obtain written approval for these activities prior to incurring any costs, in order to be reimbursed for any related costs under this Grant Subaward. Subrecipients are also required to obtain a performance bond prior to the purchase of any equipment item over \$250,000, including any aviation or watercraft financed with homeland security dollars. Performance bonds must be submitted to the contract below no later than the time of reimbursement.

Please complete and return the attached OES Grant Management Assessment Questionnaire, 2021 Grant Assurances and Signature Authorization Form, current procurement policies and salvage guidelines. A hard copy of the Grant Assurances and Signature Authorization Forms must be mailed.

Unified San Diego County Emergency Services Organization

CARLSBAD •CHULA VISTA •CORONADO •COUNTY OF SAN DIEGO •DEL MAR •EL CAJON •ENCINITAS •ESCONDIDO •IMPERIAL BEACH •LA MESA LEMON GROVE • NATIONAL CITY •OCEANSIDE •POWAY •SAN DIEGO •SAN MARCOS •SANTEE •SOLANA BEACH •VISTA



Your performance period ends May 31, 2023. Please submit your reimbursement requests in a timely manner, no later than June 30, 2023.

For further assistance, please contact Kriztina Tresch at (858) 715-2321 or <u>Kriztina.Tresch@sdcounty.ca.gov</u>.

Sincerely,

Martin Kurian Date: 2022.07.26 16:01:13 -07'00'

Martin Kurian, Departmental Budget Manager County of San Diego, Office of Emergency Services

CC:

Attachments: OES Grant Management Assessment Questionnaire 2021 Grant Assurances SHSP 2021 Approved FMFW



As the duly authorized representative of the Applicant, I hereby certify that the

Applicant has the legal authority to apply for federal assistance and the institutional, managerial and financial capability (including funds sufficient to pay any non-federal share of project cost) to ensure proper planning, management, and completion of the project described in this application, within prescribed timelines.

I further acknowledge that the Applicant is responsible for reviewing and adhering to all requirements within the:

- (a) Applicable Federal Regulations (see below);
- (b) Federal Program Notice of Funding Opportunity (NOFO);
- (c) Federal Preparedness Grants Manual;
- (d) California Supplement to the NOFO; and
- (e) Federal and State Grant Program Guidelines.

Federal Regulations

Government cost principles, uniform administrative requirements, and audit requirements for federal grant programs are set forth in Title 2, Part 200 of the Code of Federal Regulations (C.F.R.). Updates are issued by the Office of Management and Budget (OMB) and can be found at http://www.whitehouse.gov/omb/.

State and federal grant award requirements are set forth below. The Applicant hereby agrees to comply with the following:

1. Proof of Authority

The Applicant will obtain proof of authority from the city council, governing board, or authorized body in support of this project. This written authorization must specify that the Applicant and the city council, governing board, or authorized body agree:

- (a) To provide all matching funds required for the grant project and that any cash match will be appropriated as required;
- (b) Any liability arising out of the performance of this agreement shall be the responsibility of the Applicant and the city council, governing board, or authorized body;
- (c) Grant funds shall not be used to supplant expenditures controlled by the city council, governing board, or authorized body;

Initials





- (d) Applicant is authorized by the city council, governing board, or authorized body to apply for federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-federal share of project cost, if any) to ensure proper planning, management and completion of the project described in this application; and
- (e) Official executing this agreement is authorized by the Applicant.

This Proof of Authority must be maintained on file and readily available upon request.

2. Period of Performance

The period of performance is specified in the Award. The Applicant is only authorized to perform allowable activities approved under the award, within the period of performance.

3. Lobbying and Political Activities

As required by Section 1352, Title 31 of the United States Code (U.S.C.), for persons entering into a contract, grant, loan, or cooperative agreement from an agency or requests or receives from an agency a commitment providing for the United States to insure or guarantee a loan, the Applicant certifies that:

- (a) No federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement.
- (b) If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying", in accordance with its instructions.
- (c) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.



The Applicant will also comply with provisions of the Hatch Act (5 U.S.C. §§ 1501-1508 and §§ 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with federal funds.

Finally, the Applicant agrees that federal funds will not be used, directly or indirectly, to support the enactment, repeal, modification or adoption of any law, regulation or policy without the express written approval from the California Governor's Office of Emergency Services (Cal OES) or the federal awarding agency.

4. Debarment and Suspension

As required by Executive Orders 12549 and 12689, and 2 C.F.R. § 200.214 and codified in 2 C.F.R. Part 180, Debarment and Suspension, the Applicant will provide protection against waste, fraud, and abuse by debarring or suspending those persons deemed irresponsible in their dealings with the federal government. The Applicant certifies that it and its principals, recipients, or subrecipients:

- (a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any federal department or agency;
- (b) Have not within a three-year period preceding this application been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state, or local) transaction or contract under a public transaction; violation of federal or state antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
- (c) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (federal, state, or local) with commission of any of the offenses enumerated in paragraph (2)(b) of this certification; and
- (d) Have not within a three-year period preceding this application had one or more public transaction (federal, state, or local) terminated for cause or default.

Where the Applicant is unable to certify to any of the statements in this certification, he or she shall attach an explanation to this application.

5. Non-Discrimination and Equal Employment Opportunity

The Applicant will comply with all state and federal statutes relating to nondiscrimination, including:



- (a) Title VI of the Civil Rights Act of 1964 (Public Law (P.L.) 88-352 and 42 U.S.C. § 2000d et. seq.) which prohibits discrimination on the basis of race, color, or national origin and requires that recipients of federal financial assistance take reasonable steps to provide meaningful access to persons with limited English proficiency (LEP) to their programs and services;
- (b) Title IX of the Education Amendments of 1972, (20 U.S.C. §§ 1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex in any federally funded educational program or activity;
- (c) Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794), which prohibits discrimination against those with disabilities or access and functional needs;
- (d) Americans with Disabilities Act (ADA) of 1990 (42 U.S.C. §§ 12101- 12213), which prohibits discrimination on the basis of disability and requires buildings and structures be accessible to those with disabilities and access and functional needs;
- (e) Age Discrimination Act of 1975, (42 U.S.C. §§ 6101-6107), which prohibits discrimination on the basis of age;
- (f) Public Health Service Act of 1912 (42 U.S.C. §§ 290 dd—2), relating to confidentiality of patient records regarding substance abuse treatment;
- (g) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. § 3601 et seq.), relating to nondiscrimination in the sale, rental or financing of housing as implemented by the Department of Housing and Urban Development at 24 C.F.R. Part100. The prohibition on disability discrimination includes the requirement that new multifamily housing with four or more dwelling units—i.e., the public and common use areas and individual apartment units (all units in buildings with elevators and ground-floor units in buildings without elevators)— be designed and constructed with certain accessible features (See 24 C.F.R. § 100.201);
- (h) Executive Order 11246, which prohibits federal contractors and federally assisted construction contractors and subcontractors, who do over \$10,000 in Government business in one year from discriminating in employment decisions on the basis of race, color, religion, sex, sexual orientation, gender identification or national origin;
- (i) Executive Order 11375, which bans discrimination on the basis of race, color, religion, sex, sexual orientation, gender identification, or national origin in hiring and employment in both the United States federal workforce and on the part of government contractors;
- (j) California Public Contract Code § 10295.3, which prohibits discrimination based on domestic partnerships and those in same sex marriages;

Initials _____



- (k) DHS policy to ensure the equal treatment of faith-based organizations, under which all applicants and recipients must comply with equal treatment policies and requirements contained in 6 C.F.R. Part 19;
- (I) The Applicant will comply with California's Fair Employment and Housing Act (FEHA) (California Government Code §§12940, 12945, 12945.2), as applicable. FEHA prohibits harassment and discrimination in employment because of ancestry, familial status, race, color, religious creed (including religious dress and grooming practices), sex (which includes pregnancy, childbirth, breastfeeding and medical conditions related to pregnancy, childbirth or breastfeeding), gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, mental and physical disability, genetic information, medical condition, age, pregnancy, denial of medical and family care leave, or pregnancy disability leave, military and veteran status, and/or retaliation for protesting illegal discrimination related to one of these categories, or for reporting patient abuse in tax supported institutions;
- (m) Any other nondiscrimination provisions in the specific statute(s) under which application for federal assistance is being made; and
- (n) The requirements of any other nondiscrimination statute(s) that may apply to this application.

6. Drug-Free Workplace

As required by the Drug-Free Workplace Act of 1988 (41 U.S.C. § 701 et seq.), the Applicant certifies that it will maintain a drug-free workplace and a drug-free awareness program as outlined in the Act.

7. Environmental Standards

The Applicant will comply with state and federal environmental standards, including:

- (a) California Environmental Quality Act (CEQA) (California Public Resources Code §§ 21000- 21177), to include coordination with the city or county planning agency;
- (b) CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, §§ 15000- 15387);
- (c) Federal Clean Water Act (CWA) (33 U.S.C. § 1251 et seq.), which establishes the basic structure for regulating discharges of pollutants into the waters of the United States and regulating quality standards for surface waters;
- (d) Federal Clean Air Act of 1955 (42 U.S.C. § 7401) which regulates air emissions from stationary and mobile sources;



- (e) Institution of environmental quality control measures under the National Environmental Policy Act (NEPA) of 1969 (P.L. 91-190); the Council on Environmental Quality Regulations for Implementing the Procedural Provisions of NEPA; and Executive Order 12898 which focuses on the environmental and human health effects of federal actions on minority and low-income populations with the goal of achieving environmental protection for all communities;
- (f) Evaluation of flood hazards in floodplains in accordance with Executive Order 11988;
- (g) Executive Order 11514 which sets forth national environmental standards;
- (h) Executive Order 11738 instituted to assure that each federal agency empowered to enter into contracts for the procurement of goods, materials, or services and each federal agency empowered to extend federal assistance by way of grant, loan, or contract shall undertake such procurement and assistance activities in a manner that will result in effective enforcement of the Clean Air Act and the Federal Water Pollution Control Act Executive Order 11990 which requires preservation of wetlands;
- (i) The Safe Drinking Water Act of 1974, (P.L. 93-523);
- (j) The Endangered Species Act of 1973, (P.L. 93-205);
- (k) Assurance of project consistency with the approved state management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.);
- (I) Conformity of Federal Actions to State (Clear Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.);
- (m) Wild and Scenic Rivers Act of 1968 (16 U.S.C. § 1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.

The Applicant shall not be: 1) in violation of any order or resolution promulgated by the State Air Resources Board or an air pollution district; 2) subject to a cease and desist order pursuant to § 13301 of the California Water Code for violation of waste discharge requirements or discharge prohibitions; or 3) determined to be in violation of federal law relating to air or water pollution.



8. Audits

For subrecipients expending \$750,000 or more in federal grant funds annually, the Applicant will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and Title 2 of the Code of Federal Regulations, Part 200, Subpart F Audit Requirements.

9. Cooperation and Access to Records

All Applicants must cooperate with any compliance reviews or investigations conducted by DHS. In accordance with 2 C.F.R. § 200.337, the Applicant will give the awarding agency, the Comptroller General of the United States and, if appropriate, the state, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award. The Applicant will require any subrecipients, contractors, successors, transferees and assignees to acknowledge and agree to comply with this provision.

10. Conflict of Interest

The Applicant will establish safeguards to prohibit the Applicant's employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.

11. Financial Management

<u>False Claims for Payment</u> - The Applicant will comply with 31 U.S.C §§ 3729-3733 which sets forth that no subrecipient, recipient, or subrecipient shall submit a false claim for payment, reimbursement or advance.

12. Reporting - Accountability

The Applicant agrees to comply with applicable provisions of the Federal Funding Accountability and Transparency Act (FFATA) (P.L. 109-282), specifically (a) the reporting of subawards obligating \$30,000 or more in federal funds and (b) executive compensation data for first-tier subawards. This includes the provisions of FFATA, which includes requirements for executive compensation, and also requirements implementing the Act for the non-federal entity at 2 C.F.R. Part 25 Financial Assistance Use of Universal Identifier and Central Contractor Registration and 2 C.F.R. Part 170 Reporting Subaward and Executive Compensation Information.

13. Whistleblower Protections

The Applicant also must comply with statutory requirements for whistleblower protections at 10 U.S.C. § 2409, 41 U.S.C. § 4712, and 10 U.S.C. § 2324, 41 U.S.C. § 4304 and § 4310.

Initials ____



14. Human Trafficking

The Applicant will comply with the requirements of Section 106(g) of the <u>Trafficking</u> <u>Victims Protection Act of 2000</u>, as amended (22 U.S.C. § 7104) which prohibits grant award recipients or a subrecipient from: (1) engaging in trafficking in persons during the period of time that the award is in effect; (2) procuring a commercial sex act during the period of time that the award is in effect; (3) using forced labor in the performance of the award or subawards under the award.

15. Labor Standards

The Applicant will comply with the following federal labor standards:

- (a) The <u>Davis-Bacon Act</u> (40 U.S.C. §§ 276a to 276a-7), as applicable, and the <u>Copeland Act</u> (40 U.S.C. § 3145 and 18 U.S.C. § 874) and the <u>Contract Work</u> <u>Hours and Safety Standards Act</u> (40 U.S.C. §§ 327-333), regarding labor standards for federally-assisted construction contracts or subcontracts, and
- (b) The <u>Federal Fair Labor Standards Act</u> (29 U.S.C. § 201 et al.) as they apply to employees of institutes of higher learning (IHE), hospitals and other non-profit organizations.

16. Worker's Compensation

The Applicant must comply with provisions which require every employer to be insured to protect workers who may be injured on the job at all times during the performance of the work of this Agreement, as per the workers compensation laws set forth in California Labor Code §§ 3700 et seq.

17. Property-Related

If applicable to the type of project funded by this federal award, the Applicant will:

- (a) Comply with the requirements of Titles II and III of the <u>Uniform Relocation</u> <u>Assistance and Real Property Acquisition Policies Act of 1970</u> (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of federal or federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of federal participation in purchase;
- (b) Comply with flood insurance purchase requirements of Section 102(a) of the <u>Flood Disaster Protection Act of 1973</u> (P.L. 93-234) which requires subrecipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more;

Initials _____



- (c) Assist the awarding agency in assuring compliance with Section 106 of the
- (d) <u>National Historic Preservation Act of 1966</u>, as amended (16 U.S.C. § 470), Executive Order 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §469a-1 et seq.); and
- (e) Comply with the <u>Lead-Based Paint Poisoning Prevention Act</u> (42 U.S.C. § 4831 and 24 CFR Part 35) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.

18. Certifications Applicable Only to Federally-Funded Construction Projects

For all construction projects, the Applicant will:

- (a) Not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with federal assistance funds to assure nondiscrimination during the useful life of the project;
- (b) Comply with the requirements of the awarding agency with regard to the drafting, review and approval of construction plans and specifications; and
- (c) Provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.

19. Use of Cellular Device While Driving is Prohibited

Applicants are required to comply with California Vehicle Code sections 23123 and 23123.5. These laws prohibit driving motor vehicle while using an electronic wireless communications device to write, send, or read a text-based communication. Drivers are also prohibited from the use of a wireless telephone without hands-free listening and talking, unless to make an emergency call to 911, law enforcement, or similar services.



20. California Public Records Act and Freedom of Information Act

The Applicant acknowledges that all information submitted in the course of applying for funding under this program, or provided in the course of an entity's grant management activities that are under Federal control, is subject to the Freedom of Information Act (FOIA), 5 U.S.C. § 552, and the California Public Records Act, California Government Code section 6250 et seq. The Applicant should consider these laws and consult its own State and local laws and regulations regarding the release of information when reporting sensitive matters in the grant application, needs assessment, and strategic planning process.

HOMELAND SECURITY GRANT PROGRAM (HSGP) – PROGRAM SPECIFIC ASSURANCES / CERTIFICATIONS

21. Acknowledgment of Federal Funding from DHS

All recipients must acknowledge their use of federal funding when issuing statements, press releases, requests for proposals, bid invitations, and other documents describing projects or programs funded in whole or in part with federal funds.

22. Activities Conducted Abroad

All recipients must ensure that project activities carried on outside the United States are coordinated as necessary with appropriate government authorities and that appropriate licenses, permits, or approvals are obtained.

23. Best Practices for Collection and Use of Personally Identifiable Information (PII)

DHS defines personally identifiable information (PII) as any information that permits the identity of an individual to be directly or indirectly inferred, including any information that is linked or linkable to that individual. All recipients who collect PII are required to have a publicly-available privacy policy that describes standards on the usage and maintenance of PII they collect. Recipients may also find the DHS Privacy Impact Assessments: Privacy Guidance and Privacy template a useful resource respectively.

24. Copyright

All recipients must affix the applicable copyright notices of 17 U.S.C. §§ 401 or 402 and an acknowledgement of U.S. Government sponsorship (including the award number) to any work first produced under federal financial assistance awards.

Initials ____



25. Duplication of Benefits

Any cost allocable to a particular federal financial assistance award provided for in 2 C.F.R. Part 200, Subpart E may not be charged to other federal financial assistance awards to overcome fund deficiencies, to avoid restrictions imposed by federal statutes, regulations, or federal financial assistance award terms and conditions, or for other reasons. However, these prohibitions would not preclude recipients from shifting costs that are allowable under two or more awards in accordance with existing federal statutes, regulations, or the federal financial assistance award terms and conditions.

26. Energy Policy and Conservation Act

All recipients must comply with the requirements of 42 U.S.C. § 6201 which contain policies relating to energy efficiency that are defined in the state energy conservation plan issued in compliance with this Act.

27. Federal Debt Status

All recipients are required to be non-delinquent in their repayment of any federal debt. Examples of relevant debt include delinquent payroll and other taxes, audit disallowances, and benefit overpayments. See OMB Circular A-129.

28. Fly America Act of 1974

All recipients must comply with Preference for U.S. Flag Air Carriers: (air carriers holding certificates under 49 U.S.C. § 41102) for international air transportation of people and property to the extent that such service is available, in accordance with the International Air Transportation Fair Competitive Practices Act of 1974 (49 U.S.C. § 40118) and the interpretative guidelines issued by the Comptroller General of the United States in the March 31, 1981, amendment to Comptroller General Decision B-138942.

29. Hotel and Motel Fire Safety Act of 1990

In accordance with Section 6 of the Hotel and Motel Fire Safety Act of 1990, all Applicants must ensure that all conference, meeting, convention, or training space funded in whole or in part with federal funds complies with the fire prevention and control guidelines of the Federal Fire Prevention and Control Act of 1974, as amended, 15 U.S.C. § 2225a.



30. Non-supplanting Requirement

All recipients who receive federal financial assistance awards made under programs that prohibit supplanting by law must ensure that federal funds do not replace (supplant) funds that have been budgeted for the same purpose through non-federal sources.

31. Patents and Intellectual Property Rights

Unless otherwise provided by law, recipients are subject to the Bayh-Dole Act, Pub. L. No. 96-517, as amended, and codified in 35 U.S.C. § 200 et seq. All recipients are subject to the specific requirements governing the development, reporting, and disposition of rights to inventions and patents resulting from financial assistance awards located at 37 C.F.R. Part 401 and the standard patent rights clause located at 37 C.F.R. § 401.14.

32. SAFECOM

All recipients who receive federal financial assistance awards made under programs that provide emergency communication equipment and its related activities must comply with the SAFECOM Guidance for Emergency Communication Grants, including provisions on technical standards that ensure and enhance interoperable communications.

33. Terrorist Financing

All recipients must comply with Executive Order 13224 and U.S. law that prohibit transactions with, and the provisions of resources and support to, individuals and organizations associated with terrorism. Recipients are legally responsible to ensure compliance with the Order and laws.

34. Reporting of Matters Related to Recipient Integrity and Performance

If the total value of the recipient's currently active grants, cooperative agreements, and procurement contracts from all federal assistance offices exceeds \$10,000,000 for any period of time during the period of performance of this federal financial assistance award, you must comply with the requirements set forth in the government-wide Award Term and Condition for Recipient Integrity and Performance Matters located at 2 C.F.R. Part 200, Appendix XII, the full text of which is incorporated here by reference in the award terms and conditions.

Initials ____



35. USA Patriot Act of 2001

All recipients must comply with requirements of the Uniting and Strengthening America by Providing Appropriate Tools Required to Intercept and Obstruct Terrorism Act (USA PATRIOT Act), which amends 18 U.S.C. §§ 175–175c.

36. Use of DHS Seal, Logo, and Flags

All recipients must obtain permission from their DHS Financial Assistance Office, prior to using the DHS seal(s), logos, crests or reproductions of flags or likenesses of DHS agency officials, including use of the United States Coast Guard seal, logo, crests or reproductions of flags or likenesses of Coast Guard officials.

37. Performance Goals

In addition to the Biannual Strategy Implementation Report submission requirements outlined in the Preparedness Grants Manual, subrecipients must demonstrate how the grant-funded project addresses the core capability gap associated with each project and identified in the Threat and Hazard Identification and Risk Analysis or Stakeholder Preparedness Review or sustains existing capabilities, as applicable. The capability gap reduction or capability sustainment must be addressed in the Project Description of the BSIR for each project.

38. Applicability of DHS Standard Terms and Conditions to Tribes

The DHS Standard Terms and Conditions are a restatement of general requirements imposed upon recipients and flow down to subrecipients as a matter of law, regulation, or executive order. If the requirement does not apply to Indian tribes or there is a federal law or regulation exempting its application to Indian tribes, then the acceptance by Tribes of, or acquiescence to, DHS Standard Terms and Conditions does not change or alter its inapplicability to an Indian tribe. The execution of grant documents is not intended to change, alter, amend, or impose additional liability or responsibility upon the Tribe where it does not already exist.



IMPORTANT

The purpose of the assurance is to obtain federal and state financial assistance, including any and all federal and state grants, loans, reimbursement, contracts, etc. The Applicant recognizes and agrees that state financial assistance will be extended based on the representations made in this assurance. This assurance is binding on the Applicant, its successors, transferees, assignees, etc. Failure to comply with any of the above assurances may result in suspension, termination, or reduction of grant funds.

All appropriate documentation, as outlined above, must be maintained on file by the Applicant and available for Cal OES or public scrutiny upon request. Failure to comply with these requirements may result in suspension of payments under the grant or termination of the grant or both and the subrecipient may be ineligible for award of any future grants if the Cal OES determines that any of the following has occurred: (1) the recipient has made false certification, or (2) violates the certification by failing to carry out the requirements as noted above.

All of the language contained within this document <u>must</u> be included in the award documents for all subawards at all tiers. All recipients are bound by the Department of Homeland Security Standard Terms and Conditions 2021, Version 11.4, hereby incorporated by reference, which can be found at: https://www.dhs.gov/publication/fy15-dhs-standard-terms-and-conditions.

The undersigned represents that he/she is authorized to enter into this agreement for and on behalf of the Applicant.

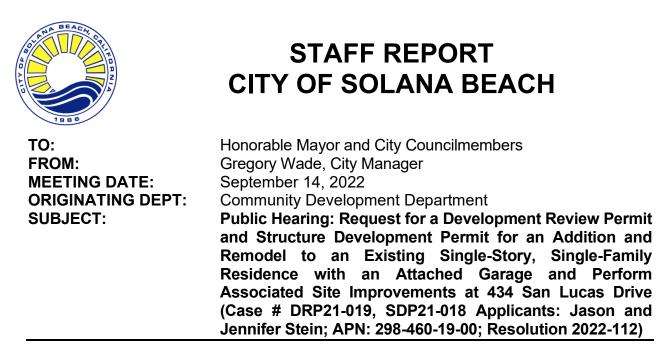
Subrecipient:	
Signature of Authorized Agent:	
Printed Name of Authorized Agent:	
Title:	_Date:

FY 2021 STATE HOMELAND SECURITY PROGRAM (SHSP) GRANT ALLOCATION PROPOSAL									
JURISDICTION	FY2	2020 - ALLOCAT	ION	FY2021 - FINAL					
<u>CITIES</u>	LE - 25% of FY20 Allocation	Non-LE Allocation	TOTAL	Sworn LE Personnel Figures (2020)	LE - 25% of FY21 Allocation	Non-LE Population (2020)	Non-LE Allocation	TOTAL	% Change from FY2020 to FY2021
CARLSBAD	19,209	68,414	87,623	129	18,412	114,463	64,909	83,321	-4.91%
CHULA VISTA	33,355	154,349	187,704	224	31,971	272,202	147,469	179,440	-4.40%
CORONADO	6,403	18,316	24,719	43	6,137	21,381	16,191	22,328	-9.67%
DEL MAR	-	7,449	7,449	-	-	4,268	7,234	7,234	-2.89%
EL CAJON	18,762	63,086	81,848	126	17,984	104,393	59,639	77,623	-5.16%
ENCINITAS	-	39,882	39,882	-	-	62,183	37,546	37,546	-5.86%
ESCONDIDO	23,676	89,048	112,724	159	22,694	153,008	85,083	107,777	-4.39%
ESCONDIDO RINCON DEL DIABLO	-	7,813	7,813	-	-	-	7,142	7,142	-8.59%
IMPERIAL BEACH	-	20,104	20,104	-	-	28,055	19,684	19,684	-2.09%
LA MESA	10,274	38,468	48,742	69	9,848	59,966	36,386	46,234	-5.15%
LEMON GROVE	-	19,972	19,972	-	-	26,526	18,884	18,884	-5.45%
NATIONAL CITY	14,146	39,286	53,432	95	13,559	62,099	37,502	51,061	-4.44%
NATIONAL CITY - LINCOLN ACRES	-	875	875	-	-	-	827	827	-5.49%
OCEANSIDE	33,504	102,959	136,463	225	32,113	177,335	97,816	129,929	-4.79%
POWAY	-	32,690	32,690	-	-	49,338	30,823	30,823	-5.71%
SAN DIEGO	304,212	-	304,212	2,043	291,590	-	-	291,590	-4.15%
SAN MARCOS	-	59,130	59,130	-	-	97,209	55,878	55,878	-5.50%
SAN MARCOS FPD	-	7,858	7,858	-	-	-	7,402	7,402	-5.80%
SANTEE	-	37,140	37,140	-	-	57,999	35,356	35,356	-4.80%
SOLANA BEACH	-	12,667	12,667	-	-	13,838	12,243	12,243	-3.35%
VISTA VISTA FPD	-	61,121	61,121	-	-	102,928	58,872	58,872	-3.68%
	· ·	11,043	11,043	-	-	-	10,858	10,858	-1.68%
	463,541	891,670	1,355,211	3,113	444,308	1,407,191	847,744	1,292,052	-4.66%
FIRE DISTRICTS/OTHER									
ALPINE FPD	-	13,616	13,616	-	-	16,224	13,492	13,492	-0.91%
DEER SPRINGS FPD	-	12,009	12,009	-	-	12,242	11,407	11,407	-5.01%
LAKESIDE FPD	-	39,493	39,493	-	-	63,835	38,411	38,411	-2.74%
NORTH COUNTY FPD	-	33,282	33,282	-	-	52,380	32,415	32,415	-2.61%
PORT OF SAN DIEGO	19,953	-	19,953	134	19,125	-	-	19,125	-4.15%
RANCHO SANTA FE FPD	-	23,726	23,726	-	-	34,208	22,904	22,904	-3.46%
SAN MIGUEL FPD	-	73,949	73,949	-	-	126,111	71,006	71,006	-3.98%
VALLEY CENTER FPD	· ·	14,150	14,150	-	-	16,367	13,567	13,567	-4.12%
TOTAL FIRE DISTRICTS/OTHER	19,953	210,225	230,178	134	19,125	321,367	203,202	222,327	-3.41%
2-1-1 SAN DIEGO CONTRACT		70,000	70,000				70,000	70,000	0.00%
2-1-1 SAN DIEGO CONTRACT		70,000	70,000				70,000	70,000	0.00%
COUNTY DEPTS									
UDC SHARE	0	102,357	102,357	-	-	-	102,357	102,357	0.00%
M&A (5%)	0	175,440	175,440				168,160	168,160	-4.15%
HHSA-EMS	0	80,000	80,000	-			80,000	80,000	0.00%
OES	· ·	1,101,898	1,101,898	-		-	1,050,941	1,050,941	-4.62%
SHERIFF	393,704	-	393,704	2,644	377,369	-		377,369	-4.15%
TOTAL COUNTY DEPTS	393,704	1,459,695	1,853,399	2,644	377,369	-	1,401,458	1,778,827	-4.02%
TOTAL ALLOCATIONS	877,198	2,631,590	3,508,788	5,891	840,802	1,728,558	2,522,404	3,363,206	-4.15%
I OTAL ALLOCATIONS	011,190	2,031,390	3,500,708	5,091	040,002	1,720,000	2,322,404	3,303,200	-4.15%

Notes:

*Personnel Cap: Each jurisdiction's allocation has a personnel cap of 50%.

*San Diego Sheriff includes: Unincorporated San Diego County and the contracted cities of Del Mar, Encinitas, Imperial Beach, Lemon Grove, Poway, San Marcos, Santee, Solana Beach and Vista.



BACKGROUND:

The Applicants, Jason and Jennifer Stein, are requesting City Council (Council) approval of a Development Review Permit (DRP) and Structure Development Permit (SDP) to construct an 1,176 square-foot addition and remodel to an existing one-story, single-family residence with an attached garage, and perform associated site improvements. The 22,050 square-foot lot is located at 434 San Lucas Drive and is within the Estate Residential-2 (ER-2) Zone.

The Applicants propose aggregate grading in the amount of 12 cubic yards. The maximum building height is proposed at 22.40 feet above existing grade and 302.8 feet above Mean Sea Level (MSL). The project requires a DRP for construction in excess of 60 percent of the maximum allowable floor area.

The issue before the Council is whether to approve, approve with conditions, or deny the Applicants' request as contained in Resolution 2022-112 (Attachment 1).

DISCUSSION:

The subject property is located on the east side of San Lucas Drive, east of the intersection of San Lucas Drive and San Lucas Ct. The 22,050 square-foot lot is rectangular in shape, fronting on San Lucas Drive to the west, with residential properties to the north, south and the Lomas Santa Fe Golf Course to the east.

CITY COUNCIL ACTION:

The existing topography slopes upward from the street. The elevation at the front property line is at approximately 277 feet above Mean Sea Level (MSL) and the rear property line is approximately 283 MSL, resulting in a change of elevation of approximately 6 feet. The finished floor elevation of the existing garage and residence are approximately three (3) feet higher than the street elevation. With the proposed project, the driveway location would remain at the center of the western portion of the lot.

The site is currently developed with a 2,991 square-foot single-story, single-family residence and an attached 1,010 square-foot garage. The Applicants propose to remodel the existing residence, add 1,176 square feet of living area, and convert 160 square feet of the existing garage to living area. A single-family residence is required to provide two (2) off-street parking spaces pursuant to Solana Beach Municipal Code (SBMC) Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM). The remaining 850 square-foot garage would allow for three (3) conforming parking spaces. Since the parking spaces in the proposed garage would comply with the OSPDM, the project would qualify for a 400 square-foot floor area exemption. Therefore, the total proposed floor area would be 5,986 square feet. The existing garage is located towards the west portion of the lot and will maintain access from San Lucas Drive. The maximum proposed building height would be 22.40 feet above existing grade. The proposed project also includes site improvements including a covered veranda, outdoor BBQ, and landscaping. The project plans are provided in Attachment 2.

Table 1 (on the next page) provides a comparison of the zoning regulations with the Applicants' proposed design.

Table 1						
LOT INFORMATION						
Property Address: 43 Lot Size (Net): Max. Allowable Floor Area: Proposed Floor Area: Below Max. Floor Area by:	4 San Lucas Dr. 22,050 ft ² 7,808 ft ² 5,986 ft ² 1,822ft ²	# of Units Allowed:1 Dwelling Unit, 1 AD1 JADU# of Units Requested:1 Dwelling Unit				
Max. Allowable Height: Max. Proposed Height: Highest Point/Ridge: Overlay Zone(s):	25.00 ft. 22.40 ft. 302.80 MSL none	Setbacks: Front (W) Interior Side (N) Interior Side (S) Rear (E)	Required 25 ft. 10 ft. 10 ft. 40 ft.	Proposed 49.86 ft. 14.75 ft. 10.79 ft. 57.42 ft.		
PRC	POSED PROJ	ECT INFORMATIO	N			
Floor Area Breakdown: Existing First Floor: First Floor Addition: Existing Garage to Remain: Garage to be Converted to Living Clerestory (15'+ Ceiling): Covered/Enclosed Exterior Area: Subtotal: Off Street Parking Exemption: Total Floor Area:	1,092 ft ²	t2DRP: A DRP is required for a structure thatt2exceeds 60% of the maximum allowable floor areat2t2t2t2t2t2				
 Proposed Grading: 12 cubic yar and recompaction) Proposed Parking: Existing At Garage to Remain Proposed Fences and Walls: Your Proposed Accessory Dwelling Proposed Accessory Structure 	e grading (7 CY gradin Existing Developn One-story, single-fa attached garage	nent:				

The following is a discussion of the findings for a DRP as they apply to the proposed project as well as references to recommended conditions of approval contained in Resolution 2022-112.

Development Review Permit Compliance (SBMC Section 17.68.40):

A DRP is required because the total proposed floor area exceeds 60% of the maximum allowable. The total floor area proposed is 5,986 square feet and 7,808 square feet is the maximum. Therefore, the proposal is 77% of the allowable floor area.

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

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

The Council may approve, or conditionally approve, a DRP only if all of the findings listed below can be made. Resolution 2022-112 provides the full discussion of the findings.

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

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

In addition to meeting zoning requirements, the project must also be found in compliance with development review criteria. The following is a discussion of the applicable development review criteria as they relate to the proposed project.

Relationship with Adjacent Land Uses:

The subject site is located within the Estate Residential-2 (ER) Zone. Properties surrounding the lot are located within the same zone and consist of a mix of one- and two-story, single-family residences. The project site is currently developed with a single-story, single-family residence and an attached three-car garage. The Applicants propose to construct a first-story addition and remodel.

As designed, the project is consistent with the permitted uses for the ER-2 Zone as described in Solana Beach Municipal Code (SBMC) Sections 17.20.010 and 17.12.020, which permits one single-family residence. The property is designated Estate Residential Density Residential in the General Plan and intended for semirural, estate residential development with a maximum density of zero to two (0-2) dwelling units per acre. The proposed development could be found to be consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential

neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

The property is not located within any of the City's Specific Plan areas. As a condition of project approval, the Applicants would be required to obtain a Coastal Development Permit, Waiver or Exemption from the California Coastal Commission prior to the issuance of a Building Permit.

Building and Structure Placement:

The site is currently developed with a 2,991 square-foot single-story, single-family residence and an attached 1,010 square-foot garage located on a flat building pad approximately four (4) feet higher than the street. The Applicants propose to remodel the existing residence, add 1,176 square feet of living area, and convert 160 square feet of the existing garage to living area. The existing garage is located towards the western portion of the lot and will maintain access from San Lucas Drive.

The ER-2 Zone requires a 25-foot front-yard setback, 40-foot rear-yard setback and 10foot interior side-yard setbacks. The additions are proposed to be located within the buildable area. The proposed residence is set back 49.86 feet from the front property line, 57.42 feet from the rear property line, 14.75 feet from the north side property line and 10.79 feet from the south side property line.

The 5,536 square-foot residence will consist of a great room, dining room, kitchen, primary suite, three bedrooms, three bathrooms, two powder rooms, playroom, office, and laundry room. The existing and proposed garage is located at the northwest corner of the structure and pedestrian and vehicular access would be maintained on the western side of the residence from the existing driveway.

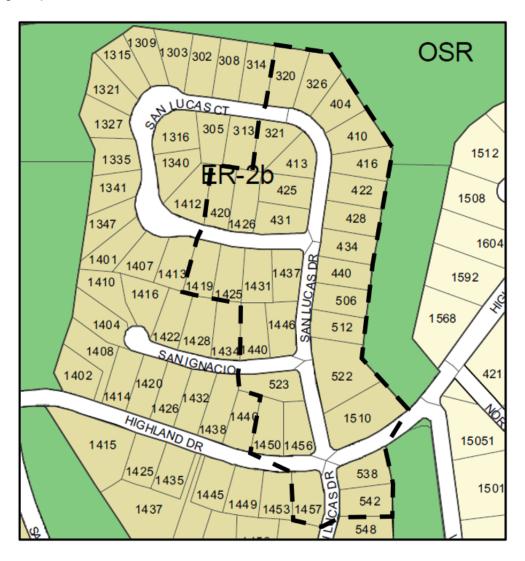
The SBMC parking regulations require two (2) off-street parking spaces, 9' x 19' clear, per single-family residence. The SBMC indicates that when required spaces are provided in a garage, up to 200 square feet of floor area is exempted for each required space. As designed, the proposed residence would provide three (3) parking spaces in the 850 square-foot garage; therefore, the project is afforded a 400 square-foot exemption and the total proposed floor area would be 5,986 square feet, which is less than the maximum allowable floor area for the lot pursuant to the SROZ. The maximum floor area calculation for this project is as follows:

0.600 for first 5,000 ft ²	3,000 ft ²
0.300 for 5,001 – 20,000 ft ²	4,500 ft ²
0.150 for area above 20,000 ft ²	308 ft ²
Total Allowable Floor Area:	7,88 ft ²

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

Neighborhood Comparison:

Staff compared the proposed project to 30 other properties within the San Lucas Drive, San Lucas Court, San Ignacio and Highland Drive neighborhood as shown on the following map:



The properties evaluated in this comparison are located in the ER-2 Zone. The existing homes range in size from 2,293 square feet to 5,899 square feet, according to the County Assessor records. It should be noted that the County Assessor does not include garages, covered porches, unfinished basements or accessory buildings 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 as follows:

Project Gross Building Area:	6,386 ft ²
Delete Garage Area:	- 850 ft ²
Project Area for Comparison to Assessor's Data	5,536 ft ²

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

Tabl	e 2					
#	Property Address	Lot Size in ft ² (SanGis)	Existing ft ² (Assessor)	Proposed / Recently Approved ft ²	Max. Allowable ft ²	Zone
1	1450 HIGHLAND DR	22,666	2,293		7,900	ER-2
2	1456 HIGHLAND DR	21,085	4,478		7,663	ER-2
3	1457 HIGHLAND DR	23,147	3,298	4,795	7,972	ER-2
4	1510 SAN LUCAS DR	45,254	5,899		11,288	ER-2
5	1440 SAN IGNACIO	20,954	3,109		7,643	ER-2
6	1446 SAN IGNACIO	22,303	3,089	4,255	7,845	ER-2
7	1419 SAN LUCAS CT	21,166	2,899		7,675	ER-2
8	1420 SAN LUCAS CT	22,398	3,024		7,860	ER-2
9	1425 SAN LUCAS CT	20,894	3,098		7,634	ER-2
10	1426 SAN LUCAS CT	22,622	2,420		7,893	ER-2
11	1431 SAN LUCAS CT	22,385	3,187		7,858	ER-2
12	1437 SAN LUCAS CT	21,358	2,764		7,704	ER-2
13	320 SAN LUCAS DR	26,225	4,479		8,434	ER-2
14	321 SAN LUCAS DR	20,854	2,550		7,628	ER-2
15	326 SAN LUCAS DR	24,819	3,101		8,223	ER-2
16	404 SAN LUCAS DR	23,372	3,218		8,006	ER-2
17	410 SAN LUCAS DR	23,919	3,168		8,088	ER-2
18	413 SAN LUCAS DR	21,057	3,865		7,659	ER-2
19	416 SAN LUCAS DR	22,227	3,089		7,834	ER-2
20	422 SAN LUCAS DR	22,497	4,235		7,875	ER-2
21	425 SAN LUCAS DR	22,200	3,986		7,830	ER-2
22	428 SAN LUCAS DR	22,633	2,320		7,895	ER-2
23	431 SAN LUCAS DR	21,582	3,158		7,737	ER-2
24	434 SAN LUCAS DR	22,050	3,088	5,536	7,508	ER-2
25	440 SAN LUCAS DR	18,900	3,294		7,335	ER-2
26	506 SAN LUCAS DR	16,600	2,644		6,990	ER-2
27	512 SAN LUCAS DR	16,000	3,610		6,900	ER-2
28	522 SAN LUCAS DR	46,374	3,989		11,456	ER-2
29	523 SAN LUCAS DR	22,776	2,664		7,916	ER-2
30	538 SAN LUCAS DR	22,518	2,818		7,878	ER-2
31	542 SAN LUCAS DR	22,338	3,318		7,851	ER-2

Fences, Walls and Retaining Walls:

The Applicants are proposing a retaining wall ranging from 3.2 to 5.3 feet in height located adjacent to the north property line. If the Applicants decide to modify any of the existing

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

Landscape:

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

Parking:

SBMC Section 17.52.040 and the Off-Street Parking Design Manual require two (2) parking spaces for a single-family residence. The Applicants are proposing to convert 160 square feet of the existing 1,010 square foot garage. The remaining 850 square-foot garage would provide three (3) off-street parking space that are 9' x 19' and clear of obstruction, therefore, the proposed project would be in compliance with the parking standards.

Grading:

The proposed grading quantities include 5 cubic yards of removal and recompaction and 7 cubic yards of excavation for the new footings. The proposed total aggregate amount of grading is 12 cubic yards.

Lighting:

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

Usable Open Space:

The project consists of the construction of an addition to a single-family residence; therefore, usable open space and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040.

Structure Development Permit Compliance:

The proposed structure exceeds 16 feet in height above the existing grade, therefore, the project must comply with all View Assessment requirements of SBMC Chapter 17.63 and the Applicants were required to complete the SDP process. The Story Pole Height Certification was certified by a licensed land surveyor on May 2, 2022, showing a maximum building height of 22.40 feet above the existing and proposed grade. Notices were mailed to property owners and occupants within 300 feet of the project site establishing a deadline to file for View Assessment by July 18, 2022. No applications for View Assessment were received. Therefore, if the Council is able to make the required findings to approve the DRP, the SDP would be approved administratively.

As a condition of approval, a height certification prepared by a licensed land surveyor will be required prior to the framing inspection certifying that the maximum height of the proposed addition will not exceed 24.40 feet above the proposed/existing grade or 302.80 feet above MSL, which is the maximum proposed structure height reflected on the project plans.

In conclusion, the proposed project, as conditioned, could be found to be consistent with the Zoning regulations, and the General Plan. Staff has prepared draft findings for approval of the project in the attached Resolution 2022-112 for Council's consideration based upon the information in the report. The applicable SBMC sections are provided in the italicized text and conditions from the Community Development, Engineering, and Fire Departments are incorporated in the Resolution of Approval. Additionally, as a condition of project approval, the Applicants would be required to obtain a Coastal Development Permit, Waiver or Exemption from the California Coastal Commission prior to the issuance of a Building Permit. The Council may direct Staff to modify the Resolution to reflect the findings and conditions it deems appropriate as a result of the Public Hearing process. If the Council determines the project is to be denied, Staff will prepare a Resolution of Denial for adoption at a subsequent Council meeting.

Property Frontage & Public Right-of-Way Improvements:

The existing property frontage is improved with concrete curb & gutter. The area between the curb & property line is unimproved with varying slopes covered with private landscaping. If approved, the Applicants will be required record an Encroachment Maintenance Removal Agreement (EMRA) against the property for the existing landscaping, irrigation, and slopes.

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 August 31, 2022. As of the date of preparation of this Staff Report, Staff has not received any formal correspondence from neighbors or interested parties in support of, or in opposition to, the proposed project.

CEQA COMPLIANCE STATEMENT:

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

FISCAL IMPACT: N/A

WORK PLAN: N/A

OPTIONS:

- Approve Staff recommendation adopting the attached Resolution 2022-112.
- Approve Staff recommendation subject to additional specific conditions necessary for the City Council to make all required findings for the approval of a DRP.
- Deny the project if all required findings for the DRP cannot be made.

DEPARTMENT RECOMMENDATION:

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

- 1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
- 2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
- 3. If the City Council makes the requisite findings and approves the project, adopt Resolution 2022-112 conditionally approving a DRP and SDP to allow for the construction an addition and remodel to an existing one-story, single-family residence with an attached garage and perform associated site improvements at 434 San Lucas Drive, Solana Beach.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.

Gregory Wade, City Manager

Attachments:

- 1. Resolution 2022-112
- 2. Project Plans

RESOLUTION 2022-112

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT AND STRUCTURE DEVELOPMENT PERMIT TO CONSTRUCT A FIRST-STORY ADDITION AND REMODEL TO AN EXISTING SINGLE-STORY, SINGLE-FAMILY RESIDENCE WITH AN ATTACHED GARAGE AND PERFORM ASSOCIATED SITE IMPROVEMENTS AT 434 SAN LUCAS DRIVE, SOLANA BEACH

APPLICANT: Jason and Jennifer Stein CASE NO.: DRP 21-019, SDP21-018

WHEREAS, Jason and Jennifer Stein (hereinafter referred to as "Applicants") have submitted an application for a Development Review Permit (DRP) and Structure Development Permit (SDP) pursuant to Title 17 (Zoning), of the Solana Beach Municipal Code (SBMC); and

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

WHEREAS, at the Public Hearing on September 14, 2022, the City Council received and considered evidence concerning the proposed application; and

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

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

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

- 1. That the foregoing recitations are true and correct.
- 2. That the project is exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines.
- 3. That the request for a DRP and SDP to construct an 1,176 square-foot addition and remodel to an existing one-story, single-family residence with an attached garage, and perform associated site improvements on a 22,050 square-foot lot within the Estate Residential-2 (ER-2) Zone is conditionally approved based upon the following Findings and subject to the following Conditions:

4. FINDINGS

- A. In accordance with Section 17.68.040 (Development Review Permit) of the City of Solana Beach Municipal Code, the City Council finds the following:
 - I. The proposed project is consistent with the General Plan and all applicable requirements of SBMC Title 17 (Zoning Ordinance), including special regulations, overlay zones, and specific plans.

<u>General Plan Consistency</u>: The project, as conditioned, is consistent with the City's General Plan designation of Estate Residential-2 Density, which allows for zero to two (0-2) dwelling units per acre. Further, the proposed development is consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

Zoning Ordinance Consistency: The project is consistent with all applicable requirements of the Zoning Ordinance (Title 17) (SBMC 17.20.030), which delineates maximum allowable Floor Area Ratio (FAR), Permitted Uses and Structures (SBMC Section 17.20.020) which provides for uses of the property for a single-family residence. Further, the project adheres to all property development regulations established for the Estate-Residential-2 (ER-2) Zone and cited by SBMC Section 17.020.030.

The project meets the minimum required front-, side- and rear-yard setbacks and does not exceed the maximum allowable Floor Area Ratio (FAR) for the property.

- *II.* The proposed development complies with the following development review criteria set forth in Solana Beach Municipal Code Section 17.68.040(F):
 - a. Relationship with Adjacent Land Uses: The development shall be designed in a manner compatible with and 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 subject site is located within the Estate Residential-2 (ER-2) Zone. Properties surrounding the lot are located within the same zone and consist of a mix one- and two-story, single-family residences. The project site is currently developed with a single-story, single-family residence and an attached three-car garage. The Applicants propose to construct a first-story addition and remodel.

As designed, the project is consistent with the permitted uses for the ER-2 Zone as described in Solana Beach Municipal Code (SBMC) Sections 17.20.010 and 17.12.020, which permits one single-family residence. The property is designated Estate Residential Density in the General Plan and intended for semirural, estate residential development with a maximum density of zero to two (0-2) dwelling units per acre. The proposed development could be found to be consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy neighborhoods. residential the stability of transitional deteriorated neighborhoods, and the rehabilitation of neighborhoods.

The property is not located within any of the City's Specific Plan areas. As a condition of project approval, the Applicants would be required to obtain a Coastal Development Permit, Waiver or Exemption from the California Coastal Commission prior to the issuance of a Building Permit.

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

The site is currently developed with a 2,991 square-foot singlestory, single-family residence and an attached 1,010 square-foot garage located on a flat building pad approximately four (4) feet higher than the street. The Applicants propose to remodel the existing residence, add 1,176 square feet of living area, and convert 160 square feet of the existing garage to living area. The existing garage is located towards the western portion of the lot and will maintain access from San Lucas Drive.

The ER-2 Zone requires a 25-foot front-yard setback, 40-foot rearyard setback and 10-foot interior side-yard setbacks. The additions are proposed to be located within the buildable area. The proposed residence is set back 49.86 feet from the front property line, 57.42 feet from the rear property line, 14.75 feet from the north side property line and 10.79 feet from the south side property line.

The 5,536 square-foot residence will consist of a great room, dining room, kitchen, primary suite, three bedrooms, three bathrooms, two powder rooms, playroom, office, and laundry room. The existing and proposed garage is located at the northwest corner of the structure and pedestrian and vehicular access would be maintained on the western side of the residence from the existing driveway.

The SBMC parking regulations require two (2) off-street parking spaces, 9' x 19' clear, per single-family residence. The SBMC indicates that when required spaces are provided in a garage, up to 200 square feet of floor area is exempted for each required space. As designed, the proposed residence would provide three (3) parking spaces in the 850 square-foot garage; therefore, the project is afforded a 400 square-foot exemption and the total proposed floor area would be 5,986 square feet, which is less than the maximum allowable floor area for the lot pursuant to the SROZ. The maximum floor area calculation for this project is as follows:

0.600 for first 5,000 ft ²	3,000 ft ²
0.300 for 5,001 – 20,000 ft ²	4,500 ft ²
0.150 for area above 20,000 ft ²	8 ft ²
Total Allowable Floor Area:	7,508 ft ²

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

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

The project is not subject to the water efficient landscaping regulations of SBMC Chapter 17.56. According to SBMC Section 17.56.040, the regulations apply to modified irrigated landscaped areas that exceed 500 square feet. The proposed project does not propose any new or modified irrigated landscaping.

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

SBMC Section 17.52.040 and the Off-Street Parking Design Manual require two (2) parking spaces for a single-family residence. The Applicants are proposing to convert 160 square feet of the existing 1,010 square foot garage. The remaining 850 square-foot garage would provide three (3) off-street parking space that are 9' x 19' and clear of obstruction, therefore, the proposed project would be in compliance with the parking standards.

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

The proposed grading quantities include 5 cubic yards of removal and recompaction and 7 cubic yards of excavation for the new footings. The proposed total aggregate amount of grading is 12 cubic yards.

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

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

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

The project consists of the construction of a new single-family residence, therefore, usable open space and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040.

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

All required permits are being processed concurrently with the DRP.

IV. If the development project also requires a permit or approval to be issued by a state or federal agency, the city council may conditionally

approve the development review permit upon the applicant obtaining the required permit or approval from the other agency.

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

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 exceeds 16 feet in height above the existing grade, therefore, the project must comply with all View Assessment requirements of SBMC Chapter 17.63 and the Applicants were required to complete the SDP process. The Story Pole Height Certification was certified by a licensed land surveyor on May 2, 2022, showing a maximum building height of 22.40 feet above the existing and proposed grade. Notices were mailed to property owners and occupants within 300 feet of the project site establishing a deadline to file for View Assessment by July 18, 2022. No applications for View Assessment were received. Therefore, if the Council is able to make the required findings to approve the DRP, the SDP would be approved administratively.

As a condition of approval, a height certification prepared by a licensed land surveyor will be required prior to the framing inspection certifying that the maximum height of the proposed addition will not exceed 24.40 feet above the proposed/existing grade or 302.8 feet above MSL, which is the maximum proposed structure height reflected on the project plans.

5. CONDITIONS

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

- A. Community Development Department Conditions:
 - I. The Applicants shall pay required Fire Mitigation, Park Development, Public Use Facilities and Public Facilities Impact Fees.
 - II. Building Permit plans must be in substantial conformance with the plans presented to the City Council on September 14, 2022 and located in the project file with a submittal date of September 6, 2022.
 - III. The residence will not exceed 22.40 feet in height above the existing grade or 302.80 feet above MSL.
 - IV. Any proposed onsite fences, walls, and retaining walls and any

proposed railing located on top, or any combination thereof, shall comply with applicable regulations of SBMC Section 17.20.040 and 17.60.070 (Fences and Walls).

