

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



AGENDA

Joint SPECIAL Meeting
Tuesday, May 24, 2022 * 6:00 p.m.

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

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

PUBLIC MEETING ACCESS

The Regular Meetings of the City Council are scheduled for the 2nd and 4th Wednesdays and are broadcast live. The video taping of meetings are maintained as a permanent record and contain a detailed account of the proceedings. Council meeting tapings are archived and available for viewing on the City's [Public Meetings](#) webpage.

WATCH THE MEETING

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

AGENDA MATERIALS

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

PUBLIC COMMENTS

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

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

And/Or

Verbal Comment Participation:

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

Public speakers have 3 minutes each to speak on each topic. Time may be donated by another individual

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

SPECIAL ASSISTANCE NEEDED

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

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

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

Gregory Wade
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

SPEAKERS:

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

READING OF ORDINANCES AND RESOLUTIONS:

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

CALL TO ORDER AND ROLL CALL:

CLOSED SESSION REPORT:

FLAG SALUTE:

APPROVAL OF AGENDA:

PROCLAMATIONS/CERTIFICATES: *Ceremonial*

Public Works Month

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

Regional Decarbonization Framework (RDF)

San Diego County Fair

ORAL COMMUNICATIONS:

Comments relating to items on this evening's agenda are taken at the time the items are heard. This portion of the agenda provides an opportunity for members of the public to address the City Council on items relating to City business and not appearing on today's agenda by submitting a speaker slip (located on the back table) to the City Clerk. Pursuant to the Brown Act, no action shall be taken by the City Council on public

comment items. Council may refer items to the City Manager for placement on a future agenda. The maximum time allotted for each presentation is THREE MINUTES. No donations of time are permitted (SBMC 2.04.190). Please be aware of the timer light on the Council Dais.

COUNCIL COMMUNITY ANNOUNCEMENTS / COMMENTARY:

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

A. CONSENT CALENDAR: (Action Items) (A.1. - A.8.)

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

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

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

Recommendation: That the City Council

1. Ratify the list of demands for April 30, 2022 – May 13, 2022.

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

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

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

Recommendation: That the City Council

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

[Item A.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. Citywide Tree Maintenance Services. (File 0820-25)

Recommendation: That the City Council

1. Adopt **Resolution 2022-050:**
 - a. Authorizing the City Manager to increase the Professional Services Agreement with West Coast Arborists, in the amount of \$25,000, for preventative treatment of South American Palm Weevil and pink rot.
 - b. Authorizing the City Manager to execute Amendment No. 2 to the Professional Services Agreement with West Coast Arborists extending the agreement for one year and increasing the agreement amount by \$25,000, to a total not to exceed amount of \$50,000, for on-call, as-needed City-wide tree maintenance services.

[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. Fire Suppression Equipment Services. (File 0260-40)

Recommendation: That the City Council

1. Adopt **Resolution 2022-047**:
 - a. Authorizing the City Manager to execute a Maintenance Services Agreement with Symons Fire Protection Service, Inc., at an amount not to exceed \$16,500, for maintenance and testing of fire suppression equipment services and as-needed repair services at various City facilities for Fiscal Year 2022/23.
 - b. Authorizing the City Manager to extend the agreement for up to four additional one-year terms, at the City's option, at an amount not to exceed the amount budgeted in each subsequent year.

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

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

A.5. Municipal Improvement Districts Benefit (MID) Fees Fiscal Year (FY) 2022/23.

(File 0495-20)

Recommendation: That the City Council

1. Approve **Resolution 2022-043**, setting the Benefit Charges for MID No. 9C, Santa Fe Hills, at \$232.10 per unit for FY 2022/23.
2. Approve **Resolution 2022-044**, setting the Benefit Charges for MID No. 9E, Isla Verde, at \$68.74 per unit for FY 2022/23.
3. Approve **Resolution 2022-045**, setting the Benefit Charges for MID No. 9H, San Elijo Hills # 2, at \$289.58 per unit for FY 2022/23.
4. Approve **Resolution 2022-046**, setting the Benefit Charges for MID No. 33, Highway 101/Railroad Right-of-Way, at \$3.12 per unit for FY 2022/23.

[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.

A.6. Fire Benefit Fee - Fiscal Year (FY) 2022/23. (File 0495-20)

Recommendation: That the City Council

1. Adopt **Resolution 2022-042**:
 - a. Setting the FY 2022/23 Fire Benefit Fee at \$10.00 per unit, and
 - b. Approving the Fee for levying on the tax roll.

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

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

A.7. Solana Beach Lighting Maintenance District Engineer’s Report, Annual Levy, and Collection of Assessments. (File 0495-20)

Recommendation: That the City Council

1. Adopt **Resolution 2022-056** approving the Solana Beach Lighting Maintenance District Engineer’s Report for Fiscal Year 2022/23 for proceedings of the annual levy of assessments within a special maintenance district.
2. Adopt **Resolution 2022-057** 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 08, 2022.

