

# CITY OF SOLANA BEACH

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



## AGENDA

Joint REGULAR Meeting  
Wednesday, May 23, 2018 \* 6:00 P. M.

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

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

### PUBLIC MEETING ACCESS

The Regular Meetings of the City Council are scheduled for the 2nd and 4th Wednesdays and are broadcast live on Cox Communications-Channel 19, Time Warner-Channel 24, and AT&T U-verse Channel 99. 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 website.

### AGENDA MATERIALS

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

### SPEAKERS

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

### 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 at least 72 hours prior to the meeting.

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

### CITY COUNCILMEMBERS

David A. Zito, Deputy Mayor

Jewel Edson, Councilmember

Judy Hegenauer, Councilmember

Lesa Heebner, Councilmember

Peter Zahn, Councilmember

Gregory Wade  
City Manager

Johanna Canlas  
City Attorney

Angela Ivey  
City Clerk

**SPEAKERS:**

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

**READING OF ORDINANCES AND RESOLUTIONS:**

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

**CALL TO ORDER AND ROLL CALL:**

**CLOSED SESSION REPORT:** (when applicable)

**FLAG SALUTE:**

**APPROVAL OF AGENDA:**

**PROCLAMATIONS/CERTIFICATES:** *Ceremonial*

1. Public Works Week

**PRESENTATIONS:** *Ceremonial items that do not contain in-depth discussion and no action/direction.  
None at the posting of this agenda*

**ORAL COMMUNICATIONS:**

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

**COUNCIL COMMUNITY ANNOUNCEMENTS / COMMENTARY:**

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

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

Items listed on the Consent Calendar are to be acted in a single action of the City Council unless pulled for discussion. Any member of the public may address the City Council on an item of concern by submitting to the City Clerk a speaker slip (located on the back table) before the Consent Calendar is addressed. Those items removed from the Consent Calendar by a member of the Council will be trailed to the end of the agenda, while Consent Calendar items removed by the public will be discussed immediately after approval of the Consent Calendar.

**A.1. Register Of Demands.** (File 0300-30)

Recommendation: That the City Council

1. Ratify the list of demands for April 21 – May 4, 2018.

**[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. General Fund Adopted Budget for Fiscal Year 2017-2018 Changes.** (File 0330-30)

Recommendation: That the City Council

1. Receive the report listing changes made to the Fiscal Year 2017-2018 General Fund Adopted Budget.

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

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

**A.3. Solana Beach Coastal Rail Trail Maintenance District Engineer's Report, Annual Levy, and Collection of Assessments.** (File 0495-20)

Recommendation: That the City Council

1. Adopt **Resolution 2018-050**, initiating the proceedings for the annual levy of assessments within the Coastal Rail Trail Maintenance District.
2. Adopt **Resolution 2018-051**, approving the Engineer's Report for proceedings of the annual levy of assessments within Coastal Rail Trail Maintenance District.
3. Adopt **Resolution 2018-052**, declaring intention to provide for the annual levy and collection of assessments in Coastal Rail Trail Maintenance District and setting a time and date for a public hearing for June 27, 2018.

**[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 Beach Lighting District Engineer's Report, Annual Levy and Collection of Assessments.** (File 0495-20)

Recommendation: That the City Council

1. Adopt **Resolution 2018-053** approving the Engineer's Report for proceedings of the annual levy of assessments within a special maintenance district.
2. Adopt **Resolution 2018-054** declaring intention to provide for an annual levy and collection of assessment in a special maintenance district and setting a time and date for a public hearing; and scheduling the public hearing for June 27, 2018.

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

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**A.5. City-Wide Landscape Maintenance Services Agreement.** (File 0750-25)

Recommendation: That the City Council

1. Adopt **Resolution 2018-058**:
  - a. Authorizing the City Manager to execute a one year agreement with Nissho of California, Inc., in an amount not to exceed \$334,711, for Citywide Landscape Maintenance Services effective July 1, 2018.
  - b. Authorizing the City Manager to extend the agreement for four additional years at the City's option.

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

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

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

**B. PUBLIC HEARINGS:** (B.1. – B.2.)

This portion of the agenda provides citizens an opportunity to express their views on a specific issue as required by law after proper noticing by submitting a speaker slip (located on the back table) to the City Clerk. After considering all of the evidence, including written materials and oral testimony, the City Council must make a decision supported by findings and the findings must be supported by substantial evidence in the record. An applicant or designees 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. Please be aware of the timer light on the Council Dais.

**B.1. Public Hearing: Five-Year Regional Transportation Improvement Program (RTIP) for Fiscal Years 2019 through 2023.** (File 0840-30)

Recommendation: That the City Council

1. Conduct the Public Hearing: Open the public hearing, Report Council disclosures, Receive public testimony, and Close the public hearing.
2. Adopt **Resolution 2018-059**, approving the *TransNet* Local Street Improvement Program list of projects for Fiscal Years 2019 through 2023.

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

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

**B.2. Public Hearing: 325 S. Sierra, Applicant: Vince Amela, Seascape Shores Condominiums HOA, Case 17-17-39.** (File 0600-40)

Recommendation: That the City Council

1. Conduct the Public Hearing: Open the public hearing, Report Council disclosures, receive public testimony, and close the public hearing.
2. Find the Proposed Project exempt from the requirements of CEQA pursuant to 2018 State California CEQA Guidelines §15301 (existing structures) and §15302 (replacement and reconstruction).
3. Adopt **Resolution 2018-048** conditionally approving a Development Review Permit to replace less than 50% of the existing private beach access stairway below 325 South Sierra Avenue, Solana Beach.

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

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

**C. STAFF REPORTS:** (C.1. - C.4.)

*Submit speaker slips to the City Clerk.*

**C.1. Adopt (2<sup>nd</sup> Reading) of Ordinance 486 Making Necessary Changes to Solana Beach Municipal Code Chapter 8.04 Animal Control.** (File 0200-10)

Recommendation: That the City Council

1. Adopt **Ordinance 486** making necessary changes to SBMC Chapter 8.04 Animal Control.

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

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

**C.2. Fire Governance Subcommittee Members Regarding Changes to Fire Cooperative Agreement Language, Cost Allocation Methodology & Positions.**  
(File 0260-10)

Recommendation: That the City Council

1. Discuss and provide direction to the Fire Governance Standing Committee Members and City Manager on the proposed cost allocation methodology, position reclassification, and updated language change in the Third Amendment to the Agreement for Cooperative Management Services

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

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

**C.3. Highway 101 Corridor Specific Plan Discussion.** (File 0600-70)

Recommendation: That the City Council

1. Discuss possible amendments to the Highway 101 Corridor Specific Plan and provide direction to Staff as needed.

[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.*

**C.4. National Demographics Corporation Agreement for Services Related to Transition To District-Based Council Member Elections.** (File 0430-60)

Recommendation: That the City Council

1. Adopt **Resolution 2018-067**, approving and ratifying agreement with National Demographics Corporation.

[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.*

**WORK PLAN COMMENTS:**

*Adopted June 14, 2017*

**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 at the next regular meeting of the legislative body.

**COUNCIL COMMITTEE REPORTS:**

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

- a. City Selection Committee (meets twice a year) Primary-Edson, Alternate-Zito
- b. County Service Area 17: Primary-Zahn, Alternate-Hegenauer
- c. Escondido Creek Watershed Authority: Zahn /Staff (no alternate).
- d. League of Ca. Cities’ San Diego County Executive Committee: Primary-Edson, Alternate-Heebner and any subcommittees.
- e. League of Ca. Cities’ Local Legislative Committee: Primary-Edson, Alternate-Heebner
- f. League of Ca. Cities’ Coastal Cities Issues Group (CCIG): Primary-Edson, Alternate-Heebner
- g. North County Dispatch JPA: Primary-Heebner, Alternate-Edson
- h. North County Transit District: Primary-Edson, Alternate-Heebner
- i. Regional Solid Waste Association (RSWA): Primary-Hegenauer, Alternate-Heebner
- j. SANDAG: Primary-Zito, Alternate-Edson, 2<sup>nd</sup> Alternate-Heebner, and any subcommittees.
- k. SANDAG Shoreline Preservation Committee: Primary-Zito, Alternate-Hegenauer
- l. San Dieguito River Valley JPA: Primary-Hegenauer, Alternate-Heebner
- m. San Elijo JPA: Primary-Zito, Primary-Zahn, Alternate-City Manager
- n. 22<sup>nd</sup> Agricultural District Association Community Relations Committee: Primary-Heebner, Alternate-Edson

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

- a. Business Liaison Committee – Zito, Edson.
- b. Fire Dept. Management Governance & Organizational Evaluation – Edson, Hegenauer
- c. Highway 101 / Cedros Ave. Development Committee – Edson, Heebner
- d. I-5 Construction Committee – Zito, Edson.
- e. Parks and Recreation Committee – Zito, Edson
- f. Public Arts Committee – Hegenauer, Heebner
- g. School Relations Committee – Hegenauer, Zahn
- h. Solana Beach-Del Mar Relations Committee – Zito, Heebner

**ADJOURN:**

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***Next Regularly Scheduled Meeting is June 13, 2018***

*Always refer the City’s website Event Calendar for updated schedule or contact City Hall.*

*www.cityofsolanabeach.org 858-720-2425*

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**AFFIDAVIT OF POSTING**

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

I, Angela Ivey, City Clerk of the City of Solana Beach, do hereby certify that this Agenda for the May 23, 2018 Council Meeting was called by City Council, Successor Agency to the Redevelopment Agency, Public Financing Authority, and the Housing Authority of the City of Solana Beach, California, was provided and posted on May 16, 2018 at 7:30 p.m. on the City Bulletin Board at the entrance to the City Council Chambers. Said meeting is held at 6:00 p.m., May 23, 2018, in the Council Chambers, at City Hall, 635 S. Highway 101, Solana Beach, California.

Angela Ivey, City Clerk  
City of Solana Beach, CA

## **UPCOMING CITIZEN CITY COMMISSION AND COMMITTEE MEETINGS:**

*Regularly Scheduled, or Special Meetings that have been announced, as of this Agenda Posting. Dates, times, locations are all subject to change. See the City's Commission's website or the City's Events Calendar for updates.*

- **Budget & Finance Commission**  
Thursday, June 21, 2018, 5:30 p.m. (City Hall)
- **Climate Action Commission**  
Wednesday, June 20, 2018, 5:30 p.m. (City Hall)
- **Parks & Recreation Commission**  
Thursday, May 24, 2018, 4:00 p.m. (Fletcher Cove Community Center) – Special Meeting  
Thursday, June 14, 2018, 4:00 p.m. (Fletcher Cover Community Center) – Regular Meeting
- **Public Arts Commission**  
Tuesday, June 26, 2018, 5:30 p.m. (City Hall)
- **View Assessment Commission**  
Tuesday, June 19, 2018, 6:00 p.m. (Council Chambers)





# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** May 23, 2018  
**ORIGINATING DEPT:** Finance  
**SUBJECT:** Register of Demands

## BACKGROUND:

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

Register of Demands- 04/21/18 through 05/04/18		
Check Register-Disbursement Fund (Attachment 1)		\$ 745,971.04
Net Payroll	May 4, 2018	179,227.09
Federal & State Taxes	May 4, 2018	42,389.33
PERS Retirement (EFT)	May 4, 2018	40,607.51
TOTAL		\$ <u>1,008,194.97</u>

## DISCUSSION:

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

## CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA.

## FISCAL IMPACT:

The register of demands for April 21, 2018 through May 4, 2018 reflects total expenditures of \$1,008,194.97 from various City funding sources.

## WORK PLAN:

N/A

CITY COUNCIL ACTION: _____ _____
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**OPTIONS:**

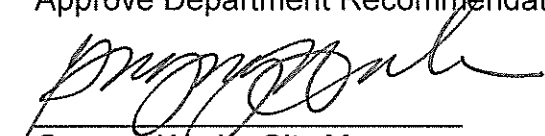
- Ratify the register of demands.
- Do not ratify and provide direction.

**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, CA  
CHECK REGISTER - DISBURSEMENT FUND

PENTAMATION  
DATE: 05/07/2018  
TIME: 12:42:01

SELECTION CRITERIA: transact\_ck\_date between '20180421 00:00:00.000' and '20180504 00:00:00.000'  
ACCOUNTING PERIOD: 11/18

FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	92432	04/26/18	4706	24 HOUR ELEVATOR, INC	00165006570	ELVTR MAINT-APR	0.00	157.48
1011	92433	04/26/18	1265	ACASIO LOPEZ	001	LOPEZ-COBRA BLNC OWED	0.00	805.68
1011	92434	04/26/18	2137	AFLAC	001	APRIL 18	0.00	947.92
1011	92435	04/26/18	4832	AT&T CALNET 3	00150005450	9391012278 02/24-3/23	0.00	2,254.60
1011	92435	04/26/18	4832	AT&T CALNET 3	00150005450	9391012282 02/24-3/23	0.00	19.16
1011	92435	04/26/18	4832	AT&T CALNET 3	00150005450	9391053641 02/24-3/23	0.00	165.13
1011	92435	04/26/18	4832	AT&T CALNET 3	00150005450	9391062899 02/24-3/23	0.00	165.13
1011	92435	04/26/18	4832	AT&T CALNET 3	00150005450		0.00	2,604.02
TOTAL CHECK								
1011	92436	04/26/18	5029	BILL SMITH FOREIGN CAR S	00160006140	RANGER-OIL/FLTR/MAINT	0.00	74.47
1011	92436	04/26/18	5029	BILL SMITH FOREIGN CAR S	50900007700	FRD F250-BRAKES	0.00	256.51
TOTAL CHECK								330.98
1011	92437	04/26/18	2424	BJ'S RENTALS	00165006530	FORKLIFT-PSR WSHER	0.00	248.93
1011	92438	04/26/18	3069	JOSHUA BLEA	00165006560	RE-ISSUE CHK#90749	0.00	26.75
1011	92439	04/26/18	3105	BURTECH PIPELINE, INC	50998566510	9856.17CIRCLE SWR-MAR	0.00	138,514.13
1011	92439	04/26/18	3105	BURTECH PIPELINE, INC	50998566510	9856.17CIRCLE RTN-MAR	0.00	7,290.22
1011	92439	04/26/18	3105	BURTECH PIPELINE, INC	509	9856.17CIRCLE RTN-MAR	0.00	-7,290.22
TOTAL CHECK								138,514.13
1011	92442	04/26/18	1914	US BANK	00160006170	SHOWER HEAD-LG	0.00	5.02
1011	92442	04/26/18	1914	US BANK	00150005450	HOSPIG DOMAINS-MAR	0.00	9.95
1011	92442	04/26/18	1914	US BANK	00165006530	PVI WATER	0.00	10.38
1011	92442	04/26/18	1914	US BANK	00160006120	KEY RINGS/LINKS	0.00	12.81
1011	92442	04/26/18	1914	US BANK	00150005200	PICTURE FRAME	0.00	12.92
1011	92442	04/26/18	1914	US BANK	00150005450	BATTERY	0.00	13.51
1011	92442	04/26/18	1914	US BANK	00150005450	CABLE	0.00	14.77
1011	92442	04/26/18	1914	US BANK	00165006510	APWA-GOLDBERG-3/8	0.00	15.00
1011	92442	04/26/18	1914	US BANK	00165006510	APWA-GOLDBERG-4/12	0.00	15.00
1011	92442	04/26/18	1914	US BANK	00150005200	CLOSED SESSION-2/28	0.00	15.00
1011	92442	04/26/18	1914	US BANK	00150005200	CLOSED SESSION-3/14	0.00	15.00
1011	92442	04/26/18	1914	US BANK	00160006170	BATTERIES	0.00	15.07
1011	92442	04/26/18	1914	US BANK	00150005200	LA TIMES SUB-	0.00	16.39
1011	92442	04/26/18	1914	US BANK	00150005200	SCHL RLFN MTG COFFEE	0.00	16.95
1011	92442	04/26/18	1914	US BANK	00150005250	CLOSED SESSION-2/28	0.00	17.00
1011	92442	04/26/18	1914	US BANK	00150005250	CLOSED SESSION-3/14	0.00	17.00
1011	92442	04/26/18	1914	US BANK	00150005150	COUNCIL MTG SUPPLIES	0.00	19.62
1011	92442	04/26/18	1914	US BANK	00150005150	PENS	0.00	20.02
1011	92442	04/26/18	1914	US BANK	00150005150	PENS	0.00	5.16
1011	92442	04/26/18	1914	US BANK	25560006180	PAPER	0.00	24.55
1011	92442	04/26/18	1914	US BANK	00160006120	CLEANER	0.00	30.84
1011	92442	04/26/18	1914	US BANK	00150005150	COUNCIL PHOTO	0.00	32.30
1011	92442	04/26/18	1914	US BANK	00150005150	LETTER TRAYS	0.00	33.82
1011	92442	04/26/18	1914	US BANK	25560006180	EMR CLASS-PENNEL	0.00	35.00
1011	92442	04/26/18	1914	US BANK	25560006180	EMR CLASS-WILLIAMS	0.00	35.00
1011	92442	04/26/18	1914	US BANK	25560006180	TONER-JG	0.00	36.09
1011	92442	04/26/18	1914	US BANK	00160006170	EMR TRAINING LUNCH	0.00	36.35

CITY OF SOLANA BEACH, CA  
CHECK REGISTER - DISBURSEMENT FUND

SELECTION CRITERIA: transact\_ck\_date between '20180421 00:00:00.000' and '20180504 00:00:00.000'  
ACCOUNTING PERIOD: 11/18

FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	92442	04/26/18	1914	US BANK	00150005150	CLIPBOARDS	0.00	47.91
1011	92442	04/26/18	1914	US BANK	00150005450	CONSTANT CONTACT-FEB	0.00	65.00
1011	92442	04/26/18	1914	US BANK	00150005200	PLN DIRECTOR LUNCH-3/	0.00	66.76
1011	92442	04/26/18	1914	US BANK	00150005150	2 LASER POINTERS	0.00	68.94
1011	92442	04/26/18	1914	US BANK	00150005150	FLAGS/LASER POINTR/PO	0.00	69.01
1011	92442	04/26/18	1914	US BANK	00150005100	CLOSED SESSION-3/14	0.00	69.36
1011	92442	04/26/18	1914	US BANK	00150005150	BAGS-CNCL BNDR DLVRY	0.00	74.46
1011	92442	04/26/18	1914	US BANK	25055005570	EGG HUNT-PINATAS	0.00	75.40
1011	92442	04/26/18	1914	US BANK	00150005100	CLOSED SESSION-2/28	0.00	75.74
1011	92442	04/26/18	1914	US BANK	00150005150	BAGS-CNCL BNDR DLVRY	0.00	82.47
1011	92442	04/26/18	1914	US BANK	00165006570	BASEBOARD-FD	0.00	84.73
1011	92442	04/26/18	1914	US BANK	00160006120	FUEL	0.00	85.00
1011	92442	04/26/18	1914	US BANK	00160006170	HOTSCHEDULES-MAR	0.00	90.00
1011	92442	04/26/18	1914	US BANK	00150005200	FLOWERS	0.00	95.81
1011	92442	04/26/18	1914	US BANK	00150005150	PNCL/PAPER/DIVIDERS	0.00	99.12
1011	92442	04/26/18	1914	US BANK	00150005200	CLMTE AWRD CRMYN-WADE	0.00	105.62
1011	92442	04/26/18	1914	US BANK	00150005150	FASTENERS	0.00	107.72
1011	92442	04/26/18	1914	US BANK	00150005300	CSMFO 2018 DUES-MMB	0.00	110.00
1011	92442	04/26/18	1914	US BANK	25055005570	EGG HUNT SUPPLIES	0.00	118.17
1011	92442	04/26/18	1914	US BANK	25055005570	2 KEYBOARDS	0.00	121.20
1011	92442	04/26/18	1914	US BANK	25055005570	EGG HUNT SUPPLIES	0.00	134.09
1011	92442	04/26/18	1914	US BANK	25560006180	AD BANNER-JG	0.00	175.00
1011	92442	04/26/18	1914	US BANK	25055005570	EGG HUNT-REFRESHMENTS	0.00	206.82
1011	92442	04/26/18	1914	US BANK	00150005150	DVD ARCHIVE	0.00	232.23
1011	92442	04/26/18	1914	US BANK	00150005450	DVR-RECORDER	0.00	301.69
1011	92442	04/26/18	1914	US BANK	001	FRE MDC-PESTER-5/20	0.00	305.00
1011	92442	04/26/18	1914	US BANK	00160006120	TURNOUT GEAR CLEANER	0.00	353.97
1011	92442	04/26/18	1914	US BANK	00160006170	EMR INSTRUCTOR COURSE	0.00	427.50
1011	92442	04/26/18	1914	US BANK	25560006180	EMR TRAINING	0.00	427.50
1011	92442	04/26/18	1914	US BANK	00150005150	DVD ARCHIVE	0.00	430.00
1011	92442	04/26/18	1914	US BANK	00150005300	GFOA CAFR AWARD-FY17	0.00	435.00
1011	92442	04/26/18	1914	US BANK	13550005450	MONITOR-MOSHKI	0.00	684.90
1011	92442	04/26/18	1914	US BANK	001	CPRS CONF-WENGER-3/13	0.00	797.28
1011	92442	04/26/18	1914	US BANK	13560006170	DRYER	0.00	890.83
1011	92442	04/26/18	1914	US BANK	00150005450	SSL CERTIFICATE-2 YR	0.00	1,049.00
1011	92442	04/26/18	1914	US BANK	00150005450	SSL CERTIFICATE-2 YR	0.00	9,093.75
TOTAL CHECK								
1011	92443	04/26/18	4947	WILLIAM CHOPYK	001	OVR PMNT-JAN HLTH PRM	0.00	146.12
1011	92444	04/26/18	5336	COLANTUONO, HIGHSMITH, &	65278007820	SDCOE CONSORTIUM-MAR	0.00	186.27
1011	92445	04/26/18	3902	CORODATA RECORDS MANAGEM	00150005150	RECORDS STRG-MAR	0.00	365.17
1011	92446	04/26/18	1701	DANNY KING	00150005200	ENGY-ICLET-7/10-11/16	0.00	554.10
1011	92446	04/26/18	1701	DANNY KING	001	ENGY-ICLET-7/10-11/16	0.00	-519.41
TOTAL CHECK								34.69
1011	92447	04/26/18	218	DATA TICKET INC.	00160006140	PRKNG TCXT ADMIN-MAR	0.00	1,836.01
1011	92448	04/26/18	5210	COUNTY OF SAN DIEGO	00160006140	PRKNG CITE ADMIN-MAR	0.00	4,745.65
1011	92449	04/26/18	94	ESGIL CORPORATION	00155005560	BLDG PRMT 04/02-04/06	0.00	6,610.40

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CITY OF SOLANA BEACH, CA  
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FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	92449	04/26/18	94	ESGIL CORPORATION	001600006120	FIRE PRMT 04/02-04/06	0.00	1,027.16
TOTAL CHECK							0.00	7,637.56
1011	92450	04/26/18	4169	FIRE STATS, LLC	001600006120	FIRE DATA/JAN17-MAR17	0.00	459.00
1011	92451	04/26/18	5138	HDL COREN & CONE	001500005300	CAFR SERVICES 2016-17	0.00	645.00
1011	92452	04/26/18	2315	INFRASTRUCTURE ENGINEERI	50999356510	9935 RCLM WTR-PE02/23	0.00	3,922.13
1011	92453	04/26/18	1075	IRON MOUNTAIN	001500005150	RECORDS STRG-APR	0.00	618.42
1011	92454	04/26/18	5404	JIM SCHMEDDING	001	RFND-FCCC RENT 4/22	0.00	500.00
1011	92455	04/26/18	2287	KOPPEL & GRUBER PUBLIC F	67685008560	SO SOL SWR OCT-DEC	0.00	392.50
1011	92455	04/26/18	2287	KOPPEL & GRUBER PUBLIC F	67685008560	SO SOL SWR JAN-MAR	0.00	392.50
1011	92455	04/26/18	2287	KOPPEL & GRUBER PUBLIC F	67685008560	SO SOL SWR JUL-SEP	0.00	400.64
TOTAL CHECK							0.00	1,185.64
1011	92456	04/26/18	2102	LEGAL SHIELD CORP	001	PPD LEGAL-APR 18	0.00	90.65
1011	92457	04/26/18	1565	LOCAL GOVERNMENT PUBLICA	001500005250	CA LAND USE-2018 UPDT	0.00	143.56
1011	92458	04/26/18	111	MISSION LINEN & UNIFORM	21100007600	LAUNDRY-PUB WORKS	0.00	1.98
1011	92458	04/26/18	111	MISSION LINEN & UNIFORM	50900007700	LAUNDRY-PUB WORKS	0.00	7.90
1011	92458	04/26/18	111	MISSION LINEN & UNIFORM	00165000520	LAUNDRY-PUB WORKS	0.00	8.88
1011	92458	04/26/18	111	MISSION LINEN & UNIFORM	00165000560	LAUNDRY-PUB WORKS	0.00	8.89
1011	92458	04/26/18	111	MISSION LINEN & UNIFORM	00165000530	LAUNDRY-PUB WORKS	0.00	15.80
TOTAL CHECK							0.00	43.45
1011	92459	04/26/18	4670	NATIONAL AUTO FLEET GROU	13560006170	2018 FRONTIER W/HTCH	0.00	33,834.89
1011	92460	04/26/18	2636	NRTH CNTY HOUSE OF MOTOR	13560006170	2018 YAMAHA VXR PWC	0.00	12,349.00
1011	92461	04/26/18	113	PITNEY BOWES GLOBAL FINA	001500005150	POSTAGE MTR-1/30-4/29	0.00	609.06
1011	92462	04/26/18	1112	RANCHO SANTA FE SECURITY	00165000560	RESTRM LCK/UNLOCK-APR	0.00	515.00
1011	92462	04/26/18	1112	RANCHO SANTA FE SECURITY	00165000560	ALARM MONITORING-APR	0.00	174.50
TOTAL CHECK							0.00	689.50
1011	92463	04/26/18	141	SANTA FE IRRIGATION DIST	20475007520	GRP 7-12 02/16-04/16	0.00	479.49
1011	92464	04/26/18	1073	SEASIDE HEATING & AIR CO	00165000570	HVAC MAINT-JAN-MS	0.00	65.00
1011	92464	04/26/18	1073	SEASIDE HEATING & AIR CO	00165000570	HVAC MAINT-JAN-FCCC	0.00	65.00
1011	92464	04/26/18	1073	SEASIDE HEATING & AIR CO	00165000570	HVAC MAINT-JAN-FD	0.00	120.00
1011	92464	04/26/18	1073	SEASIDE HEATING & AIR CO	00165000570	HVAC MAINT-JAN-LC	0.00	120.00
TOTAL CHECK							0.00	370.00
1011	92465	04/26/18	3909	SECTRAN SECURITY INC	12050005460	COURIER SVC-APR	0.00	106.00
1011	92465	04/26/18	3909	SECTRAN SECURITY INC	12050005460	COURIER SVC FUEL-APR	0.00	12.19
TOTAL CHECK							0.00	118.19
1011	92466	04/26/18	4281	SIEMENS INDUSTRY, INC	001650005540	TRAFFIC SGNL MNT-MAR	0.00	993.92

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1011	92466	04/26/18	4281 SIEMENS INDUSTRY, INC	00165000540	TRAFFIC CALL OUT-MAR	0.00	414.20
1011	92466	04/26/18	4281 SIEMENS INDUSTRY, INC	21100007600	ST LIGHT REPAIR-MAR	0.00	2,601.96
	TOTAL CHECK					0.00	4,010.08
1011	92467	04/26/18	5403 SOLANA SURF	001	OVR PMT-NSF FN0024040	0.00	35.00
1011	92468	04/26/18	3066 SUMMIT ENVIRONMENTAL GRO	21355005550	1717.27/235-245 PACIFI	0.00	750.00
1011	92469	04/26/18	4509 AMY URUBURU	00150005200	MILEAGE: 01/03-04/11	0.00	20.87
1011	92470	04/26/18	5019 TIFFANY WADE	001	DIFF PPL-WADE-4/11	0.00	-149.00
1011	92470	04/26/18	5019 TIFFANY WADE	00155005550	DIFF PPL-WADE-4/11	0.00	162.00
	TOTAL CHECK					0.00	13.00
1011	92471	04/26/18	2189 WILLDAN	67185008510	CONT DISCLBRBRA/GRNDS	0.00	750.00
1011	92471	04/26/18	2189 WILLDAN	67285008520	CONT DISCLOS PACIFIC	0.00	250.00
	TOTAL CHECK					0.00	1,000.00
1011	92472	05/03/18	4786 12MILESOUT.COM	00150005450	COUNCIL WEB STRM-MAR	0.00	800.00
1011	92473	05/03/18	2379 AA FARNSWORTH'S BACKFLOW	00165006520	BACKFLOW ANNUAL TEST	0.00	348.60
1011	92474	05/03/18	4711 ABEL PEREZ	00165006530	MILAGE-04/21/18	0.00	11.45
1011	92475	05/03/18	2159 ADMINISTRATIVE SERVICES,	00170007100	DIAL-A-RIDE 04/05/18	0.00	40.00
1011	92476	05/03/18	1135 AFFORDABLE PIPELINE SERV	50900007700	G-SEWER CLEANING	0.00	600.00
1011	92476	05/03/18	1135 AFFORDABLE PIPELINE SERV	50900007700	E-SEWER CLEAN-11,152	0.00	5,576.00
	TOTAL CHECK					0.00	6,176.00
1011	92477	05/03/18	4832 AT&T CALNET 3	50900007700	9391012277 03/24-4/23	0.00	13.06
1011	92477	05/03/18	4832 AT&T CALNET 3	00165006540	9391012279 03/24-4/23	0.00	42.58
	TOTAL CHECK					0.00	55.64
1011	92478	05/03/18	3480 BUSINESS PRINTING COMPAN	00150005350	WINDOW ENVELOPES	0.00	285.03
1011	92479	05/03/18	1561 CDW GOVERNMENT INC	00150005450	WRLSS MOUSE	0.00	96.72
1011	92480	05/03/18	3551 CITY NATIONAL BANK	32000007220	CHVRON#12-015: 06/08	0.00	10,193.43
1011	92480	05/03/18	3551 CITY NATIONAL BANK	31700007210	ABAG#11-022:06/01	0.00	11,736.80
1011	92480	05/03/18	3551 CITY NATIONAL BANK	32000007220	CHVRON#12-015: 06/08	0.00	24,993.58
	TOTAL CHECK					0.00	46,923.81
1011	92481	05/03/18	5336 COLANTUONO, HIGHSMITH, &	65278007820	SDCOE CNSRTUM-FE11/30	0.00	104.26
1011	92482	05/03/18	3967 COREY ANDREWS	00155005550	REIMB-SB 101 NOA FEE	0.00	50.00
1011	92483	05/03/18	127 COX COMMUNICATIONS INC	00150005450	TV BRDCAST 04/10-5/09	0.00	1,167.15
1011	92484	05/03/18	1701 DANNY KING	00150005200	CCA CNFRNCE PARKING	0.00	30.00
1011	92485	05/03/18	213 DEPARTMENT OF TRANSPORTA	00165006540	MAINT 01/18-03/18	0.00	567.71

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FUND - 001 - GENERAL FUND

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1011	92485	05/03/18	213	DEPARTMENT OF TRANSPORTA	00165006540	ELECT 01/18-03/18	0.00	418.11
TOTAL	CHECK						0.00	985.82
1011	92486	05/03/18	134	DIXIELINE LUMBER CO INC	00165006570	BATTERY/SWITCH PLATE	0.00	10.00
1011	92486	05/03/18	134	DIXIELINE LUMBER CO INC	00165006570	PUTTY KNIFE/BRSH/BOND	0.00	51.31
1011	92486	05/03/18	134	DIXIELINE LUMBER CO INC	00165006570	GRND WHEEL/GRIT DISC	0.00	14.03
1011	92486	05/03/18	134	DIXIELINE LUMBER CO INC	00165006570	LIGHT SWITCH	0.00	1.82
1011	92486	05/03/18	134	DIXIELINE LUMBER CO INC	00165006570	PAINT/PNT THINNER	0.00	23.74
1011	92486	05/03/18	134	DIXIELINE LUMBER CO INC	00165006530	HOSE CLMP/CNTR PUNCH	0.00	24.95
1011	92486	05/03/18	134	DIXIELINE LUMBER CO INC	00165006570	TOGGLE SWITCH	0.00	2.32
1011	92486	05/03/18	134	DIXIELINE LUMBER CO INC	00165006570	SPEAKER WIRE	0.00	19.38
1011	92486	05/03/18	134	DIXIELINE LUMBER CO INC	00165006570	PAINT/BRUSH/FABRC KIT	0.00	22.15
TOTAL	CHECK						0.00	169.70
1011	92487	05/03/18	269	DUDEK & ASSOCIATES INC.	21355005550	1714.29/661-781 NARDO	0.00	6,625.14
1011	92487	05/03/18	269	DUDEK & ASSOCIATES INC.	21355005550	1714.29/661-781 NARDO	0.00	5,417.36
TOTAL	CHECK						0.00	12,042.50
1011	92488	05/03/18	322	FIRE ETC.	21460006120	JACKT/COMD PKC-LOFTIS	0.00	372.29
1011	92488	05/03/18	322	FIRE ETC.	21460006120	BOOTS-CANNON	0.00	419.30
1011	92488	05/03/18	322	FIRE ETC.	27060006120	SHSP.16-16WILDND PNTS	0.00	3,310.08
TOTAL	CHECK						0.00	4,101.67
1011	92489	05/03/18	2593	GOLDFARB & LIPMAN	65278007810	SA PROF SVC PE 03/31	0.00	280.00
1011	92489	05/03/18	2593	GOLDFARB & LIPMAN	26399465580	9946 PROF SVC-MAR	0.00	137.00
TOTAL	CHECK						0.00	417.00
1011	92490	05/03/18	4166	HOGAN LAW APC	00150005250	GENERAL LEGAL-MAR	0.00	3,477.50
1011	92491	05/03/18	11	ICMA RETIREMENT TRUST-45	001	ICMA PD 05/04/18	0.00	9,825.96
1011	92492	05/03/18	3859	ICMA RETIREMENT TRUST-RH	001	ICMA PD 05/04/18	0.00	2,044.25
1011	92493	05/03/18	2315	INFRASTRUCTURE ENGINEERI	50999356510	9935 RCLM WTR-PE 3/30	0.00	1,025.00
1011	92494	05/03/18	5405	JEFFREY MCMILLIAN	00150005400	LIVESCAN-MCMILLIAN	0.00	20.00
1011	92495	05/03/18	4165	KANE BALLMER & BERKMAN	00150005250	NTCD PROF SVC PE03/31	0.00	690.00
1011	92496	05/03/18	3755	KEYSER MARSTON ASSOCIATE	00150005200	PROF SVC-MAR	0.00	3,069.55
1011	92497	05/03/18	2437	MARIE BERKUTI	001	SUPERION-BERKUTI 12/4	0.00	-570.72
1011	92497	05/03/18	2437	MARIE BERKUTI	12550005465	SUPERION-BERKUTI 12/4	0.00	70.04
1011	92497	05/03/18	2437	MARIE BERKUTI	12050005460	SUPERION-BERKUTI 12/4	0.00	105.05
1011	92497	05/03/18	2437	MARIE BERKUTI	65278007810	SUPERION-BERKUTI 12/4	0.00	140.07
1011	92497	05/03/18	2437	MARIE BERKUTI	50900007700	SUPERION-BERKUTI 12/4	0.00	175.09
1011	92497	05/03/18	2437	MARIE BERKUTI	00150005300	SUPERION-BERKUTI 12/4	0.00	210.11
TOTAL	CHECK						0.00	129.64
1011	92498	05/03/18	5200	CHARLES MEAD	00160006120	RESCU SYSTMS-MEAD 3/2	0.00	350.00
1011	92498	05/03/18	5200	CHARLES MEAD	00160006120	AUTO EXRCTN-MEAD 04/8	0.00	618.00
TOTAL	CHECK						0.00	968.00

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1011	92499	05/03/18	2106	MIKHAIL OGAWA ENGINEERIN	00165006520	JURMP-MAR	0.00	7,741.04
1011	92500	05/03/18	111	MISSION LINEN & UNIFORM	21100007600	LAUNDRY-PUB WORKS	0.00	1.91
1011	92500	05/03/18	111	MISSION LINEN & UNIFORM	50900007700	LAUNDRY-PUB WORKS	0.00	7.65
1011	92500	05/03/18	111	MISSION LINEN & UNIFORM	00165006520	LAUNDRY-PUB WORKS	0.00	8.60
1011	92500	05/03/18	111	MISSION LINEN & UNIFORM	00165006560	LAUNDRY-PUB WORKS	0.00	8.60
1011	92500	05/03/18	111	MISSION LINEN & UNIFORM	00165006530	LAUNDRY-PUB WORKS	0.00	15.30
	TOTAL CHECK						0.00	42.06
1011	92501	05/03/18	191	NAPA AUTO PARTS INC	00165006520	PRSSUR WSHR TRLR HTCH	0.00	62.46
1011	92502	05/03/18	5391	NIELSEN MERKSAMER	00150005250	PROF SVC-MAR	0.00	19,749.00
1011	92503	05/03/18	5406	NORA SHOEN	001	RFND:SBGR-324/684W SO	0.00	19,721.00
1011	92504	05/03/18	2636	NRTH CNTY HOUSE OF MOTOR	00160006170	2015 YAMAHA-OIL/PLDGS	0.00	346.62
1011	92505	05/03/18	50	OFFICE DEPOT INC	00150005400	DIVIDER INSERTS	0.00	66.81
1011	92506	05/03/18	3754	PAL GENERAL ENGINEERING	459	9456.17GLNCRSTER CORT	0.00	-475.00
1011	92506	05/03/18	3754	PAL GENERAL ENGINEERING	45994566510	9456.17GLNCRST ER CO	0.00	9,025.00
1011	92506	05/03/18	3754	PAL GENERAL ENGINEERING	45994566510	9456.17GLNCRSTER CORT	0.00	475.00
	TOTAL CHECK						0.00	9,025.00
1011	92507	05/03/18	5354	PILLSBURY WINTHROP SHAW	00150005250	PROF SVC-FEB	0.00	1,352.00
1011	92508	05/03/18	3568	QS WHOLESALE, INC	25560006180	JG BOARDSHORTS	0.00	4,385.78
1011	92508	05/03/18	3568	QS WHOLESALE, INC	00160006170	MS BOARDSHORTS	0.00	766.47
	TOTAL CHECK						0.00	5,152.25
1011	92509	05/03/18	1112	RANCHO SANTA FE SECURITY	00165006560	ALARM MONITORING-APR	0.00	32.80
1011	92510	05/03/18	257	SAN DIEGO COUNTY SHERIFF	21960006110	LAW ENFORCEMENT-MAR	0.00	8,333.27
1011	92510	05/03/18	257	SAN DIEGO COUNTY SHERIFF	00160006110	LAW ENFORCEMENT-MAR	0.00	320,197.73
1011	92510	05/03/18	257	SAN DIEGO COUNTY SHERIFF	001	CR TOW FEE-MARCH	0.00	-492.39
	TOTAL CHECK						0.00	328,038.61
1011	92511	05/03/18	169	SD&E CO INC	00165006540	UTILITES 02/28-04/06	0.00	414.70
1011	92511	05/03/18	169	SD&E CO INC	00165006530	UTILITES 02/28-04/06	0.00	425.05
1011	92511	05/03/18	169	SD&E CO INC	00165006540	UTILITES 03/06-04/06	0.00	923.34
1011	92511	05/03/18	169	SD&E CO INC	00165006530	UTILITES 03/06-04/06	0.00	1,055.46
1011	92511	05/03/18	169	SD&E CO INC	00165006570	UTILITES 02/28-04/06	0.00	1,325.66
1011	92511	05/03/18	169	SD&E CO INC	20375007510	UTILITES 03/06-04/06	0.00	2,038.01
1011	92511	05/03/18	169	SD&E CO INC	00165006570	UTILITES 03/06-04/06	0.00	4,588.93
1011	92511	05/03/18	169	SD&E CO INC	21100007600	UTILITES 02/28-04/06	0.00	6,622.11
	TOTAL CHECK						0.00	17,393.26
1011	92512	05/03/18	1073	SEASIDE HEATING & AIR CO	00165006570	HVAC MAINT-APR-LC	0.00	120.00
1011	92513	05/03/18	153	SHELL FLEET MANAGEMENT	00160006120	AUTO FUEL-MARCH	0.00	1,292.46
1011	92513	05/03/18	153	SHELL FLEET MANAGEMENT	00160006120	CR EXEMPT TAX-MAR	0.00	-94.38



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FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR NAME	BUDGET UNIT	DESCRIPTION	SALES TAX	AMOUNT
TOTAL CHECK							
1011	92514	05/03/18	31 SOLANA BEACH CHAMBER OF	25055005570	Q3 VISITOR CENTER	0.00	1,198.08
1011	92515	05/03/18	13 SOLANA BEACH FIREFIGHTER 001		FD DUES PD 05/04/18	0.00	823.50
1011	92516	05/03/18	1231 STAPLES CONTRACT & COMME 00150005350		ERASERS/POST IT/TAPE	0.00	39.81
1011	92516	05/03/18	1231 STAPLES CONTRACT & COMME 00150005350		NOTE PADS/LYSOL/HGLTR	0.00	42.94
1011	92516	05/03/18	1231 STAPLES CONTRACT & COMME 00165006510		MOUSE PAD/FASTNERS	0.00	57.06
1011	92516	05/03/18	1231 STAPLES CONTRACT & COMME 00155005550		POST IT/DIVIDER/BNDR	0.00	30.23
1011	92516	05/03/18	1231 STAPLES CONTRACT & COMME 00150005300		SHARPNR/HNGNG FOLDERS	0.00	14.74
1011	92516	05/03/18	1231 STAPLES CONTRACT & COMME 00155005550		STPLR/NOTE PAD/PENS	0.00	77.07
1011	92516	05/03/18	1231 STAPLES CONTRACT & COMME 00150005300		TONER	0.00	225.55
1011	92516	05/03/18	1231 STAPLES CONTRACT & COMME 00150005350		PAPER	0.00	298.02
TOTAL CHECK						0.00	785.42
1011	92517	05/03/18	3066 SUMMIT ENVIRONMENTAL GRO 21355005550		1714.29/SOL HGHLD-MAR	0.00	4,400.00
1011	92518	05/03/18	4959 TELECOM LAW FIRM 21355005550		1717.17/105 N. CEDROS	0.00	402.00
1011	92518	05/03/18	4959 TELECOM LAW FIRM 21355005550		1717.46/200 MARINE VIE	0.00	104.00
TOTAL CHECK						0.00	506.00
1011	92519	05/03/18	12 UNITED WAY OF SAN DIEGO 001		UNITED WY PD 05/04/18	0.00	40.00
1011	92520	05/03/18	2097 UT SAN DIEGO - NRTH COUN 00155005550		SOLANA 101 EIR	0.00	321.47
1011	92521	05/03/18	3723 WAGWORKS 00150005400		FSA ADMIN-APR	0.00	107.75
TOTAL CASH ACCOUNT						0.00	745,398.42
1012	104539	04/23/18	3496 SHARP REES-STEALY MED GR 12550005465		CLAIM#17698429	0.00	159.31
1012	104540	04/23/18	2156 TRISTAR RISK MANAGEMENT 12550005465		NRSE CASE	0.00	152.00
1012	104541	04/30/18	3496 SHARP REES-STEALY MED GR 12550005465		CLAIM#18714331	0.00	91.20
1012	104542	04/30/18	2927 SAN DIEGO ORTHOPEADIC AS 12550005465		CLAIM#15589038	0.00	152.93
1012	104543	04/30/18	2156 TRISTAR RISK MANAGEMENT 12550005465		BILL REVIEW	0.00	17.18
TOTAL CASH ACCOUNT						0.00	572.62
TOTAL FUND						0.00	745,971.04
TOTAL REPORT						0.00	745,971.04



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** May 23, 2018  
**ORIGINATING DEPT:** Finance  
**SUBJECT:** Report on Changes Made to the General Fund Adopted Budget for Fiscal Year 2017-2018

**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 May 9, 2018.

**DISCUSSION:**

The following table reports the revenue, expenditures, and transfers for 1) the Adopted General Fund Budget approved by Council on June 14, 2017 (Resolution 2017-095) and 2) any resolutions passed by Council that amended the Adopted General Fund Budget.

GENERAL FUND - ADOPTED BUDGET PLUS CHANGES					
As of May 9, 2018					
Action	Description	Revenues	Expenditures	Transfers from GF	Net Surplus
Reso 2017-195	Adopted Budget	17,611,600	(16,932,700)	(372,400) (1)	\$ 306,500
Reso 2017-122	Marine Safety MOU	-	(11,340)	-	295,160
Reso 2017-123	Salary and Comp Plan	-	(75,500)	-	219,660
Reso 2017-126	Miscellaneous MOU	-	(53,600)	-	166,060
Reso 2018-015	Mid-Year Budget Adjustments	206,800	(205,400)	-	167,460
Reso 2018-018	FY18 Seasonal/Temporary Salary Schedule	-	(13,650)	-	153,810
Reso 2018-40	La Colonia Park- Skate Park Construction Contract	-	-	(2,500) (2)	151,310
(1) Transfers to:					
	Debt Service for Public Facilities		152,400		
	City CIP Fund		220,000	372,400	
(2) Transfers to:					
	City CIP Fund		2,500		
				2,500	

**CEQA COMPLIANCE STATEMENT:**

Not a project as defined by CEQA

COUNCIL ACTION:

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**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 2017-2018 General Fund Adopted Budget.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation

  
\_\_\_\_\_  
Gregory Wade, City Manager



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** May 23, 2018  
**ORIGINATING DEPT:** Engineering Department  
**SUBJECT:** Council Consideration of Resolution Nos. 2018-050, 2018-051 and 2018-052 Approving the Engineer's Report, the Annual Levy and Collection of Assessments for the Solana Beach Coastal Rail Trail Maintenance District

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## **BACKGROUND:**

In 2006, the City Council adopted a resolution forming the Solana Beach Coastal Rail Trail Maintenance District (District) under the provisions of the Landscape and Lighting Act of 1972, Division 15, Part 2, of the California Streets and Highways Code. The District was formed for the purpose of levying and collecting funds for the operations, maintenance, and servicing of landscaping, lighting and all appurtenant facilities related to the Coastal Rail Trail (CRT). In order to levy and collect an assessment in the Solana Beach Coastal Rail Trail Maintenance District, it is necessary to notify the property owners of the City and conduct a Public Hearing. Staff is recommending the public hearing be held on June 27, 2018.

This item is presented to the City Council to consider approving Resolution 2018-050 (Attachment 1) initiating proceedings for the District, Resolution 2018-051 (Attachment 2) approving the Engineer's Report and Resolution 2018-052 (Attachment 3) setting a time and place for a Public Hearing.

## **DISCUSSION:**

The District's major costs are for the ongoing maintenance of the CRT. The maintenance items include landscaping, irrigation, trail maintenance and graffiti removal. The costs also include the utility charges for water and electricity for the pedestrian bollard lights and pole lights. The District includes funds for capital replacement as well. The capital replacement costs include funds for future replacement of landscaping, irrigation, pedestrian/bike path and hardscape items. The capital

CITY COUNCIL ACTION:

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replacement costs also include an operating reserve of approximately 10% of the direct maintenance costs.

The District's assessment methodology uses an Equivalent Benefit Unit (EBU) System. The EBU method of apportioning benefit is typically viewed as the most appropriate and equitable assessment methodology for districts formed under the 1972 Act. The EBU for the proposed District establishes the single family detached residential unit as the basic unit, representing 1.0 EBU. The following summarizes the EBU application by land use:

<u>Land Use</u>	<u>EBU</u>
Single Family Residential	1.0 per parcel
Residential Condominium	1.0 per dwelling unit
Multi-Family Residential	0.75 per dwelling unit
Planned Residential Development	1.0 per proposed unit
Commercial/Industrial	1.0 per parcel
Vacant Single Family Residential	1.0 per parcel
Vacant Multi-Family Residential	0.75 per parcel
Vacant Commercial/Industrial	1.0 per parcel

The methodology also identifies parcels that are exempt from the proposed District. They include, but are not limited to, parcels identified as public streets, roadways, dedicated public easements, open space and right-of-way. These properties, as well as other publicly owned properties such as schools, the fire station, post office and community centers, are considered to receive little or no benefit from the improvements of the proposed District.

In addition to assigning properties an EBU by land type, the assessment methodology utilizes three zones based on the proximity of parcels in location to the CRT. Properties located closest to the CRT will receive a greater special benefit than those properties that are located the farthest away from the trail. A factor is applied to each of the zones according to their locations. The three zones are as follows:

Zone 1:

This zone includes all properties generally located within a few blocks and is close to the CRT. The properties are located between the east side of Acacia Avenue, the east side of South Sierra Avenue and the west side of Rios Avenue (see the assessment boundary map in the Engineer's Report). Parcels in this zone are assessed the EBU amounts based on land use and then multiplied by a factor of three.

Zone 2:

This zone includes all properties that are generally located on the west side of Acacia Avenue, the west side of South Sierra Avenue and those properties located between the east side of Rios Avenue and the west side of Interstate 5. Parcels in this zone are assessed the EBU amounts based on land use and then multiplied by a factor of two.

Zone 3:

This zone includes properties located east of Interstate 5. Parcels in this zone are assessed the EBU amounts based on land use and then multiplied by a factor of 0.5.

At the formation of the District, the adopted Maximum Assessment formula includes an annual CPI-U adjustment that is not to exceed 2%. This Maximum Assessment annual adjustment adopted by the initial vote is not considered an increased assessment. The following shows the maximum assessment rates proposed to be levied in the Fiscal Year (FY) 2018/19 by land use:

Land Use Description	Per	Base Rate Zone 1	Base Rate Zone 2	Base Rate Zone 3
Single Family Residential	Lot or Parcel	\$22.38	\$14.92	\$3.73
Residential Condominium	Dwelling Unit	\$22.38	\$14.92	\$3.73
Multi-Family Residential	Dwelling Unit	\$16.78	\$11.19	\$2.80
Planned Residential Development	Lot or Dwelling Unit	\$22.38	\$14.92	\$3.73
Commercial/Industrial	Parcel	\$22.38	\$14.92	\$3.73
Vacant Single Family Residential	Parcel	\$22.38	\$14.92	\$3.73
Vacant Multi-Family Residential	Parcel	\$16.78	\$11.19	\$2.80
Vacant Commercial/Industrial	Parcel	\$22.38	\$14.92	\$3.73
Timeshare Units	1 week of ownership	\$ 0.00	\$ 0.00	\$0.00
Exempt Parcels	Parcel	\$ 0.00	\$ 0.00	\$0.00
Public Owned Parcels	Parcel	\$ 0.00	\$ 0.00	\$0.00

The 1972 Act requires the City Council to annually adopt a resolution directing the preparation and filing of an Annual Report and a Resolution of Intention to renew the annual assessments for the District. The resolutions declare the City Council's intention to levy and collect assessments and set the date of the public hearing at which the assessments will be levied. The law requires the assessment information to be submitted to the County by August 10th of each year.

Attachment 4 is the proposed Engineer's Report for FY 2018/19. The report contains an overview of the District; a description of the services and improvements to be maintained; the proposed FY 2018/19 Budget; and the method of apportionment.

The City will notify the property owners about levying and collecting assessments in the Solana Beach Coastal Rail Trail Maintenance District by publishing a notice about the date of the Public Hearing (June 27, 2018) in the local paper.

**CEQA COMPLIANCE STATEMENT:**

Not a project as defined by CEQA.

**FISCAL IMPACT:**

The District began assessing a benefit charge in FY 2006/07. The CPI-U for 2017 was 3.01%. Since the maximum amount the assessment is allowed to increase each year is 2.00%, the assessments for FY 2018/19 are proposed to increase by 2.00% per Table 3 of the Report (and indicated on the previous page). The amount of the Equivalent Benefit Unit for FY 2018/19 is \$7.46. This is \$0.16 more per EBU than last year's assessment and is also consistent with the approval of the District by the vote of the property owners in January 2006.

Based on the above methodology and included in the Engineer's Report, the CRT is expected to receive \$78,175 in benefit charge revenues. Total expenditures that are expected to be spent on the CRT are \$99,414. The shortfall of \$21,239, or the difference between the amount expected to be received of \$78,175 and the amount expected to be spent of \$99,414, will be covered by available projected reserves in the CRT fund of \$72,684 at June 30, 2018. The CRT fund should keep reserves equal to approximately 50% of the assessment amount and the proposed budget will reduce the CRT fund balance to approximately \$51,445 by June 30, 2019.

**WORK PLAN:**

Renewal of the CRT Maintenance District is consistent with the Fiscal Sustainability section of the City's Work Plan.

**OPTIONS:**

- Accept Engineer's Report for proceeding for the annual levy of assessments and set time and date for a public hearing to be held on June 27, 2018.
- Do not renew the CRT Maintenance District and fund cost for maintenance of the CRT through the General Fund.

**DEPARTMENT RECOMMENDATION:**

Staff recommends that the City Council:

1. Adopt Resolution 2018-050, initiating the proceedings for the annual levy of assessments within the Coastal Rail Trail Maintenance District.
2. Adopt Resolution 2018-051, approving the Engineer's Report for proceedings of the annual levy of assessments within Coastal Rail Trail Maintenance District.
3. Adopt Resolution 2018-052, declaring intention to provide for the annual levy and collection of assessments in Coastal Rail Trail Maintenance District and setting a time and date for a public hearing for June 27, 2018.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation.

  
\_\_\_\_\_  
Gregory Wade, City Manager

Attachments:

1. Resolution 2018-050, Initiating Proceedings
2. Resolution 2018-051, Approving Engineer's Report
3. Resolution 2018-052, Setting the Public Hearing
4. FY 2018/2019 Engineer's Report



## RESOLUTION 2018-050

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, INITIATING PROCEEDINGS FOR THE CITY OF SOLANA BEACH COASTAL RAIL TRAIL MAINTENANCE DISTRICT AND FOR THE ANNUAL LEVY OF ASSESSMENTS WITHIN THE COASTAL RAIL TRAIL MAINTENANCE DISTRICT

**WHEREAS**, the City Council of the City of Solana Beach, California, by previous Resolutions formed and approved the maximum annual assessment rates for the City of Solana Beach Coastal Rail Trail Maintenance District ("District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2, Division 15 of the California Streets and Highways Code (commencing with sections 22500)* (1972 Act); and

**WHEREAS**, the 1972 Act provides the City Council the authority to annually levy and collect assessments for the District on the San Diego County tax roll on behalf of the District to pay the maintenance, services, and operation of facilities and improvements related thereto; and

**WHEREAS**, the City has retained Koppel & Gruber Public Finance for the purpose of preparing and filing an engineer's report (hereinafter referred to as the Engineer's Report) with the City Clerk.

**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. The City Council hereby appoints Koppel & Gruber Public Finances as the District Assessment Engineer and orders Koppel & Gruber Public Finance to prepare the Engineer's Report concerning the District and the levy of assessments for Fiscal Year 2018-19, in accordance with *Chapter 1, Article 4, beginning with Section 22565* of the Act.

That Engineer's Report, as presented, consists of the following:

- A description of the District boundary and improvements; and
- The Annual Budget (costs and expenses of services, operation and maintenance); and
- The method of apportionment for calculating the assessment for each of the assessed parcels, lots and subdivisions of land for the property located within the CRT Maintenance District in proportion

to the special benefits received and a roll containing the proposed levy amount for each assessed parcel within the CRT Maintenance District for Fiscal Year (FY) 2018/19; and

- An exhibit showing the boundaries of the District.