- V. The Applicants shall obtain required CCC approval of a Coastal Development Permit, Waiver or Exemption as determined necessary by the CCC, prior to the issuance of a Grading or Building Permit.
- VI. Native or drought tolerant and non-invasive plant materials and water conserving irrigation systems shall be incorporated into any proposed landscaping and compatible with the surrounding area to the extent feasible.
- VII. Any new exterior lighting fixtures shall be in conformance with the City-Wide Lighting Regulations of SBMC 17.60.060.
- VIII. All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities that render them detrimental to the surrounding area.
- IX. Construction vehicles shall be parked on the subject property at all times when feasible. If construction activity prohibits parking on the subject property, the Applicants shall ensure construction vehicles are parked in such a way to allow sufficient vehicular access on San Lucas Drive and minimize impact to the surrounding neighbors.
- X. The Applicants shall connect to temporary electrical service as soon as feasible to the satisfaction of the City. The use of gas-powered generator(s) during construction activity is discouraged and shall be limited only to selective use at the discretion of the City.
- B. Fire Department Conditions: Please note that this list provides detailed Fire Department requirements and is not meant to be an all-inclusive plan check list of the Fire Department comments.
 - I. Sprinklers will be required in all spaces including the attic, closets, bathrooms, etc.
 - II. Patios or outdoor covers over 10 feet or greater in depth, will be required to have sprinklers.
 - III. An unobstructed 3-foot walkable pathway around all portions of the residence.
 - IV. 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.

- V. ADDRESS 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 multifamily 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.
- VI. AUTOMATIC FIRE SPRINKLER SYSTEM ONE AND TWO FAMILY DWELLINGS: Structures shall be protected by an automatic fire sprinkler system designed and installed to the satisfaction of the Fire Department. Plans for the automatic fire sprinkler system shall be approved by the Fire Department prior to installation. Sprinklers will be required due to the combination of significant modifications to the interior dwelling and additions.
- VII. CLASS "A" ROOF: All structures shall be provided with a Class "A" Roof <u>covering</u> to the satisfaction of the Solana Beach Fire Department.
- C. Engineering Department Conditions:
 - I. The Applicants shall record an Encroachment Maintenance Removal Agreement (EMRA) with the County of San Diego prior to occupancy. The EMRA shall be recorded against this property for all private improvements in the Public Right-Of-Way including but not limited to:
 - i. Stone columns next to driveway at back of curb
 - ii. Sloped landscape area within the public right of way that exceeds a 2% grade per the subdivision street improvement plans
 - II. 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.
 - III. Construction fencing shall be located on the subject property unless the Applicants have obtained an Encroachment Permit in accordance with chapter 11.20 of the SBMC which allows otherwise.
- 6. ENFORCEMENT: Pursuant to SBMC 17.72.120(B) failure to satisfy any and all of

the above-mentioned conditions of approval is subject to the imposition of penalties as set forth in SBMC Chapters 1.16 and 1.18 in addition to any applicable revocation proceedings.

- 7. EXPIRATION: The DRP for the project will expire 24 months from the date of this Resolution, unless the Applicant have obtained building permits and have commenced construction prior to that date, and diligently pursued construction to completion. An extension of the application may be granted by the City Council, subject to SBMC Section 17.72.110.
- 8. INDEMNIFICATION AGREEMENT: The Applicants shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify the Applicants of any claim, action, or proceeding. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, the Applicants shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Applicants regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Applicants shall not be required to pay or perform any settlement unless such settlement is approved by the Applicants.

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

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Solana Beach, California, held on the 14th day of September, 2022, by the following vote:

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

Resolution 2022-112 DRP21-019, SDP21-018 Stein Residence Page 10 of 10

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

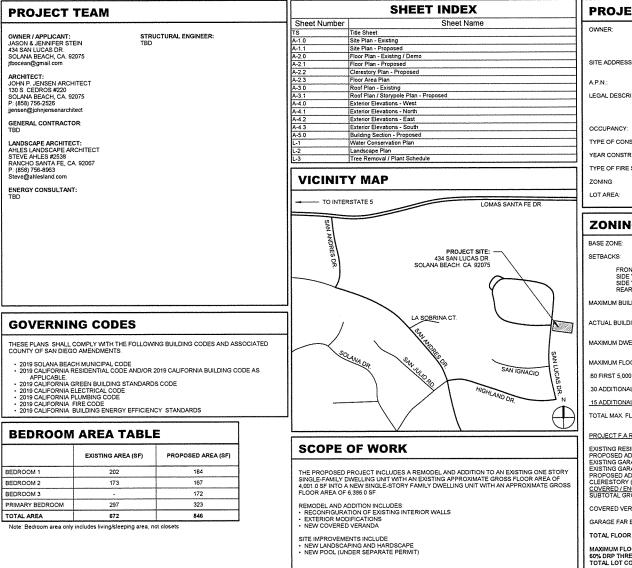
JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

STEIN RESIDENCE REMODEL / ADDITION

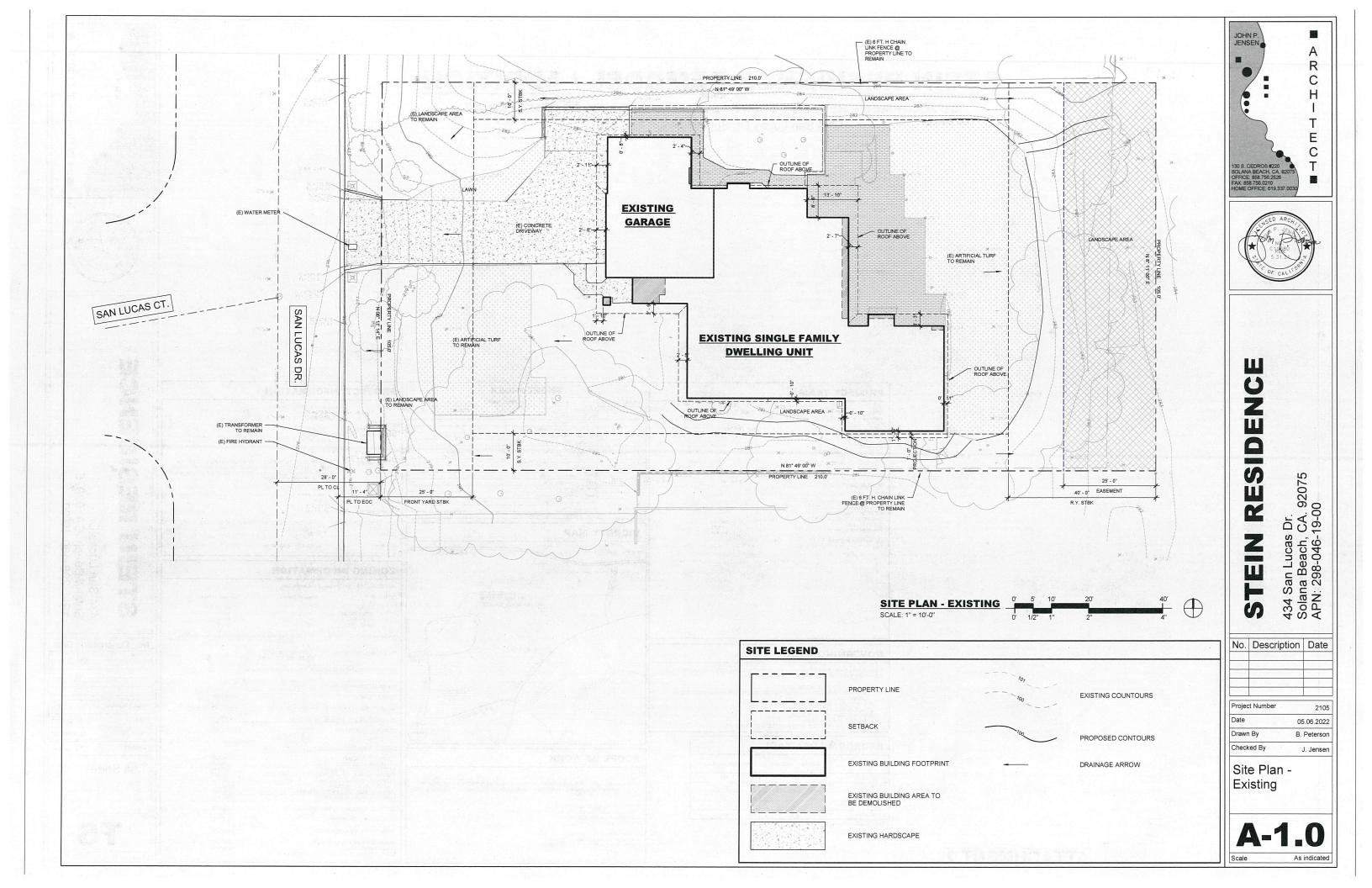
DEVELOPMENT REVIEW PERMIT / STRUCTURE DEVELOPMENT PERMIT

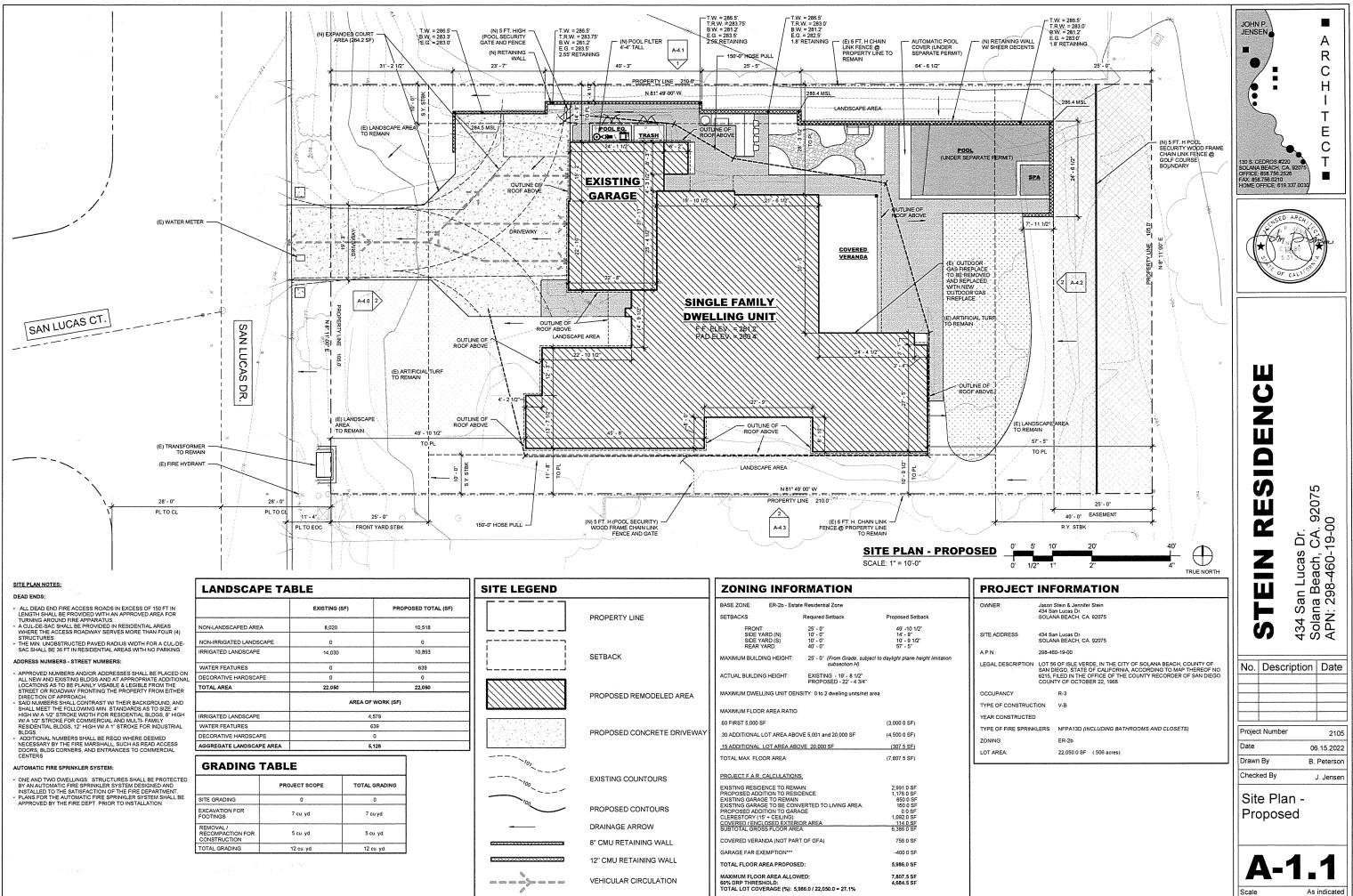
434 San Lucas Dr. Solana Beach, CA. 92075



ATTACHMENT 2

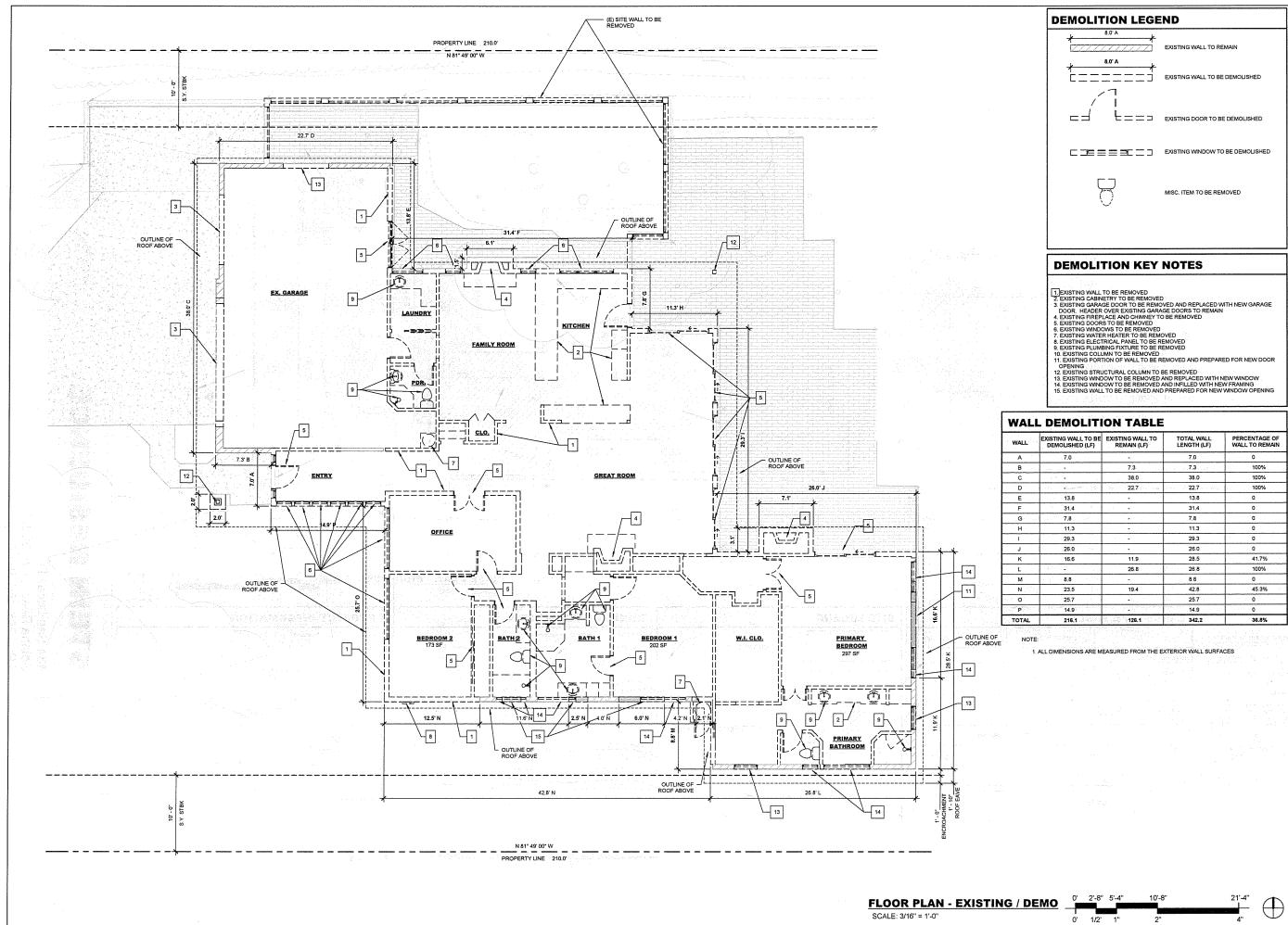
	JOHN P JENSEN A R C H I I I I I I I I I I I I I I I I I I
PROJECT INFORMATION OWNER: Jason Stein & Jennifer Stein 434 San Lucas Dr. SOLANA BEACH, CA. 92075 SITE ADDRESS: 434 San Lucas Dr. SOLANA BEACH, CA. 92075 SITE ADDRESS: 434 San Lucas Dr. SOLANA BEACH, CA. 92075 A.P.N: 298-450-19-00 LEGAL DESCRIPTION LOT 56 OF ISLE VERDE, IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO 62715, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY OF OCTOBER 22, 1988. OCCUPANCY: R-3 TYPE OF CONSTRUCTION: V-B YEAR CONSTRUCTED. TYPE OF FIRE SPRINKLERS: TYPE OF FIRE SPRINKLERS: NFPA13D (INCLUDING BATHROOMS AND CLOSETS) ZONING: ER-2b LOT AREA: 22,050.0 SF (506 acres)	EIN RESIDENCE Lucas Dr. B-460-19-00
FRONT 25 - 0° 49° -10' 10' 27' SETBACKS: Required Setback Proposed Setback FRONT: 25' - 0° 49' -10' 10' SIDE YARD (N): 10' - 0° 14' - 9' 50' SIDE YARD (S): 10' - 0° 10' - 9' 10' - 9' REAR YARD: 40' - 0' 10' - 9' 57' - 5'' MAXIMUM BUILDING HEIGHT: 25' - 0'' (From Grade, subject to daylight plane height limitation subsection H) ACTUAL BUILDING HEIGHT: EXISTING - 19' - 8' 12'' PROPOSED - 22' - 4'' 34''	STEIN Solana Beach APN: 298-460
MAXIMUM DWELLING UNIT DENSITY: 0 to 2 dwelling units/net area MAXIMUM FLOOR AREA RATIO 60 FIRST 5,000 SF (3,000 0 SF) 30 ADDITIONAL LOT AREA ABOVE 5,001 and 20,000 SF (4,500 0 SF) 15 ADDITIONAL LOT AREA ABOVE 5,001 and 20,000 SF (307 5 SF) TOTAL MAX. FLOOR AREA (7,607 5 SF) PROJECT F A R. CALCULATIONS 2,991 0 SF EXISTING RESIDENCE TO REMAIN: 2,991 0 SF PROPOSED ADDITION TO RESIDENCE: 1,176 0 SF EXISTING GRAAGE TO REMAIN: 850 0 SF EXISTING GRAAGE TO BE CONVERTED TO LIVING AREA: 160 0 SF PROPOSED ADDITION TO GRARGE: 0 0 SF CLERESTORY (15 + CELING): 1,092 0 SF COVERED / ENCLOSED EXTERIOR AREA 114 0 SF	Project Number 2105 Date 06.15.2022 Drawn By B. Peterson Checked By J. Jensen Title Sheet
OUTLED/LED/ED/SUBJECT/NAME 6,386 0 SF SUBTOTAL GROSS FLOOR AREA 6,386 0 SF COVERED VERANDA (NOT PART OF GFA) 756 0 SF GARAGE FAR EXEMPTION*** -400 0 SF TOTAL FLOOR AREA PROPOSED: 5,986.0 SF MAXIMUM FLOOR AREA ALLOWED: 7,807.5 SF 60% DRP THRESHOLD: 4,684.5 SF TOTAL LOT COVERAGE (%): 5,986.0 / 22,050.0 = 27.1% 20.000 = 27.1%	TS Scale 12" = 1'-0"



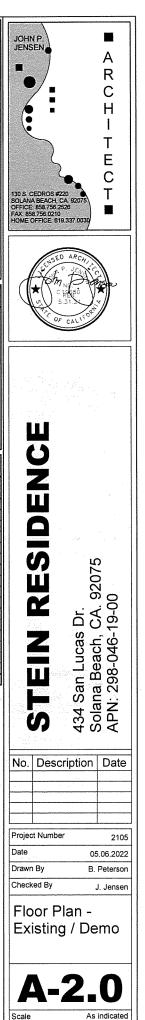


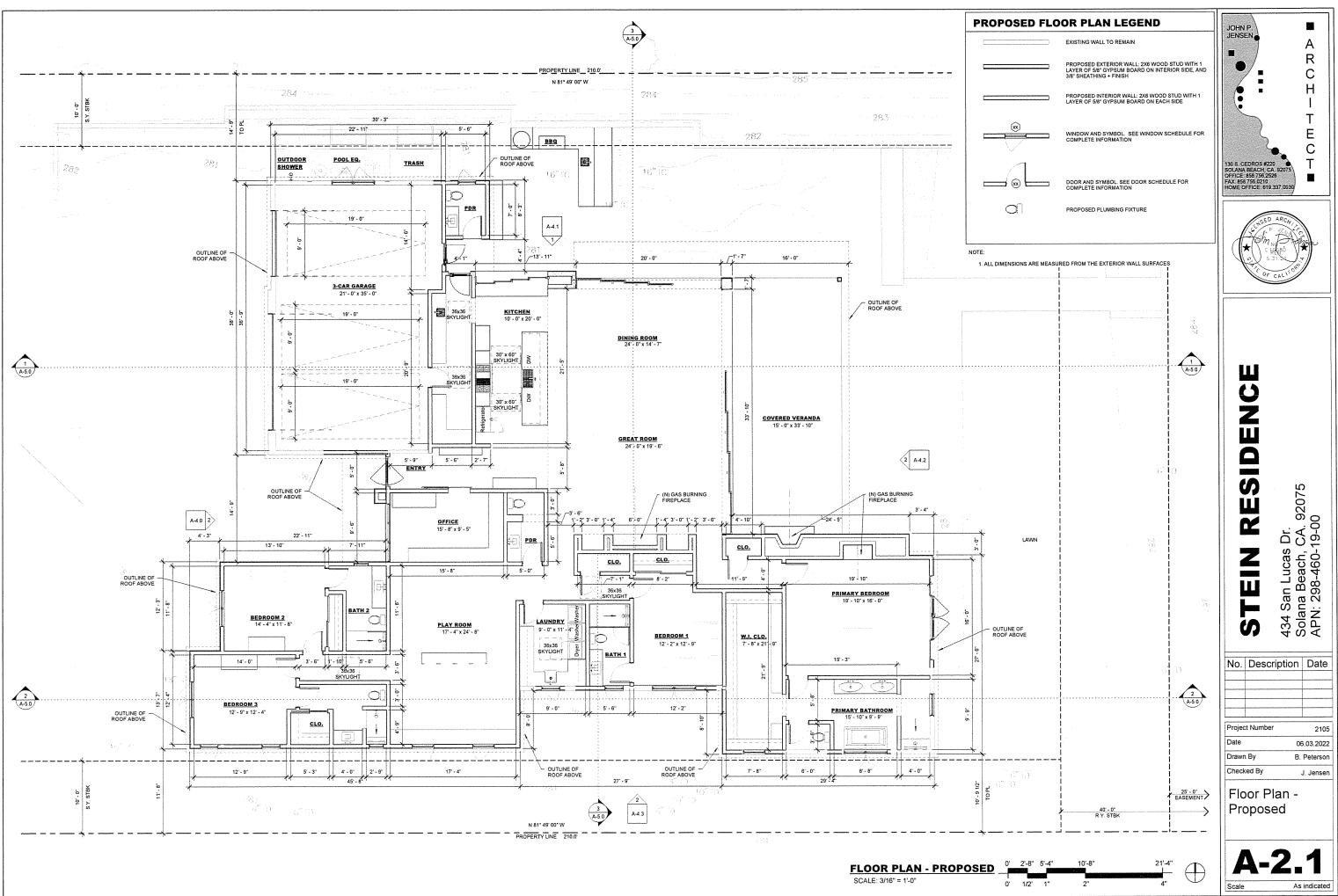
	PROJECT SCOPE	TOTAL GRADING		
GRADING	0	0		
AVATION FOR TINGS	7 cu. yd	7 cu yd		
OVAL / OMPACTION FOR STRUCTION	5 cư yơi	5 cu. yd.		
L GRADING	12 cu. yd.	12 cu. yd.		

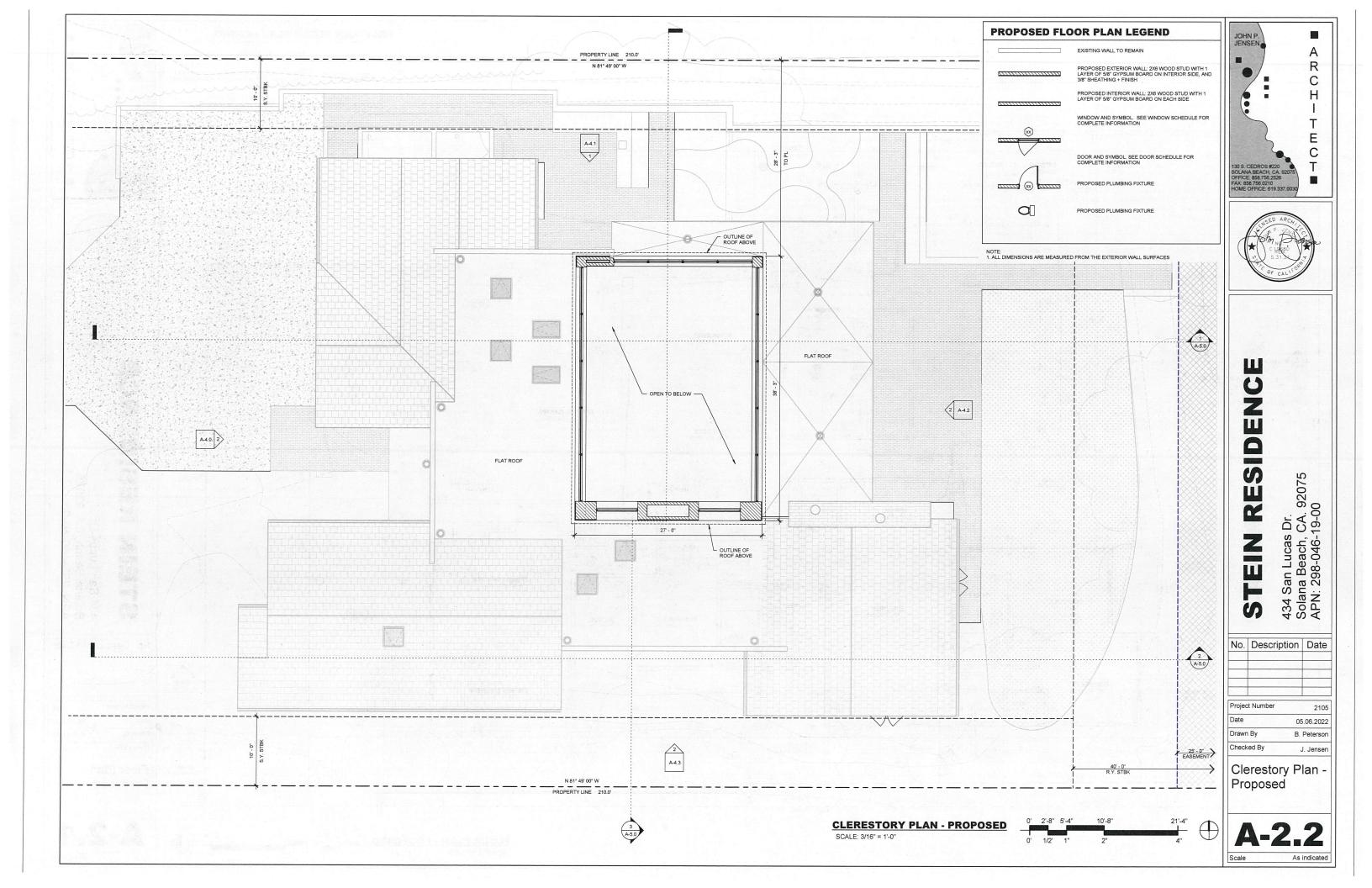
		BASE ZONE: I	ER-2b - Estate Residential Zone	
	PROPERTY LINE	SETBACKS	Required Setback	Proposed Setback
]		FRONT SIDE YARI SIDE YARI REAR YAR	D (S): 10' - 0"	49' -10 1/2'' 14' - 9'' 10' - 9 1/2'' 57' - 5''
 	SETBACK	MAXIMUM BUILDING	HEIGHT: 25' - 0" (From Grade, si subsection H)	ubject to daylight plane height limitation
		ACTUAL BUILDING H	EIGHT: EXISTING - 19' - 8 1/2" PROPOSED - 22' - 4 3/4	
	PROPOSED REMODELED AREA	MAXIMUM DWELLIN	G UNIT DENSITY: 0 to 2 dwelling units/r	net area
		MAXIMUM FLOOR A	REA RATIO	
동안 같은 것이 같다.		.60 FIRST 5,000 SF		(3,000.0 SF)
	PROPOSED CONCRETE DRIVEWAY		AREA ABOVE 5,001 and 20,000 SF	(4,500.0 SF)
		15 ADDITIONAL LO	T AREA ABOVE 20,000 SF	(307.5 SF)
101		TOTAL MAX. FLOOR	AREA	(7,807.5 SF)
100	EXISTING COUNTOURS	PROJECT F.A.R. CA	CULATIONS	
		EXISTING RESIDENC PROPOSED ADDITIC	ON TO RESIDENCE:	2,991.0 SF 1,176.0 SF
100	PROPOSED CONTOURS	PROPOSED ADDITIC	TO BE CONVERTED TO LIVING AREA: DN TO GARAGE:	850 0 SF 160 0 SF 0 0 SF 1.092 0 SF
	DRAINAGE ARROW	COVERED / ENCLOSED EXTERIOR AREA 11		1,092.0 SF 114.0 SF 6,386.0 SF
	8" CMU RETAINING WALL	COVERED VERANDA (NOT PART OF GFA)		756.0 SF
		GARAGE FAR EXEM	PTION***	-400.0 SF
لفموجوجه	12" CMU RETAINING WALL	TOTAL FLOOR AREA PROPOSED: 5,986.0 St		5,986.0 SF
) 	VEHICULAR CIRCULATION	MAXIMUM FLOOR A		7,807.5 SF 4,684.5 SF

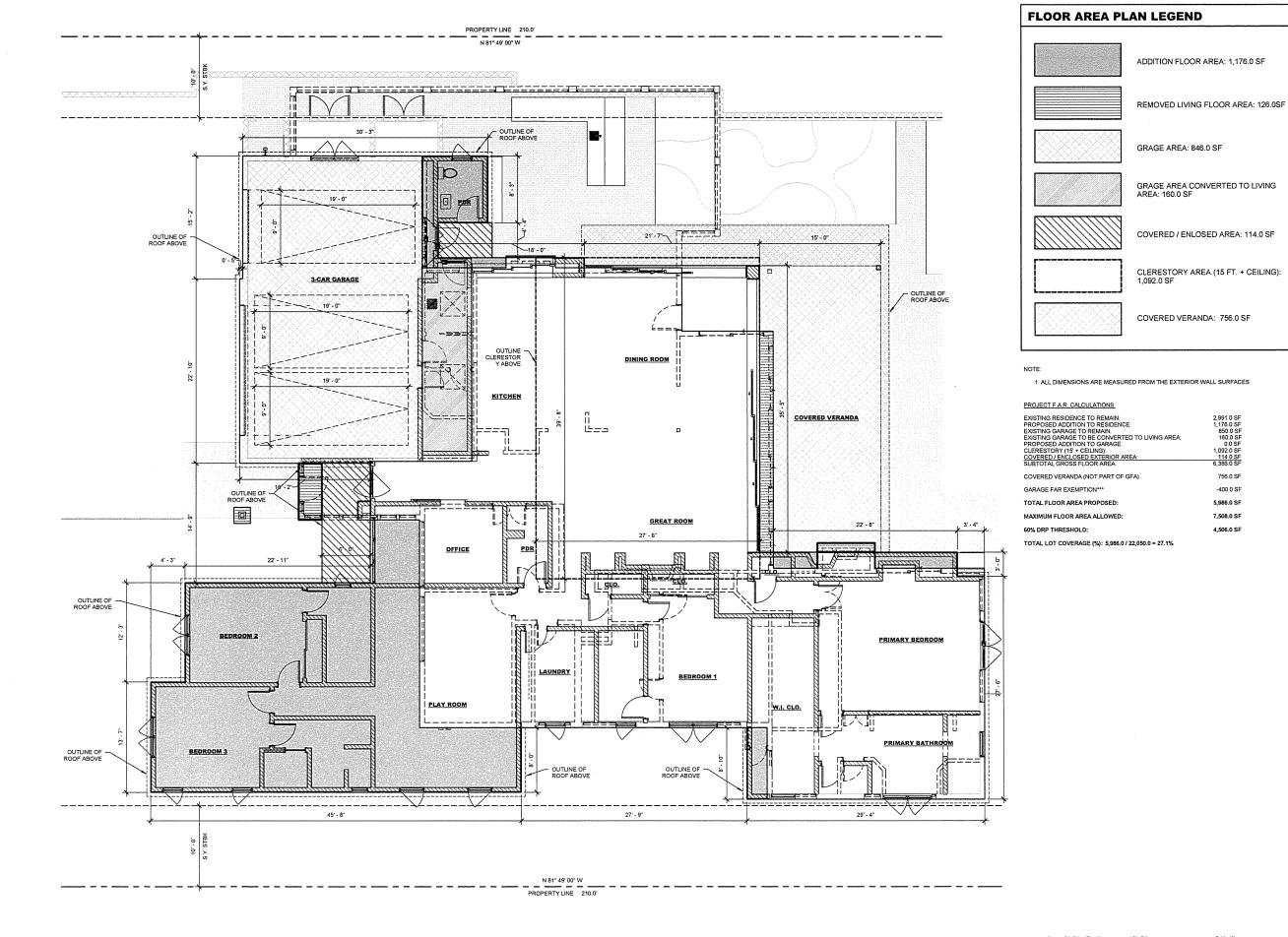


	EXISTING WALL TO REMAIN (LF)	TOTAL WALL LENGTH (LF)	PERCENTAGE OF WALL TO REMAIN
7.0	-,	7.0	0
-	7,3	7.3	100%
·-	38.0	38.0	100%
$- \sum_{i=1}^{n} (1 + i) = \sum_{i=1}^{n} (1 + i$	22.7	22.7	100%
13.8	-	13.8	0
31.4		31.4	0
7.8	-	7.8	0
11.3	-	11.3	0
29.3	· -	29.3	0
26.0	-	26.0	0
16.6	11.9	28.5	41.7%
-	26.8	26.8	100%
8.8	-	8.8	0
23.5	19.4	42.B	45.3%
25.7	- 1. j. 1	25.7	0
14.9		14.9	0
216.1	126.1	342,2	36.8%
		DLISHED (LF) REMAIN (LF) 7.0 - - 7.3 - 38.0 - 227 13.8 - 31.4 - 7.8 - 29.3 - 26.0 - 16.6 11.9 - 26.8 8.8 - 23.5 19.4 25.7 - 14.9 -	DLISHED (LF) REMAIN (LF) LENGTH (LF) 7.0 - 7.0 - 7.3 7.3 - 38.0 38.0 - 22.7 22.7 13.8 - 13.8 31.4 - 31.4 7.8 - 7.8 11.3 - 11.3 29.3 - 28.3 26.0 - 26.0 16.6 11.9 28.5 - 26.8 25.6 23.5 19.4 42.8 25.7 - 25.7 14.9 - 14.9





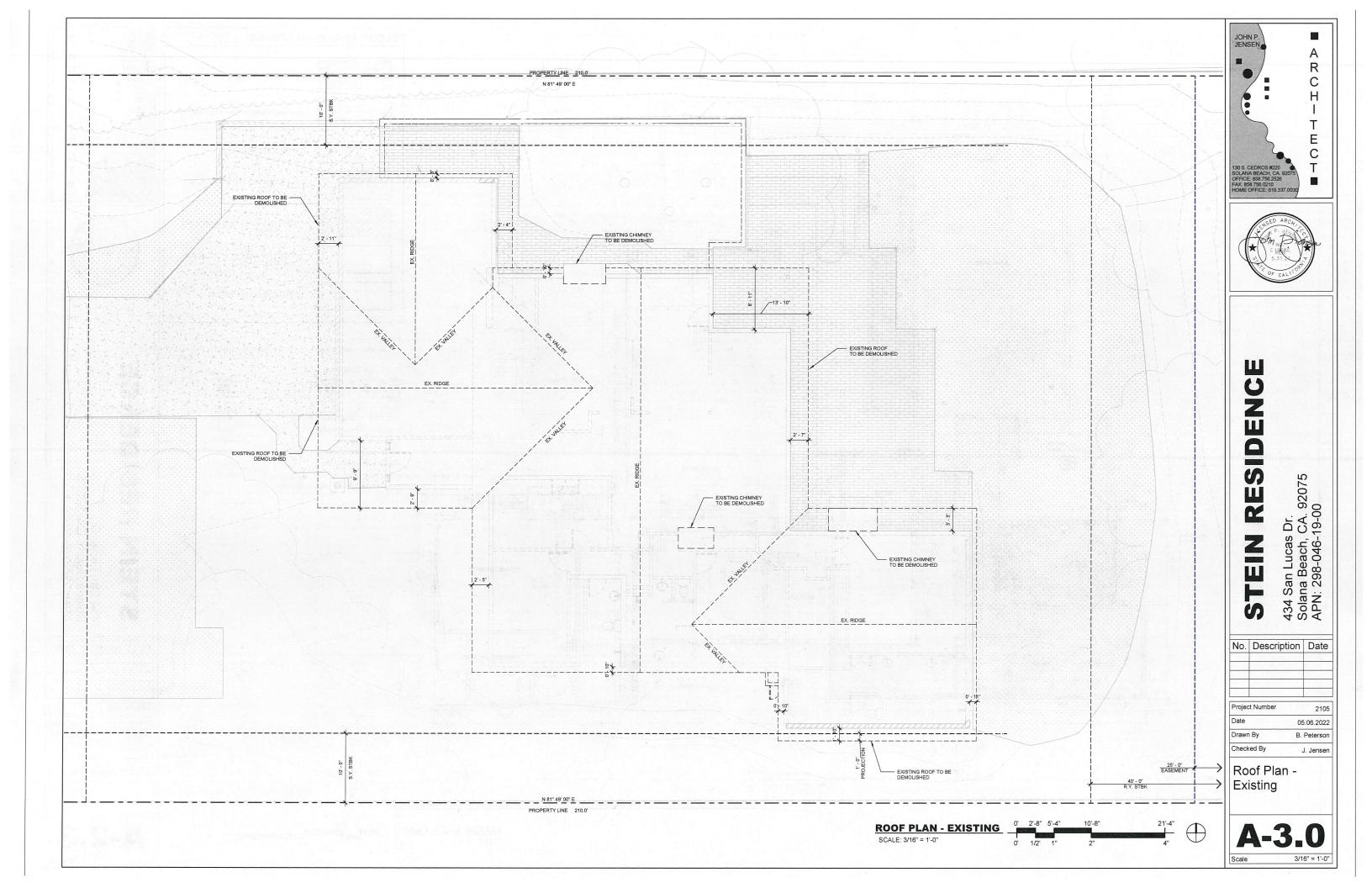


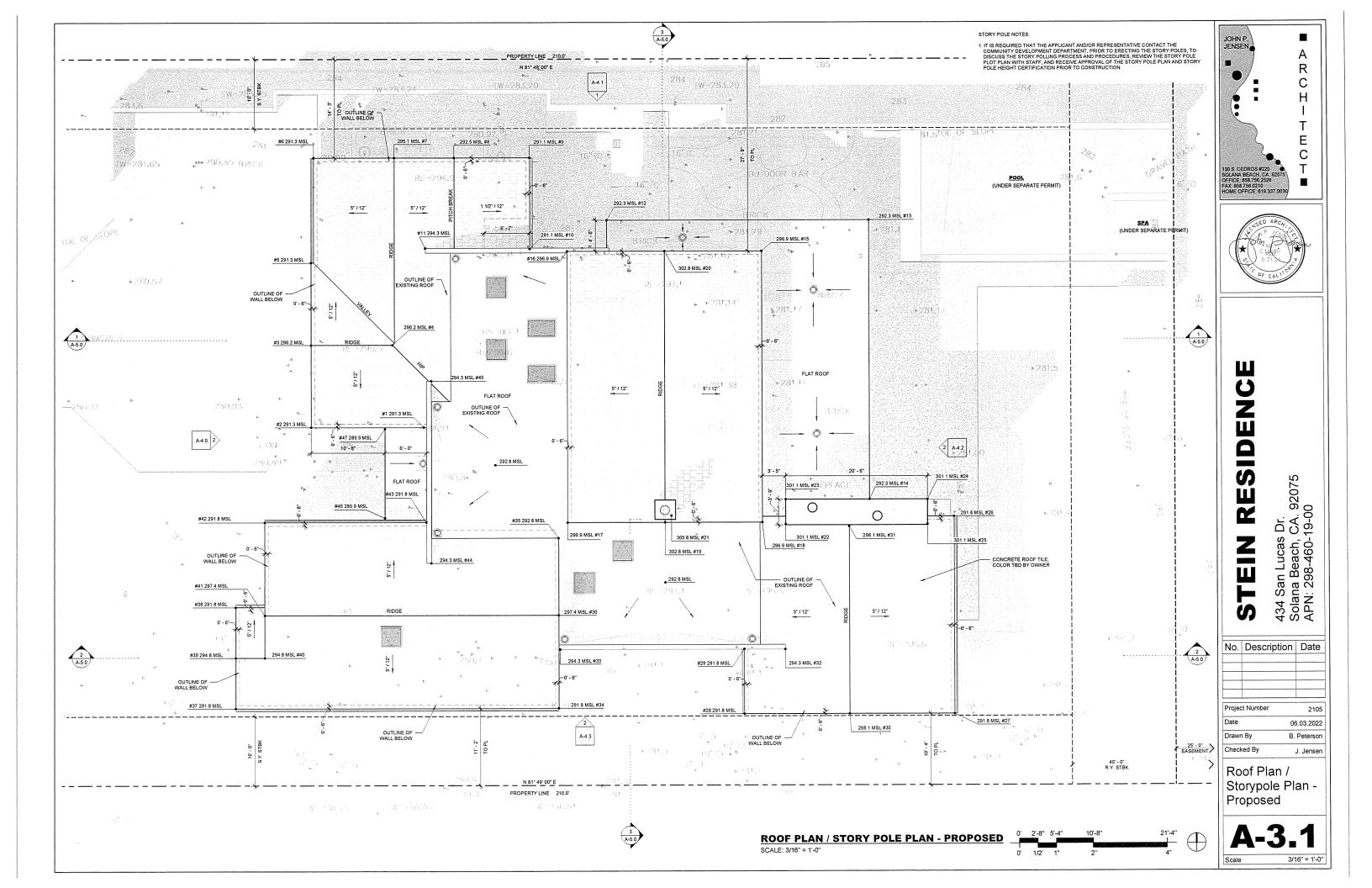


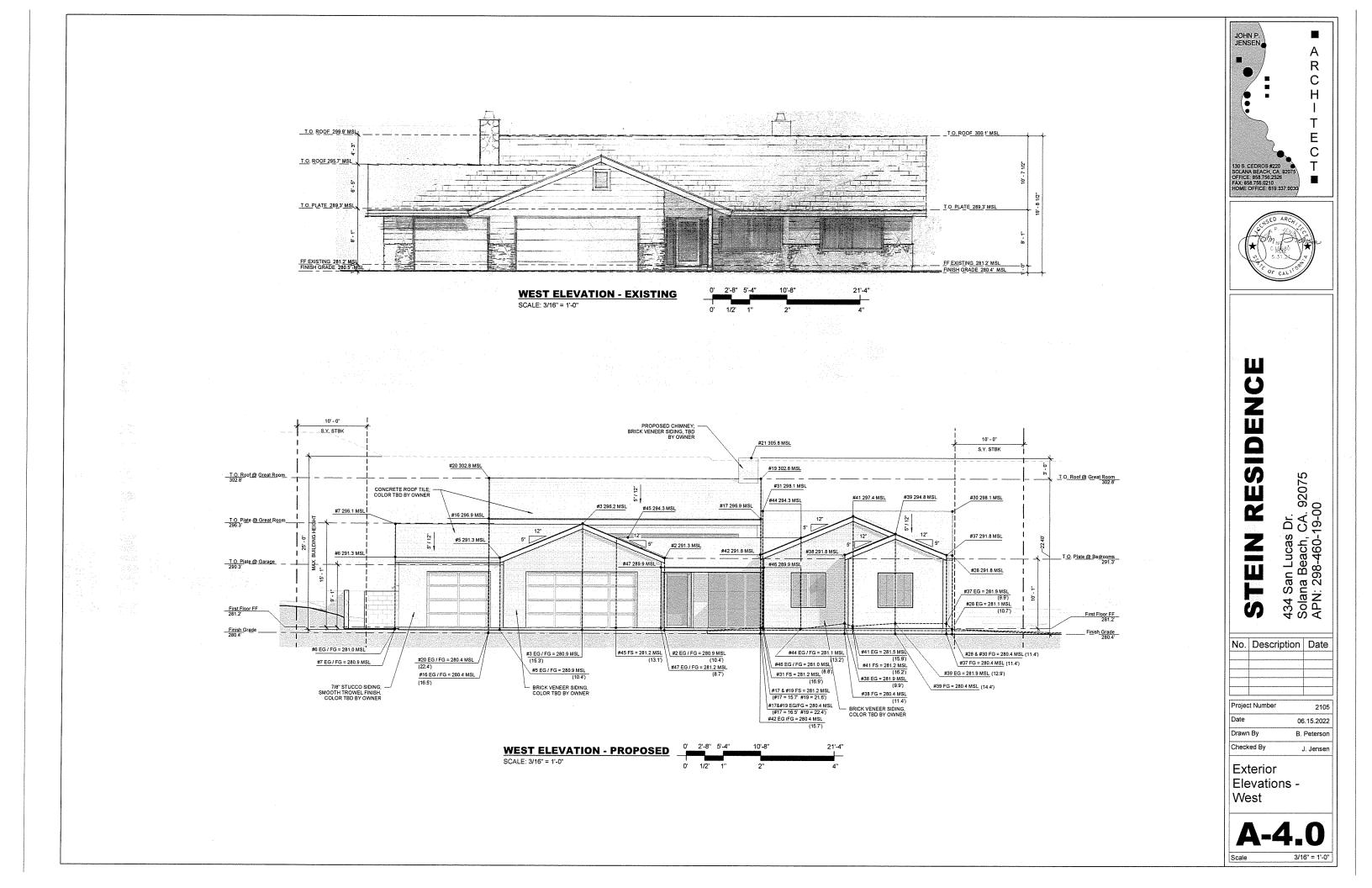
R. CALCULATIONS	
IDENCE TO REMAIN DIDITION TO RESIDENCE: AGE TO REMAIN AGE TO BE CONVERTED TO LIVING AREA: DITION TO GARAGE: ICLOSED EXTERIOR AREA: OSS FLOOR AREA:	2,991.0 SF 1,176.0 SF 850.0 SF 160.0 SF 0.0 SF 1,092.0 SF 114.0 SF 6,386.0 SF
RANDA (NOT PART OF GFA)	756.0 SF
EXEMPTION***	-400.0 SF
AREA PROPOSED:	5,986.0 SF
OR AREA ALLOWED:	7,508.0 SF
ESHOLD:	4,506.0 SF

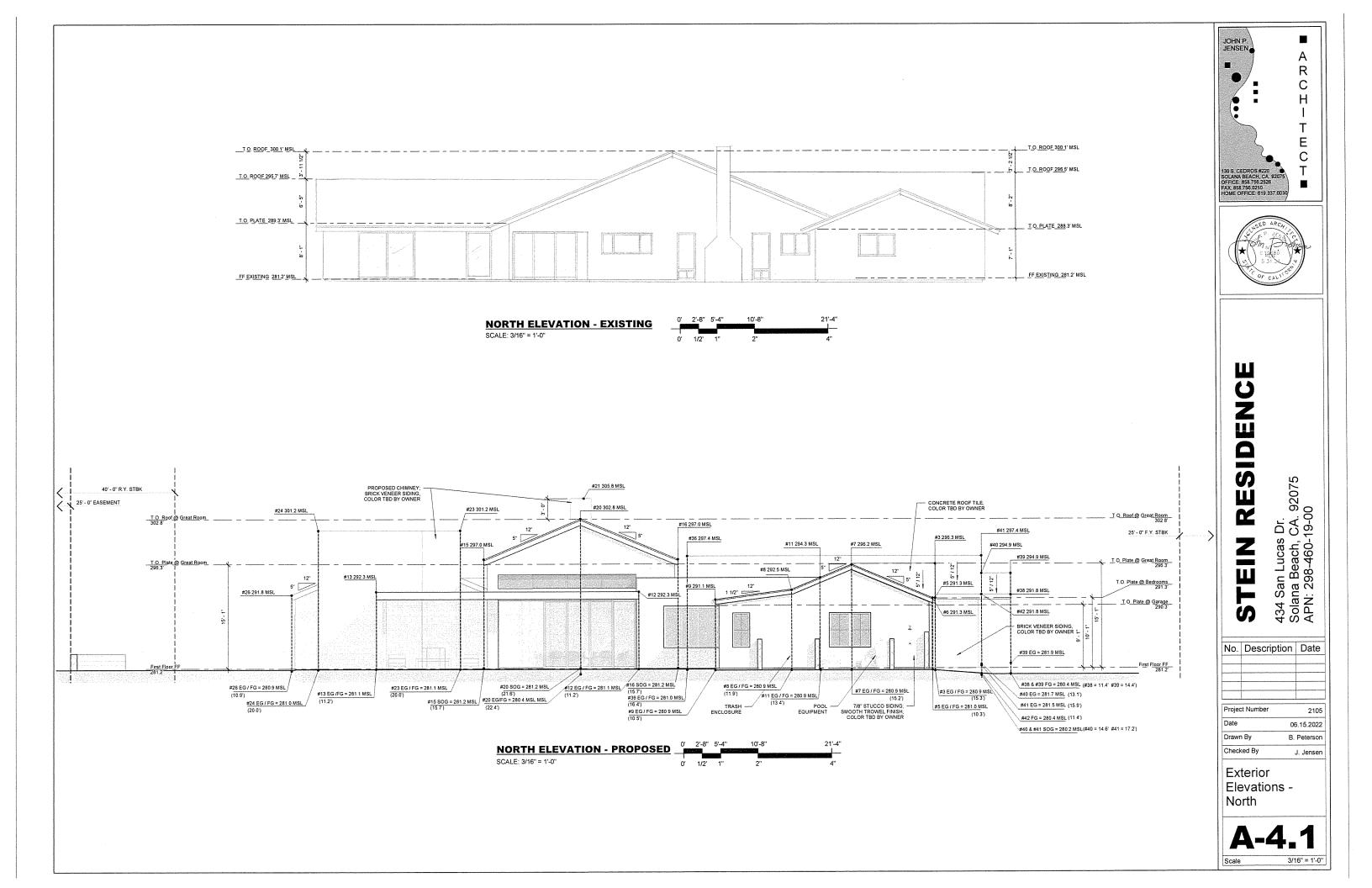
2'-8"	5'-4"	10'-8"	21'-4"	
				(-
1/2'	1"	2"	4"	U