[Item A.7. Report \(click here\)](#)

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

A.8. 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 2022-053**, initiating the proceedings for the annual levy of assessments within the Coastal Rail Trail Maintenance District for Fiscal Year 2022/23.
2. Adopt **Resolution 2022-054**, approving the Engineer’s Report for proceedings of the annual levy of assessments within Coastal Rail Trail Maintenance District.
3. Adopt **Resolution 2022-055**, 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 8, 2022.

[Item A.8. Report \(click here\)](#)

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

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

B. PUBLIC HEARINGS: (B.1. – B.2.)

This portion of the agenda provides citizens an opportunity to express their views on a specific issue as required by law after proper noticing by submitting a speaker slip (located on the back table) to the City Clerk. After considering all of the evidence, including written materials and oral testimony, the City Council must make a decision supported by findings and the findings must be supported by substantial evidence in the record. An applicant or designee(s) for a private development/business project, for which the public hearing is being held, is allotted a total of fifteen minutes to speak, as per SBMC 2.04.210. A portion of the fifteen minutes may be saved to respond to those who speak in opposition. *All other speakers should refer to the public comment section at the beginning of the agenda for time allotment.* Please be aware of the timer light on the Council Dais.

B.1. Public Hearing: 721 E. Solana Circle., Applicant: Watson, Case #: DRP21-015.
(File 0600-40)

The proposed project meets the minimum objective requirements under the Park Del Mar Development regulations and the underlying SBMC, could be found to be consistent with the General Plan and could be found, as conditioned, to meet the discretionary findings required as discussed in this report to approve a DRP. Therefore, Staff recommends that the City Council:

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2022-052** conditionally approving a DRP to demolish a single-family residence, construct a replacement one-story, single-family residence with an attached two-car garage and perform associated site improvements at 721 East Solana Circle.

[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: Regional Transportation Improvement Program (RTIP) for Fiscal Years (FY) 2023 through 2027. (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. Consider adoption of **Resolution 2022-058**, approving the 2023 Regional Transportation Improvement Program for FY 2022/23 through FY 2026/27.

[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.

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

C.1. Budget & Finance Commission Appointment. (File 0120-06)

Recommendation: That the City Council

1. Appoint one (1) member to the Budget & Finance Commission nominated/selected by Mayor Heebner with a term ending January 2023.

[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. Capital Improvement Program Project Fiscal Year 2021/22 Update. (File 0810-05)

Recommendation: That the City Council

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

[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. Revised Draft Work Plan Fiscal Year (FY) 2022/23. (File 0410-08)

Recommendation: That the City Council

1. Review and discuss the modifications to the draft FY 2022/23 Work Plan and direct Staff to return to Council with the final FY 2022/23 Work Plan for approval with the Budget Update in June 2022.

[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. Introduce (1st Reading) Ordinance 524 – Sidewalk Maintenance by Adjacent Lot Owners. (File 0820-45)

Recommendation: That the City Council

1. Introduce **Ordinance 524** amending Section 11.16.050 of the Solana Beach Municipal Code by adding subsection D.

[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 23, 2021

COMPENSATION & REIMBURSEMENT DISCLOSURE:

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

COUNCIL COMMITTEE REPORTS: [Council Committees](#)

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

- a. City Selection Committee (meets twice a year) Primary-Heebner, Alternate-Edson
- b. Clean Energy Alliance (CEA) JPA: Primary-Becker, Alternate-Zito
- c. County Service Area 17: Primary- Harless, Alternate-Edson
- d. Escondido Creek Watershed Authority: Becker /Staff (no alternate).
- e. League of Ca. Cities' San Diego County Executive Committee: Primary-Becker, Alternate-Harless. Subcommittees determined by its members.
- f. League of Ca. Cities' Local Legislative Committee: Primary-Harless, Alternate-Becker
- g. League of Ca. Cities' Coastal Cities Issues Group (CCIG): Primary-Becker, Alternate-Harless
- h. North County Dispatch JPA: Primary-Harless, Alternate-Becker
- i. North County Transit District: Primary-Edson, Alternate-Harless

- j. Regional Solid Waste Association (RSWA): Primary-Harless, Alternate-Zito
- k. SANDAG: Primary-Heebner, 1st Alternate-Zito, 2nd Alternate-Edson. Subcommittees determined by its members.
- l. SANDAG Shoreline Preservation Committee: Primary-Becker, Alternate-Zito
- m. San Dieguito River Valley JPA: Primary-Harless, Alternate-Becker
- n. San Elijo JPA: Primary-Zito, Primary-Becker, Alternate-City Manager
- o. 22nd Agricultural District Association Community Relations Committee: Primary-Edson, Primary-Heebner

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

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

CITIZEN COMMISSION(S)

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

ADJOURN:

Next Regularly Scheduled Meeting is June 8, 2022

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

AFFIDAVIT OF POSTING

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

I, Angela Ivey, City Clerk of the City of Solana Beach, do hereby certify that this Agenda for the May 24, 2022 Council Meeting was called by City Council, Successor Agency to the Redevelopment Agency, Public Financing Authority, and the Housing Authority of the City of Solana Beach, California, was provided and posted on May 18, 2022 at 5:15 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 24, 2022, in the Council Chambers, at City Hall, 635 S. Highway 101, Solana Beach, California.