Upon completion of the Engineer's Report, said Report shall be filed with the City Clerk, who shall submit the same to the City Council for its consideration pursuant to *Section 22586* of the Act.

3. The proposed improvements for the District include, but are not limited to: the ongoing maintenance, operation and servicing of landscaping and public lighting improvements that were installed as part of the construction of the City's Coastal Rail Trail. These improvements may also include all materials, equipment, utilities, labor, and appurtenant facilities related to those improvements. The Engineer's Report describes in more detail the items to be maintained and serviced.
4. The City Council hereby determines that to provide the improvements described in Section 3 of this resolution, it is necessary to levy and collect assessments against lots and parcels within the District.
5. The City Manager of the City of Solana Beach is hereby authorized and directed to take any and all action necessary and appropriate in connection with the annual levy and collection of assessments for the District.

**PASSED AND ADOPTED** this 23rd day of May, 2018, at a regular meeting of the City Council of the City of Solana Beach, California by the following vote:

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

\_\_\_\_\_  
DAVID A. ZITO, Deputy Mayor

APPROVED AS TO FORM:

ATTEST:

\_\_\_\_\_  
JOHANNA N. CANLAS, City Attorney

\_\_\_\_\_  
ANGELA IVEY, City Clerk

## RESOLUTION 2018-051

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING THE ENGINEER'S REPORT FOR PROCEEDINGS FOR THE ANNUAL LEVY OF ASSESSMENTS WITHIN THE COASTAL RAIL TRAIL MAINTENANCE DISTRICT

**WHEREAS**, the City Council of the City of Solana Beach, California, pursuant to the terms of the "Landscaping and Lighting Act of 1972", being Division 15, Part 2 of the Streets and Highways Code of the State of California, did, by previous Resolution, initiate proceedings and ordered the preparation of an Engineer's Report for the annual levy of assessments within a special assessment district, such special assessment district known and designated as City of Solana Beach Coastal Rail Trail Maintenance District (Maintenance District); and

**WHEREAS**, pursuant to Section 22586 of the Streets and Highways Code, there has now been presented to this City Council the Engineer's Report as required by said Division 15 of the Streets and Highways Code and as previously directed by Resolution; and

**WHEREAS**, the City Council has carefully examined and reviewed the Engineer's Report as presented, and is preliminarily satisfied with the Maintenance District, each and all of the budget items and documents as set forth therein, and is satisfied that the proposed assessments have been spread in accordance with the benefits received from the improvements to be maintained and services, as set forth in said Engineer's Report.

**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 Engineer's Report, as presented, consists of the following:
  - A description of the Maintenance District boundary and improvements; and
  - The Annual Budget (costs and expenses of services, operation and maintenance); and
  - The method of apportionment for calculating the assessment for each of the assessed parcels, lots, and subdivisions of land for the property located within the Maintenance District in proportion to the

special benefits received and a roll containing the proposed levy amount for each assessed parcel within the Maintenance District for Fiscal Year 2018-19; and

- An exhibit showing the boundaries of the District.
3. That the Engineer's Report is hereby preliminarily approved, and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.
  4. That the City Clerk shall certify to the passage and adoption of this Resolution and the minutes of this meeting shall so reflect the presentation of the Engineer's Report.

**PASSED AND ADOPTED** this 23rd day of May, 2018, at a regular meeting of the City Council of the City of Solana Beach, California by the following vote:

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

\_\_\_\_\_  
DAVID A. ZITO, Deputy Mayor

APPROVED AS TO FORM:

ATTEST:

\_\_\_\_\_  
JOHANNA N. CANLAS, City Attorney

\_\_\_\_\_  
ANGELA IVEY, City Clerk

## RESOLUTION 2018-052

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, DECLARING ITS INTENTION TO PROVIDE FOR THE ANNUAL LEVY AND COLLECTION OF ASSESSMENTS IN THE COASTAL RAIL TRAIL MAINTENANCE DISTRICT AND SETTING A TIME AND PLACE FOR A PUBLIC HEARING THEREON

**WHEREAS**, the City Council of the City of Solana Beach, California, has previously formed a special assessment district pursuant to the terms of the "Landscaping and Lighting Act of 1972", being Division 15, Part 2 of the Streets and Highways Code of the State of California, such special assessment district known and designated as City of Solana Beach Coastal Rail Trail Maintenance District (the Maintenance District); and

**WHEREAS**, at this time, the City Council is desirous to take proceedings to provide for the annual levy of assessments for the next ensuing fiscal year to provide for costs and expenses necessary to pay for the maintenance of the improvements in said Maintenance District; and

**WHEREAS**, at the formation of the District, the adopted Maximum Assessment formula includes an annual CPI-U adjustment not to exceed 2% and this annual adjustment adopted by the initial vote is not considered an increased assessment; and

**WHEREAS**, there has been presented and approved by this City Council the Engineer's Report, as required by law, and this City Council is desirous of continuing with the proceedings for said annual levy by adopting this Resolution of Intent pursuant to Streets and Highways Code Section 22587.

**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. The public interest and convenience requires, and the City Council does propose at this time, to levy assessments for the Maintenance District to provide for the financing of the operation, maintenance and servicing of certain improvements located within the Coastal Rail Trail including both landscaping improvements and appurtenances and public lighting improvements and appurtenances.

The landscaping improvements and services to be maintained by the Maintenance District include, but are not limited to, landscaping, planting,

ground cover, shrubbery, turf, trees, irrigation and drainage systems, hardscape, fixtures, sidewalks, fencing and other appurtenant items located along and adjacent to the City portion of the Coastal Rail Trail.

The public lighting improvements to be maintained and serviced include, but are not limited to, poles, fixtures, bulbs, conduits, conductors, equipment including guys, anchors, posts and pedestals, metering devices and appurtenant facilities as required to provide lighting along and within the Coastal Rail Trail.

3. That said works of improvement are of special benefit to the properties within the boundaries of said Maintenance District, which Maintenance District the legislative body previously declared to be the area specially benefited by said works of improvement, and for particulars, reference is made to the boundary map as previously approved by this legislative body, a copy of which is on file in the Office of the City Clerk and open for public inspection, and is designated by the name of this Maintenance District.
4. That the Engineers Report, as preliminarily approved by the legislative body, is on file with the City Clerk and open for public inspection. Reference is made to such Engineer's Report for a full and detailed description of the improvements to be installed and/or maintained, the boundaries of the Maintenance District, any zones therein and the proposed assessments upon assessable lots and parcels of land within the Maintenance District.
5. All costs and expenses of the works of maintenance and incidental expenses have been apportioned and distributed to the benefiting parcels in accordance with the special benefits received from the proposed work.
6. Notice is hereby given that a public hearing is to be held in the City Council Chambers located at the 635 South Highway 101, Solana Beach, California on the 27<sup>th</sup> day of June, 2018 at 6:00 P.M.

At that time, the legislative body will consider and finally determine whether to levy the proposed annual assessment, and to hear all protests relating to said proposed proceedings, or the estimate of the cost and expenses of the proposed maintenance, or the proposed annual assessment; and any and all persons interested may file a written protest prior to the conclusion of the hearing referred to herein or, having files such a protest, may file a written withdrawal of that protest prior to the conclusion of such hearing. Any such written protest must state all

grounds for objection. A written protest by a property owner must contain a description sufficient to identify the property owned by such person, e.g. assessor's parcel number.

Any interested person may mail a protest to the following address:

CITY CLERK  
CITY OF SOLANA BEACH  
635 S. HIGHWAY 101  
SOLANA BEACH, CA 92075

To be considered by the legislative body, all protests must be received prior to the conclusion of the public hearing. A postmark prior to such date and time will not be sufficient.

7. That the City Clerk is hereby authorized and directed to give notice as required by law by causing a copy of the Resolution to be published in the newspaper of general circulation within said City; and publication to be completed not less than ten (10) days prior to the date set for the public hearing.

**PASSED AND ADOPTED** this 23rd day of May, 2018, at a regular meeting of the City Council of the City of Solana Beach, California by the following vote:

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

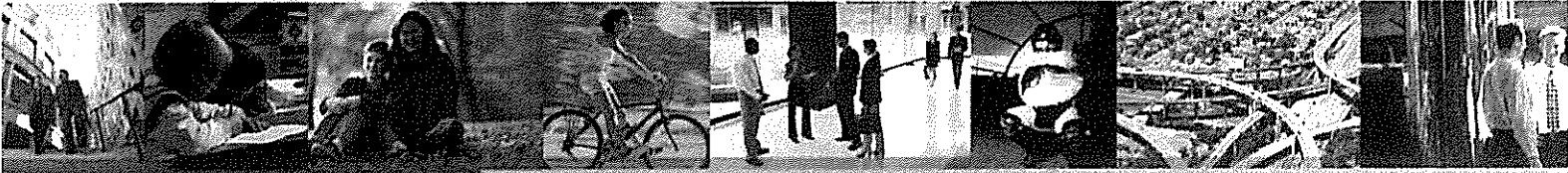
\_\_\_\_\_  
DAVID A. ZITO, Deputy Mayor

APPROVED AS TO FORM:

ATTEST:

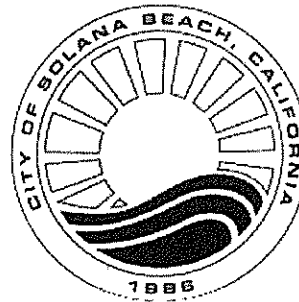
\_\_\_\_\_  
JOHANNA N. CANLAS, City Attorney

\_\_\_\_\_  
ANGELA IVEY, City Clerk



**CITY OF SOLANA BEACH  
COASTAL RAIL TRAIL MAINTENANCE DISTRICT  
ENGINEER'S REPORT  
FISCAL YEAR 2018/2019**

**MAY 14, 2018**



**KOPPEL & GRUBER**  
PUBLIC FINANCE

334 VIA VERA CRUZ, SUITE 256  
SAN MARCOS  
CALIFORNIA 92078

T. 760.510.0290  
F. 760.510.0288



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## SECTION I. OVERVIEW

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### A. INTRODUCTION AND BACKGROUND

The Coastal Rail Trail (the "CRT") is a project sponsored by the cities of Oceanside, Carlsbad, Encinitas, Solana Beach and San Diego for a multi-use pathway (bicycle facilities and pedestrian) that will ultimately extend from the San Luis Rey River in Oceanside to the Santa Fe Depot in San Diego. Each of the sponsoring cities has agreed to construct and maintain the portion of the trail that is located within their jurisdiction. The City of Solana Beach (the "City") began construction on their portion of the CRT ("City CRT") in August 2003 by obtaining outside grants and the City CRT was substantially completed in November of 2004.

The City CRT encompasses approximately 1.7 miles extending from the north boundary of the City at the San Elijo Lagoon and the City of Encinitas to the south boundary of the City at Via de la Valle. The Class I bicycle trail proceeds south through the City, crossing Lomas Santa Fe Road and continuing to Via de la Valle in the City of Del Mar.

The City of Solana Beach Coastal Rail Trail Maintenance District ("District") was formed in January 2006 in order to provide funding for the maintenance of certain public improvements including but not limited to the operation, maintenance and servicing of landscaping and public lighting improvements along the City CRT. This report constitutes the Fiscal Year 2018/2019 Engineer's Report for the District.

The City Council pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* ("Act") and in compliance with the substantive and procedural requirements of the *California State Constitution Article XIIC and XIID* ("Proposition 218") and the *Proposition 218 Omnibus Implementation Act (Government Code Section 53750 and following)* (the "Implementation Act") desires to levy and collect annual assessments against lots and parcels within the District beginning in the fiscal year commencing July 1, 2018 and ending June 30, 2019 to pay for the operation, maintenance and servicing of landscaping and public lighting improvements along the City CRT. The proposed assessments are based on the City's estimate of the costs for Fiscal Year 2018/2019 to maintain the City CRT improvements that provide a special benefit to properties assessed within the District. The assessment rates set for Fiscal Year 2018/2019 as set forth in this Engineer's Report, do not exceed the maximum rates established at the time the District was formed, therefore, the City and the District are not required to go through a property owner ballot procedure in order to establish the 2018/2019 assessment rates.

**B. CONTENTS OF ENGINEER’S REPORT**

This Report describes the District boundaries and the proposed improvements to be assessed to the property owners located within the District. The Report is made up of the following sections.

**SECTION I. OVERVIEW** – Provides a general introduction into the Report and provides background on the District and the assessment.

**SECTION II. PLANS AND SPECIFICATIONS** – Contains a general description of the improvements that are maintained and serviced by the District.

**SECTION III. PROPOSED FISCAL YEAR 2018/2019 BUDGET** – Identifies the cost of the maintenance and services to be provided by the District including incidental costs and expenses.

**SECTION IV. METHOD OF APPORTIONMENT** – Describes the basis in which costs have been apportioned to lots or parcels within the District, in proportion to the special benefit received by each lot or parcel.

**SECTION V. ASSESSMENT ROLL** – The assessment roll identifies the maximum assessment to be levied to each lot or parcel within the District.

**SECTION VI. ASSESSMENT DIAGRAM** – Displays a diagram of the District showing the boundaries of the District.

For this Report, each lot or parcel to be assessed, refers to an individual property assigned its own Assessment Parcel Number (“APN”) by the San Diego County (“County”) Assessor’s Office as shown on the last equalized roll of the assessor.

Following the conclusion of the Public Hearing, the City Council will confirm the Report as submitted or amended and may order the collection of assessments for Fiscal Year 2018/2019.

## **SECTION II. PLANS AND SPECIFICATION**

---

### **A. GENERAL DESCRIPTION OF THE DISTRICT**

The boundaries of the District are defined as being contiguous with the boundaries of the City of Solana Beach. Solana Beach is located approximately thirty miles north of the City of San Diego in the north coastal area of the County. The City is bordered by the Pacific Ocean to the west, the City of Encinitas to the north, the City of Del Mar to the south and the unincorporated village of Rancho Santa Fe to the east.

The properties within the District include single-family residential, multi-family residential, timeshare, commercial, and industrial parcels. Each parcel has been categorized into three zones based upon their general proximity to the City CRT. Please refer to Section IV D of the Report for a further explanation on the zones included within the District.

### **B. DESCRIPTION OF SERVICES AND IMPROVEMENTS TO BE MAINTAINED**

The District provides a funding mechanism for the ongoing maintenance, operation and servicing of landscaping and public lighting improvements that were installed as part of the construction of the City CRT. These improvements may include, but are not limited to, all materials, equipment, utilities, labor, and appurtenant facilities related to those improvements.

The improvements constructed as part of the project that are to be maintained and serviced by the District relate to landscaping and public lighting improvements, and are generally described as follows:

- Concrete and decomposed granite trails including landscaping, irrigation, drainage, grading, lighting, and hardscape features.
- Concrete paths, trees, plantings, lighting, irrigation, conduit, infrastructure, earthwork, trash receptacles, fencing, node structures (bus shelters, art amenities, garden nodes), drinking fountains, signage, and observation deck.
- Open space and irrigated and planted slopes located along the Trail.
- Public lighting facilities within and adjacent to the City CRT.

Maintenance services will be provided by City personnel and/or private contractors. The proposed improvements to be maintained and services are generally described as follows:

## **LANDSCAPING AND APPURTENANT IMPROVEMENTS**

The landscaping improvements and services to be maintained by the District include but are not limited to landscaping, planting, ground cover, shrubbery, turf, trees, irrigation and drainage systems, hardscape, fixtures, sidewalks, fencing and other appurtenant items located along and adjacent to the City CRT.

## **PUBLIC LIGHTING AND APPURTENANT IMPROVEMENTS**

The public lighting improvements to be maintained and serviced include but are not limited to the following, which provide public lighting directly or indirectly to the City CRT or to other public areas associated with or necessary for use of the trail:

- Maintenance, repair and replacement of public light poles and fixtures, including changing light bulbs, painting, photoelectric cell repair or replacement, and repairing damage caused by automobile accidents, vandalism, time, and weather.
- Electrical conduit repair and replacement due to damage by vandalism, time and weather.
- Service-call maintenance, repair and replacement including painting, replacing worn out electrical components and repairing damage due to accidents, vandalism, and weather.
- Payment of the electrical bill for the existing street lighting system.
- Responding to constituent and business inquiries and complaints regarding the public lighting.

Maintenance means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of landscaping and public lighting improvements facilities and appurtenant facilities. This includes repair, removal or replacement of all or part of any of the landscaping and street lighting improvements, or appurtenant facilities; providing for the life, growth, health and beauty of landscaping improvements and for the operation of the lighting improvements.

Servicing means the furnishing of all labor, materials, equipment and utilities necessary to maintain the landscaping improvements and to maintain and operate the public lighting improvements or appurtenant facilities in order to provide adequate illumination.

## **SECTION III. PROPOSED FISCAL YEAR BUDGET**

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### **A. ESTIMATED FISCAL YEAR 2018/2019 BUDGET**

A summary of the proposed District Fiscal Year 2018/2019 budget is summarized, by category, in Table 1 shown on the following page:

Table 1

**CITY OF SOLANA BEACH  
COASTAL RAIL TRAIL MAINTENANCE DISTRICT  
2018/19 BUDGET**

	TOTAL BUDGET	GENERAL BENEFIT PORTION <sup>1&amp;2</sup>	PROPOSED FY 2018/19 ASSESSMENT
<b>OPERATING AND MAINTENANCE COSTS</b>			
<b>Operating and Maintenance</b>			
Landscape, Irrigation & Hardscape Maintenance Thru an Outside Contract (Includes Tree Trimming)	\$72,000	\$13,720	\$58,280
Utilities (Water)	\$23,000	\$0	\$23,000
Utilities (Electricity)	\$23,000	\$23,000	\$0
Trail Maintenance (DG & Concrete Paths)	\$1,400	\$0	\$1,400
Graffiti Abatement	\$200	\$0	\$200
<b>Total Operating and Maintenance Costs</b>	<b>\$119,600</b>	<b>\$36,720</b>	<b>\$82,880</b>
<b>CAPITAL REPLACEMENT AND RESERVES</b>			
<b>Capital Replacement</b>			
Landscape & Irrigation Replacement	\$3,547	\$213	\$3,334
Pedestrian/Bicycle Path Replacement	\$2,500	\$150	\$2,350
Hardscape Features Replacement (water fountain, art work, bus shelter)	\$2,500	\$150	\$2,350
<b>Reserves</b>			
Fiscal Year 2017/2018 Reserve Collection	\$0	\$0	\$0
<b>Total Capital Replacement and Reserves</b>	<b>\$8,547</b>	<b>\$513</b>	<b>\$8,034</b>
<b>ADMINISTRATION COSTS</b>			
<b>District Administration Costs</b>			
County SB 2557 Costs			\$300
County Electronic Data Processing Costs			\$600
City Administration/Consultant Costs			\$7,600
<b>Total Administration Costs</b>			<b>\$8,500</b>
<b>AMOUNT TO LEVY</b>			
<b>TOTAL BUDGET</b>			<b>\$99,414</b>
<b>LESS OPERATING RESERVES USED IN FY<sup>2</sup></b>			<b>(\$21,239)</b>
<b>TOTAL ASSESSMENT AMOUNT</b>			<b>\$78,175</b>
Total Parcels in the District			13,102
Total Parcels Levied			5,642
Total Equivalent Benefit Units			10,479.25
<b>Proposed Levy Per Equivalent Benefit Unit</b>			<b>\$7.46</b>
Inflation Percentage Applied to Proposed Levy Per EBU			2.00%
<b>OPERATING RESERVES</b>			
Beginning Balance as of 7/1/18			\$72,684
FY 2018/2019 Collection			\$78,175
Expenditures			(\$99,414)
Projected Ending Balance as of 6/30/19			\$51,445
<b>Maximum Cash Flow Reserve Amount</b>			<b>\$39,088</b>

1. While the cost of the electricity is not 100% general benefit, the City is paying for the entire cost through other available funds and none of the cost is being allocated to the parcels located within the District.
2. The CRT landscaping cost is greater than the available funding from the District so other available funding is being utilized to cover the difference.

**B. DESCRIPTION OF BUDGET ITEMS**

The following is a brief description of the major budget categories that includes the detailed costs of maintenance and services for the District included in the table above.

**OPERATING AND MAINTENANCE COSTS** – This includes the costs of maintaining and servicing the landscaping and lighting improvements. This may include, but is not limited to, the costs for labor, utilities, equipment, supplies, repairs, replacements and upgrades that are required to properly maintain the items that provide a direct benefit to properties located within the District.

**CAPITAL REPLACEMENT AND RESERVES** – These items provide a funding source to pay for items that wear out over time, other unanticipated items not directly budgeted for and for the replacement of the landscaping, pathways and hardscape features located along and adjacent to the City CRT.

**ADMINISTRATION COSTS** – This includes the indirect costs not included above that are necessary to pay for administrative costs related to the District, including the levy and submittal of the assessments to the County to be placed on the Fiscal Year 2018/2019 County equalized tax roll, responding to property owner inquiries relating to the assessments and services, and any other related administrative costs.



## SECTION IV. METHOD OF APPORTIONMENT

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### A. GENERAL

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, which include the construction, maintenance, and servicing of landscaping and public lights and appurtenant facilities.

Streets and Highways Code Section 22573 requires that maintenance assessments be levied according to benefit rather than the assessed value.

*“The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.”*

In addition, Article XIID and the Implementation Act require that a parcel’s assessment may not exceed the reasonable cost for the proportional special benefit conferred to that parcel. A special benefit is a particular and distinct benefit over and above general benefits conferred on property located within the assessment district. Article XIID and the Implementation Act further provides that only special benefits are assessable and the City must separate the general benefits from the special benefits. They also require that publicly owned properties which specifically benefit from the improvements be assessed.

### B. GENERAL BENEFIT ANALYSIS

The improvements described in Section II B of this Report are for the special benefit, enhancement and use of properties within the District. However, the City CRT was constructed as a portion of a much larger regional trail that will extend from the City of Oceanside to the north to the City of San Diego to the south. Residents and property owners located in each of the cities along the trail will receive a special benefit from the construction and maintenance of the trail within their city. Residents from each of these cities will have an opportunity to use the entire trail upon completion including the portion in Solana Beach which creates a general benefit.

Additionally, included among the different property types in the City are timeshare units. Though individuals may purchase and “own” their timeshare unit, their ownership rights are limited and temporary (typically one week per year.) Owners of timeshare units have an opportunity to use the CRT while vacationing in the City. Due to the limited ownership time-frame of timeshare owners, their special benefit is limited and thus considered as part of the general benefit similar to the general benefit to the public at large.

The general benefit portion of the assessment has been determined by looking at each participating city’s trail length as a factor of the entire trail. The City of Solana Beach’s portion of the CRT is 1.7 miles compared to the entire proposed trail length of 44.0 miles. Comparing the length of the City CRT to the total length of the CRT results in a general

benefit of 3.86%. Engineering also determined that timeshares add an additional 2.0% general benefit impact. For rounding purposes after adding the two components (3.86% + 2.0%) the general benefit is considered to be 6.0% overall to the public at large. The budget has been allocated to parcels based on their special benefit share. In addition, the City is paying 100% of the electricity costs, totaling \$29,000, for the District through funds available from other sources resulting in over 30% of the costs paid directly by the City.

### **C. SPECIAL BENEFIT ANALYSIS**

Each of the proposed improvements and the associated costs and assessments within the District has been reviewed, identified and allocated based on special benefit pursuant to the provisions of Article XIID, the Implementation Act, and the Streets and Highways Code Section 22573.

Proper maintenance and operation of the City CRT landscaping, hardscape, open space and public lighting provides special benefit to adjacent properties by providing community character, security, safety and vitality. Additionally, one of the purposes of the trail is to facilitate alternative transportation opportunities in order to reduce air pollution and vehicular traffic congestion which provide special benefit to the properties within the District.

#### **TRAIL AND LANDSCAPING SPECIAL BENEFIT**

Landscaping and appurtenant facilities, if well maintained, provide beautification, shade and enhancement of the desirability of the surroundings, and therefore increase property values. Specifically, they provide a sense of ownership and a common theme in the community providing aesthetic appeal, recreational and health opportunities and increased desirability of properties.

#### **PUBLIC LIGHTING SPECIAL BENEFIT**

The operation, maintenance and servicing of public lighting along and adjacent to the City CRT provide safety and security to properties along City CRT specifically as follows:

- Improved security, deterrence of crime and aid to police and fire protection.
- Reduced vandalism and damage to the improvements and property.
- Increased business activity to the coastal community during nighttime hours.

## **D. ASSESSMENT METHODOLOGY**

To establish the special benefit to the individual lots or parcels within the District, an Equivalent Benefit Unit system based on land use is used along with a Zone Factor based on geographic proximity to the City CRT.

### **EQUIVALENT BENEFIT UNITS**

Each parcel of land is assigned an Equivalent Benefit Unit in proportion to the estimated special benefit the parcel receives relative to other parcels within the District. The single family detached (“SFD”) residential property has been selected as the basic unit for calculating assessments; therefore, a SFD residential parcel equals one Equivalent Benefit Unit (“EBU”).

The EBU method of apportioning benefit is typically seen as the most appropriate and equitable assessment methodology for districts formed under the 1972 Act, as the benefit to each parcel from the improvements are apportioned as a function of land use type, size and development. A methodology has been developed to relate all other land uses to the SFD residential as described below.

### **EBU APPLICATION BY LAND USE:**

**SINGLE-FAMILY RESIDENTIAL** — This land use is defined as a fully subdivided residential parcel in which a tract map has been approved and recorded. This land use is assessed 1.0 EBU per lot or parcel. This is the base value that all other land use types are compared and weighted against (i.e. Equivalent Benefit Unit or EBU).

**RESIDENTIAL CONDOMINIUM** — This land use is defined as a fully subdivided residential parcel that has more than one residential unit developed on the property with individual unit ownership. This land use is assessed 1.0 EBU per dwelling unit.

**MULTI-FAMILY RESIDENTIAL** — This land use is defined as a fully subdivided residential parcel that has more than one residential unit developed on the property not available for individual unit ownership. This land use is assessed 0.75 EBU per dwelling unit.

**PLANNED-RESIDENTIAL DEVELOPMENT** — This land use is defined as any property not fully subdivided with a specific number of proposed residential lots or dwelling units to be developed on the parcel. This land use type is assessed at 1.0 EBU per planned (proposed) residential lot or dwelling unit.

**COMMERCIAL/INDUSTRIAL** — This land use is defined as property developed for either commercial or industrial use. This land use type is assessed at 1.0 EBU per parcel.

**VACANT SINGLE-FAMILY RESIDENTIAL** — This land use is defined as property currently zoned for single-family detached residential development, but a tentative or final tract map has not been submitted and/or approved. This land use is assessed at 1.0 EBU per parcel.

**VACANT MULTI-FAMILY RESIDENTIAL** — This land use is defined as property currently zoned for multi-family residential development, but a tentative or final tract map has not been submitted and/or approved. This land use is assessed at 0.75 EBU per parcel.

**VACANT COMMERCIAL/INDUSTRIAL** — This land use is defined as property currently zoned for either commercial or industrial use. This land use is assessed at 1.0 EBU per parcel.

**EXEMPT PARCELS** — This land use identifies properties that are not assessed and are assigned 0.0 EBU. This land use classification may include, but is not limited, to lots or parcels identified as public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and right-of-ways including greenbelts and parkways; utility right-of-ways; common areas, sliver parcels and bifurcated lots or any other property that can not be developed; park properties and other publicly owned properties that are part of the District improvements or that have little or no improvement value. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

**PUBLIC OWNED PARCELS** — This land use identifies properties that are not assessed and are assigned 0.0 EBU. This land use classification includes other typically non-assessed parcels that are not considered exempt parcels and may include, but is not limited, to lots or parcels identified as schools, government owned buildings, fire and police stations, and administration offices. These types of properties are considered to receive little special benefit from the improvements and any benefit that they may receive is considered to be part of the City's general benefit contribution to the District.

#### **ZONE FACTOR**

The District was divided into three zones based on the proximity of parcels in location to the City CRT. Properties located the closest to the trail will receive a greater special benefit as compared to those parcels the farthest away. In order to calculate this into the assessment a factor is applied to each parcel according to the following Zone location.

**ZONE 1 PROPERTIES** – This Zone is defined as properties located adjacent to or within a few blocks of the City CRT improvements. This includes all properties that are generally located east of Acacia and Sierra Avenue and west of Rios Avenue. Parcels located in this zone use the EBU amounts derived above based on land use and then multiplied by a proximity factor of three (3).

**ZONE 2 PROPERTIES** – This Zone is defined as properties located close to the improvements but not adjacent to the City CRT or properties defined as Zone 1 Properties. This includes all properties that are generally located west of Acacia Avenue and also those properties located east of Rios Avenue and west of Interstate-5. Parcels located in this zone use the EBU amounts derived above based on land use and then multiplied by a proximity factor of two (2).

**ZONE 3 PROPERTIES** – This Zone is defined as properties located the furthest away from the City CRT improvements. This includes all properties that are located east of Interstate-5. Parcels located in this zone use the EBU amounts derived above based on land use and then multiplied by a proximity factor of 0.5.

The following table summarizes the EBU and Zone Factors based on land use.

Table 2

CITY OF SOLANA BEACH  
COASTAL RAIL TRAIL MAINTENANCE DISTRICT  
EQUIVALENT BENEFIT UNITS AND ZONE FACTOR BY LAND USE

Land Use Description	Equivalent Benefit Units (EBUs)	Per	Zone 1 Multiplier	Zone 2 Multiplier	Zone 3 Multiplier	No. of EBUs for Property in Zone 1	No. of EBUs for Property in Zone 2	No. of EBUs for Property in Zone 3
Single Family Residential	1.00	Lot or Parcel	3.00	2.00	0.50	3.00	2.00	0.50
Residential Condominium	1.00	Dwelling Unit	3.00	2.00	0.50	3.00	2.00	0.50
Multi-Family Residential	0.75	Dwelling Unit	3.00	2.00	0.50	2.25	1.50	0.38
Planned Residential Development	1.00	Lot or Dwelling Unit	3.00	2.00	0.50	3.00	2.00	0.50
Commercial/Industrial	1.00	Parcel	3.00	2.00	0.50	3.00	2.00	0.50
Vacant Single Family Residential	1.00	Parcel	3.00	2.00	0.50	3.00	2.00	0.50
Vacant Multi-Family Residential	0.75	Parcel	3.00	2.00	0.50	2.25	1.50	0.38
Vacant Commercial/Industrial	1.00	Parcel	3.00	2.00	0.50	3.00	2.00	0.50
Timeshare Units	0.00	1 week of ownership	3.00	2.00	0.50	0.00	0.00	0.00
Exempt Parcels	0.00	Parcel	3.00	2.00	0.50	0.00	0.00	0.00
Public Owned Parcels	0.00	Parcel	3.00	2.00	0.50	0.00	0.00	0.00

In order to determine the maximum annual assessment rate for each type of land use described above, the following formula is applied:

$$\text{Applicable EBU} * \text{Applicable Zone Factor} * \text{Maximum Assessment Rate per 1.0 EBU} = \text{Assessment Rate per Unit/Parcel.}$$

**E. RATES**

Table 3 below shows the maximum assessments rates proposed to be levied in Fiscal Year 2018/2019 by land use. Because the San Diego Consumer Price Index for All Urban Consumers (“CPI-U”) was over 2.00% for 2017 (3.01%), the maximum assessments were increased by 2.00% as allowed for in the assessment range formula discussed below.

Table 3

**CITY OF SOLANA BEACH  
COASTAL RAIL TRAIL MAINTENANCE DISTRICT  
EQUIVELANT BENEFIT UNITS AND ZONE FACTOR BY LAND USE**

Land Use Description	Per	Base Rate for Zone 1	Base Rate for Zone 2	Base Rate for Zone 3
Single Family Residential	Lot or Parcel	\$22.38	\$14.92	\$3.73
Residential Condominium	Dwelling Unit	\$22.38	\$14.92	\$3.73
Multi-Family Residential	Dwelling Unit	\$16.78	\$11.19	\$2.80
	Lot or			
Planned Residential Development	Dwelling Unit	\$22.38	\$14.92	\$3.73
Commercial/Industrial	Parcel	\$22.38	\$14.92	\$3.73
Vacant Single Family Residential	Parcel	\$22.38	\$14.92	\$3.73
Vacant Multi-Family Residential	Parcel	\$16.78	\$11.19	\$2.80
Vacant Commercial/Industrial	Parcel	\$22.38	\$14.92	\$3.73
	1 week of			
Timeshare Units	ownership	\$0.00	\$0.00	\$0.00
Exempt Parcels	Parcel	\$0.00	\$0.00	\$0.00
Public Owned Parcels	Parcel	\$0.00	\$0.00	\$0.00

**F. ASSESSMENT RANGE FORMULA**

The purpose of establishing an Assessment Range Formula is to provide for reasonable inflationary increases to the annual assessments without requiring the District to go through an expensive balloting process required by law in order to get a small increase. On July 1, 2007 and each year thereafter, the Maximum Assessment Rate shall be increased by the lesser of Local CPI-U in the San Diego County area or 2.0%. The CPI-U used shall be as determined annually by the Bureau of Labor Statistics beginning with the CPI-U rate increase for 2006.

Beginning in the Fiscal Year 2007/2008 the Maximum Assessment may be increased using the lesser of the increase in the CPI-U from first year levy (the Assessment Range Formula) or 2.0%. This Assessment Rate Formula would be applied every fiscal year thereafter and a new Maximum Assessment will be established to include the allowable increase.

The Maximum Assessment adjusted annually by this formula is not considered an increased assessment. Although the Maximum Assessment will increase each year, the actual assessment will only reflect the necessary budgeted amounts and may remain unchanged. Increases in the budget or an increase in the rate in one year from the prior year will not require a new 218 balloting unless the rate is greater than the Maximum Assessment adjusted to reflect an increase in the CPI-U.

## **SECTION V. ASSESSMENT ROLL**

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Parcel identification, for each lot or parcel within the District shall be the parcel as shown on the County Assessor's map for the year in which this Report is prepared.

A listing of parcels assessed within the District, along with the proposed assessment amounts, has been submitted to the City Clerk, under a separate cover, and by reference is made part of this Report. Said listing of parcels to be assessed shall be submitted to the County Auditor/Controller and included on the property tax roll for each parcel in Fiscal Year 2018/2019. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

## **SECTION VI. ASSESSMENT DIAGRAM**

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The parcels within the District consist of all lots, parcels and subdivisions of land located in the City. A boundary map of the area is attached.



FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF SOLANA BEACH  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2005.

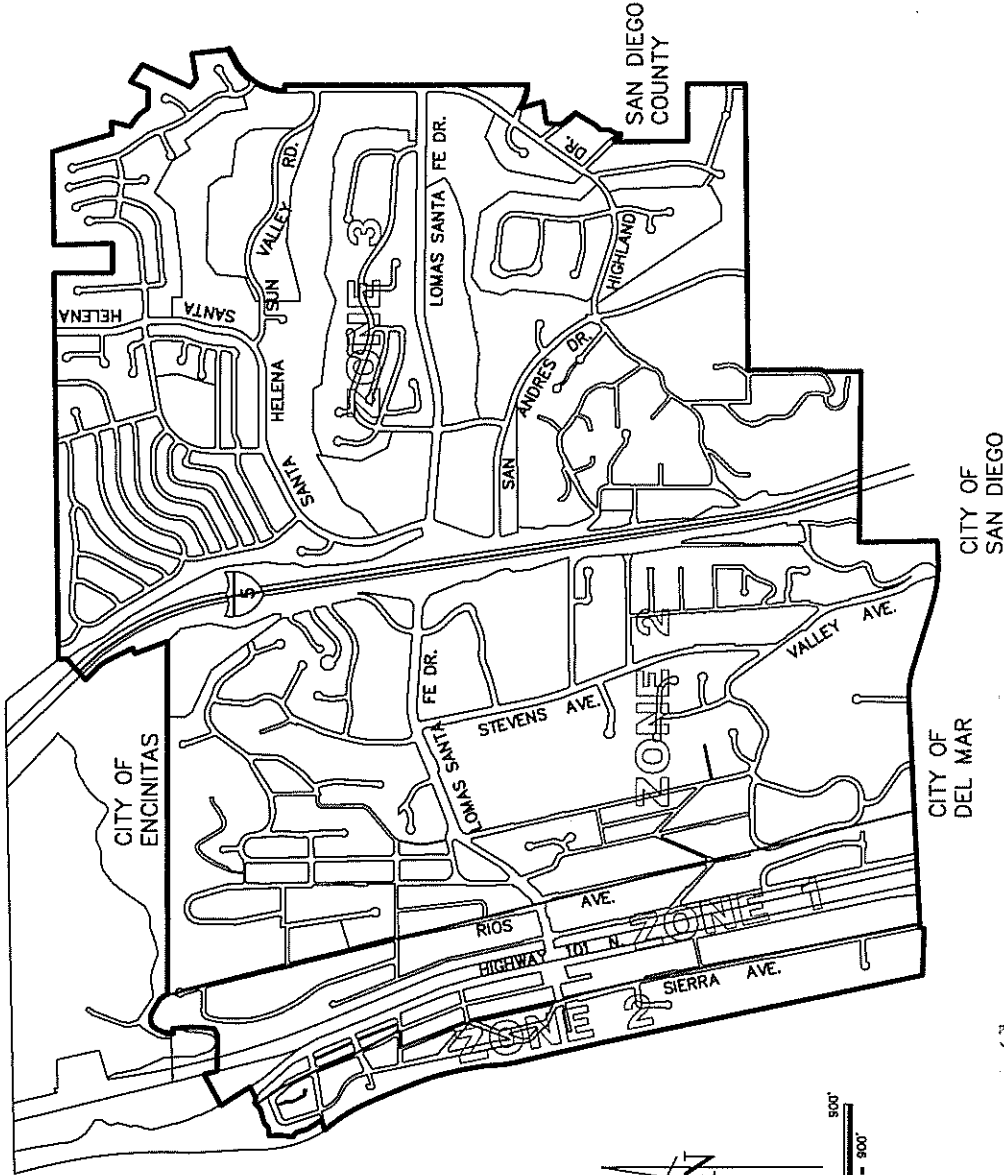
I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING PROPOSED BOUNDARIES  
OF THE COASTAL RAIL TRAIL MAINTENANCE DISTRICT, CITY OF SOLANA  
BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, WAS APPROVED BY  
THE CITY COUNCIL OF THE CITY OF SOLANA BEACH AT A REGULAR MEETING  
HELD ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2005,  
BY ITS RESOLUTION NO. \_\_\_\_\_

CITY CLERK  
CITY OF SOLANA BEACH

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2005, AT THE  
HOUR OF \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF MAPS OF  
ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, AT PAGE(S) \_\_\_\_\_  
AND AS INSTRUMENT NO. \_\_\_\_\_ IN THE OFFICE OF THE  
COUNTY RECORDER IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

COUNTY RECORDER  
COUNTY OF SAN DIEGO  
STATE OF CALIFORNIA

NOTE: FOR PARTICULARS OF THE LINES AND DIMENSIONS OF ASSESSOR'S  
PARCELS, REFERENCE IS MADE TO THE MAPS OF THE SAN DIEGO COUNTY  
ASSESSOR OF SAN DIEGO COUNTY RECORDS, WHICH MAPS SHALL GOVERN  
FOR ALL DETAILS RELATING THERE TO.



# PROPOSED BOUNDARY MAP OF COASTAL RAIL TRAIL MAINTENANCE DISTRICT

CITY OF SOLANA BEACH  
COUNTY OF SAN DIEGO  
STATE OF CALIFORNIA

**KOPPEL GRUBER**  
COURT REPORTERS & VIDEO  
554 Via Vera Cruz  
Suite 256  
San Marcos, California 92078  
Phone (760) 510-0290 Fax (760) 510-0285

**CITY OF SOLANA BEACH**

**CITY OF SOLANA BEACH  
COASTAL RAIL TRAIL MAINTENANCE DISTRICT**

**Engineer's Report  
Fiscal Year 2018/2019**

The undersigned respectfully submits the enclosed Report as directed by City Council.

Report Submitted By:

By: \_\_\_\_\_  
Scott Koppel  
Koppel & Gruber Public Finance

By: \_\_\_\_\_  
Mohammad Sammak



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** May 23, 2018  
**ORIGINATING DEPT:** Engineering  
**SUBJECT:** **Council Consideration of Resolution Nos. 2018-053 and 2018-054 for the Engineer's Report, the Annual Levy and Collection of Assessments for the Solana Beach Lighting District**

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## **BACKGROUND:**

In 1987, the City Council adopted a resolution forming the Solana Beach Lighting District under the provisions of the Landscape and Lighting Act of 1972, Division 15, Part 2, of the California Streets and Highways Code. The District was formed for the purpose of levying and collecting funds for the installation, operation, and maintenance of street lighting facilities within the City.

The 1972 Act requires the City Council to annually adopt a resolution directing the preparation and filing of an Annual Report and a Resolution of Intention to renew the District. The resolutions declare the City Council's intention to levy and collect assessments and set the date of the public hearing at which the assessments will be levied. The law requires the assessment information to be submitted to the County by August 10<sup>th</sup> each year. In Fiscal Year (FY) 2008/09, fees for the street light district were suspended. During the period of FY 2009/10 through FY 2017/18, fees were collected but the rate was not increased. Staff is proposing no increase in fees for FY 2018/19.

Utilizing some of the reserve funds in the district, all City-owned streetlights were retrofitted to LED fixtures approximately three years ago. The new LED lights are much more energy efficient than the old lights. The street lights in Solana Beach are not metered and the City pays a set rate for each light. SDG&E has reduced the rates for the LED retrofitted lights and the savings are reflected in the new budget. The new LED retrofitted lights use approximately 50% less energy than the standard streetlights that were previously used.

CITY COUNCIL ACTION:

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This item is presented to the City Council to consider approving Resolution 2018-053 (Attachment 1) approving the Engineer's Report and Resolution 2018-054 (Attachment 2) setting a time and place for a Public Hearing.

**DISCUSSION:**

Attachment 1 is the proposed Engineer's Report for FY 2018/19. The recommended assessment methodology is a Spread Methodology as outlined in the Calculation of Assessment Fees, pages 7 and 8 of Attachment 3. The total amount to be assessed for street lighting for FY 2018/19 is \$76,868. The Derivation of Street Lighting Benefit Units table in Exhibit 2 is found to be consistent with the current SANDAG Traffic Generation Manual and is appropriate for the associated land uses. The improvements include those designated in the district boundaries and shown in the City's Street Light Master Plan.

The Solana Beach Lighting District is the successor agency to portions of San Diego County Lighting Maintenance District Nos. 1 and 3 (LMD1 and LMD3). Ballots issued in 1982 and 1984 to levy assessments for LMD1 and LMD3 were approved to have a maximum charge of \$25.00 per benefit unit. This maximum benefit unit charge will not apply to Zone B of the Solana Beach Lighting District as it was formed since Solana Beach was incorporated.

The annual assessment fees are collected based on property locations in the City, identified as Zone A or Zone B, as shown on Exhibit 1 (page 8) of Attachment 3. The annual assessment fees for this year are \$8.80 per benefit unit for Zone A and \$1.62 for Zone B. These fees are the same assessment fees as last year. In order to levy and collect an assessment in the Solana Beach Lighting District, it is necessary to notify the property owners of the City. The City will publish two notices in a newspaper of local circulation indicating the public hearing to be held on June 27, 2018.

**CEQA COMPLIANCE STATEMENT:**

Not a project as defined by CEQA.

**FISCAL IMPACT:**

The District has been financed by a benefit charge and by using the District's share of one percent ad valorem property tax revenues since FY 1989/90. The amount to be generated from the benefit assessment is proposed to be \$8.80 per benefit unit in Zone A and \$1.62 in Zone B which is unchanged from last year.

**WORK PLAN:**

Renewal of the Solana Beach Lighting District is consistent with the Fiscal Sustainability section of the City's Work Plan.

**OPTIONS:**

- Accept the Engineer's Report for proceeding for the annual levy of assessments and set time and date for a public hearing on June 27, 2018.
- Suspend assessment for FY 2018/19.
- Do not renew the Lighting District and provide direction to Staff.

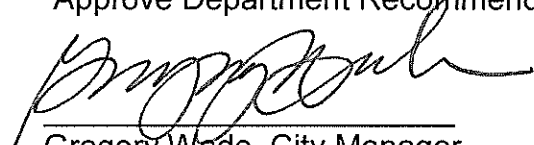
**DEPARTMENT RECOMMENDATION:**

Staff recommends that the City Council:

1. Adopt Resolution 2018-053 approving the Engineer's Report for proceedings of the annual levy of assessments within a special maintenance district.
2. Adopt Resolution 2018-054 declaring intention to provide for an annual levy and collection of assessment in a special maintenance district and setting a time and date for a public hearing; and scheduling the public hearing for June 27, 2018.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation.



\_\_\_\_\_  
Gregory Wade, City Manager

Attachments:

1. Resolution 2018-053, Approving Engineer's Report
2. Resolution 2018-054, Setting Public Hearing
3. Engineer's Report

## RESOLUTION 2018-053

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING THE ENGINEER'S REPORT FOR PROCEEDINGS FOR THE ANNUAL LEVY OF ASSESSMENTS WITHIN A SPECIAL LIGHTING DISTRICT

**WHEREAS**, the City Council of the City of Solana Beach, California, pursuant to the terms of the "Landscaping and Lighting Act of 1972", being Division 15, Part 2 of the Streets and Highways Code of the State of California, did, by previous Resolution, initiate proceedings and order the preparation of an Engineer's Report (hereinafter referred to as Report) for the annual levy of assessments within a special Lighting District, said special Lighting District known and designated as Solana Beach Lighting District (hereinafter referred to as Lighting District); and,

**WHEREAS**, the Report, as required by said Division 15 of the Streets and Highways Code and as previously directed by Resolution, was presented to the City Council; and,

**WHEREAS**, the City Council examined and reviewed the Report as presented, and is satisfied with each and all of the items and documents as set forth therein, and is satisfied that the assessments, on a preliminary basis, are spread in accordance with the special benefits received from the improvements to be maintained, as set forth in said Report.

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

1. That the above recitals are all true and correct
2. That the Engineer's Report, as presented, consists of the following:
  - a. Plans and specifications describing the general nature, location and extent of the improvements to be maintained as described in the City's Street Light Master Plan. No other substantial changes in existing improvements or zones are proposed for the next fiscal year; all improvements to be maintained are in existing public streets, or sidewalks, or public leaseholds, of the City;
  - b. Estimate of cost, including the amount of the annual installment for the forthcoming fiscal year;
  - c. Diagram of the Lighting District;

- d. Assessment of the estimated cost, including the amount of individual annual installments for the next fiscal year. No assessments on any parcels within the Lighting District are to be increased from those as levied in Fiscal Year 2017/18.
3. That the Report, as presented, is hereby approved on a preliminary basis, and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.
4. That the City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation of the Engineer's Report.

**PASSED AND ADOPTED** this 23rd day of May, 2018, at a regularly scheduled meeting of the City Council of the City of Solana Beach, by the following vote:

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

\_\_\_\_\_  
DAVID A. ZITO, Deputy Mayor

APPROVED AS TO FORM:

ATTEST:

\_\_\_\_\_  
JOHANNA N. CANLAS, City Attorney

\_\_\_\_\_  
ANGELA IVEY, City Clerk

## RESOLUTION 2018-054

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, DECLARING ITS INTENTION TO PROVIDE FOR AN ANNUAL LEVY AND COLLECTION OF ASSESSMENTS IN A SPECIAL LIGHTING DISTRICT, AND SETTING A TIME AND PLACE FOR PUBLIC HEARING THEREON

**WHEREAS**, the City Council of the City of Solana Beach, California, has previously formed a special Lighting District pursuant to the terms of the "Landscaping and Lighting Act of 1972", being Division 15, Part 2 of the Streets and Highways Code of the State of California, said special Lighting District known and designated as SOLANA BEACH LIGHTING DISTRICT (hereinafter referred to as the "Lighting District"); and

**WHEREAS**, at this time, the City Council desires to take proceedings to provide for the annual levy of assessments for the next ensuing fiscal year to provide for costs and expenses necessary to pay for the maintenance of the improvements in said Lighting District; and

**WHEREAS**, the Engineer's Report (herein referred to as Report), has been presented to and approved by the City Council, as required by law, and the City Council desires to continue with the proceedings for said annual levy.

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

1. That the above recitals are all true and correct.
2. That the public interest and convenience requires, and it is the intention of this legislative body, to levy and collect assessments to pay the annual costs and expenses for the installation, maintenance and/or servicing of such improvements from those parcels which specially benefit from improvements described below for the above-referenced Lighting District. The improvements are generally described as follows:
  - a. The operation, maintenance and servicing of the following improvements, all within existing public streets, public sidewalks, or public leaseholds of the City.
  - b. Public lighting, street lighting improvements, together with appurtenances.
  - c. All improvements are detailed in the City's Street Light Master Plan. No substantial changes in existing improvements or zones are proposed as a part of these proceedings.



3. That said works of improvement are of special benefit to the properties within the boundaries of said Lighting District, which Lighting District the legislative body previously declared to be the area specially benefited by said works of improvement, and for particulars, reference is made to the boundary map as previously approved by this legislative body, a copy of which is on file in the Office of the City Clerk and open for public inspection, and is designated by the name of this Lighting District.
4. That the Report of the Engineer, as preliminarily approved by this legislative body, is on file with the City Clerk and open for public inspection. Reference is made to the Report for a full and detailed description of the improvements to be maintained, the boundaries of the Lighting District and any zones therein, and the proposed assessments upon assessable lots and parcels of land within the Lighting District.
5. All costs and expenses of the works of maintenance and incidental expenses have been apportioned and distributed to the benefiting parcels in accordance with the special benefits received from the proposed work. The amount assessed on any property has not been increased since the 2009/10 Fiscal Year.
6. Notice is hereby given that a Public Hearing is hereby scheduled in the regular meeting place of this legislative body, being the Council Chambers, City Hall, 635 South Highway 101, Solana Beach, CA on the 27<sup>th</sup> day of June, 2018 at 6:00 p.m.

At that time, the legislative body will consider and finally determine whether to levy the proposed annual assessment, and to hear all protests relating to said proposed proceedings, or the estimate of the cost and expenses of the proposed maintenance, or the proposed annual assessment; and any and all persons interested may file a written protest prior to the conclusion of the hearing referred to herein or, having filed such a protest, may file a written withdrawal of that protest prior to the conclusion of such hearing. Any such written protest must state all grounds for objection. A written protest by a property owner must contain a description sufficient to identify the property owned by such person, e.g., assessor's parcel number. Any interested person may mail a protest to the following address:

CITY CLERK  
CITY OF SOLANA BEACH  
635 S. HIGHWAY 101  
SOLANA BEACH, CA 92075

To be considered by the legislative body, all protests must be received prior to the conclusion of the Public Hearing. A postmark prior to such date and time will not be sufficient.

7. That the City Clerk is hereby authorized and directed to give notice as required by law by causing a copy of the Resolution to be published in the newspaper of general circulation within said City; said publication to be completed not less than ten (10) days prior to the date set for the public hearing.
8. For any and all information relating to these proceedings, including information relating to protest procedure, your attention is directed to the person designated below:

MOHAMMAD SAMMAK  
DIRECTOR OF ENGINEERING/PUBLIC WORKS  
CITY OF SOLANA BEACH  
635 S. HIGHWAY 101  
SOLANA BEACH, CA 92075  
TELEPHONE: (858) 720-2470

**PASSED AND ADOPTED** this 23rd day of May, 2018, 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 –

\_\_\_\_\_  
DAVID A. ZITO, Deputy Mayor

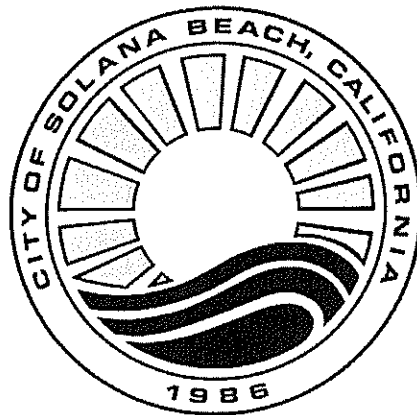
APPROVED AS TO FORM:

ATTEST:

\_\_\_\_\_  
JOHANNA N. CANLAS, City Attorney

\_\_\_\_\_  
ANGELA IVEY, City Clerk

**CITY OF SOLANA BEACH  
LIGHTING MAINTENANCE DISTRICT  
ENGINEER'S REPORT  
FISCAL YEAR 2018/2019**



**Prepared by:  
Dan Goldberg  
Principal Civil Engineer  
R.C.E. 57292**

Prepared May 17, 2018

**ATTACHMENT 3**

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## **Introduction**

The City of Solana Beach ("City") Lighting Maintenance District ("District") was formed in order to provide funding for operation, maintenance and servicing of all lights within the City, owned both by City of Solana Beach and San Diego Gas and Electric as shown on the City's Street Light Master Plan. The City Council, pursuant to the provisions of the "Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Street and Highway Code of California" (Act), desires to levy and collect annual assessment against lots and parcels within the District beginning in the fiscal year beginning July 1, 2018 and ending June 30, 2019. The collected assessments would pay for the operation, maintenance and servicing of the public lighting improvements within the City. The proposed assessments are based on the City's estimate for the cost for fiscal year 2018/2019 to maintain the District that provides a special benefit to properties assessed within the District. The assessment rates set for Fiscal Year 2018/2019, as set forth in this Engineer's Report ("Report"), do not exceed the maximum rates established at the time the District was formed, therefore, the City and the District are not required to go through property owner ballot procedure in order to establish the 2018/2019 assessment rates. This report describes the District boundaries and the proposed operation, maintenance and services to be assessed to the property owners located within the District. For this Report, each lot or parcel to be assessed refers to an individual property and is assigned its own Assessment Parcel Number ("APN") by the San Diego County ("County") Assessor's Office as shown on the latest equalization roll of the assessor. Following the conclusion of the Public Hearing, the City Council will confirm the Report as submitted or amended and may order the collection of the assessments for Fiscal Year 2018/2019.

## **General Description of the District**

The boundaries of the District are defined as being contiguous with the boundaries of the City of Solana Beach. The properties within the District include single family residential, multi-family residential, timeshare, multiuse, commercial and industrial parcels.

Section 22573, Landscape and Lighting Act of 1972 ("1972 Act"), requires assessments to be levied according to benefit rather than according to assessed value. This section of the 1972 Act states:

*"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."*

The 1972 Act also provides for the classification of various areas within an assessment district into different zones where, "*...by reason of variations in the nature, location, and extent of the improvements, the various areas will receive differing degrees of benefit from the improvements. A zone shall consist of all territory, which will receive substantially the same degree of benefit from the improvements. An assessment district may consist of contiguous or non-contiguous areas.*"

Properties owned by public agencies, such as a city, county, state, or the federal government, are not assessable without the approval of the particular agency. For this reason, they are traditionally not assessed.

### **Designation of Zones**

The District consists of two zones in the City of Solana Beach; Zone "A" and Zone "B". Properties within Zone "A", which represent the majority of the population, are benefiting from the streetlights on seven significant circulation element streets as well as streetlights on their local streets. Properties within Zone "B", also known as "Dark Sky Zone", do not have streetlights on their local streets. These properties benefit only from streetlights on circulation elements and do not benefit from streetlights on local streets. Maps showing the boundaries of the District and the zones are on file in the office of the City Engineer and are attached herein as Exhibit 1.