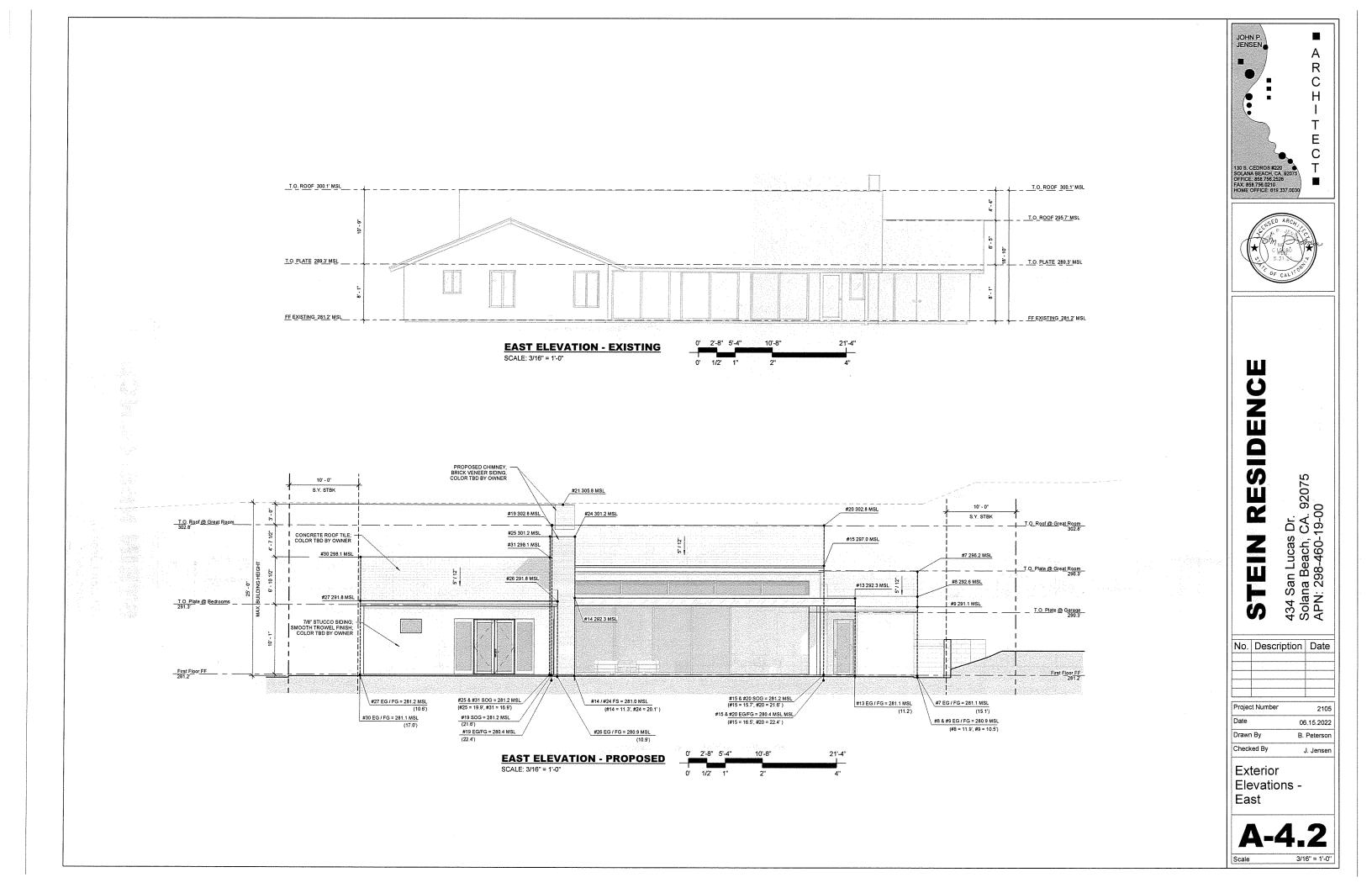


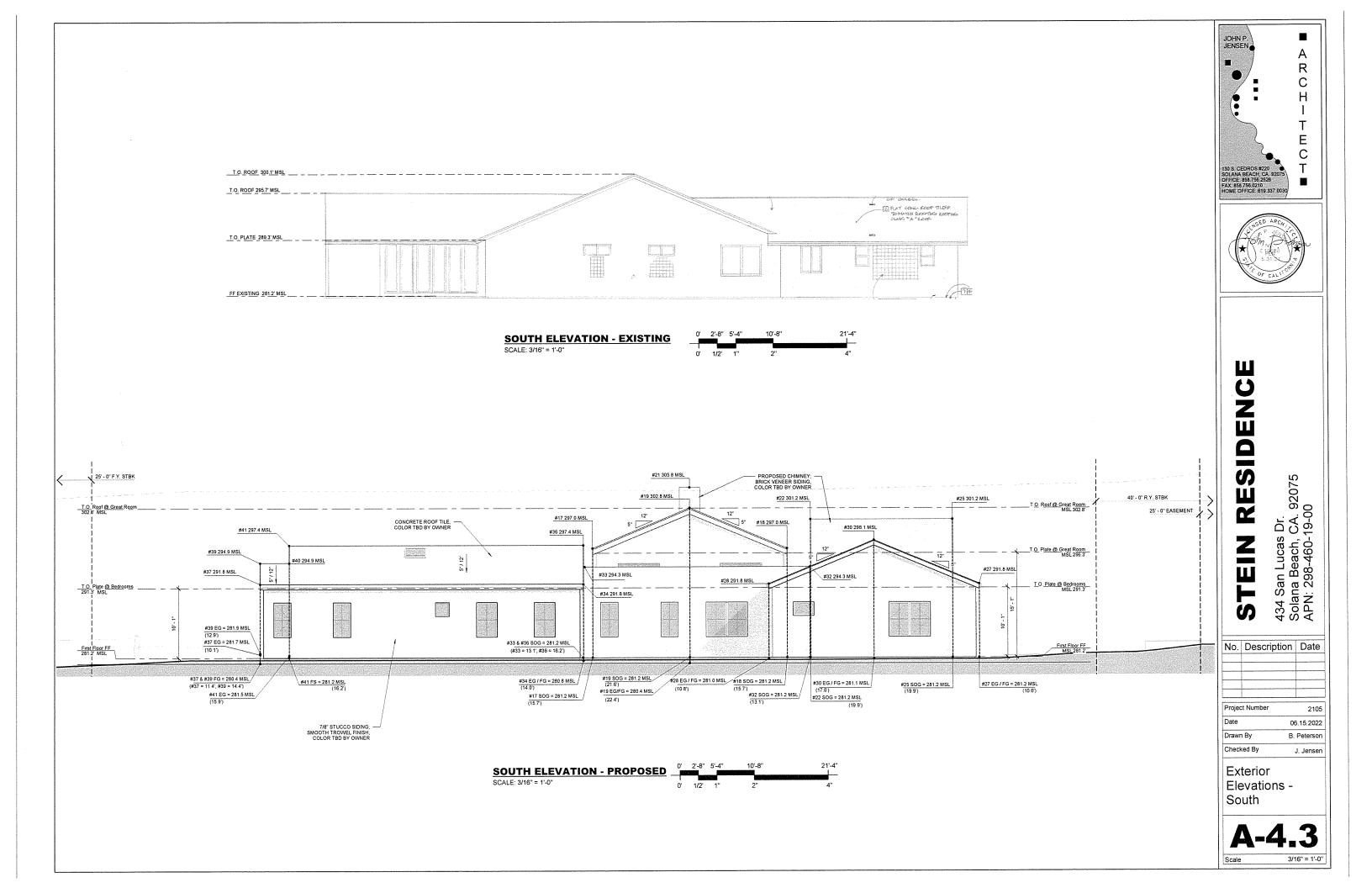


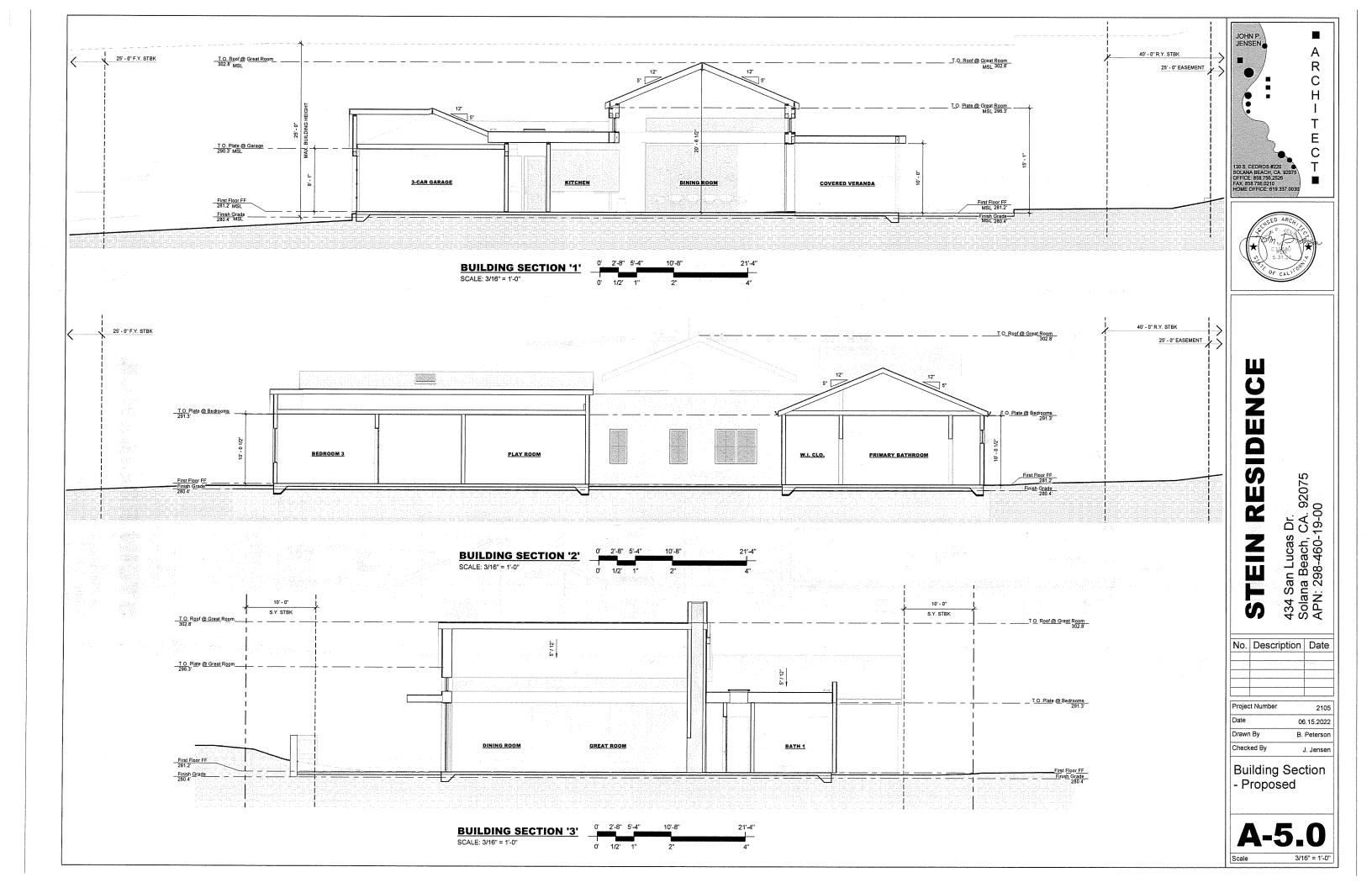












LANDSCAPE PLANS STEIN RESIDENCE

434 San Lucas Drive Solana Beach, CA

GENERAL NOTES

- I, IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT THE JOB SITE AND BECOME AWARE OF ALL GRADE DIFFERENCES AND ANY OTHER EXISTING SITE CONDITIONS PRIOR TO BIDDING OR CONSTRUCTION. LOCATION AND ELEVATION OF EXISTING IMPROVEMENTS WITHIN THE AREA OF WORK SHALL BE CONFIRMED BY FIELD MEASUREMENTS PRIOR TO CONSTRUCTION, MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF SCHEDULE TO PERMIT REVISIONS TO PLANS (IF REQUIRED) DUE TO ACTUAL LOCATION OF UTILITIES OR BOULDERS.
- 2. IT IS CONTRACTOR'S RESPONSIBILITY, IN CASE OF DISCREPANCIES OR QUESTIONS AS TO THE SCOPE OF WORK WHICH MAY ARISE IN THE FIELD TO NOTIFY THE LANDSCAPE ARCHITECT
- 3. THE CONTRACTOR IS RESPONSIBLE FOR THE RESULTS OF ANY ERRORS, DISCREPANCIES OR OMISSIONS PRIOR TO BIDDING OR CONSTRUCTION OF THE WORK.
- 4. CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING ELEMENTS TO REMAIN, CAUSED BY THEMSELVES OR THEIR SUBCONTRACTORS OR ANYONE UNDER THEIR DIRECTION, AND SHALL PAY FOR ALL COSTS OF REPLACEMENT OR REPAIR.
- 5. CONTRACTOR IS RESPONSIBLE TO PERFORM ALL CLEAN UP ANY AND ALL TRASH, DEBRIS, SPILLS, ETC. CREATED BY THEMSELVES OR SUBCONTRACTORS. REMOVE ANY DEMOLITION ITEMS COMPLETELY FROM SITE AND DISPOSE OF IN LEGAL MANNER. CLEARING CONSISTS OF SATISFACTORY DISPOSAL OF VEGETATION NOT APPLICABLE TO THE PLANTING PLAN INCLUDING SNAGS, BRUSH AND RUBBISH OCCURRING WITHIN PROPERTY LINE. STUMPS, ROOTS AND BOULDERS IN AREAS TO BE CLEARED SHALL BE CUT OFF AT GRADE OR REMOVED TO 6" BELOW GRADE.
- 6. ALL WORKMANSHIP AND MATERIALS TO CONFORM TO LOCAL GOVERNING CODES, ORDINANCES AND IN ACCORDANCE WITH LOCAL REGIONAL STANDARD DRAWINGS.
- 7. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
- 8. SUBGRADE UNDER PAVED AREAS SHALL BE COMPACTED TO 90%.
- 9. ALL LANDSCAPE AREAS SHALL DRAIN A MINIMUM 2% AWAY FROM STRUCTURES.
- IO. REMOVE ALL EXISTING ON SITE PAMPAS GRASS AND OTHER NOXIOUS WEEDS.

MAINTENANCE PROGRAM

CONTINUOUSLY MAINTAIN ALL LANDSCAPE AREAS WITHIN THE PROJECT. LANDSCAPE MAINTENANCE SHALL INCLUDE THE FOLLOWING SCOPE OF WORK

- I. MAINTAIN THE PROJECT IN A SAFE AND HAZARD-FREE CONDITION AT ALL TIMES. 2. PROVIDE APPROPRIATE WATERING OF ALL PLANT MATERIAL, INCLUDING PROPER
- SCHEDULING AND MAINTENANCE OF THE IRRIGATION SYSTEM 3. PROVIDE FERTILIZATION, AS NECESSARY, TO MAINTAIN PLANTS IN A HEALTHY CONDITION.
- 4. CONTINUALLY REMOVE ALL WEEDS, TRASH AND DEBRIS.
- 5. REPLACE ANY DEAD, DYING, OR DAMAGED SHRUBS OR TREES.
- 6. PRUNE TREES AND SHRUBS TO SHAPE, REMOVE WEAK OR CROSSED BRANCHES. MAINTAINING NATURALISTIC PLANT SHAPE. DO NOT TOP TREES. TREES OVER IS FEET TALL SHOULD BE REVIEWED BY A CERTIFIED ARBORIST PRIOR TO PRUNING WITH PRUNING MADE PER ARBORIST RECOMMENDATIONS. AVOID SHEARING OF SHRUBS INDIVIDUALLY, ALLOWING MASSINGS TO FORM INFORMAL GROUPINGS OF LIKE SPECIES. LIMIT HEDGING TO APPROPRIATE LOCATIONS.
- 7. PROVIDE ALL NECESSARY PEST CONTROL, PER RECOMMENDATIONS OF A CERTIFIED PEST CONTROL ADVISOR
- 8. REPLENISH MULCH AS NECESSARY TO MAINTAIN SPECIFIED DEPTH.
- 9. WHERE PRESENT, MOW LAWINS AS REQUIRED, NO LESS THAN WEEKLY IN ACTIVE GROWING SEASON, TO MAINTAIN PROPER HEIGHT. REMOVE GRASS CLIPPING FROM THE SITE.
- IO. RE SOD DEAD OR DAMAGED TURF AREAS.
- II. CLEAN, ADJUST, REPAIR, AND REPLACE IRRIGATION SYSTEM COMPONENTS AS NECESSARY TO MAINTAIN THE IRRIGATION SYSTEM IN EXCELLENT CONDITION. TO THE EXTENT POSSIBLE, REPLACE EQUIPMENT WITH ORIGINALLY SPECIFIED PRODUCT.
- 12. MAINTAIN ALL DRAINAGE FACILITIES IN EXCELLENT CONDITIONS. CONTINUOUS CLEAN DRAIN INLETS AND SURFACE FLOW LINES. FLUSH AND CLEAN SUBSURFACE DRAINS ONCE A YEAR (MINIMUM), IN SEPTEMBER/OCTOBER, WITH CLEAR WATER TO AVOID BUILDUP OF SILT AND DEBRIS. ALSO CHECK DRAINAGE SYSTEMS AFTER HEAVY RAINS.
- 13. MAINTAIN ACCURATE RECORDS FOR ALL MAINTENANCE ACTIVITIES, INCLUDING LOGS OF ALL PESTICIDE AND FERTILIZER APPLICATION.

LANDSCAPE ARCHITECT COMPLIANCE STATEMENT

I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE CITY'S WATER EFFICIENT LANDSCAPE WATER REGULATIONS. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS AND THE LANDSCAPE DESIGN MANUAL. CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.

Stan Ares BY: LANDSCAPE ARCHITECT DATE: SEP 2021

LANDSCAFE A	LEA SUIV	
	EXISTING (SF)	PROPOSED (SF
NON-LANDSCAPED AREA	8,020	10,518
NON-IRRIGATED AREA	0	0
IRRIGATED LANDSCAPE	14,030	10,893
WATER FEATURES	0	639
DECORATIVE HARDSCAPE	0	0
TOTAL LOT AREA	22,050	22,050
	15,230	13,716
	1	AREA OF WORK (SF)
IRRIGATED LANDSCAPE		4,579
WATER FEATURES		639
DECORATIVE HARDSCAPE		0
AGGREGATE LANDSCA	PE AREA	5,128

LANDSCAPE AREA SUMMARY

DRAWING INDEX SHEET CONTENTS

L-I

1-2

L-3

- TITLE SHEET, NOTES WATER CONSERVATION PLAN
- CONCEPTUAL LANDSCAPE PLAN TREE REMOVAL PLAN, PLANT SCHEDULE

LANDSCAPE DOCUMENTATION PACKAGE WILL BE SUBMITTED AFTER PLANING REVIEW IS APPROVED

OWNER

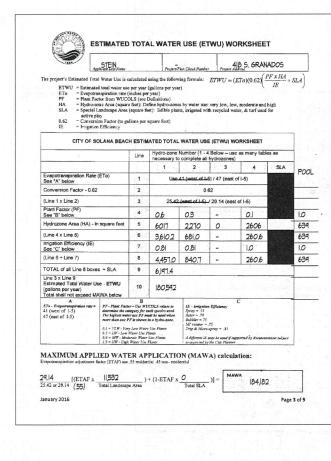
JASON AND JENNIFER STEIN 434 SAN LUCAS DRIVE SOLANA BEACH, CALIFORNIA

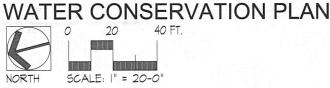
DRAWN BY:

AH ES LANDSCAPE ARCHITECTURE P.O. BOX 1503 RANCHO SANTA FE, CA 9206

CONTACT: STEVE AHLES PH: 858-756-8963

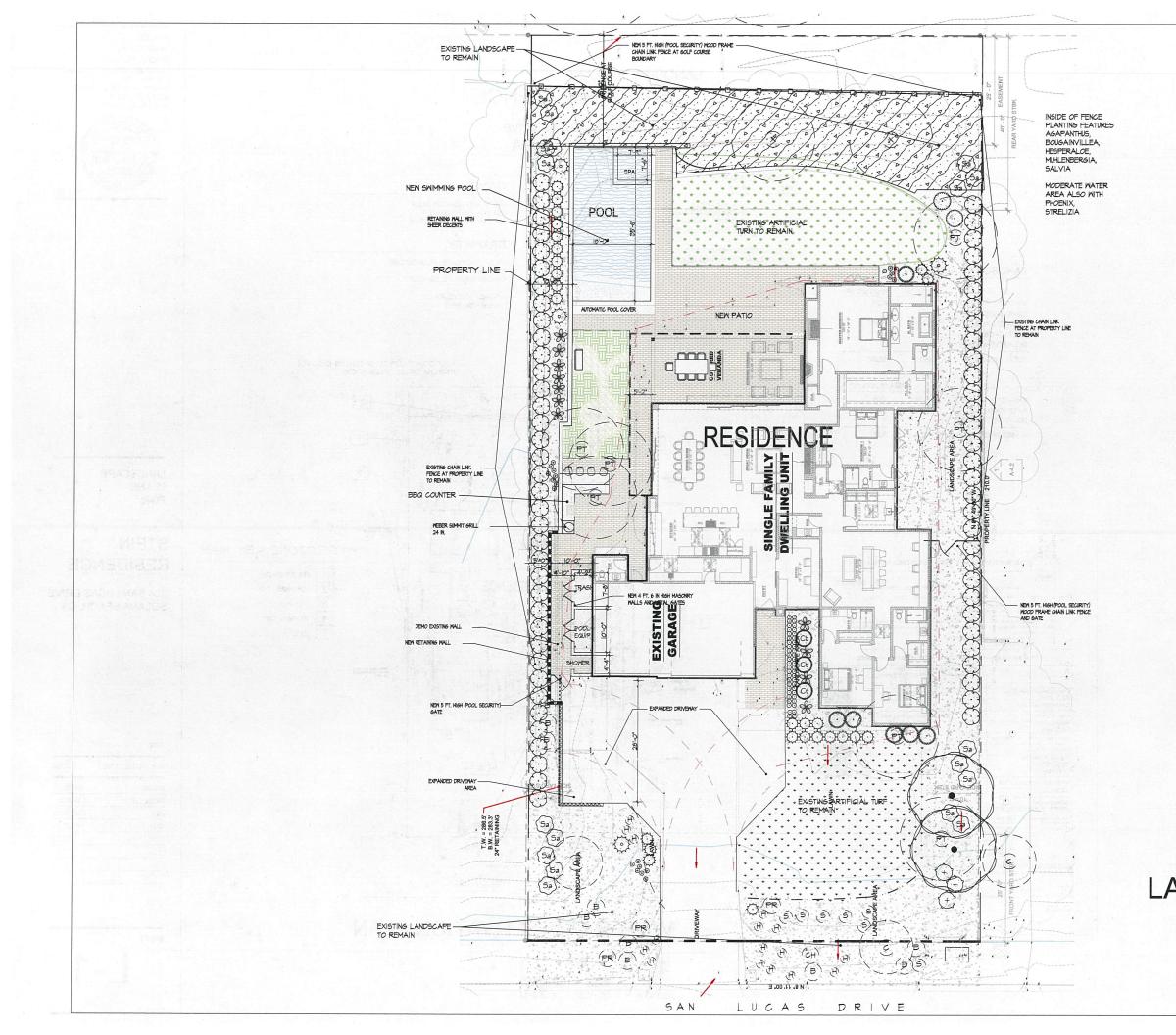






AHLES LANDSCAPE ARCHITECTURE INC. P.O. Box 1503 Rancho Santa Fe, CA 92067 858.756.8963 ala@ahlesland.con CA# 253 GOLF COURSE OUTSIDE OF FENCING EXCLUDED FROM WATER USE CALCULATIONS 2 1 LANDSCAPE 2 PLANS FOR: TOUT OF CAME LINK STEIN HYDROZONE KEY MAP RESIDENCE 1 MOD SHRUBS- DRIP 2 LOW SHRUBS - DRIP 434 SAN LUCAS DRIVE 3 (NOT USED) SOLANA BEACH, CA 4 ARTIFICIAL TURF 5 FOOL HERE'S FT. HAN POOL SECONTY! HOLD PRANE CANALLINK FENCE AND BATE APN 2038 ALA PROJECT NO .: DATE: ISSUE: MAR 2 INITIAL CLP HOA 28 AUG 21 6 SEP 2 CITY CITY 23 DEC 21

SHEET:



AHLES P.O. Box 1503 Rancho Santa Fe, CA 92067 858.756.8963 ala@ahlesland.com CA# 2538

LANDSCAPE PLANS FOR:

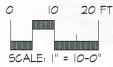
STEIN RESIDENCE

434 SAN LUCAS DRIVE SOLANA BEACH, CA

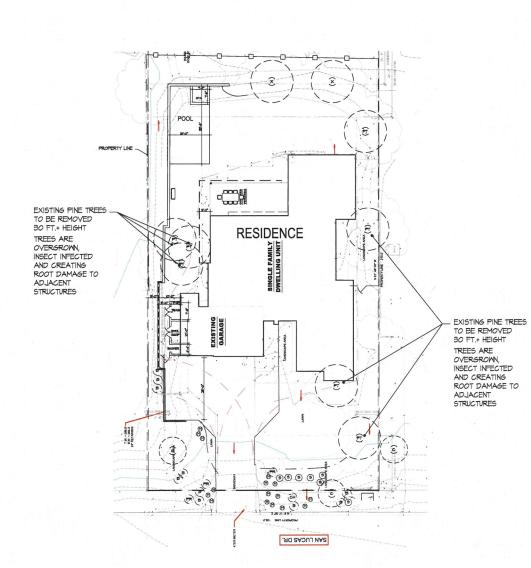
ALA PROJECT NO .: 2038					
ISSUE:	DATE:				
INITIAL CLP	MAR 21				
HOA	28 AUG 2				
CITY	6 SEP 21				
CITY	23 DEC 2				

LANDSCAPE PLAN





SHEET:





REES	BOTANICAL / COMMON NAME	CONT		QTY	WATER USE	MATURE HEIGHT
•	ACACIA PENDULA WEEPING MYALL	15 GALLON		2	LOW	20-30 FEET
HRUBS	BOTANICAL / COMMON NAME	CONT		RTY		
Q	AGAVE X 'BLUE GLOW' BLUE GLOW AGAVE	5 GALLON		32	LOW	I-2 FEET
\bigcirc	ARBUTUS UNDEO 'COMPACTA' COMPACT STRAWBERRY BUSH	15 GALLON		68	LOW	TO IO FEET
\odot	CHONDROPETALUM TECTORUM "EL CAMPO" EL CAMPO SMALL CAPE RUSH	15 GALLON		6	LOW	3-5 FEET
Ct	CORDYLINE AUSTRALIS 'TORBAY DAZZLER' TORBAY DAZZLER GRASS PALM	15 GALLON		з	MODERATE	to 10 Feet
\odot	CRASSULA OVATA LARGE JADE PLANT	I GALLON		2	LOW	TO 6 FEET
×	DIANELLA TASMANICA 'VARIEGATA' VARIEGATED FLAX LILY	5 GALLON		11	MODERATE	3-4 FEET
O	ECHEVERIA IMBRICATA BLVE ROSE ECHEVERIA	I GALLON		68	LOW	I-2 FEET
۲	KALANCHOE LUCIAE PADDLE PLANT	I GALLON		21	LOW	3-4 FEET
+	PHLOMIS FRUTICOSA JERUSALEM SAGE	5 GALLON		з	LOW	4-5 FEET
Sa	SALVIA CLEVELANDII 'ALLEN CHICKERING' CLEVELAND SAGE	5 GALLON		B	LOW	4-5 FEET
1°+	YUCCA 'BRIGHT STAR' BRIGHT STAR YUCCA	5 GALLON		4	LOW	3-4 FEET
SHRUB AREAS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY		
THI I I I I I I I I I I I I I I I I I I	EXISTING TO REMAIN MIXED SPEDIES			1,872 SF		
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY		
· · · · · · · · · · · · · · · · · · ·	ARTIFICIAL TURF ARTIFICIAL TURF	EXISTING		1, 44 8	SF	
<u>k a a</u>						

AHLES LANDSCAPE ARCHITECTURE P.O. Box 1503 Rancho Santa Fe, CA 92067 858.756.8963 ala@ahlesland.com

CA# 2538

LANDSCAPE PLANS FOR:

STEIN RESIDENCE

434 SAN LUCAS DRIVE SOLANA BEACH, CA

APN:	-
ALA PROJECT NO .:	2038
ISSUE:	DATE:
INITIAL CLP	MAR 21
НОА	28 AUG 21
CITY	6 SEP 21
CITY	23 DEC 2
	1 1 2 2
	1.1

SHEET:

A D A D A D A D A D A D A D A D A D A D	STAFF REPORT CITY OF SOLANA BEACH
TO: FROM: MEETING DATE: ORIGINATING DEPT: SUBJECT:	Honorable Mayor and City Councilmembers Gregory Wade, City Manager September 14, 2022 Community Development Department Public Hearing: Request for Development Review Permit and Structure Development Permit for a First-Story Addition and Remodel and New Second-Story Addition to an Existing Single-Story, Single-Family Residence at 738 Castro Street (Case #: DRP21-021, SDP21-020; Applicant: Brian and Elizabeth Tresp; APN: 298-162-25-00; Resolution No. 2022-111)

BACKGROUND:

The Applicants, Brian and Elizabeth Tresp, are requesting City Council approval of a Development Review Permit (DRP) and Structure Development Permit (SDP) to construct an 873 square-foot addition and remodel to an existing single-story, single-family residence, with an attached garage and perform associated site improvements. The 9,022 square-foot lot is located at 738 Castro Street and within the Medium Residential (MR) Zone and the Scaled Residential Overlay Zone (SROZ).

The Applicants propose a 512 square-foot addition to the main floor and a new second story addition of 361 square feet, resulting in an increase of 873 square feet. The proposed development includes two (2) new second floor decks totaling 452 square feet and grading in the amount of 40 cubic yards. The tallest point of the proposed residence would be 24.78 feet above the proposed grade and the highest point of the structure would not exceed 79.78 feet above Mean Sea Level (MSL). The project requires a DRP for a structure that exceeds 60 percent of the maximum allowable floor area. The project requires an SDP because the proposed development exceeds 16 feet in height above existing grade.

The issue before the Council is whether to approve, approve with conditions, or deny the Applicants' request as contained in Resolution 2022-111 (Attachment 1).

CITY COUNCIL ACTION:

DISCUSSION:

The subject property is located on the east side of Castro Street, one property south of the intersection of Gonzales Street and Castro Street. The lot is irregularly shaped with 61 feet in frontage along Castro Street, a southern property line of approximately 148 feet, a northern property line of approximately 149 feet and an eastern property line of 93 feet. The existing topography slopes upward from the street. The elevation at the front property line is at approximately 43 feet above Mean Seal Level (MSL) and the rear property line is approximately 68 MSL, resulting in a change in elevation of approximately 25 feet. With the proposed project, the driveway location would remain at the center of the western portion of the lot. The project plans are provided in Attachment 2.

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

Table 1				
	RMATION			
Property Address: 738 (Castro Street	0 0		7 du/ac)
Lot Size (Net):	9,022 ft ²	# of Units Allowed	: 1 Dwel	ling Unit, 1 ADU,
Max. Allowable Floor area:	3,529 ft ²		1 JADU	J
Proposed Floor area:	3,440 ft ²			ling Unit
Below Max. Floor area by:	89 ft ²		Required	Proposed
Max. Allowable Height:	25 ft.	\ /	25 ft.	28.33 ft.
Max. Proposed Height:	24.78 ft.	()	5 ft.	5.00 ft.
Highest Point/Ridge:	79.78 MSL	Interior Side (S)	5 ft.	5.00 ft.
		Rear (E)	25 ft.	25.00 ft.
PROP				
Floor area Breakdown:		Requested Permits	s:	
Existing Main Floor Main Floor Addition (Playroom) Second-Story Addition (Rec. Room) Existing Lower-Level Garage to Remain	DRP: A DRP is required for a structure that exceeds 60% of the maximum allowable floor area.			
Subtotal	3,840 ft ²	SDP: An SDP is required for a new structure that exceeds 16 feet in height from the existing grade.		
Off-Street Parking Exemption	- 400 ft ²			
Total Floor area	3,440 ft ²			
Propos	ed Grading:	40 CY of Site Gradin	ng	
Proposed Parking: 2-Car Garage		Existing Developm	nent:	
Proposed Fences and Walls: Yes		Single-Family Resi	dence and at	tached Two-Car
Proposed Accessory Dwelling Uni	t: No	Garage		
Proposed Accessory Structure: No	C			

The following is a discussion of the findings for a DRP and SDP as each applies to the proposed project as well as references to recommended conditions of approval contained in Resolution 2022-111.

Development Review Permit Compliance (SBMC Section 17.68.40):

A DRP is required for a structure that exceeds 60% of the maximum allowable floor area. The total floor area proposed is 3,440 square feet and 3,529 is the maximum. Therefore, the proposal is 98% of the allowable floor area.

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

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

The Council may approve, or conditionally approve, a DRP only if all of the findings listed below can be made. Resolution 2022-111 provides the full discussion of the findings.

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

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

In addition to meeting zoning requirements, the project must also be found in compliance with the development review criteria. The following is a discussion of the applicable development review criteria as they relate to the proposed project.

Relationship with Adjacent Land Uses:

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

The project, as designed, is consistent with the permitted uses for the MR Zone as described in SBMC Sections 17.20.010 and 17.12.020. The property is designated Medium Density Residential in the General Plan and intended for single-family residences developed at a maximum density of five to seven (5-7) dwelling units per acre. The proposed development could be found to be consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

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

Building and Structure Placement:

The site is currently developed with a 2,330 square-foot single-story, single-family residence and an attached 637 square-foot garage located on a building pad approximately 15 feet higher than the street. The Applicants propose to remodel and expand the existing playroom over the existing garage and add exterior stairs that lead to a new second floor recreation room and two decks. The proposed additions to the existing residence, as designed, would be located within the buildable area.

The MR Zone requires a 25-foot front-yard setback, 25-foot rear-yard setback and 5-foot interior side-yard setbacks. The additions are proposed the be located within the buildable area. The proposed residence is set back 28.33 feet from the front property line, 25 feet from the rear property line, and 5 feet from both side property lines.

The 3,206 square-foot residence will consist of a great room, kitchen, pantry, playroom, primary suite, bedroom, three bathrooms, and laundry on the first floor, and recreation room and two decks on the second floor. The proposed development includes two (2) new second floor decks totaling 452 square feet, one located on the west side of the second-floor addition, and one located on the east side of the second-floor addition. The existing garage is located towards the west side of the property and would maintain vehicular and pedestrian access from Castro Street.

The SBMC parking regulations require two (2) off-street parking spaces, 9' x 19' clear, per single-family residence. The SBMC sections 17.48.040 and 17.20.030 indicate that when required parking spaces are provided within a garage, up to 200 square feet of floor area is exempted for each required space. As designed, the proposed residence would provide two (2) parking spaces in the existing 637 square-foot garage; therefore, the project is afforded a 400 square-foot exemption and the total proposed floor area would

be 3,440 square feet, which is 89 square feet below the maximum allowable floor area for the 9,022 square-foot lot, pursuant to the SROZ regulations.

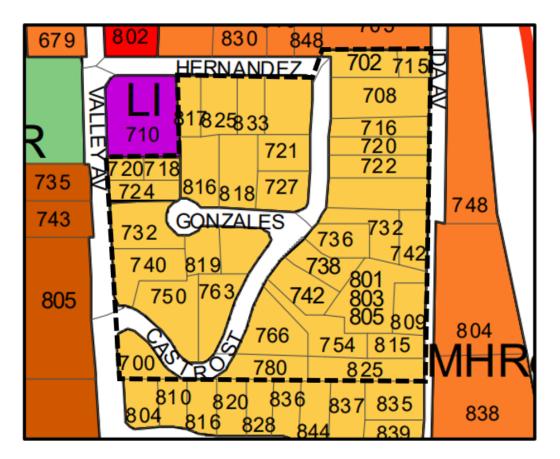
The maximum floor area calculation for this project is as follows:

0.50 for first 6,000 ft ²	3,000 ft ²
0.175 for 6,001 to 15,000 ft ²	529 ft ²
Total Allowable Floor area:	3,529 ft ²

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

Neighborhood Comparison:

Staff compared the proposed project to 37 other properties within the surrounding area. This area includes properties along both sides of Castro Street and Gonzales Street, the west side of Ida Avenue and the south side of Hernandez Street as shown on the following map:



The properties evaluated in this comparison are located in the MR Zone and the SROZ. The existing homes range in size from 570 square feet to 3,676 square feet, according to the County Assessor records. It should be noted that the County Assessor does not include the garage, covered porch area, unfinished basement, or accessory building area

in the total square footage. Accordingly, the building area of the proposed project has been calculated for comparison purposes by deleting the area of the proposed garages, the covered porch, and ceiling height over 15 feet as follows:

Project Gross Building Area:	3,840 ft ²
Delete Garage:	- 637 ft ²
Project Area for Comparison to Assessor's Data:	3,203 ft ²

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

Tab	le 2					
#	Property Address	Lot Size in ft ² (SanGis)	Existing ft ² (Assessor)	Proposed / Recently Approved ft ²	Max. Allowable ft²	Zone
1	702 CASTRO ST	9,912	2,946		3685	MR
2	708 CASTRO ST	8,846	3,156		3498	MR
3	716 CASTRO ST	9,918	1,192		3686	MR
4	721 CASTRO ST	9,357	2,032		3587	MR
5	722 CASTRO ST	9,450	3,676		3604	MR
6	727 CASTRO ST	9,586	1,750		3628	MR
7	728 CASTRO ST	6,542	2,900		3095	MR
8	732 CASTRO ST	11,384	1,956		3942	MR
9	736 CASTRO ST	9,065	3,375		3536	MR
10	738 CASTRO ST	9,025	2,330	3,203	3529	MR
11	742 CASTRO ST	10,422	2,210		3774	MR
12	750 CASTRO ST	17,372	672		4812	MR
13	754 CASTRO ST	12,198	-		4085	MR
14	763 CASTRO ST	13,419	1,500		4298	MR
15	766 CASTRO ST	13,844	906		4373	MR
16	780 CASTRO ST	10,149	2,493		5075	MR
17	715 IDA AVE	4,283	570		2700	MR
18	717 IDA AVE	9,437	3,124		3601	MR
19	735 IDA AVE	9,586	3,010		3628	MR
20	741 IDA AVE	7,829	3,440		3320	MR
21	742 IDA AVE	9,061	761		3536	MR
22	809 IDA AVE	8,672	2,736		3468	MR
23	815 IDA AVE	5,882	1,625		2941	MR
24	821 IDA AVE	13,862	-		4376	MR
25	700 VALLEY AVE	8,692	2,054		3471	MR
26	718 VALLEY AVE	3,943	800		1972	MR
27	720 VALLEY AVE	3,930	800		1965	MR
28	724 VALLEY AVE	7,441	920		3252	MR
29	732 VALLEY AVE	14,548	1,122		4496	MR
30	740 VALLEY AVE	13,492	1,009		4311	MR

September 14, 2022 DRP21-021, SDP21-020 Tresp – 738 Castro Street Page 7 of 12

31	816 GONZALES	13,028	2,632	4230	MR
32	818 GONZALES	13,297	1,364	4277	MR
33	819 GONZALES	7,597	2,104	3279	MR
34	825 GONZALES	9,479	3,017	3609	MR
35	815 HERNANDEZ	6,837	2,160	3146	MR
36	825 HERNANDEZ	10,534	1,026	3793	MR
37	833 HERNANDEZ	7,970	1,622	3345	MR
38	843 HERNANDEZ	13,478	1,254	4309	MR
	•	•	•		•

Fences, Walls and Retaining Walls:

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

Landscape:

The project would be subject to the current water efficient landscaping regulations of SBMC Chapter 17.56 if new development projects with an aggregate landscape equal to or greater than 500 square feet requiring a building permit, plan check or development review; however, the Applicants are not proposing any landscape changes as part of this project.

Parking:

SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM) require two (2) parking spaces for a single-family residence. The Applicants propose to maintain the same location of the existing driveway on the west side of the lot. SBMC Section 17.08.030 indicates that required parking up to 200 square feet per parking space provided in a garage is exempt from the floor area calculation. The existing 637 squarefoot garage will provide two parking spaces. Two spaces are required; therefore, 400 square feet of garage area is exempt from the project's floor area calculation.

Grading:

The project includes grading in the amount 40 cubic yards of site grading.

Lighting:

A condition of project approval requires that all new exterior lighting fixtures comply with the City-Wide Lighting Regulations of the Zoning Ordinance (SBMC 17.60.060). All light

fixtures shall be shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area.

Usable Open Space:

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

Structure Development Permit Compliance:

The proposed structure exceeds 16 feet in height above the pre-existing grade; therefore, the project must comply with all of the View Assessment requirements of SBMC Chapter 17.63 and the Applicants were required to complete the SDP process. The Applicants had story poles erected onsite and the Story Pole Height Certification was issued by a licensed land surveyor on March 23, 2022, which showed the highest story pole certified at 79.78 MSL and 24.78 feet above the proposed grade. Notices to apply for View Assessment were mailed to property owners and occupants within 300 feet of the project site, which established a deadline to file for View Assessment on April 28, 2022. The City received one (1) application for View Assessment (Attachment 3) from the property owners (Manuel and Richard Aguilar; "Claimant") of 736 Castro Street, which is located immediately north of the subject property.

The project was presented to the View Assessment Commission (VAC) on June 21, 2022. Two out of the six participating VAC members found the west facing portion of the upper floor to be the primary viewing area, two VAC members found the living room to be the primary viewing area, one VAC member found the living room and kitchen to be the primary viewing area, one VAC member found the living room, family room and kitchen to be the primary viewing area, and one VAC member was absent. None of the participating VAC members were able to make finding 3. Approved minutes from the June 21, 2022 meeting are included in Attachment 4. Table 3 includes the disclosures and findings form the June 21, 2022 meeting.

September 14, 2022 DRP21-021, SDP21-020 Tresp – 738 Castro Street Page 9 of 12

Table 3								
	& Richard 4 Castro St.	Coad	Bishop	Cohen	Moldenhauer	Stribling	Zajac	Najjar
Date	Claimant		6/21	6/20	5/30	6/20	5/30	6/20
Visited	Applicant			6/20	5/27	6/21	5/27	6/18
Primary Viewing A	rea		West Facing Portion of Upper Floor	West Facing Portion of Upper Floor	Living Room & Kitchen	Living Room	Living Room	Living Room, Family Room, & Kitchen
#1 . Commu Taken Plac			Y	Y	Y	Y	Y	Y
#2 . No Pub Impairment			Y	Y	Y	Y	Y	Y
#3 . Design Minimize V Impairment	iew		N	Ν	Ν	Ν	N	Ν
#4 . No Cur Impairment	nulative View t		Y	Y	Y	Y	N	Y
#5 . Neighb Compatibili			Y	Y	Ν	Y	Y	Ν

The majority of the participating VAC members found the primary viewing area to be the living room. The majority of the VAC were unable to make finding 3; that the project was designed to minimize view impairment. When offered a continuance, the Applicants did not consent and instead requested that the VAC make a recommendation. Commissioner Bishop made a motion to recommend denial of the project which was seconded by Commissioner Najjar. The motion passed 6/0/1 Ayes: Bishop, Cohen, Moldenhauer, Stribling, Zajac, Najjar. Noes: none. Absent: Coad. The Notice of Recommendation is included in Attachment 5.

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

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

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

- 1. The applicant for the structure development permit has made a reasonable attempt to resolve the view impairment issues with the person(s) requesting view assessment. Written evidence of a good faith voluntary offer to meet and discuss view issues, or of a good faith voluntary offer to submit the matter to mediation, is hereby deemed to be a reasonable attempt to resolve the view impairment issues.
- 2. The proposed structure does not significantly impair a view from public property (parks, major thoroughfares, bike ways, walkways, equestrian trails) which has been identified in the city's general plan, local coastal program, or city designated viewing areas.
- 3. The structure is designed and situated in such a manner as to minimize impairment of views.
- 4. There is no significant cumulative view impairment caused by granting the application. Cumulative view impairment shall be determined by: (a) Considering the amount of view impairment caused by the proposed structure; and (b) considering the amount of view impairment that would be caused by the construction on other parcels of structures similar to the proposed structure.
- 5. The proposed structure is compatible with the immediate neighborhood character.

A condition of approval has been added to the Draft Resolution of Approval (Attachment 1) to require that the Applicants submit a height certification prepared by a licensed land surveyor prior to the framing inspection certifying that the maximum height of the proposed addition will not exceed 24.78 feet above the proposed grade or 79.78 feet above MSL, which is the maximum proposed structure height reflected on the project plans, should the City Council make the necessary finding to approve the project.

Property Frontage and Public Right-of-Way Improvements

The existing property frontage is improved with a concrete rolled curb and 4-foot sidewalk. The area between the back of sidewalk and the property line is unimproved with varying slopes partially covered with private landscaping. No public improvements are required. Therefore, if approved, the Applicants are not required to do any frontage improvements. 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 August 31, 2022. As of the date of preparation of this Staff Report, Staff has not received any official correspondence.

In conclusion, the proposed project, as conditioned, could be found to be consistent with the Zoning regulations and the General Plan. Staff has prepared draft findings for approval of the project in the attached Resolution 2022-111 for Council's consideration based upon the information in this report. The applicable SBMC sections are provided in the italicized text and conditions from the Community Development, Engineering, and Fire Departments are incorporated in the Resolution of Approval. Additionally, as a condition of project approval, the Applicants would be required to obtain a Coastal Development Permit, Waiver or Exemption from the California Coastal Commission prior to the issuance of a Building Permit.

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

CEQA COMPLIANCE STATEMENT:

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

FISCAL IMPACT: N/A

WORK PLAN: N/A

OPTIONS:

- Approve Staff recommendation adopting the attached Resolution 2022-111.
- Approve Staff recommendation subject to additional specific conditions necessary for the City Council to make all required findings for the approval of a DRP and SDP.
- Deny the project if all required findings for the DRP cannot be made.

DEPARTMENT RECOMMENDATION:

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

- 1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
- 2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
- 3. If the City Council makes the requisite findings and approves the project, adopt Resolution 2022-111 conditionally approving a DRP and SDP to remodel and add to an existing single-family residence with a two-car garage and perform associated site improvements at 738 Castro Street, Solana Beach.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.

Gregory Wade, City Manager

Attachments:

- 1. Resolution 2022-111
- 2. Project Plans
- 3. Aguilar Application for View Assessment
- 4. Minutes from the June 21, 2022 VAC Meeting
- 5. NOR from June 21, 2022 VAC Meeting
- 6. Applicant Request for Approval

RESOLUTION 2022-111

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT AND STRUCTURE DEVELOPMENT PERMIT FOR A FIRST-STORY ADDITION AND REMODEL AND NEW SECOND-STORY ADDITION TO AN EXISTING SINGLE-STORY, SINGLE-FAMILY RESIDENCE AT 738 CASTRO STREET, SOLANA BEACH

APPLICANTS: Brian and Elizabeth Tresp APPLICATION: DRP21-021/SDP21-020

WHEREAS, Brian and Elizabeth Tresp (hereinafter referred to as "Applicants") have submitted an application for a Development Review Permit (DRP) and Structure Development Permit (SDP) pursuant to Title 17 (Zoning) of the Solana Beach Municipal Code (SBMC); and

WHEREAS, the View Assessment Committee recommended denial of the project on June 21, 2022 based on an Application for View Assessment from 738 Castro Street; 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 September 14, 2022, the City Council received and considered evidence concerning the proposed application; and

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

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

WHEREAS, this decision is based upon the evidence presented at the Public Hearing, and any information the City Council gathered by viewing the site and the area as disclosed at the 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 an 873 square-foot addition and remodel to an existing single-story, single-family residence with an attached garage at 738 Castro Street, 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.

<u>General Plan Consistency</u>: The project, as conditioned, is consistent with the City's General Plan designation of Medium Density Residential, which allows for a maximum of five to seven (5-7) dwelling units per acre. The development is also consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

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

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

- *II.* The proposed development complies with the following development review criteria set forth in Solana Beach Municipal Code Section 17.68.040.F:
 - a. Relationship with Adjacent Land Uses: The development shall be designed in a manner compatible with and where feasible, complimentary to existing and potential development in the immediate vicinity of the project site. Site planning on the perimeter of the development shall give consideration to the protection of surrounding areas from potential adverse effects, as well as protection of the property from adverse surrounding influences.

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

The project, as designed, is consistent with the permitted uses for the MR Zone as described in SBMC Sections 17.20.010 and 17.12.020. The property is designated Medium Density Residential in the General Plan and intended for single-family residences developed at a maximum density of five to seven (5-7) dwelling units per acre. The proposed development could be found to be consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy neighborhoods, residential the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

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

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

The site is currently developed with a 2,330 square-foot singlestory, single-family residence and an attached 637 square-foot garage located on a building pad approximately 15 feet higher than the street. The Applicants propose to remodel and expand the existing playroom over the existing garage and add exterior stairs that lead to a new second floor recreation room and two decks. The proposed additions to the existing residence, as designed, would be located within the buildable area.

The MR Zone required 25-foot front-yard setback, 25-foot rearyard setback and 5-foot interior side-yard setbacks. The additions are proposed the be located within the buildable area. The proposed residence is set back 28.33 feet from the front property line, 25 feet from the rear property line, and 5 feet from both side property lines.

The 3,206 square-foot residence will consist of a great room, kitchen, pantry, playroom, primary suite, bedroom, three bathrooms, and laundry on the first floor, and recreation room and two decks on the second floor. The proposed development includes two (2) new second floor decks totaling 452 square feet, one located on the west side of the second-floor addition, and

one located on the east side of the second-floor addition. The existing garage is located towards the west side of the property and would maintain vehicular and pedestrian access from Castro Street.

The SBMC parking regulations require two (2) off-street parking spaces, 9' x 19' clear, per single-family residence. The SBMC sections 17.48.040 and 17.20.030 indicate that when required parking spaces are provided within a garage, up to 200 square feet of floor area is exempted for each required space. As designed, the proposed residence would provide two (2) parking spaces in the existing 637 square-foot garage; therefore, the project is afforded a 400 square-foot exemption and the total proposed floor area would be 3,440 square feet, which is 89 square feet below the maximum allowable floor area for the 9,022 square-foot lot, pursuant to the SROZ regulations.

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

0.50 for first 6,000 ft ²	3,000 ft ²
0.175 for 6,001 to 15,000 ft ²	529 ft ²
Total Allowable Floor area:	3,529 ft ²

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

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

The project would be subject to the current water efficient landscaping regulations of SBMC Chapter 17.56 if new development projects with an aggregate landscape equal to or greater than 500 square feet requiring a building permit, plan check or development review; however, the Applicants are not proposing any landscape changes as part of this project.

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

SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM) require two (2) parking spaces for a singlefamily residence. The Applicants propose to maintain the same location of the existing driveway on the west side of the lot. SBMC Section 17.08.030 indicates that required parking up to 200 square feet per parking space provided in a garage is exempt from the floor area calculation. The existing 637 squarefoot garage will provide two parking spaces. Two spaces are required; therefore, 400 square feet of garage area is exempt from the project's floor area calculation.