Angela Ivey, City Clerk
 City of Solana Beach, CA

UPCOMING CITIZEN CITY COMMISSION AND COMMITTEE MEETINGS:

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

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



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: May 24, 2022
ORIGINATING DEPT: Finance
SUBJECT: Register of Demands

BACKGROUND:

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

Register of Demands- 04/30/22 through 05/13/22

Check Register-Disbursement Fund (Attachment 1)	\$	676,236.24
Net Payroll Council-MC11	May 12, 2022	6,063.32
Net Payroll M22	May 13, 2022	270,453.33
		<u>270,453.33</u>

TOTAL	\$	<u>952,752.89</u>
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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 30, 2022 through May 13, 2022 reflects total expenditures of \$952,752.89 from various City sources.

WORK PLAN:

N/A

CITY COUNCIL ACTION: _____ _____

OPTIONS:


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

DEPARTMENT RECOMMENDATION:

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

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Check Register – Disbursement Fund



City of Solana Beach

Register of Demands

4/30/2022 - 5/13/2022

Department Vendor	Description	Date	Check/EFT Number	Amount
100 - GENERAL FUND				
ICMA PLAN 302817	Payroll Run 2 - Warrant MC11	05/12/2022	9000490	\$5,344.82
ICMA PLAN 302817	Payroll Run 1 - Warrant M23	05/12/2022	9000490	\$15,606.85
SOLANA BEACH FIREFIGHTERS ASSOC	Payroll Run 1 - Warrant M23	05/12/2022	9000495	\$850.00
US BANK	RS-TEST PAYMENTUS TRANS	05/06/2022	101773	\$10.00
LEGAL SHIELD CORP	PPD LEGAL-APR 22	05/06/2022	101783	\$38.86
AFLAC	AFLAC-APRIL 22	05/12/2022	101805	\$870.16
ICMA RHS 801939	Payroll Run 1 - Warrant M23	05/12/2022	9000491	\$1,960.07
PERMIT RUNNER	DOUBLE PAYMENT OF BC	05/06/2022	101790	\$106.00
PERMIT RUNNER	DOUBLE PAYMENT OF BC	05/06/2022	101790	\$4.00
MARC SNYDER/KAREN SNYDER	RFND-SBGR-386/729 BARBARA AVE	05/06/2022	101784	\$55,753.61
FRANCHISE TAX BOARD	PD 051222-ORDER#633140172933902746	05/12/2022	101813	\$100.00
GRACIE VANDERBYL	RFND-04/16/22-FCCC	05/06/2022	101780	\$500.00
DAVE STUBBS	RFN-DOUBLE PYMNT STVR RENEWALS	05/06/2022	101776	\$280.00
DAVE STUBBS	RFN-DOUBLE PYMNT STVR RENEWALS	05/06/2022	101776	\$20.00
MICHAEL CARRUBA	RFND-04/22/22-FCCC	05/06/2022	101785	\$500.00
TOTAL GENERAL FUND				\$81,944.37
1005100 - CITY COUNCIL				
LEAGUE OF CALIFORNIA CITIES INC	CY 22-LCC ANNUAL DUES	05/06/2022	101782	\$6,355.00
TOTAL CITY COUNCIL				\$6,355.00
1005150 - CITY CLERK				
DEL MAR BLUE PRINT COMPANY, INC.	RESIDENCE MAP	05/12/2022	101810	\$91.42
STAPLES CONTRACT & COMMERCIAL	LAMINATOR/POST IT/CALCULATOR/WIPES/SANITIZER	05/12/2022	101828	\$324.22
US BANK	GA-MINUTE TRANSCRIPTION	05/06/2022	101773	\$93.00
US BANK	GA-CUSTOM STAMP	05/06/2022	101773	\$32.51
US BANK	MB-EMAIL SEC SOFTWARE	05/06/2022	101773	\$129.99
US BANK	MB-SPANISH TRANSLATION	05/06/2022	101773	\$136.20
US BANK	MB-IIMC RENEWAL-MUNI CLERK	05/06/2022	101773	\$130.00
ROBERT HALF	FRONT DESK TEMP-04/22/22	05/12/2022	101825	\$1,652.80
TOTAL CITY CLERK				\$2,590.14
1005250 - LEGAL SERVICES				
HOGAN LAW APC	APR-GENERAL LEGAL	05/12/2022	101815	\$825.37
NOSSAMAN LLP	MAR 22-PROF SERVICE	05/06/2022	101787	\$3,240.00
BURKE WILLIAMS & SORENSEN	FEB-96-0014 PROF SVC	05/06/2022	101772	\$335.00
BURKE WILLIAMS & SORENSEN	FEB-96-0019 PROF SVC	05/06/2022	101772	\$960.00
BURKE WILLIAMS & SORENSEN	FEB-96-0023.001 PROF SVC	05/06/2022	101772	\$115.00
BURKE WILLIAMS & SORENSEN	FEB-96-0027 PROF SVC	05/06/2022	101772	\$320.00
BURKE WILLIAMS & SORENSEN	FEB-96-0033 PROF SVC	05/06/2022	101772	\$1,120.00
BURKE WILLIAMS & SORENSEN	FEB-RETAIN	05/06/2022	101772	\$11,250.00
BURKE WILLIAMS & SORENSEN	FEB-96-0001 PROF SVC	05/06/2022	101772	\$3,960.00