### **District Improvements**

The public lighting improvements to be maintained and serviced include but are not limited to the following:

- Maintenance, repair and replacement of public light poles and fixtures, including changing light bulbs, painting, photoelectric cell repair or replacement, repairing damages caused by automobile accidents and vandalism, and repairing normal deterioration caused by time and weather.
- Electrical conduit repair and replacement due to damage by vandalism, and normal deterioration.
- Service-call maintenance repair and replacement including painting, replacing worn out electrical components and repairing damage due to accidents, vandalism, and normal deterioration.
- Payment of the electricity bill for the existing street lighting system.
- Responding to constituent and business inquiries and complaints regarding the public lighting.

## **Maintenance**

The City provides services and furnishes materials for the ordinary and usual maintenance, operation and servicing of public lighting improvements facilities and appurtenant facilities. This includes inspecting lights during daylight as well as evening hours for condition assessment and performing repair, removal or replacement of all or part of any of the street lighting found to be inoperable in order to provide for the, health welfare and safety of the residents in the district.

## **Servicing**

The City workforces along with assistance from private contractors provide all labor, materials, equipment and utilities necessary to maintain and operate the public lighting improvements or appurtenant facilities in order to provide adequate illumination.

## **City's Streetlight System**

The City's streetlight system consists of streetlights which are owned by the San Diego Gas and Electric (SDG&E) and streetlights that are owned by the City of Solana Beach. A listing (printout) showing the type, size, location and ownership of the specific streetlights in the City is on file in the Office of the City Engineer. There are currently 801 streetlights in the District of which 149 are located on circulation element streets such as Highway 101, Lomas Santa Fe Drive, Via De La Valle, Cedros Avenue, San Andres Drive, Highland Avenue and Stevens Avenue. The remaining 652 streetlights are located on local streets. Approximately 274 streetlights are owned and maintained by SDG&E and the rest are owned and maintained by the City of Solana Beach. The City pays SDG&E for the use of their streetlights. For the purpose of this report, all lights have been analyzed regardless of ownership. Additionally, there are 247 bollard lights and 16 pedestrian pole lights on the Coastal Rail Trail that are included in the District.

## **Streetlight Retrofit**

In April 2012, the City entered into a contract with Chevron Energy Solution (Chevron ES) for a series of energy efficient projects which included retrofitting all City-owned streetlights to the latest LED technology. This project replaced the approximately two-thirds of the street lights throughout the City that are owned and operated by the City. The remaining one-third of the streetlights were not retrofitted because they are owned and operated by SDG&E. Because of this partial ownership arrangement, a few streetlights in some neighborhoods remained unchanged.

## **Capital Improvement Projects**

In February 2018, the City Council authorized the City Manager to amend the existing streetlight maintenance agreement with Siemens Industry, Inc., the current streetlight maintenance contractor, to replace six decorative streetlight poles and fixtures in the Eden Gardens neighborhood that had deteriorated beyond repair.

## **Method of Apportionment**

The 1972 Act require that a parcel's assessment may not exceed the reasonable cost for the proportional benefit conferred to that parcel. To establish the benefit to the individual lots or parcels within the district, an Equivalent Benefit Unit ("EBU") system based on land use is used along with special consideration based on City's "Dark Sky Zone". Each parcel of land in the District was determined by the Engineering Department to have a specific land use. Each land use type was assigned a land use factor determined by trip generation rates developed by San Diego Association of Government (SANDAG). If a land use was not included in the SANDAG's study, the Engineering Department made a determination as to its probable trip generation compared to that of a single family residential and assigned a land use factor accordingly. Single family residential units were assigned a land use factor of 1.0 regardless of its size. The theory is that all single family residential units, regardless of parcel size, generate approximately the same number of trips and therefore receive the same benefit from the use of streets and their appurtenances such as streetlights. Under this method, vacant lots are assigned an EBU of "0". Exhibit 2 provides the EBU determination for all land uses within the City.

## **District Financing**

The District will be financed by assessing a benefit assessment and by using the District's share of 1.0 percent ad valorem tax revenues. The amount to be generated from the benefit assessment is \$8.80 per benefit unit in Zone "A" and \$1.62 per benefit unit in Zone "B". As mentioned above, the total amount of revenue to be generated by assessment was calculated from a methodology which identifies two benefit zones within the District. This methodology assumes that circulation element streetlights provide City-wide benefit and therefore properties located in Zone "B", the Dark Sky Zone properties, are assessed for this portion of the District's expenses only. Properties located within Zone "A" are assessed for expenses associated with the streetlights located on the circulation element streets as well as those on local streets. Both the circulation element streetlight benefit and local streetlight benefit are allotted in proportion to the Average Daily Traffic (ADT) generated by properties within the District to establish equivalent benefit charge per property. A listing (printout) of the estimated assessment for each parcel in the District is on file in the Office of the City Engineer. These are estimates only because the County Assessor's information will not be



available until August 2018. The City does not assess governmental agencies owning properties within the District. See Exhibit 3 for the proposed District budget.

**Assessment Roll**

Parcel identification, for each lot or parcel within the District shall be the parcel as shown on the County Assessor’s map for the year in which this Report is prepared.

A listing of parcels assessed within the District, along with the proposed assessment amounts, has been submitted to the City Clerk, under a separate cover, and by reference is made part of this Report. Said listing of parcels to be assessed shall be submitted to the County Auditor/Controller and included on the property tax roll for each parcel in Fiscal Year 2018/2019. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

**Calculation of Assessment Fees**

Following is a calculation of assessment fees for the Solana Beach Lighting District. There are two zones in this lighting district; Zone “A” and Zone “B”.

Total streetlights on seven circulation element streets	149
Total streetlights on local streets	652
<b>Total Streetlights</b>	<b>801</b>

Bollard lights on Coastal Rail Trail	247
Pedestrian pole lights on Coastal Rail Trail	16

Total Benefit Units in Zone “A”	8648
Total Benefit Units in Zone “B”	473

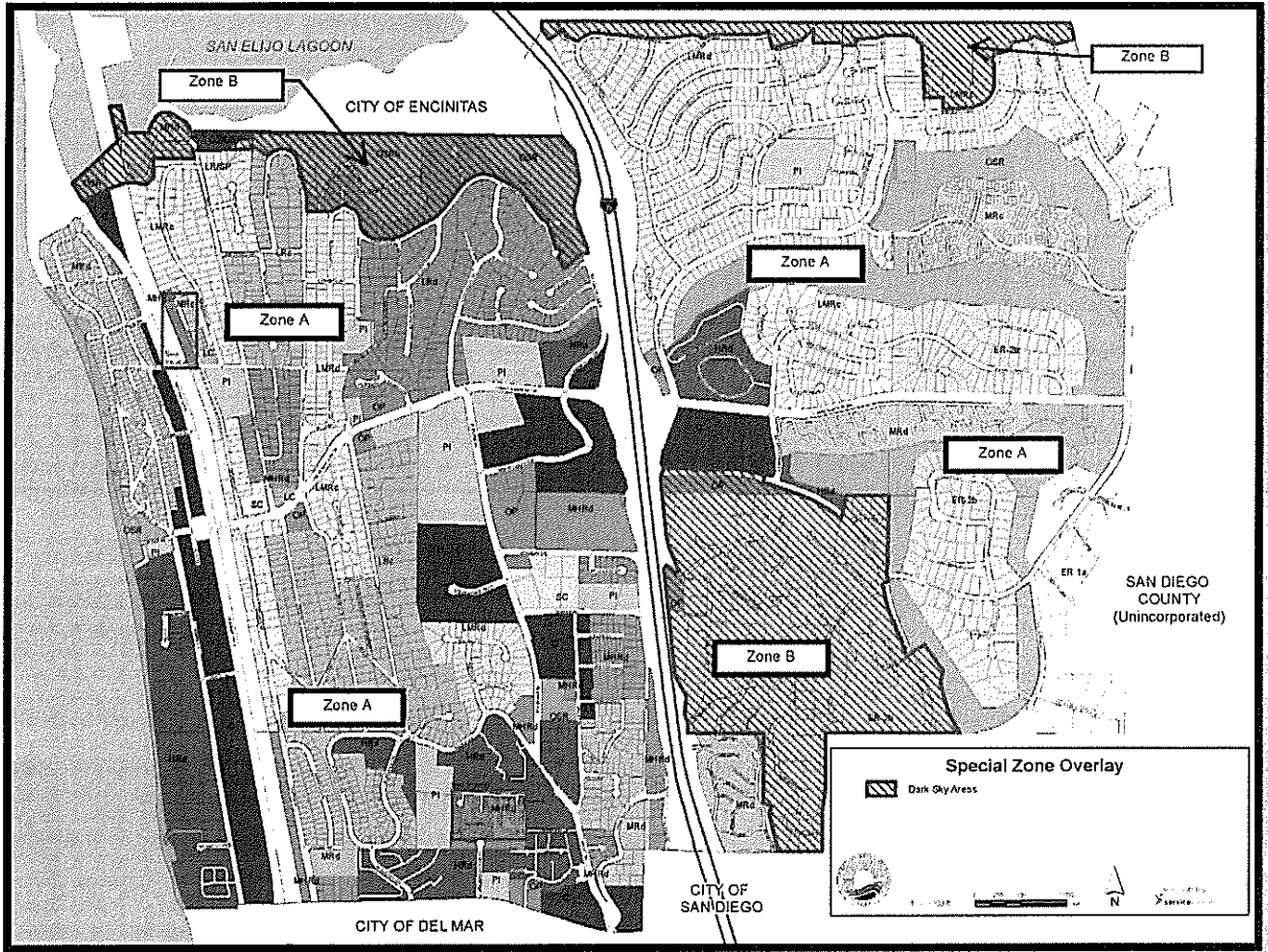
Assessment per Benefit Unit in Zone “A”	\$8.80
Assessment per Benefit Unit in Zone “B”	\$1.62

Total Assessment for Zone “A”	\$76,102
Total Assessment for Zone “B”	\$766

**Total Assessment for the District** **\$76,868**

# EXHIBIT 1

## STREET LIGHT ZONE MAP



## EXHIBIT 2

### DERIVATION OF STREET LIGHT BENEFIT UNITS

Traffic generation rates are derived from a report issued by the San Diego Association of Governments (SANDAG) dated April 2002. The information in the report is based on the San Diego Traffic Generators manual. Land uses are defined by the County Assessor. Using traffic generated by single family dwellings as 10 per dwelling unit (d.u.) or 40 per acre, the derivation of Benefit Units from land use is as follows:

<u>LAND USE</u>	<u>BENEFIT UNITS</u>	<u>HOW DERIVED</u>
Vacant Land	0.0	Generates little or no traffic. Assigned a value of 0.0
Residential	1.0/d.u.	<u>10 trips/d.u.</u> 10 trips/d.u.
Time Shares	.02/Time Share	<u>0.2 trips/time share</u> 10 trips/d.u.
Mobilehome/Trailer Parks	0.5/Space	<u>5 trips/d.u. or space</u> 10 trips/d.u.
1-3 Story Misc. Stores	10.0/Acre	<u>400 trips/acre</u> 40 trips/acre
4+ Story Offices/Stores	15.0/Acre	<u>600 trips/acre</u> 40 trips/acre
Regional Shopping Center Medical, Dental, Animal Hospital	12.5/Acre	<u>500 trips/acre</u> 40 trips/acre
Community Shopping Center	17.5/Acre	<u>700 trips/acre</u> 40 trips/acre
Neighborhood Shopping Center	30.0/Acre	<u>1200 trips/acre</u> 40 trips/acre

Hotel, Motel	5.0/Acre	<u>200 trips/acre</u> 40 trips/acre
Convalescent Hospital, Rest Home	1.0/Acre	<u>40 trips/acre</u> 40 trips/acre
Office Condominiums	0.5/Condo	<u>20 trips/condo</u> 10 trips/d.u.
Parking lot, Garage, Used Cars, Auto Sales/Service, Service Station	7.5/Acre	<u>300 trips/acre</u> 40 trips/acre
Bowling Alley	7.5/Acre	<u>300 trips/acre</u> 40 trips/acre

**EXHIBIT 3**

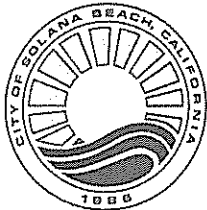
**STREET LIGHTING DISTRICT**

**PROPOSED BUDGET**

**FISCAL YEAR 2018-19**

	<b>Amended Budget 2017-18</b>	<b>Proposed Budget 2018-19</b>
<b>COSTS</b>		
Energy	78,900	85,200
Maintenance	38,800	38,800
Administration	139,753	140,560
Capital Outlay	33,745	-
Debt Service	70,400	70,400
Contingency Reserve	1,903,506	1,772,140
<b>TOTAL COSTS</b>	<b>2,265,104</b>	<b>2,107,100</b>

<b>FUNDING</b>		
Property Taxes	459,500	459,500
Benefit Fees	82,500	82,500
Interest	32,000	30,000
Intergovernmental	3,200	3,200
Fund Balance	1,687,904	1,531,900
<b>TOTAL RESOURCES</b>	<b>2,265,104</b>	<b>2,107,100</b>



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** May 23, 2018  
**ORIGINATING DEPT:** Engineering Department  
**SUBJECT:** **Council Consideration of Resolution No. 2018-058 Approving a Professional Services Agreement with Nissho of California, Inc. for City-Wide Landscape Maintenance Services and Authorizing an Extension of the Agreement for up to Four Additional Years**

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## **BACKGROUND:**

On June 26, 2013, the City Council authorized the City Manager to enter into a Professional Services Agreement (PSA) for City-Wide landscape maintenance services with Nissho of California, Inc. (Nissho). As part of the PSA, four additional one-year extensions were authorized. The PSA and all authorized extensions of the agreement with Nissho expire on June 30, 2018.

The initial PSA signed by Nissho started in July 2013. Nissho has been in charge of maintenance of the various landscape sites throughout the City for five years. Over the past five years, the City has added a number of new locations, each with a very unique character and specific maintenance needs.

Staff reviewed the current maintenance requirements of the existing agreement for landscape maintenance services and revised the scope of work to include additional maintenance sites at South Cedros and Via de la Valle, San Andres street medians, San Dieguito Park planters and monuments along Highland Drive and the Stevens Avenue median island at Genevieve. The 31 sites to be maintained as part of this contract are included with this report as Attachment 2. A Request For Proposals (RFP) was posted on ebidboard.com and two proposals were received. After reviewing the proposals and holding interviews, Staff has determined that Nissho of California, Inc. (Nissho) is the best qualified company for this contract.

COUNCIL ACTION:

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This item is before the City Council for the consideration of Resolution No. 2018-058 (Attachment 1) authorizing an agreement to Nissho for landscape maintenance services for one year with the option to extend the agreement for up to four additional one year terms.

**DISCUSSION:**

The City-wide landscape maintenance services RFP was issued in April 2018. The City received two proposals in response to the RFP. Proposals were submitted by Nissho and Aztec Landscaping, Inc. The work associated with this item is not considered a construction project as identified by the California Public Contract Code. As such, the City is able to choose the most suitable landscape maintenance firm based on their qualifications and skills.

In order to select the most qualified landscape maintenance firm, the City conducted interviews on April 24, 2018 with the two firms that submitted proposals. After interviews were held with the two firms, both candidates were evaluated based on their experience and qualifications.

It was determined that Nissho was the most qualified landscape maintenance firm and best fit for the City. Nissho has extensive experience in landscape design and maintenance and has over 600 clients in our region. They provide landscaping maintenance services for several parks, schools, public right of ways, and playgrounds for the cities of San Diego, Carlsbad, and Coronado as well as Solana Beach. Nissho's maintenance strategies consist of utilizing the most environmental friendly materials for soil amendment, fertilizer, pesticide, and herbicides as well as being extremely efficient in water management. In addition to highly qualified maintenance staff, Nissho has several highly qualified experts in landscaping and irrigation design, tree trimming, horticulture and other related expertise among their staff who would be available to assist City Staff on short notice. Their contractor's license is valid. Since Nissho is currently providing these services for the City, Staff is satisfied that they are able to perform the work associated with this agreement.

The current agreement with Nissho is for an amount not to exceed \$225,000 per year and expires June 30, 2018. The proposal submitted by Nissho is \$334,711. This amount includes one additional full time employee to address additional sites and to implement a comprehensive Integrated Pest Management Plan (IPMP) that would provide a more natural and holistic method for controlling weeds and pests.

**CEQA COMPLIANCE STATEMENT:**

Not a project as defined by CEQA.

**FISCAL IMPACT:**

The Fiscal Year 2018/19 Adopted Budget appropriated \$226,900 for Citywide Landscape Maintenance Services. Funding for this work is spread out over five different accounts as shown below in Table 1. The budget adjustment needed for the three General Fund accounts (Parks, Public Facilities and Streets) was provided as part of the budget discussions on May 9, 2018. The budgets for the MID #33 and the Coastal Rail Trail districts will be amended as part of the budget amendment process in June 2018.

**Table 1: Nissho Proposal**

Account	Account Number	Fiscal Year 2018/19 Adopted Budget	Nissho Proposal
Streets	001-6500-6530-6526	\$12,500	\$20,969
Parks	001-6500-6560-6526	116,300	173,607
Public Facilities	001-6500-6570-6526	17,900	33,338
MID # 33	203-7500-7510-6526	45,600	48,517
Coastal Rail Trail	208-7500-7580-6526	34,600	58,280
	<b>Total</b>	<b>\$226,900</b>	<b>\$334,711</b>

Although the yearly not to exceed amount of the contract is \$334,711, if the contract were renewed four times, the lifetime total amount of the contract would be \$1,673,555.

**WORK PLAN:**

N/A

**OPTIONS:**

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

**DEPARTMENT RECOMMENDATION:**

Staff recommends that the City Council Adopt Resolution 2018-058:


1. Authorizing the City Manager to execute a one year agreement with Nissho of California, Inc., in an amount not to exceed \$334,711, for Citywide Landscape Maintenance Services effective July 1, 2018.



2. Authorizing the City Manager to extend the agreement for four additional years at the City's option.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation.



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Gregory Wade, City Manager

Attachments:

1. Resolution No. 2018-058
2. List of sites to be maintained

## RESOLUTION 2018-058

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH NISSHO OF CALIFORNIA, INC. FOR CITY-WIDE LANDSCAPE MAINTENANCE

**WHEREAS**, a Request for Proposals (RFP) was posted on an ebidboard.com to solicit proposals for Citywide landscape maintenance; and

**WHEREAS**, two proposals were received in response to the RFP for landscape maintenance and both firms chose to participate in the interview process; and

**WHEREAS**, after reviewing the proposals and holding interviews, Staff has determined that Nissho of California, Inc. (Nissho) is the most qualified company for this contract and the best fit for our organization.

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

1. That the above recitations are true and correct.
2. That the City Council authorizes the City Manager to execute a one year agreement with Nissho of California, Inc., in an amount not to exceed \$334,711, for Citywide Landscape Maintenance Services effective July 1, 2018.

3. That the City Council authorizes the City Manager to extend the agreement for up to four additional years at the City's option.

**PASSED AND ADOPTED** this 23rd day of May 2018, 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 –

\_\_\_\_\_  
DAVID A. ZITO, Deputy Mayor

APPROVED AS TO FORM:

ATTEST:

\_\_\_\_\_  
JOHANNA N. CANLAS, City Attorney

\_\_\_\_\_  
ANGELA IVEY, City Clerk

## **LANDSCAPE MAINTENANCE LOCATIONS**

- A. TIDE PARK BEACH ACCESS  
(302 Solana Vista Drive)
- B. FLETCHER COVE PARK  
(111 S. Sierra Ave)
- C. SEASCAPE SUR PUBLIC BEACH ACCESS  
(501 S. Sierra)
- D. LA COLONIA PARK  
(715 Valley Ave)
- E. THE PLAZA  
(Between Acacia Ave and Hwy 101)
- F. HIGHWAY 101 MEDIANS, NORTH AND SOUTH  
(From Via De La Valle to Ocean St.)
- G. CITY HALL  
(635 S. Hwy 101)
- H. FLETCHER COVE COMMUNITY CENTER  
(133 Pacific Ave.)
- I. SOUTHWEST CORNER OF NARDO AVE. & STEVENS AVE.
- J. IVY SURROUNDING RETAINING WALLS AT NARDO AVE.  
AND STEVENS AVE. ON THE WEST SIDE
- K. COASTAL RAIL TRAIL FROM VIA DE LA VALLE  
TO NORTH CITY BOUNDARY LIMIT  
(East side of Hwy 101)
- L. DISTILLERY PARKING LOT (SIERRA AVENUE)  
(140 S. Sierra. Across from Post office)
- M. LANDSCAPE AREAS SURROUNDING CITY'S PUBLIC  
WORKS YARD (1764 HIGHLAND)
- N. MEDIANS ON LOMAS SANTA FE AT SOLANA HILLS  
INCLUDING 14 STREET PALMS
- O. DEL MAR SHORES PARKING LOTS (2)  
(721 & 733 S. Sierra)

- P. PUBLIC PARKING LOT AT SOLANA BEACH & TENNIS CLUB  
(335 S. Sierra)
- Q. DEL MAR SHORES BEACH ACCESS  
(180 Del Mar Shores Terrace)
- R. SOLANA BEACH FIRE STATION  
(500 Lomas Santa Fe)
- S. MARINE VIEW RIGHT-OF-WAY  
(Slope on the east side of Marine View South of San Andres)
- T. EDEN GARDENS PUMP STATION  
(Valley Ave. @ Highland Drive)
- U. PACIFIC AVENUE OVERLOOK  
(West side of Pacific at Ocean St.)
- V. SUN VALLEY POCKET PARK  
(Sun Valley west of Highland)
- W. NORTH CITY LIMITS ENTRANCE SIGN AREA  
(As you enter from Cardiff)
- X. EL VIENTO/S. GRANADOS POCKET PARK
- Y. HIGHWAY 101 WEST SIDE IMPROVEMENTS  
(From Dahlia to just north of Cliff Street)
- Z. FLETCHER COVE COMMUNITY PARK OVERLOOK  
(Just south of the Community Center at 133 Pacific)
- AA. SOLANA HILLS COURT SLOPE  
(North side west of Solana Hills Dr.)
- BB. S. CEDROS AND VIA DE LA VALLE PARKWAY  
(East and west sides of S. Cedros)
- CC. SAN ANDRES STREET MEDIANS  
(From City Limits north to Highland Dr.)
- DD. SAN DIEGUITO PARK PLANTERS & MONUMENTS  
(Highland at San Andreas)
- EE. STEVENS AVE MEDIAN ISLAND AT GENEVIEVE



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** May 23, 2018  
**ORIGINATING DEPT:** Engineering Department  
**SUBJECT:** **Public Hearing: Council Consideration of Resolution No. 2018-059 Adopting the Five-Year Regional Transportation Improvement Program (RTIP) for Fiscal Years 2019 through 2023**

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## **BACKGROUND:**

The San Diego Association of Governments (SANDAG) is required by State and Federal laws to develop and adopt a Regional Transportation Improvement Program (RTIP) every two years. The RTIP is a multi-year program of proposed major highway, arterial, transit, and bikeway projects including the *TransNet* Program of Projects. The current 2016 RTIP was adopted by the SANDAG Board on September 23, 2016, and covers the five-year period of Fiscal Years (FY) 2016/17 through 2020/21. The 2016 RTIP can be downloaded at the following SANDAG website:

[http://www.sandag.org/uploads/publicationid/publicationid\\_2071\\_21174.pdf](http://www.sandag.org/uploads/publicationid/publicationid_2071_21174.pdf)

It is anticipated that the 2018 RTIP will be presented for approval to the SANDAG Board in September 2018. This item is before the City Council for the consideration of Resolution No. 2018-059 (Attachment 1) adopting the five-year 2018 Regional Transportation Improvement Program for Fiscal Years 2019 through 2023.

## **DISCUSSION:**

The RTIP is a planning document that lists all major transportation improvement projects for the region. A transportation project generally has to be listed on the RTIP in order to be eligible for *TransNet*, State or Federal funding. The RTIP for San Diego County is prepared by SANDAG. SANDAG prepares a five-year program and updates this program every two years with input provided from local agencies in the county.

CITY COUNCIL ACTION:

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SANDAG requires local agencies to submit a separate project submittal form for each project that is to be included in the RTIP. The submittal of the projects to SANDAG must include evidence of formal action by the legislative body of the City, preferably by resolution. SANDAG also requires that the local agency hold a public hearing prior to adoption of the five-year 2018 RTIP project list. After all public agencies in the region submit a resolution to SANDAG approving their portion of the RTIP, SANDAG will then adopt the RTIP for the entire region. It is anticipated that SANDAG will adopt the 2018 RTIP in September 2018.

The City has advertised a public hearing for May 23, 2018 to receive public input with regards to the 2018 RTIP. SANDAG's five-year forecast is projecting that this City will receive the following amounts in *TransNet* revenues:

FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
\$102,000	\$116,000	\$130,000	\$145,000	\$160,000

The above amounts exclude debt service payments for the Highway 101 Westside Improvements. Currently, no Federal or State transportation funding is approved for City of Solana Beach transportation projects.

For the 2018 RTIP, the list of 2018 RTIP projects (Attachment 2) lists the two projects to be carried over from the 2016 RTIP, with additional funding programmed. No new projects are proposed at this time. Additional projects may be added in the future, including modification of existing projects, through the quarterly amendment process. The existing projects to be carried over are as follows:

1. SB16 - Pavement Resurfacing (annual overlays 1-inch or greater)
2. SB18 - Pavement Maintenance (annual slurry seals)

**CEQA COMPLIANCE STATEMENT:**

Adoption of the RTIP is not a project under CEQA. Environmental review will be addressed prior to City Council approval to advertise construction bids for each project.

**FISCAL IMPACT:**

Adopting the RTIP will allow the City to receive *TransNet* funding. There is no fiscal impact at this time.

**WORK PLAN:**

N/A

**OPTIONS:**

- Adopt Staff recommendation.

- Deny Staff recommendation.
- Provide direction to Staff.

**DEPARTMENT RECOMMENDATION:**

Staff recommends that the City Council:

1. Conduct the Public Hearing: Open the public hearing, Report Council disclosures, Receive public testimony, and Close the public hearing.
2. Adopt Resolution 2018-059, approving the *TransNet* Local Street Improvement Program list of projects for Fiscal Years 2019 through 2023.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2018-059
2. List of 2018 RTIP Projects



**RESOLUTION 2018-059**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, ADOPTING THE *TRANSNET* LOCAL STREET IMPROVEMENT PROGRAM OF PROJECTS FOR FISCAL YEARS 2019 THROUGH 2023**

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

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

**WHEREAS**, the City of Solana Beach was provided with an estimate of annual *TransNet* local street improvement revenues for fiscal years 2019 through 2023; and

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

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

1. That the above recitations are true and correct.
2. That pursuant to Section 2(C)(1) of the *TransNet* Extension Ordinance, the City of Solana Beach certifies that no more than 30 percent of its annual revenues shall be spent on maintenance-related projects.
3. That pursuant to Section 4(E)(3) of the *TransNet* Extension Ordinance, the City of Solana Beach certifies that all new projects, or major reconstruction projects, funded by *TransNet* revenues shall accommodate travel by pedestrians and bicyclists, and that any exception to this requirement permitted under the Ordinance and proposed shall be clearly noticed as part of the City of Solana Beach's public hearing process.
4. That pursuant to Section 8 of the *TransNet* Extension Ordinance, the City of Solana Beach certifies that the required minimum annual level of local discretionary funds to be expended for street and road purposes will be met throughout the 5-year period consistent with the most recent Maintenance of Effort Requirements adopted by SANDAG.
5. That pursuant to Section 9A of the *TransNet* Extension Ordinance, the City of Solana Beach certifies that it will extract \$3,623, plus all applicable annual increases, from the private sector for each newly constructed

residential housing unit in that jurisdiction (unless exempted under the *TransNet* Extension Ordinance,) and shall contribute such exactions to the Regional Transportation Congestion Improvement Program (RTCIP).

6. That pursuant to Section 13 of the *TransNet* Extension Ordinance, the City of Solana Beach certifies that it has established a separate Transportation Improvement Account for *TransNet* revenues with interest earned expended only for those purposes for which the funds were allocated.

7. That pursuant to Section 18 of the *TransNet* Extension Ordinance, the City of Solana Beach certifies that each project of \$250,000 or more will be clearly designated during construction with *TransNet* project funding identification signs.

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

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

**PASSED AND ADOPTED** this 23rd day of May, 2018, at a regular meeting of the City Council of the City of Solana Beach, California by the following vote:

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

\_\_\_\_\_  
DAVID A. ZITO, Deputy Mayor

APPROVED AS TO FORM:

ATTEST:

\_\_\_\_\_  
JOHANNA N. CANLAS, City Attorney

\_\_\_\_\_  
ANGELA IVEY, City Clerk

**Table 1**  
**2018 Regional Transportation Improvement Program**  
**San Diego Region (in \$000s)**

Solana Beach, City of

<b>MPO ID: SB16</b>		<b>ADOPTION: 18-00</b>								
Project Title:	Pavement Resurfacing							RAS (M-48)		
Project Description:	Various streets as determined by pavement management programming. Street list to be uploaded annually; RTCIP to be used on Lomas Santa Fe Dr - in Solana Beach, pavement overlays							TransNet - LSI: CR		
Capacity Status:	NCI		Exempt Category: Safety - Pavement resurfacing and/or rehabilitation							
Est Total Cost: <b>\$1,114</b>										
	<b>TOTAL</b>	<b>PRIOR</b>	<b>18/19</b>	<b>19/20</b>	<b>20/21</b>	<b>21/22</b>	<b>22/23</b>	<b>PE</b>	<b>RW</b>	<b>CON</b>
TransNet - LSI	\$488	\$53	\$50	\$50	\$75	\$130	\$130			\$488
TransNet - LSI Carry Over	\$579	\$314	\$50	\$100	\$75	\$20	\$20			\$579
Local RTCIP	\$47	\$47								\$47
<b>TOTAL</b>	<b>\$1,114</b>	<b>\$414</b>	<b>\$100</b>	<b>\$150</b>	<b>\$150</b>	<b>\$150</b>	<b>\$150</b>			<b>\$1,114</b>

<b>MPO ID: SB18</b>		<b>ADOPTION: 18-00</b>								
Project Title:	Pavement Maintenance							TransNet - LSI: Maint		
Project Description:	Street locations to be determined by city wide condition assessment; street list to be uploaded annually - slurry seals and localized pavement repairs									
Capacity Status:	NCI		Exempt Category: Safety - Pavement resurfacing and/or rehabilitation							
Est Total Cost: <b>\$250</b>										
	<b>TOTAL</b>	<b>PRIOR</b>	<b>18/19</b>	<b>19/20</b>	<b>20/21</b>	<b>21/22</b>	<b>22/23</b>	<b>PE</b>	<b>RW</b>	<b>CON</b>
TransNet - LSI	\$100			\$50	\$50					\$100
TransNet - LSI Carry Over	\$150		\$50			\$50	\$50			\$150
<b>TOTAL</b>	<b>\$250</b>		<b>\$50</b>	<b>\$50</b>	<b>\$50</b>	<b>\$50</b>	<b>\$50</b>			<b>\$250</b>

TransNet-LSI:

Prop. A Extension Local Transportation Sales Tax - Local System Improvements

TransNet-LSI Carry Over:

TransNet - LSI funds previously programmed but not requested/paid in year of allocation

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



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** May 23, 2018  
**ORIGINATING DEPT:** Community Development Department  
**SUBJECT:** Request for a Development Review Permit to Repair/Replace Less than 50% of an Existing Private Beach Access Stairway at Seascape Shores Condominiums located at 325 South Sierra Avenue, Solana Beach. Case No: CUP 17-17-39; Applicant: Vince Amela, President of the Seascape Shores Condominiums HOA, Resolution 2018-048

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## **BACKGROUND:**

The Applicant, Vincent Amela on behalf of the Seascape Shores Condominium Homeowners Association (HOA), in his capacity as HOA President, is requesting approval of a Development Review Permit (DRP) to replace less than 50% of the existing private beach access stairway at the Seascape Shores Condominium community located at 325 South Sierra Avenue. The Seascape Shores community is an existing gated residential community and access to the stairway is provided from within the center of the community. The existing stairway was constructed under a County of San Diego permit issued in 1973 prior to the California Coastal Act effective date of January 1, 1977.

The issue before the City Council is whether to approve, approve with conditions or deny the Applicant's request for a DRP as contained in Resolution 2018-048 (Attachment 1).

## **DISCUSSION:**

The project site is the Seascape Shores Condominium community. This community contains 51 residences and was constructed in approximately 1972. The distance of the City's existing public beach access stairways from the project site are as follows (Attachment 2):

- Seascape Sur public beach access is approximately 650 feet south of the site;
- Del Mar Shores public beach access is approximately 1,900 feet south of the site; and,
- Fletcher Cove public beach access is approximately 1,450 feet north of the site.

CITY COUNCIL ACTION:

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The proposed project consists of the reconstruction of the lower 85 linear feet of an existing 214 foot long beach access stairway down to the lowest landing then installation of a concrete stairway to shore platform as detailed in the table below and in Attachment 3.

Existing Stairway Total Length (Linear Feet)	Proposed Repair & Maintenance (Lin. Ft.)	Proposed Replacement Due to Destruction by Disaster (Coastal Storms) (Lin. Ft.)	% Replacement for Maintenance
214	47.3	37.7	22.1%

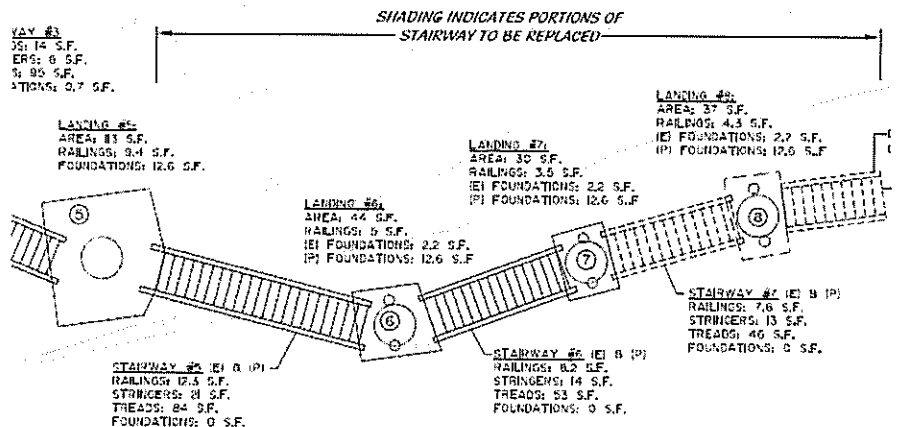
The existing upper (landward) 129 linear feet of the existing stairway is in good condition and would not be modified by the proposed project. The Applicant has also provided a breakdown of the proposed repair and maintenance of the structural components of the stairway, which are as follows:

Stairway Structural Component	Existing (Sq. Ft.)	Proposed Repair & Maintenance (Sq. Ft.)	Proposed Replacement Due to Destruction by Disaster (Coastal Storms) (Sq. Ft.)	% Replacement for Maintenance
LANDINGS & FOUNDATIONS	391.4	111.7	37	28.5%
STAIRWAY FOUNDATIONS	2.9	0	0	0%
STAIR TREADS	562	137	82	24.4%
STRINGERS	96.7	35	23	36.2%
HAND RAILS	125.5	29	17.7	23.1%
<b>TOTALS</b>	<b>1,178.50</b>	<b>312.7</b>	<b>159.70</b>	<b>26.5%</b>

Note: Six existing timber piles will be replaced with three concrete piles at Landings 6, 7 & 8.

As shown above and in Attachment 3, the total area of the staircase to be repaired/replaced consists of 472.4 square feet (312.7 sf + 159.7 sf) which represents 40% of the existing stairway with a total of 26.5% of the structural components will be replaced for maintenance. The structural components include the stringers, treads, handrails south of landing 5 but does not include landing 5. The proposed project includes reconstruction of landings 6 and 7 and a replacement of landing 8. The stairs and landing south of landing 7 would consist of replacement of elements of the stairway that were destroyed by coastal storms in the winter of 2016 / 2017 and would incorporate a more resilient engineering design anticipated to better withstand coastal storms.

Previous repairs and maintenance to the stairway were completed in 2006 and 2010 under exemptions issued by the California Coastal



Commission (CCC) for repair and maintenance activities involving no mechanized equipment on the beach. A copy of the 2010 CCC exemption letter is included in Attachment 4. Due to the nature of the proposed project which would involve equipment on the beach as well as new footings on the beach, it is anticipated that a Coastal Development Permit (CDP) from the CCC would be required for the proposed project.

Beach access from this residential community extends from within the Seascape Shores complex, over the bluff edge, and down a 5-foot-wide elevated stairway to the beach level. The existing stairway consists of timber treads/stairs supported on eight landings. However, the lowest landing, foundation supports and set of treads/stairs were destroyed by winter storms in 2016-17 and are proposed to be replaced by the project as allowed by the City's Land Use Plan (LUP) and supported by Coastal Act §30610 (replacement of structures destroyed by disaster).

Currently, Landing 5 is supported on a 48-inch-diameter reinforced concrete pier, while Landings 6 and 7 are each currently supported by two timber piles. Landing 8 was destroyed by coastal storms following repairs completed in 2006 and again in 2010. The proposed repair to the existing stairway would replace in-kind the wooden treads and stringers from south of (but excluding) Landing 5 to Landing 8; and then construct a concrete set of stairs from Landing 8 down to the bedrock shore platform. The dual timber pile foundations supporting landings 6, 7 and 8 would be replaced with single concrete piles (48 inch in diameter) similar to the existing support for landing 5. Under most sand levels, the lower concrete stairway would be buried by beach sand but would be exposed when beach sand levels are at their lowest, typically during winter.

The concrete pillars would be used to support timber treads and stringers along the same general alignment as the existing stairway. The bottom landing is proposed to utilize a cast-in-place concrete foundation supporting concrete stairs with sidewalls installed two feet into the sandstone shore platform.

The proposed project design is similar to that used recently at the City's Del Mar Shores beach access stairway utilizing a foundation design intended to be more resilient to coastal storms than the previous wood foundation partially destroyed in 2006, 2010 and 2016/2017. Use of a more resilient design would also reduce the need for future maintenance and/or construction activity on the beach as well as the potential for storm-related debris on the beach.

An alternatives analysis was conducted on behalf of the Applicant and is described in detail in Attachment 4 (See letter from Terra Costa dated December 6, 2017). Five alternatives were evaluated and are summarized below:

- Alternative 1 - Replacement in-kind. Repairs to the stairway in 2006 and in 2010 were completed with no mechanized equipment, which streamlines the permit process, with the Coastal Commission typically exempting any non-mechanized equipment work on the beach. All materials would be hand-carried down the existing stairway, lowered to the beach, and then entirely erected with hand tools to take advantage of the likely exempt

permit status. Like the 2006 and 2010 repairs, this alternative would be susceptible to any future storms and would likely fail during the next severe El Nino storm season.

- **Alternative 2: Lower Landing Replacement.** Alternative 2 would replace the lower landing with a monolithic concrete column, 48 inches in diameter, with a fluted top supporting a new concrete platform designed to eliminate high wave-induced uplift forces. This lower concrete landing (as well as Alternatives 3, 4, and 5), would be constructed with mechanized equipment and would require a more lengthy permit process, including approval from the Coastal Commission.
- **Alternative 3: Lower Landing Replacement with Monolithic Concrete Stair.** While Alternative 2 includes a wooden stairway down to bedrock from the new concrete landing that would be buried most of the time in sand, and when exposed would likely be damaged during any large storms, Alternative 3 replaces the more fragile lower timber stairway with a monolithic concrete stairway extending down to, and embedded into, the underlying bedrock shore platform similar to the City's recently constructed public access stairway just north of Del Mar Shores. This lower concrete stairway would be buried most of the time.
- **Alternative 4: Replacement of Lower Two Stairway Landings.** Alternative 4 would replace the lower two stairway landings with monolithic concrete columns 48 inches in diameter, again with the fluted top supporting new concrete platforms designed to eliminate high wave-induced uplift forces. This alternative would also include all new stringers, treads, and handrails, extending up to the mid-bluff stairway landing above the existing seawall.
- **Alternative 5: Replacement of All Stairway Landings.** Alternative 5 differs from Alternative 4 in that all three stairway landings would be supported with monolithic concrete columns 48 inches in diameter, with fluted tops supporting new concrete platforms designed to eliminate high wave induced uplift forces. Like Alternative 4, this alternative would also include all new stringers, treads, and handrails extending up to the mid-bluff stairway landing above the existing seawall.

All of the alternatives described above would restore access to the beach below. The proposed project was selected by the Applicant as the preferred design as it would be a more resilient design with respect to coastal storm damage avoidance and would keep the project below the 50% replacement threshold contained in LUP Policy 2.60.

A sea level rise (SLR) and wave run-up analysis was also conducted (see Attachment 4, Geotechnical Report) for the proposed project design through the year 2100 based on a mid-range 3 foot increase in sea levels using the CCC 2015 SLR Guidance document and based on National Research Council (NRC 2012) SLR scenarios. The proposed project is designed to support vertical loads from the stairways, lateral loads from seismic events, and lateral loads from breaking waves. In addition, the proposed project would be designed to resist uplift forces associated with waves impacting the adjacent coastal bluff face and forces due to waves impacting the stairway platforms under future sea level rise conditions.

The proposed project would involve construction with limited heavy construction equipment such as a man lift, concrete trucks, and rubber-tired excavators required for form work, excavation, and the construction of concrete piles, landings, and monolithic stair to shore platform. Construction of the project is anticipated to take approximately ten weeks, with work occurring during periods of low tides only. During construction, disturbance to sand and intertidal areas shall be minimized to the maximum extent feasible. All excavated beach sand shall be re-deposited on the beach. A 30-foot-wide construction work zone will be established with barriers during work hours to separate the work zone from open public beach. City lifeguards and a supervising engineer will be present during construction, as required.

Construction access would occur from the Fletcher Cove beach access ramp. No overnight storage of equipment or materials would be allowed to occur on the sandy beach or within the Fletcher Cove public parking lot. No machinery would be allowed to be placed, stored, or otherwise located in the intertidal zone at any time, except for the minimum necessary to complete the project. During construction, no storage of construction materials or waste where it will be or could be potentially subject to waves, erosion, and dispersion, will be allowed.

#### Solana Beach Certified Local Coastal Program

A consistency finding with the City's Certified Local Coastal Program (LCP) Land Use Plan (LUP) is required for the proposed project. The City's LUP policies were certified to be consistent with the policies of the California Coastal Act.

Applicable City policies from the City's Certified LUP (as amended) are listed below followed by a discussion of how the project complies or has been conditioned to comply with the City's applicable and relevant LUP policies which are cited below.

***LUP Policy 2.60:*** *No new private beach stairways shall be constructed, and private beach stairways shall be phased out at the end of the economic life of the stairways. Existing permitted or private beach stairways constructed prior to the Coastal Act may be maintained in good condition with a CDP where required, but shall not be expanded in size or function. Routine repair and maintenance shall not include the replacement of the stairway or any significant portion of greater than 50% of the stairway cumulatively over time from the date of LUP certification.*

***LUP Policy 2.60.5:*** *Upon application for a coastal development permit for the replacement of a private beach stairway or replacement of greater than 50% thereof, private beach access ways shall be converted to public access ways where feasible and where public access can reasonably be provided. The condition to convert the private stairway to a public stairway shall only be applied where all or a portion of the stairway utilizes public land, private land subject to a public access deed restriction or private land subject to a public access easement.*

- Project Compliance with Policy 2.60: As currently designed, the proposed project is to replace less than 50% of the existing stairway. The existing stairway was constructed prior to the Coastal Act effective date of January 1, 1977 based on a review of historic



photographs from 1972. The CCC has previously approved/exempted repairs and maintenance of the existing stairway in 2006 and in 2010. The proposed project consists of a 40% replacement of the linear extent of the stairway (i.e., 85 feet of the 214 foot long stairway) or a 26.5% replacement of the structural components. As designed the project is consistent with this LUP policy. Portions of the stairway will be replaced in kind (treads, stringers, handrails and landings) while the foundation design/type for landings 6, 7 and 8 will be changed from a design utilizing two wood pillars per landing to a single concrete pillar per landing to improve resiliency of the structure to coastal storm wave energy. The overall length, alignment and footprint of the stairway would be generally the same as that which existed prior to destruction by coastal storms in the previous winter storm season.

- Applicability of Policy 2.60.5: Compliance with this policy is not triggered because the proposed project has been designed such that less than 50% of the stairway is being repaired / replaced.

***LUP Policy 4.26:*** *With respect to bluff properties only, the City will require the removal or capping of any permanent irrigation system within 100 feet of the bluff edge in connection with issuance of discretionary permits for new development, redevelopment, or shoreline protection, or bluff erosion, unless the bluff property owner demonstrates to the satisfaction of the Public Works Director, or the CCC if the project is appealed, that such irrigation has no material impact on bluff erosion (e.g., watering hanging plants over hardscape which drains to the street).*

- **Project Compliance with Policy 4.26**: The project has been conditioned to require the removal or capping of any permanent irrigation system within 100 feet of the bluff edge.

***LUP Policy 4.28:*** *All storm water drain systems that currently drain or previously drained towards the west over the bluff shall be capped. These systems should be redesigned to drain directly, or through a sump system, and then pumped to the street in compliance with SWP 2007-0001 and consistent with SUSMP requirements. This policy shall be implemented as a condition of approval for all discretionary permits issued for bluff properties or within 5 years of adoption of the LCP, whichever is sooner.*

- **Project Compliance with Policy 4.28**: The project has been conditioned to require that all storm water drain systems that currently drain towards the west over the bluff be capped.

***LUP Policy 4.39:*** *Provide for reasonable and feasible mitigation for the impacts of all bluff retention devices which consist of the payment of Sand Mitigation Fees and Public Recreation Fees to the City or other assessing agency.*

- **Project Compliance with Policy 4.39**: Although the project is not a bluff protection device, the project would physically occupy a small portion of the public beach thereby making that area unavailable for public recreation. Therefore, the project has been

conditioned to mitigate for all impacts related to public recreation through the payment of an impact mitigation fee deposit.

***LUP Policy 4.50:*** *The bluff property owner shall pay for the cost of the coastal structure or Infill and pay a Sand Mitigation Fee and a Public Recreation Fee per LUP Policy 4.39. These mitigation fees are not intended to be duplicative with fees assessed by other agencies. It is anticipated the fees assessed as required by this LCP will be in conjunction with, and not duplicative of, the mitigation fees typically assessed by the CCC and the CSLC for impacts to coastal resources from shoreline protective devices.*

- **Project Compliance with Policy 4.50:** Although the project is not a bluff protection device, the proposed project would physically occupy a small portion of the public beach thereby making that area unavailable for public recreation. Therefore, the project has been conditioned to mitigate for all impacts related to public recreation through the payment of an impact mitigation fee deposit. The Applicant will also be required to renew the land lease from the California State Lands Commission for the area of the beach occupied by the replacement structure.

***LUP Policy 4.58:*** *Development on the bluffs, including the construction of a bluff retention device, shall include measures to ensure that:*

- *No stockpiling of dirt or construction materials shall occur on the beach;*
- *All grading shall be properly covered and sandbags and/or ditches shall be used to prevent runoff and siltation;*
- *Measures to control erosion shall be implemented at the end of each day's work;*
- *No machinery shall be allowed in the intertidal zone at any time to the extent feasible;*
- *All construction debris shall be properly collected and removed from the beach. Shotcrete/concrete shall be contained through the use of tarps or similar barriers that completely enclose the application area and that prevent shotcrete/concrete contact with beach sands and/or coastal waters.*
- **Project Compliance with Policy 4.58:** Compliance with the requirements of this policy have been included as engineering conditions of approval.

Resolution No. 2018-048 (Attachment 1) for the proposed project contains citations to relevant policies of the City's LUP as conditions of approval.

### **Public Recreation Impact Mitigation Fee Deposit**

The City imposes a Public Recreation Impact Mitigation (PRIM) fee deposit in the amount of \$1,000 per linear foot of structure located on the public beach which will be applied to the future fee. Three four-foot diameter footings and an eight foot long concrete stairway would be located on the public beach for a total of 20 linear feet. The PRIM deposit for the proposed project is assessed at \$20,000

A condition of approval has been added to the confirming resolution for this proposed project which states that a fee deposit will be required to be paid by the Applicant at the time of permit issuance and that appropriate future fees will be applied under the formula ultimately adopted by the City Council. The Applicant will be required to pay the actual costs, which are not known at this time, and which may be greater than or less than the PRIM fee deposit paid to the City.

### **Compliance with Solana Beach Certified LUP Policies**

Staff has evaluated the DRP application, taking into account the following factors: (1) the relevant policies of the City's Certified LUP; (2) the conclusions drawn by the (a) City of Solana Beach's independent third-party geotechnical consultant Geopacifica regarding the proposed project design and (b) the City of Solana Beach City Engineer conditions of approval; and (3) the Applicant's geotechnical report, alternatives and sea level rise analyses (Attachment 4 and 5).

After evaluating the project plans and geotechnical report prepared by Terra Costa Consulting Group (Attachments 3 and 4) as well as the supplemental documentation provided in response to City comments and the third-party review findings provided by the City's geotechnical engineering consultant (Attachment 5), Geopacifica, and the City Engineer, Staff concurs that the proposed project is consistent with the LUP.

Based on the above, City Staff finds that the proposed project could be found consistent with applicable LUP policies referenced above.

In addition to the required LUP findings above, compliance with the Solana Beach Municipal Code is required to support issuance of a Development Review Permit.

The Applicant is requesting that the Council consider the approval of a DRP. Resolution 2018-048 (Attachment 1) provides the full text of the pertinent DRP regulations. Staff has prepared draft findings for approval of the project for Council's consideration based upon the information in this report and Staff's analysis of the proposed project. It provides the applicable LUP and SBMC sections in italicized text. Conditions from the Planning and Engineering Departments have been incorporated into the Resolution of Approval.

The following is a discussion of the findings for a DRP as they apply to the proposed project, as well as a discussion of the proposed project plans and recommended conditions as contained in the attached Resolution.

### **Compliance with Development Review Permit Requirements (SBMC 17.68.040 F):**

A DRP is required for the any development on a coastal bluff top property or on the face or toe of a bluff for which a coastal development permit issued by the California Coastal Commission is presently required.

In addition to meeting the zoning requirements, the project must also be found in compliance with the 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. If the Council conditionally approves the proposed project, Resolution 2018-048 (Attachment 1) provides the full discussion of the following 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. 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 High Residential (HR) Zone on the west side of S. Sierra Avenue, south of Fletcher Cove along the City's coastal bluffs. The properties immediately adjacent to the north, south, and east are also located within the HR Zone. Surrounding properties are developed with two and three story multi-family residential structures. The project, as designed, is consistent with the LUP and the permitted uses for the HR Zone as described in SBMC Sections 17.20.010 and 17.12.020, and is also consistent with the General Plan, which designates the property as High Density Residential. 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.

#### Building and Structure Placement:

The replacement of the portion of the existing beach access stairway will occur in the same general location as the portion of the stairway being replaced and will not be visible from South Sierra Avenue and will be visible from the public beach. The proposed project, as designed, is consistent with applicable LUP policies pertaining to beach access stairways.

The proposed project is consistent with LUP Policy 2.60 and is less than 50% of the existing structure; therefore LUP Policy 2.60.5 is not triggered. There are three existing City owned and maintained public beach access ways in close proximity to the project site including those at Seascape Sur, Del Mar Shores and Fletcher Cove. The distance of these existing public beach access stairways from the project site are as follows:

- Seascape Sur is located approximately 650 to the south of the site;
- Del Mar Shores public beach access is located approximately 1,900 feet south of the site; and,
- Fletcher Cove public beach access is located approximately 1,450 feet north of the site.

#### Landscape:

The proposed project does not include any new landscaping. The project has been conditioned, however, to comply with LUP Policy 4.26 which requires the removal or capping of any permanent irrigation system within 100 feet of the bluff edge in connection with issuance of discretionary permits for new development, redevelopment, or shoreline protection, or bluff erosion, unless the bluff property owner demonstrates to the satisfaction of the Public Works Director, or the CCC, that such irrigation has no material impact on bluff erosion (e.g., watering hanging plants over hardscape which drains to the street).

#### Parking:

Due to the nature of the proposed project, this criterion is not directly applicable to the proposed project as no changes to parking are proposed or required.

#### Grading:

Depending on beach sand levels at the time of construction, some excavation of materials on the beach will be required in order to remove the existing remaining footings and to install new footings and stairs on the beach as shown on the project plans contained in Attachment 3.

#### Lighting:

Due to the nature of the proposed project, this criterion is not directly applicable to the proposed project as no lighting is proposed as part of the project.

**Useable Open Space:**

The project consists of the replacement of a portion of an existing beach access stairway. Therefore, usable open space and recreational facilities are not required according to SBMC 17.20.040.

Notice of the City Council Public Hearing for this project was published in the San Diego 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 May 11, 2018.

In conclusion, the proposed project, as conditioned, meets the requirements of the LUP and the SBMC and could be found to meet the findings required to approve a DRP.

**CEQA COMPLIANCE STATEMENT:**

The proposed project qualifies under two categorical exemptions pursuant to the California Environmental Quality Act (CEQA) per 2018 State CEQA Guidelines §15301 (existing structures) and §15302 (replacement and reconstruction).

CEQA Class 1 exemptions consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The Proposed Project is the repair/replace of the existing stairs in the same location. Portions of the stairway infrastructure will remain in place and other portions will be replaced. The portions that will remain in place are those landward of landing 5. All components of the stairway from south of landing 5 through landing 8 will be repaired or replaced. The project has no new function or additional benefits, or independent utility and is only proposed to maintain and restore the original function of stairs which is to provide access to the public beach below.

Relative to the Class 2 categorical exemption under CEQA Guidelines Section 15302, the Proposed Project consists of the replacement/reconstruction of the existing stairway and related structures and would be for the same use as the existing stairway which is to provide access to the public beach below. Implementation of the Proposed Project would not involve an expansion of use beyond that which historically existed from the 1970s until the 2016/2017 due to the destruction of the lower portion of the stairway by disaster (coastal storm damage).

The stairway replacement project would be located in the same location as the existing stairways. Less than 50% of the existing beach access stairway system will be replaced. The purpose of the proposed project is identical to the purpose of the existing stairs being replaced and is intended to provide residents with access to the public beach below.

The replacement of the stairway south of landing 5 to the beach would provide the same capacity for beach access as the existing beach access way and would be approximately the same width and length and occupy the same area as the existing stairway. Current building code requirements mandate structural engineering enhancements to the concrete, rebar, landings, and handrails. These design improvements are intended to improve the structural integrity of the stairway given its location in an exposed marine environment but would not expand the capacity, size or function of the stairway in any way.

**FISCAL IMPACT:**

Payment of PRIM fee deposit in the amount of \$20,000 is a required condition of approval for the proposed project as a portion of the project would physically occupy the public beach.

**WORK PLAN:**

N/A

**OPTIONS:**

- Approve the Proposed Project and Adopt Resolution 2018-048.
- Deny the Proposed Project.
- Provide alternative direction.

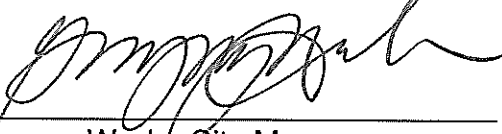
**DEPARTMENT RECOMMENDATION:**

Staff recommends that the City Council:

1. Conduct the Public Hearing: Open the public hearing, Report Council disclosures, receive public testimony, and close the public hearing.
2. Find the Proposed Project exempt from the requirements of CEQA pursuant to 2018 State California CEQA Guidelines §15301 (existing structures) and §15302 (replacement and reconstruction).
3. Adopt Resolution 2018-048 conditionally approving a Development Review Permit to replace less than 50% of the existing private beach access stairway below 325 South Sierra Avenue, Solana Beach.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation.