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

The project includes grading in the amount 40 cubic yards of site grading.

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

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

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

The project consists of additions to an existing two-story, singlefamily residence with a lowered garage on a developed residential lot; therefore, usable open space and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040. The Applicants are required to pay the applicable Park Development Fee.

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

All required permits, including a Structure Development Permit, are being processed concurrently with the Development Review Permit.

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

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

- B. In accordance with Section 17.63.040 (Structure Development Permit) of the Solana Beach Municipal Code, the City Council finds the following:
 - 1. The Applicant for the Structure Development Permit has made a reasonable attempt to resolve the view impairment issues with the person(s) requesting view assessment. Written evidence of a good faith voluntary offer to meet and discuss view issues, or of a good faith voluntary offer to submit the matter to mediation, is hereby deemed to be a reasonable attempt to resolve the view impairment issues.

To be completed based on Council findings.

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

To be completed based on Council findings.

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

To be completed based on Council findings.

IV. There is no significant cumulative view impairment caused by granting the application. Cumulative view impairment shall be determined by: (a) Considering the amount of view impairment caused by the proposed structure; and (b) considering the amount of view impairment that would be caused by the construction on other parcels of structures similar to the proposed structure.

To be completed based on Council findings.

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

To be completed based on Council findings.

IV. CONDITIONS

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

- A. Community Development Department Conditions:
 - I. The Applicants shall pay required Fire Mitigation, Park Development, 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 September 14, 2022, and located in the project file with a submittal date of August 23, 2022.
 - III. Prior to requesting a framing inspection, the Applicants shall submit a height certificate prepared by a licensed land surveyor prior to the framing inspection certifying that the tallest point of the proposed residence will not exceed 24.78 feet above the proposed grade on the and the highest point of the structure will not exceed 79.78 feet above the Mean Sea Level (MSL) in conformance with the plans as approved by the City Council on September 14, 2022.
 - IV. Any proposed onsite fences, walls and retaining walls and any proposed railing located on top, or any combination thereof, shall comply with applicable regulations of SBMC Section 17.20.040 and 17.60.070 (Fences and Walls).
 - V. The Applicants shall obtain required California Coastal Commission (CCC) approval of a Coastal Development Permit, Waiver or Exemption as determined necessary by the CCC, prior to the issuance of Building and Grading Permits.
 - VI. All new exterior lighting fixtures shall be in conformance with the Citywide 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.

- VII. Construction vehicles shall be parked on the subject property at all times feasible. If construction activity prohibits parking on the subject property, the Applicants shall ensure construction vehicles are parked in such a way to allow sufficient vehicular access on the street and minimize impact to the surrounding neighbors.
- B. Fire Department Conditions:
 - I. ACCESS ROAD MINIMUM DIMENSIONS: Fire apparatus access roads shall have an unobstructed improved width of not less than 20 feet; curb line to curb line, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Exception: Single-Family residential driveways; serving no more than two single-family dwellings, shall have minimum of 16 feet, curb line to curb line, of unobstructed improved width. Access roads shall be designed and maintained to support the imposed loads of not less than 75,000 pounds and shall be provided with an approved paved surface to provide all-weather driving capabilities.
 - II. OBSTRUCTION OF ROADWAYS DURING CONSTRUCTION: All roadways shall be a minimum of 20 feet in width during construction and maintained free and clear, including the parking of vehicles, in accordance with the California Fire Code and the Solana Beach Fire Department.
 - III. FIRE HYDRANTS AND FIRE FLOWS: The Applicants shall provide fire hydrants of a type, number, and location satisfactory to the Solana Beach Fire Department. A letter from the water agency serving the area shall be provided that states the required fire flow is available. Fire hydrants shall be of a bronze type. Multi-family residential or industrial fire hydrants shall have two (2) 4" inch and two (2) 2 ½" inch NST outlets. Residential fire hydrants shall have one (1) 4" inch NST outlet, and one (1) 2 ½" inch NST outlets.
 - IV. ADDRESS NUMBERS/STREET NUMBERS: Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background and shall meet the following minimum standards as to size: 4" high with a ½" inch stroke width for residential buildings, 8" high with a ½" stroke for commercial and multi-family residential buildings, 12" high with a 1" stroke for industrial buildings. Additional numbers shall be required

where deemed necessary by the Fire Marshal, such as rear access doors, building corners, and entrances to commercial centers.

- V. AUTOMATIC FIRE SPRINKLER SYSTEM ONE AND TWO FAMILY DWELLINGS: Structures shall be protected by an automatic fire sprinkler system designed and installed to the satisfaction of the Fire Department. Plans for the automatic fire sprinkler system shall be approved by the Fire Department prior to installation. Sprinklers will be required due to the addition being more than 50% of the existing structure and the significant modifications being added to the roof. Solana Beach Municipal Code Chapter 15.32 Fire Code Section 15.32.230 Section 903.2.01
- VI. CLASS "A" ROOF: All structures shall be provided with a Class "A" Roof covering to the satisfaction of the Solana Beach Fire Department.
- C. Engineering Department Conditions:
 - I. Prior to occupancy/final inspection of the Building Permit, an easement shall be recorded for maintenance of the existing detention basins located on the frontside of the property by the property owner(s) in perpetuity. If an easement has already been recorded for this existing detention basin, the Applicants shall provide the Plat and Legal Description that was prepared by the Registered Civil Engineer when the easement was recorded.
 - II. 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.
 - III. Construction fencing shall be located on the subject property unless the Applicants have obtained an Encroachment Permit in accordance with chapter 11.20 of the SBMC which allows otherwise.
 - IV. Applicants are required to obtain an Encroachment Permit in accordance with SBMC Section 11.20 for the below frontage improvements being done in the public right-of-way. The frontage improvements shall be done to the satisfaction of the City Engineer prior to the occupancy of the proposed project:

V. ENFORCEMENT

Pursuant to SBMC 17.72.120(B) failure to satisfy any and all of the abovementioned 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.

Resolution 2022-111 DRP21-021/SDP21-020 Tresp – 738 Castro Street Page 10 of 11

VI. EXPIRATION

The Development Review Permit and Structure Development Permit for the project will expire 24 months from the date of this Resolution, unless the Applicants 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.

VII. INDEMNIFICATION AGREEMENT

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

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

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Solana Beach, California, held on the 14th day of September, 2022, by the following vote:

AYES: Councilmembers –

- NOES: Councilmembers –
- ABSENT: Councilmembers -
- ABSTAIN: Councilmembers -

Resolution 2022-111 DRP21-021/SDP21-020 Tresp – 738 Castro Street Page 11 of 11

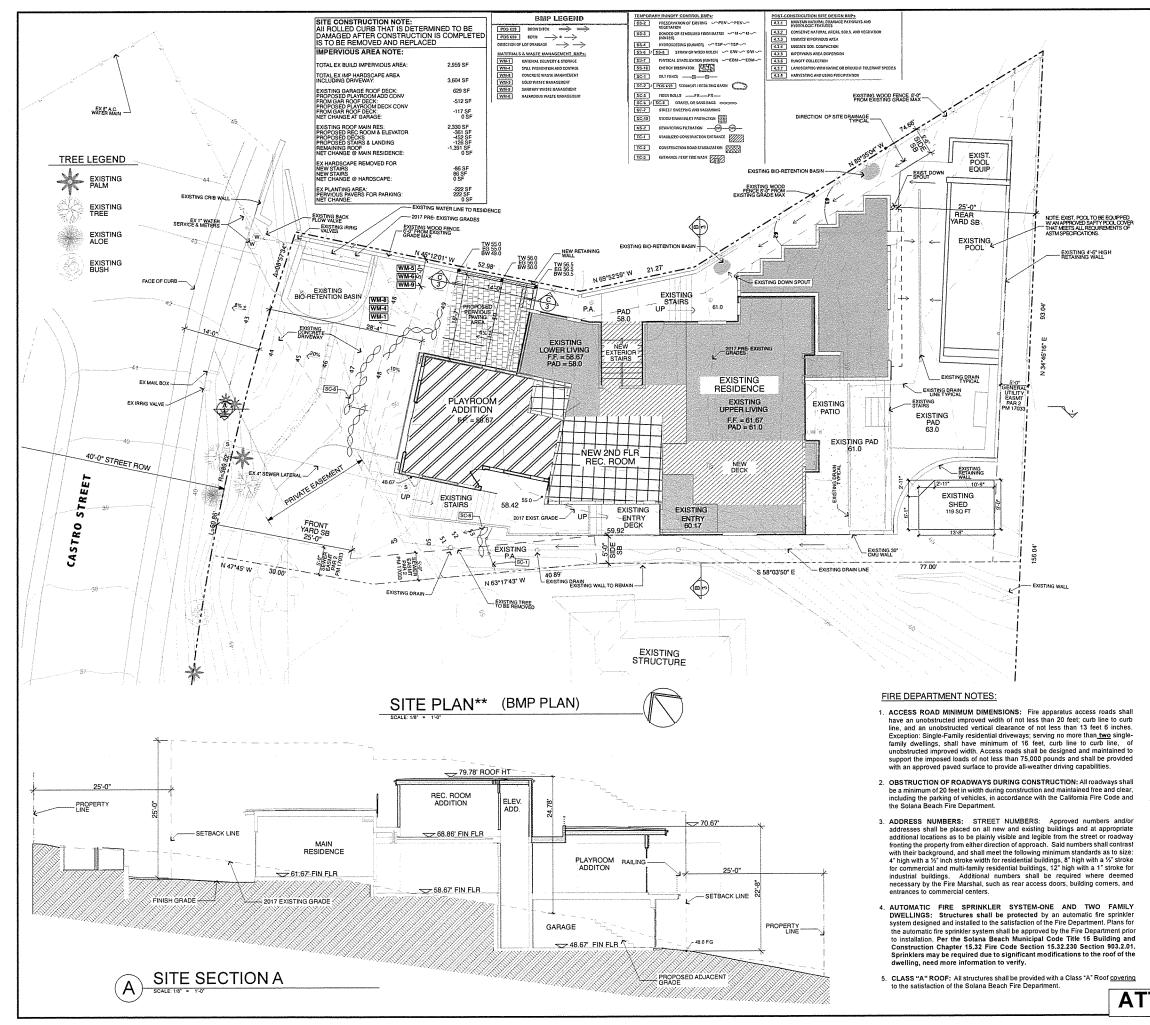
LESA HEEBNER, MAYOR

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

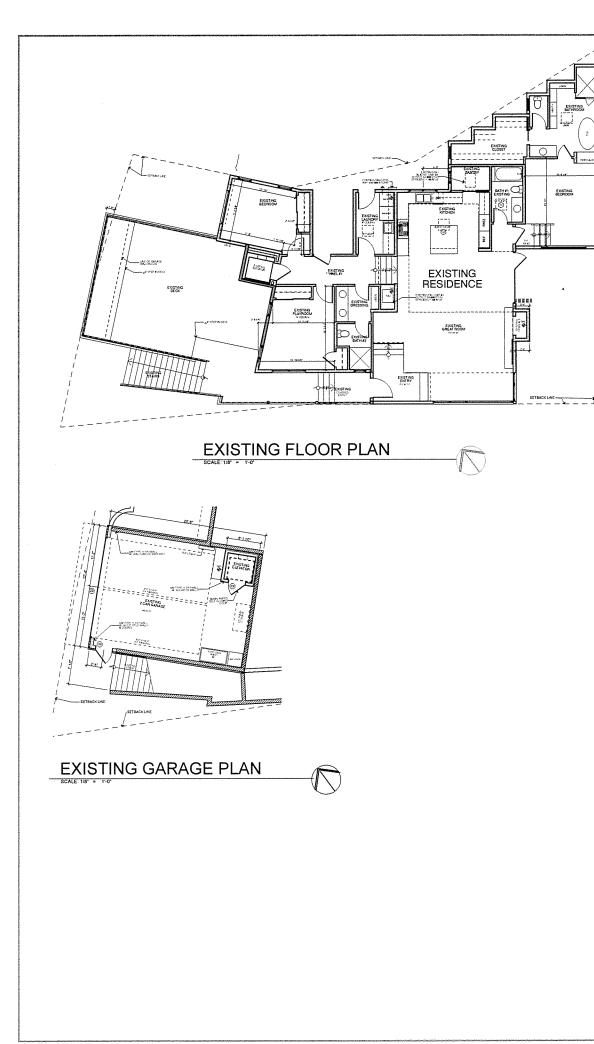
ANGELA IVEY, City Clerk

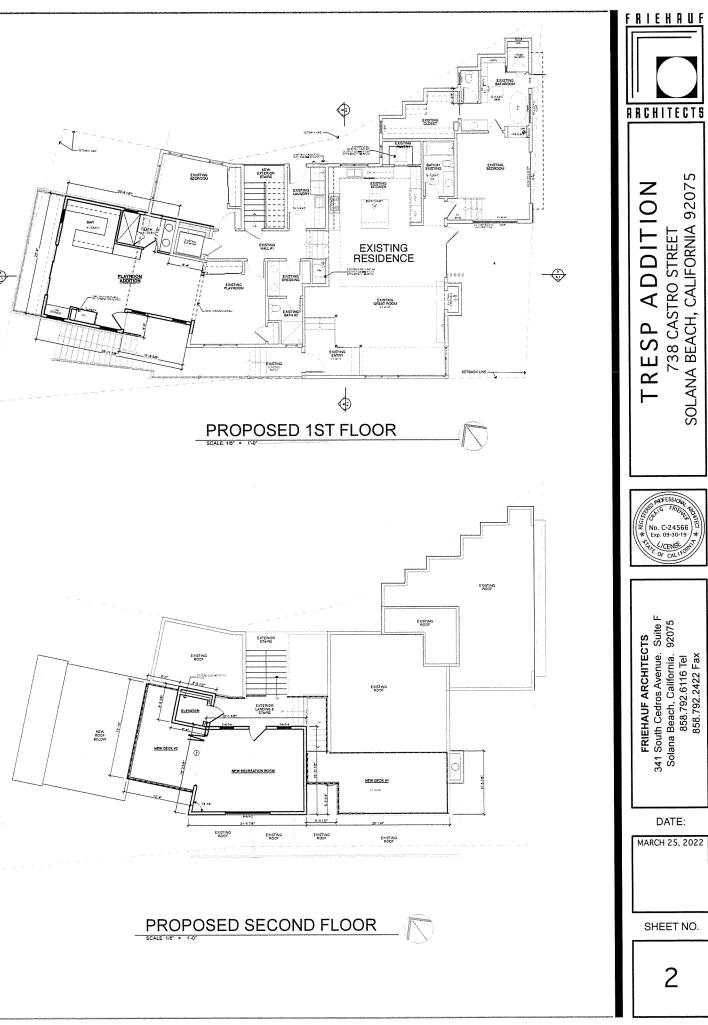


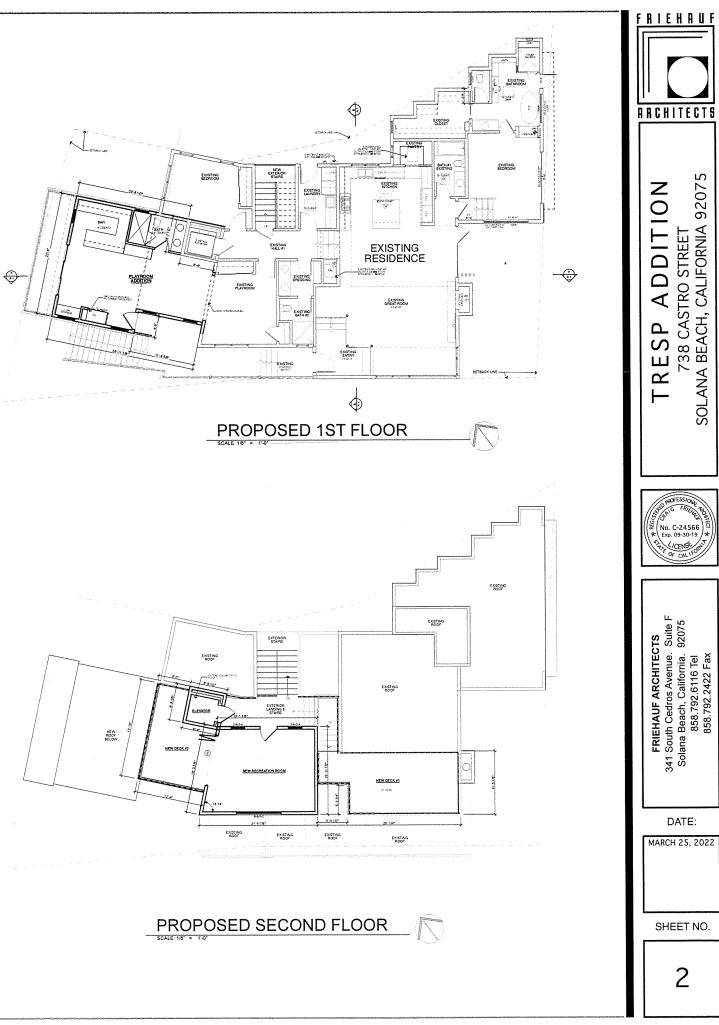
PROJECT INFO	DRMATION:	FRIEHAUF
APN: 298-162-25-00 SITE ADDRESS: 738 CASTRO STREET LEGAL DESCRIPTION:		
PAR 1 OF PARCEL MAP NO. 17033, IN T COUNTY OF SAN DIEGO, STATE OF C/ THE COUNTY RECORDER OF SAN DIE FILE NO. 1993-0014938 OF OFFICE RE	THE CITY OF SOLANA BEACH, ALIFORNIA, FILED IN THE OFFICE OF GO COUNTY, JANUARY 11, 1993 AS CORDS.	
ZONE: MRd SCALED RESIDENTIAL OVERLAY ZONE (SI		A R C H I T E C T S
FRONT SETBACK: SIDE SETBACK: REAR SETBACK:	EXTORNAL 25'-0" 28'-4" 5'-0" 5'-0" 25'-0" 25'-0"	
SCOPE OF WORK: PLAY ROOM, BATHROOM AND STORA GARAGE, NEW ATTACHED RECREATION DECK AND EXTERIOR STAIRS. NEW P	GE ADDITION ABOVE THE EXISTING DN ROOM W/ ELEVATOR. NEW ROOF ERVIOUS PAVED SITE AREA	75 75
LOT AREA: GROSS: NET:	9,022 SF 9.022 SF	01 920
MAX BUILDING HEIGHT: EXISTING BUILDING HGT:	25.00' 15'-10" 24.78'	
PROPOSED BUILDING HGT: FLOOR TO AREA RATIO ALLOWABLE: LOT 9,022 SF		ORP OR
0.5 X 6,000= 0.175 X 3,022 = TOTAL:	3,000 SF 529 SF 3,529 SF	
EXISTING LIVING AREA: LIVING AREA ADDITION: NEW REC. ROOM & ELEVATIOR EXISTING GARAGE SUBTOTAL FLOOR AREA: OFF STREE PARKING EXEMPT: GARAGE AREA FOR FAR:	2.330 SF 512 SF 361 SF 37 SF 3.840 SF -400 SF 3.440 SF	SPA 8 CASTR EACH, C/
NEW SECOND FLOOR DECKS:	452 SF	
GRADING: 40.0 CY- SITE GRADING 0.0 CY - EXCAVATION FOOTINGS OF NEV 0.0 CY- REMOVAL AND RE-COMPACTION 40.0 CY- TOTAL GRADING		
PARKING 2 EXISTING GARAGE SPACES		Ň
OWNER: BRIAN AND ELIZABETH TRESP P.O. BOX 612 SOLANA BEACH, CA. 92075 858-228-7674		
OWNER'S REPRESENTATIVE: CRAIG FRIEHAUF FRIEHAUF ARCHITECTS INC. 341 SOUTH CEDROS AVE. SUITE D SOLANA BEACH, CA. 92075 858-792-6116 APN: 298-162-25-00		100 cm 10
SITE ADDRESS: 738 CASTRO STREET	-	OF CALIFOR
PARCELA PAR 1 OF PARCEL MAP NO. 17033, IN	THE CITY OF SOLANA BEACH.	
COUNTY OF SAN DIEGO, STATE OF C THE COUNTY RECORDER OF SAN DI FILE NO. 1993-0014938 OF OFFICE R	EGO COUNTY, JANUARY 11, 1993 AS	: TS Suite F 92075
Non-Iandscaped Area' Non-Imgated Landscape Vitaler Fealures Decontive Handscape' Total Lot Area Water Fealures Decontive Handscape Water Fealures' Decontive Handscape Aggregate Landscape Area'	NS SANTA FE DR	FRIEHAUF ARCHITECTS 341 South Cedros Avenue. Suite Solana Beach, California. 92075 858.792.6116 Tel 858.792.2422 Fax
		DATE:
	GENEMEVE ST.	MARCH 25, 2022
	V E HERINADEZ AVE.	
	VALLEY	SHEET NO.
	ξi μ	
	VA DE LA VALLE	1 1

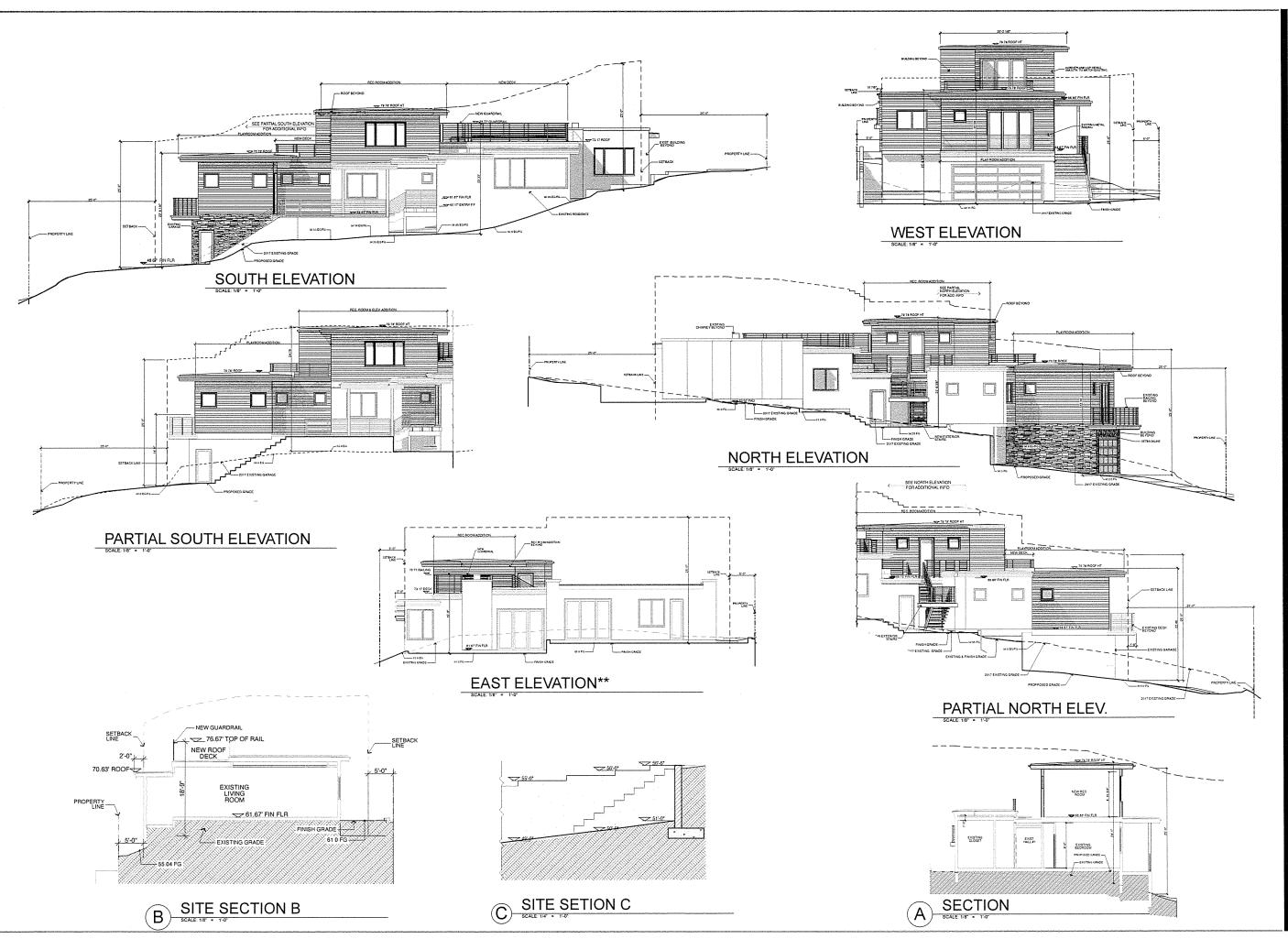
VICINITY MAP **ATTACHMENT 2**

NOT TO SCALE T.B. PAGE 1187-G1

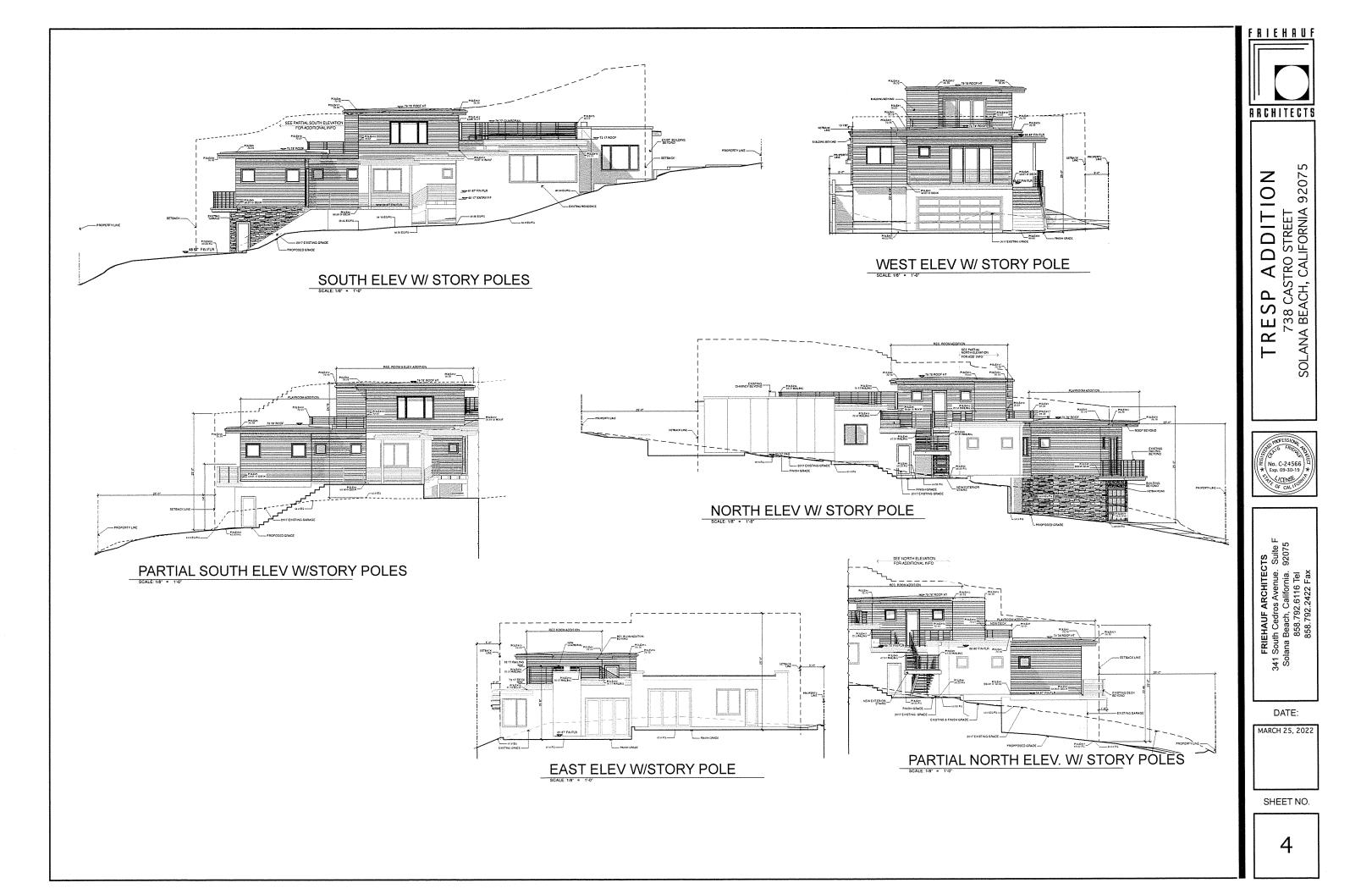


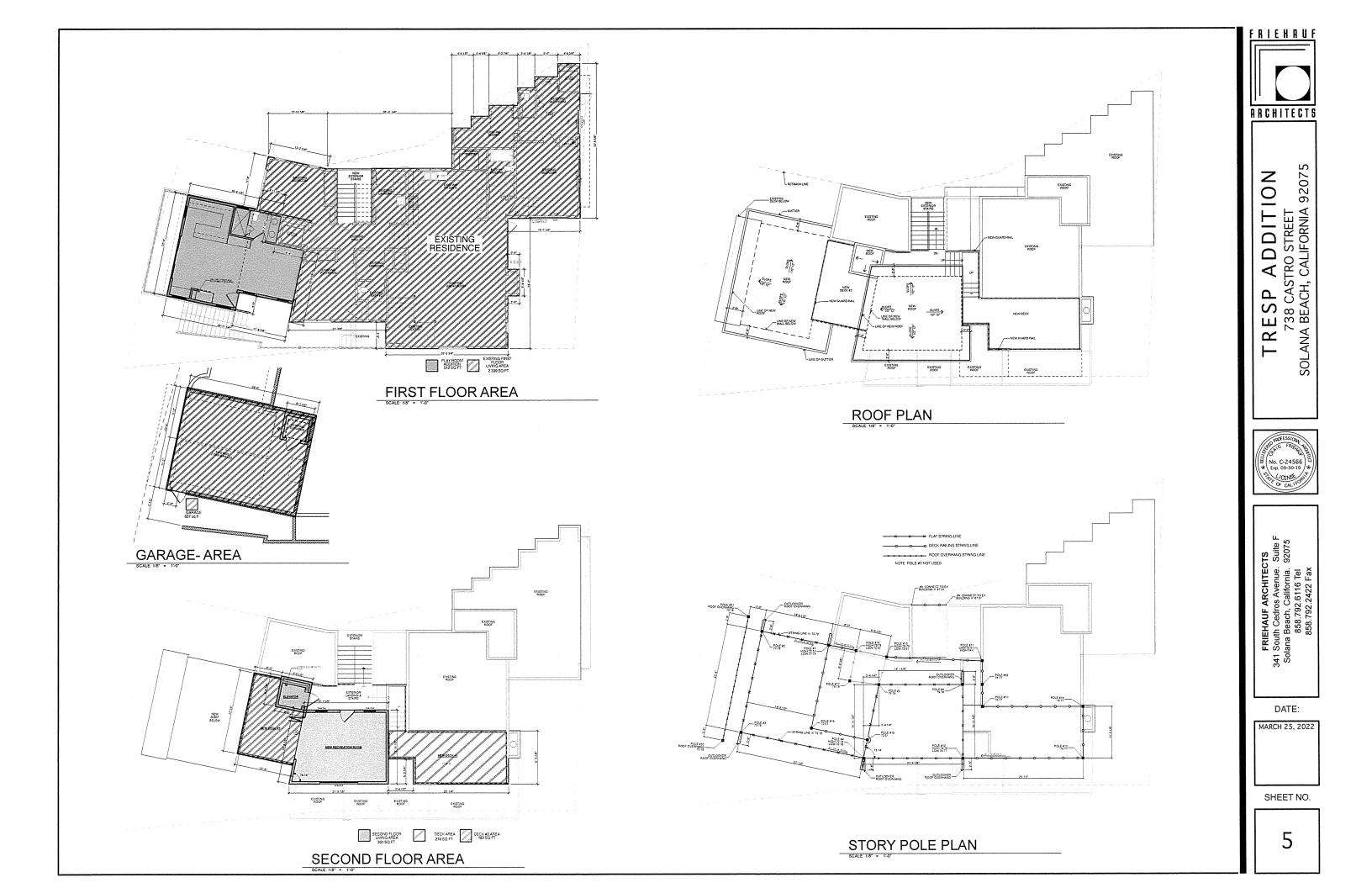












RECEIVED

APPLICATION FOR VIEW ASSESSMENT (Structure Development Permit)

APR 28 2022

Project No.: DRP21-021/5DP21-020

Community Development Dept. City of Solana Beach

- 1. Address of property for which the structure development permit has been requested: 130 Castro St., Soland Beach, CA 92075
- 2. Provide the following information for the individual filing this Application for Assessment: Name: Manuel & Kichard A tainil Address: 724 Castro SOIS Phone Number: (619) Email: Mannya Ospegloba
- 3. Description of the viewing area as defined in Solana Beach Zoning Ordinance, Section 17.63.020(I) and extent of impairment: Living Room, Dining Room, RKitchen
- 4. Identify the portion of the proposed structure which is the most objectionable and suggestions to minimize the view impairment: Enfine Ren proposed

5. Description of the Claimants attempt(s) to resolve this issue with the owner/representative of the which Structure Development Permit has been property for а requested:

5

Signature of Applicant for Assessment

Date Submitted

STAFF USE ONLY: Application for Assessment fee paid?

6-2019

CITY OF SOLANA BEACH View Assessment Commission Action Minutes Tuesday, June 21, 2022- 6:00 P.M. Regular Mtg. Teleconference Location Only-City Hall/Council Chambers 635 South Highway 101, Solana Beach, CA 92075

Minutes contain a summary of the discussions and actions taken by the View Assessment Commission during a meeting are video recorded and archived as a permanent record. The video recording captures the complete proceedings of the meeting and is available for viewing on the City's website.

1. CALL TO ORDER and ROLL CALL

Chairperson Cohen called the View Assessment Commission Meeting to order at 6:06PM on Tuesday, June 21, 2022 in the Council Chambers at 635 South Highway 101, Solana Beach.

Present: VAC Members:	Matt Cohen, Paul Bishop, Robert Moldenhauer, Linda Najjar, Frank Stribling, and Robert Zajac
Staff Members:	Joseph Lim Community Development Director; Tiffany Wade, Assistant Planner; John Delmer, Junior Planner; Elizabeth Mitchell, Assistant City Attorney;
Absent:	Pat Coad

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

There were no speakers.

Chairperson Cohen read the preamble.

3. APPROVAL OF AGENDA

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

4. Approval of the Minutes

Chairperson Cohen called for a motion to approve the 1/18/2022 and 2/15/2022 Minutes. Motion made by Commissioner Moldenhauer, seconded by Commissioner Zajac, passed 6/0/1 (Coad Absent).

5. DRP21-021/SDP21-020 Tresp Residence – 738 Castro Street, Solana Beach

Applicant Information:

Name: Brian & Elizabeth Tresp

Architect:

Name: Craig Friehauf, Friehauf Architects

Claimant Information:

Name: Manuel & Richard Aguilar

Address: 734 Castro Street

Project Description:

The Applicants are requesting the approval of a Development Review Permit (DRP) and Structure Development Permit (SDP) for new main floor and upper-level addition, and remodel, to an existing two-story single-family residence with a lower-level garage and perform associated site improvements. The 9,022 square-foot lot is located within the Medium Residential (MR) Zone and Scaled Residential Overlay Zone (SROZ). The following is a breakdown of the proposed floor area:

Existing Main Floor	2,330 SF
Main Floor Addition (Playroom)	512 SF
Upper-Level Addition (Rec. Room & Elevator)	361 SF
Existing Lower-Level Garage to Remain	637 SF
Subtotal	3,840 SF
Required Parking Exemption	- 400 SF
Total Floor Area Proposed	3,440 SF
Maximum Allowable Floor Area (SROZ)	3,529 SF

The tallest point of new construction is 24.78 feet above the proposed grade with a pole height of 79.78 MSL. A SDP is required for new construction in excess of 16 feet in height.

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

Tiffany Wade, Assistant Planner, gave a PowerPoint presentation describing the project. A copy of the PowerPoint will be included in the project file.

Chairperson Cohen asked Staff to clarify the Maximum Floor Area Allowed shown on the presentation, Staff responded.

Craig Friehauf, applicant's representative, presented a PowerPoint presentation and described their project and the communications they had with the Claimant. A copy of the PowerPoint presentation will be included in the project file.

Manuel Aguilar, Claimant, presented a PowerPoint presentation and described his concerns of view blockage resulting from the proposed project. A copy of the PowerPoint presentation will be included in the file.

Mr. Friehauf addressed issues that were brought up by the Claimant.

Commissioners had questions for Mr. Friehauf, Mr. Friehauf addressed all questions. Commissioner Stribling had questions for Assistant City Attorney Mitchell. All questions were addressed.

VAC Meeting Minutes Tuesday, June 21, 2022 Page No. 3

Chairperson Cohen closed the public meeting.

The Commissioners gave their findings as shown below:

	& Richard 34 Castro St.	Coad	Bishop	Cohen	Moldenhauer	Stribling	Zajac	Najjar
Date	Claimant		6/21	6/20	5/30	6/20	5/30	6/20
Visited	Applicant			6/20	5/27	6/21	5/27	6/18
Primary Viewing A	Area		West Facing Portion of Upper Floor	West Facing Portion of Upper Floor	Living Room & Kitchen	Living Room	Living Room	Living Room, Family Room, & Kitchen
#1 . Comm Taken Pla			Y	Y	Y	Ý	Y	Y
#2 . No Pu Impairmer			Y	Y	Y	Y	Y	Y
#3 . Desigi Minimize Impairmer	View		N	N	N	N	N	N
#4 . No Cu View Impa			Y	Y	Y	Y	N	Y
#5 . Neigh Compatib			Y	Y	N	Y	Y	N

Chairperson Cohen called for a motion. Commissioner Moldenhauer motioned to reopen the public hearing, seconded by Commissioner Bishop. Passed 6/0/1 (Coad Absent)

Chairperson Cohen asked the applicant if they would consent to continue the meeting to a later date. The applicant did not consent to continue the meeting to a later date.

Chairperson Cohen closed the meeting and called for a motion. Commissioner Zajac motioned to recommend denial of the project to the City Council. Motion seconded by Commissioner Najjar, passed 6/0/1 (Coad Absent).

6. <u>DRP20-005/SDP-009 Bertolino Residence – 437 Marview Drive, Solana Beach</u> Item removed from Agenda.

7. VAC MEMBER COMMENTS / DISCUSSION

There were no comments from commissioners.

VAC Meeting Minutes Tuesday, June 21, 2022 Page No. 4

8. STAFF COMMENTS / DISCUSSION

Staff confirmed that the next VAC meeting will be on 07/21/22. Ms. Mitchell was not able to confirm if the next VAC meeting will be in person or virtual.

9. ADJOURNMENT

The motion made by Commissioner Bishop to close the meeting, seconded by Commissioner Moldenhauer, passed 6/0/1 (Coad Absent)

Chairperson Cohen declared the meeting adjourned at 8:03 PM.

Minutes as approved by V.A.C. on 81622. Respectfully submitted,

John Delmer, Juniør Planner

Joseph Lim, Community Development Director

CITY OF SOLANA BEACH



www.cityofsolanabeach.org 635 SOUTH HIGHWAY 101 . SOLANA BEACH, CA 92075 . (858) 720-2400 . Fax (858) 720-2455

CITY OF SOLANA BEACH View Assessment Commission Notice of Recommendation Tuesday, June 21, 2022 - 6:00 P.M. Regular Mtg.

- DRP21-021/SDP21-020 Tresp Residence **PROJECT CASE NO:**
- 738 Castro Street, Solana Beach **PROJECT LOCATION:**
- **APPLICANT NAME:** Brian and Elizabeth Tresp
- **APPLCIANT CONTACT:** Craig Friehauf
- PRESENT VAC MEMBERS: Paul Bishop, Matthew Cohen, Robert Moldenhauer, Frank Stribling, Linda Najjar, and Robert Zajac
- Joseph Lim, Community Development Director; Tiffany STAFF MEMBERS: Wade, Assistant Planner; Elizabeth Mitchell, Assistant City Attorney; John Delmer, Junior Planner
- Pat Coad ABSENT:

ASSESSMENT FILED BY:

Name: Manuel and Richard Aguilar Address: 736 Castro Street Solana Beach

PROJECT DESCRIPTION:

The Applicants are requesting the approval of a Development Review Permit (DRP) and Structure Development Permit (SDP) for new main floor and upper-level addition, and remodel, to an existing two-story single-family residence with a lower-level garage and perform associated site improvements. The 9,022 square-foot lot is located within the Medium Residential (MR) Zone and Scaled Residential Overlay Zone (SROZ). The following is a breakdown of the proposed floor area:

Existing Main Floor	2,330 SF
Main Floor Addition (Playroom)	512 SF
Upper-Level Addition (Rec. Room & Elevator)	361 SF
Existing Lower-Level Garage to Remain	637 SF
Subtotal	3,840 SF
Required Parking Exemption	- 400 SF
Total Floor Area Proposed	3,440 SF
Maximum Allowable Floor Area (SROZ)	3,529 SF

The tallest point of new construction is 24.78 feet above the proposed grade with a pole height of 79.78 MSL. A SDP is required for new construction in excess of 16 feet in height.

VAC RECOMMENDATION:

The project was heard at the June 21, 2022, meeting which was conducted via teleconference in accordance with Government Code sections 54953(e) and 54954.3 and other applicable law. After the Commissioners presented their findings and they discussed their choices, Commissioner Moldenhauer made a motion to reopen the meeting to ask the Applicant if they would consider a continuance, seconded by Commissioner Bishop, passed 6/0/1 (Absent – Coad). The Applicant did not consent to a continuance and requested that the VAC make a recommendation instead of continuing the project to a later date. Commissioner Bishop motioned to recommend denial of the project, seconded by Commissioner Najjar. Motion passed 6/0/1 Ayes: Bishop, Cohen, Moldenhauer, Stribling, Zajac, Najjar. Noes: none. Absent: Coad.

FINDINGS:

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

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

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

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

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

No – All of the present VAC members found that the proposed residence was not designed or situated to minimize impairment of views. The VAC members found that more could be done to minimize the impairment of views from the Aguilar residence.

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

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

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

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

VAC Vote:

Commissioner Bishop motioned to recommend denial of the project, seconded by Commissioner Najjar. Motion passed 6/0/1 Ayes: Bishop, Cohen, Moldenhauer, Stribling, Zajac, Najjar. Noes: none. Absent: Coad.

Issue Date of VAC Recommendation: June 21, 2022

Corey Andrews, Principal Planner Staff Liajson, View Assessment Committee

Matthew Cohen, Chair View Assessment Committee

City of Solana Beach City Council Members Re: 738 Castro Street

Dear Council Members,

We welcome the opportunity to address the View Assessment Commission Recommendations.

Findings:

1. The Applicants for the SDP have made a reasonable attempt to resolve the view impairment issues with the Claimant requesting view assessment.

There was very limited communication with the Claimant. Our Architect made <u>many</u> attempts to meet with the Claimant but was repeatedly denied access to their property. Only photos taken by the Claimant were shared with the Architect. To this date, the Claimant still has not allowed any access to his property.

2. The proposed structure does not significantly impair any view from public property.

We agree with the VAC members that the proposed structure does not significantly impair views from public property.

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

We have lived and owned property on Castro Street in Solana Beach since February of 2006. In those 16 years, we have been a strong part of the community, owning businesses here in Solana Beach, sending our children to Solana Beach School District schools, sponsoring and coaching little league and soccer teams for the last six years, and Elizabeth serves on the board of the North Coast Rep. In 2007, I worked hard with members of counsel and other community volunteers to pass Prop A in a hard-fought campaign that we won by a handful of votes.

We bought the subject property in 2011 from family friends, and we finally moved in after eight years of planning, three re-designs (to accommodate Claimant's concerns at that time), and a complex, expensive, and time-consuming process. We were forced to significantly downsize our plans because we simply could not afford to build what we needed at the time. When our initial home was complete, we moved into a very modest 2-bedroom and 2-bathroom home. Since then, we were able to add on a master bedroom and a pool. Now we seek to add space for our three children and to give an opportunity for our elderly parents to visit (which is why we have an elevator from the garage).

The proposed design that you see before you took many months to devise and was designed specifically to minimize impact on the neighbors to the North (the Claimant), who we have had a very cordial relationship with since we moved in. In fact, when they realized their back deck/patio went over our property line, we accommodated them by building a new fence up to

two feet onto our property so they could avoid having to tear down their deck/patio. That is just one example of the kind of cooperative and neighborly arrangement we have had over these years.

With consideration given to their potential concerns, we went to great lengths to situate this addition as far to the south as possible and to follow the slope of the land, all with the intent to both minimize impairment of views and to minimize any possible feeling of encroachment. See attached, two photos provided by the Claimant that demonstrate the very minimal impact on his overall view. Per Page 16 of the View Assessment Guidelines and Toolkit the proposed addition is located well to the side of the Claimants view and not in the center. The minimal area of view blockage appears to be the roof of the adjacent home at 742 Castro Street and the sky above. The purpose of the View ordnance is to preserve "the hillsides, canyons and natural features" of the City, and we feel we have clearly met the intent of the ordinance and its guidelines.

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

We agree with the VAC members that there would not be significant cumulative view impairment caused by granting this application.

5. The proposed structure in general is compatible with the immediate neighborhood character.

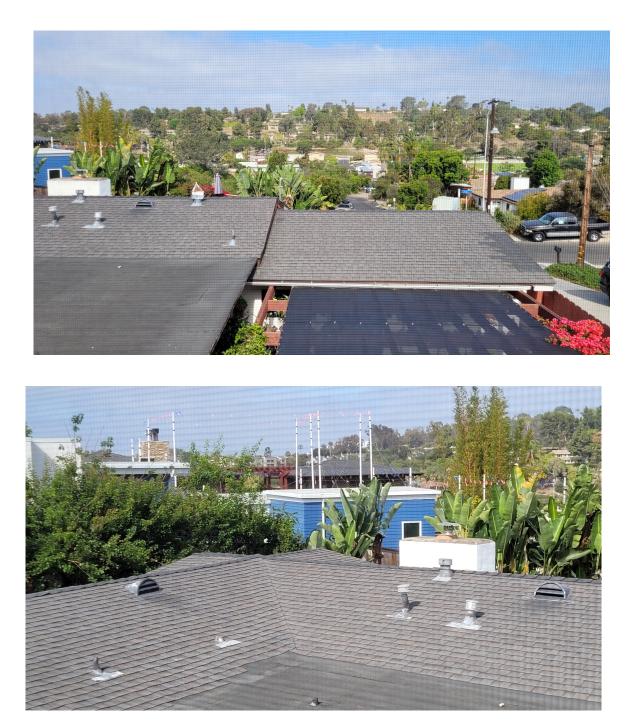
We agree with the VAC that the proposed development is compatible with the immediate neighborhood character.

Thank you,

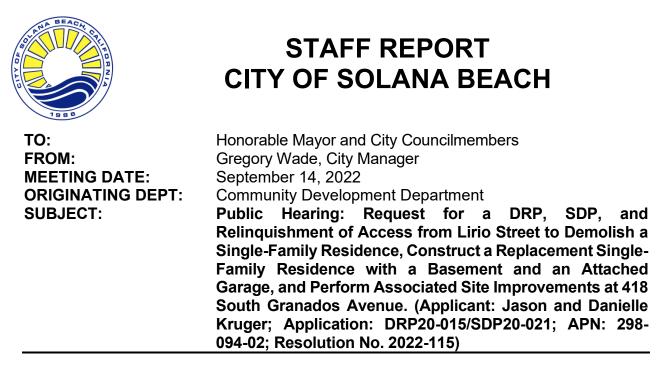
Brian Tresp and Elizabeth Tresp

m ZNP

Claimants View 736 Castro Street



Note: Photos are from Claimant. Applicant was not allowed access to the property



BACKGROUND:

The Applicants, Jason and Danielle Kruger, are requesting City Council approval of a Development Review Permit (DRP), Structure Development Permit (SDP), and relinquishment of access rights from Lirio Street to demolish a single-story single-family residence, construct a replacement 3,319 square-foot, two-story single-family residence built above a 1,011 square-foot basement storage and living area with a 487 square-foot basement-level two-car garage, and perform associated site improvements at 418 South Granados Avenue. The 11,260 square-foot lot is located within the Low Residential (LR) Zone and the Scaled Residential Overlay Zone (SROZ). The project proposes grading in the amounts of approximately 360 cubic yards of cut and 260 cubic yards of fill, 30 cubic yards of excavation for footings, 95 cubic yards of removal and recompaction for an aggregate grading quantity of 745 cubic yards, and 100 cubic yards of export off site. The maximum building height is proposed at 21.0 feet above the proposed grade with the highest point of the residence at 192.2 feet above Mean Sea Level (MSL).

The project meets three thresholds for the requirement of a DRP, including: 1) grading in excess of 100 cubic yards; 2) construction in excess of 60 percent of the maximum allowable floor area; and 3) construction of a second story that exceeds 35 percent of the floor area of the first floor. The project requires an SDP because the proposed development exceeds 16 feet in height above the pre-existing grade. The Applicants are also requesting City Council approval to relinquish access rights from Lirio Street.

CITY COUNCIL ACTION:

The issue before the Council is whether to approve, approve with conditions, or deny the Applicants' request as contained in Resolution 2022-115 (Attachment 1).

DISCUSSION:

The 11,260 square-foot right trapezoid shaped through lot has double frontage on both South Granados Avenue (on the western property line) and Lirio Street (on the eastern property line). The two side property lines are perpendicular to South Granados Avenue. There is an approximate 20-foot change in topography from the South Granados Avenue (west) side to the Lirio Street (east) side. The topography slopes up dramatically from South Granados Avenue to the main pad, where the existing residence and detached accessory structure are located. The topography steps up again with two retaining walls to additional pads, where a detached garage and second detached accessory structure are located adjacent to Lirio Street. The segment of South Granados Avenue fronting the property has a gradual incline of approximately two feet from north to south, whereas Lirio Street has a steeper incline of approximately nine feet from north to south. All existing structures are proposed to be demolished with the project.

Through lots are required to observe front-yard setbacks along both frontages (or "front" property lines). However, the Applicants are requesting City Council approval to relinquish access rights to the Lirio Street frontage pursuant to SBMC Section 17.20.030(D)(2). In accordance with the relinquishment, the Applicants are proposing to remove the existing nonconforming detached garage structure and associated driveway access from Lirio Street and have shown the east property line along the Lirio Street frontage to be a rear property line with an associated 25-foot rear yard setback.

The Applicants are also requesting approval of a DRP and SDP to demolish the existing residence and yard improvements, construct a replacement two-story, single-family residence with a basement level that would include living area, storage, and a two-car garage, and perform associated site improvements including grading, drainage, and hardscape improvements, a pool and spa, a sport court, and landscaping. The project plans are included in Attachment 2.