BURKE WILLIAMS & SORENSEN	FEB-96-0006 PROF SVC	05/06/2022	101772	\$552.00
BURKE WILLIAMS & SORENSEN	FEB-96-0007 PROF SVC	05/06/2022	101772	\$80.00
BURKE WILLIAMS & SORENSEN	MAR-96-0038 PROF SVC	05/06/2022	101772	\$230.00
BURKE WILLIAMS & SORENSEN	MAR-97-0002 PROF SVC	05/06/2022	101772	\$80.00
BURKE WILLIAMS & SORENSEN	MAR-RETAIN	05/06/2022	101772	\$11,250.00
BURKE WILLIAMS & SORENSEN	MAR-96-0014 PROF SVC	05/06/2022	101772	\$113.50
BURKE WILLIAMS & SORENSEN	MAR-96-0019 PROF SVC	05/06/2022	101772	\$200.00
BURKE WILLIAMS & SORENSEN	MAR-96-0023.001 PROF SVC	05/06/2022	101772	\$368.00
BURKE WILLIAMS & SORENSEN	MAR-96-0027 PROF SVC	05/06/2022	101772	\$500.00
BURKE WILLIAMS & SORENSEN	MAR-96-0033 PROF SVC	05/06/2022	101772	\$4,580.00
BURKE WILLIAMS & SORENSEN	MAR-96-0037.001 PROF SVC	05/06/2022	101772	\$46.00
BURKE WILLIAMS & SORENSEN	MAR-96-0001 PROF SVC	05/06/2022	101772	\$6,500.50
BURKE WILLIAMS & SORENSEN	MAR-96-0001.002 PROF SVC	05/06/2022	101772	\$260.00
BURKE WILLIAMS & SORENSEN	MAR-96-0002 PROF SVC	05/06/2022	101772	\$299.00
BURKE WILLIAMS & SORENSEN	MAR-96-0006 PROF SVC	05/06/2022	101772	\$552.00
BURKE WILLIAMS & SORENSEN	MAR-96-0007 PROF SVC	05/06/2022	101772	\$120.00

TOTAL LEGAL SERVICES**\$47,856.37****1005300 - FINANCE**

US BANK	RS-LSL GASB TRAINING	05/06/2022	101773	\$95.00
US BANK	RS-TEST PAYMENTUS TRANS	05/06/2022	101773	\$0.30
US BANK	RS-GFOA MEMBERSHIP	05/06/2022	101773	\$190.00
US BANK	CW-ACA FILING FORMS	05/06/2022	101773	\$205.40
UT SAN DIEGO - NRTH COUNTY	PUB NTC-FIRE BENEFIT FEE	05/12/2022	101830	\$276.36
UT SAN DIEGO - NRTH COUNTY	PUB NTC-MUNPL IMPRVMT DISTCT FEE	05/12/2022	101830	\$274.70
KFORCE INC.	04/14/22-FINANCE TEMP	05/06/2022	9000487	\$938.56
KFORCE INC.	04/07/22-FINANCE TEMP	05/06/2022	9000487	\$1,079.20

TOTAL FINANCE**\$3,059.52****1005350 - SUPPORT SERVICES**

JENNIFER REED	ADMIN SVC-APR	05/12/2022	9000494	\$39.00
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TOTAL SUPPORT SERVICES**\$39.00****1005400 - HUMAN RESOURCES**

SHARP REES-STEALY MEDICAL CTRS INC	PRE-EMPLOYMENT SCREEN	05/06/2022	101796	\$275.00
US BANK	PS-FLOWERS ZITO	05/06/2022	101773	\$172.40
US BANK	KM-RTN FRAMES ZEN DEN	05/06/2022	101773	(\$25.84)
US BANK	KM-ZEN DEN PHOTOS	05/06/2022	101773	\$34.31
US BANK	KM-ZEN DEN FRAMES	05/06/2022	101773	\$47.40
US BANK	RS-SR ACCT JOB AD - CSMFO	05/06/2022	101773	\$275.00

TOTAL HUMAN RESOURCES**\$778.27****1005450 - INFORMATION SERVICES**

CDW GOVERNMENT INC	ADOBE SIGN	05/06/2022	9000486	\$2,177.79
ZOOM VIDEO COMMUNICATIONS INC	ZOOM-03/19/22-03/18/23	05/12/2022	9000496	\$13,737.90