\_\_\_\_\_  
Gregory Wade, City Manager

Attachments:

- 1: Resolution 2018-048
- 2: Beach Access Stairway Exhibit
3. Beach Access Stairway Project Plans, Terra Costa Consulting Group, May 2018
4. Geotechnical Investigation, Terra Costa Consulting Group, March 30, 2018 and Terra Costa Consulting Group, Response to City Letters dated December 6, 2017 and April 2, 2018
- 5: Geopacifica, third Party review by Jim Knowlton, comment letters dated January 10, 2018 and April 12, 2018



**RESOLUTION NO. 2018-048**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING A DEVELOPMENT REVIEW PERMIT TO ALLOW REPAIRS TO THE EXISTING PRIVATE SEASCAPE SHORES BEACH ACCESS STAIRWAY AT 325 SOUTH SIERRA AVENUE IN SOLANA BEACH.**

**APPLICANT: Seascape Shores HOA  
CASE NO.: 17-17-39 CUP**

**WHEREAS**, the Applicant, Vince Amela, on behalf of the Seascape Shores Community Homeowners Association (HOA) (herein after referred to as "Applicant") has submitted an application for a Development Review Permit (DRP) pursuant to Title 17 (Zoning) of the Solana Beach Municipal Code (SBMC); and

**WHEREAS**, the City Council adopted the Amended Local Coastal Program (LCP) Land Use Plan (LUP) in June 2014 with Certified LUP Policy 2.60 allowing for the repair, maintenance and replacement of existing private beach access stairways in the City and the project does not trigger LUP Policy 2.60.5 as less than 50% of the stairway is proposed to be replaced at this time; and

**WHEREAS**, Project Plans and a Geotechnical Report including an alternatives analysis and a sea level rise analysis were prepared for the project by Terra Costa Consulting Group have been reviewed and confirmed by Geopacifica Geotechnical Consultants (Geopacifica), the City's third party independent geotechnical consultant, indicating the proposed project is required and has been designed consistent with all City requirements; and

**WHEREAS**, at the duly noticed public hearing held on May 23, 2018, the City Council received and considered evidence concerning the proposed application as received; and

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

**WHEREAS**, the City Council of the City of Solana Beach found the proposed project exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines § Section 15301 (Class 1 - Existing Facilities) and CEQA Guidelines §Section 15302 (Class 2-Replacement & Reconstruction); and

**WHEREAS**, this decision is based upon the evidence contained in the subject application, testimony of Geopacifica, evidence presented at the hearing and any information the City Council gathered by viewing the site and the area as disclosed at the hearing.

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

- I. That the project is categorically exempt from the requirements of CEQA pursuant to 2018 State California CEQA Guidelines Sections 15301 and 15302.
- II. That the request for a Development Review Permit for a beach access stairway replacement project at the Seascape Shores community is conditionally approved based upon the following Findings and subject to the following Conditions:
- III. FINDINGS

A. Compliance with Solana Beach Certified LCP LUP Policy Requirements: A consistency finding with the City's Certified Local Coastal Program (LCP) Land Use Plan (LUP) is required for the proposed project. The City's LUP policies were certified to be consistent with the California Coastal Act.

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

- Certified LUP Policy 2.60 (private stairway repairs/replacement)
- Certified LUP Policy 4.26 (irrigation controls for bluff properties);
- Certified LUP Policy 4.28 (stormwater runoff);
- Certified LUP Policy 4.39 (payment of mitigation fees);
- Certified LUP Policy 4.49 (findings);
- Certified LUP Policy 4.50 (impact mitigation fees);
- Certified LUP Policy 4.55 (coordination among neighbors); and
- Certified LUP Policy 4.58 (development on the bluff).

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

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

General Plan Consistency: The project, as conditioned, is consistent with the City's General Plan designation of High Density Residential, which allows for multi-family residential development with a maximum density range of thirteen to twenty 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) which provides for uses of the property for multi-family residences. Further, the

project adheres to all property development regulations established for the High Residential (HR) Zone and cited by SBMC Section 17.020.

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

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

The subject site is located within the High Residential (HR) Zone. The properties surrounding the site are also within the HR Zone. The surrounding properties are developed primarily with multi-family residences. The project site is currently developed with 51 residences.

The project, as designed, is consistent with permitted uses for the HR Zone. The property is designated High Density Residential in the General Plan and intended for multi-family residential development within a density range of thirteen to twenty units per acre. The proposed development is consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

The property is not located within any of the City's Specific Plan areas; however, it is located within the boundaries of the Coastal Zone. The project has been evaluated, and as a condition of project approval, the Applicant is required to obtain a Coastal Development Permit, Waiver or Exemption from the California Coastal Commission prior to the issuance of a Building Permit.

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

The site is currently developed with 51 multifamily residences. The proposed addition will not modify any setbacks, building heights, floor area ratios or building locations.

The replacement of the portion of the existing beach access stairway will occur in the same general location as the portion of the stairway being replaced and will not be visible from South Sierra Avenue and will be visible from the public beach. The proposed project, as designed, is consistent with applicable LUP policies pertaining to beach access stairways.

The proposed project is consistent with LUP Policy 2.60 and is less than 50% of the existing structure; therefore LUP Policy 2.60.5 is not triggered. There are three existing City owned and maintained public beach access ways in close proximity to the project site including those at Seascape Sur, Del Mar Shores and Fletcher Cove. The distance of these existing public beach access stairways from the project site are as follows:

- Seascape Sur is located approximately 1,000 to the south of the site;
- Del Mar Shores public beach access is located approximately 2,000 feet south of the site; and
- Fletcher Cove public beach access is located approximately 1,500 feet north of the site.

*c. Landscaping: The removal of significant native vegetation shall be minimized. Replacement vegetation and landscaping shall be compatible with the vegetation of the surrounding area. To the maximum extent practicable, landscaping and plantings shall be used to screen parking areas, storage areas, access roads, and other service uses of the site. Trees and other large plantings shall not obstruct significant views when installed or at maturity. Drought tolerant plant materials and water conserving irrigation systems shall be incorporated into all landscaping plans.*

The proposed project does not propose any new landscaping. The project has been conditioned, however, to comply with LUP Policy 4.26 which requires the removal or capping of any permanent irrigation system within 100 feet of the bluff edge in connection with issuance of discretionary permits for new development, redevelopment, shoreline protection, or bluff erosion, unless the bluff property owner demonstrates to the

satisfaction of the Public Works Director, or the CCC, that such irrigation has no material impact on bluff erosion (e.g., watering hanging plants over hardscape which drains to the street).

- 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.*

Due the nature of the proposed project, this criterion is not directly applicable to the proposed project as no changes to roads, pedestrian walkways, parking or storage areas are proposed by the project.

- 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.*

No grading is proposed as part of this project. Depending on beach sand levels at the time of construction, some excavation of materials on the beach will be required in order to remove the existing footings and to install new footings on the beach as shown on the project plans.

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

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

- 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 a partial replacement of an existing private beach access stairway. Therefore, usable open space and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040.

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

No other discretionary permits are required due to the nature of the proposed project. As a condition of project approval, the Applicant shall obtain approval of a Coastal Development Permit from the California Coastal Commission prior to issuance of Building Permits.

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

The Applicant shall obtain approval from the California Coastal Commission and the California State Lands Commission (CSLC) prior to issuance of Building Permits.

#### IV. CONDITIONS

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

A. Community Development Department Conditions:

- I. Building Permit plans must be in substantial conformance with the plans presented to the City Council on May 23, 2018 and located in the project file with a submittal date of April 3, 2018.
- II. The Applicant will pay a Public Recreation Impact Mitigation (PRIM) fee deposit in the amount of \$1,000 per linear foot of the project located on the public beach which will be applied to the future fee. The PRIM deposit for the proposed project for this project is \$20,000 subject to any credits for previously paid impact mitigation fees.
- III. The Applicant shall obtain required California Coastal Commission (CCC) approval of a Coastal Development Permit, waiver or

exemption as determined necessary by the CCC, prior to the issuance of a grading or building permit as a well as a land lease from the CSLC.

- IV. The Applicant shall remove or cap any permanent irrigation system within 100 feet of the bluff edge in connection with issuance of discretionary permits for new development, redevelopment, shoreline protection, or bluff erosion, unless the bluff property owner demonstrates to the satisfaction of the Public Works Director, or the CCC if the project is appealed, that such irrigation has no material impact on bluff erosion (e.g., watering hanging plants over hardscape which drains to the street).
- V. All storm water drain systems that currently drain or previously drained towards the west over the bluff shall be capped. These systems should be redesigned to drain directly, or through a sump system, and then pumped to the street in compliance with the current RWQCB SUSMP requirements.
- VI. Any existing bluff retention devices shall be reasonably maintained and repaired by the bluff property owner on an "as needed" basis, at the bluff property owner's expense, in accordance with the implementing ordinances and any permit issued by the City. Any authorized assessing entity in which the project lies shall ensure such payments are reimbursed to the City if the bluff property owner fails to perform such work and the City elects to do so, subject to mandatory reimbursement. However, in all cases, after inspection, it is apparent that repair and maintenance is necessary, including maintenance of the color of the structures to ensure a continued match with the surrounding native bluffs, the bluff property owner or assessing entity shall contact the City or CCC office to determine whether permits are necessary, and, if necessary, shall subsequently apply for a coastal development permit for the required maintenance.
- VII. No stockpiling of dirt or construction materials shall occur on the beach.
- VIII. All grading shall be properly covered and sandbags and/or ditches shall be used to prevent runoff and siltation.
- IX. Measures to control erosion shall be implemented at the end of each day's work.
- X. No machinery shall be allowed in the intertidal zone at any time to the extent feasible.
- XI. All construction debris shall be properly collected and removed from

the beach. Shotcrete/concrete shall be contained through the use of tarps or similar barriers that completely enclose the application area and that prevent shotcrete/concrete contact with beach sands and/or coastal waters.

B. Engineering Department Conditions:

Prior to obtaining any building or grading permits pursuant to this stairway maintenance project, the Applicant shall:

- I. Prepare, execute and record a declaration of restrictions on real property approved by the City Attorney whereby the Applicant or the Applicant's successors in interest to the property will construct and maintain the structure in accordance with Conditions of this approval.
- II. The declaration of restrictions shall include an agreement by the Applicant to defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to any claim for damages from any injury to person or property caused by the shoreline defense structure or by its failure.
- III. Said declaration of restrictions shall be acknowledged and recorded in the office of the County Recorder.
- IV. Obtain required California Coastal Commission permits prior to the issuance of any structure and grading permits or present evidence that an emergency waiver has been granted.
- V. Obtain any other permits or emergency waivers, which may be required from State and Federal agencies including the State Lands Commission and the U.S. Army Corps of Engineers.
- VI. The project shall be designed and shall provide appropriate data to confirm the submitted design to the satisfaction of the City Engineer. This shall include, but is not limited to, a geotechnical report.
- VII. The property owners shall post securities to guarantee proper care and use of the Fletcher Cove Beach Access Ramp. No construction materials to be off-loaded on the ramp, at the end of the ramp or any public property including streets and Fletcher Cove Park. No washing of equipment shall occur unless a containment system is properly utilized.
- VIII. For all projects on which equipment is driven on the Fletcher Cove Beach Access Ramp, the access ramp and adjacent parking lot must be swept daily to remove sand that has been tracked onto the ramp



and into the parking lot. At least once a week, the access ramp and parking lot must be swept with a street sweeper that is capable of cleaning the streets and parking lots of paper, glass, dirt, silt, sand, rocks, litter and miscellaneous debris. The street sweeper shall be equipped with dual gutter brooms, and vacuum equipment may be used. If any sand is tracked outside the parking lot, these areas (including city streets) must also be cleaned weekly with a street sweeper.

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

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

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

- XVI. Beach quality sand from the excavation for the proposed project shall be deposited and spread on the beach in front of this site unless unique and/or inappropriate conditions are encountered. The Applicant should reference this condition to other permitting agencies.
- XVII. An encroachment permit from the Engineering Department is required if a crane, construction materials, etc. are envisioned to be stationed in the public right of way. The City does not guarantee that an encroachment permit will be approved.
- XVIII. A qualified, licensed and insured contractor shall perform all required work as outlined by certified/registered engineering geologist or Registered Civil Engineer on the construction plans. Special and general notes on said plans shall be followed to the satisfaction of the City Engineer or his designee.
- XIX. Lateral pedestrian and Marine Safety vehicular access through the construction area shall be provided past the site at all times, subject to high tides and safety issues. A 30-foot wide safety/construction work zone shall be provided during work hours to separate the work zone from the open public beach.
- XX. No construction activities may occur on the beach during the busier recreational season, which is defined as the period between Memorial Day and Labor Day of any year. The contractor shall obtain approval from the City of Solana Beach Engineering and Marine Safety Departments regarding the use and timing of the Fletcher Cove parking lot and beach access ramp for all construction related access, staging and parking issues if such use becomes required.
- XXI. Pursuant to SBMC Section 7.34.100, Construction hours are limited to 7:00 a.m. to 7:00 p.m., Monday through Friday, and 8:00 a.m. to 7:00 p.m. on Saturday. No work is allowed on Sunday or holidays unless specifically approved pursuant to SBMC Section 7.34.100.B. Engines shall not be started, no construction-related materials shall be moved, or any other construction-related activities occur outside these hours. Work is not permitted on the beach on Saturdays without the written approval of the City Manager.

Prior to Final Inspection of the project, the Applicant shall:

- I. Submit certification to the City Engineer from the Geotechnical Engineer and the Civil Engineer of Record for the project that they have inspected the project and certify that it was constructed per the approved plan, specifying the date of the plan.
- II. The Applicant and/or contractor shall repair any damage caused to the Solana Beach property and facilities including, but not limited to,

Fletcher Cove ramp and parking lot to the satisfaction of the City Engineer.

The Applicant shall provide for and adhere to the following Conditions:

- I. All development on the site shall substantially conform to the final Conditional Use Permit Plan approved by the City Council.
- II. The property owner shall be responsible to immediately remove, in perpetuity, any graffiti or other markings should they appear on the project exterior face. If erosion exposes the steel rebar, the Applicant or their successor in interest shall arrange to apply a sculptor-coat of concrete over the exposed steel to match the natural bluff. The property owner shall be responsible for the removal of the structure or any portion thereof.
- III. If requested by the City Manager or his designee, the property owner or their successor in interest shall install and maintain signage about unstable bluffs fronting their property.
- IV. The Applicant shall provide "As-Built" plans and all certifications required to the City, before the City will release the performance bond.
- V. **ENFORCEMENT:** Pursuant to SBMC 17.72.120(B) failure to satisfy any and all of the above-mentioned conditions of approval is subject to the imposition of penalties as set forth in SBMC Chapters 1.1.6 and 1.18 in addition to any applicable revocation proceedings.
- VI. **EXPIRATION:** The Development Review Permit for the project shall expire 24 months from the date of this Resolution, unless the Applicant has obtained building/grading permits and commenced construction prior to that date, and diligently pursued construction to completion. An extension of the application may be granted by the City Council according to SBMC 17.72.110.
- VII. **INDEMNIFICATION AGREEMENT:** The Applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Applicant of any claim, action, or proceeding. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Applicant shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Applicant regarding litigation issues, the City shall have the authority to control

the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Applicant shall not be required to pay or perform any settlement unless such settlement is approved by Applicant.

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

**PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Solana Beach, California, held on the 23rd day of May, 2018, by the following vote:

AYES: Councilmembers –

NOES: Councilmembers –

ABSENT: Councilmembers –

ABSTAIN: Councilmembers –

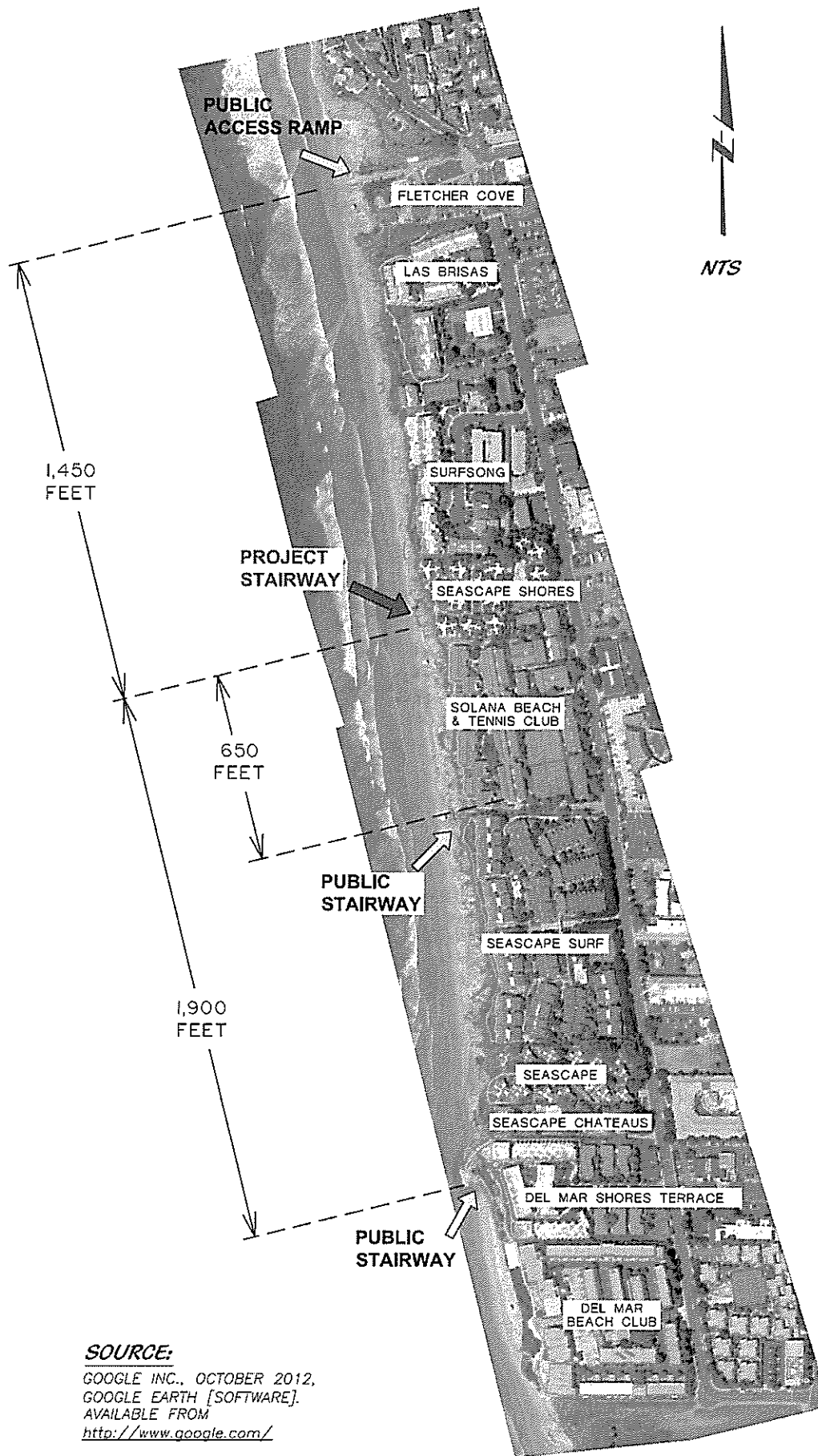
\_\_\_\_\_  
David A. Zito, Deputy Mayor

APPROVED AS TO FORM:

ATTEST:

\_\_\_\_\_  
JOHANNA N. CANLAS, City Attorney

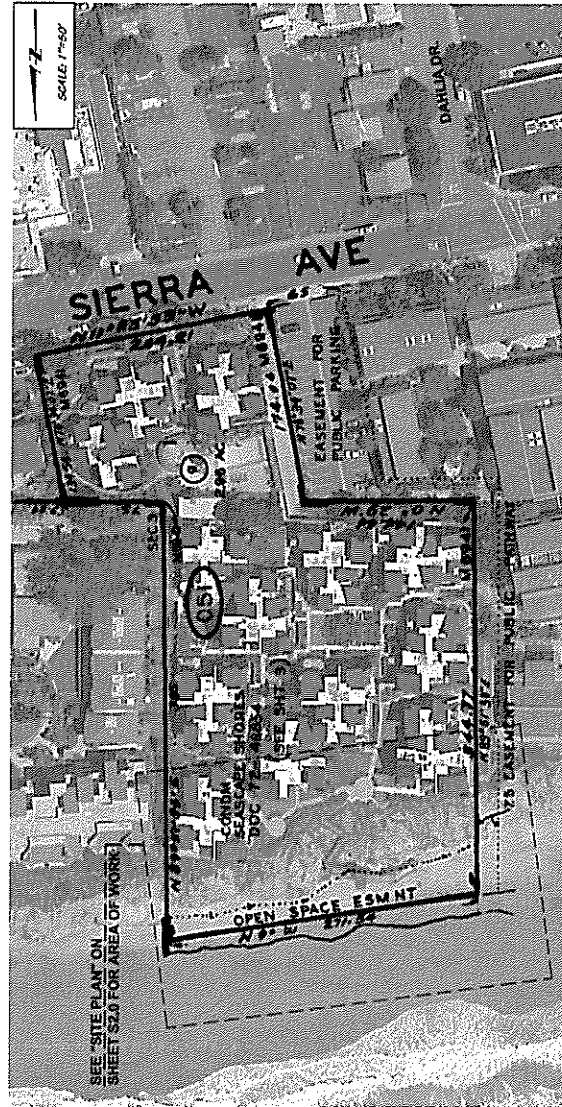
\_\_\_\_\_  
ANGELA IVEY, City Clerk



**SOURCE:**  
 GOOGLE INC., OCTOBER 2012,  
 GOOGLE EARTH [SOFTWARE].  
 AVAILABLE FROM  
<http://www.google.com/>

**GOOGLE EARTH PHOTO SHOWING AVAILABLE PUBLIC ACCESS NEAR PROJECT LOCATION**

# SEASCAPE SHORES CONDOMINIUMS BEACH ACCESS STAIRWAY MAINTENANCE



**STANDARD REQUIREMENTS**  
1. ALL WORK UNLESS OTHERWISE SPECIFIED, SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION AND SUPPLEMENTS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS.  
2. THE CONTRACTOR SHALL CONSULT THE STANDARD DRAWINGS AND CITY OF SOLANA BEACH ENGINEERING CONSTRUCTION STANDARDS.

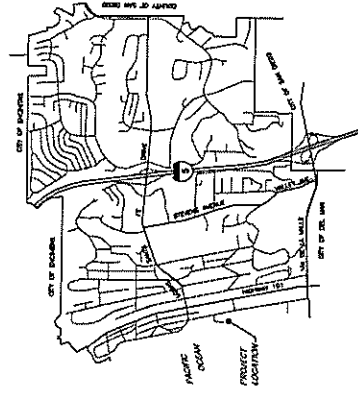
**APPLICANT**  
SEASCAPE SHORES HOMEOWNERS ASSOCIATION  
TOM RYAN, REPRESENTATIVE  
(659) 755-7497

**PROJECT ADDRESS**  
325 SOUTH SIERRA AVENUE  
SOLANA BEACH, CA 92075

**ASSESSOR PARCEL NUMBERS**  
288-051-09-01 THROUGH -51

**ZONING**  
HRD (HIGH RESIDENTIAL)

**OVERLAY ZONES**  
HR, OSR/SP



**VICINITY MAP**  
NOT TO SCALE

**TERRACOSTA CONSULTING GROUP**  
ENGINEERS & GEOLOGISTS  
3000 JANNEY AVENUE, SUITE 200  
SAN DIEGO, CALIFORNIA 92108  
(619) 513-5920

**OVERALL SITE PLAN**  
SCALE: 1"=50'

**STAIRWAY REPLACEMENT TABLE**

Stairway Component	Quantity (SQ. FT.)	Proposed Repair & Maintenance (SQ. FT.)	Replacement Due to Destruction by Disaster (SQ. FT.)	Replacement Due to Seismicity (SQ. FT.)
LANDSCAPE/FREESCAPE	714	1117	17	21.5%
STAIRS/TERRACES	29	0	0	0%
WALKWAYS	542	137	21	24.8%
FACILITIES	467	15	21	31.2%
TOTALS	1753	127	49	28.1%

Note: 5% of 49 sq. ft. must be replaced with new concrete per SDP 504.3.6.1 & 5.6.

Existing Structure Footprint (sq. ft.)	Proposed Repair & Maintenance (SQ. FT.)	Replacement Due to Destruction by Disaster (SQ. FT.)	Replacement Due to Seismicity (SQ. FT.)
224	207	21	21.2%

**STARWAY REPLACEMENT NOTES:**

1. Solana Beach LRP Policy 2.60 is not intended to conflict with Coastal Act Section 30610 (see provision below). If a structure was destroyed by disaster, the parts destroyed would be able to be fully replaced.  
Policy 2.60 rather pertains to repair and maintenance-related improvements.  
These tables provide a breakdown of the components of the stairway as follows:  
Existing, Proposed Repair & Maintenance, and Proposed Replacement due to destruction by disaster (coastal storms).  
The 50% rule pertains only to those activities related to repair and maintenance and specifically excludes portions of the structure destroyed by disaster.  
Coastal Act Section 30610.(d)(1): Notwithstanding any other provision of this chapter, no coastal development permit shall be required pursuant to this chapter for the following types of development and in the following areas: (a)(1) The construction of any structure, other than a public works facility, destroyed by a disaster, which is to be replaced, reconstructed, or repaired to meet applicable requirements, shall be for the same use as the destroyed structure, shall not exceed either the floor area, height, or bulk of the destroyed structure, shall not contain 10 percent, and shall be sited in the same location on the affected property as the destroyed structure.

**SEE "SITE PLAN" ON SHEET S2.0 FOR AREA OF WORK**

**OPEN SPACE ESMNT**  
N 7' 0" W  
E 7' 0" S

**75% EASEMENT FOR PUBLIC STAIRWAY**  
N 15' 0" W  
E 15' 0" S

**EASEMENT FOR PUBLIC PARKING**  
N 17' 0" W  
E 17' 0" S

**DAHLIA DR.**

SEE FIGURE 4.1 FOR LOCATION OF THE PROPERTY  
SANTA RITA, COASTAL LRP, PAGE 5, SHEET 1 OF 6  
MAP BOOK PAGE 524

COASTAL COMMISSION PERMIT NO. \_\_\_\_\_  
SOLANA BEACH FIRE DEPARTMENT  
By: \_\_\_\_\_  
Fire Chief

SANTA RITA BRIGADIER DISTRICT  
By: \_\_\_\_\_  
District Engineer

ENGINEER OF WORK  
By: **MURIEL F. ESMATOR**  
R.C.E.: 21792  
Date: \_\_\_\_\_

CITY APPROVED CHANGES

DATE

APPROVED FOR CONSTRUCTION  
By: **Mohamed Sammak, City Engineer**  
R.C.E.: 21745  
Exp: 03-30-19

APPROVED FOR APPROVAL  
By: \_\_\_\_\_  
Date: \_\_\_\_\_

ENGINEER OF WORK  
By: \_\_\_\_\_  
Date: \_\_\_\_\_

RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION
By: _____	By: _____
Date: _____	Date: _____

RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION
By: _____	By: _____
Date: _____	Date: _____

RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION
By: _____	By: _____
Date: _____	Date: _____

RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION
By: _____	By: _____
Date: _____	Date: _____

RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION
By: _____	By: _____
Date: _____	Date: _____

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By: _____	By: _____
Date: _____	Date: _____

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Date: _____	Date: _____

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By: _____	By: _____
Date: _____	Date: _____

RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION
By: _____	By: _____
Date: _____	Date: _____

CITY OF SOLANA BEACH  
ENGINEERING DEPARTMENT  
SEASCAPE SHORES CONDOMINIUMS  
BEACH ACCESS STAIRWAY MAINTENANCE  
DRAWING NO. T-01  
SHEET 1 OF 8

# General Structural Notes

- I. MATERIALS AND WORKMANSHIP TO CONFORM WITH THE 2016 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC).**
- REFERENCE TO CODES, STANDARDS, SPECIFICATIONS, MANUFACTURER'S INSTRUCTIONS OR REGULATORY AGENCIES IS TO THE LATEST PRINTED EDITION OF EACH IN EFFECT AT THE DATE OF SUBMISSION OF THE DRAWINGS AND SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER.**
- CONCRETE AND REINFORCING STEEL:** UNLESS OTHERWISE SPECIFIED, ALL CONCRETE AND REINFORCING STEEL SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING:
  - CONCRETE:** NORMAL WEIGHT, NORMAL CURE, TYPE II OR III, 4000 PSI (28 DAY COMPRESSIVE STRENGTH).
  - REINFORCING STEEL:** TYPE AND SIZE AS NOTED ON DRAWINGS.
- STEEL:** UNLESS OTHERWISE SPECIFIED, ALL STEEL SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING:
  - STRUCTURAL STEEL:** TYPE AND SIZE AS NOTED ON DRAWINGS.
  - WELDED CONNECTIONS:** UNLESS OTHERWISE SPECIFIED, ALL WELDED CONNECTIONS SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING:
    - WELDS:** SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING:
      - BEAMS TO BEAMS:** 1/4" ECHAPENED BUTT JOINT.
      - BEAMS TO WALLS:** 1/4" ECHAPENED BUTT JOINT.
      - WALLS TO WALLS:** 1/4" ECHAPENED BUTT JOINT.
      - WELDED MOMENT RESISTING JOINTS:** SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING:
        - WELDS:** SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING:
          - BEAMS TO BEAMS:** 1/4" ECHAPENED BUTT JOINT.
          - BEAMS TO WALLS:** 1/4" ECHAPENED BUTT JOINT.
          - WALLS TO WALLS:** 1/4" ECHAPENED BUTT JOINT.
          - WELDED MOMENT RESISTING JOINTS:** SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING:
            - WELDS:** SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING:
              - BEAMS TO BEAMS:** 1/4" ECHAPENED BUTT JOINT.
              - BEAMS TO WALLS:** 1/4" ECHAPENED BUTT JOINT.
              - WALLS TO WALLS:** 1/4" ECHAPENED BUTT JOINT.

## M. FORMWORK

- 1. PROVIDE FORMWORK TO CONFORM WITH THE 2016 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC).
- 2. PROVIDE FORMWORK TO CONFORM WITH THE 2016 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC).
- 3. PROVIDE FORMWORK TO CONFORM WITH THE 2016 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC).
- 4. PROVIDE FORMWORK TO CONFORM WITH THE 2016 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC).
- 5. PROVIDE FORMWORK TO CONFORM WITH THE 2016 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC).

## N. REINFORCING STEEL

- 1. PROVIDE REINFORCING STEEL TO CONFORM WITH THE 2016 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC).
- 2. PROVIDE REINFORCING STEEL TO CONFORM WITH THE 2016 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC).
- 3. PROVIDE REINFORCING STEEL TO CONFORM WITH THE 2016 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC).
- 4. PROVIDE REINFORCING STEEL TO CONFORM WITH THE 2016 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC).

## O. CAST-IN-PLACE CONCRETE

- 1. PROVIDE CAST-IN-PLACE CONCRETE TO CONFORM WITH THE 2016 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC).
- 2. PROVIDE CAST-IN-PLACE CONCRETE TO CONFORM WITH THE 2016 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC).
- 3. PROVIDE CAST-IN-PLACE CONCRETE TO CONFORM WITH THE 2016 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC).

## P. FOUNDATION AND SITE WORK

- 1. PROVIDE FOUNDATION AND SITE WORK TO CONFORM WITH THE 2016 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC).
- 2. PROVIDE FOUNDATION AND SITE WORK TO CONFORM WITH THE 2016 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC).
- 3. PROVIDE FOUNDATION AND SITE WORK TO CONFORM WITH THE 2016 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC).

CLASS	STRENGTH	TYPE	LOCATION
A	5000 PSI	NORMAL WEIGHT	ALL LOCATIONS

SECTION	TYPE
BEAMS TO BEAMS	1/4" ECHAPENED BUTT JOINT
BEAMS TO WALLS	1/4" ECHAPENED BUTT JOINT
WALLS TO WALLS	1/4" ECHAPENED BUTT JOINT

NUMBER	SECTION	DESCRIPTION
10	10	10
11	11	11
12	12	12

NUMBER	SECTION	DESCRIPTION
13	13	13
14	14	14
15	15	15

NUMBER	SECTION	DESCRIPTION
16	16	16
17	17	17
18	18	18

NUMBER	SECTION	DESCRIPTION
19	19	19
20	20	20
21	21	21

NUMBER	SECTION	DESCRIPTION
22	22	22
23	23	23
24	24	24

NUMBER	SECTION	DESCRIPTION
25	25	25
26	26	26
27	27	27

NUMBER	SECTION	DESCRIPTION
28	28	28
29	29	29
30	30	30

NUMBER	SECTION	DESCRIPTION
31	31	31
32	32	32
33	33	33

NUMBER	SECTION	DESCRIPTION
34	34	34
35	35	35
36	36	36

NUMBER	SECTION	DESCRIPTION
37	37	37
38	38	38
39	39	39

NUMBER	SECTION	DESCRIPTION
40	40	40
41	41	41
42	42	42

NUMBER	SECTION	DESCRIPTION
43	43	43
44	44	44
45	45	45

NUMBER	SECTION	DESCRIPTION
46	46	46
47	47	47
48	48	48

NUMBER	SECTION	DESCRIPTION
49	49	49
50	50	50
51	51	51

NUMBER	SECTION	DESCRIPTION
52	52	52
53	53	53
54	54	54

NUMBER	SECTION	DESCRIPTION
55	55	55
56	56	56
57	57	57

## Q. CONCRETE NOTES

- 1. PROVIDE FORMWORK TO CONFORM WITH THE 2016 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC).
- 2. PROVIDE FORMWORK TO CONFORM WITH THE 2016 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC).
- 3. PROVIDE FORMWORK TO CONFORM WITH THE 2016 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC).
- 4. PROVIDE FORMWORK TO CONFORM WITH THE 2016 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC).

## R. REINFORCING STEEL

- 1. PROVIDE REINFORCING STEEL TO CONFORM WITH THE 2016 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC).
- 2. PROVIDE REINFORCING STEEL TO CONFORM WITH THE 2016 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC).
- 3. PROVIDE REINFORCING STEEL TO CONFORM WITH THE 2016 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC).

## S. CAST-IN-PLACE CONCRETE

- 1. PROVIDE CAST-IN-PLACE CONCRETE TO CONFORM WITH THE 2016 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC).
- 2. PROVIDE CAST-IN-PLACE CONCRETE TO CONFORM WITH THE 2016 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC).
- 3. PROVIDE CAST-IN-PLACE CONCRETE TO CONFORM WITH THE 2016 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC).

## T. FOUNDATION AND SITE WORK

- 1. PROVIDE FOUNDATION AND SITE WORK TO CONFORM WITH THE 2016 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC).
- 2. PROVIDE FOUNDATION AND SITE WORK TO CONFORM WITH THE 2016 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC).
- 3. PROVIDE FOUNDATION AND SITE WORK TO CONFORM WITH THE 2016 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC).

## U. GENERAL NOTES

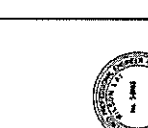
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- 2. PROVIDE GENERAL NOTES TO CONFORM WITH THE 2016 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC).
- 3. PROVIDE GENERAL NOTES TO CONFORM WITH THE 2016 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC).

## V. DRAWING INDEX

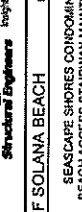
- 1. GENERAL STRUCTURAL NOTES AND DRAWING INDEX
- 2. GENERAL STRUCTURAL NOTES AND DRAWING INDEX
- 3. GENERAL STRUCTURAL NOTES AND DRAWING INDEX

## W. TERRACOSTA CONSULTING GROUP

TERRACOSTA CONSULTING GROUP  
ENGINEERS & GEOLISTERS  
3240 S. RIVER ROAD, SUITE 200  
SAN JOSE, CALIFORNIA 95133  
(408) 291-6900



878 North Douglas Street  
Burlington, VT 05401  
P: 802.238.8171  
F: 802.238.8172



INSIGHT STRUCTURAL ENGINEERS  
100 NORTH BRIDGE STREET  
SUITE 200  
CAMDEN, NJ 08102  
(609) 291-6900

CITY OF SOLANA BEACH  
SEASCAPE SHORES CONDOMINIUMS  
BEACH ACCESS STAIRWAY MAINTENANCE

APPROVED FOR CONSTRUCTION  
By: [Signature]  
Date: [Date]

RECOMMENDED FOR APPROVAL  
By: [Signature]  
Date: [Date]

ENGINEER OF WORK  
By: [Signature]  
Date: [Date]

CITY APPROVED CHANGES  
APPROVED DATE

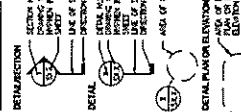
DRIVING NO. S0.1 SHEET 2 OF 8



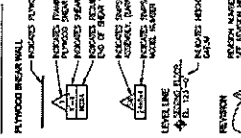


# Symbols

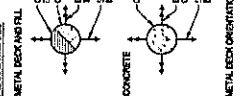
## REFERENCE SYMBOLS



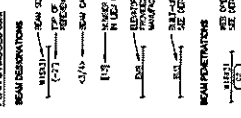
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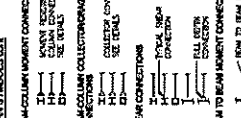
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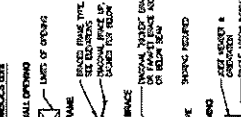
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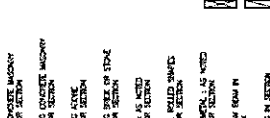
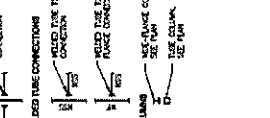
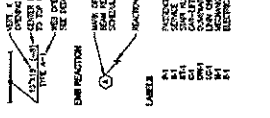
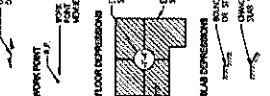
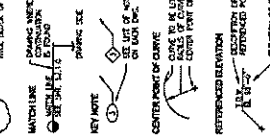
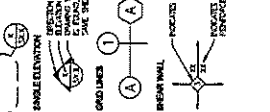
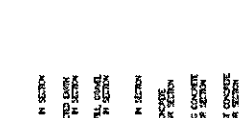
## PLAN SYMBOLS CONT.



## PLAN SYMBOLS CONT.



## MATERIAL SYMBOLS



# Abbreviations

AC	ALUMINUM CLADDING
AD	ADHESIVE
AE	ASBESTOS EXPOSED
AF	ASBESTOS FIBER
AG	ASBESTOS GROUT
AH	ASBESTOS HANGING
AI	ASBESTOS INSULATION
AJ	ASBESTOS JOINT
AK	ASBESTOS KEY
AL	ALUMINUM
AM	ALUMINUM MESH
AN	ALUMINUM NAIL
AO	ALUMINUM OILING
AP	ALUMINUM PLATE
AQ	ALUMINUM QUARTZ
AR	ALUMINUM REINFORCEMENT
AS	ALUMINUM SHEET
AT	ALUMINUM TIE
AV	ALUMINUM VENT
AW	ALUMINUM WALL
AX	ALUMINUM WINDOW
AY	ALUMINUM YIELD
AZ	ALUMINUM ZINC
BA	BALANCE
BB	BALANCE BEAM
BC	BALANCE CEMENT
BD	BALANCE DECK
BE	BALANCE ELEVATION
BF	BALANCE FINISH
BG	BALANCE GROUT
BH	BALANCE HANGING
BI	BALANCE INSULATION
BJ	BALANCE JOINT
BK	BALANCE KEY
BL	BALANCE LUMEN
BM	BALANCE MESH
BN	BALANCE NAIL
BO	BALANCE OILING
BP	BALANCE PLATE
BQ	BALANCE QUARTZ
BR	BALANCE REINFORCEMENT
BS	BALANCE SHEET
BT	BALANCE TIE
BU	BALANCE VENT
BV	BALANCE WALL
BW	BALANCE WINDOW
BX	BALANCE YIELD
BY	BALANCE ZINC
BZ	BALANCE ZINC

CA	CANAL
CB	CANAL BOARD
CC	CANAL CHANNEL
CD	CANAL COVER
CE	CANAL CEMENT
CF	CANAL DECK
CG	CANAL FINISH
CH	CANAL HANGING
CI	CANAL INSULATION
CJ	CANAL JOINT
CK	CANAL KEY
CL	CANAL LUMEN
CM	CANAL MESH
CN	CANAL NAIL
CO	CANAL OILING
CP	CANAL PLATE
CQ	CANAL QUARTZ
CR	CANAL REINFORCEMENT
CS	CANAL SHEET
CT	CANAL TIE
CU	CANAL VENT
CV	CANAL WALL
CW	CANAL WINDOW
CX	CANAL YIELD
CY	CANAL ZINC
CZ	CANAL ZINC

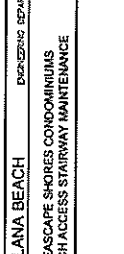
DA	DAIRY
DB	DAIRY BOARD
DC	DAIRY CHANNEL
DD	DAIRY COVER
DE	DAIRY CEMENT
DF	DAIRY DECK
DG	DAIRY FINISH
DH	DAIRY HANGING
DI	DAIRY INSULATION
DJ	DAIRY JOINT
DK	DAIRY KEY
DL	DAIRY LUMEN
DM	DAIRY MESH
DN	DAIRY NAIL
DO	DAIRY OILING
DP	DAIRY PLATE
DQ	DAIRY QUARTZ
DR	DAIRY REINFORCEMENT
DS	DAIRY SHEET
DT	DAIRY TIE
DU	DAIRY VENT
DV	DAIRY WALL
DW	DAIRY WINDOW
DX	DAIRY YIELD
DY	DAIRY ZINC
DZ	DAIRY ZINC

EA	EARTH
EB	EARTH BOARD
EC	EARTH CHANNEL
ED	EARTH COVER
EE	EARTH CEMENT
EF	EARTH DECK
EG	EARTH FINISH
EH	EARTH HANGING
EI	EARTH INSULATION
EJ	EARTH JOINT
EK	EARTH KEY
EL	EARTH LUMEN
EM	EARTH MESH
EN	EARTH NAIL
EO	EARTH OILING
EP	EARTH PLATE
EQ	EARTH QUARTZ
ER	EARTH REINFORCEMENT
ES	EARTH SHEET
ET	EARTH TIE
EU	EARTH VENT
EV	EARTH WALL
EW	EARTH WINDOW
EX	EARTH YIELD
EY	EARTH ZINC
EZ	EARTH ZINC

FA	FLOOR
FB	FLOOR BOARD
FC	FLOOR CHANNEL
FD	FLOOR COVER
FE	FLOOR CEMENT
FF	FLOOR DECK
FG	FLOOR FINISH
FH	FLOOR HANGING
FI	FLOOR INSULATION
FJ	FLOOR JOINT
FK	FLOOR KEY
FL	FLOOR LUMEN
FM	FLOOR MESH
FN	FLOOR NAIL
FO	FLOOR OILING
FP	FLOOR PLATE
FQ	FLOOR QUARTZ
FR	FLOOR REINFORCEMENT
FS	FLOOR SHEET
FT	FLOOR TIE
FU	FLOOR VENT
FV	FLOOR WALL
FW	FLOOR WINDOW
FX	FLOOR YIELD
FY	FLOOR ZINC
FZ	FLOOR ZINC

**TERRACOSTA CONSULTING GROUP**  
 ENGINEERS & GEOLOGISTS  
 3976 SHERIDAN CANYON ROAD, SUITE 200  
 SAN DIEGO, CALIFORNIA 92121  
 (619) 521-6600

879 North Douglas Street  
 Escondido, CA 92025  
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 F 310-734-1037  
 insight@tccgroup.com  
 insight-engineers.com



CITY OF SOLANA BEACH  
 ENGINEERING DEPARTMENT  
 S0.3  
 BEACH ACCESS SIGNWAY MAINTENANCE  
 SHEET 4 OF 8

APPROVED FOR CONSTRUCTION	DATE: _____
RECOMMENDED FOR APPROVAL	DATE: _____
DESIGNED BY	DATE: _____
CHECKED BY	DATE: _____
IN CHARGE	DATE: _____

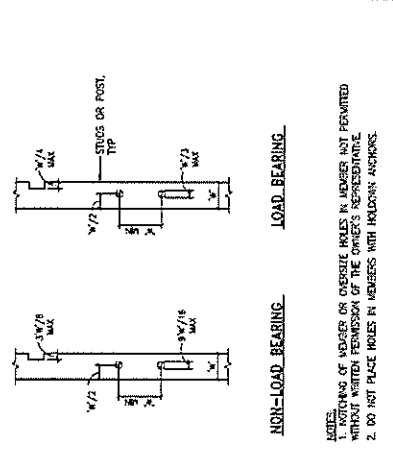
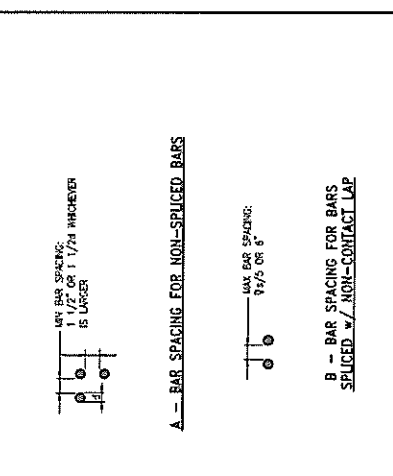
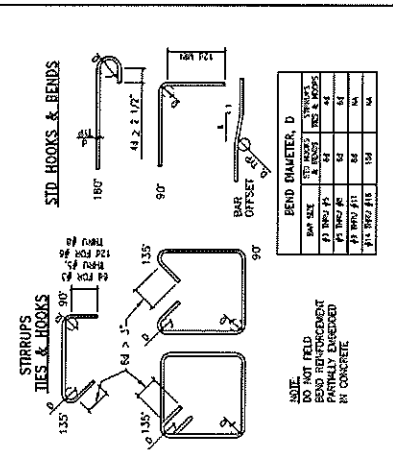
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DESIGNED BY	DATE: _____
CHECKED BY	DATE: _____
IN CHARGE	DATE: _____

APPROVED FOR CONSTRUCTION	DATE: _____
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APPROVED FOR CONSTRUCTION	DATE: _____
RECOMMENDED FOR APPROVAL	DATE: _____
DESIGNED BY	DATE: _____
CHECKED BY	DATE: _____
IN CHARGE	DATE: _____



**1 HOOKS AND BENDS**  
K.T.S.

**3 BAR SPACING**  
K.T.S.

**5 HOLES & NOTCHES IN STUDS OR POSTS**  
K.T.S.

**6 HOLES & NOTCHES IN BEAMS OR JOISTS**  
K.T.S.

**CONCRETE REINFORCING DEVELOPMENT & SPLICE LENGTHS (inches)**

BAR SIZE	CONCRETE										
	1	2	3	4	5	6	7	8	9	10	11
ALL CONCRETE	12d	18d	24d	30d	36d	42d	48d	54d	60d	66d	72d

**NOTES:**

1.  $d$  = REINFORCING DIAMETER
2.  $d$  = UP STAKE LENGTH
3.  $d$  = HOOK DEVELOPMENT LENGTH
4.  $d$  = HOOK DEVELOPMENT LENGTH

**4 REINFORCING DEVELOPMENT & SPLICE LENGTHS**  
K.T.S.

**RECOMMENDED FOR APPROVAL**

APPROVED FOR CONSTRUCTION	RECOMMENDED FOR APPROVAL
By: _____ Date: _____	By: _____ Date: _____

**CITY APPROVED CHANGES**

APPROVAL DATE	APPROVAL DATE
By: _____ Date: _____	By: _____ Date: _____

**TERRACOSTA CONSULTING GROUP**  
ENGINEERS & GEOLOGISTS  
3345 W. CENTRAL AVENUE, SUITE 200  
SAN DIEGO, CALIFORNIA 92105  
(619) 575-6900

**InSight Structural Engineers**  
878 North Douglas Street  
Escondido, CA 92025  
P. 309.940.0123  
F. 309.940.0124  
1107 CA 807  
Height: 10/10/16

**CITY OF SOLANA BEACH**  
SEASCAPE SHORES CONDOMINIUMS  
BEACH ACCESS STAIRWAY MAINTENANCE

DRAWING NO. **S0.4**  
SHEET 5 OF 8

**APPROVED FOR CONSTRUCTION**

By: \_\_\_\_\_ Date: \_\_\_\_\_

**RECOMMENDED FOR APPROVAL**

By: \_\_\_\_\_ Date: \_\_\_\_\_

**CITY APPROVED CHANGES**

APPROVAL DATE: \_\_\_\_\_

APPROVAL DATE: \_\_\_\_\_

By: \_\_\_\_\_ Date: \_\_\_\_\_

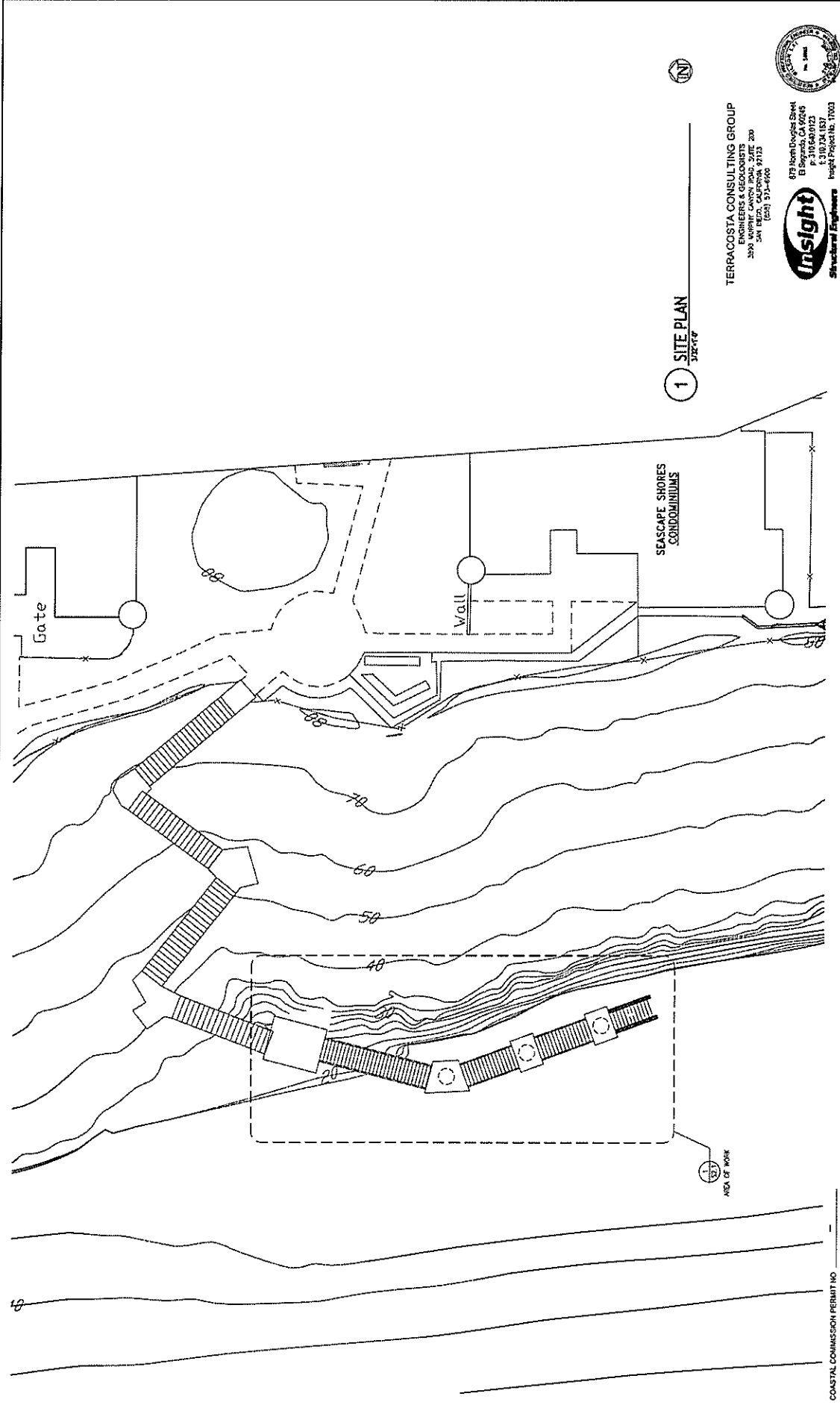
By: \_\_\_\_\_ Date: \_\_\_\_\_

**COASTAL COMMISSION PERMIT NO.** \_\_\_\_\_

**SANTA FE SPRING DIVISION DISTRICT**

By: \_\_\_\_\_ Date: \_\_\_\_\_

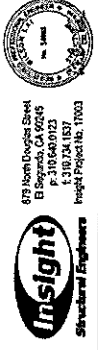
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1 SITE PLAN  
3/27/18

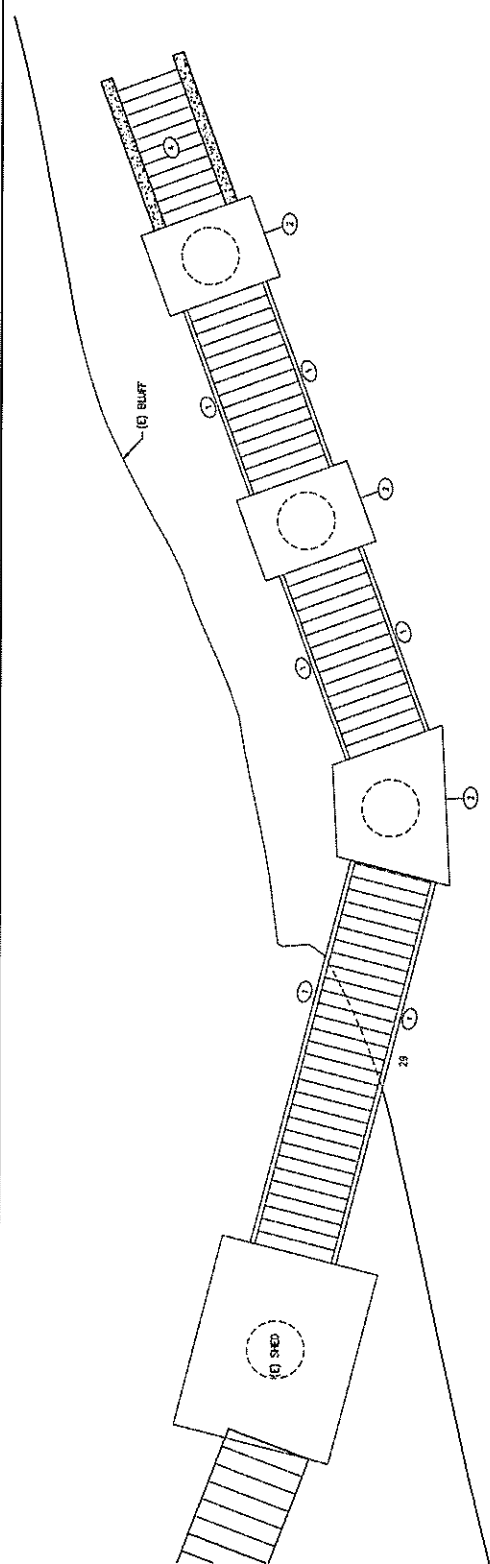
TERRACOSTA CONSULTING GROUP  
ENGINEERS & GEOLOGISTS  
350 W. 18th Street, Suite 200  
San Mateo, CA 94401-3175  
(415) 373-6900

875 North Douglas Street  
El Segundo, CA 90245  
P: 310.640.0123  
F: 310.640.1871  
Height: 14'4" to 17'0" (max)



COASTAL COMMISSION PERMIT NO. _____				CITY OF SOLANA BEACH				DRAWING DEPARTMENT					
SOLANA BEACH FIRE DEPARTMENT		SANTA FE INSPECTION DISTRICT		APPROVED FOR CONSTRUCTION		RECOMMENDED FOR APPROVAL		CITY APPROVED CHANGES		DEGREE OF WORK		DRAWING NO.	
By: _____	Date: _____	By: _____	Date: _____	By: _____	Date: _____	By: _____	Date: _____	By: _____	Date: _____	By: _____	Date: _____	S2.0	
P.E. Chief		Unit Engineer		P.E. Chief								SHEET 5 OF 8	

BRANCH MARK  
INDICATES EXISTING STRUCTURES TO BE REMOVED OR TO BE PRESERVED AS SHOWN ON THIS PLAN. THESE STRUCTURES SHALL BE DEMOLISHED OR PRESERVED AS SHOWN ON THIS PLAN. THE EXISTING STRUCTURES SHALL BE DEMOLISHED OR PRESERVED AS SHOWN ON THIS PLAN.