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

Table 1					
LOT INFORMATION					
Property Address:	418 S Granados	Zoning Designatio	n: LR (3 du	/ac)	
Lot Size:	11,260 sf	# Units Allowed:	1 SFR, 1	ADU, 1JADU	
Max. Allowable Floor Area:	3,921 sf	# Units Requested	: 1 SFR		
Proposed Floor Area:	3,449 sf	Setbacks: (d)	Required	Proposed	
Below Max. Floor Area by:	472 sf	Front (W)	25 ft	25 ft	
Max. Allowable Height:	25 ft	Interior Side (N)	10 ft	10 ft	
Max. Proposed Height:	21.0 ft	Interior Side (S)	10 ft	10 ft	
Highest Point/Ridge:	192.2 MSL	Rear (E)*	25 ft	25 ft	
Overlay Zone(s):	SROZ	*contingent upon relinqui	shment of access	to Lirio Street	

PROPOSED PROJECT INFORMATION				
Proposed Floor Area Breakdown:		Required Permits:		
First Floor Living Area	1,674 sf	DRP: grading in excess of 100 cubic yards;		
Second Floor Living Area	1,645 sf	construction that exceeds 60% of the maximum		
Basement-Level Garage	668 sf	allowable floor area; and construction of a second		
Basement Storage/Living Area	1,011 sf	story that exceeds 35% of the first floor.		
Subtotal	4,998 sf	SDP: a new structure that exceeds 16 feet in		
Off-Street Parking Exemption	- 400 sf	height from the existing grade.		
Basement Garage Exemption	- 138 sf	Lirio Street Access Relinquishment		
SROZ Basement Exemption	- 1,011 sf			
Total Proposed Floor Area:	3,449 sf			
Proposed Grading: 360 CY of cut; 260 CY of fill; 30 CY of excavation for footings; 95 CY of removal				
and recompaction; an aggregate grading quantity of 745 CY; and 100 CY of export off site				
Proposed Parking: 2 Basement-Level Garage		Existing Development:		
Proposed Fences and Walls: Yes		Single-family residence with one detached		
Proposed Accessory Structure: No)	garage, and two detached accessory structures		

Staff has prepared draft findings for approval of the DRP in the attached Resolution 2022-115 for Council's consideration based upon the information in this report. The applicable SBMC sections are provided in italicized text and recommended conditions of approval from the Community Development, Engineering, and Fire Departments are incorporated in the Resolution of Approval. The Council may direct Staff to modify the Resolution to reflect the findings and conditions it deems appropriate as a result of the Public Hearing process. If the Council determines the project is to be denied, Staff will prepare a Resolution of Denial for adoption at a subsequent Council meeting.

The following is a discussion of the findings for a DRP as each applies to the proposed project as well as references to recommended conditions of approval contained in Resolution 2022-115.

Development Review Permit Compliance (SBMC Section 17.68.40):

A DRP is required because the proposed development includes grading in excess of 100 cubic yards, construction of a residence in excess of 60 percent of the maximum allowable floor area for the property, and construction of a second story that exceeds 35 percent of the first floor. The Council may approve, or conditionally approve, a DRP only if all of the findings listed below can be made. If the findings cannot be made, the Council shall deny the DRP. Resolution 2022-115 provides the full discussion of the findings.

- 1. The proposed development is consistent with the general plan and all applicable requirements of the zoning ordinance including special regulations, overlay zones, and specific plans.
- 2. The proposed development complies with the development review criteria.
- 3. All required permits and approvals issued by the city, including variances, conditional use permits, comprehensive sign plans, and coastal development

permits have been obtained prior to or concurrently with the development review permit.

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

DRP Finding #1

General Plan Consistency

The proposed Project may be found consistent with the General Plan, which designates the property as Low Density Residential and is intended for single-family residences developed at a maximum density of three dwelling units per acre. The proposed development could be found to be consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

Specific Plans and Special Overlays

The property is also located in the SROZ, which specifies development standards to preserve and enhance the existing community character and aesthetic quality of the City of Solana Beach, by providing regulations to ensure and protect the character, traditional scale, and seaside orientation of established residential neighborhoods. The project, as designed, complies with the SROZ maximum allowable floor area and basement regulations, which are discussed further in this report.

In addition to the basement regulations, the SROZ also restricts the appearance of a three-story façade on a single-family residence. According to the SBMC, when a lower level/basement is completely or partially exposed, the floor area of a third level shall not be directly above the floor area of the basement in order to prevent the appearance of a three-level façade. The SROZ requires that the floor area of the third level be set back at least ten feet from the exposed façade of the basement/lower level. The proposed residence, as designed, complies with this regulation as the second-floor living area would be setback 12 feet from the exposed basement garage door. The second-floor deck would be setback two feet from the exposed basement garage door.

The proposed Project is also located within the Coastal Zone. As a condition of project approval, the Applicants 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 LR Zone is intended for residential development in areas characterized primarily by detached single-family homes on both older and newer subdivided lots. SBMC Section 17.20.030 outlines property development regulations, which are analyzed below.

Minimum Yards/Setbacks:

Minimum yard dimensions (setbacks) for the LR 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 "c", which requires 25-foot front and rear yard setbacks and 10-foot interior side yard setbacks. The project includes allowable encroachments into the rear-yard setback, including a sport court, barbeque counter and seating area, and a pool equipment enclosure.

The Applicants are requesting City Council approval to relinquish access rights to Lirio Street, which would convert the eastern yard adjacent to Lirio Street to a rear yard versus a second front yard on a through lot. If the Council approves the relinquishment, the project would meet all of the required setbacks.

Maximum Floor Area Ratio:

The property is located within the boundaries of the SROZ, which specifies a tiered calculation for maximum allowable floor area. The maximum allowable floor area calculation for this project, pursuant to the provisions of the SROZ, is as follows:

0.50 for first 6,000 ft ²	3,000 ft ²
0.175 for 6,000 to 15,000 ft ²	5,260 ft ²
Maximum Allowable Floor Area:	3,921 ft ²

The Applicants are proposing to demolish all existing structures and construct a replacement 3,319 square-foot, two-story single-family residence built above a 1,011 square-foot basement storage and living area with a 668 square-foot basement-level two-car garage with a 24.3-foot-wide exposure to the driveway on the west side. The project is afforded three exemptions of floor area for meeting specific off-street parking and SROZ basement criteria.

According to SBMC 17.48.040.C, the proposed subterranean level is considered a "Basement Attached to a Garage" in which the basement living area and storage can be exempt from the calculation of floor area as long as the garage is permanently separated from the residential living floor area, except for a standard size door, and there are no exposed sides of the residential living area. A building side is considered exposed when the finished floor of the living area directly above the basement (at any point) is more than three feet above the adjacent natural or finished grade, whichever is lower.

In the proposed design, the only exposure is for the garage door and the garage is completely separated from the proposed storage and living area except for a standard door. Therefore, the proposed basement storage and living area of 1,011 square feet would be exempt from the calculation of floor area.

The SBMC parking regulations require two off-street parking spaces per single-family residence. When required spaces are provided in a garage, 200 square feet of floor area is exempted for each required space. The proposed 668 square-foot garage would provide two unobstructed parking spaces; therefore, 400 square feet of the garage is exempt from the calculation of floor area.

The remaining floor area in the partially subterranean garage and storage area would be subject to the 2 percent formula described in SBMC 17.48.040.C because it has one exposed side. This formula is used to determine what portion of the garage is to be included in the calculation of floor area. After the application of the off-street parking exemption, the remaining basement-level garage square footage is multiplied by the linear exposure and 2 percent. The result is the amount of square footage of the proposed garage to be included in the calculation of floor area. The exemption value is determined by subtracting the result of the 2 percent calculation and the off-street parking exemption from the total square footage of the garage.

The off-street parking and 2 percent basement exemption calculations for this project would be as follows:

 $\begin{array}{l} 668 \ \text{ft}^2 - 400 \ \text{ft}^2 = 268 \ \text{ft}^2 \\ 268 \ \text{ft}^2 \ \text{x} \ 24.3 \ \text{ft} \ \text{x} \ 0.02 = 130 \ \text{ft}^2 \\ 668 \ \text{ft}^2 - 400 \ \text{ft}^2 - 130 \ \text{ft}^2 = 138 \ \text{ft}^2 \end{array}$

The applicable floor area exemptions afforded to the project would include 1,011 square feet for the basement storage and living area, 400 square-feet for the two-car garage, and 138 square feet for the basement-level garage in the SROZ. With the applicable exemptions, the total proposed floor area of the project would be 3,449 square feet, which is 472 square feet below the maximum allowable for the property.

Maximum Building Height:

The maximum building height for the LR Zone is 25 feet. The maximum height of the proposed residence would be 21.0 feet above the proposed grade with the highest portion of the structure to be at 192.2 feet above MSL. The proposed structures would exceed 16 feet in height from the pre-existing grade. Therefore, the project is subject to the requirements of SBMC Chapter 17.63 – View Assessment and the approval of an SDP. Compliance with those provisions is discussed later in this report.

Required Off-Street Parking:

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) Two

unobstructed 9-foot by 19-foot parking spaces are proposed in the basement-level partially subterranean garage.

Fences, Walls and Retaining Walls:

Within the front yard setback, the SBMC Section 17.20.040(O) allows fences and walls, or any combination thereof, to be no higher than 42 inches in height as measured from existing grade, except for an additional 2 feet that is at least 80% open to light. Fences, walls and retaining walls located within the rear and interior side yards are allowed to be up to 6 feet in height with an additional 2 feet that is 50% open to light and air.

The Applicants are proposing to construct new perimeter fences and retaining walls to enclose the property as well as additional retaining walls to create the driveway accessing the basement-level garage, on-grade stairways accessing the property from South Granados Avenue and Lirio Street, and various patio, courtyard, and sport court areas. Currently, the plans show fences and walls that comply with the requirements of SBMC 17.20.040(O) and 17.60.070(C). If the Applicants decide to modify any of the proposed fences and walls or construct additional fences and walls on the project site, a condition of project approval indicates that they would be required to comply with the Municipal Code.

Landscape:

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

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:

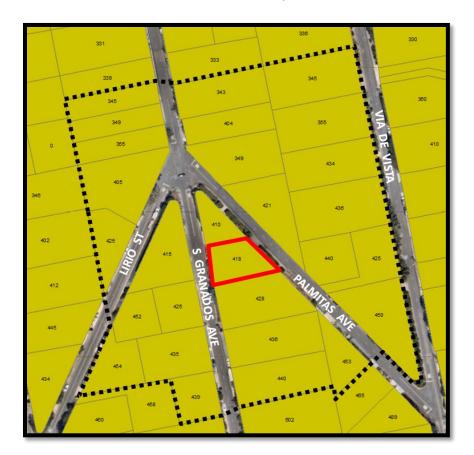
- 1. Relationship with Adjacent Land Uses
- 2. Building and Structure Placement
- 3. Landscaping
- 4. Roads, Pedestrian Walkways, Parking, and Storage Areas
- 5. Grading
- 6. Lighting
- 7. Usable Open Space

Relationship with Adjacent Land Uses:

The property is located within the LR Zone. Surrounding properties are also located within the LR Zone and are developed with a mixture of one- and two-story single-family residences.

Neighborhood Comparison:

Staff compared the proposed project to 26 other properties within the surrounding area. This area includes properties on both sides of South Granados Avenue, Palmitas Street, Lirio Street, and Via de Vista, as shown on the map below.



The properties evaluated in this comparison are also located in the LR Zone. The existing homes range in size from 1,024 square feet to 4,604 square feet, according to the County Assessor records. It should be noted that the County Assessor does not include the garages in the total square footage but does include finished basements. Accordingly, the building area of the proposed project has been calculated for comparison purposes by deleting the area of the proposed garage not including exemptions for the basement. Comparatively, the project would be 2,896 square feet (see below).

Project Gross Building Area:	4,998 ft ²
Delete Attached Garage:	- 668 ft ²
Project Area for Comparison to Assessor's Data:	4,330 ft ²

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

Table	2					
#	Property Address	Lot Size in ft2 (GIS)	Existing ft2 Onsite (Assessor's)	Proposed / Recently Approved ft ²	Max. Allowable ft ²	Zone
1	343 Via de Vista	15,500	2,927		4,625	LMR
2	404 S Granados Ave	13,000	3,129		4,225	LMR
3	349 Via de Vista	15,500	4,604		4,625	LMR
4	421 Via de Vista	14,700	2,117		4,523	LMR
5	410 S Granados Ave	6,863	2,700		3,151	LMR
6	418 S Granados Ave	11,260	1,315	4,330	3,921	LMR
7	428 S Granados Ave	18,493	1,912		4,924	LMR
8	436 S Granados Ave	17,732	2,872		4,848	LMR
9	440 S Granados Ave	17,698	2,492		4,845	LMR
10	345 S Granados Ave	9,860	3,718		3,676	LMR
11	349 S Granados Ave	9,600	3,623		3,630	LMR
12	355 S Granados Ave	10,300	1,024		3,753	LMR
13	405 S Granados Ave	20,300	4,353		5,105	LMR
14	425 Palmitas St	18,900	3,055		4,965	LMR
15	415 S Granados Ave	15,652	3,408		4,640	LMR
16	452 Palmitas St	8,929	2,483		3,513	LMR
17	425 S Granados Ave	10,007	1,064	3,665	3,701	LMR
18	454 Palmitas St	11,934	3,986		4,038	LMR
19	435 S Granados Ave	15,207	3,814		4,611	LMR
20	439 S Granados Ave	9,789	3,170		3,663	LMR
21	345 S Nardo Ave	18,000	2,335		4,875	LMR
22	355 S Nardo Ave	19,000	3,830		4,975	LMR
23	434 Via de Vista	16,650	4,468		4,740	LMR
24	436 Via de Vista	22,651	2,107		5,340	LMR
25	440 Lirio St	10,400	1,423		3,770	LMR
26	425 S Nardo Ave	12,000			4,050	LMR
27	450 Lirio St	35,200	2,635		6,595	LMR

The project, as designed, is consistent with the permitted uses for the LR Zone as described in SBMC Sections 17.20.010 and 17.12.020. The maximum proposed floor area would be 472 square feet below the maximum allowable and the square footage of the project would fall within the range of adjacent residential development.

Building and Structure Placement:

The proposed residence would be located within the buildable area with allowable roof eave encroachments into setbacks. The two-car garage would be located partially below the existing grade and additional storage and living area would be entirely below the existing grade. The living area of the main (first) floor would be located toward the southeast portion of the buildable area with a covered veranda on the west side of the residence, a covered patio and pool deck on the north side of the residence, and an uncovered courtyard on the east side of the residence. The second floor would be located along the southern 10-foot setback line and would be setback over 46 feet from the northern side property line.

Landscape:

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 Applicants will also be required to submit 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.

Roads, Pedestrian Walkways, Parking, and Storage Areas:

The two required off-street parking spaces would be located within the partially subterranean 668 square-foot garage. The garage would be accessed by a driveway from South Granados Avenue along the south side of the property. Pedestrian access to the property would be available through an on-grade stairway from South Granados Avenue as well as two on-grade stairways from Lirio Street.

Grading:

The Applicants are proposing approximately 360 cubic yards of cut and 260 cubic yards of fill to excavate the basement and courtyard and create the surrounding patio, pool deck, and yard areas. The project also includes 35 cubic yards of excavation for footings, 95 cubic yards of removal and recompaction for an aggregate grading quantity of 745 cubic yards, and 100 cubic yards of export off site.

Lighting:

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

Usable Open Space:

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

Structure Development Permit Compliance:

The proposed structure exceeds 16 feet in height above the existing grade, therefore, the project must comply with all of the View Assessment requirements of SBMC Chapter 17.63 and the Applicants were required to complete the SDP process. The original Story Pole Height Certification was certified by a licensed land surveyor on September 29, 2021, showing a maximum building height of 25.0 feet (199.4 feet above MSL) above the proposed grade. SDP notices were mailed to property owners and occupants within 300 feet of the project site establishing a deadline to file for View Assessment by March 31, 2022. The City received two applications for View Assessment from neighbors to the east, including Martin Buser at 440 Lirio Street and Forest Wright and Rob Yacullo at 450 Lirio Street.

The Applicants submitted the current (revised) design after working with the neighbors that resulted in a 7.2-foot reduction in the maximum roof elevation by reducing ceiling heights and lowering the proposed grade and finished floors. The revised design is located entirely within the original three-dimensional story pole envelope that was subject to the 30-day SDP notice in March of 2022. Therefore, reopening the project for a second 30-day SDP notice was not required. The Applicants voluntarily re-story poled the revised design in order to depict the changes to the View Claimants. The revised story poles were certified by a licensed land surveyor on July 1, 2022, showing a maximum building height of 21.0 feet above the proposed grade (192.2 feet above MSL). Both View Claimants withdrew their applications for View Assessment based on the revised design before the project was scheduled for a View Assessment Commission (VAC) meeting. Therefore, if the Council is able to make the required findings to approve the DRP, the SDP would be approved administratively.

A condition of approval has been added to the Draft Resolution of Approval (Attachment 1) to require that the Applicants submit a height certification prepared by a licensed land surveyor prior to the framing inspection certifying that the maximum height of the proposed addition will not exceed 21.0 feet above the proposed grade or 192.2 feet above MSL, which is the maximum proposed structure height reflected on the project plans, should the City Council make the necessary finding to approve the project.

The Draft Resolution of Approval (Attachment 1) includes findings in support of the DRP. The Draft Resolution of Approval includes the applicable SBMC sections in italicized text and the recommended conditions of approval from the Community Development, Engineering, and Fire Departments. An additional condition of approval requires that the Applicants obtain a Coastal Development Permit, Waiver or Exemption from the California Coastal Commission prior to the issuance of Building or Grading Permits. The Council may direct Staff to modify the Resolution to reflect the findings and conditions it deems appropriate as a result of the Public Hearing process. If the Council determines the project is to be denied, Staff will prepare a Resolution of Denial for adoption at a subsequent Council meeting.

Property Frontage and Public Right-of-Way Improvements:

This property is located between South Granados Avenue and Lirio Steet. The existing public right-of-way along South Granados Avenue from the edge of the pavement to the property line is un-improved. There is a an approximately six-foot tall slope along most of the property frontage, which is landscaped with ornamental plants. There is also a concrete stairway supported by keystone modular walls that provides pedestrian access from the street level to the front yard. There is no vehicular access to the property on South Granados Avenue.

The existing public right-of-way along Lirio Street is improved with private pavers and landscaping from the edge of the pavement to the property line. The vehicular access to the property is along the northerly side of the property frontage on Lirio street.

If approved, the vehicular access will be accommodated from South Granados Avenue. The Applicants will be required to relinquish vehicular access rights along Lirio Street and to provide a four-foot-wide additional dedication along the entire property frontage both on South Granados Avenue and Lirio Street. Additionally, the Applicants will be required to construct City standard low profile concrete curb and a minimum of 10-foot wide compacted decomposed granite walking and parking surfaces graded at a maximum of two percent grade along the property frontage on both South Granados Ave and Lirio Street.

Relinguishment of Access Rights to Lirio Street:

The subject property is categorized as a "Through Lot" with frontage on both South Granados Avenue and Lirio Street. SBMC Section 17.20.030(D)(2) specifies that "front yards on both streets shall be observed on all double frontage lots (through lots) except where access rights to one of the frontages has been relinquished in a manner acceptable to the city engineer, or where the rear lot line abuts an alley or private road easement."

Since the project is subject to City Council approval of a DRP, the relinquishment is also under the purview of the City Council. The Municipal Code does not outline specific findings for consideration of relinquishing access rights. However, the City Engineer has recommended that the following findings can be made and would support access relinquishment with the proposed conditions:

- 1. There is no need for access at the relinquished location due to reconfiguration of the new project;
- 2. There is a need to restrict vehicular movement;

- 3. Relinquishing access will not impede emergency access or otherwise cause a health or safety risk; and
- 4. The relinquishment of the access right is necessary to bring the proposed project into a conforming condition.

The City Engineer has also recommended a condition of approval, should the Council find the Applicants' request acceptable. The condition would require the Applicants to record a "Relinquishment of Access Rights" for the entire property frontage along Lirio Street except for two (2) four-foot-wide sections for pedestrian access to the property from Lirio Street.

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 September 1, 2022. As of the publication of this report, no correspondence has been received on the current (revised) design of the project except for the neighbors' request to withdraw their individual applications for View Assessment. The Applicants have provided a justification of their request for City Council approval of the project and a project timeline, which is included in Attachment 3.

CEQA COMPLIANCE STATEMENT:

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

FISCAL IMPACT: N/A

WORK PLAN: N/A

OPTIONS:

- Approve Staff recommendation adopting the attached Resolution 2022-115.
- 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 relinquishment of access rights to Lirio Street.
- Deny the project if all required findings for the DRP, SDP, relinquishment of access rights to Lirio Street cannot be made.

DEPARTMENT RECOMMENDATION:

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

- 1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
- 2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
- 3. If the City Council makes the requisite findings and approves the project, adopt Resolution 2022-115 conditionally approving a DRP and SDP to demolish a singlefamily residence, construct a replacement 3,319 square-foot, two-story singlefamily residence built above a 1,011 square-foot basement storage and living area with a 487 square-foot basement-level two-car garage, and perform associated site improvements at 418 South Granados Avenue, Solana Beach.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.

Gregory Wade, City Manager

Attachments:

- 1. Resolution 2022-115
- 2. Project Plans Dated August 31, 2022
- 3. Applicant's Request for Approval

RESOLUTION 2022-115

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BEACH, CALIFORNIA, SOLANA CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT AND STRUCTURE DEVELOPMENT PERMIT TO DEMOLISH A SINGLE-FAMILY RESIDENCE. CONSTRUCT Α REPLACEMENT TWO-STORY SINGLE-FAMILY **RESIDENCE BUILT ABOVE A BASEMENT AND TWO-CAR** GARAGE. AND PERFORM ASSOCIATED SITE IMPROVEMETS AT 418 SOUTH GRANADOS AVENUE, SOLANA BEACH, APN: 298-094-02

APPLICANTS: JASON AND DANIELLE KRUGER APPLICATION: DRP20-015/SDP20-021

WHEREAS, Jason and Danielle Kruger (hereinafter referred to as "Applicants"), have submitted an application for a Development Review Permit (DRP) and Structure Development Permit (SDP) pursuant to Title 17 (Zoning) of the Solana Beach Municipal Code (SBMC); and

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

WHEREAS, at the Public Hearing on September 14, 2022, 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 relinquishment of access rights from Lirio Street to demolish a single-story single-family residence, construct a replacement 3,319 square-foot, two-story single-family residence built above a 1,011 squarefoot basement storage and living area with a 487 square-foot basement-level twocar garage, and perform associated site improvements at 418 South Granados Avenue is conditionally approved based upon the following Findings and subject to the following Conditions:

III. FINDINGS

- A. In accordance with Section 17.68.040 (Development Review Permit) of the City of Solana Beach Municipal Code, the City Council finds the following:
 - I. The proposed project is consistent with the General Plan and all applicable requirements of SBMC Title 17 (Zoning Ordinance), including special regulations, overlay zones and specific plans.

<u>General Plan Consistency</u>: The proposed project is found to be consistent with the General Plan, which designates the property as Low Density Residential and is intended for single-family residences developed at a maximum density of three dwelling units per acre. The proposed development could be found to be consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

The property is also located in the SROZ, which specifies development standards to preserve and enhance the existing community character and aesthetic quality of the City of Solana Beach, by providing regulations to ensure and protect the character, traditional scale, and seaside orientation of established residential neighborhoods. The project, as designed, complies with the SROZ maximum allowable floor area and basement regulations.

In addition to the basement regulations, the SROZ also restricts the appearance of a three-story façade on a single-family residence. According to the SBMC, when a lower level/basement is completely or partially exposed, the floor area of a third level shall not be directly above the floor area of the basement in order to prevent the appearance of a three-level façade. The SROZ requires that the floor area of the third level be set back at least ten feet from the exposed façade of the basement/lower level. The proposed residence, as designed, complies with this regulation as the second-floor living area would be setback 12 feet from the exposed basement garage door. The second-floor deck would be setback two feet from the exposed basement garage door.

The project is also located within the Coastal Zone. As a condition of project approval, the Applicants 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 LR Zone is intended for residential development in areas characterized primarily by detached single-family homes on both older and newer subdivided lots. SBMC Section 17.20.030 outlines property development regulations, which are analyzed below.

Minimum Yards/Setbacks:

Minimum yard dimensions (setbacks) for the LR 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 "c", which requires 25-foot front and rear yard setbacks and 10-foot interior side yard setbacks. The project includes allowable encroachments into the rear-yard setback, including a sport court, barbeque counter and seating area, and a pool equipment enclosure.

The Applicants are requesting City Council approval to relinquish access rights to Lirio Street, which would convert the eastern yard adjacent to Lirio Street to be considered a rear yard (versus a front yard on a through lot). The project meets all of the required setbacks with the relinquishment of access to Lirio Street.

Maximum Floor Area Ratio:

The property is located within the boundaries of the SROZ, which specifies a tiered calculation for maximum allowable floor area. The maximum allowable floor area calculation for this project, pursuant to the provisions of the SROZ, is as follows:

0.50 for first 6,000 ft ²	3,000 ft ²
0.175 for 6,000 to 15,000 ft ²	5,260 ft ²
Maximum Allowable Floor Area:	3,921 ft ²

The Applicants are proposing to demolish all existing structures and construct a replacement 3,319 square-foot, two-story single-family residence built above a 1,011 square-foot basement storage and living area with a 487 square-foot basement-level two-car garage with a 24.3-foot-wide exposure to the driveway on the west side. The project is afforded three exemptions of floor area for meeting specific off-street parking and SROZ basement criteria.

According to SBMC 17.48.040.C, the proposed subterranean level is considered a "Basement Attached to a Garage" in which the basement living area and storage can be exempt from the calculation of floor area as long as the garage is permanently separated from the residential living floor area, except for a standard size door, and there are no exposed sides of the residential living area. A building side is considered exposed when the finished floor of the living area directly above the basement (at any point) is more than three feet above the adjacent natural or finished grade, whichever is lower. In the proposed design, the only exposure is for the garage door and the garage is completely separated from the proposed storage and living area except for a standard door. Therefore, the proposed basement storage and living area of 1,011 square feet would be exempt from the calculation of floor area.

The SBMC parking regulations require two off-street parking spaces per single-family residence. When required spaces are provided in a garage, 200 square feet of floor area is exempted for each required space. The proposed 668 square-foot garage would provide two unobstructed parking spaces; therefore, 400 square feet of the garage is exempt from the calculation of floor area.

The remaining floor area in the partially subterranean garage and storage area would be subject to the 2 percent formula described in SBMC 17.48.040.C because it has one exposed side. This formula is used to determine what portion of the garage is to be included in the calculation of floor area. After the application of the off-street parking exemption, the remaining basement-level garage square footage is multiplied by the linear exposure and 2 percent. The result is the amount of square footage of the proposed garage to be included in the calculation of floor area. The exemption is value is determined by subtracting the result of the 2 percent calculation and the off-street parking exemption from the total square footage of the garage.

The off-street parking and 2 percent basement exemption calculations for this project would be as follows:

668 ft2 - 400 ft2 = 268 ft2 268 ft2 x 24.3 ft x 0.02 = 130 ft2 668 ft2 - 400 ft2 - 130 ft2 = 138 ft2

The applicable floor area exemptions afforded to the project would include 1,011 square feet for the basement storage and living area, 400 square-feet for the two-car garage, and 138 square feet for the basement-level garage in the SROZ. With the applicable exemptions, the total proposed floor area of the project would be 3,449 square feet, which is 472 square feet below the maximum allowable for the property.

Maximum Building Height:

The maximum building height for the LR Zone is 25 feet. The maximum height of the proposed residence would be 21.0 feet above the proposed grade with the highest portion of the structure to be at 192.2 feet above MSL. The proposed structures would exceed 16 feet in height from the pre-existing grade. Therefore, the project is subject to the requirements of SBMC Chapter 17.63 – View Assessment and the approval of an SDP. Compliance with those provisions is discussed later in this report.

Required Off-Street Parking:

A single-family residence required 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 are proposed in the basement-level partially subterranean garage.

Fences, Walls and Retaining Walls:

Within the front yard setback, the SBMC Section 17.20.040(O) allows fences and walls, or any combination thereof, to be no higher than 42 inches in height as measured from existing grade, except for an additional 2 feet that is at least 80% open to light. Fences, walls and retaining walls located within the rear and interior side yards are allowed to be up to 6 feet in height with an additional 2 feet that is 50% open to light and air.

The Applicants are proposing to construct new perimeter fences and retaining walls to enclose the property as well as additional retaining walls to create the driveway accessing the basement-level garage, ongrade stairways accessing the property from South Granados Avenue and Lirio Street, and various patio, courtyard, and sport court areas. Currently, the plans show fences and walls that comply with the requirements of SBMC 17.20.040(O) and 17.60.070(C). If the Applicants decide to modify any of the proposed fences and walls or construct additional fences and walls on the project site, a condition of project approval indicates that they would be required to comply with the Municipal Code.

Landscape:

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

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

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

The property is located within the LR Zone. Surrounding properties are also located within the LR Zone and are developed with a mixture of one- and two-story single-family residences. The project, as designed, is consistent with the permitted uses for the LR Zone as described in SBMC Sections 17.20.010 and 17.12.020. The maximum proposed floor area would be 472 square feet below the maximum allowable and the square footage of the project would fall within the range of adjacent residential development. The project is found to be to be compatible in terms of scale, apparent bulk, and massing and complementary to existing development in the immediate vicinity. Access rights to the frontage along Lirio will be relinquished, as conditioned, in a manner acceptable to the City Engineer in accordance with SMBC Section 17.20.030(D)(2).

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 with allowable roof eave encroachments into setbacks. The two-car garage would be located partially below the existing grade and additional storage and living area would be entirely below the existing grade. The living area of the main (first) floor would be located toward the southeast portion of the buildable area with a covered veranda on the west side of the residence, a covered patio and pool deck on the north side of the residence, and an uncovered courtyard on the east side of the residence. The second floor would be located along the southern 10-foot setback line and would be setback over 46 feet from the northern side property line. The building and structures are sited and designed to minimize adverse impacts on surrounding properties and designed in a manner which visually and functionally enhance their intended use and complement existing site topography.

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 Applicants 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 two required off-street parking spaces would be located within the partially subterranean 668 square-foot garage. The garage would be accessed by a driveway from South Granados Avenue along the south side of the property. Pedestrian access to the property would be available through an on-grade stairway from South Granados Avenue as well as two on-grade stairways from Lirio Street.

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

The project includes approximately 360 cubic yards of cut and 260 cubic yards of fill to excavate the basement and courtyard and create the surrounding patio, pool deck, and yard areas. The project also includes 35 cubic yards of excavation for footings, 95 cubic yards of removal and recompaction for an aggregate grading quantity of 745 cubic yards, and 100 cubic yards of export off site. The proposed grading will blend with the existing terrain both on and adjacent to the site.

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

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

All required permits, including a Structure Development Permit, are being processed concurrently with the Development Review Permit.

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

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

B. In accordance with Section 17.63.040 (Structure Development Permit) of the Solana Beach Municipal Code, the City Council finds the following:

The proposed structure exceeds 16 feet in height above the existing grade, therefore, the project must comply with all of the View Assessment requirements of SBMC Chapter 17.63 and the Applicants were required to

complete the SDP process. The original Story Pole Height Certification was certified by a licensed land surveyor on September 29, 2021, showing a maximum building height of 25.0 feet (199.4 feet above MSL) above the proposed grade. SDP notices were mailed to property owners and occupants within 300 feet of the project site establishing a deadline to file for View Assessment by March 31, 2022. The City received two applications for View Assessment from neighbors to the east, including Martin Buser at 440 Lirio Street and Forest Wright and Rob Yacullo at 450 Lirio Street.

The Applicants submitted the current (revised) design after working with the neighbors that resulted in a 7.2-foot reduction in the maximum roof elevation by reducing ceiling heights and lowering the proposed grade and finished floors. The revised design is located entirely within the original threedimensional story pole envelope that was subject to the 30-day SDP notice in March of 2022. Therefore, reopening the project for a second 30-day SDP notice was not required. The Applicants voluntarily re-story poled the revised design in order to depict the changes to the View Claimants. The revised story poles were certified by a licensed land surveyor on July 1, 2022, showing a maximum building height of 21.0 feet above the proposed grade (192.2 feet above MSL). Both View Claimants withdrew their applications for View Assessment based on the revised design before the project was scheduled for a View Assessment Commission (VAC) meeting. Therefore, if the Council is able to make the required findings to approve the DRP, the SDP would be approved administratively.

A height certification prepared by a licensed land surveyor is required prior to the framing inspection certifying that the maximum height will not exceed 192.2 feet above MSL (and 21.0 feet above the proposed grade), which is the maximum proposed structure height reflected on the project plans.

C. In accordance with Section 17.20.030(D)(2) (Minimum Yard Dimensions) of the Solana Beach Municipal Code, the City Council finds the following:

A condition of approval requires the Applicants to record a "Relinquishment of Access Rights" for the entire property frontage along Lirio Street except for two (2) four-foot-wide sections for pedestrian access to the property from Lirio Street. Upon recordation of such Relinquishment of Access Rights in a form acceptable to the City Attorney, one of the frontages will have been relinquished in a manner acceptable to the city engineer in accordance with Section 17.20.030(D)(2) of the Solana Beach Municipal Code because:

- I. There is no need for access at the relinquished location due to reconfiguration of the new project;
- II. There is a need to restrict vehicular movement;
- III. Relinquishing access will not impede emergency access or otherwise cause a health or safety risk; and
- IV. The relinquishment of the access right is necessary to bring the proposed project into a conforming condition.

The City Council hereby approves the Applicants' request to relinquish access rights to Lirio Street.

IV. CONDITIONS

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

- A. Community Development Department Conditions:
 - I. The Applicants shall pay required Fire Mitigation, Park Development, Public Use Facilities, and Public Facilities Impact Fees.
 - II. Building Permit plans must be in substantial conformance with the architectural plans presented to the City Council on September 14, 2022, and located in the project file with a submittal date of August 31, 2022.
 - III. Prior to requesting a framing inspection, the Applicants shall submit a height certificate prepared by a licensed land surveyor certifying that the highest point of new construction will not exceed 192.2 feet above MSL (and 21.0 feet above the proposed grade) in conformance with the plans as approved by the City Council on September 14, 2022.
 - IV. Any proposed onsite fences, walls and retaining walls and any proposed railing located on top, or any combination thereof, shall comply with applicable regulations of SBMC Section 17.20.040 and 17.60.070 (Fences and Walls).
 - V. The Applicants shall obtain required California Coastal Commission (CCC) approval of a Coastal Development Permit, Waiver or Exemption as determined necessary by the CCC, prior to the issuance of Building and Grading Permits.
 - VI. The Applicants shall provide a full Landscape Documentation Package in compliance with SBMC Chapter 17.56 and in substantial conformance with the conceptual landscape plan included in the project plans presented to the City Council on September 14, 2022, prior to Building Permit issuance and consistent with the building construction and grading plans. The Applicants 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 Citywide lighting regulations of the Zoning Ordinance (SBMC 17.60.060). All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area.
- IX. Construction vehicles shall be parked on the subject property at all times feasible. If construction activity prohibits parking on the subject property, the Applicants shall ensure construction vehicles are parked in such a way to allow sufficient vehicular access on the street and minimize impact to the surrounding neighbors.
- X. The Applicants shall connect to temporary electrical service as soon as feasible to the satisfaction of the City. The use of gas-powered generator(s) during construction activity is discouraged and shall be limited only to selective use at the discretion of the City.
- B. Fire Department Conditions:
 - I. ACCESS ROAD MINIMUM DIMENSIONS: Fire apparatus access roads shall have an unobstructed improved width of not less than 20 feet; curb line to curb line, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Exception: Single-Family residential driveways; serving no more than two single-family dwellings, shall have minimum of 16 feet, curb line to curb line, of unobstructed improved width. Access roads shall be designed and maintained to support the imposed loads of not less than 75,000 pounds and shall be provided with an approved paved surface to provide all-weather driving capabilities.
 - II. GATES: All gates or other structures or devices, which could obstruct fire access roadways or otherwise hinder emergency operations, are prohibited unless they meet standards approved by the Fire Department. An approved emergency key-operated switch and/or an approved emergency traffic control-activating strobe light sensor shall be installed per Solana Beach Fire Department standards.
 - III. 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.

- IV. ADDRESS NUMBERS: STREET NUMBERS: Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background and shall meet the following minimum standards as to size: 4" high with a ½" inch stroke width for residential buildings, 8" high with a ½" stroke for commercial and multi-family residential buildings, 12" high with a 1" stroke for industrial buildings. Additional numbers shall be required where deemed necessary by the Fire Marshal, such as rear access doors, building corners, and entrances to commercial centers.
- V. AUTOMATIC FIRE SPRINKLER SYSTEM ONE- AND TWO-FAMILY DWELLINGS: Structures shall be protected by an automatic fire sprinkler system designed and installed to the satisfaction of the Fire Department. Plans for the automatic fire sprinkler system shall be approved by the Fire Department prior to installation. Sprinklers will be required due to significant modifications and additions being over 50 percent of existing structure.
- VI. CLASS "A" ROOF: All structures shall be provided with a Class "A" Roof covering to the satisfaction of the Solana Beach Fire Department.
- VII. Basement:
 - a. All basements shall be designed and equipped with emergency exit systems consisting of operable windows, window wells or exit door that's leads directly outside via staircase and exit door or exit door at grade.
 - b. Window wells/Light wells that intrude into side yard or backyard setbacks of five feet or less, shall require a hinged grating covering the window well/lightwell opening. The grating shall be capable of supporting a weight of 250lb person; yet must be able to be opened by someone of minimal strength with no special knowledge, effort or use of key or tool. Any modification of previously approved plans related to this condition shall be subject to re-submittal and review by City staff (Fire, Building, Planning).
- C. Engineering Department Conditions:
 - I. The Applicants are required to obtain an Encroachment Permit in accordance with SBMC Section 11.20 for the below improvements being done in the public right-of-way. The improvements shall be

done to the satisfaction of the City Engineer prior to the occupancy of the proposed project:

- a. Construction of the 9" X 9" X 12" concrete curb along the property frontage of South Granados Avenue & Lirio Street with transitions to the existing improvements on both ends to the satisfaction of the City Engineer.
- b. Installation of a minimum 10-foot-wide Decomposed Granite (DG) area compacted and graded at maximum 2 percent towards the flow line for walking and parking purposes to the satisfaction of the City Engineer.
- c. Construction of the two concrete spillways on South Granados Avenue.
- d. Construction of the SDRSD driveway approach on South Granados Avenue.
- II. The Applicants shall record the Encroachment Maintenance Removal Agreement (EMRA) with the County of San Diego prior to the release of the Grading Bond and Security Deposit. The EMRA shall be recorded against this property for all private improvements in the Public Right-Of-Way including, but not limited to:
 - a. Keystone modular retaining walls.
 - b. Two concrete spillways on South Granados Avenue.
 - c. Installation of any landscaping and irrigation lines.
- III. A four-foot width of property frontage along South Granados Avenue and Lirio Street shall be dedicated to the City of Solana Beach as Public Right-Of-Way. The Applicants shall provide the Plat and Legal Description prepared by a Registered Civil Engineer. The document shall be recorded with the County of San Diego prior to final inspection of the Building Permit.
- IV. The Applicants shall record a Hold Harmless Agreement prior to Final Inspection of the Building Permit. The document will hold the City of Solana Beach harmless for the storm drain and sewer systems on the Applicants' property. The Applicants shall record the Hold Harmless Agreement document prior to final inspection of the Building Permit.
- V. The Applicants shall record a "Relinquishment of Access Rights" for the entire property frontage along Lirio Street in a form acceptable to the City Attorney prior to Final Inspection of the Building Permit. Two sections that are four feet wide may be reserved for pedestrian access only to the satisfaction of the City Engineer & Fire Marshal.

- VI. Submit proof to the Engineering Department that the required California Coastal Commission permits have been obtained prior to issuance of Building and/or Grading Permits.
- VII. 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.
- VIII. Construction fencing shall be located on the subject property unless the Applicants have obtained an Encroachment Permit in accordance with SBMC Chapter 11.20 which allows otherwise.

Grading Conditions

- IX. The Applicants shall obtain a Grading Permit in accordance with Chapter 15.40 of the Solana Beach Municipal Code. Conditions prior to the issuance of a Grading Permit shall include, but not be limited to, the following:
 - a. The Applicants shall obtain a grading plan prepared by a Registered Civil Engineer and approved by the City Engineer. On-site grading design and construction shall be in accordance with Chapter 15.40 of the Solana Beach Municipal Code.
 - b. The Applicants shall obtain a Soils Report prepared by a Registered Soils Engineer and approved by the City Engineer. All necessary measures shall be taken and implemented to assure slope stability, erosion control, and soil integrity. The grading plan shall incorporate all recommendations contained in the soils report.
 - c. The Applicants shall provide a Drainage Report prepared by a Registered Civil Engineer. This report shall address the design for detention basin and corresponding outflow system to ensure the rate of runoff for the proposed development is at or below that of pre-existing condition. All recommendations of this report shall be incorporated into the Preliminary Grading Plan. A detention basin easement(s) shall be recorded for maintenance of the detention basins by the property owner(s) in perpetuity, prior to final inspection of the Building Permit.
 - d. The Applicants shall show all retaining walls and drainage structures. Retaining walls shown on the grading plan shall conform to the San Diego Regional Standards or be designed by a licensed civil engineer. Engineering calculations for all designed walls with a surcharge and nonstandard walls shall be submitted at grading plan check. Retaining walls may not exceed the allowable height within the property line setback as determined by the City of Solana Beach Municipal Code.

Contact the Community Development department for further information.

- e. The Applicants are responsible to protect the adjacent properties during construction. If any grading, construction activity, access or potential construction-related impacts are anticipated beyond the property lines, as determined by the City Engineer, the Applicants shall obtain a letter of permission from the adjoining property owners. All required letters of permission shall be submitted to the City Engineer prior to the issuance of the Grading Permit.
- f. The Applicants shall pay a grading plan check fee in accordance with the current Engineering Fee Schedule at initial grading plan submittal. Inspection fees shall be paid prior to issuance of the Grading Permit.
- g. The Applicants shall obtain and submit grading security in a form prescribed by the City Engineer.
- h. The Applicants shall obtain haul permit for import / export of soil. The Applicants shall transport all excavated material to a legal disposal site.
- i. The Applicants shall submit certification from the Engineer of Record and the Soils Engineer that all public or private drainage facilities and finished grades are functioning and are installed in accordance with the approved plans. This shall be accomplished by the Engineer of Record incorporating as-built conditions on the Mylar grading plans and obtaining signatures of the Engineer of Record and the Soils Engineer certifying the as-built conditions.
- j. An Erosion Prevention and Sediment Control Plan shall be prepared by the Applicants. Best management practices shall be developed and implemented to manage storm water and 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 and grading activities. Sediment controls shall be used as a supplement to erosion prevention for keeping sediment on site.
- k. The Applicants shall show all proposed on-site private drainage facilities intended to discharge water run-off. Elements of this design shall include a hydrologic and hydraulic analysis verifying the adequacy of the facilities and identify any easements or structures required to properly convey the drainage. The construction of drainage structures shall comply with the

standards set forth by the San Diego Regional Standard Drawings.

- I. Post Construction Best Management Practices meeting City and RWQCB Order No. R9-2013-001 requirements shall be implemented in the drainage design.
- m. No increased cross lot drainage shall be allowed.
- n. The Applicants shall obtain the Grading and Building Permits concurrently.
- o. Prior to obtaining a foundation inspection on the Building Permit, the Applicants 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 abovementioned conditions of approval is subject to the imposition of penalties as set forth in SBMC Chapters 1.1.6 and 1.18 in addition to any applicable revocation proceedings.

II. EXPIRATION

The Development Review Permit and Structure Development Permit for the project will expire 24 months from the date of this Resolution, unless the Applicants 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 Applicants shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify the Applicants of any claim, action, or proceeding. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, the Applicants shall pay all of the costs related

thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Applicants regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Applicants shall not be required to pay or perform any settlement unless such settlement is approved by the Applicants.

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

PASSED AND ADOPTED at a special meeting of the City Council of the City of Solana Beach, California, held on the 14th day of September, 2022, by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

KRUGER RESIDENCE

Development Review Permit (DRP) / Structure Development Permit (SDP)