TOTAL INFORMATION SERVICES**\$15,915.69****1005550 - PLANNING**

US BANK	JL-AMERICAN PLANNING ETHICS	05/06/2022	101773	\$30.00
UT SAN DIEGO - NRTH COUNTY	PUB HRNG-DRP20-014/SDP21-020	05/06/2022	101802	\$491.13
UT SAN DIEGO - NRTH COUNTY	PUB HRNG-17-18-28 CUP/DRP	05/06/2022	101802	\$350.20
OFFICE DEPOT INC	FILE HANGERS/SHARPIE/CALCULATOR	05/06/2022	101788	\$55.51

OFFICE DEPOT INC	INK STAMP	05/06/2022	101788	\$5.70
			TOTAL PLANNING	\$932.54
1005590 - PARKING ENFORCEMENT				
US BANK	CA-BUSINESS CARDS-WELTE	05/06/2022	101773	\$29.08
DATATICKET INC.	PARKING TICKET ADMIN-MAR	05/12/2022	101809	\$997.09
BILL SMITH FOREIGN CAR SERVICE INC	BATTERY	05/06/2022	101770	\$242.42
JOSEPH LIM	RFND-PRKING NATIONAL PLNNG CONFRNC	05/12/2022	101816	\$35.00
WEX FLEET UNIVERSAL	AUTO FUEL-03/08/22-04/07/22	05/12/2022	101833	\$166.00
WEX FLEET UNIVERSAL	AUTO FUEL-04/08/22-05/07/22	05/12/2022	101833	\$149.56
			TOTAL PARKING ENFORCEMENT	\$1,619.15
1006120 - FIRE DEPARTMENT				
US BANK	RP-CORDLESS CIRCULAR SAW	05/06/2022	101773	\$590.47
NORTH COUNTY EVS, INC	ON CALL REPAIRS-04/12	05/12/2022	101820	\$4,802.48
VERIZON WIRELESS-SD	962428212-1-03/01-03/28	05/12/2022	101831	\$561.13
WEX FLEET UNIVERSAL	AUTO FUEL-03/08/22-04/07/22	05/12/2022	101833	\$491.32
WEX FLEET UNIVERSAL	AUTO FUEL-04/08/22-05/07/22	05/12/2022	101833	\$539.14
NORTH COUNTY DISPATCH (JPA)	FY22-Q3-DISPATCH SVC	05/12/2022	101819	\$391.47
			TOTAL FIRE DEPARTMENT	\$7,376.01
1006130 - ANIMAL CONTROL				
HABITAT PROTECTION, INC	APR-DEAD ANIMAL REMOVAL SVC	05/12/2022	101822	\$145.00
SAN DIEGO HUMANE SOCIETY & S.P.C.A.	APR 22-SD HUMANE	05/06/2022	101791	\$7,228.00
			TOTAL ANIMAL CONTROL	\$7,373.00
1006170 - MARINE SAFETY				
CAMEO PAPER & JANITORIAL SUPPLY INC	TOWELS/LAUNDRY DETRGNT	05/06/2022	101775	\$145.96
US BANK	JS-CSLSA ANNUAL MEETING	05/06/2022	101773	\$55.00
US BANK	EM-SCUBA TANK VIP/FILL	05/06/2022	101773	\$11.20
US BANK	JS-WORK GLOVES (12)	05/06/2022	101773	\$47.30
US BANK	JS-REPLACEMENT BATTERIES	05/06/2022	101773	\$72.73
VERIZON WIRELESS-SD	962428212-1-03/01-03/28	05/12/2022	101831	\$152.04
WEX FLEET UNIVERSAL	AUTO FUEL-03/08/22-04/07/22	05/12/2022	101833	\$1,055.56
WEX FLEET UNIVERSAL	AUTO FUEL-04/08/22-05/07/22	05/12/2022	101833	\$1,089.76
			TOTAL MARINE SAFETY	\$2,629.55
1006510 - ENGINEERING				
US BANK	DG-APWA LUNCHEON (2)	05/06/2022	101773	\$80.00
US BANK	DG-SURVEY RECORD	05/06/2022	101773	\$28.00
1 STOP TONER & INKJET, LLC	TONER-ENG	05/12/2022	101821	\$80.60
WEX FLEET UNIVERSAL	AUTO FUEL-03/08/22-04/07/22	05/12/2022	101833	\$203.61
WEX FLEET UNIVERSAL	AUTO FUEL-04/08/22-05/07/22	05/12/2022	101833	\$148.21
			TOTAL ENGINEERING	\$540.42
1006520 - ENVIRONMENTAL SERVICES				
AFFORDABLE PIPELINE SERVICES INC	P-STORM DRAIN MAINT	05/12/2022	101804	\$855.00
US BANK	DG-RTRN RECYCLE BIN	05/06/2022	101773	(\$1,016.17)
US BANK	DG-RECYCLING STATION	05/06/2022	101773	\$868.48
MIKHAIL OGAWA ENGINEERING	STORMWATER PRK MNGMNT-APR	05/12/2022	101817	\$9,234.69
WEX FLEET UNIVERSAL	AUTO FUEL-03/08/22-04/07/22	05/12/2022	101833	\$592.31
WEX FLEET UNIVERSAL	AUTO FUEL-04/08/22-05/07/22	05/12/2022	101833	\$431.17
CLEAN EARTH ENVIROMENTAL SOLUTIONS	AUG 21-HHW	05/12/2022	101808	\$1,221.76