**FIELD NOTES**  
 1. BROWSING SWIMMERS FOR REFERENCE ONLY. FIELD VERIFY (G) CONSTRUCTION SWIMMERS AND CONFIRM WITH STRUCTURAL ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.  
 2. SEE TYPICAL DETAIL SHEETS FOR DETAILS NOT SPECIFICALLY REFERENCED ON THE PLAN.

**LEGENDS**  
 1. PRESSURE TREATED 4x4x STAR STRINGER  
 2. 10" DEEP CONCRETE STAR STRINGER  
 3. 45% DOTTED CAST-IN-PLACE CONCRETE PER 4/ FLUTED TOP @ UNDERSIDE OF LANDING  
 4. CAST-IN-PLACE CONCRETE STEPS +/- CONCRETE SIDE WALLS

1 PARTIAL PLAN-STAIRWAY REPLACEMENT  
 5/16/17

**TERRACOSTA CONSULTING GROUP**  
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 25th Avenue, Suite 200  
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**InSight**  
 Structural Engineers

875 North Douglas Street  
 B San Bruno, CA 94064  
 P: 310.640.0723  
 F: 310.734.1837  
 insight@optonline.net

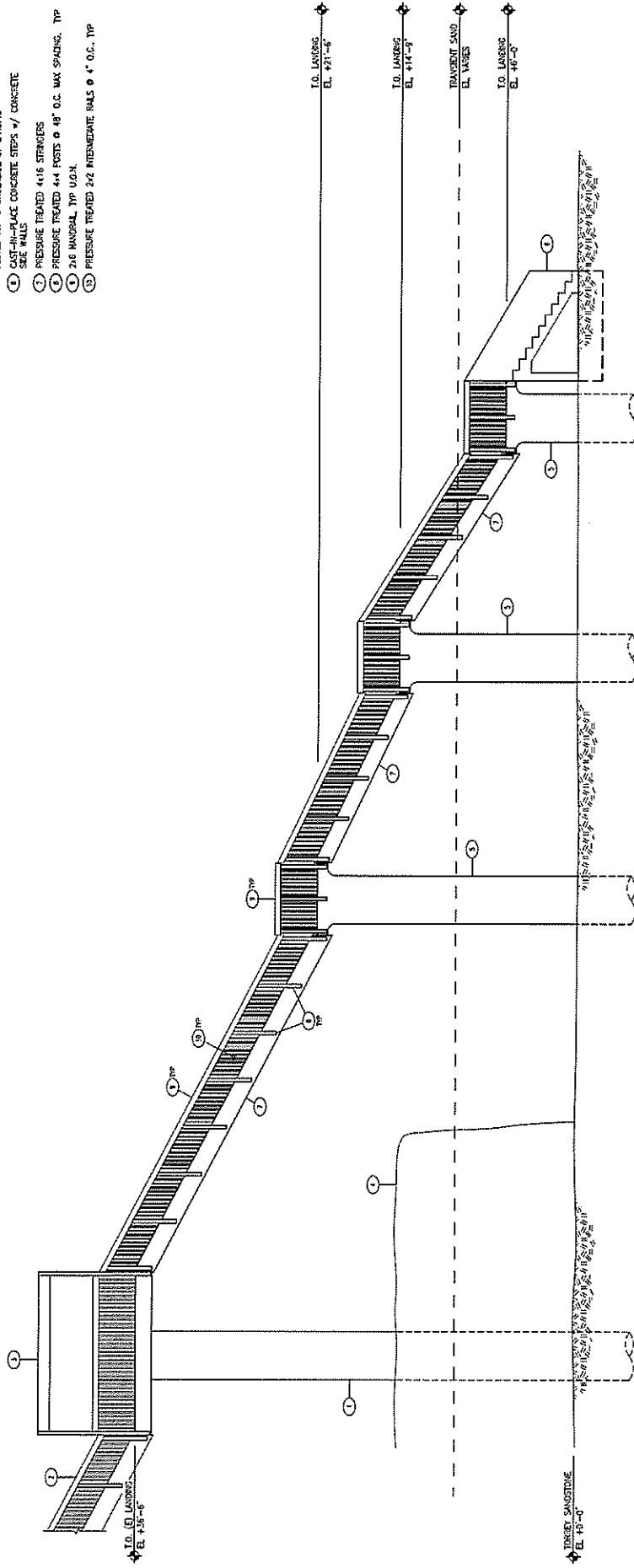


COASTAL COMMISSION PERMIT NO. _____ By: Prc Chief Date: _____ District Engineer Date: _____		SANTA FE BRISBANE DISTRICT By: _____ Date: _____ District Engineer Date: _____	ENGINEER OF WORK By: _____ Date: _____ R.C.E.C. Date: _____	CITY APPROVED CHANGES ATTS DATE _____ _____ _____	REQUESTED FOR APPROVAL By: _____ Date: _____ By: _____ Date: _____	APPROVED FOR CONSTRUCTION By: Subscribed Signature, City Engineer P.C.E. 51118 Exp. 03/30/18 Date: _____	BEACH MARK LOCATION: COASTAL COMMISSION PERMIT NO. 170-153 DATE: 1/24/17 TIME TAKEN: 1 HR 10 MIN COMMENTS: FOR 15' WIDE STAIRWAY REVISIONS: 15' WIDE STAIRWAY (SEE SHEET 2) DATE: 04/27/17 BY: JKL	CITY OF SOLANA BEACH DEPARTMENT OF PERMITTING SEASCAPE SHORES CONDOMINIUMS BEACH ACCESS STAIRWAY MAINTENANCE	DRAWING NO. S2.1 SHEET 7 OF 8
---	--	--	---	---	--	---	---	---	-------------------------------------

**PLAN NOTES:**  
 1. DIMENSIONS SHOWN ARE FOR REFERENCE ONLY. FIELD VERIFY (IF) DIMENSIONS SHOWN PRIOR TO COMMENCEMENT OF CONSTRUCTION. NOTIFY STRUCTURAL ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.  
 2. SEE TYPICAL DETAIL SHEETS FOR DETAILS NOT SPECIFICALLY REFERENCED ON THE PLAN.

**REVISITS:**

- 1. (E) CONCRETE FIER
- 2. (E) STAIRS TO REWH
- 3. (E) SHED TO REWH
- 4. (E) BALIT
- 5. 48" RIBBED CAST-IN-PLACE CONCRETE FIER w/ FLUTED TOP @ WALKWAY OF LANDSC
- 6. CAST-IN-PLACE CONCRETE STEPS w/ CONCRETE SEE WALLS
- 7. PRESSURE TREATED 4x16 STRAINERS
- 8. PRESSURE TREATED 4x4 POSTS @ 48" O.C. MAX SPACING, TYP
- 9. 2x16 HORIZONTAL, TYP U.O.A.
- 10. PRESSURE TREATED 2x2 INTERMEDIATE WALLS @ 4' O.C., TYP



**TERRACOSTA CONSULTING GROUP**  
 ENGINEERS & GEOLOGISTS  
 3250 AVENUE OF THE STARS, SUITE 200  
 SAN DIEGO, CALIFORNIA 92108  
 (619) 592-6900



879 North Douglas Street  
 B, San Diego, CA 92104  
 P 310 540 0123  
 F 310 540 0123  
 L 310 734 1337  
 InSight Engineers Inc. 17003



COASTAL COMMISSION PERMIT NO. _____		CITY APPROVED CHANGES		DATE		RECOMMENDED FOR APPROVAL		APPROVED FOR CONSTRUCTION		CITY OF SOLANA BEACH		DRAWING NO.	
SOLANA BEACH FIRE DEPARTMENT		SANTA FE RESERVATION DISTRICT		EXPIRES OF WORK		BY: _____ DATE: _____		BY: _____ DATE: _____		SEASCAPE SHORES CONDOMINIUMS		S3.1	
By: _____ Date: _____		By: _____ Date: _____		By: _____ Date: _____		By: _____ Date: _____		By: _____ Date: _____		BEACH ACCESS STAIRWAY MAINTENANCE		SHEET B OF 8	
P.E. CHIEF		ENGINEER		R.C.E. --		BY: _____ DATE: _____		BY: _____ DATE: _____		DRAWING DEPARTMENT		SHEET B OF 8	

**BEACH MARK**  
 ALL DIMENSIONS SHOWN ARE FOR REFERENCE ONLY. FIELD VERIFY (IF) DIMENSIONS SHOWN PRIOR TO COMMENCEMENT OF CONSTRUCTION. NOTIFY STRUCTURAL ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.  
 SEE TYPICAL DETAIL SHEETS FOR DETAILS NOT SPECIFICALLY REFERENCED ON THE PLAN.

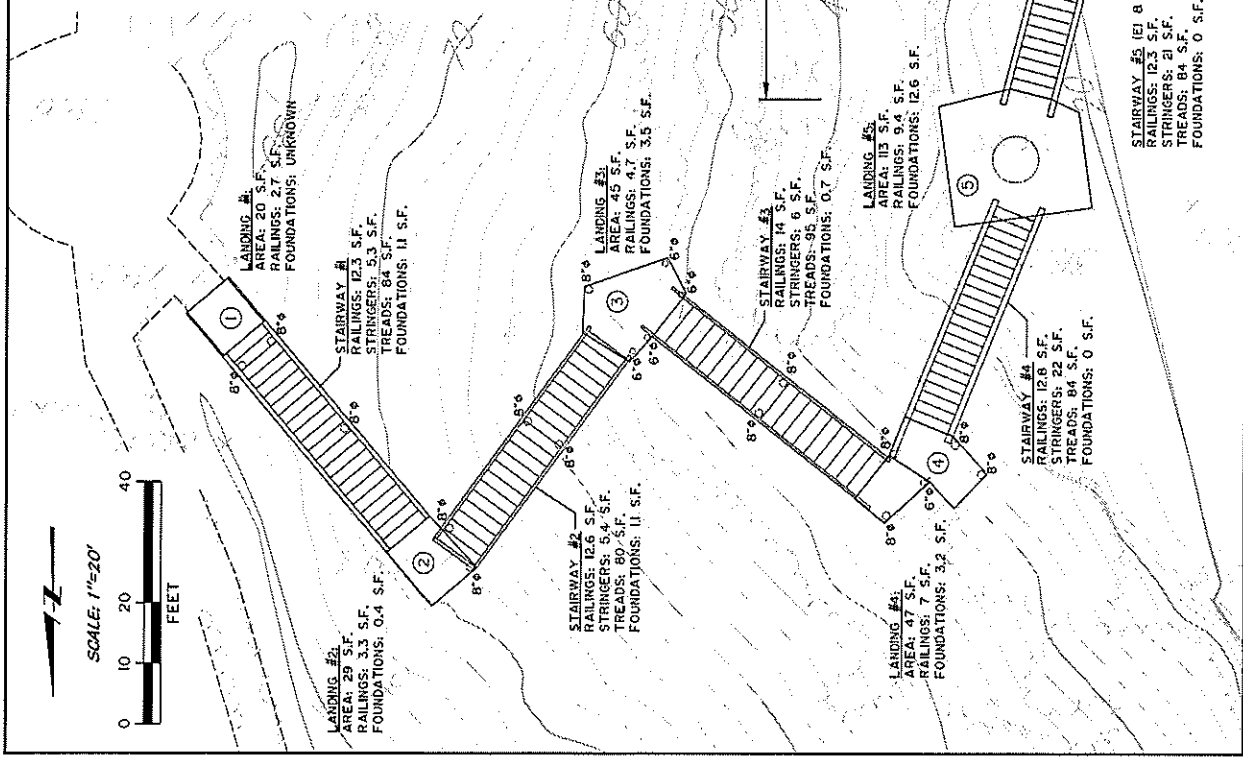
**NOTES:**

1. Solana Beach LUP Policy 2.60 is not intended to conflict with Coastal Act Section 30610 (see provision below). If a structure was destroyed by disaster, the parts destroyed would be able to be fully replaced.
2. Policy 2.60 rather pertains to repair and maintenance-related improvements.
3. These tables provide a breakdown of the components of the stairway as follows: Existing, Proposed Repair & Maintenance, and Proposed Replacement due to destruction by disaster (coastal storms).
4. The 50% rule pertains only to those activities related to repair and maintenance and specifically excludes portions of the structure destroyed by disaster.
5. Proposed stairway design is consistent with the design used in the City's recently completed Del Mar Shores project.
6. 3. (P) = Proposed (E) = Existing
7. Coastal Act Section 30610 (g)(1): Notwithstanding any other provision of this division, no coastal development permit shall be required pursuant to this chapter for the following types of development and in the following areas: (g)(1) The replacement of any structure, other than a public works facility, destroyed by a disaster. The replacement structure shall conform to applicable existing zoning requirements, shall be for the same use as the destroyed structure, shall not exceed either the floor area, height, or bulk of the destroyed structure by more than 10 percent, and shall be sited in the same location on the affected property as the destroyed structure.

Stairway Structural Component	Existing (Sq. Ft.)	Proposed Repair & Maintenance (Sq. Ft.)	Proposed Replacement Due to Destruction by Disaster (Coastal Storms) (Sq. Ft.)	% Replacement for Maintenance
LANDINGS & FOUNDATIONS	391.4	111.7	37	28.5%
STAIRWAY FOUNDATIONS	2.9	0	0	0%
STAIR TREADS	562	137	82	24.4%
STRINGERS	96.7	35	23	35.2%
HAND RAILS	125.5	29	17.7	23.1%
<b>TOTALS</b>	<b>1,178.50</b>	<b>312.7</b>	<b>159.70</b>	<b>26.5%</b>

Note: Six existing timber piles will be replaced with three concrete piles at Landings 6, 7 & 8.

Existing Stairway Total Length (Linear Feet)	Proposed Repair & Maintenance (Lin. Ft.)	Proposed Replacement Due to Destruction by Disaster (Coastal Storms) (Lin. Ft.)	% Replacement for Maintenance
214	47.3	37.7	22.1%



**TerraCosta Consulting Group**

1844 PINEBUSH AVE. #200  
SAN DIEGO, CA 92108 TEL: 314-1400

PROJECT NAME: SEASCAPE SHORES STAIRWAY

PROJECT NUMBER: 1

PROJECT MANAGER: 2099A

**STAIRWAY SITE PLAN**

LIMITED GEOTECHNICAL INVESTIGATION  
**BEACH ACCESS STAIRWAY**  
**SEASCAPE SHORES CONDOMINIUMS**  
325 SOUTH SIERRA AVENUE  
SOLANA BEACH, CALIFORNIA

Prepared for  
**SEASCAPE SHORES HOA**  
Solana Beach, California



Prepared by  
**TERRACOSTA CONSULTING GROUP, INC.**  
San Diego, California

Project No. 2099A  
October 9, 2017  
Revised: March 30, 2018





Project No. 2099A  
October 9, 2017  
Revised: March 30, 2018

Geotechnical Engineering  
Coastal Engineering  
Maritime Engineering

**SEASCAPE SHORES HOMEOWNERS ASSOCIATION**  
325 South Sierra Avenue  
Solana Beach, California 92075

Attention: Mr. Vince Amela

**LIMITED GEOTECHNICAL INVESTIGATION  
BEACH ACCESS STAIRWAY  
SEASCAPE SHORES CONDOMINIUMS  
325 SOUTH SIERRA AVENUE  
SOLANA BEACH, CALIFORNIA**

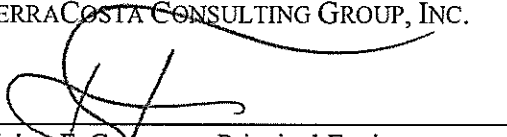
Gentlemen:


In accordance with your request, TerraCosta Consulting Group, Inc. (TerraCosta) is providing this report of limited geotechnical investigation addressing the proposed replacement of the lower portion of the Seascape Shores Condominiums Beach Access Stairway. In the accompanying report, we have included our geotechnical findings, conclusions, and recommendations pertaining to reconstruction of the stairway.

This report has been revised in response to the City of Solana Beach's third-party geotechnical review comments, requesting that the report address sea level rise and its effect on wave runup affecting the CIDH shafts. Accordingly, this revised report provides a discussion on sea level rise in general conformance with the California Coastal Commission's Sea Level Rise Policy Guidance Document adopted August 2015.

We appreciate the opportunity to be of service and trust this information meets your needs. If you have any questions or require additional information, please give us a call.

Very truly yours,  
TERRACOSTA CONSULTING GROUP, INC.

  
Walter F. Crampton, Principal Engineer  
R.C.E. 23792, R.G.E. 245

  
Braven R. Smillie, Principal Geologist  
P.G. 402, C.E.G. 207

WFC/BRS/jg  
Attachments

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APPENDIX A – NAVFAC DESIGN MANUAL 7.02, CHAPTER 5, SECTION 7



LIMITED GEOTECHNICAL INVESTIGATION  
**BEACH ACCESS STAIRWAY**  
**SEASCAPE SHORES CONDOMINIUMS**  
325 SOUTH SIERRA AVENUE  
SOLANA BEACH, CALIFORNIA

## 1 INTRODUCTION AND PROJECT DESCRIPTION

### 1.1 Introduction

TerraCosta Consulting Group, Inc. (TerraCosta) has prepared the following limited geotechnical investigation report for the replacement of the lower portion of the Seascape Shores Condominiums Beach Access Stairway. Specifically, the project consists of replacing the stairs from the fifth landing from the top of the bluff to the eighth landing, as well as the stairs from the eighth landing to the beach, both of which have been destroyed.

The project vicinity is shown as Figure 1. A project site plan is presented as Figure 2, a cross-section of the project site is presented as Figure 3, and a photograph showing the project site is presented as Figure 4.

### 1.2 Project Description

The Seascape Shores Condominiums property is located at 325 South Sierra Avenue in the City of Solana Beach, California (Figure 1). The condominium buildings are situated at the seaward edge of the coastal bluff at approximate elevation 79 feet NAVD 88. A stairway leads from the bluff-top properties and provides access to the beach below. Steep coastal bluffs and a near-vertical sea cliff extend down to the beach. Review of historical photos shows that the beach elevations vary over time. We estimate that the beach levels range from approximately +13 feet to 2.5 feet NAVD 88. At the time of our investigation, the beach elevation at the bluff edge was approximately 12 feet NAVD 88.

The coastal bluff abutting the development has been affected by coastal erosion during the entirety of its existence. Concrete infills and a concrete seawall installed in 1980 to repair erosional notches and sea caves at the base of the bluff have been battered by years of marine erosion, which has led to repairs to the seawall and additional infills in 2006.



Beach access extends from within the Seascape Shores complex, over the bluff edge, and down a 5-foot-wide elevated stairway to the beach level. The existing stairway consists of timber stairs supported on eight landings. However, the lowest landing and set of stairs have been destroyed by storms.

Given that the stairway repair involves Landings 5 through 8, this report will focus on the characteristics of the stairway over that portion of the stairway. The lowest three remaining landings (Landings 5, 6, and 7) are at approximate elevations +35.4, +21.3, and +14.6 feet NAVD 88. The destroyed landing (Landing 8) had an estimated elevation of +7.5 feet. The lowest landing provided access to the beach via stairs to approximate elevation +3 feet NAVD 88. These landings are founded into the existing cliff-forming and shore platform materials. More specifically, Landing 5 is supported on a 4-foot-diameter reinforced concrete pier, while Landings 6 and 7 are each supported by two timber piles.

## 2 PHYSIOGRAPHY AND GEOLOGY

The Solana Beach coastline is approximately 1.4 miles long, and extends from the south side of San Elijo Lagoon to the projection of Via De La Valle (the southerly City limits). The coastal bluffs continue southerly an additional 0.3 mile to the northerly part of the San Dieguito River valley. This reach of coastline consists of steep coastal bluffs ranging in height from approximately 65 to 90 feet, with the seaward edge of the coastal bluff in the site vicinity at approximate elevation 79 feet NAVD 88.

Geologic units present in the vicinity of Seascape Shores include an older Eocene “bedrock” geologic unit that forms the lower cliffed portion of the bluff, the late Pleistocene marine terrace deposits that form the upper portion of the sloping coastal bluffs above the sea cliff (Kennedy and Peterson, 1975), and recent beach deposits.

### 2.1 Geologic Units

The Eocene-age bedrock unit consists of the Torrey Sandstone. The Torrey Sandstone is a well-indurated (cemented), light gray to light yellow-brown, medium- to coarse-grained sandstone. The lower portions of the Torrey Sandstone contain bioturbated beds and

concretions, while the upper portions exhibit high-angle cross-bedding (Kennedy and Peterson, 1975).

The sloping, upper portion of the Solana Beach coastal bluffs is comprised of late Pleistocene, moderately-consolidated, poorly-indurated, light reddish-brown, silty fine sands that include both nearshore marine and beach sands lithologically similar to the Bay Point Formation (approximately 120,000 years old). The terrace deposits are typically capped by an iron oxide-cemented "beach ridge" type residual clayey sand deposit. This erosion-resistant capping material, formed by the concentration of clayey weathering products, secondary oxides of iron and aluminum, and leached and reprecipitated salts, is the result of long exposure to the elements during a period of tropical to temperate climate.

The marine terrace deposits overlie a wave-cut abrasion platform formed on the Eocene bedrock approximately 120,000 years ago when sea level was about 20 feet higher (Lajoie and others, 1992). At the time, the sea was at a high eustatic level due to substantial melting of the ice caps during an interglacial period. Today, the abrasion platform is approximately elevation 31 feet at the site. The difference in elevation is a result of variable regional uplift associated with gentle tectonic folding during the last 120,000 years.

The beach deposits that overlie the shore platform are generally comprised of clean sands. These deposits are likely underlain by a cobble shingle layer, which is in turn underlain by the Torrey Sandstone. The top of the shore platform is estimated to be near elevation 2.5 feet NAVD 88, or approximately near mean sea level. The top elevation of the beach deposits at the bluff face varies over time and has been estimated to range between +13 feet and +2.5 feet NAVD 88.

## 2.2 Groundwater

Unlike the other Eocene formations further north (the Ardath and Delmar Formations), the Torrey Sandstone does not create an impermeable perching horizon, which would encourage groundwater to exit the bluff face along the contact between the coastal terrace deposits and the underlying cliff-forming Eocene-age formation. Although groundwater surfacing at the face of the bluff, causing sloughing and spring sapping, is often a problem within other North County coastal areas, the Solana Beach coastline appears to be relatively immune to this subaerial process and no groundwater seepage was observed during our recent site visit.

### 2.3 Geologic Structure

The geologic structure of the Solana Beach coastline is the result of faulting and folding in the current tectonic regime, which began approximately 5,000,000 years ago when the Gulf of California began to open in association with renewed movement on the San Andreas fault system (Fisher and Mills, 1991). The nearest member of the fault system is the Rose Canyon fault zone, running approximately parallel to the coast, 2 to 3 miles offshore. Movement along the fault appears to have caused gentle folding on the coastal side of the fault. The gentle folding has caused a small southeast dip in the Eocene-age formations, thus exposing progressively older formations northerly along the coast. In more recent times, the 120,000-year-old wave-cut abrasion platform has been tilted to the northwest at about 0.1 degree.

## 3 COASTAL ENVIRONMENT

The site is located within the southern portion of the Oceanside Littoral Cell. The littoral cell is an area of sand movement along the coast bounded by the Dana Point Headland to the north and the La Jolla Submarine Canyon to the south, a distance of approximately 52 miles. Under natural conditions, a littoral cell is supplied with sediment by rivers and streams that empty into the ocean within its limits. The sandy material brought to the coast by fluvial action is then incorporated into the beach sands and transported south (in most areas) along the coast by wave action. This longshore transport of sand is ultimately intercepted by a submarine canyon or other sink, where it is diverted offshore and lost to the nearshore environment.

The Oceanside Littoral Cell is supplied with sediment by San Juan Creek in Orange County, the Santa Margarita, San Luis Rey and San Dieguito Rivers, and the San Onofre, Las Pulgas, Buena Vista, Agua Hedionda, San Marcos, Escondido and Los Penasquitos Creeks in San Diego County. Presently, over 40 percent of these rivers are controlled by dams and flood control facilities. However, more importantly, significant sand mining activities within the upland watershed has robbed the majority of this beach building material before it can reach the coastline. The sediment budget within the entire Oceanside Littoral Cell and in Solana Beach is presently in a significant deficit, with sand loss exceeding supply. Consequently, the shoreline is gradually retreating at a rate of up to 1 foot per year (USACE, 1991; SANDAG, 1993).



The loss of Solana Beach's sand beach in recent years is a primary factor causing the current accelerated erosion of the coastal bluffs. The sea cliff is now more frequently subject to direct wave attack, including cobble abrasion, the dynamic effects of turbulent water, and the compression of trapped air, which act upon the jointed and fractured bedrock.

One major factor that influences coastal erosion, bluff stability, and the design of the stairway repair is the wave environment within the project area. Estimates of the corresponding deep-water wave heights and periods for 100, 50, 25, and 10 year return periods are approximately 25 feet with a period of 18 seconds, 22 feet with a period of 17.5 seconds, 18 feet with a period of 16 seconds, and 14 feet with a period of 16 seconds.

### 3.1 Sea Level Rise

Past and possible future changes in mean sea level (MSL) are of interest in design and planning for all coastal cities, as well as for any engineering activities on the coast. Figure 5 shows the time history of maximum monthly sea level observed at the La Jolla tide gauge from 1924 to 2011. These data are routinely tabulated by the National Oceanic and Atmospheric Administration (NOAA) as part of their national tide gaging program (Flick *et al.*, 2003). Peak observed values (relative to NGVD) are 5.36 feet (January 2005) and 5.35 feet (November 1997), or 7.48 feet and 7.47 feet NAVD 88.

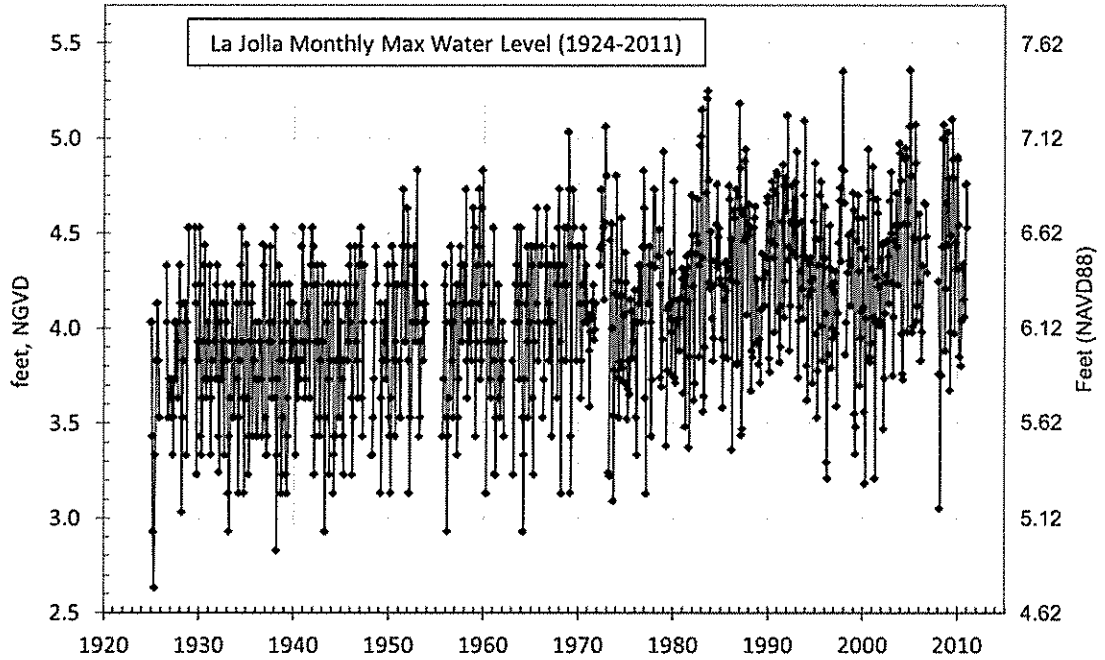


Figure 5. Time history of maximum monthly sea level observed at the La Jolla tide gauge 1924-2011.

Global mean sea level rose at least 300 feet, and perhaps as much as 400 feet, during the past 18,000 years or so (CLIMAP, 1976). Sea level, both globally and along California, rose approximately 0.7 foot over the past century, as shown in Figure 6. Furthermore, evidence suggests that the rate of global mean sea level rise has accelerated since the mid-1800s, or even earlier (Church and White, 2006; Jevrejeva, et al., 2008), and that it has now reached a rate of about 1 foot per century over the past decade or so (Nerem, et al., 2006).



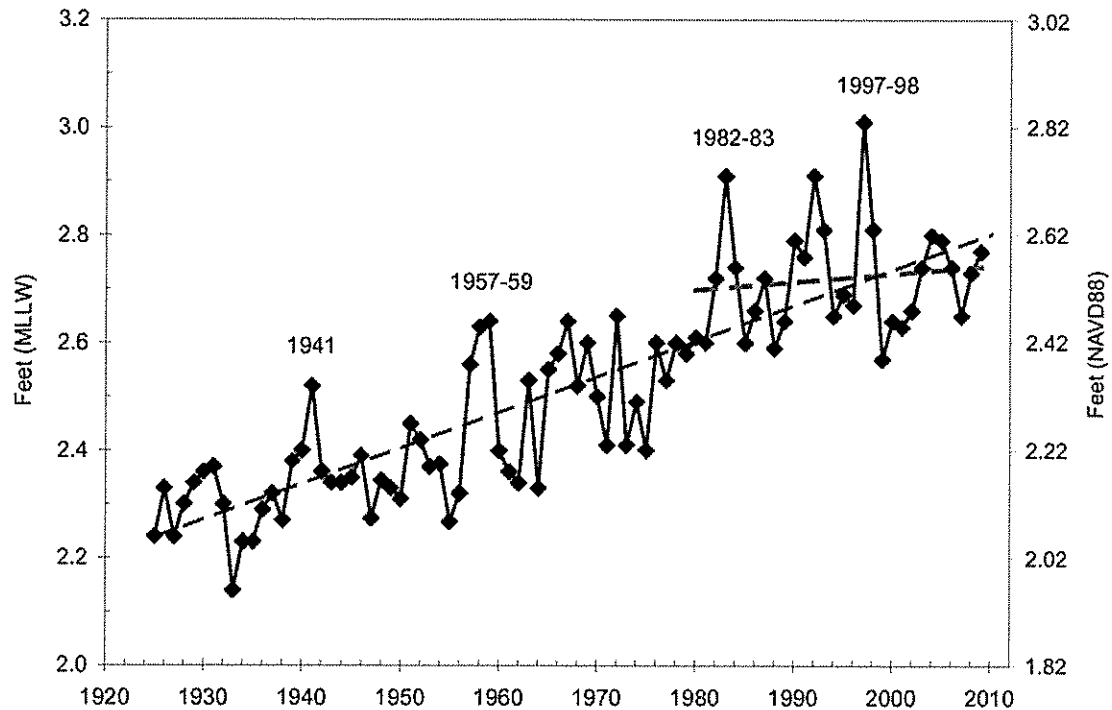


Figure 6. Annual average sea level history at La Jolla, 1925-2007. Broken line shows linear trend of 0.7 feet/century rise.

Figure 6 is a plot of the annual mean sea levels measured at the La Jolla tide gauge starting in 1925. The linear trend indicates the approximate 0.7 foot per century sea level rise. Also noticeable are the enhanced sea levels during the El Niño episodes of 1941, 1957-59, 1982-83, and 1997-98 (respectively labeled).

A notable feature of the sea level history at La Jolla is the leveling-off of sea level rise since about 1980 (Figure 6). The green broken line shows a much reduced trend of about 0.15 foot per century between 1980 and 2009, or about 4.5 times smaller than the overall trend of 0.67 foot per century. A similar reduction in the rate of sea level rise has been noted at San Francisco, which has a similar overall appearance as the La Jolla record, but is a much longer record extending back to 1856.

Figure 7 shows the global distribution of the rate of sea level change for the period of 1993-2006 (Cabanes, et al, 2001). Note that warm colors (yellow-orange-red) show areas of sea level rise (positive rates), while cool colors (green- blue) indicate falling sea level (negative

rates) over the record. Inspection of the North Pacific reveals that sea levels in the western Pacific, especially in the lower latitudes, have risen at a rate of 3-9 mm/year (equivalent to 30-90 cm per century, or about 1-3 feet per century). Conversely, sea levels in the eastern Pacific, extending from Central America north to Washington State, have fallen at a rate of 0-3 mm per year (0-30 cm per century, or 0-1 foot per century). This may explain the coastal tide gauge observations (La Jolla sea level history; Figure 6) described above.

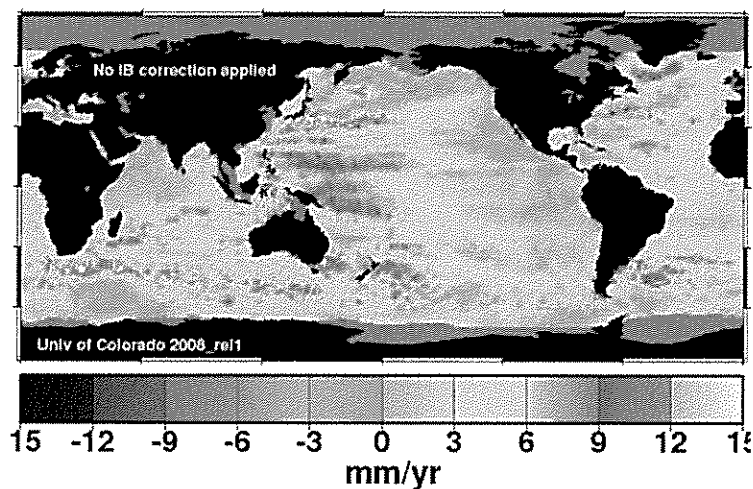
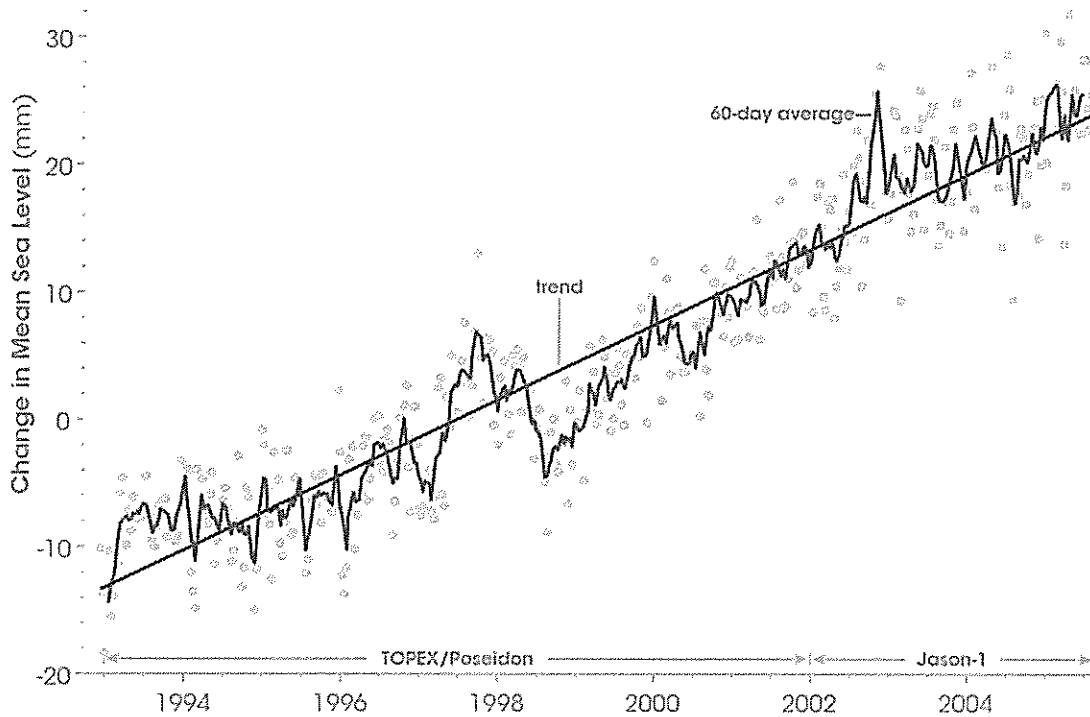


Figure 7. Global sea level change rates 1993-2006 as derived from satellite altimetry measurements, following Nerem (2006).

Bromirski, et al. (2011) determined that increases in wind stress over large parts of the Pacific Basin are largely responsible for a “dynamical suppression” of MSLR as part of a major regime-shift that occurred in the late 1970s. Any flooding or beach erosion that has occurred on this coast since about 1980 has not been affected by MSLR as future events are expected to be. In fact, it is reasonable to conclude that MSLR will resume and likely accelerate along the California coast over the next few decades (Bromirski, et al., 2012).

In sharp contrast to the recent decrease in sea level rise rates along the California coast, including La Jolla, the global mean sea level rise rate over the past two decades has increased over the rate observed for the past century, and has reached about 1 foot per century (32 cm per century). This is indicated from satellite data reporting and trend analysis shown in Figure 8 (Nerem, 2005). The exhibit illustrates how sea level change trends may vary globally and that the impacts of sea level rise may affect regions differently.



*Satellite-derived global sea level elevation change from 1993-2005 after Nerem (2005). Slope of the trend line is about 1 foot per century (32 cm per century).*

**FIGURE 8**

Figure 9 presents historical elevation return periods based on the La Jolla tide gauge data for the tide, and tide plus NTR, which includes storm surges and other sea level effects such as El Niño, but excludes wave-driven runoff. Note that a maximum possible (past) joint tide plus NTR water level of 5.82 feet (7.94 feet NAVD 88) would have required an extremely unlikely (but not impossible) coincidence of the maximum tide of 4.87 feet (6.99 feet NAVD 88) and the highest (1924-2004) observed NTR (0.95 foot). Return periods as a function of elevation or vice-versa can be read directly from this graph. For example, under current MSL conditions, a joint occurrence of tide and NTR of 4.95 feet (7.07 feet NAVD 88) would be expected annually, while 5.3 feet (7.42 feet NAVD 88) would occur approximately once per decade, and about 5.6 feet (7.72 feet NAVD 88) once per century, on average.

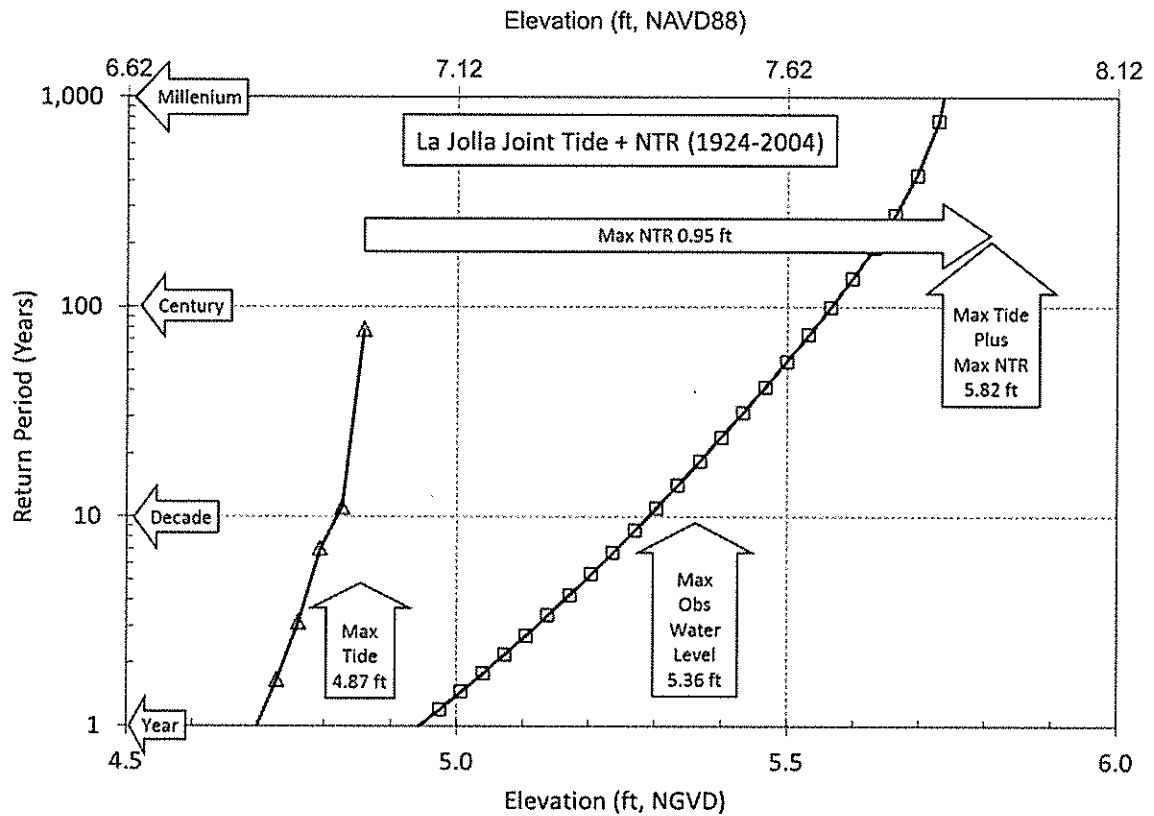


Figure 9. Historical elevation return-period curves based on La Jolla tide gauge data for tide (triangles, left) and joint occurrence of tide plus NTR (squares, right).

While many sea-level rise scenarios have been published, the California Coastal Commission, on August 12, 2015, adopted their Sea Level Rise Policy Guidance document, which provides contemporary best available science and sea level rise projections from the Third National Climate Assessment (NCA; Melillo, et al.), released in 2014, providing a set of four global sea level rise scenarios ranging from 8 inches to 7 feet by the year 2100, reflecting different amounts of future greenhouse gas emissions, ocean warming, and ice sheet loss. While the Coastal Commission’s Sea Level Rise Policy Guidance document does not provide direction on the selection of a sea level rise, they do require that studies at least address the impacts of the four NCA scenarios, and then ultimately choose a sea level rise scenario as a basis for design and provide justification for that design scenario. Accordingly, and while we have evaluated the four NCA scenarios, we have selected a 75-year design life extending out to the year 2093 corresponding to an MSLR of 3 feet by 2100 consistent with



the midpoint of the 2012 NAS data, as shown on Figure 10. Figure 10 summarizes future MSLR scenarios developed in a 2012 new National Research Council (NRC 2012) study providing guidance for state and local agencies. Moreover, since the 2014 National Climate Assessment suggests future sea level rise estimates ranging from 1 to 4 feet, or 0.3 to 1.2 meters, this seems consistent with the Coastal Commission's suggested MSLR scenarios ranging from Lowest to Intermediate-High.

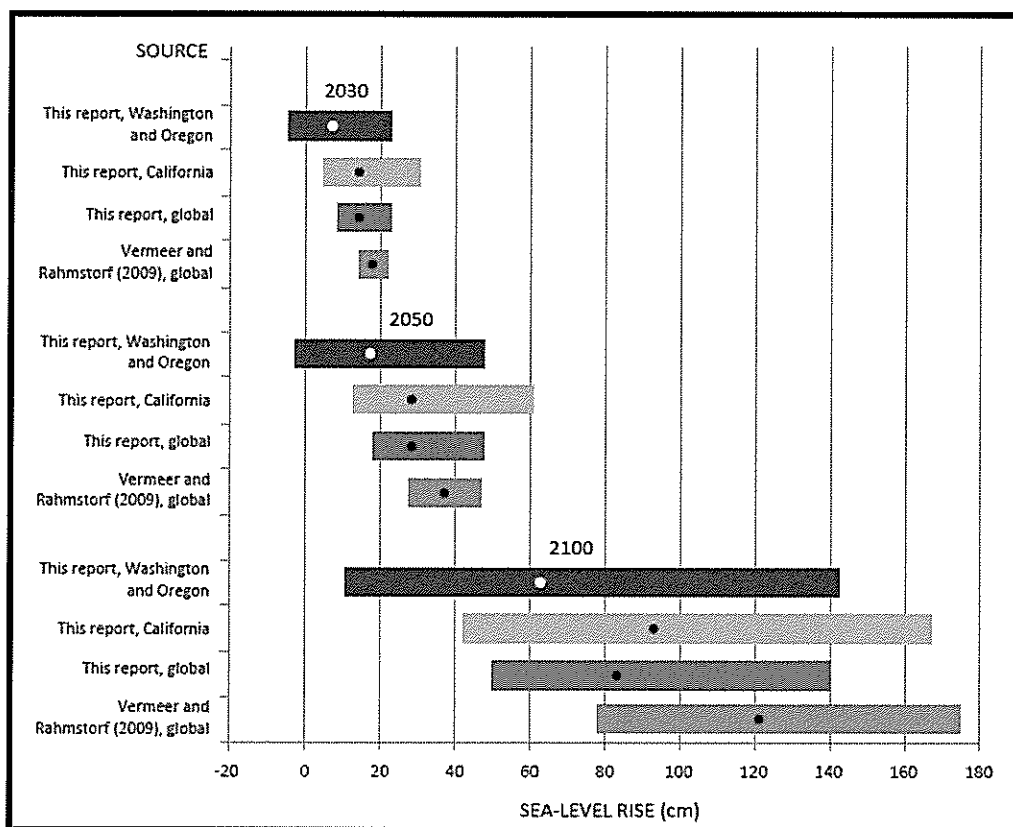


Figure 10. NAS (2012) summary of global, Washington, Oregon, and California (south of Cape Mendocino) MSLR projections for 2030, 2050, and 2100 relative to 2000.

### 3.2 Design MSLR Scenario

As indicated previously, the California Coastal Commission's Sea Level Policy Guidance document requires acknowledging the Coastal Commission's current range in suggested sea level rise scenarios, and then the selection of a design sea level rise scenario for the proposed project. We have reproduced as Figure 11 the Coastal Commission's four suggested sea

level rise scenarios through the year 2100, ranging from the Lowest at 0.2 meter, to the Highest at 2.0 meters, measured from the 1992 baseline. Global mean sea level rise scenarios used in the 2014 U.S. National Climate Assessment (Melillo, et al., 2014) concluded that “global sea level has risen by about 8 inches since reliable recordkeeping began in 1880. It is projected to rise another 1 to 4 feet by the year 2100.” Based on recent discussions with Dr. Reinhard Flick, the State Oceanographer with the California Department of Boating and Waterways and a Research Scientist at Scripps Institution of Oceanography, global sea level has risen from 1993 through 2015 at a relatively uniform rate of 32 centimeters per century, or at the same trajectory as previously reported by Nerem (2005) and illustrated above in Figure 8. While Nerem’s data extended from 1993 to 2005, the more recent recorded global sea level elevation change from 1993 to 2015 provides essentially the same data. This information is also shown on Figure 11, which from 1992 through 2015 has resulted in 7.36 centimeters of relatively uniform sea level rise in the past 23 years. If this uniform rate of sea level rise (consistent with that shown on Figure 11) were to extend out to the year 2100, this would be equivalent to a future mean sea level of 0.35 meter above the 1992 datum, and slightly above the Coastal Commission’s suggested Lowest MSLR scenario.

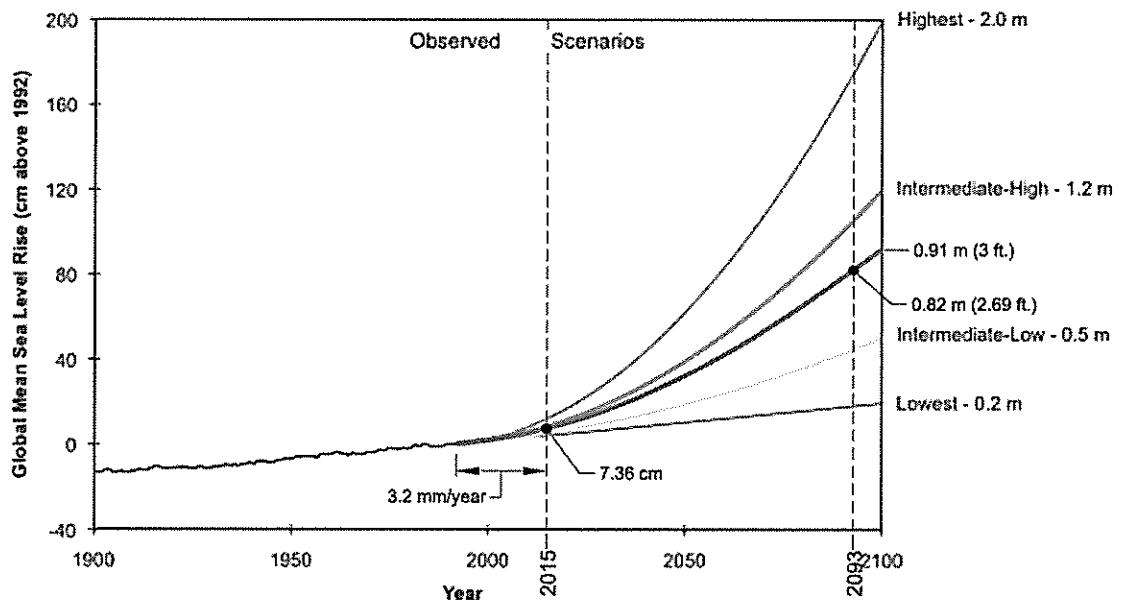


Figure 11. Modified from Figure 5 of the California Coastal Commission Sea Level Rise Policy Guidance document adopted August 12, 2015.

The real significance of the various MSLR scenarios is the design breaking wave height and the impact on the CIDH shafts supporting the beach access stairway.

Recognizing that the 2014 National Climate Assessment suggests future sea level rise estimates ranging from 1 to 4 feet, or 0.3 to 1.2 meters, this seems consistent with the Coastal Commission's suggested MSLR scenarios ranging from Lowest to Intermediate-High. As a reasonable upper bound, we have chosen a design MSLR of 0.91 meter, or 3 feet, in the year 2100, which amounts to 2.69 feet in 75 years.

### 3.3 Design Stillwater

The maximum design still-water level (SWL) is critical to any wave analyses, as it determines the wave energy that can be propagated into the shoreline, eventually impacting structures. It is the deep-water wave height superimposed upon the extreme SWL that defines the joint probability of the design storm condition, creating the largest wave forces on structures. In addition to tidal fluctuation, water levels at the shoreline are influenced by storm surge, wave setup, and surf beat. These influences, combined with the astronomical high tide, allow offshore storm waves to run up the elevated back beach and impact coastal structures. For the Solana Beach area, excluding sea level rise, the likely maximum 100-year design stillwater level would be 8.92 feet NAVD 88 determined from Figure 9, as described previously, plus 1.2 feet to account for storm-induced wave runup. To account for sea level rise, we have used the criteria provided in Figure 11, assuming an MSLR scenario of 3 feet (91.4 cm) by the year 2100, or 2.69 feet for the 75-year project design life. In compliance with the California Coastal Commission, we have also evaluated the most critical MSLR of 2m.

### 3.4 Design Wave Height

Our evaluation of the maximum design wave for the CIDH shafts is based on criteria set forth in the U.S. Army Corps of Engineers Shore Protection Manual (1984 Edition). As indicated above, we have used a design stillwater level of 8.92 feet NAVD 88, plus 2.69 feet for the design SLR condition. For purposes of computing the maximum wave height, we have also assumed a design scour elevation in front of the structure of +2 feet NAVD 88, and a foreshore slope of 1 to 50. The design scour elevation of +2 feet assumes that the bedrock



shore platform elevation, currently estimated to be around elevation +2.5 feet NAVD 88, might experience upwards of 1/2 foot of additional scour during its design life.

The maximum wave height that can reach the structure occurs during the period when the maximum depth of standing water exists in front of the structure, which includes both the maximum SWL combined with the maximum scour at the base of the structure. The maximum water depth at the base of the structure,  $d_s$ , for the various design scenarios are tabulated below. The resultant maximum breaking wave height occurs when a specific deep-water wave is allowed to shoal and break directly upon the CIDH shaft. Using the design criteria set forth in the Army Corps of Engineers Shore Protection Manual, the design breaking wave height,  $H_b$ , is slightly less than  $d_s$ , also tabulated in Table 1 below.

**Table 1**

Design Loading Condition	Assumed MSLR	Design SWL (ft, NAVD 88)	$d_s$ , ft	$H_b$ , ft	Design Condition
Case 1	0	8.92	6.42	5.01	Design w/no MSLR
Case 2	0.82m	11.61	9.61	7.50	Project design w/3 ft MSLR in 2100
Case 3	2m	15.48	13.48	10.51	Design w/2m MSLR in 2100

#### 4 DESIGN CONSIDERATIONS

The proposed repair to the existing stairway is to replace in kind the wooden treads and stringers from Landing 5 to Landing 8; and then construct a monolithic set of stairs from Landing 8 down to the bedrock shore platform near elevation 2.5 feet. Thus, under most sand levels, the lower concrete stairway would be entirely buried. In addition, the existing timber pile foundations will be replaced at each of the new platforms, and are to be supported by single 48-inch-diameter cast-in-drilled-hole (CIDH) shafts installed into the formational materials of the underlying shore platform. These CIDH shafts would then support new timber treads and stringers along the same general alignment as the existing stairway. The bottom landing is proposed to utilize a conventional cast-in-place concrete foundation supporting concrete stairs with sidewalls founded into the Torrey Sandstone Formation shore platform materials.

The new CIDH shafts will need to be designed to support vertical loads from the stairways, lateral loads from seismic events, and lateral loads from breaking waves. In addition, the stairway landings and stairways would need to be designed to resist uplift forces associated





with waves impacting the adjacent coastal bluff face. The landings and the stairways themselves will need to be designed to mitigate horizontal drag forces due to waves impacting the stairway platforms.

#### 4.1 Wave Forces Acting on Access Stairway

The proposed new access stairway is exposed to three types of wave-induced forces: breaking wave forces on the CIDH shafts, uplift forces due to waves impacting the coastal bluff, and horizontal drag forces due to the passage of wave. Design parameters for each of these wave forces are presented below.

##### 4.1.1 *Breaking Wave Forces on CIDH Shafts*

We estimated breaking wave forces on the proposed 48-inch-diameter CIDH shafts using procedures outlined in Chapter 8 of the Coastal Construction Manual (FEMA P-55, 2011).

According to Chapter 8, the breaking wave force on a pile is a function of the depth of water at the pile and the diameter of the pile. For design, we have assumed an eroded beach profile with an estimated elevation of the shore platform at +2.0 feet NAVD 88 and a design still water elevation and water depth at the structure,  $d_s$ , as shown in Table 1. For these design loading conditions and for a CIDH shaft diameter of 4 feet, the computed breaking wave force and elevation of load application are summarized in Table 2, below.

##### 4.1.2 *Uplift Pressures*

The uplift pressures acting on the bottom of the landings and other horizontal surfaces is equal to the elevation difference of the landing or horizontal surface and the maximum estimated height of vertical runup times the unit weight of sea water.