418 SOUTH GRANADOS, SOLANA BEACH, CA., 92075

A13 Diff addition. A R B A13 Red Billy Pink Pink Properties. A14 Diff addition. A R B A13 Red Billy Pink Pink Properties. A14 Diff addition. A R B A13 Red Billy Pink Pink Properties. A14 Diff addition. A R B A13 Diff addition. A R B A14 Diff addition. A R B A13 Diff addition. A R B A14 Diff addition. A R B A15 Diff addition. A R B A15 Diff addition. A R B A14 Diff addition. A R B		SHEET INDEX	SCOPE OF WORK	PRO.
15 The Project Macues The Desculation of the Same Section Source Autor Desculation Autor Desculation Sourule Autor Desculation Source Autor Desculation Source Autor Descu	Sheet Number	Sheet Name		
TS1 Considered D'Approxi TS2 Topagenic Survey Definition of the provide state of the provi			THE PROJECT INCLUDES THE DEMOLITION OF AN EXISTING SINGLE FAMILY DWELLING UNIT	-OWNER:
Ail 0 Bin File: Proposed Bin File: Proposed Strate Auto BEDROOM. Ail 0 Bin Sector: A & B Bin Sector: C			DETATCHED GARAGE, ADU AND STORAGE UNITS ON A PREVIOUSLY DEVELOPED LOT FOR	
A12 Bits Bandar, A & B Stitl ADDR A12 Bits Bandar, A & B Stitl ADDR A13 Bits Bandar, A & B Stitl ADDR A13 Bits Bandar, D & B Stitl ADDR A14 Bits Bandar, D & B Stitl ADDR A13 Bits Bandar, D & B Stitl ADDR A14 Bits Bandar, D & B Stitl ADDR A13 Bits Bandar, D & B Stitl ADDR A14 Bits Bandar, D & B Stitl ADDR A15 Bits Bandar, D & B Stitl ADDR A15 Bits Bandar, D & B St	TS.2	Topographic Survey	THE CONSTRUCTION OF A NEW TWO STORY SINGLE-FAMILY DWELLING UNIT WHICH	
A13 Diff Section A P A13 Red Bing Pine Pine Proceed Poolspan to Be Linker Destrop Pine Pine Pine Pine Pine Pine Pine Pine			INCLUDES A BASEMENT GARAGE, BASEMENT STORAGE AREA AND BEDROOM.	SITE ADOR
4.1.2 Bit Bestor. Dit E 6.2.3 Bestor. Dit E 6.2.3 Bestor. Dit E 6.2.4 Bestor. Dit E 6.2.5 Bestor. Dit E 6.2.6 Bestor. Dit E 6.2.7 Bestor. Proposed 6.2.8 Bestor. Dit E 6.2.9 Bestor. Dit E 6.2.1 Bestor. Proposed 6.2.2 Bestor. Proposed 6.2.3 Bestor. Proposed 6.3.1 Registry Bestore. Proposed 6.3.2 Bestore. Proposed 6.3.3 Bestore. Proposed Proposed 6.3.4 Bestore. Proposed Proposed Proposed 6.3.3 Bestore. Proposed Proposed Proposed Proposed Proposed 6.3.2 Bestore. Proposed			SITE IMPROVEMENTS TO INCLUDE:	
A.20 Besenet Theor Pain - Proposed A.9 A.21 First Pain Pain Program A.9 A.23 First Pain Pain Program A.9 A.23 First Pain Pain Program A.9 A.23 First Pain Pain Program A.9 A.31 Read Start Pain Pain Program A.9 A.31 Read Start Pain Pain Pain Pain Pain Pain A.2 A.2 Extend Environ - Contigo First Pain Pain Pain Pain Pain Pain Pain Pain			COVERED OUTDOOR LIVING AREA W/ FIREPLACE	
A21 Imperior Ren - Proposed A.P.1: A22 Scend Flare Flare - Proposed Imperior Ren - Proposed A.P.1: A23 France Ara Flare Proce Ara Flare </td <td></td> <td></td> <td>OUTDOOR KITCHEN @ COVERED OUTDOOR AREA</td> <td>LEGAL DES</td>			OUTDOOR KITCHEN @ COVERED OUTDOOR AREA	LEGAL DES
A22 Second Rum Pars. Proposed A33 Real Asa Pars. A34 Real Asa Pars. A35 Real Pars Pars. Proposed A36 Real Pars Pars. Proposed A37 Real Pars. Proposed A38 Real Pars. Proposed A37 Real Pars. Proposed A38 Real Pars. Proposed A39 Real Pars. Proposed A41 Extence Envalues A42 Extence Envalues A43 Extence Envalues Conceptual Landonge Environ. Contrago PROJECT TEAD Conceptual Landonge Pars. Proposed Lot Trape Conceptual Landonge Pars. Proposed Proposed Conceptual Landonge Pars. Proposed Proposed Conceptual Landonge Pars. Propo			NEW OUTDOOR PATIOS + POOL DECK NEW TRACH ENCLOSURE	
A23 Files Area Files AP N:: A33 Read VStey File Vince Treposed POULSPA TO BE URDER SEPARATE BUILDING PERMIT (SAME PLANING APPROVAL) AP N:: A33 Read VStey File Vince POULSPA TO BE URDER SEPARATE BUILDING PERMIT (SAME PLANING APPROVAL) AP N:: A34 Extence Enviroin POULSPA TO BE URDER SEPARATE BUILDING PERMIT (SAME PLANING APPROVAL) TYPE OF File A41 Extence Enviroin POULSPA TO BE URDER SEPARATE BUILDING PERMIT (SAME PLANING APPROVAL) TYPE OF File A42 Extence Enviroin POULSPA TO BE URDER SEPARATE BUILDING PERMIT (SAME PLANING APPROVAL) TYPE OF File A43 Extence Enviroin POULSPA TO BE URDER SEPARATE BUILDING PERMIT (SAME PLANING APPROVAL) TYPE OF File A43 Extence Enviroin Poulspa TO BE URDER SEPARATE BUILDING PERMIT (SAME PLANING APPROVAL) TYPE OF File COMERNING CODES FILE POULSPA TO BE URDER SEPARATE BUILDING PERMIT (SAME PLANING APPROVAL) TYPE OF FILE CONTREL FILE <			NEW SITE WALLS, PLANTERS, AND PAVED AREAS	
A3.0 Reaf Sam Pole Time - Proposed AP.N: A3.1 Reaf Sam Pole Time - Proposed COUSPA TO BE UNDER SEPARATE BUILDING PERMIT (SAME PLANNING APPROVAL) AP.N: A3.2 Reaf Pole Time - Proposed COUSPA TO BE UNDER SEPARATE BUILDING PERMIT (SAME PLANNING APPROVAL) AP.N: A3.2 Extense Elivation - Overlays COUSPA TO BE UNDER SEPARATE BUILDING PERMIT (SAME PLANNING APPROVAL) AP.N: A3.2 Extense Elivation - Overlays COUSPA TO BE UNDER SEPARATE BUILDING PERMIT (SAME PLANNING APPROVAL) AP.N: A3.2 Extense Elivation - Overlays Courseptive Landorase Plan / Logend Courseptive Landorase Plan / Logend AP.N: Courseptive Landorase Plan / Logend PROJECT TEAM Courseptive Landorase Plan / Logend Coursept				
A31 Red Bay Phi Lugod A32 Red Bay Phi Lugod A32 Red Bay Phi Lugod A33 Extend Ehviston A43 Extend Ehviston A43 Extend Ehviston A43 Extend Ehviston A43 Extend Ehviston C1 Process Right's to The Lugid Street Public Right-Or-WAY A43 Extend Ehviston C2 Sectors and Otata C3 Perconservation Phin C3 Reduces to the Right Street Public Right Chrome Phin C3 Reduces to the Right Street Phin / Legend C4 Conceptual Ladiager Phin / Legend C3 Reduces to the Right Street Phin / Legend C4 Conceptual Ladiager Phin / Legend C5 Funger Elegend Right Stree Phin / Legend </td <td></td> <td></td> <td></td> <td>APN</td>				APN
A12 Ref Flam. W Orig. Overlay OCCUPANAL A4 Externer Elevanos Preside Elevanos Preside Elevanos A1 Externer Elevanos Preside Elevanos Preside Elevanos A1 Externer Elevanos Preside Elevanos Preside Elevanos Preside Elevanos A1 Externer Elevanos Preside Elevanos Preside Elevanos Preside Elevanos Preside Elevanos Ci Preside Elevanos Preside Elevanos Preside Elevanos Preside Elevanos Preside Elevanos Preside Elevanos Ci Tate Stener Elevanos Preside Elevanos Pres			POOL/SPA TO BE UNDER SEPARATE BUILDING PERMIT (SAME PLANNING APPROVAL)	
A.1 Extense Elevations Integer Stress Statistics (D Hile Links Stress Product Rich P-D-WART PROduct Richt P-D-WART PROduct Rich P-D-WART PROduct Rich P-D-WART				OCCUPANO
A.3.1 Extension Environment PURSUANT TO SMARG § 17.20.030.0.2 A.3.3 Catering Environment PROJECT TEAM C1 Prelimmenty Grading Plan Conversitual Landersper Plan / Legend STRUCTURAL ENGINEER: C2 Sections and Details Struct Conservation Plan Interment Plan / Legend Interment Plan / Legend VICINITY MAP VICINITY MAP The Interment Plan / Legend Struct Conservation Plan / Legend Presson VICINITY MAP Interment Plan / Legend Presson Struct Conservation Plan / Legend Presson VICINITY MAP Interment Plan / Legend Presson Struct Conservation Plan / Legend Presson VICINITY MAP Interment Plan / Legend Presson Struct Conservation Plan / Legend Presson VICINITY MAP Interment Plan / Legend Presson Struct Conservation Plan / Legend Presson VICINITY MAP Interment Plan / Legend Presson Struct Plan / Legend Presson VICINITY MAP Interment Plan / Legend Presson / Plan / Legend Presson / Plan / Legend Presson / Plan / Legend VICINITY MAP Interment Plan / Legend Presson / Plan / Legend Presson / Plan / Legend <t< td=""><td>A-4.0</td><td>Exterior Elevations</td><td></td><td>THE THE OF C</td></t<>	A-4.0	Exterior Elevations		THE THE OF C
A12 Extensi Evaluari. Overlays A13 Extensi Evaluari. Overlays The Conservation Plan The Co	A-4.1	Exterior Elevations	REQUEST TO RELINQUISH ACCESS RIGHTS TO THE LIRIO STREET PUBLIC RIGHT-OF-WAY	IT TYPE OF C
A.4.3 Exterior Breation - Overlayst ZONNO G1 Predimary Gradmany Code plan ZONNO G2 Sections watch Plan Dia Stream View Conservation Plan ZONNO G2 Sections watch Plan Dia Stream View Conservation Plan	A-4.2		PORSUMNT TO SEME \$ 17.20.030 D.2	TYPE OF FI
C2 Bersons and Datals LOT THE Sheet / Near Conservation Plan LOT AREA L2 Conceptual Landscage Plan / Lagend TO STRUCTURAL ENGINEER: TO L2 Conceptual Landscage Plan / Lagend TO Bersons and Datals TO L2 Conceptual Landscage Plan / Lagend To TO Bersons and Datals L2 Conceptual Landscage Plan / Lagend To Bersons and Datals To L3 Tips Sheet / Near Consult_TANT: To To Bersons and Datals Bersons and Datals L3 Tips Sheet / Near Consult_TANT: To To To Bersons and Datals Bersons and	A-4.3	Exterior Elevation - Overlays		ור
Cit Diversities Virtual Lenders Virtual Conservation Plan Lot ArtEA Cit Diversities Virtual Lenderse Plan / Legond Tel Conseptual Landscare Plan / Legond Tel Tel Virtual Biolectic Virtual Lenderse Plan / Legond Tel Tel Virtual Biolectic Virtual Lenderse Plan / Legond Tel Tel Virtual Biolectic Virtual Lenderse Plan / Legond Tel Tel Virtual Biolectic Virtual Lenderse Plan / Legond Tel Tel Virtual Biolectic Virtual Lenderse Plan / Legond Tel Tel Virtual Lenderse Virtual Lenderse Plan / Legond Tel Ferred Biolectic Virtual Lenderse Plan / Legond Tel Virtual Biolectic Virtual Lenderse Plan / Legond Tel Ferred Biolectic Virtual Lenderse Plan / Legond Tel Virtual Virtual Lenderse Virtual Lenderse Plan / Legond Tel Ferred Biolectic Virtual Lenderse Plan / Legond Tel Virtual Virtual Virtual Virtual Lenderse Virtual Lenderse Plan / Legond Tel Ferred Biolectic Virtual Lenderse Plan / Legond Tel Virtual Virtual Virtual Virtual Virtual Virtual Virtual Virtual Lenderse Virtual Vi			PROJECT TEAM	ZONING:
L.1 Inde Sheet, Noted Value Value Value Value Value Anderson Plan Structural, Engineer: Structural, Engineer: BOULET: VOIL Conversional Landware Plan / Legend Structural, Engineer: To Structural, Engineer: BOULET: VICINITY MAP Another Conversional Landware Plan / Legend Another Conversional Landware Plan / Legend Boulet: Bou				
Lez USON 6 DAVELER KRUGER TBD JASON 6 DAVELER KRUGER TBD JASON 6 DAVELER KRUGER TBD JASON 6 DAVELER KRUGER TBD Fill Consultant: TBD JASON 6 DAVELER KRUGER TBD Fill Consultant: TBD Fill Co			OWNED: STRUCTURAL ENGINEER	
418 S GRANDOS SUDAN BEACH, CA, 20075 TBO ENERGY CONSULTANT: TBO PROBLECT SUDAN BEACH, CA, 20075 TBO VICINITY MAP ARCHITECT: JOHAN BEACH, CA, 20075 SUJANA BEACH, CA, 20075 TBD BASEMEN BASEMEN BASEMEN BASEMEN BASEMEN SUJANA BEACH, CA, 20075 FUSUAL SUJANA BEACH, CA, 20075 FUSUAL SUJANA BEACH, CA, 20075 FUSUAL SUJANA BEACH, CA, 20075 FUSUAL SUJANG BEACH, CA, 20075 FUSUAL SUJANG BEACH, CA, 20077 FUSUAL SUJANG S	L-2	Conceptual Landscape Plan / Legend		
T			418 S. GRANADOS	PROJECT P
VICINITY MAP BASEMENT BASEMENT BASEMENT SUDAN GEACHTECT: SUDAN GEACHTECT: SUBAR GENERAL CONTRACTOR BASEMENT BASEME				FIRST FLOO
VICINITY MAP BASEMENT VICINITY MAP GENERAL CONTRACTOR GENERAL CONTRACTOR GENERAL CONTRACTOR CONTROCTOR STEVENERAL CONTRACTOR CO				
VICINITY MAP BASEMENT BASEMENT BASEMENT VICINITY MAP US CEPTONICS CONTROL			E. Kruger@signatureanalyacs.com	
VICINITY MAP Solar BECK, GA 2005 VICINITY MAP General contractor General contractor General contractor Solar Beck, GA 2005 General contractor Basement General contractor Tob S CEDROS #220 General contractor General contractor General contractor Tob S CEDROS #200 General contractor General contractor General contractor Tob S CEDROS #200 General contractor General contractor Basement General contractor Contractor Contractor Contractor General contractor Contractor Contractor Contractor General contractor Contractor Contractor Contractor Contractor Contractor Contractor Contractor Contractor Contractor<			ARCHITECT:	
VICINITY MAP Solution BASEMENT BASEMENT VICINITY MAP Instrumentation GENERAL CONTRACTOR BASEMENT GENERAL CONTRACTOR TB BASEMENT BASEMENT GML INSTRUCT Instrumentation BASEMENT BASEMENT Solution Instrumentation Instrumentation BASEMENT GML INSTRUCT Instrumentation Instrumentation BASEMENT Solution Instrumentation Instrumentation BASEMENT GML INSTRUCT Instrumentation Instrumentation BASEMENT GML INSTRUCT Instrumentation Instrumentation BASEMENT GML INSTRUCT Instrumentation Instrumentation BASEMENT Instrumentation Instrumentatin			JOHN P. JENSEN ARCHITECT	EXTERIOR
VICINITY MAP (#SP 225 PHONE (#SP 22				SUBTOTAL
VICINITY MAP jprsen@johnjensenarchitect GARAGE A VICINITY MAP GENERAL CONTACTOR BASEMENT VICINITY MAP Ind Sign Hidney Market BASEMENT VICINITY MAP Ind Sign Hidney Market BASEMENT VICINITY MAP Ind Contactor BASEMENT VIDSCAFF ARCHITECT Sintaclifectar			SOLANA BEACH, CA. 92075	
VICINITY MAP General contractor General contractor Basement Image: Contractor General contractor Basement Basement Image: Contractor General contractor Basement Basement Image: Contractor General contractor Basement Basement Image: Contractor Fig Contractor Basement Basement Image: Contractor Fig Contractor Basement Basement Image: Contractor Fig Contractor Basement Basement Basement Image: Contractor Fig Contractor Fig Contractor Basement Basement Image: Contractor Fig Contractor Fig Contractor Extension Basement Image: Contractor Fig Contractor Contractor Contractor Contractor Extension Extension Extension Extension Extension Extension Contractor				BASEMENT
VICINITY MAP TBD BASEMENT VICINITY MAP Instrumentary Instrumentary BASEMENT VICINITY MAP Instrumentary PASCOLARRET SUITER & ASSOCIATES PASCOLARRET SUITER & ASSOCIATES VICINITY MAGRATH PE SSIN HIGHWAY 101, SUITE A BASEMENT SSIN HIGHWAY 101, SUITE A PASCOLARRET SUITER & ASSOCIATES PASCOLARRET SUITER & ASSOCIATES VICINITY MAP Instrumentary PASCOLARRET SUITER & ASSOCIATES PASCOLARRET SUITER & ASSOCIATES VICINITY MAP Instrumentary PASCOLARRET SUITER & ASSOCIATES PASCOLARRET SUITER & ASSOCIATES VICINITY MAP Instrumentary PASCOLARRET SUITER & ASSOCIATES PASCOLARRET SUITER & ASSOCIATES VICINITY MAP Instrumentary PASCOLARRET SUITER & ASSOCIATES PASCOLARRET SUITER & ASSOCIATES PASCOLARRET SUITER & ASSOCIATES VICINITY MAP Instrumentary PASCOLARRET SUITER & ASSOCIATES PASCOLARRET SUITER & ASSOCIATES PASCOLARRET SUITER & ASSOCIATES VICINITY MAP Instrumentary PASCOLARRET SUITER & ASSOCIATES PASCOLARRET SUITER & ASSOCIATES PASCOLARRET SUITER & ASSOCIATES VICINITY MAP Instrumentary PROJECT N PASCOLARRET SUITER & ASSOCIATES PASCOLARRET SUITER & ASSOCIATES				GARAGE A
CVICINITY WAY CVIL ENGINEER: PASCO LARRET SUITER & ASSOCIATES BASEMENT PASCO LARRET SUITER & ASSOCIATES RYAN MCGRATH, PE SSIAN ABEACH, CASQU'S PASCO LARRET SUITER A SSOCIATES RYAN MCGRATH, PE SSIAN ABEACH, CASQU'S P(55) 259-212 TOTAL PR SOLANA BEACH, CASQU'S PASCO LARRET SUITER A SSOCIATES RYAN MCGRATH, PE SSIAN ABEACH, CASQU'S P(55) 259-212 TOTAL PR SOLANA BEACH, CASQU'S PASCO LARRET SUITER A SSOCIATES EXTERIOR VAIDSCARE ARCHITECT ANDSCARE ARCHITECT COV				BASEMENT
CML ENGINEER: PASEC LARRET SUITER & ASSOCIATES RYAN MCGRATH, PE SSS N. HIGHWAY 101, SUITE A SOLANA BEACH, CA 32075 P. (553) 259-6212 mcgrath@tasangineering.com LANDSCAPE ARCHITECT ANLES LANDSCAPE ARCHITECT STEVE ANLES USAND RANCHO SANTA FE, CA 52067 P. (559) 756-9393 RANCHO SANTA FE, CA 52067 P. (559) 756-939 RANCHO SANTA FE, CA 52067 P.		Y MAP	TBD	
PASCO LARET SUITE A ASSOCIATES PASCO LARET SUITE A ASSOCIATES RYAN MGGRATH, PE S35 N. HIGHWAY 101, SUITE A SOLANA BEACH, CA \$2075 P. (589) 259-8212 mcgraft@ptiseangmeeting.com LANDSCAPE ARCHITECT: AHLES LANDSCAPE ARCHITECT STEEN N N N N N N N N N N N N N			CIVIL ENGINEER:	
Image: Start Nick Constraints 1-5 Start Nick Constraints			PASCO LARRET SUITER & ASSOCIATES	OFF-STREE
SOLANA BEACH, CA 92075 P. (569) 259-2712 mcgrath@disaengineering.com LANDSCAPE ARCHITECT: ANLES LANDSCAPE ARCHITECT STEVE ANLES LANDSCAPE ARCHITECT STEVE AND LESS CAPE ARCHIT			RYAN MCGRATH, PE	
Image: Second		1-5		TOTAL PRO
Image: Second				11
LANDSCAPE ARCHITECT: ANDSCAPE ARCHITECT: STEVE AHLES ANDSCAPE ARCHITECT STEVE AHLES ANDSCAP	1		rmcgrath@plsaengineering.com	EXTERIOR
AHLES LANDSCAPE ARCHITECT SUB- AHLES LANDSCAPE ARCHITECT STEVE AHLES #2538 RANCHO SANTA FE, CA. 92067 PROJECT N RANCHO				COVE
STEVE AILES #2538 STEVE AILES #2538 Steve@ahlesland.com CONTY OF SAN DIEGO AMENDALIZIS Steve@ahlesland.com CONTY OF SAN DIEGO AMENDALIZIS Steve@ahlesland.com CONTY OF SAN DIEGO AMENDALIZIS CONTY OF SAN DIEGO AMENDALIZIS 2019 CALIFORNIA RESIDENTIAL CODE AND/OR 2019 (CRC) 2019 CALIFORNIA RESIDENTIAL CODE (CRC) 2019 CALIFORNIA RESIDENTI	1			
RANCHO SANTA FE, CA. 92067 DECK ARE TOTAL LO PROJECT N GOVERNING CODES PROJECT N R PROJECT N STE STE N STE N STE N STE N STE N STE N STE STE	1			SOB-
N Solution Solution <td>1</td> <td></td> <td></td> <td>DECK ARE</td>	1			DECK ARE
N Solution Solution <td>E E</td> <td></td> <td>P: (858) 756-8963</td> <td>11</td>	E E		P: (858) 756-8963	11
N Solution Solution <td></td> <td></td> <td>Steve@ahlesland.com</td> <td></td>			Steve@ahlesland.com	
N Solution Solution <td></td> <td></td> <td></td> <td></td>				
N VIDE VIDE <t< td=""><td></td><td></td><td></td><td></td></t<>				
N VIDE VIDE <t< td=""><td></td><td></td><td>GOVERNING CODES</td><td></td></t<>			GOVERNING CODES	
Image: Constraint of the constr			OUTERRANG UDDED	_ ZONI
Image: Constraint of the constr				
S S S SETBACKS. SETBACKS. S S S S SETBACKS. S S S S S S S S S S S S S S S S S S S S S S S S S S S S S S S S S S S S S S S S S S S S S S S S S S S S S S S S S S S S S S S S S S S <td></td> <td></td> <td>THESE PLANS SHALL COMPLY WITH THE FOLLOWING BUILDING CODES AND ASSOCIATED</td> <td></td>			THESE PLANS SHALL COMPLY WITH THE FOLLOWING BUILDING CODES AND ASSOCIATED	
N - 2019 CALFORNIA RESIDENTIAL CODE ANDIOR 2019 (CRC) SETBACKS. PROJECT - 2019 CALFORNIA RESIDENTIAL CODE ANDIOR 2019 (CRC) SETBACKS. PROJECT - 2019 CALFORNIA RESIDENTIAL CODE ANDIOR 2019 (CRC) SETBACKS. PROJECT - 2019 CALFORNIA RESIDENTIAL CODE (CRC) S PROJECT - 2019 CALFORNIA RESIDENTIAL CODE (CRC) S 2019 CALFORNIA RESIDENTIAL CODE (CRC) - 2019 CALFORNIA RESIDENTIAL CODE (CRC) S 2019 CALFORNIA PLUMBING CODE (SCR) - 2019 CALFORNIA RESIDENTIAL CODE (CRC) S 2019 CALFORNIA PLUMBING CODE (SCR) - 2019 CALFORNIA RESIDENTIAL CODE (CRC) S 2019 CALFORNIA FIRE CODE (CRC) - 2019 CALFORNIA RESIDENTIAL CODE S 2019 CALFORNIA RESIDENTIAL CODE (CRC) - 2019 CALFORNIA RESIDENTIAL CODE S 2019 CALFORNIA RESIDENTIAL CODE (CRC) - 2019 CALFORNIA RESIDENTIAL CODE S 2019 CALFORNIA FIRE CODE (CFC) - 2019 CALFORNIA RESIDENTIAL CODE N 2019 CALFORNIA RESIDENTIAL CODE - 2019 CALFORNIA RESIDENTIAL CODE N			COUNTY OF SAN DIEGO AMENDMENTS	GENERAL P
2019 CALIFORNIA FIRE CODE (OFC) 2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS 2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS 2019 CITY OF SOLANA BEACH MUNICIPAL CODE			2019 CALIFORNIA RESIDENTIAL CODE AND/OR 2019 (CRC)	SETRACKS
2019 CALIFORNIA FIRE CODE (OFC) 2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS 2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS 2019 CITY OF SOLANA BEACH MUNICIPAL CODE			2019 CALIFORNIA BUILDING CODE AS APPLICABLE. (CBC)	SEIDAGKS.
2019 CALIFORNIA FIRE CODE (OFC) 2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS 2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS 2019 CITY OF SOLANA BEACH MUNICIPAL CODE			2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC)	FI
2019 CALIFORNIA FIRE CODE (OFC) 2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS 2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS 2019 CITY OF SOLANA BEACH MUNICIPAL CODE		PROJECT	2019 CALIFORNIA ELECTRICAL CODE (CEC)	SI
2019 CALIFORNIA FIRE CODE (OFC) 2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS 2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS 2019 CITY OF SOLANA BEACH MUNICIPAL CODE		SITE N	2019 CALIFORNIA PLUMBING CODE (CPC) 2019 CALIFORNIA MECHANICAL CODE (CMC)	S
2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS 2019 CITY OF SOLANA BEACH MUNICIPAL CODE				
	1		2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS	MAXIMUM E
	1			11
	1			11
	1		I I	

ATTACHMENT 2

		JOHN P. JENSEN A R C H I T SOLANA BEACH, CA. 82075 OFFICE: 651.755.2526 FAX: 583.755.2526 FAX: 583.755.2526 FAX: 583.750.210 HOME OFFICE: 619.337.0030
		C LAND
RESS	FORMATION Jason & Danielle Kruger 418 S. Granados Solana Beach, CA, 92075 418 S. Granados Solana Beach, CA, 92075	sidence
CY. CY. CONSTRUCTION: IRE SPRINKLERS I COR LIVING AREA LOOR LIVING AREA LOOR LIVING AREA T GARAGE AREA T GARAGE AREA	LRC-LOW RESIDENTIAL (3 DU/ACRE) .258 ACRE (11,260.9 sf) 10NS: 1.674 SF 1.674 SF 1.645 SF (correction f Ar.) 668 SF A (EXLEMPT FROM F AR.) 524 SF	Kruger Res 418 S. Granados Solana Beach, CA., 92075 APN: 298-094-02-00 DRP20-015 / SDP
COVERED AREA T GARAGE T EXPOSURE REA THAT COUN T GARAGE EXEMI T LIVING AREA T STORAGE ET PARKING EXE T GARAGE OPOSED FLOOR	4,988 SF 668 SF 24 30 LF TS AS FLOOR AREA (688-400) 24 30 LF PTION 668 SF - 400 SF(PARKOLG) 120 SF - 487 SF - 487 SF - 490 SF MPTION - 138 SF	No. Description Date
ERED VERANDA ERD PATIO / POO -TOTAL A (EXEMPT FROM F.A.R.)	1,396 SF	Project Number 2131 Date 06.15.2022 Drawn By Ben Peterson Checked By John Jensen
PLAN LANDUSE D RONT: IDE YARD (N) IDE YARD (S) REAR YARD: BUILDING HEIGHT	Required Setback Actual Setback 25 - 0" 25 - 0" 10 - 0" 10 - 0" 10 - 0" 25 - 0" 25 - 0" 25 - 0" 10 - 0" 25 - 0" 10 - 0" 25 - 0" 10 - 0" 25 - 0" 10 - 0" 25 - 0" 10 - 0" 25 - 0"	Title Sheet
DWELLING UNIT [DENSITY: 3 Dwelling unit / Acre	Scale 12" = 1'-0"

ENGINEERING CONDITIONS

- The Applicant is required to obtain an Encroachment Permit in accordance with SBMC Section 11.20 for the below frontage improvements being done in the public right-of-way. The frontage improvements shall be done to the satisfaction of the City Engineer prior to the occupancy of the second encipiet.
- proposed project. a Construction of the 9" X 9" X 12" concrete curb along the property frontage of S. Granados Ave & Lirio St with transitions to the existing improvements on both ends to the satisfaction of the
- & Linio St with transitions to the existing improvements on both ends to the satisfaction of the Cry Engineer.
 b. Installation of the 10' wide D.G area compacted and graded at maximum 2% towards the flow line for waking and parking purposes to the satisfaction of the Cry Engineer.
 c. Construction of the 2 concrete spillways on S. Granados Ave.
 d. Construction of the 2 concrete spillways on S. Granados Ave.
 d. Construction of the 2 concrete spillways on S. Granados Ave.
 d. Construction of the SDR5D driveway approach.
 2. The Applicant shall record the Encreachment 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. Veystone modular retaining walls.
 b. Created Super Super

b 2 concrete spillways on S Granados Ave

- 3. The Applicant shall pay a TIF (Traffic Impact Fee) associated with the construction of the Accessory Dwelling Unit prior to Building Permit issuance that is required. The fee due at building permit susuance for the proposed Residential-Accessory Dwelling Unit is subject to the fee rate at the time the project conditions of approval resolution is approved.
- 4. Per current rates, the Applicant shall pay in full the one-time sewer capacity fee of \$4,500.00 per Equivalent Dwalling Unit (EDU) prior to Building Permit Issuance. The EDU assignment is determined by SBMC 14.08,600. The proposed ADU unit vouid increase the property's EDU assignment by 0.8 EDU. The cost the Applicant is responsible for is 33,600.00 concurrently with Building Permit Issuance (0.8 EDU multiple by \$4,500.00).
- 5. A 4-foot width of property frontage along S. Granados Ave & Lirio St shall be dedicated to the City of Solana Beach as Public Right-Of-Way. The Applicant shall provide the Plat and Legal Description prepared by a Registered Civil Engineer. The document shall be recorded with the County of San Diego prior to Final Inspection of the Building Permit.
- 6. The Applicant shall record a Hold Harmless Agreement prior to Final Inspection of the Building Permit. The document will hold the City of Solana Beach harmless for the storm drain and sewer systems on the Applicant's property. The Applicant shall record the Hold Harmless Agreement document prior to Final Inspection of the Building Permit.
- 7. The Applicant shall record a "Relinquishment of Access Rights" for the entire property frontage along Lirio S1. 2 sections that are 4-th wide may be reserved for pedestrian access only to the satisfaction of the City Engineer & Fire Marshall.
- Submit proof to the Engineering Department that the required California Coastal Commission permits have been obtained prior to issuance of building permits and/or grading permits.
- 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.
- 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.

GRADING:

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 Baech 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-visiting condition. All recommendations of this report shall be incorporated into the Preliminary Grading Plan. A detention basin easement(c) shall be tecored for maintenance of the detention basins by the property owner(s) in perpetuity, prior to Final Inspection of the Building Permit.
- d The Applicant shall show all retaining walls and drainage structures. Retaining walls shown on the grading plan shall conform to the San Diego Regional Standards or be designed by a licensed civil engineer. Engineering calculations for all designed walls with a surcharge and nonstandard walls shall be submitted at grading plan check. Retaining walls may not exceed the allowable height within the property line setwack as determined by the City of Solana Beach Municipal Code. Contact the Community Development department for further information.
- e. The Applicant is responsible to protect the adjacent properties during construction. If any grading, construction activity, access or potential construction-related impacts are anticipated beyond the property lines, as determined by the City Engineer, the Applicant shall obtain a letter of permission from the adjoining property owners. All required letters of permission shall be submitted to the City Engineer prior to the issuance of the grading permit.
- f. The Applicant shall pay a grading plan check fee in accordance with the current Engineering Fee Schedule at initial grading plan submittal. Inspection fees shall be paid prior to issuance of the second seco the grading permi
- g. The Applicant shall obtain and submit grading security in a form prescribed by the City Engineer
- h. The Applicant shall obtain haul permit for import / export of soil. The Applicant shall transport all excavated material to a legal disposal site.
- i The Applicant shall submit certification from the Engineer of Record and the Solis 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 Myster grading plans and obtaining signatures of the Engineer of Record and the Solis Engineer certifying the as-built conditions.
- i. An Erosion Prevention and Sediment Control Plan shall be prepared by the Applicant. Best An Erosion Prevention and Sectiment Lourdor Pransition by plepade up of exploration. Each manage storm water discharges from the site at all times during excavation and grading advivites. Erosion prevention shall be emphasized as the most important measure for keetiment on site during excavation and grading advivites. Sediment controls shall be used as a supplement to erosion prevention for keeping advivites.
- k The Applicant shall show all proposed on-site private drainage facilities intended to discharge water run-off. Elements of this design shall include a hydrologic and hydraulic analysis verifying the adequacy of the facilities and identify any easternst 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.
- Post Construction Best Management Practices meeting City and RWQCB Order No. R9-2013-001 requirements shall be implemented in the drainage design.

m. No increased cross lot drainage shall be allowed.

- Prior to obtaining a building permit for the above ground structure, submit a building pad certification statement from a soils engineer and an engineer or land surveyor licensed in Land Surveying per SBMC 15.40.230E.
- o. The Applicant shall obtain the Grading Permit prior or concurrently to Building Permit issuance

STANDARD CONDITIONS:

1. 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 <u>two</u> single-family dwellings, shall have minimum of 16 feet, curb line to curb line, of unobstructed improved width. Access roads shall be designed and manianated 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.

2. GATES: All gates or other structures or devices, which could obstruct fire access roadways or otherwise hinder emergency operations, are prohibited unless they meet standards approved by the Fire Department. An approved emergency key-operated switch and/or an approved emergency traffic control-activating strobe light sensor shall be installed per Solana Beach Fire Department standards.

3.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.

4. 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 planity visible and teglible from the street or readway fortoing 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 'f' inch stroke within for residential buildings, 6' high with a 'f' stroke for commercial and multi-family residential buildings, 12' high with a 1' stoke for industial buildings, and a ditional numbers shall be required where deeme dencessary by the Fire Marshal, such as rear access doors, building corners, and entrances to commercial centers. centers

5 AUTOMATIC FIRE SPRINKLER SYSTEM-ONE AND TWO FAMILY DWELLINGS: Structures shall be protected by an automatic fire sprinkler system designed and installed to the satisfaction of the Fire Department. Plans for the automatic fire sprinkler system shall

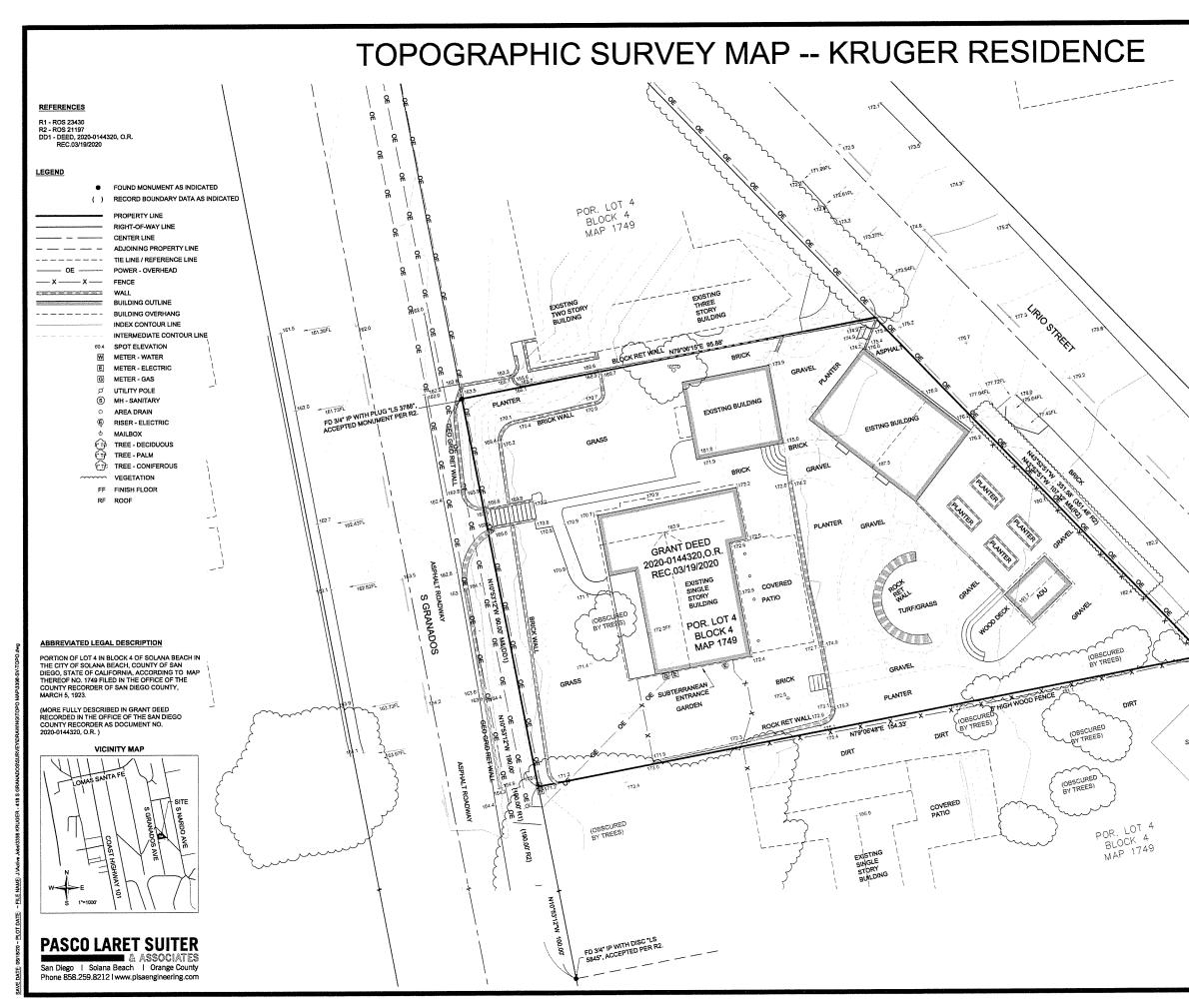
be approved by the Fire Department prior to installation. Per the Solana Beach Municipa Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 15.32.230 Section 903.2.

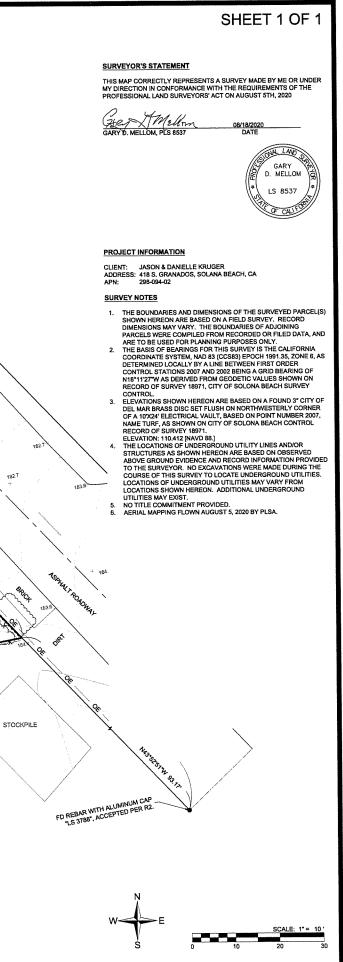
6. CLASS "A" ROOF: All structures shall be provided with a Class "A" Roof <u>covering</u> to the satisfaction of the Solana Beach Fire Department.

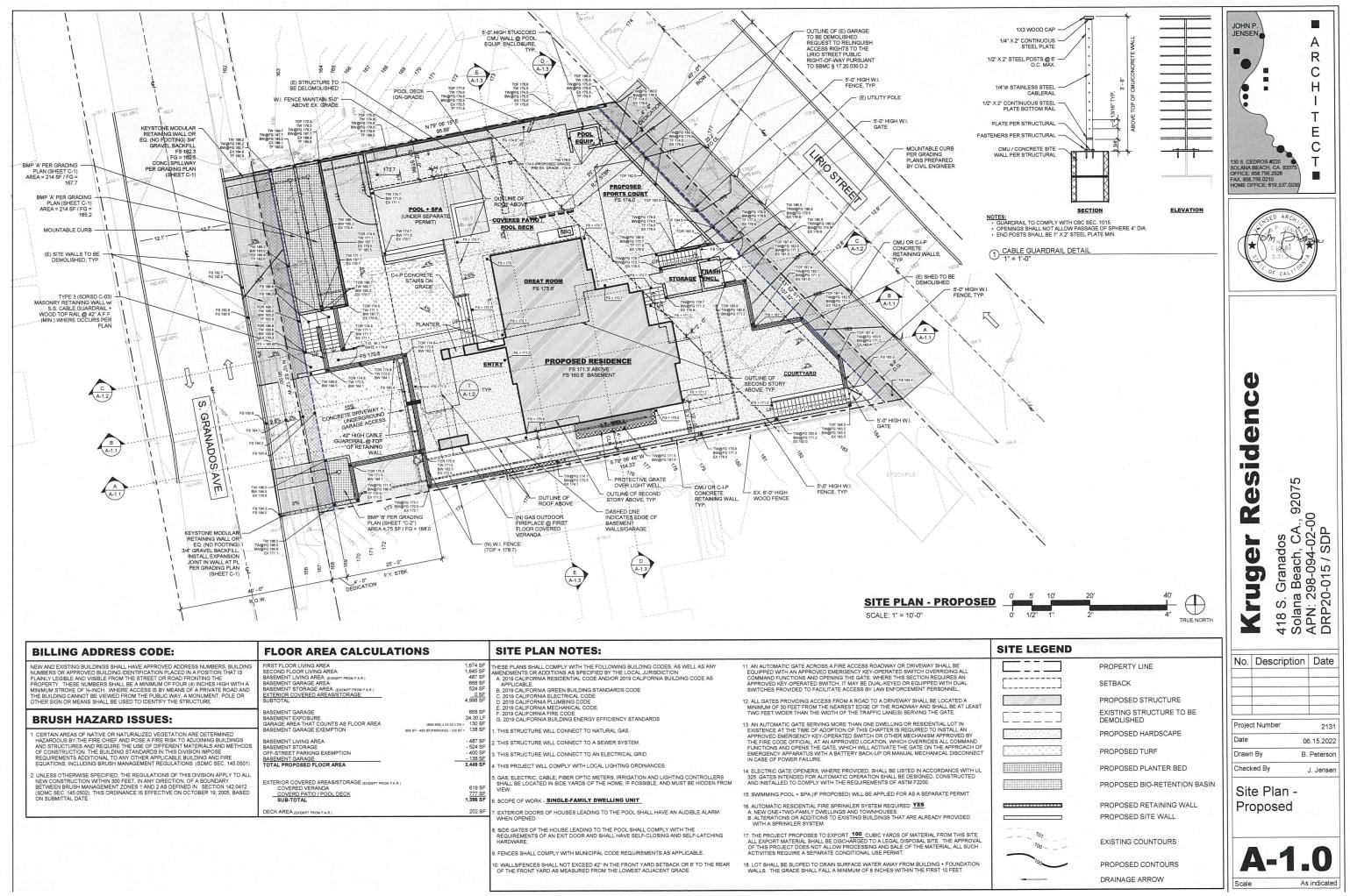
7. Basement:

- All basements shall be designed and equipped with emergency exit systems consisting of
 operable windows, window wells or exit door that's leads directly outside via staircase and exit door or exit door at grade.
- Window wells/Light wells that intrude into side yard or backyard setbacks of five feet or less, shall require a hinged grating covering the window well/ightwell opening. The grating shall be capable of supporting a weight of 250b person; yet must be able to be opened by someone of minimal strength with no special knowledge, effort or use of key or tool. Any modification of previously approved plans related to this condition shall be subject to re-submittal and review by City staff (Fire, Building, Planning)

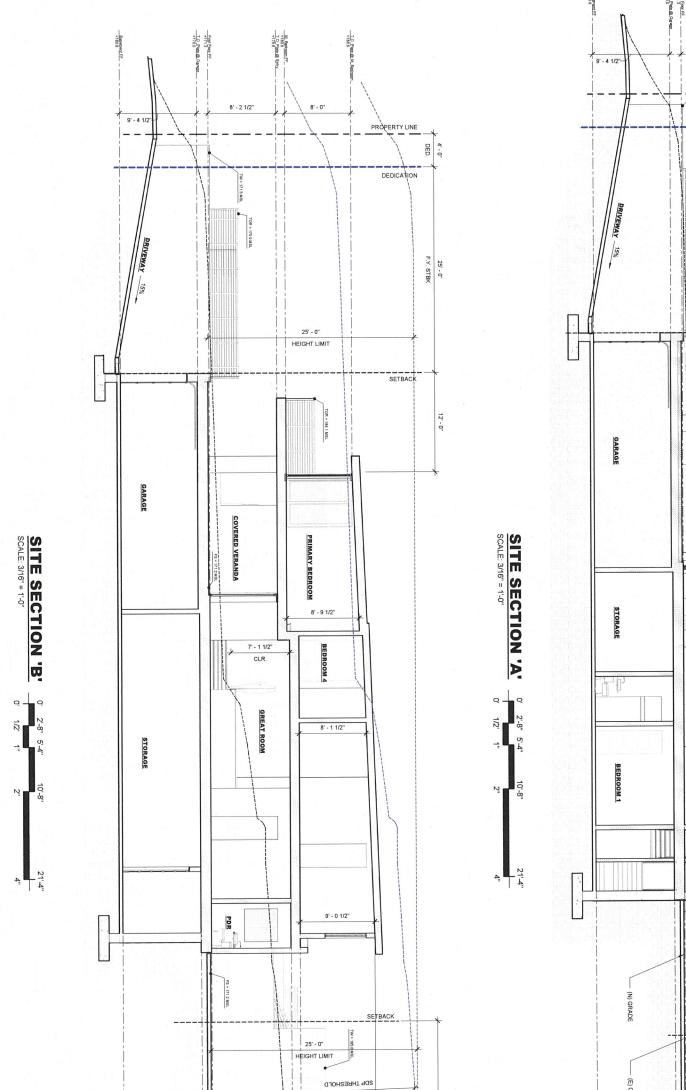




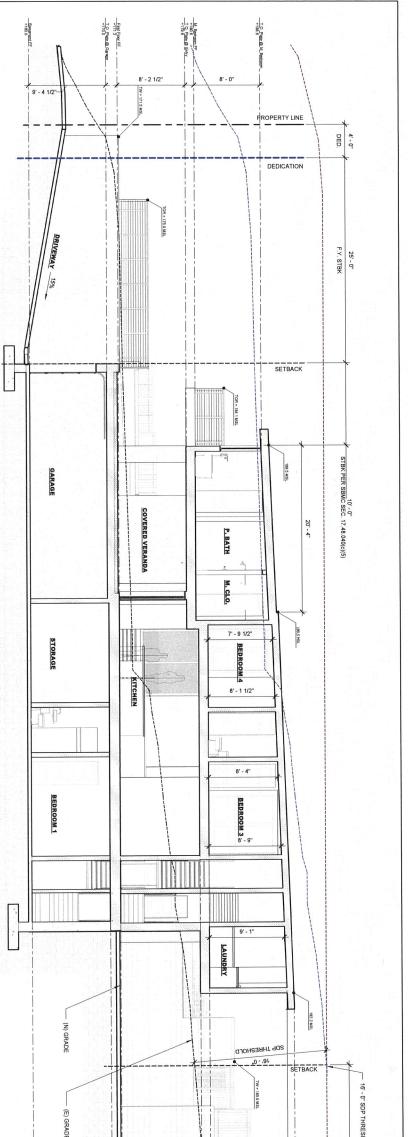


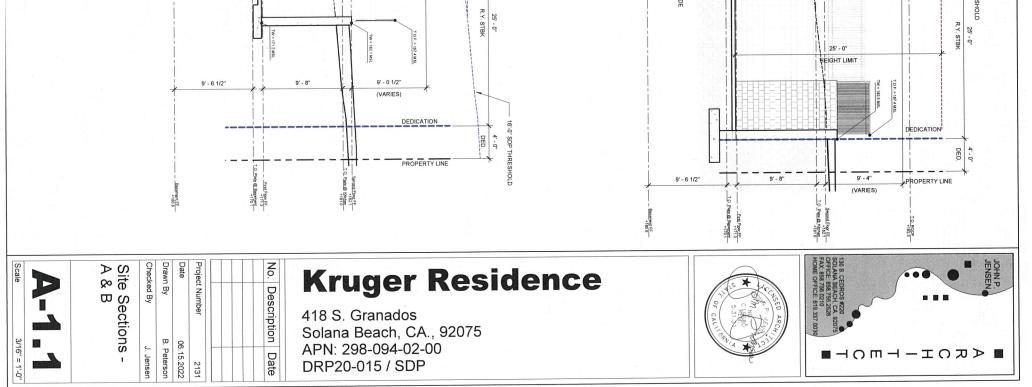


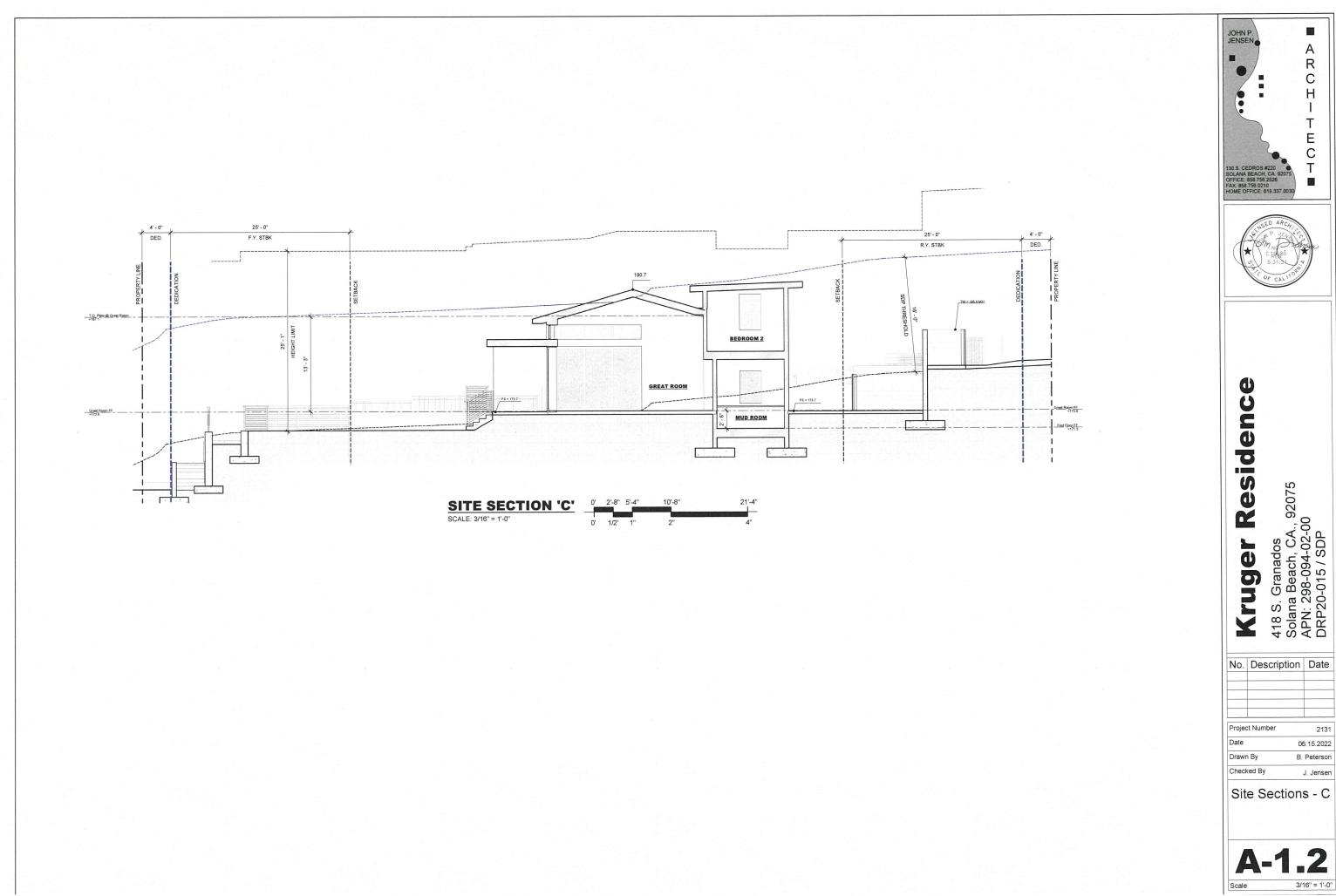
BILLING ADDRESS CODE:	FLOOR AREA CALCULATIONS	SITE PLAN NOTES:		SIT
NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL BE A MINIMUM OF FOUR (4) INCHES HIGH WITH A MINIMUM STROKE OF X-INCH. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS THAL BE USED TO IDENTIFY THE STRUCTURE.	FIRST FLOOR LIVING AREA 1,674 SF SECOND FLOOR LIVING AREA: 1,845 SF BASEMENT UNING AREA: 467 SF BASEMENT GARAGE AREA: 668 SF BASEMENT SORAGE AREA: 668 SF BASEMENT SORAGE AREA: 668 SF SUBTOTAL 469 SF SUBTOTAL 469 SF	THESE PLANS SHALL COMPLY WITH THE FOLLOWING BUILDING CODES, AS WELL AS ANY AMENDMENTS OR ADDITIONS AS SPECIFIED BY THE LOCAL JURISDICTION: A 2019 CALIFORNIA RESIDENTIAL CODE AND/OR 2019 CALIFORNIA BUILDING CODE AS APPLICABLE. B. 2019 CALIFORNIA RELENTICAL CODE C. 2019 CALIFORNIA ELECTRICAL CODE D. 2019 CALIFORNIA FLECTRICAL CODE	11. 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. 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. 12. ALL GATES PROVIDING ACCESS FROM A ROAD TO A DRIVEWAY SHALL BE LOCATED A MINIMUM OF 30 FEET FROM THE NARARSIS EDGE OF THE ROADWAY AND SHALL BE AT LEAST	
BRUSH HAZARD ISSUES:	BASEMENT GARAGE 668 SF BASEMENT EXPOSURE 24/30 LF GARAGE AREA THAT COUNTS AS FLOOR AREA (064-050) x24/30 XF 130 SF	E. 2019 GALIFORNIA MECHANICAL CODE F. 2019 GALIFORNIA FIRE CODE G. 2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS	TWO FEET WIDER THAN THE WIDTH OF THE TRAFFIC LANE(S) SERVING THE GATE.	E
1. CERTAIN AREAS OF NATIVE OR NATURALIZED VEGETATION ARE DETERMINED HAZARDOUS BY THE FIRE CHIEF AND POSE A FIRE RISK TO ADJOINING BUILDINGS AND STRUCTURES AND REQUIRE THE USE OF DIFFERENT MATERIALS AND METHODS OF CONSTRUCTION. THE BUILDING STANDARDS IN THIS DIVISION IMPOSE REQUIREMENTS ADDITIONAL TO ANY OTHER APPLICABLE BUILDING AND FIRE EQUATIONS, INCLUDING BRUSH MANAGEMENT REGULATIONS, (SDMC SEC. 145 0501)	BASEMENT GARAGE EXEMPTION 668 SP - 400 SP(PARKONG) - 100 SP + 138 SF BASEMENT LIVING AREA - 487 SF BASEMENT STORAGE - 524 SF OFF-STREET PARKING EXEMPTION - 400 SF BASEMENT GARAGE - 138 SF TOTAL PROPOSED FLOOR AREA - 344 SF	THIS STRUCTURE WILL CONNECT TO NATURAL GAS. THIS STRUCTURE WILL CONNECT TO A SEWER SYSTEM. THIS STRUCTURE WILL CONNECT TO AN ELECTRICAL GRID. THIS PROJECT WILL COMPLY WITH LOCAL LIGHTING ORDINANCES.	EXISTENCE AT THE TIME OF ADOPTION OF THIS CHAPTER IS REQUIRED TO INSTALL AN APPROVED EMERGENCY KEY-OPERATED SWITCH OR OTHER MECHANISM APPROVED BY THE FIRE CODE OFFICIAL, AT AN APPROVED LOCATION, WHICH OVERRIDES ALL COMMAND FUNCTIONS AND OPENS THE GATE, 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.	
2 UNLESS OTHERWISE SPECIFIED, THE REGULATIONS OF THIS DIVISION APPLY TO ALL NEW CONSTRUCTION WITHIN 300 FEET, IN ANY DIRECTION, OF A BOUNDARY BETWEEN BRUSH MANAGEMENT ZONEST I AND 2 AS DEFINED IN SECTION 142 0412. (SDMC SEC. 145 0502). THIS ORDINANCE IS EFFECTIVE ON OCTOBER 19, 2005, BASED ON SUBMITTAL DATE.	EXTERIOR COVERED AREAS/STORAGE (EXEMPT FROM FAR.) COVERED VERANDA 619 SF <u>COVERED VERANDA</u> 777 SF SUB-TOTAL 1,396 SF DECK AREA (EXEMPT FROM FAR.) 202 SF	S. GAS, ELECTRIC, CABLE, FIBER OPTIC METERS, IRRIGATION AND LIGHTING CONTROLLERS SHALL BE LOCATED IN SIDE YARDS OF THE HOME, IF POSSIBLE, AND MUST BE HIDDEN FROM VIEW. S. SCOPE OF WORK - <u>SINGLE-FAMILY DWELLING UNIT</u> 7 EXTERIOR DOORS OF HOUSES LEADING TO THE POOL SHALL HAVE AN AUDIBLE ALARM	 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. SWIMMING POOL + SPA (IF PROPOSED) WILL BE APPLIED FOR AS A SEPARATE PERMIT. AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM REQUIRED YES A NEW ONE+TWOCFAMILY DWELLINGS AND TOWNHOUSES. 	
		 TEXTERIOR DOORS OF HOUSES LEADING TO THE POOL SHALL HAVE AN AUDIBLE ALARM WHEN OPENED. SIDE GATES OF THE HOUSE LEADING TO THE POOL SHALL COMPLY WITH THE REQUIREMENTS OF AN EXIT DOOR AND SHALL HAVE SELF-CLOSING AND SELF-LATCHING HARDWARE. FENCES SHALL COMPLY WITH MUNICIPAL CODE REQUIREMENTS AS APPLICABLE. WALLSFENCES SHALL NOT EXCEED 42' IN THE FRONT YARD SETBACK OR 6' TO THE REAR 	A NEW ONE-1 WUC-PAMILY DWELLINGS AND TOWNHOUSES. B. ALTERATIONS OR ADDITIONS TO EXISTING BUILDINGS THAT ARE ALREADY PROVIDED WITH A SPRINKLER SYSTEM. THE PROJECT PROPOSES TO EXPORT 100 . CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL, ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT. IL OT SHALL BE SLOPED TO DRAIN SURFACE WATER AWAY FROM BUILDING + FOUNDATION	