TOTAL ENVIRONMENTAL SERVICES**\$12,187.24****1006530 - STREET MAINTENANCE**

DIXIELINE LUMBER CO INC	GLOVES	05/06/2022	101777	\$8.72
DIXIELINE LUMBER CO INC	RESPIRATOR CARTRIDGE	05/12/2022	101811	\$26.16
DIXIELINE LUMBER CO INC	Paint Spray Respirator	05/12/2022	101811	\$57.10
SDG&E CO INC	03/10-04/08-UTILITIES	05/06/2022	101794	\$811.14
SDG&E CO INC	03/01-04/08-UTILITES	05/06/2022	101794	\$540.06
US BANK	AP-PW SCREEN PROTECTORS	05/06/2022	101773	\$20.66
NISSHO OF CALIFORNIA	MAR 22-CITY LANDSCAPE MAINT SVC	05/06/2022	101786	\$1,910.85
TRAFFIC SUPPLY, INC	CROSSWALK ARROW	05/06/2022	101799	\$48.18
TRAFFIC SUPPLY, INC	2-WAY BLUE RPM	05/12/2022	101829	\$251.06
WEX FLEET UNIVERSAL	AUTO FUEL-03/08/22-04/07/22	05/12/2022	101833	\$536.79
WEX FLEET UNIVERSAL	AUTO FUEL-04/08/22-05/07/22	05/12/2022	101833	\$390.76

TOTAL STREET MAINTENANCE**\$4,601.48****1006540 - TRAFFIC SAFETY**

SDG&E CO INC	03/10-04/08-UTILITIES	05/06/2022	101794	\$1,099.09
SDG&E CO INC	03/01-04/08-UTILITES	05/06/2022	101794	\$513.95
REDFLEX TRAFFIC SYSTEMS, INC	APR-RED LIGHT CAMERA	05/12/2022	9000493	\$7,158.00
AT&T CALNET 3	9391012279-03/24-04/23	05/12/2022	101806	\$46.93
YUNEX LLC	MAR-TRAFFIC SIGNAL MAINT	05/12/2022	101834	\$1,120.00
YUNEX LLC	MAR-TRAFFIC SIGNAL CALL OUT	05/12/2022	101834	\$1,012.24
YUNEX LLC	TRAFFIC SIGNAL REPAIR	05/12/2022	101834	\$2,525.94
YUNEX LLC	FEB-TRAFFIC SIGNAL MAINT	05/12/2022	101834	\$1,120.00
YUNEX LLC	FEB-TRAFFIC SIGNAL RESPONSE	05/12/2022	101834	\$2,231.73
YUNEX LLC	FEB-STREET LIGHT RESPONSE	05/12/2022	101834	\$180.30

TOTAL TRAFFIC SAFETY**\$17,008.18****1006560 - PARK MAINTENANCE**

DIXIELINE LUMBER CO INC	LIME GREEN	05/12/2022	101811	\$60.32
DIXIELINE LUMBER CO INC	STAPLES-STAPLER	05/12/2022	101811	\$29.06
US BANK	DG-POLE SAW	05/06/2022	101773	\$709.78
NISSHO OF CALIFORNIA	MAR 22-CITY LANDSCAPE MAINT SVC	05/06/2022	101786	\$17,436.18
SUNBELT RENTALS, INC.	SCISSORLIFT	05/06/2022	101797	\$457.16
SUNBELT RENTALS, INC.	TILLER	05/06/2022	101797	\$105.24
WEX FLEET UNIVERSAL	AUTO FUEL-03/08/22-04/07/22	05/12/2022	101833	\$111.06
WEX FLEET UNIVERSAL	AUTO FUEL-04/08/22-05/07/22	05/12/2022	101833	\$80.84
WEST COAST ARBORISTS, INC.	MAR 22-TREE SERVICE	05/06/2022	101803	\$3,430.00