For Case 1, we estimate that the maximum vertical height of runup is 11.5 feet above the design still water elevation for a maximum elevation of +22 feet NAVD 88. We recommend using a unit weight of sea water equal to 64 pcf.

To illustrate the estimated uplift pressure for Case 1, assume that the bottom of the landing is located at elevation +14 feet. The uplift pressure on the landing would be equal to 20 minus

14 times 64 pcf, or 384 psf. These uplift pressures would be substantially mitigated by the incorporation of fluted bases for the stairway landings.

**Table 2**

Design Loading Condition	Breaking Wave Force (lbs)	Elevation of Load Application (ft, NAVD 88)	Elevation of Wave Runup (ft, NAVD 88)
Case 1	5,600	9	20
Case 2	11,300	12	28
Case 3	23,000	16	39

#### 4.1.3 *Drag Forces*

Drag forces on objects due to flow past that object is a function of the density of water, the velocity of the water, the drag coefficient, and the surface area of the object.

For design, we recommend using a mass density of 1.99 slugs per cubic foot for salt water. In addition, we estimate the velocity of the water to be approximately 16 feet per second.

#### 4.2 **Access Stairway Foundations**

The proposed new access stairway is to be founded on isolated concrete CIDH shafts supporting each landing, descending down from the face of the coastal bluff. These isolated concrete shafts will develop both axial and lateral capacity from sufficient embedment into the underlying Eocene bedrock materials of the shore platform. Geotechnical design criteria for both vertical and lateral load capacity are provided in the following sections.

##### 4.2.1 *Vertical Loads on Drilled Shaft Foundations*

We recommend that drilled shaft foundations supporting the access stairway derive their support from skin friction in the dense Eocene bedrock materials. We recommend an allowable shaft friction of 1,000 psf for the Torrey Sandstone for resistance to both dead loads and live loads. No increase should be used for transient wind or seismic loads. It should be noted that this design precludes the need for cleaning the bottoms of drilled excavations, and thus does not rely on any end bearing for vertical support. We anticipate that lateral loads will likely control all design embedment depths, and hence additional end-bearing capacity is not required.

#### 4.2.2 *Lateral Loads on CIDH Shaft Foundations*

Resistance to lateral loads applied to the drilled shaft is developed through deflection of the shaft, which mobilizes the reaction of the materials into which the drilled shaft is embedded. The resisting pressure applied by the soil to a shaft depends upon the relative stiffness of the shaft and materials the shaft is embedded, as well as depth of embedment.

Failure of a laterally-loaded shaft takes place either when the maximum bending moment in the loaded shaft reaches the ultimate or yield resistance of the shaft section, or when the lateral earth pressures reach the ultimate lateral resistance of the soil along the total length of the shaft. For purposes of definition, failure of shafts with relatively "short embedment" takes place when the shaft rotates as a unit with respect to a point located close to its toe. Failures of shafts with relatively "long embedment" occur when the maximum bending moment applied to the shaft exceeds the yield resistance of the shaft section, and a plastic hinge forms at the section of maximum bending moment.

Investigators have suggested that shafts be grouped relative to their dimensionless depth of embedment  $L/T$  where:

$L$  = embedment length of the shaft in feet, and

$$T = \left( \frac{EI}{f} \right)^{\frac{1}{5}} \text{ (divided by 12 to convert inches to feet)}$$

Short shafts are generally defined as  $L/T$  being less than 2.0, and long shafts are generally defined as  $L/T$  being larger than 4.0.

The quantity  $EI$  is the stiffness of the shaft section, and  $f$  (coefficient of variation of soil modulus) would be on the order of 50 pounds per cubic inch for the Eocene bedrock materials.

In order to determine the structural requirements and load deformation characteristics of the proposed concrete CIDH shafts, we suggest using the elastic theory approach developed by Matlock and Reese (1962). A condensed version of this approach is outlined in the NAVFAC Design Manual DM-7.2, Chapter 5, Section 7 (copy attached). When using the

Matlock and Reese solution, in order to minimize shaft deflections and account for variabilities in subsurface soil conditions, we recommend a minimum embedment depth of  $3T$ , or  $3(EI/f^{1/5})$ . This would suggest minimum required shaft depths on the order of 30 feet for shafts embedded into the Torrey Sandstone.

#### 4.2.3 *Monolithic Stairway Foundation*

The base of the proposed stairway is to be constructed as a monolithic unit founded on, and embedded into, the Torrey Sandstone bedrock shore platform. In this regard, we recommend a minimum embedment depth of 2 feet to eliminate undermining of the concrete foundation. The monolithic foundation should also be of sufficient mass to preclude its displacement during a design storm event.

## 5 LIMITATIONS

Coastal engineering and the earth sciences are characterized by uncertainty. Professional judgments presented herein are based partly on our evaluation of the technical information gathered, partly on our understanding of the proposed construction, and partly on our general experience. Our engineering work and judgments rendered meet current professional standards; we do not guarantee the performance of the project in any respect. This warranty is in lieu of all other warranties, express or implied.

We have observed only a small portion of the pertinent soil and groundwater conditions along the coastal bluffs in this area. Site-specific geotechnical information has been limited to geologic mapping of visible exposures on the coastal bluffs and limited information obtained from previous reports in our files. The recommendations made herein are based primarily on visual interpretations made during our field reconnaissance and previous studies. If the plans for site development are changed, or if variations or undesirable geotechnical conditions are encountered during construction, TerraCosta Consulting Group, Inc. should be consulted for further recommendations.

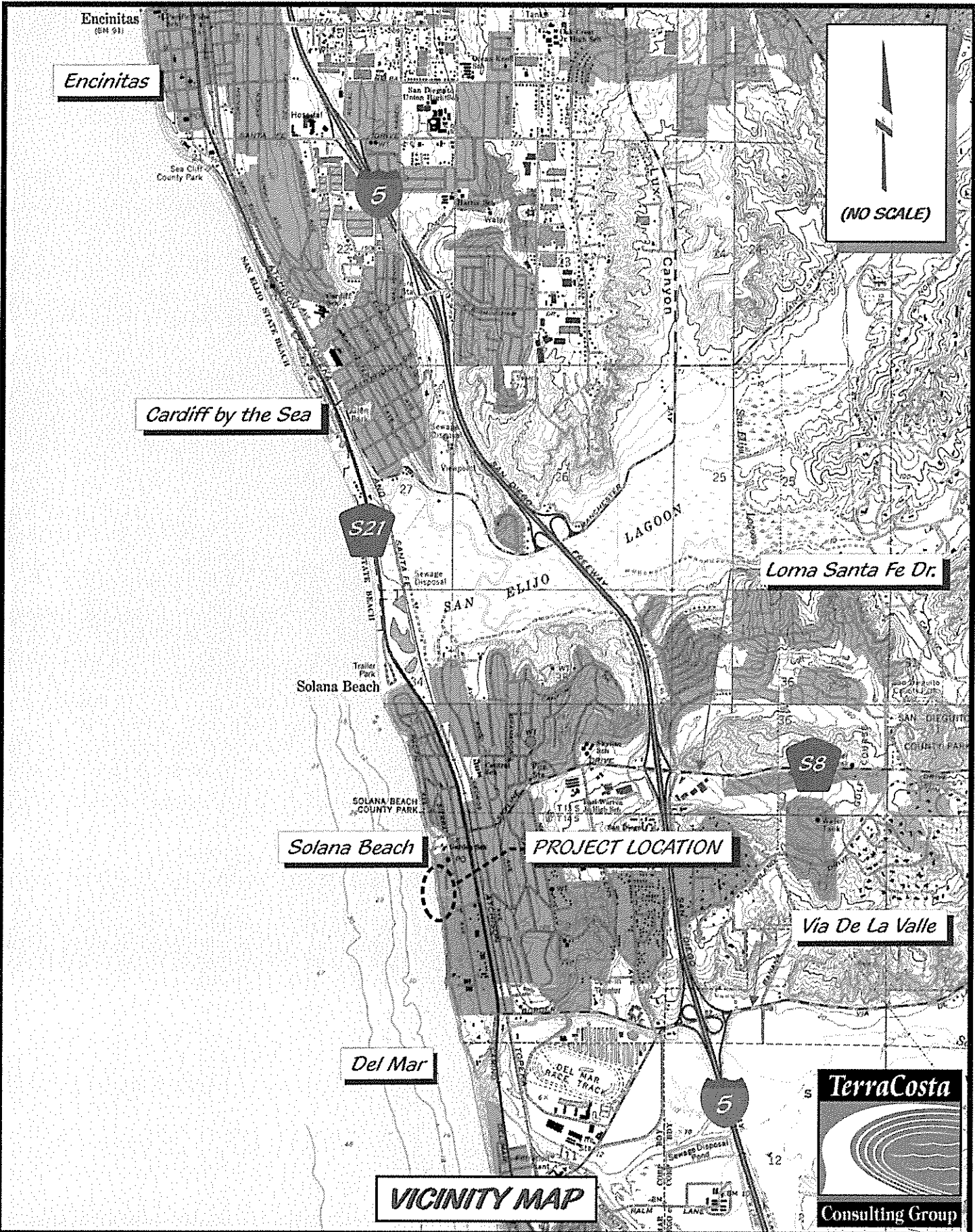


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**Encinitas**

**Cardiff by the Sea**

**Solana Beach**

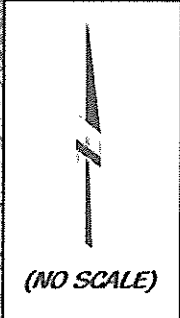
**Del Mar**

**Loma Santa Fe Dr.**

**Via De La Valle**

**PROJECT LOCATION**

**VICINITY MAP**



ELEVATION, FEET, NAVD88

40  
30  
20  
10  
0

- 125 FEET

DESIGN STILL WATER +10 FEET ±

-10 FEET

ESTIMATED SLOPE 2%

SHORE PLATFORM (ERODED BEACH CONDITION)

COBBLE/SHINGLE LAYER

BEACH DEPOSITS

THICKNESS OF BEACH DEPOSITS VARIES

STAIRWAY LANDING #7

EL. 14.8'

TERRACE DEPOSITS

TORREY SANDSTONE

EXISTING SEAWALL (PROJECTED)

EL. 2.5'

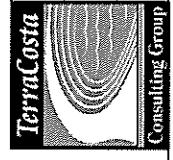
EL. 0.5'

B.O.W. NAVD 88

TORREY SANDSTONE

**NOTE:**  
NAVDB8 ± MLLW  
4.2 FT. NAVDB8 = MLLW  
2.54 FT. NAVDB8 = MSL

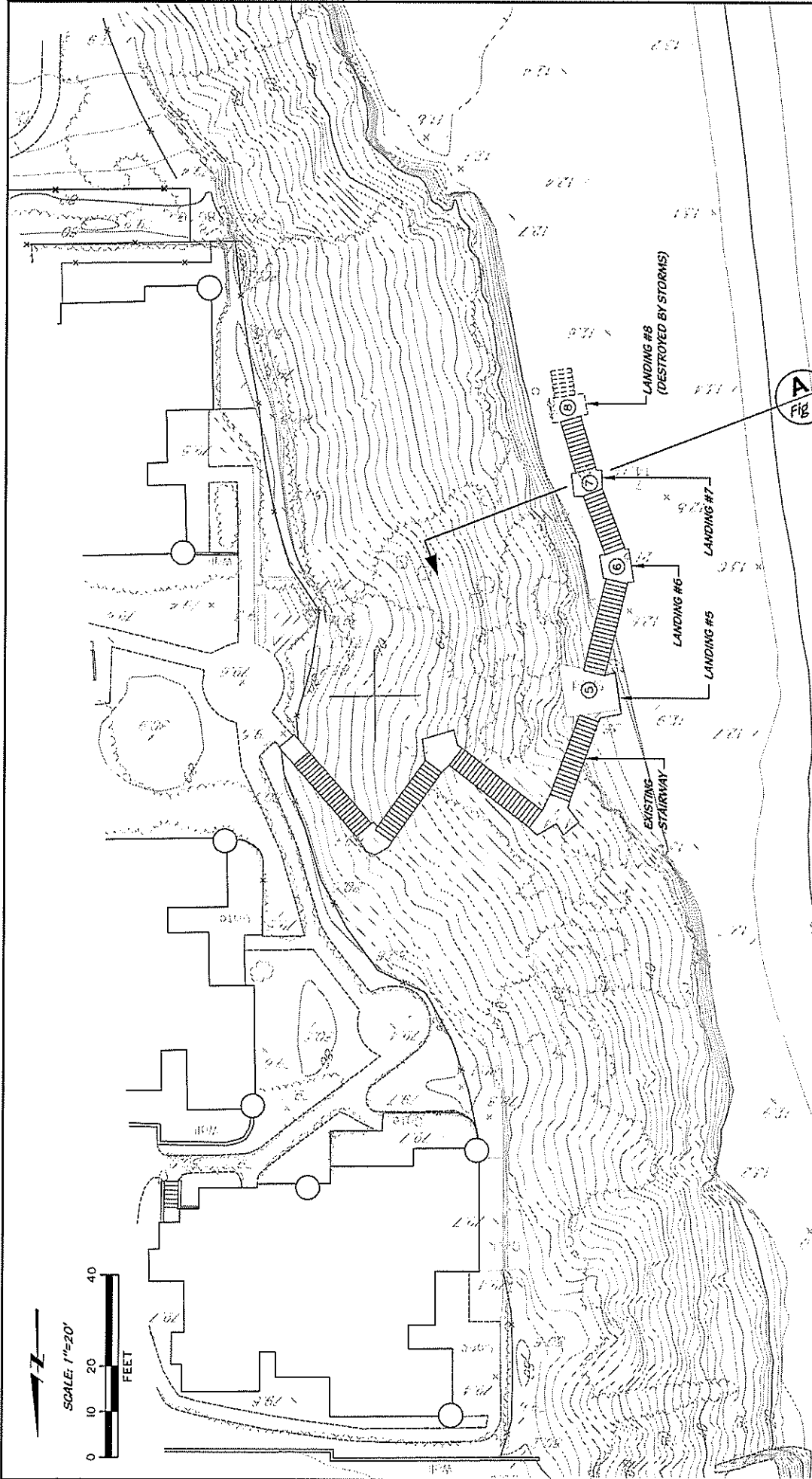
**CROSS SECTION A**  
SCALE: 1"=10' (HORIZ. & VERT.)



TERRACOSTA CONSULTING GROUP 1800 MARIN GAVIN ROAD, SUITE 200 SAN DIEGO, CA 92108 TEL: 619-594-8800	FIGURE NUMBER <b>3</b>
PROJECT NAME SEASCAPE SHORES STAIRWAY	PROJECT NUMBER 2009A

**CROSS SECTION**





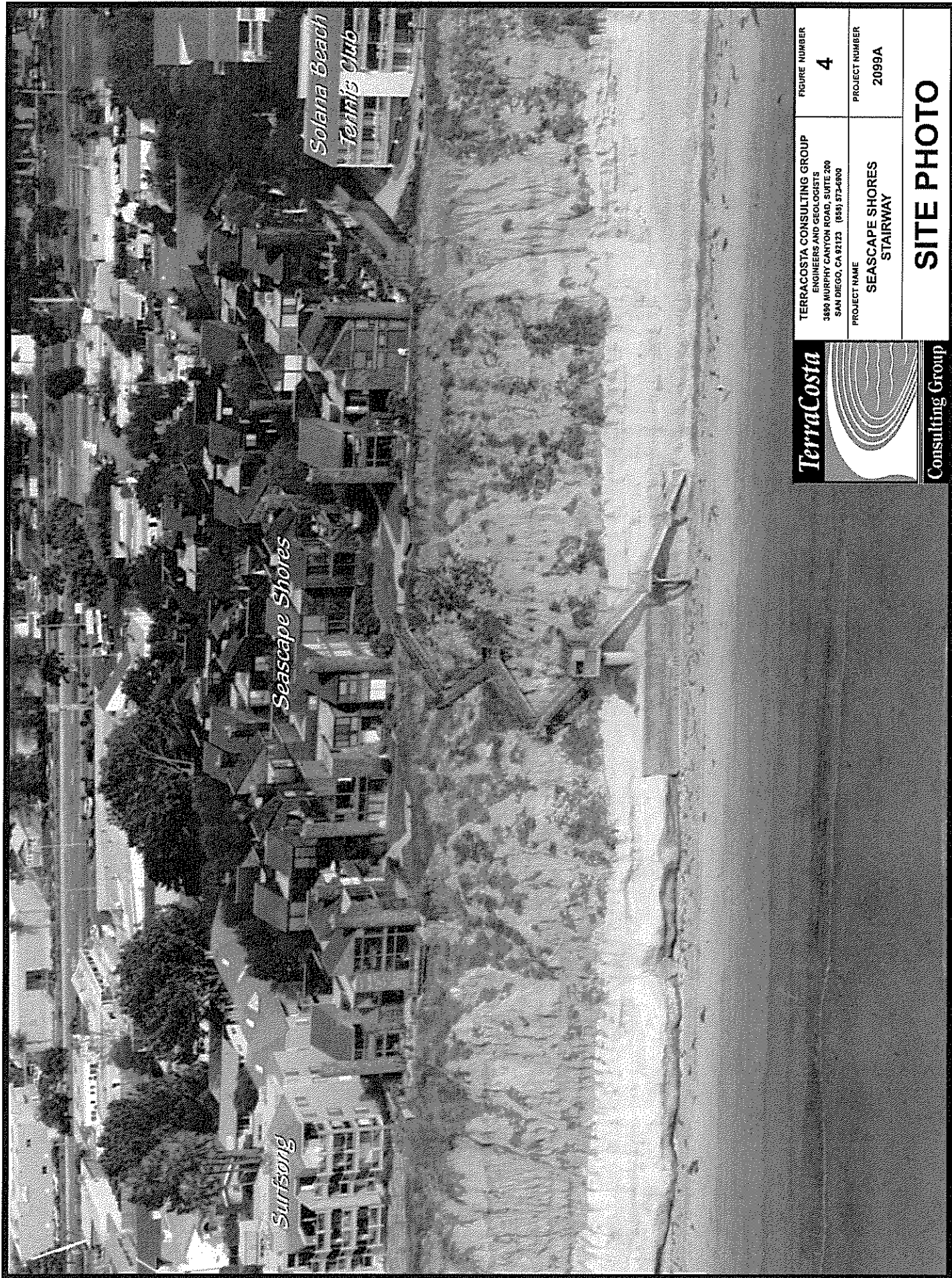
**TerraCosta**



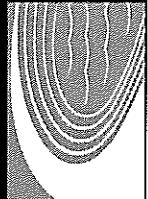
Consulting Group

TERRACOSTA CONSULTING GROUP 1500 BURNING CANYON ROAD, SUITE 200 SAN DIEGO, CA 92108 (619) 573-9900	FIGURE NUMBER <b>2</b>
PROJECT NAME SEASCAPE SHORES STAIRWAY	PROJECT NUMBER 2059A

# SITE PLAN



**TerraCosta**



Consulting Group

TERRACOSTA CONSULTING GROUP  
ENGINEERS AND GEOLOGISTS  
3885 MURPHY CANYON ROAD, SUITE 200  
SAN DIEGO, CA 92123 (619) 572-4900

FIGURE NUMBER  
**4**

PROJECT NAME  
**SEASCAPE SHORES  
STAIRWAY**

PROJECT NUMBER  
**2099A**

# SITE PHOTO

APPENDIX A

NAVFAC DESIGN MANUAL 7.02  
CHAPTER 5, SECTION 7



# Naval Facilities Engineering Command

200 Stovall Street  
Alexandria, Virginia 22332-2300

APPROVED FOR PUBLIC RELEASE



# Foundations & Earth Structures

DESIGN MANUAL 7.02  
REVALIDATED BY CHANGE 1 SEPTEMBER 1986

## Section 7. LATERAL LOAD CAPACITY

1. DESIGN CONCEPTS. A pile loaded by lateral thrust and/or moment at its top, resists the load by deflecting to mobilize the reaction of the surrounding soil. The magnitude and distribution of the resisting pressures are a function of the relative stiffness of pile and soil.

Design criteria is based on maximum combined stress in the piling, allowable deflection at the top or permissible bearing on the surrounding soil. Although 1/4-inch at the pile top is often used as a limit, the allowable lateral deflection should be based on the specific requirements of the structure.

## 2. DEFORMATION ANALYSIS - SINGLE PILE.

a. General. Methods are available (e.g., Reference 9 and Reference 31, Non-Dimensional Solutions for Laterally Loaded Piles, with Soil Modulus Assumed Proportional to Depth, by Reese and Matlock) for computing lateral pile load-deformation based on complex soil conditions and/or non-linear soil stress-strain relationships. The COM 622 computer program (Reference 32, Laterally Loaded Piles: Program Documentation, by Reese) has been documented and is widely used. Use of these methods should only be considered when the soil stress-strain properties are well understood.

File deformation and stress can be approximated through application of several simplified procedures based on idealized assumptions. The two basic approaches presented below depend on utilizing the concept of coefficient of lateral subgrade reaction. It is assumed that the lateral load does not exceed about 1/3 of the ultimate lateral load capacity.

b. Granular Soil and Normally to Slightly Overconsolidated Cohesive Soils. Pile deformation can be estimated assuming that the coefficient of subgrade reaction,  $K_h$ , increases linearly with depth in accordance with:

$$K_h = \frac{fz}{D}$$

where:  $K_h$  = coefficient of lateral subgrade reaction (tons/ft<sup>3</sup>)

$f$  = coefficient of variation of lateral subgrade reaction (tons/ft<sup>3</sup>)

$z$  = depth (feet)

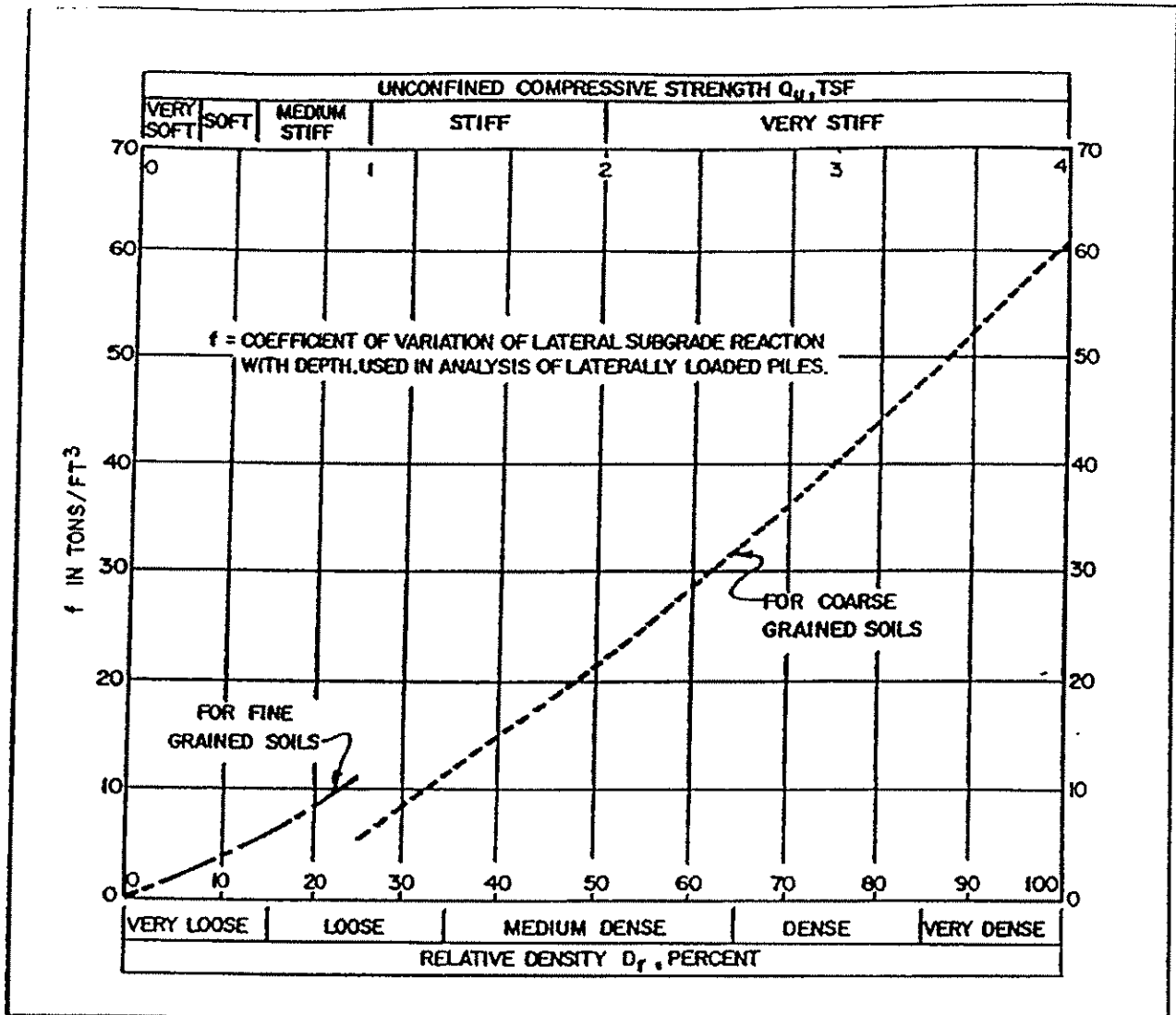
$D$  = width/diameter of loaded area (feet)

Guidance for selection of  $f$  is given in Figure 9 for fine-grained and coarse-grained soils.

c. Heavily Overconsolidated Cohesive Soils. For heavily overconsolidated hard cohesive soils, the coefficient of lateral subgrade reaction can be assumed to be constant with depth. The methods presented in Chapter 4 can be used for the analysis;  $K_h$  varies between  $35c$  and  $70c$  (units of force/length<sup>3</sup>) where  $c$  is the undrained shear strength.

d. Loading Conditions. Three principal loading conditions are illustrated with the design procedures in Figure 10, using the influence diagrams of Figure 11, 12 and 13 (all from Reference 31). Loading may be limited by allowable deflection of pile top or by pile stresses.

Case I. Pile with flexible cap or hinged end condition. Thrust and moment are applied at the top, which is free to rotate. Obtain total deflection, moment, and shear in the pile by algebraic sum of the effects of thrust and moment, given in Figure 11.



**FIGURE 9**  
Coefficient of Variation of Subgrade Reaction

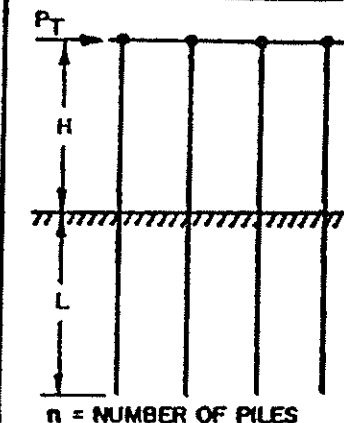
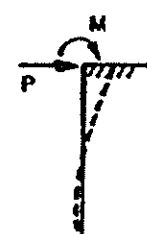
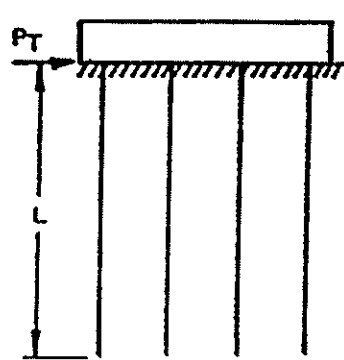

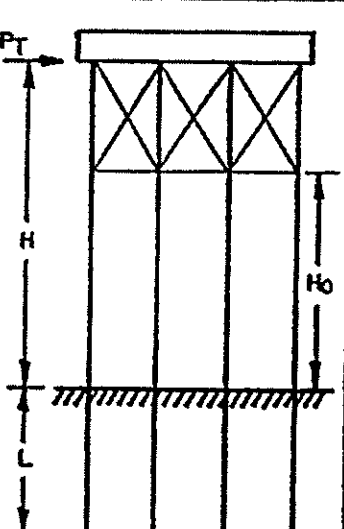
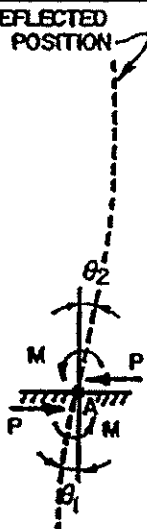
CASE I. FLEXIBLE CAP, ELEVATED POSITION		
CONDITION	LOAD AT GROUND LINE	DESIGN PROCEDURE
 <p><math>n = \text{NUMBER OF PILES}</math></p>	<p>FOR EACH PILE:</p> $P = \frac{P_T}{n}$ $M = PH$  <p>DEFLECTED POSITION</p>	<p>FOR DEFINITION OF PARAMETERS SEE FIGURE 12</p> <ol style="list-style-type: none"> <li>1. COMPUTE RELATIVE STIFFNESS FACTOR.  <math display="block">T = \left(\frac{EI}{f}\right)^{1/5}</math> </li> <li>2. SELECT CURVE FOR PROPER <math>\frac{L}{T}</math> IN FIGURE 11.</li> <li>3. OBTAIN COEFFICIENTS <math>F_\delta, F_M, F_V</math> AT DEPTHS DESIRED.</li> <li>4. COMPUTE DEFLECTION, MOMENT AND SHEAR AT DESIRED DEPTHS USING FORMULAS OF FIGURE 11.</li> </ol> <p>NOTE: "f" VALUES FROM FIGURE 9 AND CONVERT TO LB/IN<sup>3</sup>.</p>
CASE II. PILES WITH RIGID CAP AT GROUND SURFACE		
		<ol style="list-style-type: none"> <li>1. PROCEED AS IN STEP 1, CASE I.</li> <li>2. COMPUTE DEFLECTION AND MOMENT AT DESIRED DEPTHS USING COEFFICIENTS <math>F_\delta, F_M</math> AND FORMULAS OF FIGURE 12.</li> <li>3. MAXIMUM SHEAR OCCURS AT TOP OF PILE AND EQUALS <math>P = \frac{P_T}{n}</math> IN EACH PILE.</li> </ol>
CASE III. RIGID CAP, ELEVATED POSITION		
	<p>DEFLECTED POSITION</p> 	<ol style="list-style-type: none"> <li>1. ASSUME A HINGE AT POINT A WITH A BALANCING MOMENT M APPLIED AT POINT A.</li> <li>2. COMPUTE SLOPE <math>\theta_2</math> ABOVE GROUND AS A FUNCTION OF M FROM CHARACTERISTICS OF SUPERSTRUCTURE.</li> <li>3. COMPUTE SLOPE <math>\theta_1</math> FROM SLOPE COEFFICIENTS OF FIGURE 13 AS FOLLOWS:  <math display="block">\theta_1 = F_\theta \left(\frac{PT^2}{EI}\right) + F_\theta \left(\frac{MT}{EI}\right)</math> </li> <li>4. EQUATE <math>\theta_1 = \theta_2</math> AND SOLVE FOR VALUE OF M.</li> <li>5. KNOWING VALUES OF P AND M, SOLVE FOR DEFLECTION, SHEAR, AND MOMENT AS IN CASE I.</li> </ol> <p>NOTE: IF GROUND SURFACE AT PILE LOCATION IS INCLINED, LOAD P TAKEN BY EACH PILE IS PROPORTIONAL TO <math>I/H_0^3</math>.</p>

FIGURE 10  
Design Procedure for Laterally Loaded Piles

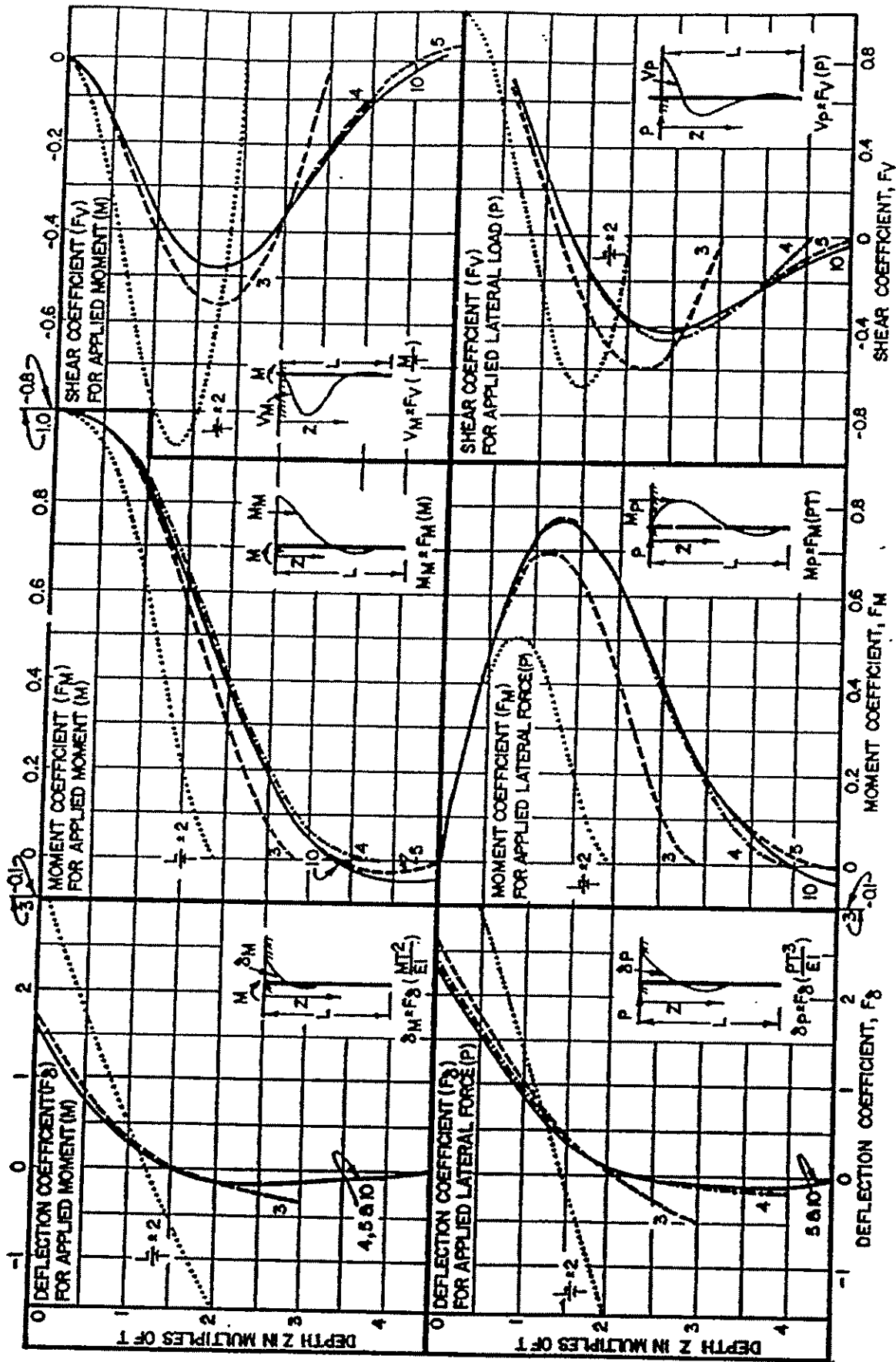


FIGURE 11  
 Influence Values for Pile with Applied Lateral Load and Moment  
 (Case I. Flexible Cap or Hinged End Condition)



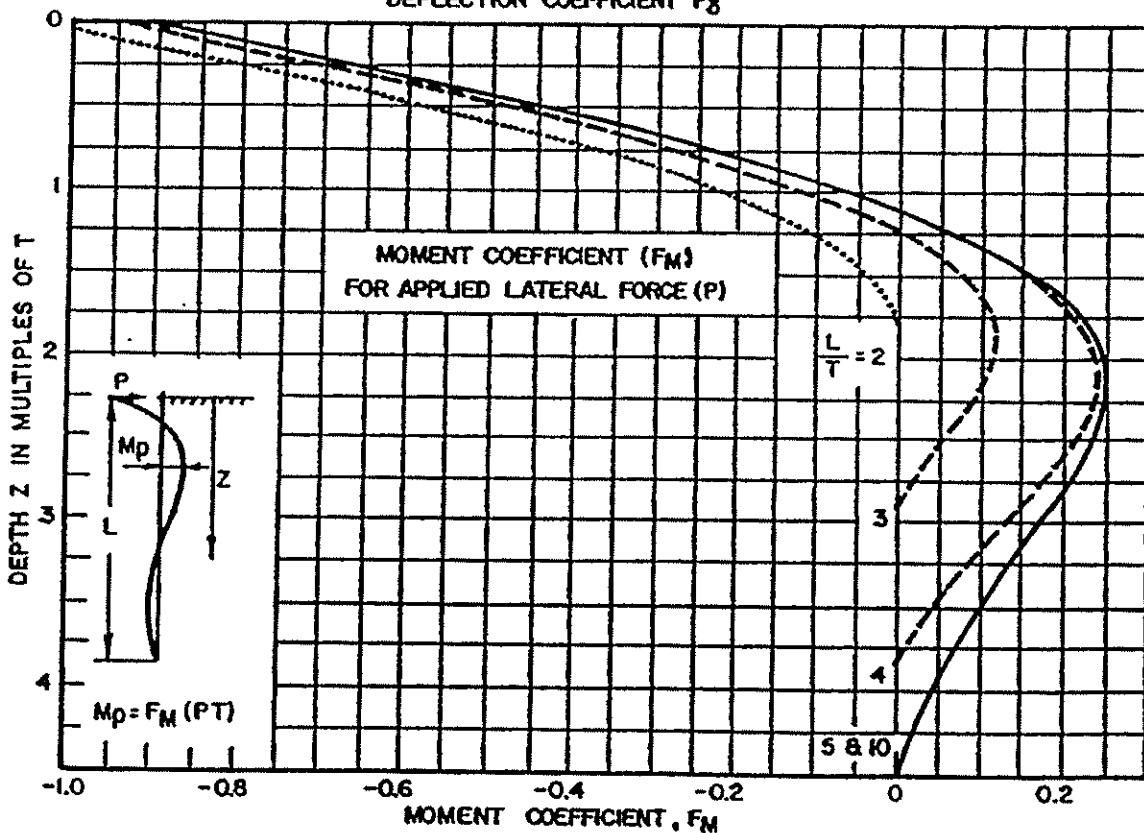
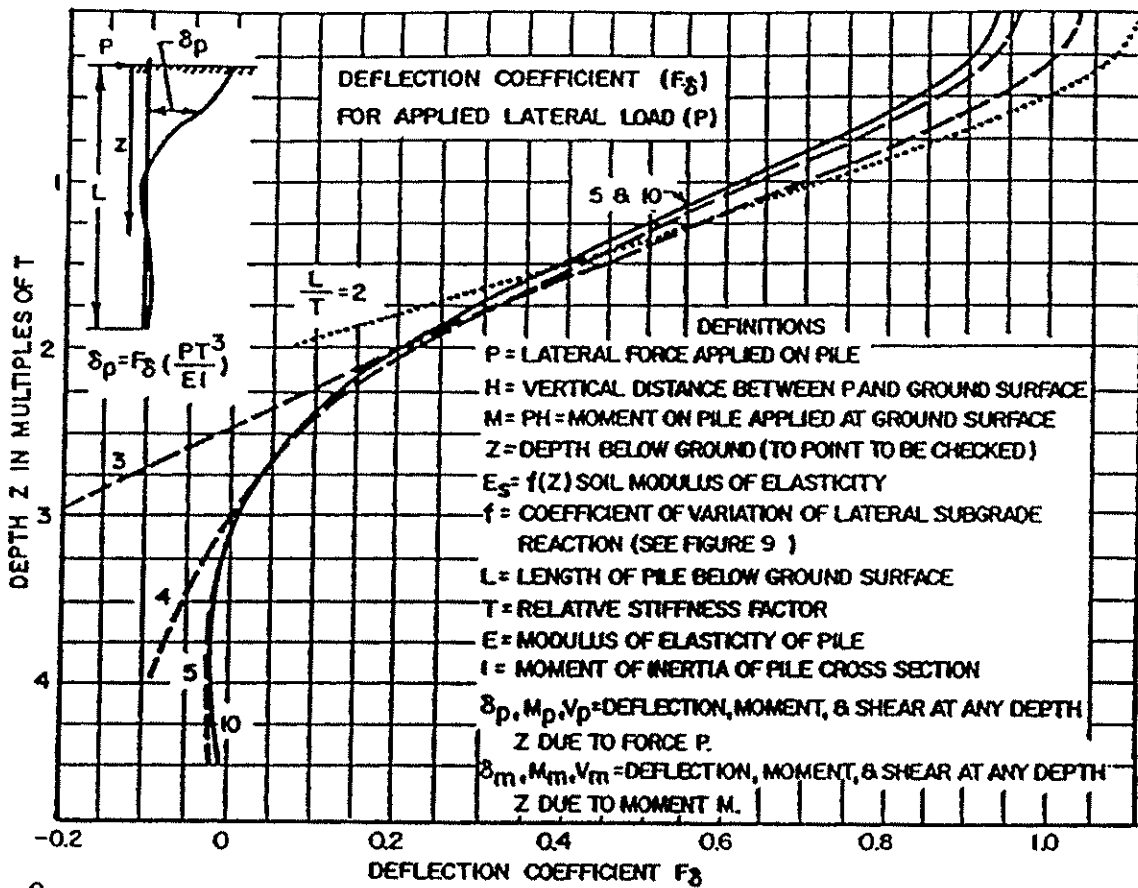


FIGURE 12  
 Influence Values for Laterally Loaded Pile  
 (Case II. Fixed Against Rotation at Ground Surface)  
 7.2-239

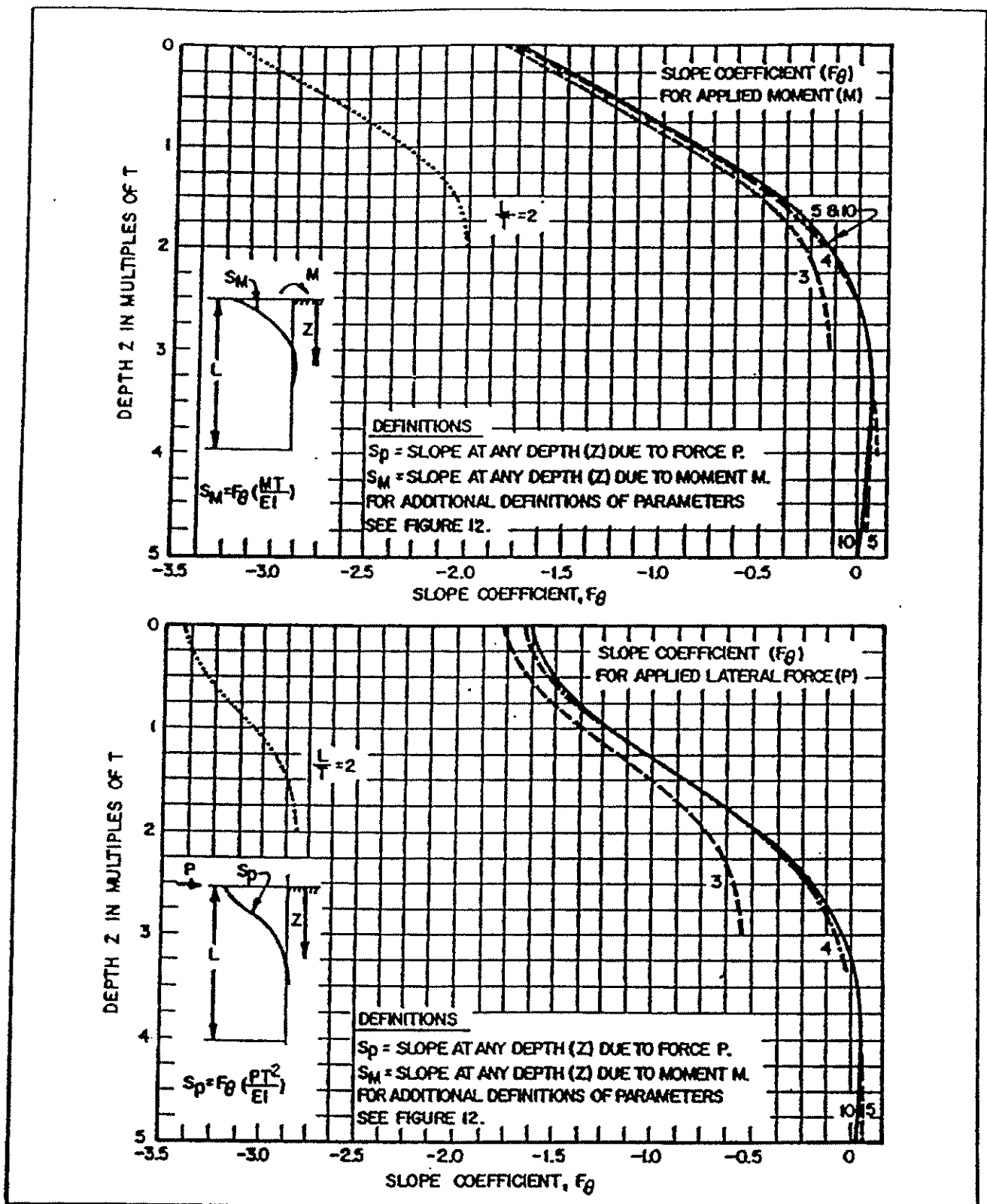


FIGURE 13  
Slope Coefficient for Pile with Lateral Load or Moment

Case II. Pile with rigid cap fixed against rotation at ground surface. Thrust is applied at the top, which must maintain a vertical tangent. Obtain deflection and moment from influence values of Figure 12.

Case III. Pile with rigid cap above ground surface. Rotation of pile top depends on combined effect of superstructure and resistance below ground. Express rotation as a function of the influence values of Figure 13 and determine moment at pile top. Knowing thrust and moment applied at pile top, obtain total deflection, moment and shear in the pile by algebraic sum of the separate effects from Figure 11.

### 3. CYCLIC LOADS.

Lateral subgrade coefficient values decrease to about 25% the initial value due to cyclic loading for soft/loose soils and to about 50% the initial value for stiff/dense soils.

4. LONG-TERM LOADING. Long-term loading will increase pile deflection corresponding to a decrease in lateral subgrade reaction. To approximate this condition reduce the subgrade reaction values to 25% to 50% of their initial value for stiff clays, to 20% to 30% for soft clays, and to 80% to 90% for sands.

5. ULTIMATE LOAD CAPACITY - SINGLE PILES. A laterally loaded pile can fail by exceeding the strength of the surrounding soil or by exceeding the bending moment capacity of the pile resulting in a structural failure. Several methods are available for estimating the ultimate load capacity.

The method presented in Reference 33, Lateral Resistance of Piles in Cohesive Soils, by Broms, provides a simple procedure for estimating ultimate lateral capacity of piles.

6. GROUP ACTION. Group action should be considered when the pile spacing in the direction of loading is less than 6 to 8 pile diameters. Group action can be evaluated by reducing the effective coefficient of lateral subgrade reaction in the direction of loading by a reduction factor R (Reference 9) as follows:

File Spacing in Direction of Loading D = File Diameter	Subgrade Reaction Reduction Factor R
8D	1.00
6D	0.70
4D	0.40
3D	0.25

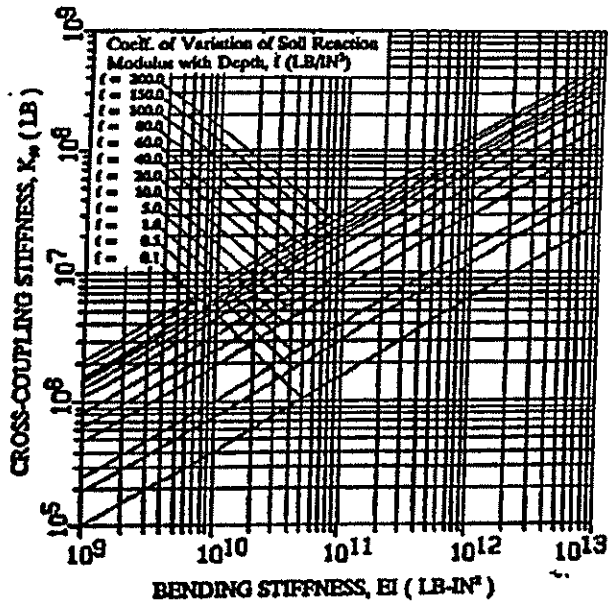


Figure 9. Pile Cross-Coupling Stiffness,  $K_{xx}$

he authors. This recommendation and results of the correlation for clay are shown in Figure 11. Only the upper five feet of soils (soil type and ground water) need to be considered in usage of the presented design charts.

**Limitations of Approach.** There are several simplifying assumptions in the presented approach. The coefficient  $f$  is not an intrinsic soil parameter. The recommendations for  $f$  presented in Figures 9 and 11 are appropriate for piles in typical highway bridge foundations (i.e. smaller piles). Furthermore, the embedment effect has not been taken into account in the procedure. Therefore the recommendations are conservative and appropriate for shallow embedment conditions (say less than 10 feet or 1.5 m).

Although correlations for the coefficient  $f$  can be conducted for other conditions (e.g. larger piles and bigger embedment depths), the additional complexity negates the merits of the use of simplified linear elastic solutions. For such cases, computer solutions, which can readily accommodate nonlinear effects and more general boundary conditions, are recommended.

**Comparison to Caltrans Practice.** The above procedure can be compared to the practice adopted by Caltrans. In Caltrans

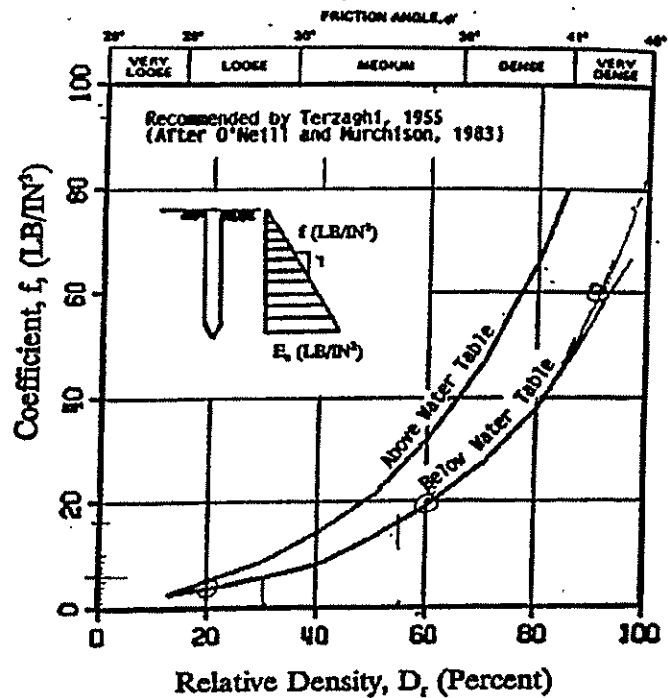


Figure 10. Recommendations for Coefficient  $f$  for Sands  
(Note: 1 LB/IN<sup>3</sup> = 0.27 N/cm<sup>3</sup>)

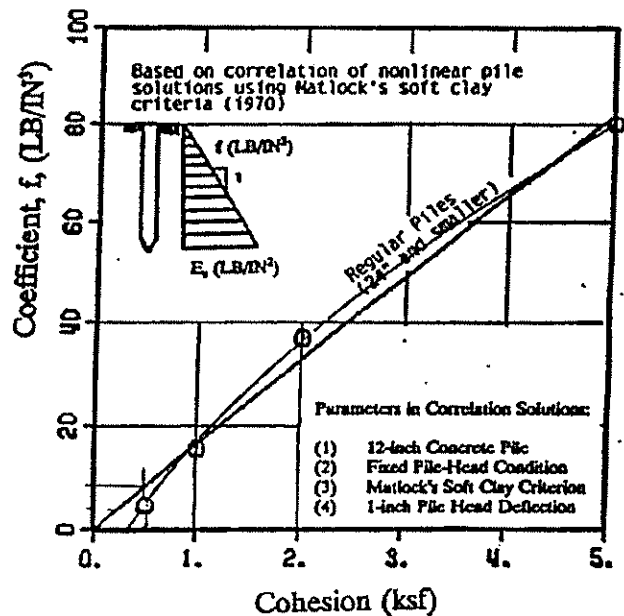


Figure 11. Recommendations of Coefficient  $f$  for Clays  
(Note: 1 LB/IN<sup>3</sup> = 0.27 N/cm<sup>3</sup>)



Project No. 2099A  
December 6, 2017

Geotechnical Engineering  
Coastal Engineering  
Maritime Engineering

Ms. Leslea Meyerhoff, Project Planner  
**CITY OF SOLANA BEACH**  
635 South Highway 101  
Solana Beach, California 92075

RESPONSE TO CITY REVIEW COMMENTS  
BEACH ACCESS STAIRWAY MAINTENANCE  
**SEASCAPE SHORES CONDOMINIUMS**  
325 SOUTH SIERRA AVENUE  
SOLANA BEACH, CALIFORNIA

DEVELOPMENT REVIEW PERMIT NO. 17-17-39

Dear Ms. Meyerhoff:

TerraCosta Consulting Group, Inc. (TerraCosta) is responding to the City of Solana Beach's review comments contained in your November 20, 2017, letter. For completeness of the record, we have restated the original comments in italics, followed by our response. Only those items requiring responses have been included.

**Planning Department Comments**

*1) Please explain how this project has been designed to be stable given future sea level rise conditions along the beach.*

Sea level rise can influence coastal erosion, and when using relatively coarse time scales, that is, hundreds to thousands of years, the rate of cliff erosion over a given time is equal to the rate of sea level rise divided by the shore platform slope.

This sea level model takes the following form (Marine Board, 1987)<sup>1</sup>:

$$dx/dt = (L + E) / \text{platform gradient} \quad (1)$$

where,  $dx/dt$  is the horizontal rate of erosion,  $L$  is the local tectonic rate of subsidence or uplift, and  $E$  is the eustatic sea level rise.

One of the most contemporary efforts at evaluating the effects of sea level rise on future bluff retreat has been developed by Young, et al. (2014)<sup>2</sup>, in their paper titled, “Estimating Cliff Retreat in Southern California Considering Sea Level Rise Using a Sand Balance Approach.”

As indicated in Dr. Young’s paper, hydrodynamic wave forces on the proposed improvements are a function of the water depth at the base of the structure. Twenty years ago, when there was an abundance of transient beach sand, the elevation of the back beach was near +12 feet (NAVD88) and under that condition, 93 centimeters (the midpoint of the 2012 National Research Council Sea Level Rise Study) of sea level rise by the year 2100 would, at most, result in a maximum water depth of about 1 to 2 feet, which results in very low hydrodynamic wall pressures.

In the past 20 years, primarily as a result of upland urbanization, there has been a significant loss of the transient sand beach, at times exposing the bedrock shore platform near elevation +2 feet (NAVD88). Under this condition, hydrodynamic wave forces are considerably higher; although the stairway design, with 48-inch-diameter monopiles will be designed to accommodate these hydrodynamic wave forces and easily accommodate the increase in hydrodynamic wave forces, even with a 93 centimeter to as much as 167 centimeter rise in sea level.