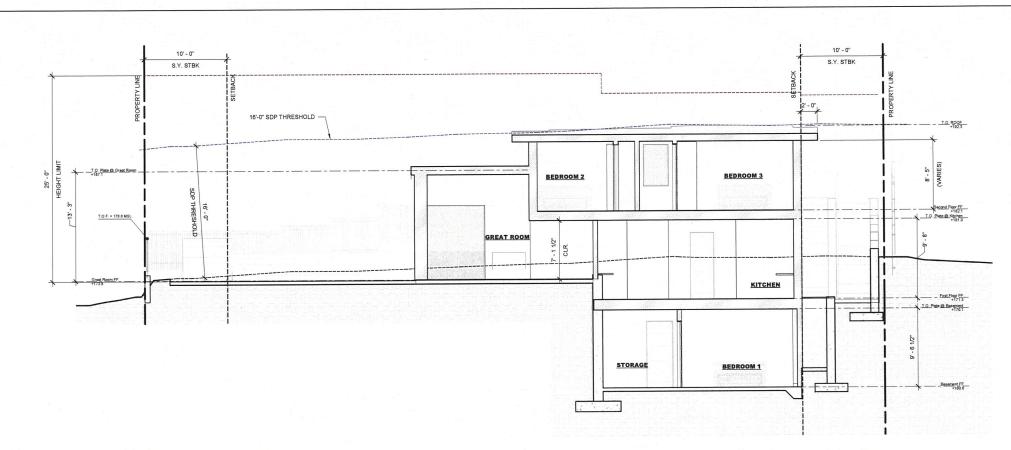


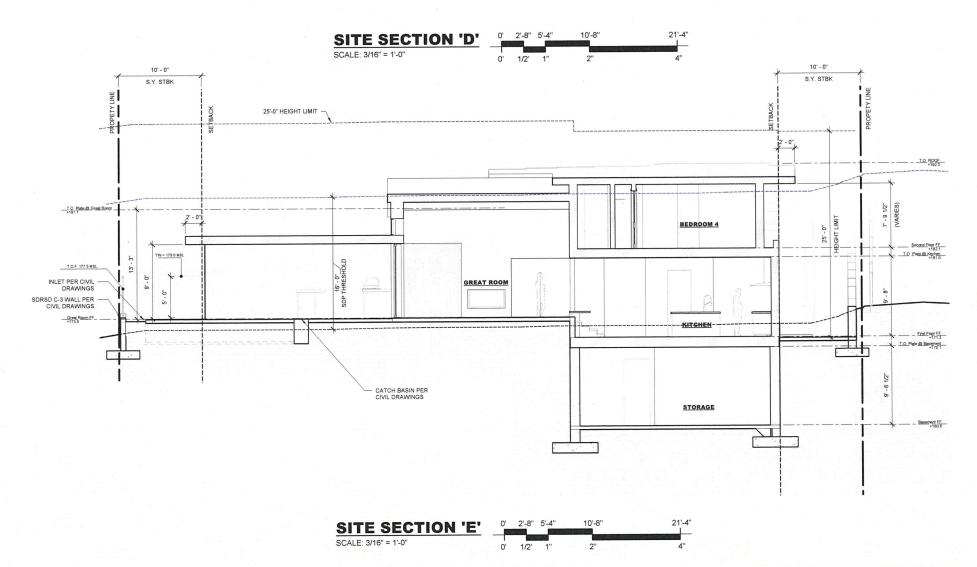
.0 - .91



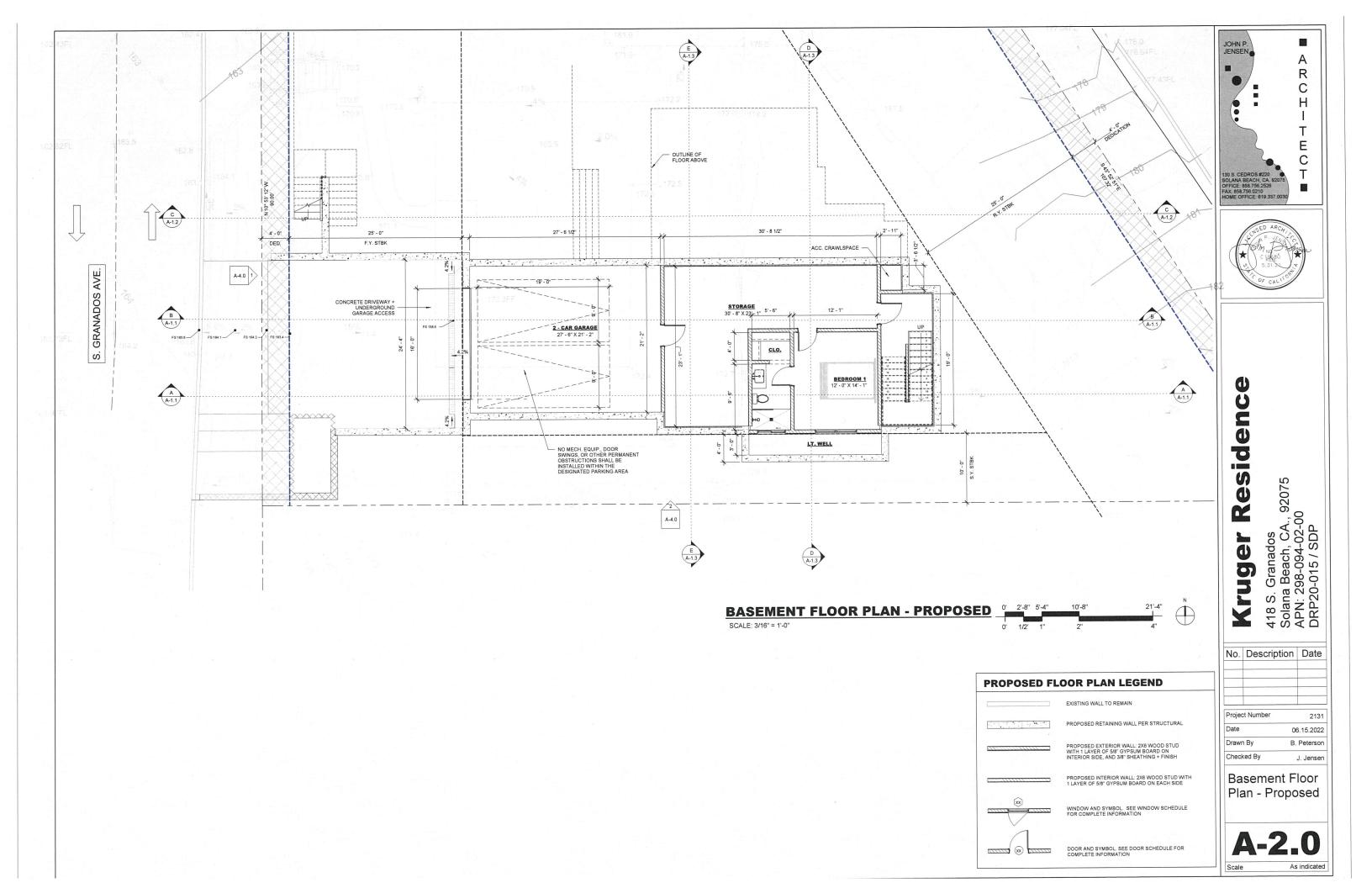


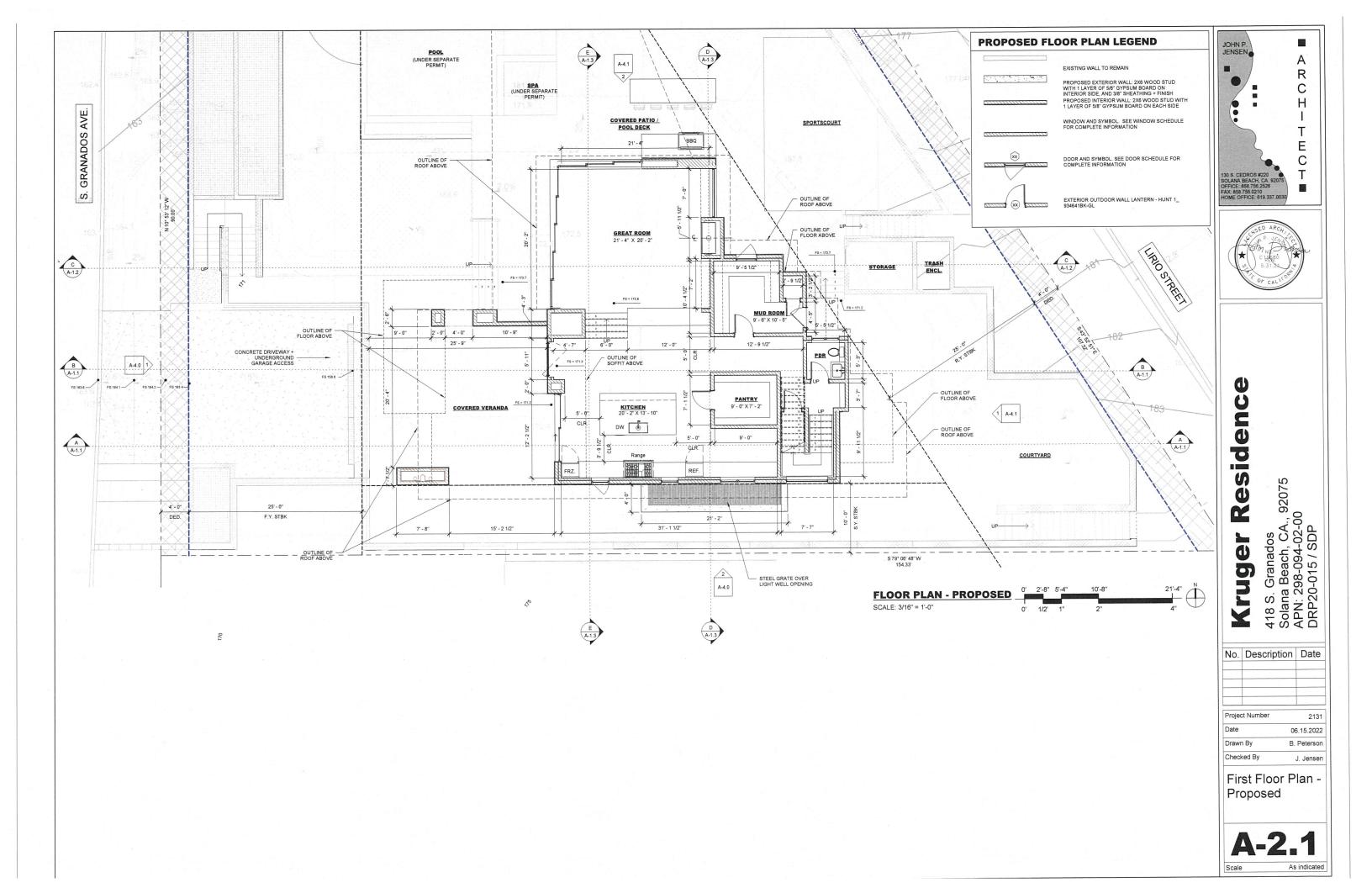


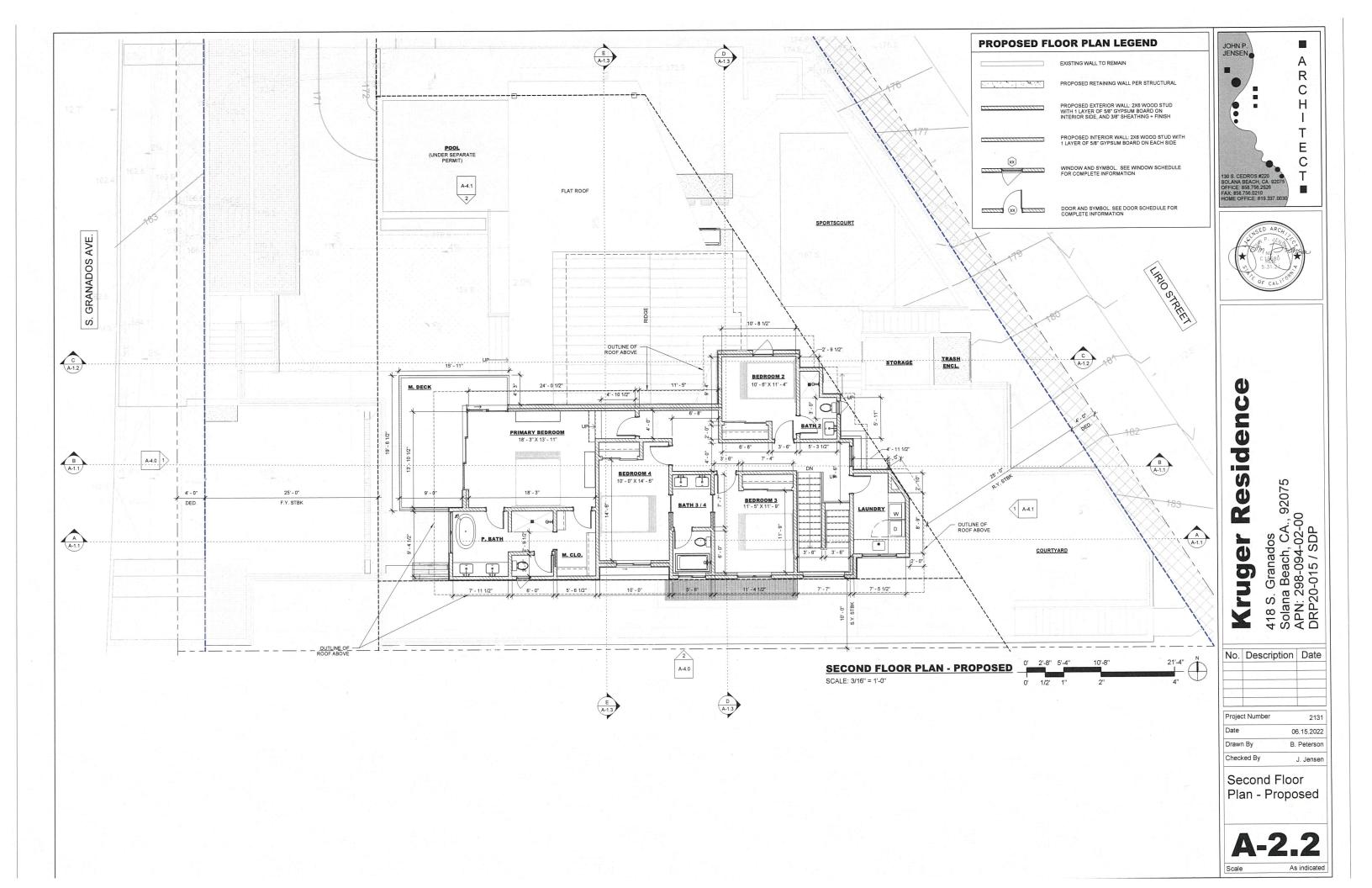




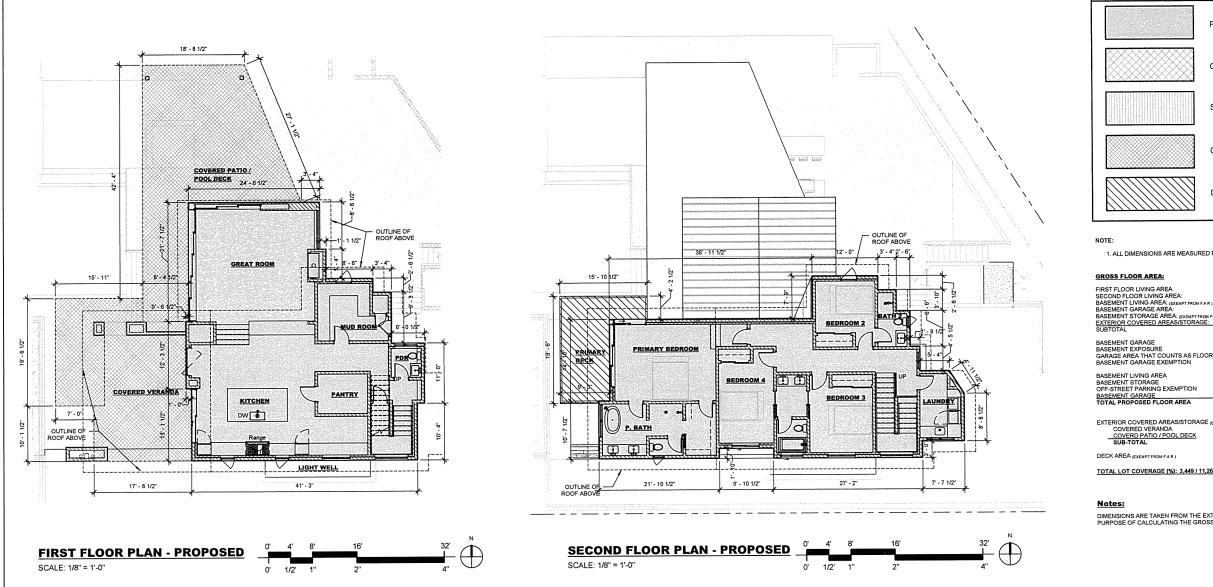


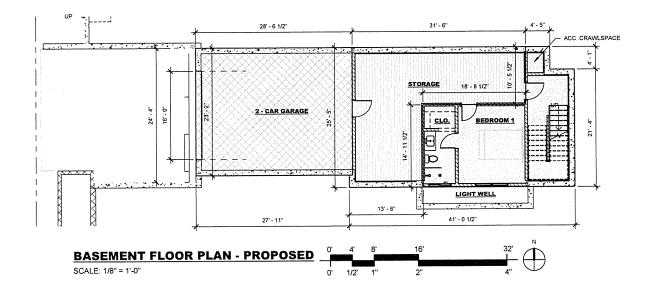












R AREA PL	R AREA PLAN LEGEND					
	PROPOSED FLOOR AREA: 3,806.0 SF					
	GRAGE AREA: 668.0 SF					
	STORAGE AREA: 524.0 SF					
	OUTDOOR COVERED AREA: 1,390.0 SF					
	DECK AREA: 202.0 SF					

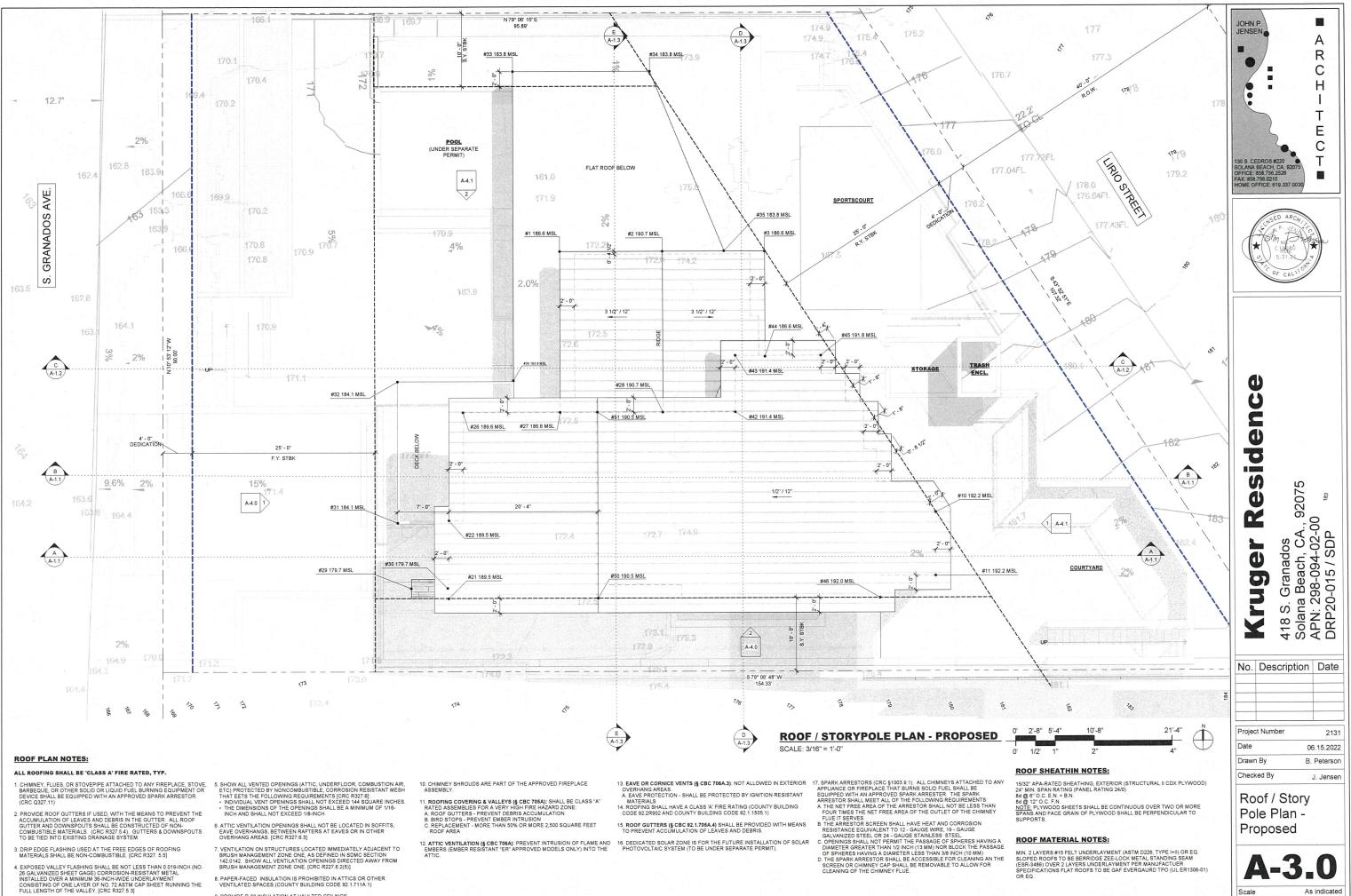
1. ALL DIMENSIONS ARE MEASURED FROM THE EXTERIOR WALL SURFACES

DR AREA:	
LIVING AREA DR LIVING AREA: (ING AREA: (DEUPT FROM FAR) ARAGE AREA: (DRAGE AREA: (DEUPT FROM FAR) VERED AREAS/STORAGE:	1,674 SF 1,645 SF 487 SF 668 SF 524 SF <u>0 SF</u> 4,998 SF
ARAGE (POSURE A THAT COUNTS AS FLOOR AREA ARAGE EXEMPTION	668 SF 24.30 LF (655-400) x 24 30 x 2% = 130 SF 558 SF - 430 SF(PARKING) - 130 SF = 138 SF
VING AREA TORAGE PARKING EXEMPTION ARAGE DSED FLOOR AREA	- 487 SF - 524 SF - 400 SF - 138 <u>SF</u> - 138 <u>SF</u> - 3,449 SF
NVERED AREAS/STORAGE (EXEMPT FROM F.A.R.) ED VERANDA <u>D PATIO / POOL DECK</u> TAL	619 SF <u>777 SF</u> 1 ,396 SF
XEMPT FROM F A R)	202 SF
OVERAGE (%): 3 449 / 11 260 9 = 30 6%	

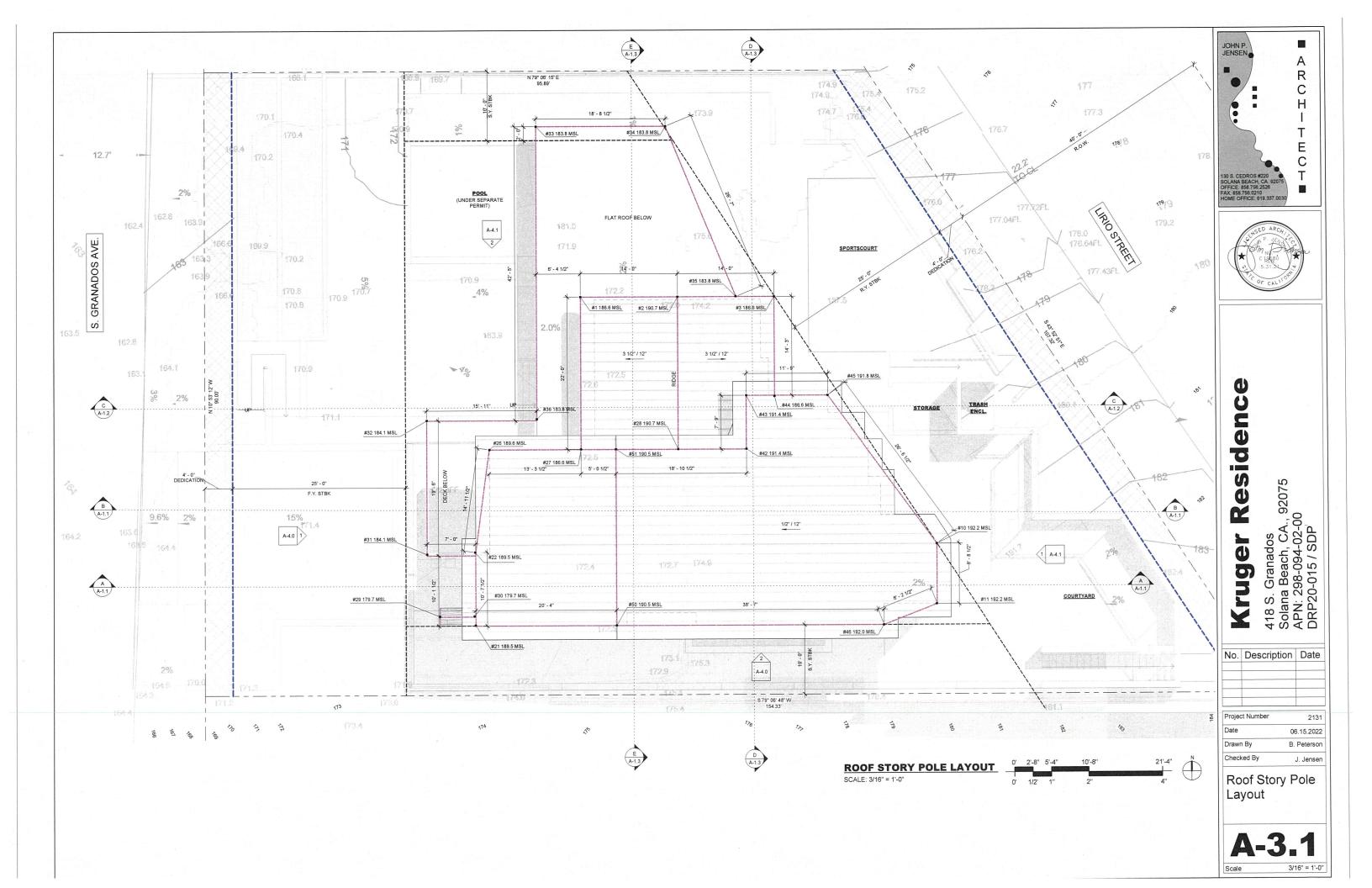
DIMENSIONS ARE TAKEN FROM THE EXTERIOR SURFACE OF THE STRUCTURE FOR THE PURPOSE OF CALCULATING THE GROSS FLOOR AREA

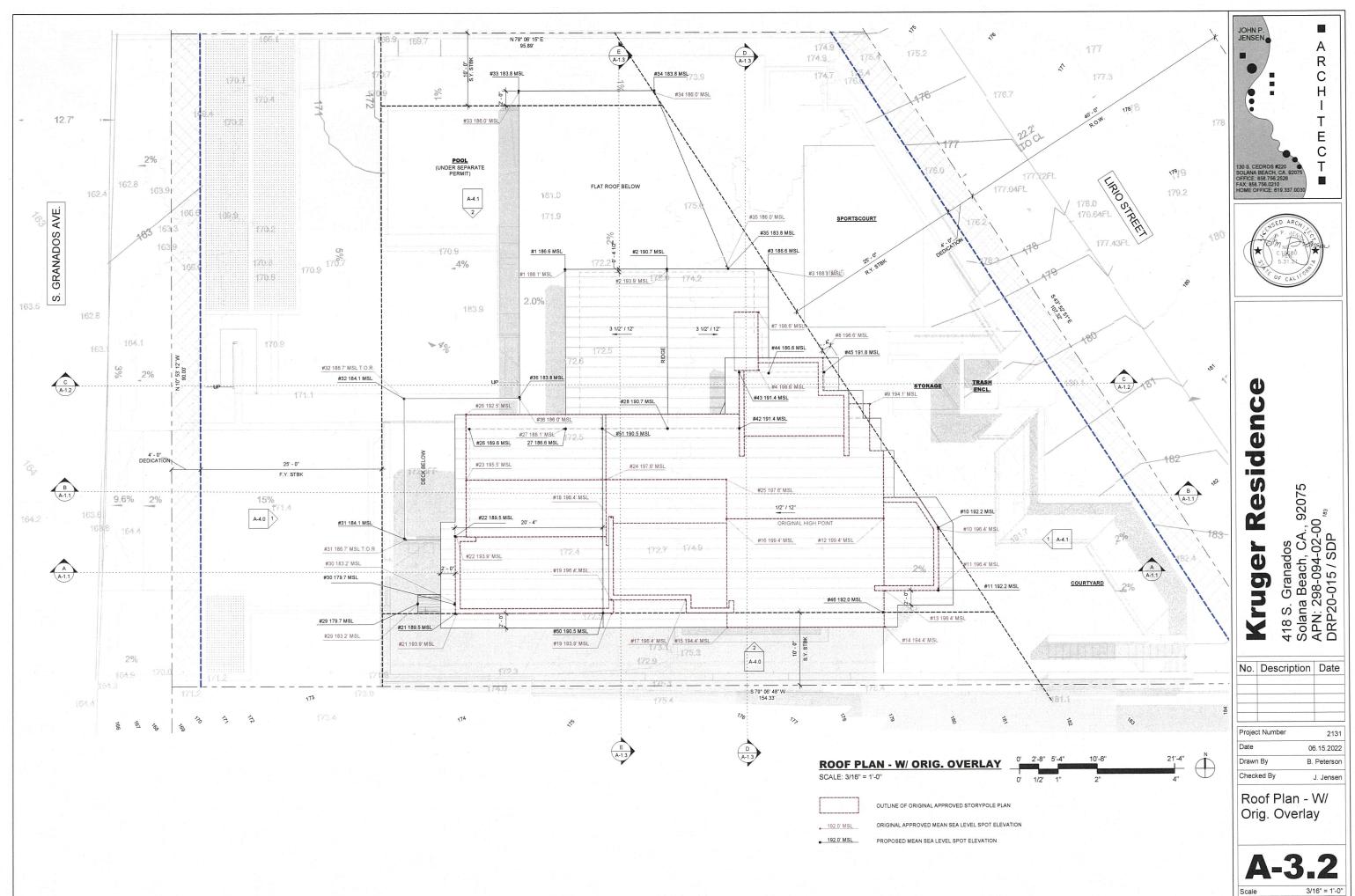
JOHN P. JENSEN	F220 CA 52075 0 19.337.0030	■ ARCHITECT	
*	ED ARCHI		
Kruger Residence	418 S. Granados Solana Beach. CA 92075	0-86 0-86	DKP20-015 / SDP
No. Des Project Num Date Drawn By Checked By	,	06.15.1 B. Pete J. Je	nsen
A	-2		3

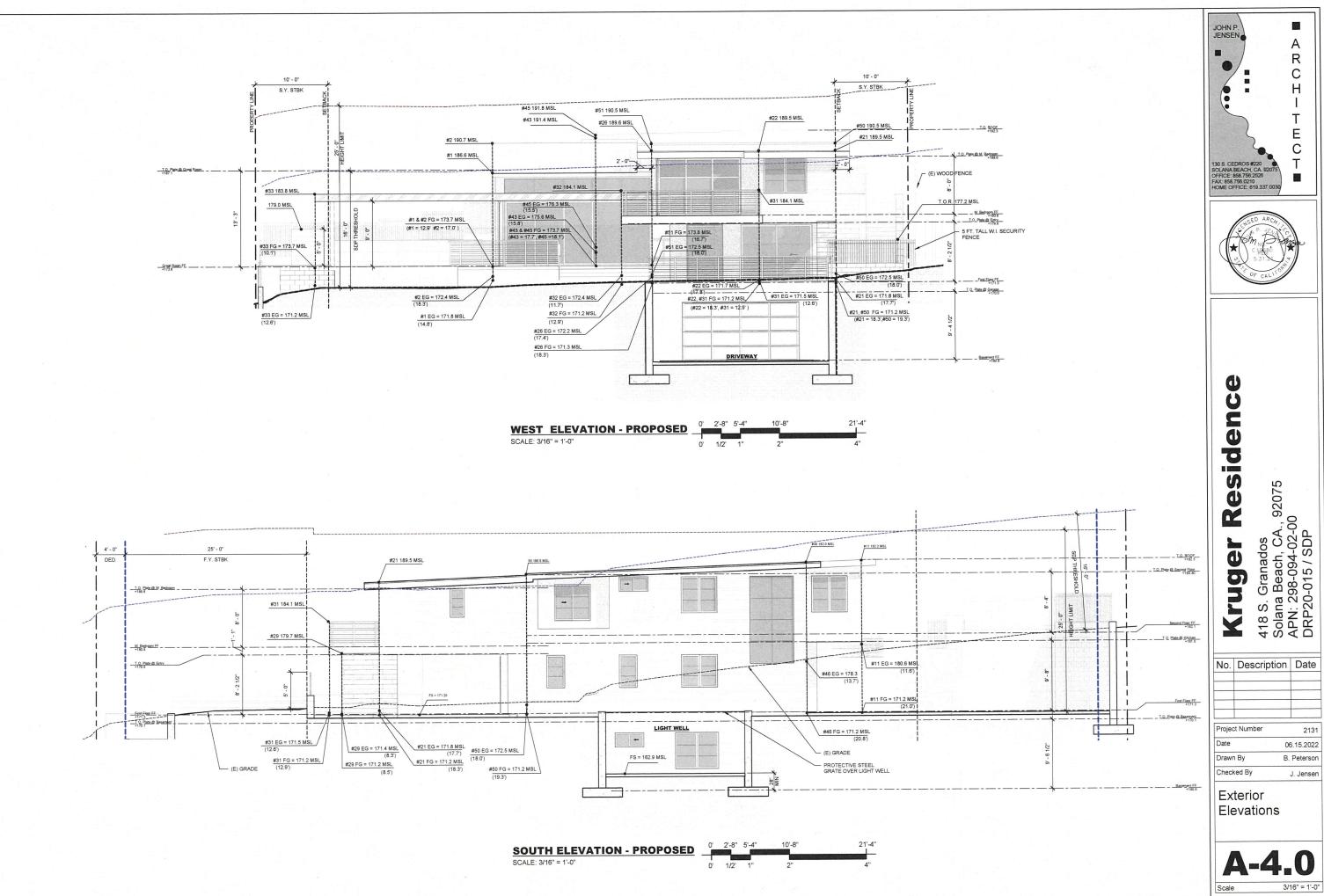
Scale



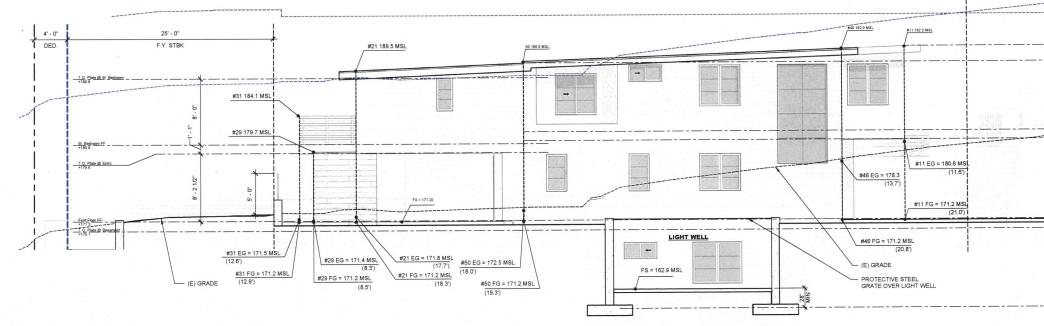
- 9. PROVIDE R-30 INSULATION AT VAULTED CEILINGS.

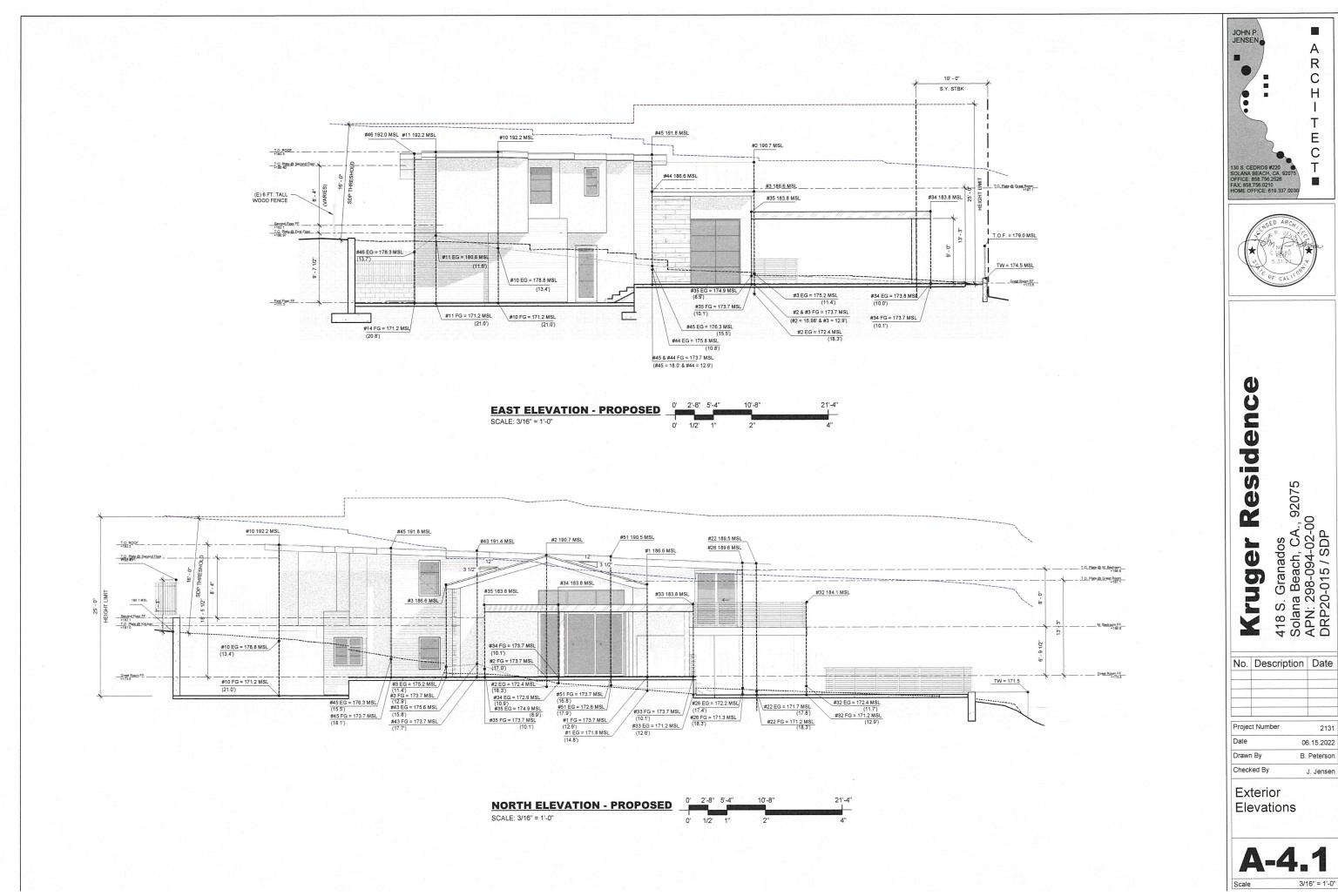


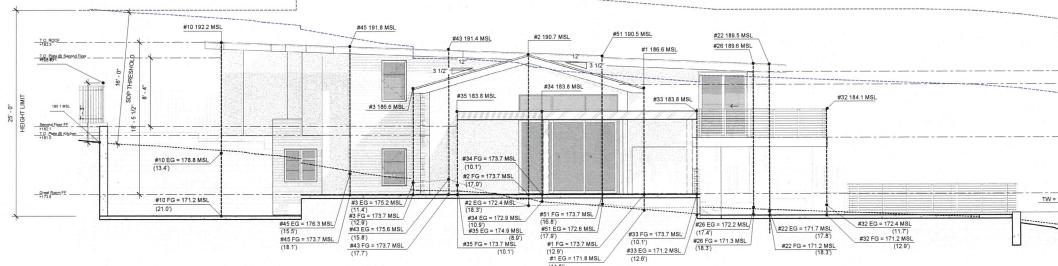




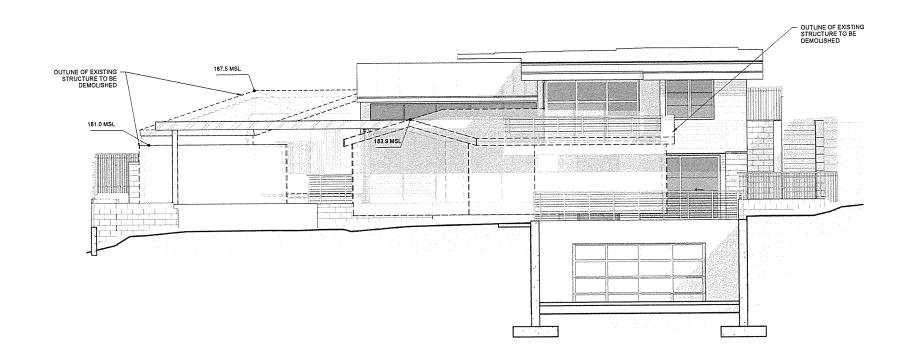


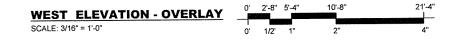


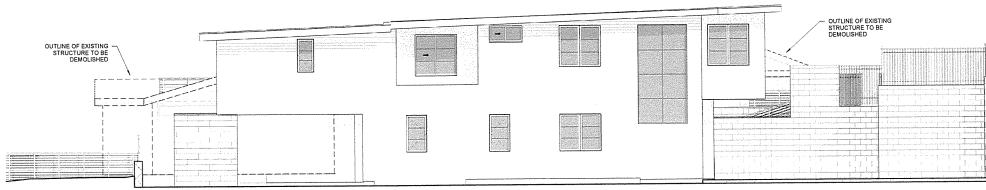






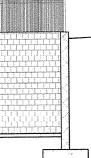


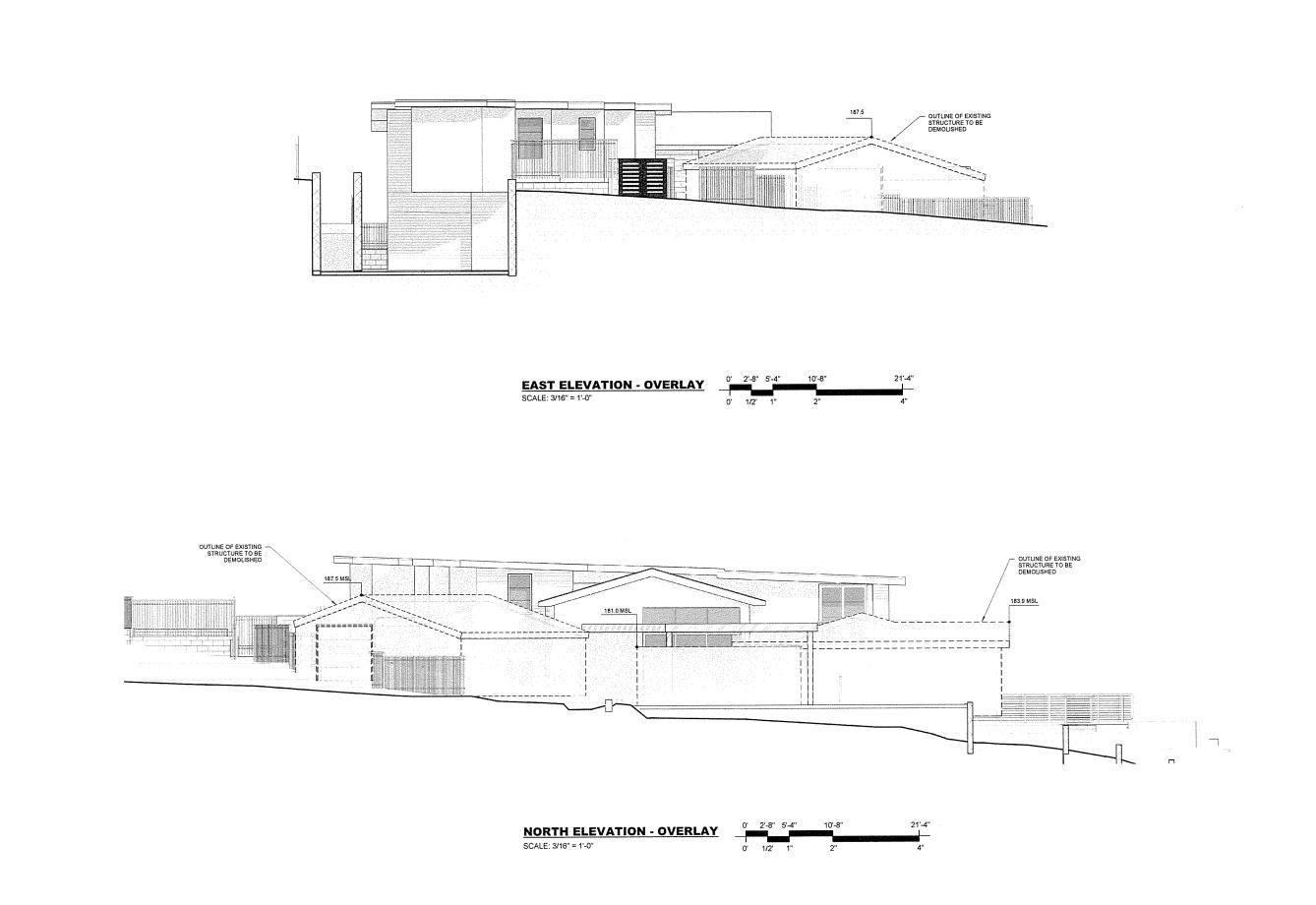




SOUTH ELEVATION - OVERLAY	0'	2'-8"	5'-4"	10'-8"	21'-4"
SCALE: 3/16" = 1'-0"	0'	1/2'	1"	2"	4"







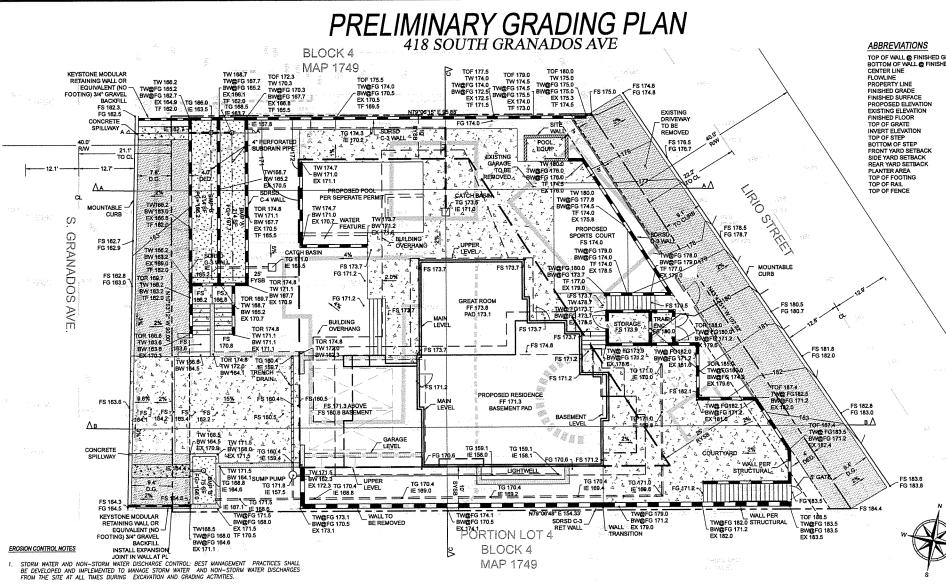


GENERAL NOTES

- APPROVAL OF THIS GRADING PLAN DOES NOT CONSTITUTE APPROVAL OF VERTICAL OR HORIZONTAL AUGNMENT OF ANY PRIVATE ROAD SHOWN HEREIN FOR PUBLIC ROAD PURPOSES. FINAL APPROVAL OF THESE GRADING PLANS IS SUBJECT TO FINAL APPROVAL OF THE ASSOCIATED UMPROVENET PLANS WHERE APPLICABLE FINAL CUPB GRADE ELEVATIONS MAY REQUIRE CHANGES IN THESE PLANS
- PLANS. IMPORT MATERIALS SHALL BE LEGALLY OBTAINED. A SEPARATE PERMIT FROM THE CITY ENGINEER MULL BE RECUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY.
- RIGHT-OF-WAY. ALL SLOPES OVER THREE (3) FEET IN HEIGHT SHALL BE LANDSCAPED AND IRRIGATED. THE CONTRACTOR SHALL VITUTES BEFORE COMMENCING WORK. NOTICE OF PROPOSED WORK SHALL BE GIVEN TO THE FOLLOWING AGENCIES:

UNDERGROUND S.A. (800)-227-2600

- A SOILS REPORT SHALL BE PROVIDED AS REQUIRED BY THE CITY OF SOLANA BEACH PRIOR TO ISSUANCE OF A GRADING PERMIT.
- APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK OR GRADING TO BE PERFORMED UNTIL THE PROPERTY OWNER'S PERMISSION HAS DEEN OFTAINED AND A VALID GRADING PERMIT HAS BEEN ISSUED.
- THE CITY ENGINEER'S APPROVAL OF THESE PLANS DOES NOT CONSTITUTE THE BUILDING OFFICIAL'S APPROVAL OF ANY FOUNDATION FOR STRUCTURES TO BE PLACED ON THE AREA COVERED BY THESE PLANS. NO WAIVER OF THE GRADNIG ORDINANCE REQUIREMENTS CONCERNING MINIMUM COVER OVER ERANSIVE SOLS IS MADE OR IMPLIED.
- EXPANSIVE SULS IS MADE ON IMPLEU. 10. ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTHMOUNG EOUIPHENT, CONSTRUCTON EOUIPMENT AND ANY OTHER ASSOCIATED GRADING EOUIPMENT SHALL BE LIMITED TO THE PERDO BETWEEN 7:00 A.M. AND 6:00 P.M. EACH DAY, MONDAY THROUGH FRIDAY, AND NO EARTHMOUNG OR GRADING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON SATURDAYS, SUNDAYS OR HOLDAYS WITHOUT THE WRITTEN PERMISSION OF THE CITY ENGINEER.
- ALL MAJOR SLOPES SHALL BE ROUNDED INTO EXISTING TERRAIN TO PRODUCE A CONTOURED TRANSITION FROM CUT OR FILL FACES TO NATURAL GROUND AND ABUTTING CUT OR FILL FACES.
- GROUND AND ABUTTING CUT OR FILL FACES. 2. NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE GRADNIG ORDINANCE, AND NOTWITHSTANDING THE APPROVAL OF THESE GRADING PLANS, THE PERMITTEE IS RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO THE ADJACENT PROPERTY. NO PERSON SHALL EXCAVATE ON LAND SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PUBLIC STREET, SIDEWALK, ALLEY, FUNCTION OF ANY SEWAGE DISPOSAL SYSTEM. OR ANY OTHER PUBLIC OR PRIVATE PROPERTY WITHOUT SUPPORTING AND PROTECTING SUCH PROPERTY FROM SETTLING, CRACKING, EROSION, SUING SCOUD OR OTHER DAMAGE WHICH MIGHT RESULT FROM THE GRADING DESCRIBED ON THIS PLAN. THE CITY WILL HOLD THE PERMITTEE RESPONSIBLE FOR CORRECTION ON NON-DEDICATED IMPROVEMENTS WHICH DAMAGE ADJACENT PROPERTY. 12.
- 13. SLOPE RATIOS: CUT 1:2 FILL 1:2 CUT: 360 CY FILL: 260 CY EXPORT: 100 CY (NOTE: A SEPARATE VALD PERMIT MUST EXIST FOR OFFSITE IMPORT OR EXPORT AREAS.)
- ** THE QUANTITIES ESTIMATED ABOVE ARE FOR PERMIT PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION BIDS. CONTRACTORS ARE RESPONSIBLE FOR THEIR OWN EARTHWORK QUANTITIES
- SPECIAL CONDITIONS: IF ANY ARCHAELOGICAL RESOURCES ARE DISCOVERED ON THE SITE OF THIS GRADING DURING GREATIONS, SUCH OPERATIONS WILL CEASE IMMEDIATELY, AND THE PERMITTEE WILL NOTIFY THE CITY ENGINEER OF THE DISCOVERY, GRADING OPERATIONS WILL NOT COMMENCE UNTL, THE PERMITTEE HAS RECEIVED WRITTEN AUTHORITY FROM THE CITY ENGINEER TO DO OD
- 15. ALL GRADING SHOWN ON THIS PLAN SHALL BE COMPLETED AS A SINGULAR UNIT WITH NO PROVISION COMPETED AS SINGLAR UNIT MIT NO PROVISE FOR PARTIAL RELEASES. SHOULD IT BE ANTICIPATED THAT A PORTION OF THIS PROJECT BE COMPLETED SEPARATELY, A SEPARATE PLAN AND PERMIT APPLICATION SHALL BE SUBMITTED FOR APPROVAL.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF SOLANA BEACH 858.720.2470 24 HOURS BEFORE GRADING OPERATIONS BEGIN.
- FINISHED GRADING AND PLANTING SHALL BE ACCOMPLISHED ON ALL SLOPES FROR TO OCTOBER 1, OR IMMEDIATELY UPON COMPLETION OF ANY SLOPES GRADED BETMEEN OCTOBER 1 AND APRIL 1, PRIOR TO ANY PLANTING, ALL LANDSCAPING SHALL BE APPROVED BY THE PLANTING DEPARTMENT AT THE DEVELOPMENT REVIEW STAGE, OR BY SEPARATE LANDCSAPE PLAN. 17
- ALL OFF-SITE HAUL ROUTES SHALL BE SUBMITTED BY THE CONTRACTOR TO THE CITY ENGINEER FOR APPROVAL 72 HOURS PRIOR TO THE BEGINNING OF WORK.
- 19. UPON FINAL COMPLETION OF THE WORK UNDER THE GRADING PERMIT, BUT PRIOR TO FINAL GRADING APPROVAL AND/OR FINAL RELEASE OF SECURITY AN AS-GRADED CERTIFICATE SHALL BE PROVIDED STATING: THE GRADING UNDER PERMIT NO. SBGR-216 HAS BEEN PERFORMED IN SUBSTANTIAL CONFERMANCE WITH THE APPROVED GRADING PLAN OR AS SHOWN ON THE ATTACHED AS-GRADED PLAN." THIS STATEMENT SHALL BE FOLLOWED BY THE DATE AND SGRATURE OF THE CULL ENGINEER WHO CERTIFIES SUCH A GRADING OPERATION.
- 20. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES INCLUDING SHORING, AND SHALL BE RESPONSIBLE FOR COUPORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REQULATIONS.