TOTAL PARK MAINTENANCE**\$22,419.64****1006570 - PUBLIC FACILITIES**

SEASIDE HEATING & AIR CONDITIONING	HVAC SERVICES-CH	05/06/2022	101795	\$120.00
SEASIDE HEATING & AIR CONDITIONING	APR-FS-HVAC MAINT	05/12/2022	101826	\$120.00
SEASIDE HEATING & AIR CONDITIONING	APR-LC-HVAC MAINT	05/12/2022	101826	\$120.00
SEASIDE HEATING & AIR CONDITIONING	APR-CH-HVAC MAINT	05/12/2022	101826	\$245.00
SEASIDE HEATING & AIR CONDITIONING	APR-MS-HVAC MAINT	05/12/2022	101826	\$65.00
SEASIDE HEATING & AIR CONDITIONING	APR-FC-HVAC MAINT	05/12/2022	101826	\$65.00
DSR - DOOR SERVICE & REPAIR, INC	FS-DOOR MAINT	05/12/2022	101812	\$430.48
DIXIELINE LUMBER CO INC	GLOVES/PUTTY KNIFE	05/06/2022	101777	\$29.74
DIXIELINE LUMBER CO INC	SPACKLE/ORANGE PEEL WALL TEXTURE	05/06/2022	101777	\$37.60

DIXIELINE LUMBER CO INC	STORAGE HANGER/COVER	05/06/2022	101777	\$40.96
DIXIELINE LUMBER CO INC	PAINT KIT/ORANGE PEEL WALL TEXTURE/CANVAS	05/06/2022	101777	\$94.02
DIXIELINE LUMBER CO INC	TAPE/DOOR HOLDER	05/06/2022	101777	\$32.40
DIXIELINE LUMBER CO INC	WALL PLATES/RECEPTACLES	05/06/2022	101777	\$49.50
DIXIELINE LUMBER CO INC	OUTLET COVER/RECEPTACLE	05/12/2022	101811	\$3.35
DIXIELINE LUMBER CO INC	LED DIMMER/RUST OIL	05/06/2022	101777	\$92.96
DIXIELINE LUMBER CO INC	ELECTRCL TAPE/BLANK KEYS/TUBING	05/06/2022	101777	\$20.25
DIXIELINE LUMBER CO INC	DOOR STOP	05/06/2022	101777	\$7.26
DIXIELINE LUMBER CO INC	SPRAY PRIMER	05/06/2022	101777	\$5.92
DIXIELINE LUMBER CO INC	SPRAY PRIMER	05/06/2022	101777	\$11.83
DIXIELINE LUMBER CO INC	PAINT TRAY/WALL PLATE/PAINT ROLLERS	05/06/2022	101777	\$24.11
SDG&E CO INC	03/10-04/08-UTILITIES	05/06/2022	101794	\$6,813.26
SDG&E CO INC	03/01-04/08-UTILITES	05/06/2022	101794	\$1,716.03
SANDIEGO COUNTY-AIR POLLUTION	EMISSION RENEWAL FEE-06/2022-06/2023	05/06/2022	101793	\$547.00
NISSHO OF CALIFORNIA	MAR 22-CITY LANDSCAPE MAINT SVC	05/06/2022	101786	\$2,539.46
WEX FLEET UNIVERSAL	AUTO FUEL-03/08/22-04/07/22	05/12/2022	101833	\$185.10
WEX FLEET UNIVERSAL	AUTO FUEL-04/08/22-05/07/22	05/12/2022	101833	\$134.74
READY REFRESH BY NESTLE	MAR-CH-DRINKING WATER	05/12/2022	101824	\$250.42
TOTAL PUBLIC FACILITIES				\$13,801.39
1007110 - GF-RECREATION				
US BANK	KW-MEMORIAL DAY SIGN	05/06/2022	101773	\$193.95
US BANK	KW-CA PARK & REC CONFERENCE	05/06/2022	101773	\$763.41
ABLE PATROL & GUARD, INC	JANITORIAL SVC-APR	05/06/2022	101768	\$562.50
CALIFORNIA OFFICE CLEANING, INC	JANITORIAL SVC-APR	05/06/2022	101774	\$360.00
WEX FLEET UNIVERSAL	AUTO FUEL-04/08/22-05/07/22	05/12/2022	101833	\$57.44
TOTAL GF-RECREATION				\$1,937.30
1205460 - SELF INSURANCE RETENTION				
GEORGE HILLS COMPANY, INC.	GL CLAIMS SERVICES-MAR	05/12/2022	101814	\$27.00
GEORGE HILLS COMPANY, INC.	GL CLAIMS SERVICES-MAR	05/12/2022	101814	\$135.00
ERGOSTOP INC.	DEPT-IT STND DESK	05/06/2022	101779	\$843.65
ERGOSTOP INC.	DEPT-CM STND DESK	05/06/2022	101779	\$794.26
ERGOSTOP INC.	DEPT-ENG STND DESK/CHAIR	05/06/2022	101779	\$1,315.60
BURKE WILLIAMS & SORENSEN	MAR-96-0040.001-CLM.2203 PROF SVC	05/06/2022	101772	\$2,968.00
TOTAL SELF INSURANCE RETENTION				\$6,083.51
1255465 - WORKERS COMPENSATION				
TRISTAR RISK MANAGEMENT	Q4-FY22 CLAIMS SVC	05/06/2022	101800	\$7,034.43
PINNACOL ASSURANCE	FY22 WORKERS COMP INS-CO	05/12/2022	101823	\$550.00
TOTAL WORKERS COMPENSATION				\$7,584.43
1355200 - ASSET REPLACEMENT-CTY MNGR				
TYLER TECHNOLOGIES, INC.	MAR 50/50 WORK SPLIT	05/06/2022	101801	\$2,024.43
TYLER TECHNOLOGIES, INC.	APR 50/50 WORKSPLIT	05/06/2022	101801	\$449.87
TOTAL ASSET REPLACEMENT-CTY MNGR				\$2,474.30
1355300 - ASSET REPLACEMENT-FINANCE				
TYLER TECHNOLOGIES, INC.	MAR 50/50 WORK SPLIT	05/06/2022	101801	\$4,275.57
TYLER TECHNOLOGIES, INC.	APR 50/50 WORKSPLIT	05/06/2022	101801	\$950.13
TOTAL ASSET REPLACEMENT-FINANCE				\$5,225.70
2037510 - HIGHWAY 101 LANDSC #33				