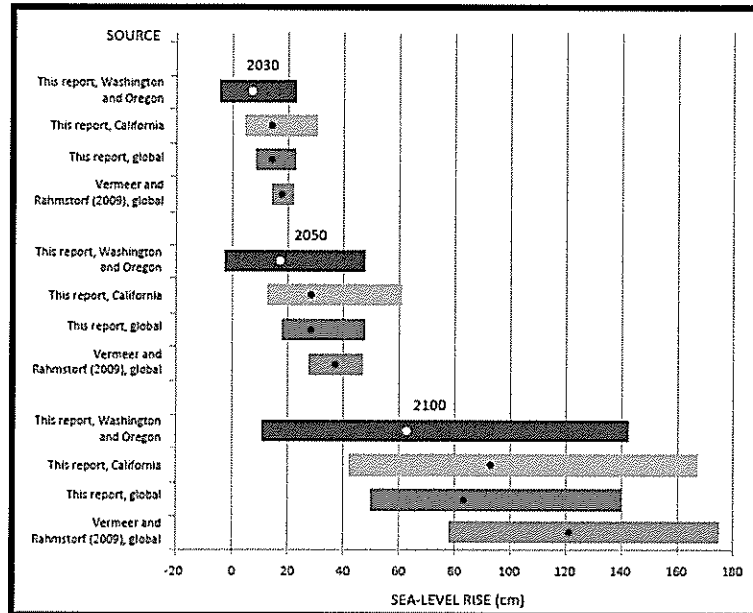
The figure below summarizes future mean sea level rise scenarios developed in the National Research Council (NRC, 2012) study used by the California Ocean Protection Council. The California Coastal Commission has also adopted this NRC study in its Sea Level Rise Guidance documents.

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<sup>1</sup> Marine Board, National Research Council, 1987, Responding to changes in sea level: engineering implications. National Academy Press, Washington, D.C.

<sup>2</sup> Young, A.P., R.E. Flick, W.C. O’Reilly, D.B. Chadwick, W.F. Crampton, J.J. Helly, 2014, Estimating Cliff Retreat in Southern California Considering Sea Level Rise Using a Sand Balance Approach. Marine Geology, 348, p. 5-26.





Modified from NRC (2012), Sea Level Rise for the Coasts of California, Oregon, and Washington.

Recognizing that the littoral sand supply in Southern California is already insufficient to maintain adequate width to satisfy recreational desires and shore protection needs, the City of Solana Beach, in its recently adopted Local Coastal Plan, states, “The City will continue to aggressively pursue implementation of a comprehensive beach sand replenishment and retention program as the best approach to buffer bluffs from wave attack and reduce the need for bluff retention devices. Environmentally sound local, regional, state and federal beach sand replenishment and retention programs that the City is actively advancing include:

- Sand Compatibility and Opportunistic Use Program ( SCOUP)
- Future beach nourishment program similar to Regional Beach Sand Project #2
- Regional Coastal Sediment Management Master Plan
- U.S. Army Corps Shoreline Protection Project for Solana Beach and Encinitas
- Southern California Reef Technology Project at Fletcher Cove”

Section 4 of Chapter 4 of the City’s LUP, specifically Policy Nos. 4.61 through 4.70, provide additional detail on the City’s efforts to develop adaptive strategies for sea level rise.



2) *Please describe any alternatives that have been considered and any that have been rejected.*

The Seascape Shores development and stairway were constructed under a County of San Diego permit in 1973 prior to the California Coastal Act, and therefore the stairway status is legal non-conforming. Repairs and maintenance were performed on the stairway in 2006 and 2010 following storm damage. Each time, maintenance on this structure was declared to be exempt from requiring a Coastal Development Permit (CDP) by the California Coastal Commission (CCC) because there was no change to the footings proposed and no mechanized equipment was required to be on the beach to perform the repairs.

The stairway failed again during the severe El Nino storms during the winter of 2015-16 and TerraCosta was again retained to investigate repairs to the stairway and at least address the possibility of a more robust repair than the simple replacement in like-kind as previously performed in 2006 and 2010. At the Homeowners Association's (HOA) request, we investigated a total of five alternatives for the rehabilitation of the stairway, and met with City Staff on February 16, 2016, to discuss the five alternatives, which are summarized in the following paragraphs.

#### **Alternative 1: Replacement in Like Kind**

Repairs to the stairway in 2006 and in 2010 were completed with no mechanized equipment, which streamlines the permit process, with the Coastal Commission typically exempting any non-mechanized equipment work on the beach. All materials would be hand-carried down the existing stairway, lowered to the beach, and then entirely erected with hand tools to take advantage of the likely exempt permit status.

Like the 2006 and 2010 repairs, this alternative would be susceptible to any future storms and would likely fail during the next severe El Nino storm season.

#### **Alternative 2: Lower Landing Replacement**

Alternative 2 would replace the lower landing with a monolithic concrete column, 48 inches in diameter, with a fluted top supporting a new concrete platform designed to eliminate high wave-induced uplift forces. This lower concrete landing (as well as





Alternatives 3, 4, and 5, for that matter), would be constructed with mechanized equipment and require a more lengthy permit process, including approval from the Coastal Commission.

### **Alternative 3: Lower Landing Replacement with Monolithic Concrete Stair**

While Alternative 2 includes a wooden stairway down to bedrock from the new concrete landing that would be buried most of the time in sand, and when exposed would likely be damaged during any large storms, Alternative 3 replaces the more fragile lower timber stairway with a monolithic concrete stairway extending down to, and embedded into, the underlying bedrock shore platform similar to the City's recently constructed public access stairway just north of Del Mar Shores. This lower concrete stairway would be buried most of the time.

### **Alternative 4: Replacement of Lower Two Stairway Landings**

Alternative 4 would replace the lower two stairway landings with monolithic concrete columns 48 inches in diameter, again with the fluted top supporting new concrete platforms designed to eliminate high wave-induced uplift forces. This alternative would also include all new stringers, treads, and handrails, extending up to the mid-bluff stairway landing above the existing seawall.

### **Alternative 5: Replacement of All Stairway Landings**

Alternative 5 differs from Alternative 4 in that all three stairway landings would be supported with monolithic concrete columns 48 inches in diameter, with fluted tops supporting new concrete platforms designed to eliminate high wave induced uplift forces. Like Alternative 4, this alternative would also include all new stringers, treads, and handrails extending up to the mid-bluff stairway landing above the existing seawall.

3) *Please explain how the project complies with Solana Beach LUP Policy 2.60 and Policy 2.60.5.*

Policy 2.60 allows existing permitted or private beach stairways constructed prior to the Coastal Act to be maintained in good condition with a CDP where required, but shall not be expanded in size or function. Routine repair and maintenance shall not include the



replacement of the stairway or any significant portion of greater than 50 percent of the stairway cumulatively over time from the time from the date of LUP certification. This stairway was constructed prior to the Coastal Act, and the proposed project is for the maintenance of this existing pre-Coastal Act stairway. The footprint of the proposed repairs has not in any way changed from the original stairway construction, and unlike the non-mechanized maintenance performed in 2006 and 2010, this project simply improves the integrity of the stairway foundations, minimizing the potential for future failures, and importantly minimizing the attendant debris on the City beach associated with a stairway failure. The proposed project complies with LUP Policy 2.60.

Policy 2.60.5 is not applicable, since the entire existing stairway is on private property defined by a metes and bounds ownership, the approximate limits of which are shown on Sheet 1 of the 8-sheet set of beach access stairway maintenance drawings submitted with the DRP application. That said, and as indicated in our response to Comment 4 (below), the proposed stairway maintenance only affects approximately 40 percent of the existing beach access stairway, and thus complies with the 50 percent rule defined in both Policies 2.60 and 2.60.5.

*4) Please describe the total length of the existing staircase and what percentage is proposed to be modified, repaired or replaced by the proposed project.*

The total length of the existing staircase prior to the failure was approximately 214 lineal feet. The currently proposed beach access stairway maintenance work includes the replacement of the lower three stairway landings, stringers, treads and handrails for a total of 85 lineal feet, which comprises a little less than 40 percent of the total existing staircase.

*5) Please provide a copy of the Coastal Commission exemption letter referenced in the application.*

A copy of the Coastal Commission exemption letter referenced in the application is attached.



*6) Please describe the construction process and the expected direction of construction.*

This project involves construction with limited heavy construction equipment, such as a manlift, concrete trucks, and rubber-tired excavator required for form work, excavation, and the construction of concrete piles, landings, and monolithic stair to shore platform. Construction of the project is anticipated to take approximately ten weeks, with work occurring during periods of low tides only. During construction, disturbance to sand and intertidal areas shall be minimized to the maximum extent feasible. All excavated beach sand shall be re-deposited on the beach. Local sand, cobbles, or shoreline rocks shall not be used for backfill or for any other purpose as construction material. A 30-foot-wide construction work zone will be established with barriers during work hours to separate the work zone from open public beach. City lifeguards and a supervising engineer will be present during construction, as required.

Construction access will be from the Fletcher Cove beach access ramp. No overnight storage of equipment or materials shall occur on the sandy beach or within the Fletcher Cove public parking spaces. No machinery shall be placed, stored, or otherwise located in the intertidal zone at any time, except for the minimum necessary to complete the project. During construction, no storage of construction materials or waste where it will be or could be potentially subject to waves, erosion, and dispersion, will be allowed. Construction equipment shall not be washed on the beach or in the Fletcher Cove parking lot. Upon completion of the work, the entire site shall be cleared of equipment, unused materials, and rubbish.

*7) Please be advised that any permanent irrigation located within 100 feet of the bluff edge will need to be removed or capped as part of this project.*

Comment noted.



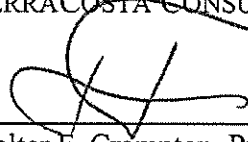
Ms. Leslea Meyerhoff  
CITY OF SOLANA BEACH  
Project No. 2099A

December 6, 2017  
Page 8

We trust these responses satisfactorily address the reviewer's comments. If you have any questions, please give us a call.

Very truly yours,

TERRACOSTA CONSULTING GROUP, INC.



---

Walter F. Crampton, Principal Engineer  
R.C.E. 23792, R.G.E. 245



---

Gregory A. Spaulding, Project Geologist  
C.E.G. 1863, C.H.G. 351, R.G. 5892

WFC/GAS/jg  
Attachments



**CALIFORNIA COASTAL COMMISSION**

SAN DIEGO AREA  
7575 METROPOLITAN DRIVE, SUITE 103  
SAN DIEGO, CA 92108-4402  
(619) 767-2370

EXEMPTION LETTERDATE: April 30, 2010NAME: Rob Hawk  
TerraCosta Consulting Group  
4455 Murphy Canyon Road, Suite 100  
San Diego, CA 92123LOCATION: Beach access stairway on bluff and beach below 325 South Sierra  
(Seascape Shores Condominiums), Solana Beach

PROJECT: Repairs to a storm damaged section of the stairway involving replacement of all stairway elements between the last two existing beach level stair landings including new lumber stringers, railings, handrail, and treads using the same, like kind materials and without the use of any mechanized equipment on the beach. No changes to existing footings are proposed or authorized. (Ref. plans by TerraCosta Consulting Group dated received April 4, 2006)

This is to certify that this location and/or proposed project has been reviewed by the staff of the Coastal Commission. A coastal development permit is not necessary for the reasons checked below.

- The site is not located within the coastal zone as established by the California Coastal Act of 1976, as amended.
- The proposed development is included in Categorical Exclusion No. \_\_\_\_\_ adopted by the California Coastal Commission.
- The proposed development is judged to be repair or maintenance activity not resulting in an addition to or enlargement or expansion of the object of such activities (Section 30610(d) of the Coastal Act).
- The proposed development is an improvement to an existing single-family residence (Section 30610(a) of the Coastal Act) and not located in the area between the sea and the first public road or within 300 feet of the inland extent of any beach (whichever is greater) (Section 13250(b)(4) of the 14 Cal. Admin. Code).

(over)

- The proposed development is an improvement to an existing single-family residence and is located in the area between the sea and the first public road or within 300 feet of the inland extent of any beach (whichever is greater) but is not a) an increase of 10% or more of internal floor area, b) an increase in height over 10%, or c) a significant non-attached structure (Sections 30610(a) of the Coastal Act and Section 13250(b)(4) of Administrative Regulations).
- The proposed development is an interior modification to an existing use with no change in the density or intensity of use (Section 30106 of the Coastal Act).
- The proposed development involves the installation, testing and placement in service of a necessary utility connection between an existing service facility and development approved in accordance with coastal development permit requirements, pursuant to Coastal Act Section 30610(f).
- The proposed development is an improvement to a structure other than a single-family residence or public works facility and is not subject to a permit requirement (Section 13253 of Administrative Regulations).
- The proposed development is the rebuilding of a structure, other than a public works facility, destroyed by natural disaster. The replacement conforms to all of the requirements of Coastal Act Section 30610(g).
- Other:

Please be advised that only the project described above is exempt from the permit requirements of the Coastal Act. Any change in the above project may cause it to lose its exempt status. This certification is based on information provided by the recipient of this letter. If, at a later date, this information is found to be incorrect or incomplete, this letter will become invalid, and any development occurring at that time must cease until a coastal development permit is obtained.

Sincerely,

By: Melissa Ahrens

Title: Coastal Planner



Geotechnical Engineering  
Coastal Engineering  
Maritime Engineering

Project No. 2099A  
April 2, 2018

Mr. Vince Amela  
**SEASCAPE SHORES HOA**  
325 South Sierra Avenue, #4  
Solana Beach, California 92075

RESPONSE TO CITY REVIEW COMMENTS  
GEOTECHNICAL INVESTIGATION  
AND BEACH ACCESS STAIRWAY  
**SEASCAPE SHORES CONDOMINIUMS**  
325 SOUTH SIERRA AVENUE  
SOLANA BEACH, CALIFORNIA

DEVELOPMENT REVIEW PERMIT NO. 17-17-39

Dear Mr. Amela:

TerraCosta Consulting Group, Inc. (TerraCosta) is responding to the City of Solana Beach's review comments contained in GeoPacifica's January 10, 2018, geotechnical review letter for the subject project. For completeness of the record, we have restated the original comments in italics, followed by our response.

*Item 1. Please address sea level rise in the wave run-up and design calculations, along with the wave action affecting the CIDH shafts.*

Our October 9, 2017, geotechnical report was of a limited nature, addressing specifically the beach access stairway. Although our report was of a limited nature, we used a design still water elevation of +10 feet NAVD 88, which is 1.08 feet above the 100-year design still water level today, and when assuming 3 feet of sea level rise by the year 2100, the design still water level of +10 feet NAVD 88 occurs in the year 2052, or 34 years in the future. All of the design wave forces presented in our October 9, 2017, report are still conservative, although not entirely in keeping with the recently adopted California Coastal Commission Sea Level Rise Policy Guidance Document. At the City's request, we have revised our report to address sea level rise and wave runup, along with the wave action affecting the CIDH shafts from an assumed 3 feet of sea level rise by the year

2100, in compliance with the Coastal Commission's Sea Level Rise Policy Guidance Document.

*Item 2. The geotechnical investigation addressed the geology of the environment only partially. Please address the bedrock fracturing that is present parallel to the shoreline and the effects of the CIDH shafts drilled into the bedrock.*

As indicated in our response to Item 1, our October 9, 2017, Limited Geotechnical Investigation was prepared specifically to address the beach access stairway for Seascape Shores Condominiums, the entirety of which is to be supported on three monopiles, each of which is located a minimum of 15 feet from the face of the coastal bluff, embedded into the underlying bedrock shore platform and deriving all lateral capacity from embedment deep into the underlying Torrey Sandstone bedrock formation. While bedrock fracturing is often noted paralleling the shore face associated with stress-relief fracturing, and often visible in sea caves and other geologic anomalies, the bluff-parallel fracturing is much less prevalent within the bedrock shore platform seaward of the bluff, since the bluff-parallel fractures result from stress relief associated with landward erosion of the sea cliff, which the underlying bedrock shore platform does not experience. Specific to the CIDH shafts, all lateral load capacities are derived from passive resistance within and below the surface of the bedrock shore platform, which we believe to be conservatively designed.

*3. Please document and verify that the subject stairs were present or approved prior to the implementation of the California Coastal Commission Act.*

As indicated on the California Coastal Records Project website ([www.californiacoastline.org](http://www.californiacoastline.org)), specifically Image No. 7241048, Seascape Shores was under construction in 1972, prior to the statewide voter-approved Proposition A, which authorized the formation of the California Coastal Commission. Seascape Shores, along with the beach access stairway, was approved by the County of San Diego in 1971, prior to implementation of the California Coastal Act.





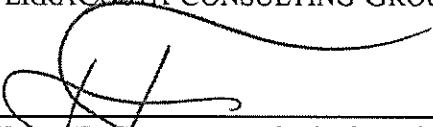
Mr. Vince Amela  
SEASCAPE SHORES HOA  
Project No. 2099A

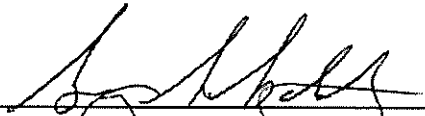
April 2, 2018  
Page 3

We trust these responses satisfactorily address the reviewer's comments. If you have any questions, please give us a call.

Very truly yours,

TERRACOSTA CONSULTING GROUP, INC.

  
\_\_\_\_\_  
Walter F. Crampton, Principal Engineer  
R.C.E. 23792, R.G.E. 245

  
\_\_\_\_\_  
Gregory A. Spaulding, Project Geologist  
C.E.G. 1863, C.H.G. 351, R.G. 5892

WFC/GAS/jg  
Attachments





January 10, 2018

Ms. Leslea Meyerhoff  
City of Solana Beach  
635 South Highway 101  
Solana Beach, California 92075-2215

Subject: Geotechnical Review of Proposed Project  
Seascape Shores  
325 South Sierra Avenue  
Solana Beach, California

References:

1. "Geotechnical Investigation and Beach Access Stairway, Seascape Shores Condominium, 325 South Sierra Avenue, Solana Beach, CA", by TerraCosta Consulting Group, dated October 9, 2017
2. "Site Plans and Construction Plans for the Beach Access Stairway Maintenance, Seascape Shores Condominiums, Prepared by TerraCosta Consulting Group, dated October 19, 2017

Dear Ms. Meyerhoff:

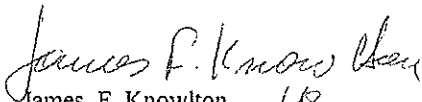
In accordance with your request I have reviewed the referenced document for conformance to the requirements of the City of Solana Beach Municipal Code (SBMC), the recently adopted City of Solana Beach LCP/LUP and generally accepted standards of care for the preparation of geotechnical reports for shoreline stabilization projects in the State of California, County of San Diego and the City of Solana Beach. I have also visited the subject site several times and have had meetings with Solana Beach staff regarding my findings.

Based upon our review, from a geotechnical viewpoint, it appears that the geotechnical report(s) and site plan have not adequately addressed and therefore do not meet all of the requirements of the City of Solana Beach Municipal Code and the requirements of the City of Solana Beach LCP/LUP.

The following items need to be addressed:

1. Please address sea level rise in the wave run-up and design calculations, along with the wave action affecting the CIDH shafts.
2. The geotechnical investigation addressed the geology of the environment only partially. Please address the bedrock fracturing that is present parallel to the shoreline and the effects of the CIDH shafts drilled into the bedrock.
3. Please document and verify that the subject stairs were present or approved prior to the implementation of the California Coastal Commission Act.

If you have any questions, please do not hesitate to call,

  
James F. Knowlton  
RCE 55754 CEG 1045

3 0 6 0  
INDUSTRY ST  
SUITE 105  
OCEANSIDE  
CA 92054  
TEL: 760.721.5488  
FAX: 760.721.5539



April 12, 2018

Ms. Leslea Meyerhoff  
City of Solana Beach  
635 South Highway 101  
Solana Beach, California 92075-2215

Subject: Geotechnical Review of Proposed Project  
Seascape Shores  
325 South Sierra Avenue  
Solana Beach, California

References:

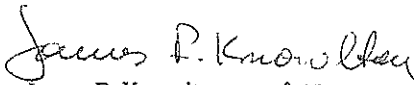
1. "Geotechnical Investigation and Beach Access Stairway, Seascape Shores Condominium, 325 South Sierra Avenue, Solana Beach, CA", by TerraCosta Consulting Group, dated October 9, 2017
2. "Site Plans and Construction Plans for the Beach Access Stairway Maintenance, Seascape Shores Condominiums ,Prepared by TerraCosta Consulting Group , dated October 19, 2017
3. Geotechnical Review of Proposed Project, Seascape Shores, 325 South Sierra Avenue, Solana Beach, CA, dated January 10, 2018, DR#17-17-39
4. Response to Review Comments, Geotechnical Investigation and Beach Access Stairway, Seascape Shores Condominiums, 325 South Sierra Avenue, Solana Beach, California, by TerraCosta Consulting Group, dated April 2, 2018, DR# 17-17-39

Dear Ms. Meyerhoff:

In accordance with your request I have reviewed the referenced document for conformance to the requirements of the City of Solana Beach Municipal Code (SBMC), the recently adopted City of Solana Beach LCP/LUP and generally accepted standards of care for the preparation of geotechnical reports for shoreline stabilization projects in the State of California, County of San Diego and the City of Solana Beach. I have also visited the subject site several times and have had meetings with Solana Beach staff regarding my findings and have had discussions with the geotechnical engineer for the project, Mr. Walt Crampton, of TerraCosta Consulting Group.

Based upon our review, from a geotechnical viewpoint, it appears that the geotechnical report(s) and site plan have adequately addressed and therefore meet all of the requirements of the City of Solana Beach Municipal Code and the requirements of the City of Solana Beach LCP/LUP. Reference #4 has addressed all of my comments contained in Reference #3 and the proposed project is approved.

If you have any questions, please do not hesitate to call,

  
James F. Knowlton *AKG*  
RCE 55754 CEG 1045

3 0 6 0  
INDUSTRY ST  
SUITE 105  
OCEANSIDE  
CA 92054  
TEL: 760.721.5488  
FAX: 760.721.5539



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** May 23, 2018  
**ORIGINATING DEPT:** City Manager's  
**SUBJECT:** **Adoption (2<sup>nd</sup> Reading) of Ordinance 486 Making Necessary Changes to Solana Beach Municipal Code Chapter 8.04 Animal Control**

---

## **BACKGROUND:**

On May 9, 2018, the City Council (Council) approved a new three year agreement with the San Diego Humane Society (SDHS) to provide animal control services to the City. As part of that approval process, the Solana Beach Municipal Code (SBMC) needed to be revised to reflect the change of service. Ordinance 486 was introduced to make the necessary changes to SBMC Chapter 8.04 Animal Control.

This item is before City Council to conduct the 2<sup>nd</sup> Reading and adopt Ordinance 486 (Attachment 1) revising the Solana Beach Municipal Code (SBMC) Chapter 8.04 Animal Control to replace references to the County of San Diego animal control services and the Board of Supervisors with the San Diego Humane Society, City Manager or designee, and City Council, as applicable.

## **DISCUSSION:**

On May 26, 2017, the County of San Diego submitted a letter to the City terminating our agreement for animal control services effective June 30, 2018. Therefore, the City's contract with the County of San Diego Department of Animal Services is set to expire on June 30, 2018. On May 9, 2018, the Council approved a new three year contract with the SDHS to provide animal control services to the City. Ordinance 486 is required to make the necessary changes to the SBMC to effectuate the agreement.

## **CEQA COMPLIANCE STATEMENT:**

Not a project as defined by CEQA.

## **FISCAL IMPACT:**

There is no fiscal impact as a result of the adoption of Ordinance 486.

CITY COUNCIL ACTION: \_\_\_\_\_  
\_\_\_\_\_

**WORK PLAN:** N/A

**OPTIONS:**

- Approve Staff recommendation and adopt Ordinance 486
- Approve Staff recommendation with modifications
- Deny Staff recommendation

**DEPARTMENT RECOMMENDATION:**

Staff recommends that the City Council adopt Ordinance 486 making necessary changes to SBMC Chapter 8.04 Animal Control.

**CITY MANAGER RECOMMENDATION:**

Approve Department Recommendation.



\_\_\_\_\_  
Gregory Wade, City Manager

**Attachments:**

1. Ordinance 486
2. Ordinance 486 strikethrough

**ORDINANCE 486**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA AMENDING SECTIONS OF TITLE 8 OF THE SOLANA BEACH MUNICIPAL CODE, ALL RELATED TO ANIMAL CONTROL**

**WHEREAS**, the City of Solana Beach (City) currently contracts with the County of San Diego for animal control services; and

**WHEREAS**, on May 26, 2017, the City received a letter from the County stating its intent to terminate animal control services effective June 30, 2018 for all cities excluding unincorporated areas; and

**WHEREAS**, the San Diego Humane Society (SDHS) has proven to be the most competitive service provider for animal control services; and

**WHEREAS**, the City desires to contract with SDHS for animal control services; and

**WHEREAS**, this necessitates an amendment to the Solana Beach Municipal Code Title 8 Animal Services.

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

Section 1. All of the above statements are true; and

Section 2. The City Council finds that this action is exempt from the provisions of the California Environmental Quality Act ("CEQA") pursuant to Section 15321 because there is no possibility that the activity in question may have a significant effect on the environment.

Section 3. Solana Beach Municipal Code Title 8 Animal Services is amended to read as follows:

///

///

///

Sections:

**8.04.010 Animal control – County code adopted by reference.**

**8.04.020 Penalty.**

**8.04.030 Animal control fees.**

**8.04.010 Animal control – County code adopted by reference.**

This chapter is intended to authorize the City Manager of the city of Solana Beach or his or her designee to perform animal control services within the jurisdictional limits of the city of Solana Beach. Title 6, Division 2, Chapter 6 of the San Diego County Code, relating to animal control, adopted by the county board of supervisors on January 27, 2010, and effective on February 26, 2010, is adopted by reference and incorporated as a part of the municipal code of the city of Solana Beach. Whenever Title 6, Division 2, Chapter 6 of the County Code refers to the unincorporated area of the county, the jurisdictional limits of the city of Solana Beach shall be deemed to be substituted for the county unincorporated area. Whenever that county code chapter authorizes the county department of animal services or any of its employees to perform services in the county, this chapter authorizes the City Manager of the city of Solana Beach or his or her designee to perform those services in the city of Solana Beach. (Ord. 416 § 2, 2010)

**8.04.020 Penalty.**

Whenever any act is prohibited or made or declared to be unlawful, or an offense, or doing of any act is required, or the failure to do any act is declared unlawful or a misdemeanor by the provisions of SBMC 8.04.010 or the laws incorporated therein by reference, the violation of any such provision is a misdemeanor and shall be punishable by a fine not to exceed \$1,000 or imprisonment for a term not exceeding six months, or by both such fine and imprisonment unless some other fine or penalty is specifically stated in SBMC 8.04.010 or in the laws incorporated therein by reference. However, if the comparable section of the county code charges the violation as an infraction, then the violation shall be charged as an infraction. (Ord. 416 § 3, 2010; Ord. 274 § 2, 2001; Ord. 257 § 2, 1999; Ord. 227 § 1, 1996; Ord. 57 § 1, 1988; 1987 Code § 6.48.020)

**8.04.030 Animal control fees.**

The fees for animal control services pursuant to this chapter shall be the same as those fees that the City Council for the city of Solana Beach establishes by resolution as may be amended from time to time. (Ord. 416 § 4, 2010)

**ORDINANCE 486**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA AMENDING SECTIONS OF TITLE 8 OF THE SOLANA BEACH MUNICIPAL CODE, ALL RELATED TO ANIMAL CONTROL**

**WHEREAS**, the City of Solana Beach (City) currently contracts with the County of San Diego for animal control services; and

**WHEREAS**, on May 26, 2017, the City received a letter from the County stating its intent to terminate animal control services effective June 30, 2018 for all cities excluding unincorporated areas; and

**WHEREAS**, the San Diego Humane Society (SDHS) has proven to be the most competitive service provider for animal control services; and

**WHEREAS**, the City desires to contract with SDHS for animal control services; and

**WHEREAS**, this necessitates an amendment to the Solana Beach Municipal Code Title 8 Animal Services.

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

Section 1. All of the above statements are true; and

Section 2. The City Council finds that this action is exempt from the provisions of the California Environmental Quality Act ("CEQA") pursuant to Section 15321 because there is no possibility that the activity in question may have a significant effect on the environment.

Section 3. Solana Beach Municipal Code Title 8 Animal Services is amended to read as follows (strikeout indicates a deletion, underline indicated an addition):

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///

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Sections:

**8.04.010 Animal control – County code adopted by reference.**

**8.04.020 Penalty.**

**8.04.030 Animal control fees.**

**8.04.010 Animal control – County code adopted by reference.**

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Whenever any act is prohibited or made or declared to be unlawful, or an offense, or doing of any act is required, or the failure to do any act is declared unlawful or a misdemeanor by the provisions of SBMC 8.04.010 or the laws incorporated therein by reference, the violation of any such provision is a misdemeanor and shall be punishable by a fine not to exceed \$1,000 or imprisonment for a term not exceeding six months, or by both such fine and imprisonment unless some other fine or penalty is specifically stated in SBMC 8.04.010 or in the laws incorporated therein by reference. However, if the comparable section of the county code charges the violation as an infraction, then the violation shall be charged as an infraction. (Ord. 416 § 3, 2010; Ord. 274 § 2, 2001; Ord. 257 § 2, 1999; Ord. 227 § 1, 1996; Ord. 57 § 1, 1988; 1987 Code § 6.48.020)

**8.04.030 Animal control fees.**

The fees for animal control services pursuant to this chapter shall be the same as those fees that the City Council for the city of Solana Beach ~~San Diego County board of supervisors~~ establishes by resolution as may be amended from time to time. (Ord. 416 § 4, 2010)



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** May 23, 2018  
**ORIGINATING DEPT:** Fire Department  
**SUBJECT:** **Consider and Provide Direction on Proposed Changes to Fire Cooperative Agreement, Cost Allocation Methodology & Positions**

---

## **BACKGROUND:**

On October 14, 2009, the City Council authorized the City Manager to enter into a Cooperative Management Services Agreement (Cooperative Agreement) with the cities of Del Mar and Encinitas and the Rancho Santa Fe Fire Protection District for the purposes of sharing fire department management functions.

The Cooperative Agreement, which became effective on October 15, 2009, promotes cost-effectiveness and efficiency across several local government agencies. Some of the benefits include cost savings due to the equitable cost sharing of management services; improved public safety with enhanced supervisory effectiveness; better communication with shift personnel and improved chief officer response times; better firefighter training with improved coordination among instructors and the merging of training programs; and an opportunity to secure a greater number of Federal, State, and non-profit grants because of the expertise and experience that management staff offers.

The Cooperative Agreement has been amended twice, the first amendment was effective September 15, 2010 and the second amendment was effective November 1, 2010.

On December 19, 2017 the Fire Governance Subcommittee, consisting of two Councilmembers and the City Manager from each participating agency as well as Fire Chief, Mike Stein, convened. A motion passed which directed the three city managers to meet to reevaluate the cost allocation methodology, as well as the positions included in the cooperative agreement.

COUNCIL ACTION:

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Fire management staff provided information on reclassifying a program assistant position, currently funded by all three agencies and vacant, to an administrative battalion chief position that would oversee training, safety, and emergency preparedness (Attachment 1). Currently, training and safety duties are handled by a shift battalion chief. This has proven to be difficult due to the training mandates of the California Fire Service (Attachment 2). Per the three city managers' request, it was decided that this proposal would need to go through the normal budgetary process during the upcoming fiscal year, so no action was taken during the meeting.

This item is before the Council to provide direction regarding proposed changes to the Cooperative Agreement language, cost allocation methodology and positions.

### **DISCUSSION:**

The three city managers and fire chief met in March 2018 to discuss the cost allocation methodology and positions. It had been determined by Encinitas that certain overhead and administrative costs associated with the Cooperative Agreement were not being shared by all three agencies. At the meeting, consensus was made to leave the current cost allocation formula (Attachment 3) unchanged, but to consider an administrative fee to capture certain costs not currently being shared (Attachment 4). The proposed administrative fee would be calculated annually. This methodology will be presented to the Fire Governance Subcommittee on May 29, 2018. If approved, it will need to be ratified by all three city councils.

Since the program assistant position is a City of Encinitas position, fire management staff will be presenting the reclassification from program assistant to administrative battalion chief to the Encinitas City Council on June 13, 2018 as part of the second-year revised budget presentation.

Additionally, as stated earlier, the contract language hasn't been updated since 2010. Subject to consideration and approval by the Fire Governance Subcommittee and by the respective city councils, and in order to effectuate the proposed changes to the Cooperative Agreement, the Cooperative Agreement language (Attachment 5) would have to be amended a third time to:

- Reflect that the Rancho Santa Fe Fire Protection District is no longer a party to the agreement
- Add the proposed language regarding the inclusion of the administrative fee into the cost allocation methodology
- Recognize that all chief officers with the exception of the fire chief can be employed by any of the three agencies
- Add language stating that the parties agree to meet to review the cost allocation methodology if there is a change in the allocation of personnel involved in the management services agreement
- Add language stating that the city managers agree to meet if there is an imbalanced workload favoring one party

**CEQA COMPLIANCE STATEMENT:**

Not a project as defined by CEQA.

**FISCAL IMPACT:**

The proposed administrative fee includes costs not currently being shared as a percentage to total costs. This equates to a 12.76% net administrative rate. In Fiscal Year 2018/19, applying this administrative rate would increase total costs of the fire management agreement to the City by \$35,177, or a 2.29% annual increase (Attachment 6).

Reclassifying the program assistant to an administrative battalion chief would be an annual cost increase of \$151,160 which would be shared by all three agencies. Solana Beach's share of this cost would be \$32,927 per year. The total annual increase to the City for both the proposed cost allocation methodology and administrative battalion chief proposal would be \$68,104 (Attachment 7). The City could also realize cost savings in battalion chief overtime due to the proposed position reclassification. Currently, battalion chiefs are being hired on overtime to handle much of the administrative tasks that would be assigned to the administrative battalion chief. During calendar year 2017, the battalion chiefs logged 834 hours in administrative overtime (Attachment 8). While not all of this overtime can be eliminated, the addition of the administrative battalion chief would significantly reduce these hours.

The increased cost of \$68,104 would have to be added as an appropriation to the FY 2018/19 General Fund Adopted Budget and was not included as part of the presentation made to Council on May 9, 2018 regarding proposed amendments to the FY 2018/19 Adopted General Fund Budget.

**WORK PLAN:**

N/A

**OPTIONS:**

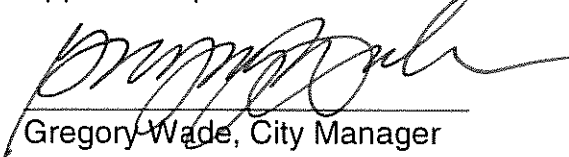
- Provide direction to City Council's Fire Governance Standing Committee Members and City Manager regarding the proposed Cooperative Agreement amendments.

**DEPARTMENT RECOMMENDATION:**

Staff recommends that the City Council discuss and provide direction to the Fire Governance Standing Committee Members and City Manager on the proposed cost allocation methodology, position reclassification, and updated language change in the Third Amendment to the Agreement for Cooperative Management Services.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. 12/8/2017 Staff Report to Fire Governance Board regarding Position Reclassification
2. California Fire Service Summary of Training Mandates
3. Current Cost Allocation Methodology
4. Costs Not Being Recovered in the Fire Management Services Agreement
5. Third Amendment to Agreement for Cooperative Management Services
6. Fiscal Year 2018/19 Personnel Cost Allocation
7. Fiscal Year 2018/19 Budget Estimate with Admin. Fee and BC Position
8. Calendar Year 2017 Telestaff Records for BC Administrative Overtime

## **Del Mar – Encinitas – Solana Beach Fire Departments**

### ***Staff Report***

**Date:** December 8, 2017  
**To:** City Managers  
**From:** Mike Stein, Fire Chief  
**Subject:** Re-Classification of Program Assistant Position to Administrative Battalion Chief

#### **Background:**

Before the cooperative fire management services agreement, the Encinitas Fire Department was administered by one (1) Fire Chief and three (3) Deputy Chiefs overseeing the functional responsibilities of Operations, Training, and Support Services. These Deputy Chiefs were 40-hour per week administrative positions who oversaw a Department of five (5) fire stations and 45 firefighters.

In October 2009, the cities of Del Mar, Encinitas, Solana Beach, and the Rancho Santa Fe Fire Protection District entered into an agreement for cooperative fire management services. The strategic goal was to provide for fiscal responsibility as well as effective fire suppression, prevention, and emergency response. The organizational structure for chief officers was two (2) Fire Chiefs (Encinitas and Rancho Santa Fe), three (3) Deputy Chiefs (40-hour per week positions), three (3) Shift Battalion Chiefs, and one (1) Training Battalion Chief (40-hour per week position). This structure oversaw a Department of eleven (11) fire stations and 108 firefighters.

In July 2013, Rancho Santa Fe Fire Protection District (RSF) decided to opt out of the three (3) Deputy Chief positions. The Coastal Cities then decided to opt out of the three (3) Shift Battalion Chief positions occupied by RSF.

With the departure of RSF and the addition of Encinitas Fire Station 6, the organizational structure that ensued is our current structure of one (1) Fire Chief, one (1) Deputy Chief (40-hour per week position) and three (3) Shift Battalion Chiefs. This structure oversees a Department of eight (8) fire stations and 78 firefighters over three (3) cities. When this current structure was enacted, it was noted that the administrative workload was heavy. Recognizing this, the coastal cities also approved a Program Assistant position to assist with administrative responsibilities. While some of the duties could be handled by the Program Assistant, many of the responsibilities required management level authority, experience, or training, which necessitated that they be handled by a Battalion Chief or higher rank.

**Analysis:**

The Chief Officer structure prior to the cooperative fire management services agreement provided adequate administrative oversight, but lacked supervision of crews and timely incident management capabilities as all chief officers were 40-hour per week positions and responded from home at night.

The Chief Officer structure provided by the cooperative fire management services agreement from 2009 to 2013 provided for adequate administrative oversight and operational oversight (crew supervision and timely incident management capabilities).

With the departure of RSF, the Chief Officer structure lost one (1) Fire Chief, two (2) Deputy Chiefs (40-hour per week positions), and one (1) Training Battalion Chief (40-hour per week position). With the loss of these four (4) forty-hour per week Chief positions, we also lost four (4) stations and 36 firefighters (RSF), while retaining Solana Beach (one (1) station, 18 firefighters) and Del Mar (one (1) station and 9 firefighters). The ratio of Chief Officer to firefighter went from 11.5 firefighters per Chief Officer before 2009, to 12.0 firefighters per Chief Officer with RSF, to 15.6 firefighters per Chief Officer since the 2013 restructuring.

Under the current structure, the Deputy Chief oversees administration and operations. The training duties are handled by a Shift Battalion Chief. This has proven to be difficult (see Attachment "A" shows the training mandates that the California Fire Service requires). Additionally, every other organizations' fire management structure within our region, of comparable size, has at least one (1) full-time (40-hour per week) Training Officer. Many have training divisions with multiple personnel to support this function. None of these other agencies include the complexity of three (3) separate and different City organizations to manage.

Many of the functions of Training/Safety, Disaster Preparedness, and Emergency Medical Services (EMS) must be managed on a daily basis and across all three (3) shifts, and all three (3) agencies. The administrative functions (testing, records keeping, tracking training and licensure, etc.) are not efficiently coordinated utilizing a shift schedule manager. As a result, to meet operational and organizational needs, the current Shift Battalion Chiefs spend a significantly high number of hours (paid as overtime) on their "days off" handling the required administrative duties. (see Attachment "B", Battalion Chief administrative overtime hours). The cost of the proposed Administrative Battalion Chief position would partially be off-set by savings from these overtime costs.

**Fiscal Considerations:**

The estimated total cost (salary plus benefits) for an Administrative Battalion Chief would be \$210,221 annually. This includes a 10% premium pay above the Shift Battalion Chief rate due to moving from a 56-hour work week schedule to a 40-hour work week schedule, which is consistent with the current Encinitas Firefighters Association MOU. The currently vacant Program Assistant position's annual cost is \$60,343. The difference between the two positions is \$149,878 annually. Using the proportionate formula for cost sharing, the additional annual cost per city is as follows:

Encinitas:	\$103,311
Solana Beach:	\$29,721
Del Mar:	\$16,846

**Recommendation:**

Fire Management recommends re-classifying the Program Assistant position to an Administrative Battalion Chief position. This new position would be responsible for Training/Safety, Disaster Preparedness, and EMS. These areas would be significantly enhanced with the addition of an Administrative Battalion Chief. Additionally, Fire Administration would have the capacity to do more community outreach than currently available. For example, for the last two years, Fire Administration has tried to put on a Wildfire Awareness Expo in Olivenhain. We were not able to do this because we did not have the capacity to plan, organize and implement the Expo. With the additional support of an Administrative Battalion Chief, outreach such as this and others can be done for all three (3) cities.

This position would not add any additional Full-Time Equivalents (FTEs) to any city. Re-classifying this position would allow many of the daily administrative Battalion Chief level functions to be accomplished more efficiently, reduce the number of Battalion Chief overtime hours required to deliver necessary service, allow the Shift Battalion Chiefs more time to train and interact with their crews for better supervision, and allow a better distribution of administrative workload across all of the management levels, which would assist us with handling the requirements of three (3) different cities.



## Training Mandates Study for the California Fire Service Summary of Mandates

The following is a summary of laws and regulations that require training of fire department sworn personnel. This is not a complete list of all regulations affecting fire department operations, and even identified mandates can change from day to day. Many of these mandates are not specific to fire departments, but apply to any employer who has employees engaging in the specific activity; applicability to a fire department would depend on whether they conducted those types of operations.

Following this section is a more complete table listing ALL identified code sections.

(NOTE: Applicable Federal codes upon which the State codes are based are listed when available.)

Mandate	Code Section	Description
First Aid Training	22 CCR, §100015	Firefighters are required to complete a first aid course.
EMT Training	22 CCR, §100075	Description of the course content of EMT-I training. EMT Curriculum includes ALL required EMS training.
EMT Refresher Training	22 CCR, §100080	Requires 24 hours of CE every 2 years and testing every four years.
Paramedic Training	22 CCR, §100135	Description of the course content of EMT-P (Paramedic) training.
Paramedic Refresher Training	22 CCR, §100167	Requires 24 hours of CE every year.
CPR	H&S Code, §1797.182 22 CCR, §100075	Requires firefighters to be trained in CPR. Identifies CPR as part of EMT curriculum.
CPR Refresher Training	H&S Code, §1797.215	Requires all EMT-Is and EMT-Ps to renew their CPR certificate every two years.
Defibrillators	22 CCR, §100020 22 CCR, §100064 22 CCR, §100075 H&S Code, §1797.196	Automatic Defibrillators (AEDs) Manual Defibrillators Defib training is included in EMT curriculum Requirements for "any person who acquires an AED", including quarterly checks.

"Infrequently Used Skills"	H&S Code, §1797.214 <u>OPTIONAL</u> County EMS Agency Requirement	"A local EMS Agency <i>may</i> require additional training ..."
Other EMS Training (AIDS, SIDS, child and elder abuse, triage, vehicle extrication)	22 CCR, §100075 (Other sections)	Included as part of the EMT curriculum. NOTE: If not an EMT, other regulations require training in Child Abuse and SIDS.
Heat Illness	8 CCR, §3395	Requires training for employees and supervisors in prevention of heat illness.
Bloodborne Pathogens (29 CFR 1910.1030)	8 CCR, §5193	Requires initial and annual training for personnel who may be exposed to blood or other potentially infectious materials.
Airborne Pathogens (TB) (29 CFR 1910.139)	8 CCR, §5144	NOTE: A proposed separate standard was withdrawn; medical protection now falls under Respiratory Protection guidelines.
Privacy of Medical Records (Federal Law)	Health Insurance Portability and Accountability Act (HIPAA)	New federal law that will require training for all personnel who handle medical records. <i>Training requirements yet to be determined.</i>
Hazard Communications (29 CFR 1910.1200)	8 CCR, §5194	Requires employee training on hazardous substances in workplace. Training updates required when new hazardous substances are brought into the workplace.
Haz Mat First Responder, Operations Level (FRO) (29 CFR 1910.120)	8 CCR, §5192  19 CCR, §2520	All sworn personnel require this training. Requires 8 hours of initial training, and annual refresher training.  Defines the "state certified" curriculum for Haz Mat FRO; requires 16 hours initially.
Haz Mat Technician Haz Mat Specialist (29 CFR 1910.120)	8 CCR, §5192	Higher level of haz mat training, based on definitions of emergency ops responsibilities. Requires initial and annual training. As with FRO, there are other sections defining curriculum for state certification.
Haz Mat Incident Commander	8 CCR, §5192	All Chief Officers require this course. Requires 24 hours of initial training.
Weapons of Mass Destruction (WMD), Operations Level	<i>By Contract with Federal Government</i> as part of a Metropolitan Medical Task Force (MMTF)	Initial training is required for cities that participate in this program, which has several levels (Awareness, Ops, IC, Haz Mat Tech, Medic, and Hospital Provider). Requires regular drills.

PPE for Firefighters (29 CFR 1910.133, 1910.135, 1910.136, 1910.138)	8 CCR, §3401-3411	Requires fire departments to provide PPE to all personnel, and train them how to use it. Follow-up training only when new equipment is introduced.
Personal Protective Equipment (29 CFR 1910.133, 1910.135, 1910.136, 1910.138)	8 CCR, §3380-3385	Requirements to provide Personal Protective Equipment and training for OTHER than Firefighters.
Hearing Conservation (29 CFR 1910.95)	8 CCR, §5096-5099	Requires fire departments to provide hearing protection to all personnel, and train them how to use it. Follow-up training only when new equipment is introduced, or someone has suffered a "hearing shift".
Respiratory Protection (29 CFR 1910.132)	8 CCR, §5144	Requires fire departments to provide respirators (SCBAs) to all personnel, and train them how to use them. Also requires annual fit-test, and annual medical evaluation. Annual refresher training is required.
"Two-In, Two-Out"	8 CCR, §5144	Describes operational requirements for standby team outside when interior operations are conducted in an IDLH atmosphere.
Standardized Emergency Management System (SEMS) Incident Command System (ICS)	19 CCR, §2400-2446	Requires training in principles of emergency management for large-scale incidents. Requires fire departments to use ICS. Initial training must follow state curriculum.
ICS Position Specialist Training	California Incident Command Certification System (CICCS)	Recently adopted by OES. Requires training in ICS positions for personnel responding to mutual aid emergencies. Has "historical recognition" built in initially. Requires various levels of approval.
Aircraft Rescue and Fire Fighting (ARFF)	14 CFR, §139.319	Requires training for airport firefighters and annual live fire training. ( <i>Federal Law</i> )
Confined Space Operations (29 CFR 1910.146)	8 CCR, §5157	Requires training for "rescue team" for entry into confined spaces. Not specifically required for a fire department, but is probably expected.
Trench Operations (29 CFR 1926.650)	8 CCR, §1540-1547	Identifies requirements for personnel who work in trenches. Does not specify fire departments, or identify any training.

Illness and Injury Prevention Program (IIPP)	8 CCR, §3203	Requires a Department safety program, including training. Very broad mandate, implies that training is required for all hazardous duties. Initial training on the IIPP is required, with updates whenever some new hazard is introduced to workplace.
Sexual Harassment Training	Govt. Code, §12950  Govt. Code, §12950.1	Requires employer to “provide” information on sexual harassment.  Requires supervisors to attend 2-hours of training every 2 years.
Workplace Violence	<i>(proposed OSHA rule 3148)</i>	Unknown; under proposed rule, certain workers (including firefighters) would be required to receive training in workplace violence.
Repetitive Motion Injuries (Ergonomics)  (Federal Rule withdrawn)	8 CCR, §5110	Requires training program in certain circumstances where a number of RMIs have been documented. <i>Primarily applies to clerical positions.</i>
Fire Extinguishers	8 CCR, §6151	Employer must provide fire extinguishers and train certain employees.
Emergency Action Plan Fire Prevention Plan	8 CCR, §3220 8 CCR, §3221	Employer must train employees on emergency action plan and fire prevention plan.
Electrical Safety (Lock-Out, Tag-Out) (29 CFR 1910.147)	8 CCR, §2320.1	Requires instruction on “work techniques and hazards” before working on energized electrical equipment. <i>Not specific to fire departments.</i>
Fork Lift Training (29 CFR 1910.178)	8 CCR, §3668	No one is allowed to drive a fork lift until certified through training. <i>Only required if you have a fork lift at the workplace.</i>
Crane Operations (29 CFR 1910.179, 1910.180)	8 CCR, §4884 – 5049	Requires personnel operating cranes to be trained. <i>Only required if your personnel use a crane.</i>
Power Tools (29 CFR 1910.211-1910.218; 1910.242-1910.255)	8 CCR, §4184 – et.al.	Several sections identifying specific power tools (such as drill presses) requiring safety guards and training. <i>Only required if your personnel use those types of power tools.</i>
Peace Officer Training (Arrest Procedures and Firearms)	Penal Code, §832	Personnel (such as Arson Investigators) require this class to qualify for position, <i>if required by their jurisdiction to make arrests and carry firearms.</i> Requires annual qualification in firearms.
Driver Licensing	Vehicle Code, §15250 Vehicle Code, §15275-15278 Vehicle Code, §15260-15263	Personnel who drive fire apparatus weighing more than 26,000 pounds require a Commercial Driver’s License (Class B); with certain endorsements (tank, possibly haz mat); with no air brake restrictions. Restrictions for transmissions depending on testing.

Bulldozer Operator	<i>(Under Research)</i>	Considered "Special Construction Equipment" by DMV. No Driver's License required (not driveable on the street).
Lifeguards	<i>(Under Research)</i>	
Pilot's License	14 CFR 61 (Federal)	Requires a pilot's license.
Helicopter Pilot's License	14 CFR 61 (Federal)	Requires a helicopter pilot's license.
Air Ambulance Providers	22 CCR, §100276-100306	Equipment and personnel requirements for Pre-Hospital EMS Air Transport.
Fireboat Operator's License	<i>(Under Research)</i>	<i>(Under Research)</i>
Nuclear Power Plant Response	H&S Code, §114650	Requires a "local planning commission" <i>in defined areas near a nuclear power plant</i> . Part of responsibility is to assist in delivering emergency response training to local fire departments.
Supervisor Training	Govt. Code, §19995.4	Requires <i>all state employees</i> promoted to supervisor to receive a two-week class.

Following this section is a more complete listing of all code sections identified by this study.

<b>SOL/DMR/ENC Shared Overhead</b>							
	<b>DMR</b>	<b>SOL</b>	<b>ENC</b>	<b>Total</b>			<u>Current Formula</u>
Population Served	4,297	13,527	62,288	80,112			10% Equal Share
Area Served	2	3	19	25			20% Population
No. Calls	851	1,301	6,135	8,287			20% Area Served
No. Personnel (Suppres	9	18	51	78			20% Calls for Service
						<b>FY 18/19</b>	30% Personnel
	<b>DMR</b>	<b>SOL</b>	<b>ENC</b>	<b>Total</b>			
10% Equal Share	3.333333333	3.333333333	3.333333333	10		Del Mar	11.38%
20% Population	1.07	3.38	15.55	20		Solana Beach	19.54%
20% Area Served	1.46	2.76	15.77	20		Encinitas	69.08%
20% Calls for Service	2.05	3.14	14.81	20			
30% Personnel	3.46	6.92	19.62	30			
				100			
	11.38	19.54	69.08				
	<b>11.38%</b>	<b>19.54%</b>	<b>69.08%</b>	<b>100%</b>			
2017 CA Dept. of Finance/SANDAG estimates ( <a href="http://www.dof.ca.gov/Forecasting/Demographics/Estimates/E-1">http://www.dof.ca.gov/Forecasting/Demographics/Estimates/E-1</a> )							
2017 FIRESTATS Total Calls (incidents)							

**Costs not being recovered in the Fire Management Services Agreement:**

	<u>Encinitas</u> <u>Annual Cost</u>	<u>Solana</u> <u>Beach Annual</u> <u>Cost</u>
Facilities Cost (Facility Maintenance-Civic Center) ** <i>Costs associated with maintenance of Civic Center include security, pest control, janitorial, plumbing, HVAC services, etc.</i>	\$ 11,331	
Office space by employee:		
- Fire Administration - 4 employees in FMS (\$12,747 / 6 x 4)		
- Fire Prevention - 1 employee in FMS (\$14,164 / 5 x 1)		
Facilities Cost (Facility Maintenance-Fire Stations) ** <i>Costs associated with maintenance of Fire Stations include security, pest control, janitorial, plumbing, HVAC services, etc.</i>	\$ 8,593	
Fire Stations (for 2 B/C positions):		
- Fire Operations - 2 employees in FMS (\$227,709 / 53 x 2)		
Administrative Cost (central services) ** <i>Purchasing of office supplies, telephone charges, postage, office furniture</i>	\$ 5,515	
Cost by Division then by Employees in FMS Agreement		
- Fire Administration - 4 employees in FMS (\$4,189 / 6 x 4)		
- Fire Operations - 2 employees in FMS (\$47,480 / 53 x 2)		
- Fire Prevention - 1 employee in FMS (\$4,655 / 5 x 1)		
Information Technology ** <i>Costs associated with delivery of reliable and efficient technology systems and service to staff. Improves public access to city services and optimizes city business processes.</i>	\$ 43,307	
management and troubleshoot Telestaff multi-functional device (copies, scanning, faxing); computer storage (T drive) VoIP phones, computers, software programs, internet, printers		
Cost by Division then by Employees in FMS Agreement		
- Fire Administration - 4 employees in FMS (\$32,894 / 6 x 4)		
- Fire Operations - 2 employees in FMS (\$372,794 / 53 x 2)		
- Fire Prevention - 1 employee in FMS (\$36,548 / 5 x 1)		

Geographic Information System (GIS) **	\$	18,617	
<i>Costs associated with design, implementation, management, and support of GIS and related business systems. Includes software applications and authoritative data to support day-to-day operations.</i>			
Cost by Division then by Employees in FMS Agreement			
- Fire Administration - 4 employees in FMS (\$14,141 / 6 x 4)			
- Fire Operations - 2 employees in FMS (\$160,261 / 53 x 2)			
- Fire Prevention - 1 employee in FMS (\$15,712 / 5 x 1)			
Human Resources **	\$	25,527	
<i>Costs associated with maintaining personnel system including employee performance evaluations, classification, compensation, recruitments, benefits program, and coordinating staff training opportunities.</i>			
Cost by Division then by Employees in FMS Agreement			
- Fire Administration - 4 employees in FMS (\$19,389 / 6 x 4)			
- Fire Operations - 2 employees in FMS (\$219,743 / 53 x 2)			
- Fire Prevention - 1 employee in FMS (\$21,543 / 5 x 1)			
Finance **	\$	36,867	
<i>Costs associated with managing fiscal resources, accounting, investments, and maintenance of the budget. processing of invoices, collecting data, budgeting, payroll</i>			
Cost by Division then by Employees in FMS Agreement			
- Fire Administration - 4 employees in FMS (\$26,850 / 6 x 4)			
- Fire Operations - 2 employees in FMS (\$347,399 / 53 x 2)			
- Fire Prevention - 1 employee in FMS (\$29,288 / 5 x 1)			
Staff & Pooled Vehicles			
fuel	\$	10,746	\$ 1,877
maintenance	\$	6,060	\$ 978
MDCs in Chiefs vehicles (cellular cost & capital replacement)	\$	6,062	
mileage for analyst to dept meetings, County OES meetings/trainings	\$	1,962	
cell phone costs	\$	3,684	
paging service costs	\$	132	
Materials & Supplies			
business cards	\$	175	
uniforms (Chiefs & Fire Marshal)	\$	5,500	\$ 1,100
tools & supplies for fire investigations	\$	200	
NFPA & other handbooks (Encinitas' are used for other Cities' functions)	\$	110	



Memberships & Subscriptions that benefit all 3 cities

CFCA (Fire Chief)	\$	600
IAFC (Fire Chief)	\$	254
NFPA (Fire Prevention & Public Education subscription)	\$	1,346
MMASC (Analyst)	\$	85
San Diego County Fire Chiefs	\$	110
San Diego County Fire Chiefs Fire Prevention (FM only)	\$	50
Badge Pinning Ceremony	\$	160
Expenses for bi-weekly COOP & Chiefs' meetings	\$	1,125
Training Calendar Fee	\$	816
Training costs for Chiefs, Fire Marshal, and Analysts	\$	7,401

**Cost associated to Fire Management Service Agreement not being Recovered: \$ 196,335 \$ 3,955**

\*\* used Internal Cost Allocation study based on # of FMS agreement employees

**SECOND-THIRD AMENDMENT TO**  
**AGREEMENT FOR COOPERATIVE MANAGEMENT SERVICES**

This Amendment ("Amendment") is entered into the \_\_\_\_ day of ~~November~~Month, ~~2010-201X~~ ("Effective Date") regarding that certain AGREEMENT FOR COOPERATIVE MANAGEMENT SERVICES dated October 15, 2009 by and between CITY OF DEL MAR, CITY OF ENCINITAS, RANCHO SANTA FE FIRE PROTECTION DISTRICT and the CITY OF SOLANA BEACH (collectively the "Parties") ("Agreement").