- 2. EROSION AND SEDIMENT CONTROL: EROSION PREVENTION SHALL BE EMPHASIZED AS THE MOST IMPORTANT MEASURE FOR KEEPING SEDIMENT ON SITE DURING EXCAVATION AND GRADING ACTIVITIES. SEDIMENT CONTROLS SHALL BE USED AS A SUPPLEMENT TO EROSION PREVENTION FOR KEEPING SEDIMENT ON SITE.
- EROSION CONTROL ON SLOPES SHALL BE MITIGATED BY INSTALLING LANDSCAPING AS PER APPROVED LANDSCAPE PLANS AS REQUIRED BY THE DEVELOPMENT REVIEW CONDITIONS, OR BY TEMPORARY EROSION CONTROL CONFORMING TO THE FOLLOWING: NON-IRRIGATED INFORMED MY MITH

	A FIBER MATRIX APPLIED AT 4,000 LB/ACRE.	
LBS/ACRE	# PURITY/ACRE	SEED SPECIES
20	70% PLUS	ATRIPLEX GLAUCA
50		PLANTAGE INSULARIS
8		ENCELIS FARINOSA
6	SCARIFIED	LOTUS SCOPARIUS
7	50% PLUS	EXCHSCHOLTZIA CALIF.
91		

- THE TOPS OF ALL SLOPES TALLER THAN 5' SHALL BE DIKED OR TRENCHED TO PREVENT WATER FLOWING OVER CRESTS OF SLOPES.
- 5. CATCH BASINS, DESILTING BASINS, AND STORM DRAIN SYSTEMS SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY ENGINEER.
- 5. SAND BAG CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER APPROVED BMP'S SHALL BE PLACED IN UNRAWED AREAS WITH GRADIENTS IN EXCESS OF 2%, AS WELL AS AT OR NEAR EVERY POINT WHERE CONCENTRATED LOW LEAVE THE SITE.
- SAND BAGS SHALL BE PLACED ON THE UPSTREAM SIDE OF ALL DRAINAGE INLETS TO MINIMIZE SILT BUILDUP IN THE INLETS AND PIPES.
- 8. THE CONTRACTOR SHALL REPAIR ANY ERODED SLOPES AS DIRECTED BY THE OFFICE OF THE CITY ENGINEER.
- 9. THE CONTRACTOR SHALL SWEEP ROADWAYS AND ENTRANCES TO AND FROM THE SITE ON A REGULAR BASIS TO KEEP THEM FREE OF SOIL ACCUMULATION AND AT ALL OTHER TIMES DIRECTED BY THE CITY ENGINEER.
- 10. THE CONTRACTOR SHALL WATER SITE ON A CONTINUOUS BASIS TO MINIMIZE AIR BORNE DUST CREATED FROM GRADING AND HAULING OPERATIONS OR EXCESSIVE WIND CONDITIONS, AND AT ALL TIMES DIRECTED BY THE CITY ENDINEER.
- 11. IN THE EVENT SILT DOES ENTER THE EXISTING PUBLIC STORM DRAIN SYSTEM, REMOVAL OF THE SILT FROM THE THE SYSTEM WILL BE DONE AT THE DEVELOPER'S EXPENSE



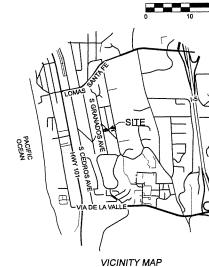


SITE GRADING: CUT: 360 CY FILL: 260 CY

EXCAVATION FOR FOOTINGS: 30 CY REMOVAL & RECOMPACTION (UNDER STRUCTURE): 95 CY

TOTAL GRADING (CUT AND FILL OUTSIDE & BELOW STRUCTURE) : 745 CY TOTAL EXPORT: 100 CY

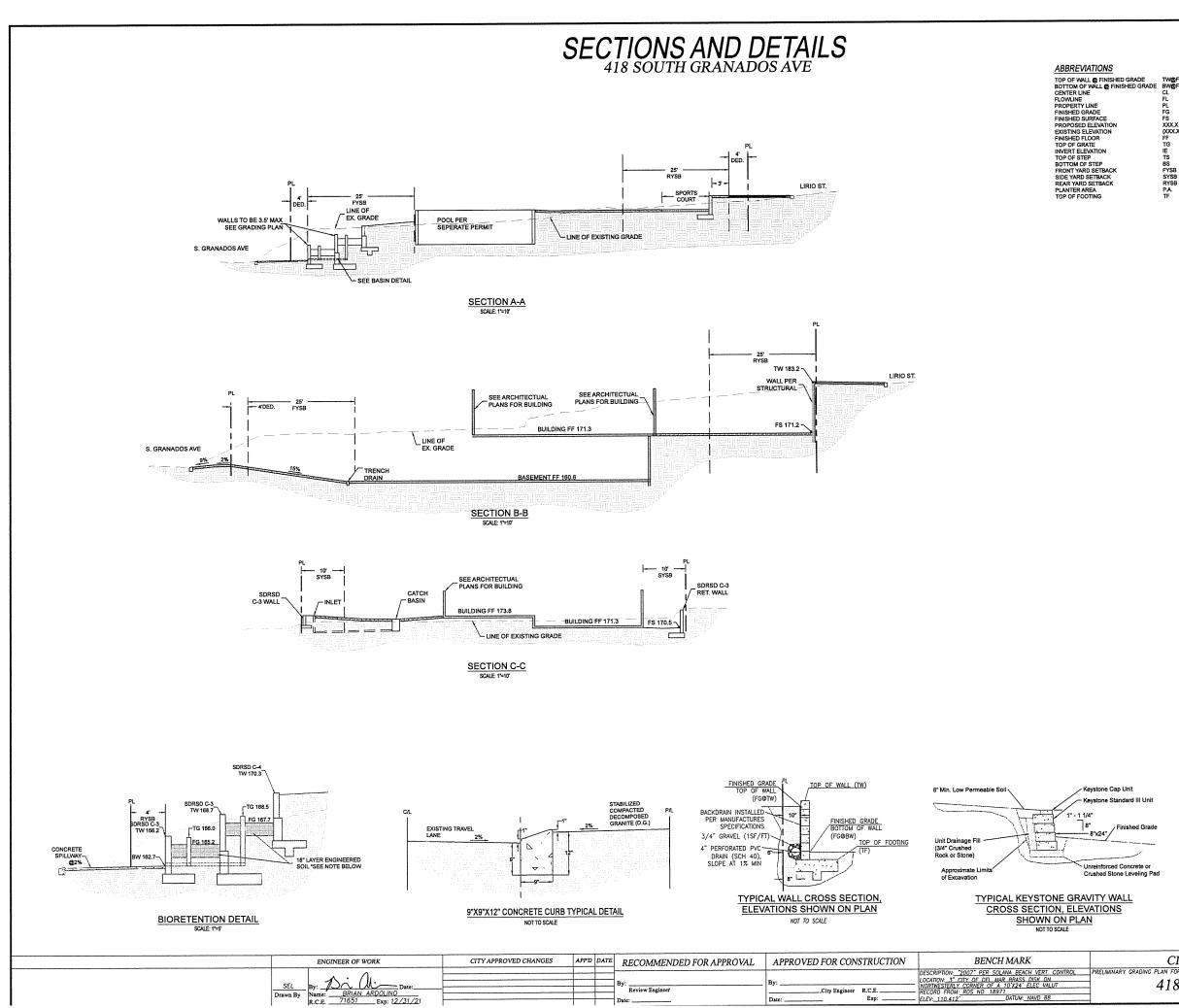
 EARTHWORK QUANTITIES ARE ESTIMATED FOR PERMIT PURPOSES
 ONLY AND REPRESENT COMPACTED (IN PLACE) VOLUMES ONLY. THESE
 VALUES ARE CALCULATED ON A THEORETICAL BASIS. ACTUAL QUANTITIES MAY VARY DUE TO OBSERVED SHRINKAGE AND/OR SWELL FACTORS.



NOT TO SCALE

ENGINEER OF WORK	CITY APPROVED CHANGES APPD DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	
 SEL By: D: Qi Name: ERIAN ARDOLINO Date: RRAN ARDOLINO RC.E. 71651 Exp: 12/31/21 RC.E.		By: Review Engineer Date:	By:	DESCRIPTION: "2007" PER SOLANA BEACH VET. CONTROL LOCATION: 3" CITY OF DEI NAR BBASS DISK ON MORTWESTERLY CORNER OF A 10/3/24" ELEC VALUT RECORD FROM: ROS NO. 18971 ELEV110.412" DATUM: NAVD 88	PRELIMINARY GRA

		LEGAL DESCRIPTION PORTION OF LOT 4 IN BLOCK 4 OF SOLANA OF SAN DIEGO, STATE OF CALIFORNIA, ACCO OFFICE OF THE COUNTY RECORDER OF SAN	BEACH IN THE CITY OF SOLAI RDING TO MAP THEREOF NO. 1 DIEGO COUNTY, MARCH 5, 192	IA BEACH, COUNTY 749 FILED IN THE 23.
		<u>APN</u> :	298-094-02	
ED GRADE IISHED GRADE	TW@FG BW@FG CL	SITE ADDRESS :	418 SOUTH GRANADOS SOLANA BEACH, CA.	
	FL PL FG	OWNER/PERMITTEE:	JASON & DANIELLE KRUGER	
	FG FS XXX.X (XXX.X)	TOPOGRAPHIC SURVEY :	PASCO LARET SUITER AND AS	SOCIATES
	FF TG IE	WORK TO BE DONE	(858) 259-8212	
	IE TS BS FYSB SYSB	THE IMPROVEMENTS CONSIST OF THE FOLLO PLANS AND THE LATEST EDITIONS OF: <u>STANDARD SPECIFICATIONS</u>	WING WORK TO BE DONE ACCC	RDING TO THESE
	RYSB P.A. TF TOR TOF	(1) STANDARD SPECIFICATIONS FOR PUBLIC SUPPLEMENTAL AMEDDMENTS. (2) CALIFORNIA DEPARTMENT OF TRANSPC CONSTRUCTION AND MAINTENANCE WOR (3) STATE OF CALIFORNIA, DEPARTMENT OF STANDARD DRVMMSS	RTATION "MANUAL OF TRAFFIC RK ZONES"	CONTROLS FOR
		 SAN DIEGO REGIONAL STANDARD DRAW STATE OF CALIFORNIA, DEPARTMENT OF 	ings 7 Transportation Standard F	LANS
		LEGEND ITEM_DESCRIPTION_	SYL	BOL
		PROPERTY LINE		
		CENTERLINE OF ROAD PROPOSED BMP	•••	
		PROPOSED SETBACKS PROPOSED HARDSCAPE PER LANDSCAPE ARCHI		
\backslash		PROPOSED CONTOUR LINE		51
\backslash		EXISTING CONTOUR LINE PROPOSED MASONRY RETAINING WALL PER PLA		
\backslash		PROPOSED 4" STORMDRAIN PIPE		
\		PROPOSED WALLS PER LANDSCAPE PLANS		
	\backslash	BUILDING WALL FOR BASEMENT FLOOR	<u> </u>	
N. M.		DESCRIBED HEREIN ACKNOWLEDGE THESE P WITH MY FULL CONSENT. I FULLY UNDERS' CONTAINED HEREIN AND AS ATTACHED BY R IT IS AGREED THAT FIELD CONDITIONS MAY IT IS EITHER ASPECT THAT THE OWNER (EFERENCE ON THIS GRADING REQUIRE CHANGES TO THESE F DEVELOPER) SHALL HAVE A REU	MY DIRECTION AND CONDITIONS PLAN. PLANS. NISTERED CIVIL
Ē		ENGINEER MAKE SUCH CHANGES, ALTEANTO CITY ENGINEER DETERMINES ARE NECESSAR OF THE MIRROVEMENTS. I FURTHER AGREE TO COMMENCE WORK ON WITHIN EXISTING CITY RIGHT-OF-MAY WITHIN URSUE SUCH WORK ACTIVELY ON EVERY M IRRESPECTIVE AND MORPHONENT OF ANY O UNDER MY CONTROL.	ANY IMPROVEMENTS SHOWN C I GO DAYS OF THE CONSTRUCT IORMAL WORKING DAY UNTIL CO	n These plans Ion Permit and to Dipleted,
SCALE:	1" = 10' 30			DATE
	00	JASON & DANIELLE KRUGER 418 SOUTH GRANADOS AVENUE SOLANA BEACH, CA 92075		-
		DECLARATION OF RESPONSIBLE CHARGE		00% COD THO
		I, BRIAN M. ARDOLINO, HEREBY DECLARE 1 PROJECT, THAT I HAVE EXCERCISED RESPO PROJECT AS DEFINED IN SECTION 6703 OI THE DESIGN IS CONSISTENT WITH CURRENT RESOLUTION No. 2007–170.	HALL I AM THE ENGINEER OF W INSIBLE CHARGE OVER THE DE 7 THE BUSINESS AND PROFES STANDARDS AND THE CITY O	SIGN OF THE SIGN OF THE SIGNS CODE, AND F SOLANA BEACH
t. M-		I UNDERSTAND THAT THE CHECK OF PROJ SOLANA BEACH IS CONFINED TO A REVIEW RESPONSIBILITIES FOR PROJECT DESIGN.	ONLY AND DOES NOT RELIEVE	ONS BY THE CITY OF ME OF
نېر				WCHAEL TREE E
		BY: BRIAN ARDOLINO RCE No. 71651 EXP 12/31/20 PASCO LARET SUTIER & ASSOCIATI	223 255 (1998) 255 (19	No. 71651 p. 12/31/23 CIVIL OF CALIFORNI
		San I	Diego Solana Beach e 858.259.8212 www.pisa	SSOCIATES Orange County
		Y OF SOLANA BEACH		DRAWING NO.
RY GRADING PL	AN FOR:			
4	418 8	OUTH GRANAD	JS AVE	SHEET 1 OF 2



		LEGALDESCRIPTION PORTION OF LOT 4 IN BLOCK 4 OF S OF SAN DIEGO, STATE OF CALIFORNIA, OFFICE OF THE COUNTY RECORDER OI	OLANA BEACH IN THE CITY OF SOLA ACCORDING TO MAP THEREOF NO. F SAN DIEGO COUNTY, MARCH 5, 15	NA BEACH, COUNTY 1749 FILED IN THE 23.
HED GRADE	TW@FG BW@FG	<u>A.P.N.</u> : <u>SITE ADDRESS</u> :	298–094–02 418 SOUTH GRANADOS	
	CL FL		SOLANA BEACH, CA.	
	PL FG	OWNER/PERMITTEE :	JASON & DANIELLE KRUGER	
4	FS XXX.X (XXX.X)	TOPOGRAPHIC SURVEY :	PASCO LARET SUITER AND A	SSOCIATES
	FF TG	WORK TO BE DONE	(858) 259-8212	
	IE TS	THE IMPROVEMENTS CONSIST OF THE PLANS AND THE LATEST EDITIONS OF:	FOLLOWING WORK TO BE DONE ACC	ORDING TO THESE
‹	BS FYSB SYSB	STANDARD SPECIFICATIONS		
	RYSB P.A.	(1) STANDARD SPECIFICATIONS FOR I SUPPLEMENTAL AMENDMENTS.	PUBLIC WORKS CONSTRUCTION INCLU	
	TF	(2) CALIFORNIA DEPARTMENT OF TR CONSTRUCTION AND MAINTENANC	ANSPORTATION "MANUAL OF TRAFFIC E WORK ZONES"	
		(3) STATE OF CALIFORNIA, DEPARTME	INT OF TRANSPORTATION STANDARD	SPECIFICATIONS
		STANDARD DRAWINGS		
		 (1) SAN DIEGO REGIONAL STANDARD (2) STATE OF CALIFORNIA, DEPARTME 	DRAWINGS ENT OF TRANSPORTATION STANDARD	PLANS
		LEGEND	~	MBOL
		ITEM DESCRIPTION PROPERTY LINE		
		CENTERLINE OF ROAD		
		PROPOSED BMP PROPOSED SETBACKS		····
		PROPOSED HARDSCAPE PER LANDSCAPE	ARCHITECT PLANS	
		PROPOSED CONTOUR LINE		151
		EXISTING CONTOUR LINE		
		PROPOSED MASONRY RETAINING WALL PL PROPOSED 4" STORMDRAIN PIPE		
		PROPOSED WALLS PER LANDSCAPE PLAN		77772
ap Unit tandard III Unit				
Finished Grade				
d Concrete or				
one Leveling Pad	I			
/ALL			PASCO LARET	
IS			San Diego I Solana Beach	ASSOCIATES
			Phone 858.259.8212 I www.pis	
		COASTAL COUL	SSION PERMIT NO.	
	CIT	Y OF SOLANA BEA		DRAWING NO.

418 SOUTH GRANADOS AVE

Ехр: ____

ELEV: 110.412

SHEET 2 OF 2

LANDSCAPE PLANS **KRUGER RESIDENCE**

418 S. Granados Solana Beach, CA

DRAWING INDEX CONTENTS SHEET

L-I TITLE SHEET, NOTES WATER CONSERVATION PLAN L-2 CONCEPTUAL LANDSCAPE FLAN, LEGEND

OWNER

JASON AND DANIELLE KRUGER 418 S. GRANADOS SOLANA BEACH, CALIFORNIA

DRAWN BY:

AHLES LANDSCAPE ARCHITECTURE P.0 BOX 1503 RANCHO SANTA FE, CA 92067

CONTACT: STEVE AHLES PH: 858-756-8963

LANDSCAPE ARCHITECT COMPLIANCE STATEMENT I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE CITY'S WATER EFFICIENT LANDSCAPE WATER REGULATIONS. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE

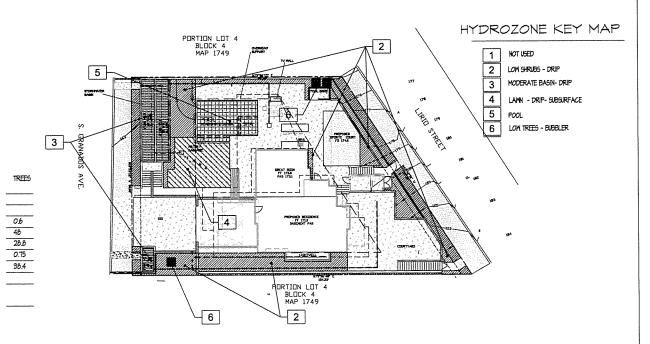
Steen Artes BY: LANDSCAPE ARCHITECT DATE: AUG 2021

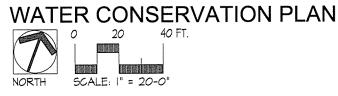
MAINTENANCE PROGRAM

CONTINUOUSLY MAINTAIN ALL LANDSCAPE AREAS WITHIN THE PROJECT. LANDSCAPE MAINTENANCE SHALL INCLUDE THE FOLLOWING SCOPE OF WORK

- I. MAINTAIN THE PROJECT IN A SAFE AND HAZARD-FREE CONDITION AT ALL TIMES.
- 2. PROVIDE APPROPRIATE WATERING OF ALL PLANT MATERIAL, INCLUDING PROPER
- SCHEDULING AND MAINTENANCE OF THE IRRIGATION SYSTEM. 3. PROVIDE FERTILIZATION, AS NECESSARY, TO MAINTAIN PLANTS IN A HEALTHY CONDITION.
- 4. CONTINUALLY REMOVE ALL WEEDS, TRASH AND DEBRIS.
- 5. REPLACE ANY DEAD, DYING, OR DAMAGED SHRUBS OR TREES.
- 6. PRINE TREES AND SHRUBS TO SHAPE, REMOVE WEAK OR CROSSED BRANCHES, MAINTAINING NATURALISTIC PLANT SHAPE. DO NOT TOP TREES. TREES OVER IS FEET TALL SHOULD BE REVIEWED BY A CERTIFIED ARBORIST PRIOR TO PRUNING WITH PRUNING MADE PER ARBORIST RECOMMENDATIONS. AVOID SHEARING OF SHRUBS INDIVIDUALLY, ALLONING MASSINGS TO FORM INFORMAL GROUPINGS OF LIKE SPECIES. LIMIT HEDGING TO APPROPRIATE LOCATIONS.
- 7. PROVIDE ALL NECESSARY PEST CONTROL, PER RECOMMENDATIONS OF A CERTIFIED PEST CONTROL ADVISOR.
- 8. REPLENISH MULCH AS NECESSARY TO MAINTAIN SPECIFIED DEPTH.
- 9. WHERE PRESENT, MOW LAWNS AS REQUIRED, NO LESS THAN MEEKLY IN ACTIVE GROWING SEASON, TO MAINTAIN PROPER HEIGHT. REMOVE GRASS CLIPPING FROM THE SITE.
- IO. RE SOD DEAD OR DAMAGED TURF AREAS.
- II. CLEAN, ADJUST, REPAIR, AND REPLACE IRRIGATION SYSTEM COMPONENTS AS NECESSARY TO MAINTAIN THE IRRIGATION SYSTEM IN EXCELLENT CONDITION. TO THE EXTENT POSSIBLE, REPLACE EQUIPMENT WITH ORIGINALLY SPECIFIED PRODUCT.
- 12 MAINTAIN ALL DRAINAGE FACILITIES IN EXCELLENT CONDITIONS. CONTINUOUS CLEAN DRAIN INLETS AND SURFACE FLOW LINES. FLUSH AND CLEAN SUBSURFACE DRAINS ONCE A YEAR (MINIMUM), IN SEPTEMBER/OCTOBER, WITH CLEAR WATER TO AVOID BUILDUP OF SILT AND DEBRIS. ALSO CHECK DRAINAGE SYSTEMS AFTER HEAVY RAINS.
- 13. MAINTAIN ACCURATE RECORDS FOR ALL MAINTENANCE ACTIVITIES, INCLUDING LOGS OF ALL PESTICIDE AND FERTILIZER APPLICATION.

KRIGER		trepuir	lice Check Number	Projuci As	8 S. GRAN	ADOS		
The project's Estimated Teol Water Use is ETWU - Estimated tool water on ETWO - Evaporaneprotein rate PF - Plast Factor from WUC H4 - Hydro-zona Area (squa SLA - Special Landszipe Area active play 0.62 - Conversion Factor (e.g. 1E - Infigurion Efficiency	e per year (inches pe OLS (see i e ficet): De (square fe allons per	(gallocs per year) r year) Definitions) efine hydro-zone set): Edible plan square foot)	s) is by water use: is, irrigated wit	very law, law h recycled we	, moderate and inr, & turf used	nc. higt:	SLA)	
CITY OF SOLANA BEAG	Line	Hydro-zone	Number (1 - 4 complete al I	Below - use		25 ans		
	1	1	2	3	1	SLA	LAWN	POC
Evaportanspiration Rate (ETo) See "A" below	1		41 (west of I-5				LANK	FUC
Conversion Factor - 0.62	2		06	2				
(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		03	0.1	0.6		0.6 -	1.0
Hydrozone Area (HA) - in square feet	5	0	2305	0	483	-	560	470
(Line 4 x Line 5)	6		691.5	0	289.8		450336.0.6	470
Impation Efficiency (IE) See "C" below	7		0.81	NA	O.BI		OBI	1.0
(Line 6 + Line 7)	8		853.5	0	357.8		414.B	479
TOTAL of all Line 8 boxes + SLA	9				2105.3	1		
Line 3 x Line 9 Estimated Total Water Use - ETWU (galions per year) Total shall not exceed MAWA below	10				54,492	2.B		
Al (west of 1.5) determine the c A2 (most of 1.5) Die kightet nu	stagory for i ner sae PF m PF la skowa ry Law Kate Water Une i jerase Kane	Fiono 'Cie Planis	tE - irrigation Spray = 35 Bowr = 76 Bobbler = 75 MF receive -, Drap & MEcro- A defined IE o to append by	Efficiency 11 specy = .31	C persetés decum	anton subject		
MAXIMUM APPLIED WAT Evepotrenspiration adjustment factor (ETAF) un	.55 resider	ntial 45 non-serie	(estin)					
25.42 [(ETAF x 3,910 25.42 or 29.14 (55) Total Landsca		+ /1 STAF	O Total SLA	NAN MAN	va 54,176		1	1





REGULATIONS AND THE LANDSCHED DESIGN MANUAL. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.

AHLES LANDSCAPE ARCHITECTURE INC.

P.O. Box 1503 Rancho Santa Fe, CA 92067 858.756.8963 ala@ahlesiand.com CA# 2538

LANDSCAPE PLANS FOR:

KRUGER RESIDENCE

418 S. GRANADOS SOLANA BEACH, CA

ALA PROJECT NO.:	2022
ISSUE:	DATE:
INITIAL	19 NOV 20
CITY	6 MAY 21
	6 AUG 21
CITY	4 OCT 21
CITY	28 APR 22
	21 JUN .

SHEET:



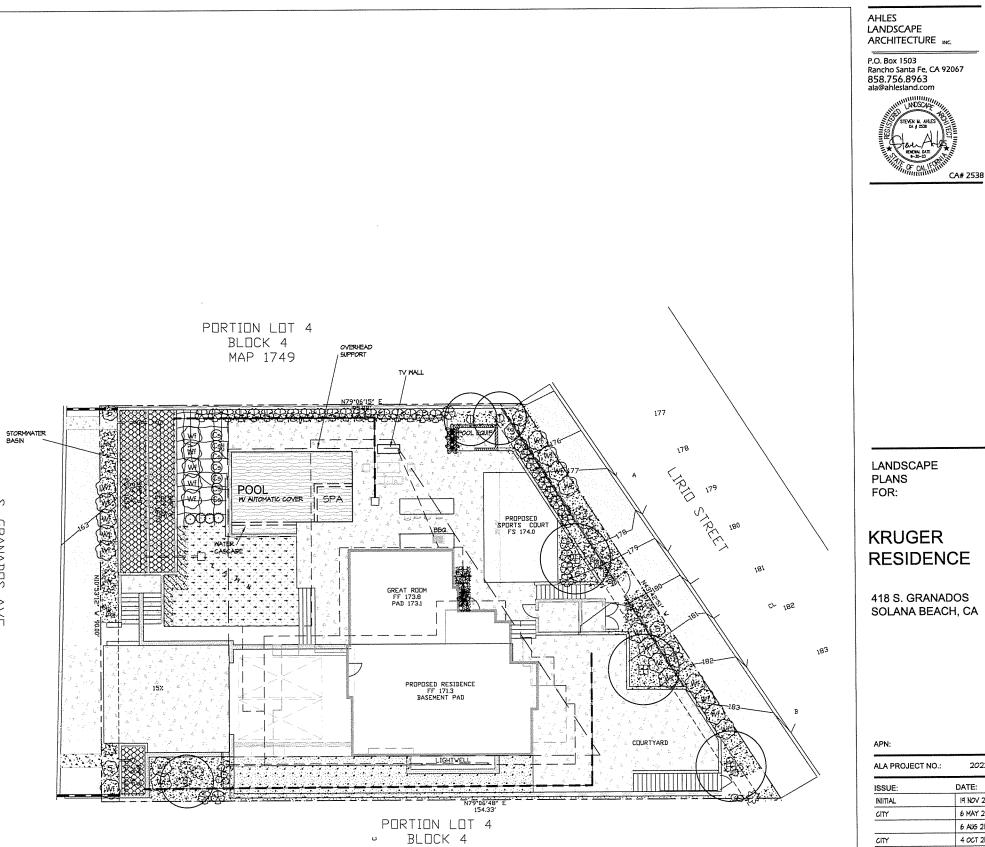
PLANT SCHEDULE

PLANT SCH	HEDULE				
TREES	BOTANICAL / COMMON NAME	CONT		WATER USE	L
	ARBUTUS UNDEO STRANBERRY TREE - STD TRUNK MATURE HEIGHT- 20 to 25	24"BOX FT TALL		3 LOM	
0	LAGERSTROEMIA X TUSCARORA' RED CRAPE MYRTLE MULTI TRUNK MATIRE HEIGHT- 20 10 25	15 GAL FT TALL		3 MODER	ATE
		CONT		MATER	JSE
SHRUBS EC:3	BOTANICAL / COMMON NAME AGAVE X BLUE GLOW' BLUE GLOW AGAVE	<u>CONT</u> 5 GAL		QTY 19 LOW	
\odot	ALOE STRIATA CORAL ALOE	IGAL		4 LOW	
*	CORDYLINE AUSTRALIS 'ATROPURPUREA' BRONZE DRACAENA	15 GAL		i lo m i	
Ð	CRASSULA ARGENTEA 'CROSBY' MINIATURE JADE PLANT	5 GAL		7 LOW	
×	DIANELLA REVOLUTA 'VARIEGATED' VARIEGATED FLAX LILY	5 GAL		5 LOW	
٢	ECHEVERIA IMBRICATA BLUE ROSE ECHEVERIA	5 GAL		ig low	
\otimes	ROSMARINUS OFFICINALIS 'TUSCAN BLUE' TUSCAN BLUE ROSEMARY	15 GAL		35 LOW	
5	SALVIA LEJCANTHA 'SANTA BARBARA' MEXICAN BUSH SAGE	I GAL		8 LOW	
\odot	SENECIO VITALIS BLUE CHALK FINGERS	5 GAL		IO LOW	
Wf	KESTRINGIA FRUTICOSA MORNING LIGHT' MORNING LIGHT COAST ROSEMARY	5 GAL		25 LOW	
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY	MATER USE
	CAREX PRAEGRACILIS SLENDER SEDGE	4 IN. POTS	12" 0.c.	497	MODERATE
	ROSMARINUS OFFICINALIS 'PROSTRATUS' DWARF ROSEMARY	FLAT	12° o.c.	314	LOW
NON LIVING	BOTANICAL / COMMON NAME	CONT	SPACING	<u>atr</u>	
	BARK MULCH BARK MULCH	© 3" DEPTH		1,459 SF	
	COBBLE 2-4 IN. COBBLE	3 IN. DEPTH		30 SF	
	DECOMPOSED GRANITE D.G.	3 IN, DEPTH		516 SF	
LOW GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY	
	ECHEVERIA X 'BLUE SKY' BLUE SKY ECHEVERIA	4*P0T	6" o.c.	227	LOW
SOD/SEED	BOTANICAL / COMMON NAME	CONT	SPACING	<u>aty</u>	
	PLATINUM PASPALUM SEASHORE PASPALUM WARM SEASON SOD	500		560 SF	MODERATE

Ś

GRANADOS

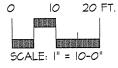
AVE.



MAP 1749

LANDSCAPE PLAN





APN:	-
ALA PROJECT NO .:	2022
ISSUE:	DATE:
INIITIAL	19 NOV 20
CITY	6 MAY 21
	6 AUG 21
CITY	4 OCT 21
CITY	28 APR 22

SHEET:

-2

Kruger Residence – Project Findings for Approval

DRP20-015 / SDP20-021

Project Name: Kruger Residence Project Address: 418 S. Granados, Solana Beach, CA., 92075 Date: September 6, 2022

Project Findings per SBMC 17.68.040(H) – Development Review Permits

City Council Determination and Findings. The city council may approve or conditionally approve a development review permit only if all of the following findings can be made:

 The proposed development is consistent with the general plan and all applicable requirements of this title, including special regulations, overlay zones, and specific plans.

Response: The proposed development located at 418 S. Granados, Solana Beach, CA., is located within the LRc zone (Low Density Residential) and developed with a mixture of one- and two-story single-family residences which is consistent with the general plan and all applicable requirements of this title, including special regulations, overlay zones and specific plans

 The proposed development complies with the development review criteria set forth in subsection F of this section.

Response: The proposed development located at 418 S. Granados Ave. Solana Beach, CA., complies with the development review criteria set forth in subsection F of this section and has been designed in a manner compatible with and complimentary to existing developments to the immediate vicinity of the project site and surrounding neighborhood in retrospect to scale, apparent bulk, and massing.

The building structure has been designed to minimize adverse impacts on the surrounding properties and designed in a manner which visually and functionally enhances their intended use while also complementing the existing site topography.

Landscaping has been designed in such a manner to minimize the removal of native vegetation while proposing compatible species with the surrounding area. The proposed landscaping has been designed to effectively screen parking areas, storage areas, as well as other service uses to the site. The proposed trees and other large plantings have been designed to not obstruct

JOHN P. JENSEN



significant views when installed, as well as maturity. Drought tolerant plants and water conserving irrigation systems have been incorporated as part of this development.

Grading and earth moving operations in connection with the proposed development has been planned to blend with existing terrain both on and adjacent to the site.

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.

Response: All required approvals issued by the city have been obtained prior to or concurrently with the development review permit. Conditions for approval have been added to the plan set and will be required prior to Building Permit Issuance.

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.

Response: The proposed development located at 418 S. Granados Ave. Solana Beach, CA., does not require a permit or approval to be issued by a state or federal agency. The applicant acknowledges that city council may conditionally approve the development review permit upon the applicant obtaining the required permit or approval from other agencies.

Sincerely,

John P. Jenser

JOHN P. JENSEN

Kruger Residence – Project Timeline

DRP20-015 / SDP20-021

Project Name: Kruger Residence Project Address: 418 S. Granados, Solana Beach, CA., 92075 Date: September 6, 2022

PROJECT TIMELINE – Design 1

- 1. 12.14.2020 1ST initial design submission.
- 2. 01.14.2021 1st review comments received.
 - a. 01.14.2021 Based on 1st review comments, the project was conditioned to relinquish access rights to Lirio Street so that the property would no longer have 2 front yard setbacks and would only have 1 front yard setback on Granados.
 - b. The project was also conditioned to dedicate 4 ft. back to the City of Solana beach on both Granados and Lirio.
 - c. Drawings were revised to reflect the relinquishment of access rights to Lirio St. and a Rear Yard Setback from Lirio St. Drawings were also revised to show the 4 ft. dedication on both Granados and Lirio St.
- 3. 03.15.2021 2nd initial design resubmitted with 1st review responses.
- 4. 04.14.2021 2nd review comments received.
- 5. 06.01.2021 3rd initial design resubmitted with 2nd review responses.
- 6. 07.01.2021 3rd review comments received.
- 7. 08.11.2021 4th initial design resubmittal with 3rd review responses.
- 8. 09.20.2021 4th Review comments received.
- 9. 09.28.2021 Erected story poles.
- 10. Met with neighbors to discuss story pole heights.

PROJECT TIMELINE – Design 2

- 11. 11.11.2021 Based on discussions with neighbors, plans were revised to a flat roof with parapet at upper floor and lowering the ridge height over Great Room by 3.2 feet. Met with neighbors to review revised design.
- 12. 12.22.2021 Based on discussions with neighbors, plans were revised to lower floor at primary bedroom at upper level, in addition to the flat roof with parapet over primary bedroom by 1.5 feet (193.4' 191.9'). Met with neighbors to review revised design.
- 13. 01.14.2022 Based on discussions with neighbors, plans were revised to drop the front section of the upper parapet by 8" to 191.2' but raise the rear section of parapet by 4" to 192.2. Met with neighbors to review revised design.
- 14. 01.20.2022 Based on discussions with neighbors, plans were revised to lower front section of parapet by 7" to 190.6' and lower the rear section of parapet by 7" to 191.6'. Met with neighbors to review revised design.

JOHN P. JENSEN

- 15. 02.07.2022 Based on discussions with neighbors, plans were revised to a sloping upper roof with a rear eave height on 192.2' and a front eave height on 189.4'. Met with neighbors to review revised design.
- 16. 03.04.2022 Based on discussions with neighbors, plans were revised to break upper single sloping roof into 2 sloping roof sections. The front eave with a height of 189.4' and the rear section with a height of 192.3'. Story poles were revised in the field to reflect these changes and reviewed by neighbors.
- 17. 03.24.2022 Forest Wright and Roby Yacullo located at 450 Lirio Street applied for view assessment on initial first design.
- 18. 03.28.2022 Martin Buser located at 440 Lirio Street applied for view assessment on initial first design.
- 19. 05.05.2022 Plans resubmitted for 5th review with new design.
- 20. 06.02.2022 5th review comments received
- 21. 06.15.2022 Plans were revised to reflect final changes requested by neighbors & story poles were revised in the field to reflect these changes. The neighbors reviewed revised plans and story poles and stated their satisfaction with the proposed revisions.
- 22. 07.01.2022 6th new design resubmitted with 5th review responses.
- 23. 07.29.2022 Staff reviewed story poles in the field and indicated story poles are acceptable per email on 08.01.2022
- 24. 08.01.2022 Staff required some revisions to the elevations showing correct story pole heights per certification heights. These revisions were completed and returned by email to staff on 08.08.2022
- 25. 08.30.2022 Staff requested updated floor area calculations. The calculation revisions were completed and returned to staff by email on 08.31.2022
- 26. 08.31.2022 Staff requested revisions to landscape plans based on certain tree heights blocking view corridors.
- 27. 09.01.2022 Zoom meeting with city staff to discuss landscape issues
- 28. 09.01.2022 Final 6 sets of plans delivered to City of Solana Beach.
- 29. 09.06.2022 Based on zoom meeting discussion with city staff, substituted tree selections are offered which will not mature above the height limit for each particular location that will not obstruct specific views. These proposed species have the same water use classification as the tree it replaces.

Sincerely,

John P. Jenser

JOHN P. JENSEN



STAFF REPORT CITY OF SOLANA BEACH

TO: FROM: MEETING DATE: ORIGINATING DEPT: SUBJECT: Honorable Mayor and City Councilmembers Gregory Wade, City Manager September 14, 2022 City Manager's Department **Report to City Council on the Clean Energy Alliance**

BACKGROUND:

Solana Beach was the first community to launch a Community Choice Aggregation (CCA) program in San Diego, however, it consistently expressed a desire to collaborate and work with other agencies to expand CCA in the region and partner in a larger local program. In October 2019, the Solana Beach City Council adopted Resolution 2019-136, approving the Joint Powers Agreement that created the Clean Energy Alliance Joint Powers Authority (CEA), along with the cities of Carlsbad and Del Mar. In December 2019, the Solana Beach City Council adopted Resolution 2019-156, approving an amendment to the Solana Energy Alliance Implementation Plan, which reflected Solana Beach's intention to join CEA and transition its customers during CEA's enrollment in May 2021.

CEA completed enrollment of all customers throughout May and June 2021, with a current participation rate of 92%. The CEA JPA Agreement establishes a minimum renewable energy content of 50% renewable sourced (and in no event lower than the renewable content of SDG&E's base product) and a target 2% savings compared to SDG&E's generation rate. Solana Beach has selected CEA's Clean Impact Plus, sourced at 75% carbon free, as the default power supply for the residents and businesses of Solana Beach, as did the cities of Carlsbad and Del Mar.

Former SEA customers' PCIA vintage is 2017, based on the establishment of SEA in June 2018. These customers will maintain their PCIA vintage which establishes the basis of the fees charged by SDG&E for energy SDG&E procured on behalf of the CCA customers which now must be liquidated at market prices. New customers enrolling in CEA, including those in the cities of Carlsbad and Del Mar, have a 2020 PCIA vintage.

This is an informational item for the City Council to receive an update on CEA Operations, Expansion, Rates and Financial Forecast.

CITY COUNCIL ACTION:

AGENDA ITEM # C.1.

DISCUSSION:

CEA Operations

CEA has just completed its first year of operations and has achieved many accomplishments, including:

- Reduced Greenhouse Gas Emissions by over 50% in its service territory
- Saved customers nearly \$2.0 million dollars
- Paid out Net Surplus Compensation (NSC) to over 1,500 solar customers, most more than double San Diego Gas & Electric's NSC rate
- Serving 92.2% of eligible customers

Solana Beach, as well as the cities of Carlsbad and Del Mar, have selected 75% Carbon Free Clean Impact Plus as the default power supply for customers within their jurisdiction. Customers have the option to opt up to 100% renewable Green Impact or to opt down to 50% renewable Clean Impact. Through July 2022, over 400 accounts have opted up to Green Impact, including Solana Beach's municipal accounts, and 150 customers have opted down to Clean Impact.

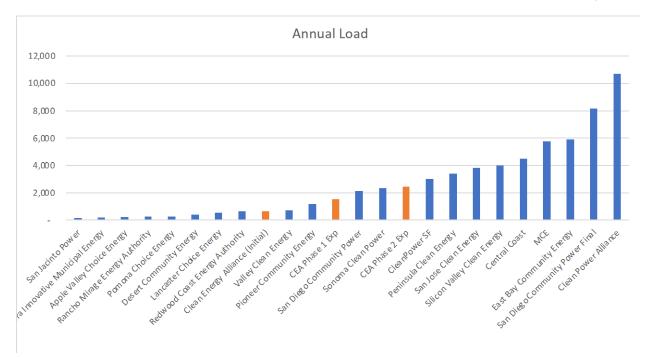
Service Expansion

At the end of 2021, the cities of Escondido and San Marcos joined CEA, bringing the total number of member cities to five. While Escondido and San Marcos have officially joined the CEA Board, they are on track to begin receiving CEA's cleaner power supply beginning in April 2023. The CEA Board approved the required Implementation Plan Amendment reflecting the added service territory on December 30, 2021, and have received certification by the California Public Utilities Commission (CPUC).

At its regular meeting on August 25, 2022, the CEA Board also approved the cities of Oceanside and Vista becoming members of the CEA JPA. The Implementation Plan Amendment for these member agencies is currently being prepared to be submitted to the CPUC by December 31, 2022. CEA is planning to begin serving customers in Oceanside and Vista in April 2024.

With this expansion, CEA will see its customer account increase from nearly 60,000 to over 270,000 and annual energy load served from 650 Gwh to nearly 2,500 Gwh.

CEA will become the 10th largest CCA in the state based on load as reflected in the chart below.



The orange bars in the chart above reflect CEA in its various growth stages.

Rate Update

At its December 30, 2021 meeting, the CEA Board approved a rate adjustment that ensures adequate funds are generated to cover expenses while providing a 2% generation cost savings to customers for CEA's Clean Impact power supply, compared to San Diego Gas & Electric (SDG&E). In June 2022, SDG&E reduced its generation rates, however, Solana Beach customers enrolled in CEA's Clean Impact Plus currently realize an average 9.02% generation rate savings and 3.49% total cost savings on an average overall bill.

The chart below calculates an average monthly bill for a customer using 413 kWh for CEA's three power supply options compared to SDG&E for Solana Beach 2017 PCIA Vintage residential customers on rate TOU DR1:

	;	SDG&E	C	EA Clean Impact	CEA	Clean Impact Plus	C	EA Green Impact
TOU DR1 - Residential	31%	Renewable	50%	Renewable	75%	Carbon Free	100%	% Renewable
Generation Rate	\$	60.07	\$	44.13	\$	44.13	\$	44.13
Clean Impact Plus/Green Impact Prer	mium				\$	0.41	\$	3.10
SDG&E PCIA VY 2017			\$	10.11	\$	10.11	\$	10.11
Total Generation Related Costs	\$	60.07	\$	54.24	\$	54.65	\$	57.34
SDG&E Delivery Rate	\$	95.37	\$	95.37	\$	95.37	\$	95.37
Total Average Monthly Bill	\$	155.44	\$	149.61	\$	150.02	\$	152.71
Average Monthly Usage: 413 kWh								
\$ Savings Compared to SDG&E			\$	(5.83)	\$	(5.42)	\$	(2.73)
Generation Cost Savings %				-9.71%		-9.02%		-4.55%
Total Bill Cost Savings %				-3.75%		-3.49%		-1.76%

Carlsbad and Del Mar customers in the 2020 PCIA vintage had been realizing a savings until SDG&E's rate decrease in June 2022, as reflected in the chart below:

			C	EA Clean	ŒA	Clean Impact		
Rates effective 2/1/22	S	DG&E	Im	pact Plus		Plus	CEA	Green Impact
TOU DR1 - Residential	31% R	enewable	75%	Renewable	75%	Renewable	100%	% Renewable
Generation Rate	\$	62.52	\$	44.13	\$	44.13	\$	44.13
Clean Impact Plus Premium					\$	0.41	\$	3.10
SDG&E PCIA VY 2020			\$	16.97	\$	16.97	\$	16.97
Total Generation Related Costs	\$	62.52	\$	61.10	\$	61.51	\$	64.20
SDG&E Delivery Rate	\$	95.37	\$	95.37	\$	95.37	\$	95.37
Total Average Monthly Bill	\$	157.89	\$	156.47	\$	156.88	\$	159.57
Average Monthly Usage: 413 kWh								
\$ Savings Compared to SDG&E			\$	(1.42)	\$	(1.01)		1.68
Generation Cost Savings %				-2.27%		-1.61%		2.68%
Total Bill Cost Savings %				-0.90%		-0.64%		1.06%

Effective with SDG&E's June 1 rate change, customers in the 2020 PCIA vintage are currently paying an average \$1.03 per month more for Clean Impact premium compared to SDG&E as demonstrated in the chart below.

			CE	EA Clean	CEA	Clean Impact		
Rates effective 6/1/22	SI)G&E	I	Impact		Plus	ŒA	Green Impact
TOU DR1 - Residential	31% Re	enewable	50%	Renewable	75% (Carbon Free	1009	6 Renewable
Generation Rate	\$	60.07	Ś	44.13	Ś	44.13	¢	44.13
Clean Impact Plus Premium	Ŷ	00.07	2	13	\$	0.41	\$	3.10
SDG&E PCIA VY 2020			\$	16.97	\$	16.97	\$	16.97
Total Generation Related Costs	\$	60.07	\$	61.10	\$	61.51	\$	64.20
SDG&E Delivery Rate	\$	95.37	\$	95.37	\$	95.37	\$	95.37
Total Average Monthly Bill	\$	155.44	\$	156.47	\$	156.88	\$	159.57
Average Monthly Usage: 413 kWh								
\$ Premium Compared to SDG&E Generation Cost Premium % Total Bill Cost Premium %			\$	1.03 1.71% 0.66%	\$	1.44 2.40% 0.93%	•	4.13 6.87% 2.65%

This is a temporary situation, and it is projected that SDG&E's generation rates will increase and exit fees will decrease with the January 2023 rate change, resulting in all customers once again realizing a savings compared to SDG&E.

FY 21/22 Year End Preliminary Financial Result and FY 22/23 Budget

CEA ended its first year of operations in a better position than was budgeted, with revenues exceeding projections by \$3.8M and expenditures exceeding projections by \$1.5M due to higher than anticipated energy sales. The net change in fund balance exceeded expectations by \$4.8M

(Millions \$)	FY 21/22 Budget	FY 21/22 Preliminary	FY 22/23 Adopted Budget
Revenues	\$57.3	\$61.1	\$80.8
Operating Exp	\$61.1	\$62.6	\$76.7
Net Results	(\$3.8)	(\$1.5)	\$4.1
Other Sources	<u>\$6.0</u>	<u>\$8.5</u>	<u>\$0.0</u>
Change in Fund Balance	\$2.2	\$7.0	\$4.1
Beginning Fund Balance	<u>(\$2.7)</u>	<u>(\$2.7)</u>	<u>\$4.3</u>
Ending Fund Balance	(\$.5)	\$4.3	\$8.4

CEA's FY 22/23 budget, based on current rates and projected power supply costs, indicate that sufficient revenue can be generated to cover operating costs with no additional drawdowns from the JPMorgan line of credit.

CEQA COMPLIANCE STATEMENT:

The action being considered by the City Council is exempt from the California Environmental Quality Act (CEQA) because it is not a "project" under Section 15378(b)(5) of CEQA Guidelines.

FISCAL IMPACT:

There is no fiscal impact to the City of Solana Beach.

WORK PLAN:

Environmental Sustainability – Policy Development – Implement Community Choice Aggregation in Solana Beach

OPTIONS:

- Receive CEA Update
- Do not receive the update and provide alternative direction to Staff

DEPARTMENT RECOMMENDATION:

Staff recommends the City Council receive the report on CEA.

CITY MANAGER RECOMMENDATION:

Approve Department Recommendation.

Gregory Wade, City Manager