**Recitals**

WHEREAS, Section 14 of the Agreement permits amendment of the Agreement by a writing signed by the Parties;

WHEREAS, the Parties agree to amend the Agreement as more fully stated herein.

       NOW, THEREFORE, the Parties agree as follows:

1. Section 6.0 (Compensation) in the original agreement is hereby deleted and a revised Section 6.0 (Compensation) provided below is substituted in its place. will be amended

6.0 Compensation. Those Parties receiving fire management services agree to pay for the services herein to be performed, during the term of this Agreement. The fees for fire management services shall be calculated using the total actual cost of salaries and benefits for personnel providing the services identified in Exhibit "A" during the term of this Agreement and apportioned to reflect the extent to which the Parties utilize fire management services, based on the following formula:

10% equally shared

20% by population (based on the most recent figures from the State of California Department of Finance

20% by area served

20% by number of annual calls for service (based on the most recent figures from North County Dispatch Joint Powers Authority)

30% by number of fire suppression personnel

The apportionment will be calculated annually using the most recent statistics required for the above-mentioned formula.

Payment to PARTIES to render the services described in Exhibit "A" hereunder shall be set forth in Exhibit "B" which is attached hereto and incorporated herein as though fully set forth at length. The total payment shall be made in quarterly installments.

The compensation provided to the Rancho Santa Fe Fire Protection District (RSF) for the services herein shall increase each year by the actual increase in salary and benefits for the Battalion Chiefs (3) of RSF for that fiscal year.

The total payment to Parties to render the services described in Exhibit "A" shall be made in quarterly installments.

The compensation provided to the Parties for services herein shall increase each year by the actual increase in salary and benefits of the positions providing the personnel services to that particular party for that fiscal year.

PARTIES rendering the services described in Exhibit A will not be compensated for the cost of fuel, vehicle maintenance, future vehicle replacement, office equipment, information technology, office supplies or incidentals incurred as a result of the performance of this Agreement.

An administrative fee agreeable to all parties will be assessed annually.

2. Pursuant to with Section 7.2 the Rancho Santa Fe Fire Protection District has terminated this Agreement without cause and is no longer party to this Agreement. Effective July 1, 2013, the Parties shall constitute the City of Del Mar, City of Encinitas and City of Solana Beach.

3. 1. Exhibit "A" (Description of Services) is hereby deleted and a new Exhibit "A" (Description of Services) attached hereto as Attachment "1" is substituted in its place.

32. Exhibit "B" (Annual Payments for Services) is hereby deleted. The annual payments for services are determined when the final personnel costs and administrative fees are known for the fiscal year and by the cost apportionment method described in Section 6. The City of Encinitas will distribute a final cost allocation to the Parties reflecting actual costs for providing personnel services for the fiscal year, when final costs are known.

and a new Exhibit "B" (Annual Payments for Services) attached hereto as ~~Attachment "2" is substituted in its place.~~

43. This Amendment may be executed simultaneously or in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same Agreement.

4. Except as specifically provided herein, all terms shall have the same meaning as defined in the Agreement.

5. Except as specifically amended herein, the Agreement shall remain in full force and effect.

**[Signatures on Next Page]**

Executed the first day and year appearing above at San Diego, California.

City of Del Mar  
a Municipal Corporation

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

City of Encinitas  
a Municipal Corporation

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

~~\_\_\_\_\_ Rancho Santa Fe Fire Protection District  
\_\_\_\_\_ a Special District~~

~~By: \_\_\_\_\_~~

~~Name: \_\_\_\_\_~~

~~Its: \_\_\_\_\_~~

City of Solana Beach  
a Municipal Corporation

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

## ATTACHMENT 1

### EXHIBIT A

#### Description of Services

The Encinitas Fire Department will furnish the management services that include the positions of Fire Chief (1), Deputy Chief (1), Battalion Chiefs (2), Fire Marshal (1), and Management Analyst (1), and Program Assistant (1) to the Cities of Del Mar and Solana Beach in order to manage all Fire Departments. All other Chief Officers may be furnished by any of the three cities.

If there is a change to the allocation of positions noted above, all three cities agree to re-evaluate the cost allocation structure.

If it is determined that an employee of this management services agreement is excessively being utilized by one party of this agreement over the deference of the other parties, then the Parties agree that all three City Managers will meet to re-balance the workload or discuss other apportioned remedies.

The Solana Beach Fire Department will furnish the management services that include the position of Battalion Chief (1) to the Cities of Del Mar and Encinitas in order to manage all Fire Departments.

Cooperatively, said management services by the Encinitas and Solana Beach Fire Departments shall include the following:

The Rancho Santa Fe Fire Protection District (RSF) will furnish the following services:

#### 1. Management Services

- a. Under the direction and supervision of the City Managers of Del Mar, Encinitas, and Solana Beach, provide broad policy guidance, fire management expertise and leadership to Del Mar, Encinitas, and Solana Beach fire personnel.
- b. Confer with Del Mar, Encinitas, and Solana Beach Fire Department personnel when required to ascertain the needs and evaluate the efficiency of the services provided by ~~the Del Mar Fire Department~~ all Departments to their respective citizens.
- c. As directed by the City Managers, respond to citizen complaints regarding personnel or services, requests for services, and inquires.
- d. Provide support to major incidents.
- e. Promote a harmonious working relationship between fire prevention and suppression personnel of each respective agency while striving to uphold each Fire Department's Mission Statement.

- f. Coordinate assignment and maintenance programs of fire apparatus and equipment.
- g. Oversee maintenance program for fire stations and serve as point of contact for fire personnel for facility maintenance or procurement requests.
- ~~f.h.~~ Supervise and provide direction when needed for fire prevention, suppression, and EMS activities for the Cities of Del Mar, Encinitas, and Solana Beach.
- ~~g.i.~~ Supervise personnel of the Del Mar, Encinitas, and Solana Beach Fire Departments. Supervise adherence to Del Mar, Encinitas, and Solana Beach Department policies and procedures (i.e. personnel rules, administrative policies, purchasing and budget policies, budget administration, department emergency operations policies, memorandum of understanding, vacation, and sick leave policies).
- ~~h.j.~~ As directed by the City Managers, attend and represent the Del Mar, Encinitas, and Solana Beach Fire Departments and implement ~~Del Mar's~~ each City's policies and directives at various local and regional meetings [i.e. City Council (when required), City Manager staff meetings, County Fire Chiefs, North Zone, CSA-17, UDC].
- k. Supervise the purchasing of materials and equipment within the budgetary constraints of Del Mar each Department.
- l. Direct the forecast of funds needed for staffing, equipment, materials and supplies.
- m. Monitor and approve expenditures and request budget adjustments.
- ~~i.n.~~ Provide overhead supervision for safety, command, and control functions on an as needed basis.
- ~~j.o.~~ Provide support personnel dependent upon nature and location of incident for Emergency Operation Center (EOC) activities, during activation.
- ~~k.p.~~ Assist in the maintenance of the Cities' emergency plans and coordinate training for ~~Del Mar staff~~ each City's staff.
- ~~l.q.~~ Administer grant programs and submit applications for grants.
- ~~m.r.~~ Prepare and review budgets and facilitate cost recovery.

## 2. Duty Coverage.

~~The Rancho Santa Fe Fire Protection District will furnish the management services that include the positions of Shift Battalion Chiefs (3) to the City of Del Mar, City of Encinitas and City of Solana Beach in order to provide supervision of operations for their Fire Departments. Said management services shall include the following:~~

- a. Provide emergency incident command officer coverage.\*
- b. Perform a management role and assume command of field operations as well as direct assigned personnel at the scene of emergencies involving fire, all types of accidents, gas leaks, flooded structures, hazardous materials and life saving and rescue work.

- c. Make decisions on the utilization and practical application of agency resources to ensure proper emergency coverage is maintained.
- d. Effectuate policies, orders, rules and regulations. Enforce agency rules and regulations and recommend and takes disciplinary action when necessary.
- e. Assure agency health and safety guidelines are followed, and exercise discretion to ensure a safe working environment is maintained.
- f. Respond to incidents requiring a chief officer, when necessary.
- g. Daily supervision of personnel. Supervise adherence to agency policies and procedures (i.e., personnel rules, administrative policies, purchasing and budget policies, budget administration, department emergency operations policies, memorandum of understanding, vacation, and sick leave policies, etc.).
- h. Conduct morning briefings with all shift personnel at the fire stations.
- i. Communicate daily activities with each Operations Chief and disseminate critical information.
- j. Meet with company officers in each station to explain new orders, answer questions, discuss policies and procedures, and ensure proper awareness of new standards.
- k. Receive and relay and pertinent information; deliver interdepartmental mail.
- l. Perform annual evaluations of company officers assigned to shift and ensure annual evaluations are complete for all members assigned to shift.
- ~~l.~~ Assist the Operation Chief with company officers' evaluations.
- ~~l-m.~~ Assist Company Officer with counseling and coaching of subordinates when there is a performance or personnel problem, if necessary.
- ~~m-n.~~ Participate in training activities and observe companies as they participate in training/drills.
- ~~n-o.~~ Act as initiating official for investigations and citizen's complaints; Analyze information obtained and handle as appropriate, or develop a report for further consideration.
- ~~o-p.~~ Maintain records and review RMS reports per developed program.
- ~~p-q.~~ Participate in captains' meetings when on duty.
- ~~q-r.~~ Participate in agency scheduled operations or staff meetings.
- s. Review FirstWatch response data at the end of every shift.
- t. Review Monthly Activity Reports.

~~\*Should RSF personnel at or above the Battalion Chief level be unavailable to respond, the Cities of Del Mar, Encinitas and Solana Beach will use shared duty officers from other cooperating agencies or choose to provide their own "Duty Officer"~~



### 3. Training Officer

~~The Rancho Santa Fe Fire Protection District will furnish the management services of a non-shift Battalion Chief (1) to oversee the training function of the Encinitas, Del Mar and Solana Beach Fire Departments. Said management services shall include the following:~~

- a. Under direction of the Fire Chiefs, coordinate the training program for the members of the ~~Encinitas,~~ Del Mar, Encinitas, and Solana Beach Fire Departments.
- b. Prepare and oversee said training program.
- c. Monitor required annual training attendance records.
- d. Ensure annual state and federal training mandates are met.
- e. Ensure that all firefighters are instructed in the same firefighter techniques (North Zone Operations and Training Manual).
- f. Provide training guidance and management to ~~Encinitas,~~ Del Mar, Encinitas, and Solana Beach fire personnel.
- g. Establish training standards and develop curriculum and lesson plans.
- h. Develop a master training schedule including multi-company drills on a regular basis.
- i. Training shall include the development of a training academy for new hires.
- j. Evaluate training effectiveness and periodically review training records for completeness.
- k. Represent the ~~Encinitas,~~ Del Mar, Encinitas, and Solana Beach Fire Departments at Zone and County training activities and meetings.
- l. Provide oversight of the Department(s) Community Emergency Response Team (CERT) program(s).
- m. Oversee firefighter recruitment, testing (including promotional) and hiring.

~~The Encinitas Fire Department will furnish the following services:~~

#### ~~I. Management Services for Del Mar~~

~~The Encinitas Fire Department will furnish the management services that include the positions of Fire Chief (1), Deputy Chiefs (2), Fire Marshal (1) and Management Analyst (1) to the City of Del Mar in order to manage its Fire Department. Said management services shall include the following:~~

- ~~a. Under the direction and supervision of the City Manager of Del Mar, provide broad policy guidance, fire management expertise and leadership to Del Mar fire personnel.~~

- ~~b. Confer with Del Mar Fire Department personnel when required to ascertain the needs and evaluate the efficiency of the services provided by the Del Mar Fire Department to its citizens.~~
- ~~c. As directed by the City Manager, respond to citizen complaints regarding personnel or services, requests for services, and inquiries.~~
- ~~d. Provide support to major incidents.~~
- ~~e. Promote a harmonious working relationship between fire prevention and suppression personnel of each respective agency while striving to uphold each Fire Department's Mission Statement.~~
- ~~f. Coordinate assignment and maintenance programs of fire apparatus and equipment.~~
- ~~g. Supervise and provide direction when needed for fire prevention, suppression, and EMS activities for the City of Del Mar.~~
- ~~h. Supervise personnel of the Del Mar Fire Department. Supervise adherence to Del Mar policies and procedures (i.e. personnel rules, administrative policies, purchasing and budget policies, budget administration, department emergency operations policies, memorandum of understanding, vacation, and sick leave policies).~~
- ~~i. As directed by the City Manager, attend and represent the Del Mar Fire Department and implement Del Mar's policies and directives at various local and regional meetings [i.e. City Council (when required), City Manager staff meetings, County Fire Chiefs, North Zone, CSA-17, UDC].~~
- ~~j. Supervise the purchasing of materials and equipment within the budgetary constraints of Del Mar.~~
- ~~k. Provide overhead supervision for safety, command and control functions on an as-needed basis.~~
- ~~l. Provide support personnel dependent upon nature and location of incident for Emergency Operation Center (EOC) activities, during activation.~~
- ~~m. Assist in the maintenance of the Cities' emergency plans and coordinate training for Del Mar staff.~~
- ~~n. Administer grant programs and submit applications for grants.~~
- ~~o. Prepare and review budgets and facilitate cost recovery.~~

## ~~2. Management Services for Solana Beach~~

~~The Encinitas Fire Department proposes to furnish the management services that include the positions of Fire Chief (1), Deputy Chiefs (2), Fire Marshal (1) and Management Analyst (1) to the City of Solana Beach in order to manage its Fire Department. Said management services shall include the following:~~

- ~~a. Under the direction and supervision of the City Manager of Solana Beach, provide broad policy guidance, fire management expertise and leadership to Solana Beach fire personnel.~~

- ~~b. Confer with Solana Beach Fire Department personnel when required to ascertain the needs and evaluate the efficiency of the services provided by the Solana Beach Fire Department to its citizens.~~
- ~~c. At the direction of the City Manager, respond to citizen complaints regarding personnel or services, requests for services, and inquiries.~~
- ~~d. Provide support to major incidents.~~
- ~~e. Promote a harmonious working relationship between fire prevention and suppression personnel of each respective agency while striving to uphold each Fire Department's Mission Statement.~~
- ~~f. Coordinate assignment and maintenance programs of fire apparatus and equipment.~~
- ~~g. Supervise and provide direction when needed for fire prevention, suppression, and EMS activities for the City of Solana Beach.~~
- ~~h. Supervise personnel of the Solana Beach Fire Department. Supervise adherence to Solana Beach policies and procedures (i.e. personnel rules, administrative policies, purchasing and budget policies, budget administration, department emergency operations policies, memorandum of understanding, vacation, and sick leave policies).~~
- ~~i. As directed by the City Manager, attend and represent the Solana Beach Fire Department and implement Solana Beach's policies and directives at various local and regional meetings [i.e., City Council (when required), City Manager staff meetings, County Fire Chiefs, North Zone, CSA-17, UDC, etc.].~~
- ~~j. Supervise the purchasing of materials and equipment within the budgetary constraints of Solana Beach.~~
- ~~k. Provide overhead supervision for safety, command and control functions on an as-needed basis.~~
- ~~l. Provide support personnel, dependent upon nature and location of incident for Emergency Operation Center (EOC) activities, during activation.~~
- ~~m. Assist in the maintenance of the Cities' emergency plans and coordinate training for Del Mar staff.~~
- ~~n. Administer grant programs and submit applications for grants.~~
- ~~o. Prepare and review budgets and facilitate cost recovery.~~

### ~~3. Management Services for the Rancho Santa Fe Fire Protection District~~

~~The Encinitas Fire Department proposes to furnish the management services that include the positions of Deputy Chiefs (2) in order to manage the operations and administrative services functions of its Fire Department. Said management services shall include the following:~~

- ~~a. Under the direction and supervision of the Fire Chief of the Rancho Santa Fe Fire Protection District (RSFFPD), provide broad policy guidance, fire management expertise and leadership to Rancho Santa Fe fire personnel.~~

- ~~b. Confer with Rancho Santa Fe Fire Department personnel when required to ascertain the needs and evaluate the efficiency of the services provided by the RSFFPD to its citizens.~~
- ~~c. As directed by the Fire Chief, respond to citizen complaints regarding personnel or services, requests for services and inquires.~~
- ~~d. Provide support to major incidents.~~
- ~~e. Promote a harmonious working relationship between fire prevention and suppression personnel of each respective agency while striving to uphold each Fire Department's Mission Statement.~~
- ~~f. Supervise and provide direction when needed for fire suppression and EMS activities of the RSFFPD.~~
- ~~g. Supervise personnel of the RSFFPD. Supervise adherence to RSFFPD policies and procedures (i.e. personnel rules, administrative policies, purchasing and budget policies, budget administration, department emergency operations policies, memorandum of understanding, vacation, and sick leave policies).~~
- ~~h. As directed by the Fire Chief, attend and represent the RSFFPD and implement its policies and directives at various local and regional meetings [i.e. Board of Directors (when required), staff meetings, County Fire Chiefs, North Zone, CSA-17, UDC].~~
- ~~i. Supervise the purchasing of materials and equipment within the budgetary constraints of RSFFPD.~~
- ~~j. Provide overhead supervision for safety, command and control functions on an as-needed basis.~~
- ~~k. Assume the duties of Public Information Officer (PIO), as necessary.~~
- ~~l. Serve as Safety Officer, as necessary.~~
- ~~m. Oversee and manage the RSFFPD participation in the Regional Communications System (RCS) and Computer Aided Dispatch (CAD) and Records Management Systems (RMS) and coordinate support to RSFFPD personnel for these systems.~~
- ~~n. Oversee and manage special projects, as assigned by the Fire Chief.~~

The Solana Beach Fire Department will furnish the following services:

~~1. Support Services for Del Mar, Encinitas and the Rancho Santa Fe Fire Protection District~~

The Solana Beach Fire Department will furnish a Deputy Chief (1) to oversee the support services function of the Del Mar, Encinitas and Rancho Santa Fe Fire Departments. Said support services shall include the following:

- ~~a. Coordinate assignment and maintenance programs of fire apparatus and equipment.~~
- ~~b. As directed by the Fire Chiefs, attend and represent the RSFFPD and implement its policies and directives at various local and regional meetings [i.e. Board of~~

~~Directors (when required), staff meetings, County Fire Chiefs, North Zone, CSA-17, UDC).~~

- ~~e. Oversee and manage special projects, as assigned by the Fire Chiefs.~~
- ~~d. Oversee maintenance program for fire stations and serve as point of contact for fire personnel for facility maintenance or procurement requests.~~
- ~~e. Direct the forecast of funds needed for staffing, equipment, materials and supplies.~~
- ~~f. Monitor and approve expenditures and request budget adjustments.~~

ATTACHMENT 2

EXHIBIT B

Annual Payment for Services

November 1, 2010 – October 30, 2011

	DMR	SOL	ENG	RSF	Total (Salary & Benefits)
DIRECTOR PS/ FIRE CHIEF	\$ 29,725	\$ 46,339	\$ 156,631	\$ —	\$ 232,695
DEPUTY CHIEF (OPERATIONS)	\$ 18,765	\$ 28,498	\$ 81,568	\$ 76,517	\$ 205,348
DEPUTY CHIEF (ADMINISTRATIVE SERVICES)	\$ 18,765	\$ 28,498	\$ 81,568	\$ 76,517	\$ 205,348
DEPUTY CHIEF (SUPPORT SERVICES)	\$ 16,962	\$ 25,760	\$ 73,730	\$ 69,165	\$ 185,617
BATTALION CHIEF (TRAINING) <sup>†</sup>	\$ 17,959	\$ 27,275	\$ 78,066	\$ 73,231	\$ 196,531
BATTALION CHIEF (3) <sup>†</sup>	\$ 54,870	\$ 83,331	\$ 238,509	\$ 223,738	\$ 600,448
FIRE MARSHAL	\$ 20,185	\$ 31,467	\$ 106,364	\$ —	\$ 158,016
MANAGEMENT ANALYST	\$ 15,156	\$ 23,627	\$ 79,862	\$ —	\$ 118,645
<b>TOTAL</b>	<b>\$ 192,387</b>	<b>\$ 294,795</b>	<b>\$ 896,298</b>	<b>\$ 519,168</b>	<b>\$ 1,902,648</b>

ENG REVENUE	\$ 102,596	\$ 158,430	N/A	\$ 153,033
RSF REVENUE	\$ 72,829	\$ 110,605	\$ 316,574	N/A
SOL REVENUE	\$ 16,962	N/A	\$ 73,730	\$ 69,165

Cost Allocation	DMR	SOL	ENG	RSF
ENC Fire Chief/Fire Marshal/Analyst	12.77%	19.91%	67.31%	
RSF Battalion Chiefs/ ENC Deputy Chiefs/ SOL Deputy Chief	9.14%	13.88%	39.72%	37.26%

<sup>†</sup>Total salary and benefits cost for Rancho Santa Fe FPD Battalion Chiefs does not reflect any possible salary increase effective 7/1/11.

Contract costs are shaded.

FY 18-19 Budget Estimate

	DMR	SOL	ENC	Total (Salary & Benefits)
ENC DIRECTOR PS/ FIRE CHIEF--STEIN	\$ 30,678	\$ 52,647	\$ 186,139	\$ 269,464
ENC DEPUTY CHIEF (ADMIN)-BLUMMEYER	\$ 27,136	\$ 46,568	\$ 164,647	\$ 238,350
ENC BATTALION CHIEF (OPS)--SPAULDING	\$ 22,904	\$ 39,357	\$ 139,151	\$ 201,411
ENC BATTALION CHIEF (TRAINING)-MICKELSON	\$ 23,218	\$ 39,844	\$ 140,874	\$ 203,936
ENC FIRE MARSHAL--PUPPING	\$ 19,479	\$ 33,429	\$ 118,182	\$ 171,100
ENC MANAGEMENT ANALYST (DP, GRANTS)--JIMENEZ/STRATAKIS	\$ 12,495	\$ 21,442	\$ 75,811	\$ 109,748
ENC PROGRAM ASSISTANT--VACANT	\$ 7,149	\$ 12,269	\$ 43,377	\$ 62,795
SOL BATTALION CHIEF (SUPPORT SERVICES)--FORD	\$ 23,611	\$ 40,519	\$ 143,261	\$ 207,391
<b>TOTAL - Salary &amp; Benefits</b>	\$ 166,700	\$ 286,073	\$ 1,011,452	\$ 1,464,225
ENC BATTALION CHIEF - MICKELSON - OVERTIME (20 SHIFTS)	\$ 2,844	\$ 4,880	\$ 17,255	\$ 24,980
ENC BATTALION CHIEF - SPAULDING - OVERTIME (20 SHIFTS)	\$ 2,844	\$ 4,880	\$ 17,255	\$ 24,980
SOL BATTALION CHIEF - FORD-OVERTIME (20 SHIFTS)	\$ 2,793	\$ 4,794	\$ 16,949	\$ 24,536
<b>TOTAL - Salary &amp; Benefits &amp; Overtime</b>	\$ 175,181	\$ 300,628	\$ 1,062,911	\$ 1,538,720

	DMR	SOL	ENC	Total
<b>ESTIMATE SALARY &amp; BENEFITS ONLY</b>				
ENC COST RECOVERY	\$ 143,089	\$ 245,554	N/A	\$ 388,643
SOL COST RECOVERY	\$ 23,611	N/A	\$ 143,261	\$ 166,872

	DMR	SOL	ENC	Total
<b>ESTIMATE OVERTIME</b>				
ENC COST RECOVERY	\$ 5,688	\$ 9,761	N/A	\$ 15,449
SOL COST RECOVERY	\$ 2,793	N/A	\$ 16,949	\$ 19,742

	DMR	SOL	ENC	Total
<b>TOTAL ESTIMATE</b>				
ENC COST RECOVERY	\$ 148,778	\$ 255,315	N/A	\$ 404,091
SOL COST RECOVERY	\$ 26,405	N/A	\$ 160,210	\$ 186,614

	DMR	SOL	ENC
<b>Cost Allocation</b>			
	11.38%	19.54%	69.08%

Contract costs to be paid to other agencies under cost sharing agreement

	DMR	SOL	ENC	Total
<b>ESTIMATE SALARY &amp; BENEFITS ONLY</b>				
ENC COST RECOVERY	\$ 196,335	\$ 339,357	\$ 1,391,511	\$ 1,927,203
SOL COST RECOVERY	\$ 23,611	\$ 40,519	\$ 143,261	\$ 207,391
<b>TOTAL - Salary &amp; Benefits</b>	\$ 220,946	\$ 379,876	\$ 1,534,772	\$ 1,935,594
ENC BATTALION CHIEF - MICKELSON - OVERTIME (20 SHIFTS)	\$ 2,844	\$ 4,880	\$ 17,255	\$ 24,980
ENC BATTALION CHIEF - SPAULDING - OVERTIME (20 SHIFTS)	\$ 2,844	\$ 4,880	\$ 17,255	\$ 24,980
SOL BATTALION CHIEF - FORD-OVERTIME (20 SHIFTS)	\$ 2,793	\$ 4,794	\$ 16,949	\$ 24,536
<b>TOTAL - Salary &amp; Benefits &amp; Overtime</b>	\$ 229,427	\$ 389,830	\$ 1,572,281	\$ 1,991,538

New Cost to Other Cities w/Admin Fees for ENC and SOL

\$ 197,984	Del Mar w/Admin Fees	12.67%
\$ 335,804	Solana w/Admin Fees	21.82%
\$ 1,004,932	Encinitas w/Admin Fees	65.31%
<b>Difference between Current and New Cost w/Admin Fees for ENC &amp; SOL</b>		
\$ 22,603	Del Mar Additional Cost	1.48%
\$ 35,177	Solana Additional Cost	2.29%
\$ (57,979)	Encinitas less cost	-3.77%

	DMR	SOL	ENC	Total
<b>ESTIMATE SALARY &amp; BENEFITS ONLY</b>				
ENC COST RECOVERY	\$ 153,872	\$ 275,554	\$ 1,062,911	\$ 1,492,337
SOL COST RECOVERY	\$ 23,611	N/A	\$ 143,261	\$ 166,872
<b>TOTAL - Salary &amp; Benefits</b>	\$ 177,483	\$ 275,554	\$ 1,206,172	\$ 1,659,209
ENC BATTALION CHIEF - MICKELSON - OVERTIME (20 SHIFTS)	\$ 2,844	\$ 4,880	\$ 17,255	\$ 24,980
ENC BATTALION CHIEF - SPAULDING - OVERTIME (20 SHIFTS)	\$ 2,844	\$ 4,880	\$ 17,255	\$ 24,980
SOL BATTALION CHIEF - FORD-OVERTIME (20 SHIFTS)	\$ 2,793	\$ 4,794	\$ 16,949	\$ 24,536
<b>TOTAL - Salary &amp; Benefits &amp; Overtime</b>	\$ 183,964	\$ 285,228	\$ 1,247,681	\$ 1,716,873

**FY 18-19 Budget Estimate with Proposed Admin Battalion Chief & Administrative Fee**

	DMR	SOL	ENC	Total (Salary & Benefits)
ENC DIRECTOR PSJ FIRE CHIEF--STEIN	\$ 34,680	\$ 58,797	\$ 175,987	\$ 269,464
ENC DEPUTY CHIEF (ADMIN)--BLUMEYER	\$ 30,676	\$ 52,008	\$ 155,666	\$ 238,350
ENC BATTALION CHIEF (OPS)--SPAULDING	\$ 25,925	\$ 43,954	\$ 131,561	\$ 201,441
ENC BATTALION CHIEF (TRAINING)--MICKELSON	\$ 26,247	\$ 44,499	\$ 133,191	\$ 203,936
ENC FIRE MARSHAL--PUPPING	\$ 22,021	\$ 37,334	\$ 111,745	\$ 171,100
ENC MANAGEMENT ANALYST (DP, GRANTS)--JIMENEZ/STRATAKIS	\$ 14,125	\$ 23,947	\$ 71,676	\$ 109,748
ENC ADMIN BATTALION CHIEF (PROPOSED)	\$ 27,536	\$ 46,685	\$ 139,734	\$ 213,955
SOL BATTALION CHIEF (SUPPORT SERVICES)--FORD	\$ 26,691	\$ 45,253	\$ 135,447	\$ 207,391
<b>TOTAL - Salary &amp; Benefits</b>	<b>\$ 207,900</b>	<b>\$ 352,477</b>	<b>\$ 1,055,008</b>	<b>\$ 1,615,385</b>
ENC BATTALION CHIEF - MICKELSON - OVERTIME (20 SHIFTS)	\$ 3,215	\$ 5,451	\$ 16,314	\$ 24,980
ENC BATTALION CHIEF - SPAULDING - OVERTIME (20 SHIFTS)	\$ 3,215	\$ 5,451	\$ 16,314	\$ 24,980
SOL BATTALION CHIEF - FORD - OVERTIME (20 SHIFTS)	\$ 3,158	\$ 5,354	\$ 16,024	\$ 24,536
<b>TOTAL - Salary &amp; Benefits &amp; Overtime</b>	<b>\$ 217,488</b>	<b>\$ 368,732</b>	<b>\$ 1,103,661</b>	<b>\$ 1,689,880</b>

Proposed Cost with Admin BC & ENC and SOL Admin Fee:

\$ 217,488	Del Mar Cost	12.87%
\$ 368,732	Solana Cost	21.82%
\$ 1,103,661	Encinitas Cost	65.31%
<b>\$ 1,689,880</b>	<b>Total FMS Cost</b>	

Additional Cost by Agency for adding an Admin BC & Administrative Fee for ENC and SOL

\$ 42,307	Del Mar Cost
\$ 68,104	Solana Cost
\$ 40,750	Encinitas Cost

	DMR	SOL	ENC	Total
<b>ESTIMATE SALARY &amp; BENEFITS ONLY</b>				
ENC COST RECOVERY	\$ 181,209	\$ 307,224	N/A	\$ 488,433
SOL COST RECOVERY	\$ 26,691	N/A	\$ 135,447	\$ 162,138

	DMR	SOL	ENC	Total
<b>ESTIMATE OVERTIME</b>				
ENC COST RECOVERY	\$ 6,430	\$ 10,901	N/A	\$ 17,331
SOL COST RECOVERY	\$ 3,158	N/A	\$ 16,024	\$ 19,182

	DMR	SOL	ENC	Total
<b>TOTAL ESTIMATE</b>				
ENC COST RECOVERY	\$ 187,639	\$ 318,125	N/A	\$ 505,764
SOL COST RECOVERY	\$ 29,849	N/A	\$ 151,472	\$ 181,321

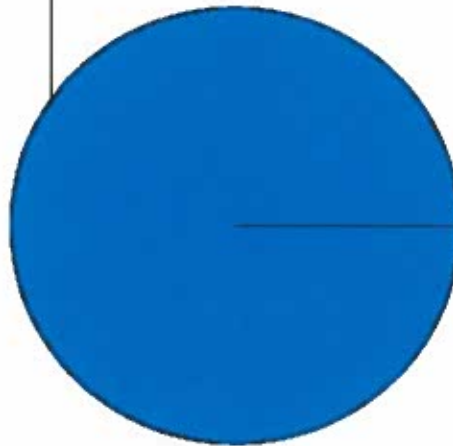
Cost Allocation	DMR	SOL	ENC
	12.87%	21.82%	65.31%

Contract costs to be paid to other agencies under cost sharing agreement



**TeleStaff**  
Summary Payroll Report  
01/01/2017 through 12/31/2017  
LIMITED BY  
Region: Encinitas Battalion, Solana Battalion  
Job Title: Battalion Chief  
Work Code: OTBCADMIN

OTBCA  
100.00%



<i>Code</i>	<i>Description</i>	<i>Percent</i>	<i>Count</i>	<i>Hours</i>
OTBCA	OTBCADMIN (OTBCA)	100.00	141	834.00
			<u>141.00</u>	<u>834.00</u>



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** May 23, 2018  
**ORIGINATING DEPT:** Community Development  
**SUBJECT:** Highway 101 Corridor Specific Plan Discussion

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## **BACKGROUND:**

The City of Solana Beach Work Plan identified a number of priorities that would address the objective to maintain the small town coastal community charm and character while promoting an outdoor lifestyle and walkable/pedestrian scale community. One of the Community Character Priorities is to update the Highway 101 Corridor Specific Plan (Specific Plan) that including potential amendments to various development standards that would be consistently applied to both the North and South Cedros Districts.

This item is before Council to introduce and discuss possible Specific Plan amendments that would help guide new development and redevelopment that is consistent, cohesive and representative of the desired character for the Specific Plan area.

## **DISCUSSION:**

The Specific Plan establishes development standards including setbacks, maximum floor area ratios (FAR), height limits, commercial/residential land use mix, parking standards and landscaping for residential, commercial, mixed use, office/professional, public/institutional and open space/recreation development based on the location of such development within "Specific Plan Districts". As the adopted Specific Plan also contemplates periodic review, this item is being presented to the Council for discussion of a development regulation of the Specific Plan to address existing development patterns and to further guide future development within the Specific Plan Districts. Modifications to the certain development regulations could provide improved consistency, clarity and guidance for community members, developers and the Council regarding the desired community character and scale envisioned by the Specific Plan.

COUNCIL ACTION:

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The development standard that contributes most directly to the City's overall community scale and character is that of building height. This standard, which also controls the number of stories a building may have, preserves community character and views for existing, developed properties as well as for members of the public. The current height and number of stories allowed varies depending on the zoning, development type and Specific Plan District in which properties are located. This often makes it difficult and confusing for property owners and developers to navigate. The following table reflects the variety of existing height standards:

Zoning/District/Type	Height Limit	Stories
Light Commercial	25'	2
Special Commercial	35'	3
- South Cedros	25' + 3.75'*	2
- North Cedros	35'	3
o Transit Station development	30'	2
- Plaza District west of Highway 101	30'	3
- Mixed Use	35'	3
o Plaza District west of Highway 101	30'	3
o South Cedros	25' + 3.75'*	2
General Commercial	35'	3
- Plaza District west of Highway 101	30'	3
- Mixed Use	35'	3
o Plaza District west of Highway 101	30'	3
o South Cedros	25' + 3.75'*	2
Office/Professional	35'	2
Public/Institutional	30'	2
Open Space/Recreation	15'	1

\*architectural features

With very few exceptions, including existing hotel properties on S. Highway 101, most structures throughout the Specific Plan area are no more than 2 stories. Therefore, development of greater than 2 stories would be inconsistent with the vision of the Specific Plan to maintain the City's existing community character and scale. As such, establishing a more consistent development standard throughout all Specific Plan Districts would more appropriately implement the Specific Plan vision. Council could also consider allowing some flexibility for hospitality, hotel, and visitor accommodation uses in order to minimize the creation of non-conforming structures.

The last time the Specific Plan was amended the Local Coastal Plan (LCP) Land Use Plan (LUP) had not yet been adopted. Therefore, an amendment to the Specific Plan may require an amendment to the LUP and, potentially, to the Solana Beach Municipal Code as well. Staff would prepare any necessary amendments based on City Council direction.

**CEQA COMPLIANCE STATEMENT:**

This discussion item is not a project as defined by CEQA.

**FISCAL IMPACT:**

This item is for discussion purposes only. Therefore, there is no fiscal impact as a result of this item.

**WORK PLAN:**

ITEM # 7 – Land Use and Planning

**DEPARTMENT RECOMMENDATION:**

Staff recommends that the City Council discuss possible amendments to the Highway 101 Corridor Specific Plan and provide direction to Staff as needed.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation.

  
\_\_\_\_\_  
Gregory Wade, City Manager



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** May 23, 2018  
**ORIGINATING DEPT:** City Attorney's Office  
**SUBJECT:** **Consideration of Resolution No. 2018-067  
Approving the Agreement with National  
Demographics Corporation for Services Related to  
Transition to District-Based Council Member  
Elections**

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## **BACKGROUND:**

The City received a certified letter on February 20, 2018, from Kevin Shenkman, an attorney with the law firm of Shenkman & Hughes in Malibu, California (Attachment 1). The letter asserts that the City's at-large electoral system violates the California Voting Rights Act (CVRA) because it dilutes the ability of Latinos (a protected class) to elect candidates of their choice or otherwise influence the outcome of Solana Beach's City Council elections as a result of racially polarized voting. The letter threatens litigation if the City declines to convert voluntarily to district-based elections for Councilmembers.

The City of Solana Beach, with approximately 8,500 registered voters, currently utilizes an at-large election system in which all voters of the entire City vote for each of the five (5) Councilmembers in plurality-win elections for four-year staggered terms.

A district-based election system (or by-district election system) is one in which the city is divided into separate districts, each with one Councilmember who resides in the district and is chosen by the voters residing in that particular district to a four-year term. Candidates for election to the City Council must also be residents of the district.

## **The California Voters Rights Act (CVRA)**

The CVRA was signed into law in 2002. The CVRA prohibits use of an at-large method of election if it impairs the ability of a protected class to elect candidates of its choice or

COUNCIL ACTION:

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its ability to influence the outcome of an election. The legislation was motivated, in part, by the lack of success by plaintiffs in California in lawsuits challenging at-large electoral systems brought under the federal Voting Rights Act. The passage of the CVRA made it much easier for plaintiffs to prevail in lawsuits against public entities that elect their members to its governing body through “at-large” elections. There is no exemption for cities based on population or geographic size.

As a result, cities and other jurisdictions throughout the State have increasingly faced legal challenges to their “at-large” systems of electing City Council members. Almost all have settled claims out of court by essentially agreeing to shift voluntarily to district-based elections. Those few that have defended CVRA challenges in the courts have ultimately either voluntarily adopted district-based elections, settled the case by adopting district-based elections, or have been forced to adopt district-based elections by judicial decree.

### Financial Provisions of the CVRA

The CVRA grants a prevailing plaintiff the right to recover reasonable attorneys’ fees and expert witness fees. This has resulted in payment of large amounts of money in attorneys’ fees by jurisdictions that have chosen to defend against a CVRA challenge. On the other hand, even if the City prevails, it cannot recover either attorneys’ fees or costs. Also, even if the City prevails in one CVRA action, it would remain vulnerable to subsequent litigation brought under the CVRA by different plaintiffs.

The City of Palmdale, in addition to incurring its own legal costs, reportedly paid plaintiffs in excess of \$4.5 million in its unsuccessful attempt to defend against a lawsuit brought under the CVRA. (The CVRA lawsuit against the City of Palmdale is the only one to have gone to trial and judgment to date.)

Settlement generally also entitles plaintiffs to recover their attorneys’ fees. For example, the City of Modesto was the first to be sued under the CVRA. The case was initially dismissed on motion of the City. The dismissal was reversed on appeal, after which the case settled. The settlement included a payment to plaintiffs’ attorneys of approximately \$3 million. The City of Santa Barbara reportedly paid \$900,000 in attorneys’ fees and expert costs to settle the CVRA lawsuit against it. The Santa Barbara case settled relatively early, before any motions were filed, or discovery undertaken by either side. The City of Anaheim reportedly paid \$1.2 million in plaintiffs’ attorneys’ fees when it settled the CVRA lawsuit against it shortly before it was set for trial.

### CVRA Reform (AB 350), a “Safe Harbor”

On September 28, 2016, the Governor signed AB 350 into law, codified as Elections Code (EC) section 10010 (effective on January 1, 2017). The legislation provides a “safe harbor” from CVRA litigation. If a city receives a demand letter, such as that received by the City of Solana Beach, the city is given 45 days of protection from litigation to assess its situation. If within that 45 days, a city adopts a resolution

declaring the Council's intent to transition from at-large to district-based elections, outlining specific steps to be undertaken to facilitate the transition, and estimating a time frame for action, then a potential plaintiff is prohibited from filing a CVRA lawsuit for an additional 90-day period. The legislation also caps a city's liability to pay attorneys' fees of the potential plaintiffs at \$30,000, if the city follows AB 350. The potential plaintiff must show financial documentation that these costs were actually incurred.

As a result of AB 350 becoming law, most jurisdictions "hit" with a CVRA demand letter have opted to avail themselves of the protections under EC section 10010 as a business decision to minimize and control the budgetary impacts and limit potential exposure to attorney's fees and costs through litigation. To date, over 115 cities in the state have changed to district-based elections after receiving a CVRA challenge. Of those, 20 are cities with a population of less than 25,000.

#### At-large to District-Based Elections Transition

Pursuant to EC section 10010, a jurisdiction is required to hold five (5) public hearings in connection with the establishment of electoral districts. The legislation provides the community an opportunity to comment on the composition of the districts during the first two (2) public hearings before draft districting maps are prepared. Two (2) additional public hearings are held for public input regarding the draft districting maps and the proposed sequence of elections within the new districts. The final public hearing occurs in connection with the adoption of an ordinance establishing district-based elections. Failure to meet the prescribed timeframe by EC 10010 exposes jurisdictions to litigation with potential devastating impacts to the budget.

The City was informed that following the timeframe and procedures established in EC Section 10010 will not allow the City of Solana Beach to implement district-based elections in time for the November 6, 2018 City Council elections.

On April 11, 2018, the City Council filled one vacant seat as a result of former Councilmember Nichols' resignation. Also on April 11, 2018, a four-member Council unanimously adopted Resolution 2018-042 declaring the City's intent to transition from at-large to district-based elections outlining specific steps to be undertaken to facilitate the transition for November 2020, and estimating a time frame for action, thus affording the City the "safe harbor" protection provided under EC 10010.

On April 23, 2018, the City Council filled the vacancy resulting from former Councilmember Marshall's resignation on April 5, 2018. At a Special Work Plan/Budget Council Meeting on May 9, 2018, the City Council approved the inclusion of the transition to district-based elections to the City's Work Plan and approved proposed budget allocations for the same.

The action before the Council is to consider adopting Resolution 2018-067 approving the agreement with National Demographics Corporation to effectuate Resolution 2018-042 in compliance with EC 10010.

**DISCUSSION:**

Immediately after the approval of the inclusion of the transition to district-based elections in the Work Plan and Budget, the City retained the services of Dr. Douglas Johnson on May 10, 2018 to proceed with the EC section 10010 activities outlined in Resolution 2018-042 under the City Manager's contracting authority. Since then, two well-attended public hearings have been conducted on May 14<sup>th</sup> at the Council Chambers in City Hall and May 15<sup>th</sup> at the La Colonia Community Center.

Draft maps of potential Council election district boundaries will be published on or before May 23rd, for consideration and public input at the May 30th and June 26th City Council public hearings. Following a public hearing on July 11, 2018, the City Council may adopt an ordinance implementing district-based elections for seats on the City Council.

Information about the City's transition to district-based elections including video of the May 14<sup>th</sup> public hearing is available on the City website:

[http://www.ci.solana-beach.ca.us/index.asp?SEC=56737889-4955-493D-8FBF-D9F2F8A9BC7A&DE=AC0A0B28-4797-4B86-A194-1DED681A8DAD&Type=B\\_BASIC](http://www.ci.solana-beach.ca.us/index.asp?SEC=56737889-4955-493D-8FBF-D9F2F8A9BC7A&DE=AC0A0B28-4797-4B86-A194-1DED681A8DAD&Type=B_BASIC).

The agreement is before the City Council for approval because it is anticipated that costs will exceed the City Manager's contract authority.

**CEQA COMPLIANCE STATEMENT:**

Not a project as defined by CEQA.

**FISCAL IMPACT:**

Staff estimates the total cost of an uncomplicated process to establish City Council election districts will be at least \$100,000. The City of Encinitas, while larger in area and population spent over \$175,000 not including consultant/project manager costs or staff time, when it transitioned to district-based elections. Because the costs for establishing districts are typically uniform regardless of a city's size or population, the costs to Solana Beach could approach those incurred by Encinitas.

If the City fails to meet the EC section 10010 timeframes and have to defend a potential lawsuit, the costs and attorneys' fees would likely exceed \$1,000,000.00 for the City's attorneys alone, and would be a significant General Fund liability.

**WORK PLAN:**

Fiscal Sustainability D.1.



**OPTIONS:**

- Adopt Resolution 2018-067 approving the agreement with National Demographic Corporation to conduct the activities within the timelines under EC section 10010 and consistent with Resolution 2018-042 to transition to by-district elections in time for the November 2020 City Council elections for the City to continue to benefit from the protection of the statutory safe-harbor provided in EC section 10010.
- Provide alternative direction.

**DEPARTMENT RECOMMENDATION:**

Staff recommends that the City Council adopt Resolution 2018-067, approving and ratifying an agreement with National Demographics Corporation.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Shenkman & Hughes Demand Letter received on February 20, 2018
2. Resolution 2018-067



28905 Wight Road  
Malibu, California 90265  
(310) 457-0970  
[kishenkman@shenkmanhughes.com](mailto:kishenkman@shenkmanhughes.com)

VIA CERTIFIED MAIL

February 14, 2018

Solana Beach City Clerk - Angela Ivey  
635 S. Highway 101  
Solana Beach, CA 92075

RECEIVED

FEB 20 2018

City Clerk's Office  
City of Solana Beach

*Re: Violation of California Voting Rights Act*

I write on behalf of our client, Southwest Voter Registration Education Project and its members. The City of Solana Beach ("Solana Beach") relies upon an at-large election system for electing candidates to its City Council. Moreover, voting within Solana Beach is racially polarized, resulting in minority vote dilution, and, therefore, the Solana Beach's at-large elections violate the California Voting Rights Act of 2001 ("CVRA").

The CVRA disfavors the use of so-called "at-large" voting – an election method that permits voters of an entire jurisdiction to elect candidates to each open seat. *See generally Sanchez v. City of Modesto* (2006) 145 Cal.App.4th 660, 667 ("*Sanchez*"). For example, if the U.S. Congress were elected through a nationwide at-large election, rather than through typical single-member districts, each voter could cast up to 435 votes and vote for any candidate in the country, not just the candidates in the voter's district, and the 435 candidates receiving the most nationwide votes would be elected. At-large elections thus allow a bare majority of voters to control *every* seat, not just the seats in a particular district or a proportional majority of seats.

Voting rights advocates have targeted "at-large" election schemes for decades, because they often result in "vote dilution," or the impairment of minority groups' ability to elect their preferred candidates or influence the outcome of elections, which occurs when the electorate votes in a racially polarized manner. *See Thornburg v. Gingles*, 478 U.S. 30, 46 (1986) ("*Gingles*"). The U.S. Supreme Court "has long recognized that multi-member districts and at-large voting schemes may operate to minimize or cancel out the voting strength" of minorities. *Id.* at 47; *see also id.* at 48, fn. 14 (at-large elections may also cause elected officials to "ignore [minority] interests without fear of political consequences"), citing *Rogers v. Lodge*, 458 U.S. 613, 623 (1982); *White v. Register*, 412 U.S. 755, 769 (1973). "[T]he majority, by virtue of its numerical superiority, will regularly defeat the choices of minority voters." *Gingles*, at 47. When racially polarized voting occurs, dividing the political unit into single-member districts, or some other

appropriate remedy, may facilitate a minority group's ability to elect its preferred representatives. *Rogers*, at 616.

Section 2 of the federal Voting Rights Act (“FVRA”), 42 U.S.C. § 1973, which Congress enacted in 1965 and amended in 1982, targets, among other things, at-large election schemes. *Gingles* at 37; *see also* Boyd & Markman, *The 1982 Amendments to the Voting Rights Act: A Legislative History* (1983) 40 Wash. & Lee L. Rev. 1347, 1402. Although enforcement of the FVRA was successful in many states, California was an exception. By enacting the CVRA, “[t]he Legislature intended to expand protections against vote dilution over those provided by the federal Voting Rights Act of 1965.” *Jauregui v. City of Palmdale* (2014) 226 Cal. App. 4<sup>th</sup> 781, 808. Thus, while the CVRA is similar to the FVRA in several respects, it is also different in several key respects, as the Legislature sought to remedy what it considered “restrictive interpretations given to the federal act.” Assem. Com. on Judiciary, Analysis of Sen. Bill No. 976 (2001-2002 Reg. Sess.) as amended Apr. 9, 2002, p. 2.

The California Legislature dispensed with the requirement in *Gingles* that a minority group demonstrate that it is sufficiently large and geographically compact to constitute a “majority-minority district.” *Sanchez*, at 669. Rather, the CVRA requires only that a plaintiff show the existence of racially polarized voting to establish that an at-large method of election violates the CVRA, not the desirability of any particular remedy. *See* Cal. Elec. Code § 14028 (“A violation of Section 14027 *is established* if it is shown that racially polarized voting occurs ...”) (emphasis added); *also see* Assem. Com. on Judiciary, Analysis of Sen. Bill No. 976 (2001–2002 Reg. Sess.) as amended Apr. 9, 2002, p. 3 (“Thus, this bill puts the voting rights horse (the discrimination issue) back where it sensibly belongs in front of the cart (what type of remedy is appropriate once racially polarized voting has been shown).”)

To establish a violation of the CVRA, a plaintiff must generally show that “racially polarized voting occurs in elections for members of the governing body of the political subdivision or in elections incorporating other electoral choices by the voters of the political subdivision.” Elec. Code § 14028(a). The CVRA specifies the elections that are most probative: “elections in which at least one candidate is a member of a protected class or elections involving ballot measures, or other electoral choices that affect the rights and privileges of members of a protected class.” Elec. Code § 14028(a). The CVRA also makes clear that “[e]lections conducted prior to the filing of an action ... are more probative to establish the existence of racially polarized voting than elections conducted after the filing of the action.” *Id.*

Factors other than “racially polarized voting” that are required to make out a claim under the FVRA – under the “totality of the circumstances” test – “are probative, but not necessary factors to establish a violation of” the CVRA. Elec. Code § 14028(e). These

“other factors” include “the history of discrimination, the use of electoral devices or other voting practices or procedures that may enhance the dilutive effects of at-large elections, denial of access to those processes determining which groups of candidates will receive financial or other support in a given election, the extent to which members of a protected class bear the effects of past discrimination in areas such as education, employment, and health, which hinder their ability to participate effectively in the political process, and the use of overt or subtle racial appeals in political campaigns.” *Id.*

Solana Beach’s at-large system dilutes the ability of Latinos (a “protected class”) – to elect candidates of their choice or otherwise influence the outcome of Solana Beach’s city council elections.

The entire recent election history in Solana Beach is illustrative: during the past 20 years, there has not been one Latino that has emerged as a candidate for the Solana Beach City Council. Opponents of fair, district-based elections may attribute the lack of Latinos vying for elected positions to a lack of interest in local government from the Latino community. On the contrary, the alarming absence of Latino candidates seeking election to the Solana Beach City Council reveals vote dilution. *See Westwego Citizens for Better Government v. City of Westwego*, 872 F. 2d 1201, 1208-1209, n. 9 (5<sup>th</sup> Cir. 1989).

As of the 2010 Census, the City of Solana Beach has a population of 12,867. According to recent data, Latinos comprise approximately 16% of the City’s population. However, for at least the past 20 years, there has not been even one Latino to serve on the Solana Beach City Council. Therefore, not only is the contrast between the significant Latino proportion of the electorate and the total absence of Latinos to run for or be elected to the City’s Council outwardly disturbing, it is also fundamentally hostile towards Latino participation.

The lack of representation for Latinos has been a long-standing issue for the City of Solana Beach. In fact, dating back to 2003, the San Diego Union Tribune in an article entitled “*Latinos Largely Absent in North County Power Structure*”, reported that “despite an increasingly diverse population in North County, the ranks of power remain nearly exclusively white.” The article references an analysis by the North County Times which found that “Latinos and other minorities are all but missing from key government positions in the region’s nine cities” – which notably includes Solana Beach - expressly stating that Latinos are absent from the City Council in the City of Solana Beach. Sadly, 15 years later, the fact remains the same: Latinos are still absent on the Solana Beach City Council - which directly reflects the Latino vote dilution within the City.

As you may be aware, in 2012, we sued the City of Palmdale for violating the CVRA. After an eight-day trial, we prevailed. After spending millions of dollars, a district-based

remedy was ultimately imposed upon the Palmdale city council, with districts that combine all incumbents into one of the four districts.

Given the historical lack of Latino representation on the Solana Beach City Council in the context of racially polarized elections, we urge Solana Beach to voluntarily change its at-large system of electing City Council members. Otherwise, on behalf of residents within the jurisdiction, we will be forced to seek judicial relief. Please advise us no later than April 3, 2018 as to whether you would like to discuss a voluntary change to your current at-large system.

We look forward to your response.

Very truly yours,



Kevin I. Shenkman

Shelton & Hughes PC  
28705 Wight Rd  
Malibu, CA 90265

RETURN RECEIPT  
REQUESTED

Angela Ivey  
Solana Beach City Cler.  
635 S. Highway 101  
Solana Beach, CA 92075

LOS ANGELES  
CA 900  
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CERTIFIED MAIL



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**RESOLUTION NO. 2018-067**

**A RESOLUTION OF THE CITY OF SOLANA BEACH  
CITY COUNCIL, APPROVING AND RATIFYING AN  
AGREEMENT WITH NATIONAL DEMOGRAPHICS  
CORPORATION**

**WHEREAS**, the members of the City Council of the City of Solana Beach ("City") are currently elected in "at-large" elections, in which each City Council member is elected by the registered voters of the entire City and serves a four-year term; and

**WHEREAS**, California Government Code Section 34886, in certain circumstances, authorizes the legislative body of a city to adopt an ordinance to change its method of election from an "at-large" to "district-based" in which each council member is elected only by the voters residing in the district in which the candidate resides; and

**WHEREAS**, the City received a certified letter on February 20, 2018, from the law firm of Shenkman & Hughes, asserting that the City's electoral system violates the California Voting Rights Act ("CVRA") and threatening litigation if the City declines to change voluntarily to a district-based election system for electing council members; and

**WHEREAS**, the City needs specialized services of a demographer to assist in conducting the activities contemplated in the adopted Resolution 2018-042 and Elections Code Section 10010; and

**WHEREAS**, Douglas Johnson is President of National Demographics Corporation and has the expertise and experience having worked with over 60 cities, 250 school districts, and a variety of other local California jurisdictions facing California Voting Rights Act (CVRA) issues.

**NOW, THEREFORE, BE IT RESOLVED**, the City Council of the City of Solana Beach, California, does resolve as follows:

1. That the above recitals are true and accurate.
2. That the agreement between the City and National Demographics dated May 10, 2018 is hereby approved and ratified.

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**PASSED AND ADOPTED** this 23<sup>rd</sup> day of May, 2018, at a regular meeting of the City Council of the City of Solana Beach, California by the following vote:

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

\_\_\_\_\_  
DAVID ZITO, Deputy Mayor

APPROVED AS TO FORM:

ATTEST:

\_\_\_\_\_  
JOHANNA N. CANLAS, City Attorney

\_\_\_\_\_  
ANGELA IVEY, City Clerk