SDG&E CO INC	03/10-04/08-UTILITIES	05/06/2022	101794	\$2,578.61
NISSHO OF CALIFORNIA	MAR 22-CITY LANDSCAPE MAINT SVC	05/06/2022	101786	\$2,973.86
TOTAL HIGHWAY 101 LANDSC #33				\$5,552.47
2047520 - MID 9C SANTA FE HILLS				
SANTA FE HILLS HOA	APR 22 SFH MID PAYMENT	05/06/2022	9000488	\$18,333.33
TOTAL MID 9C SANTA FE HILLS				\$18,333.33
2057530 - MID 9E ISLA VERDE				
ISLA VERDE HOA	JUL 21-ISLE VERDE	05/06/2022	101781	\$433.33
ISLA VERDE HOA	AUG 21-ISLE VERDE	05/06/2022	101781	\$433.33
ISLA VERDE HOA	SEP 21-ISLE VERDE	05/06/2022	101781	\$433.33
ISLA VERDE HOA	OCT 21-ISLE VERDE	05/06/2022	101781	\$433.33
ISLA VERDE HOA	NOV 21-ISLE VERDE	05/06/2022	101781	\$433.33
ISLA VERDE HOA	DEC 21-ISLE VERDE	05/06/2022	101781	\$433.33
ISLA VERDE HOA	JAN 22-ISLE VERDE	05/06/2022	101781	\$433.33
ISLA VERDE HOA	FEB 22-ISLE VERDE	05/06/2022	101781	\$433.33
ISLA VERDE HOA	MAR 22-ISLE VERDE	05/06/2022	101781	\$433.33
TOTAL MID 9E ISLA VERDE				\$3,899.97
2077550 - MID 9H SAN ELIJO #2				
SAN ELIJO HILLS II HOA	MAR 22-MID PAYMENTS	05/06/2022	101792	\$6,550.00
TOTAL MID 9H SAN ELIJO #2				\$6,550.00
2087580 - COASTAL RAIL TRAIL MAINT				
NISSHO OF CALIFORNIA	MAR 22-CITY LANDSCAPE MAINT SVC	05/06/2022	101786	\$5,117.93
NISSHO OF CALIFORNIA	CITY-WIDE LANDSCAPE MAINTENANCE SERVICES	05/12/2022	101818	\$470.16
TOTAL COASTAL RAIL TRAIL MAINT				\$5,588.09
2117600 - STREET LIGHTING DISTRICT				
SDG&E CO INC	03/01-04/08-UTILITES	05/06/2022	101794	\$8,872.32
YUNEX LLC	MAR-STREETLIGHT CALL OUT	05/12/2022	101834	\$298.00
TOTAL STREET LIGHTING DISTRICT				\$9,170.32
2135550 - DEVELOPER PASS-THRU- PLANNING				
PAMELA ELLIOTT LANDSCAPE ARCHITECT	DRP22-002/661 SOLANA CIRCLE	05/12/2022	9000492	\$300.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	DRP22-010/701 VALLEY	05/12/2022	9000492	\$450.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	DRP21-023/422 SEABRIGHT	05/12/2022	9000492	\$300.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	DRP22-008/801 GENEVIEVE	05/12/2022	9000492	\$450.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	1718.29/710 W SOLANA	05/12/2022	9000492	\$300.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	DRP21-014/418 GLENCREST	05/12/2022	9000492	\$300.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	DRP21-016/1005 HIGHLAND	05/12/2022	9000492	\$300.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	DRP21-020/427 CANYON	05/12/2022	9000492	\$300.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	DRP21-022/237 N ACACIA	05/12/2022	9000492	\$300.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	1719.13/514 CANYON	05/12/2022	9000492	\$300.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	DRP22-011/327 N ACACIA	05/12/2022	9000492	\$450.00
TOTAL DEVELOPER PASS-THRU- PLANNING				\$3,750.00
2505570 - COASTAL BUSINESS/VISITORS				
US BANK	KW-EGG HUNT SUPPLIES	05/06/2022	101773	\$66.81
TOTAL COASTAL BUSINESS/VISITORS				\$66.81
2557110 - CAMP PROGRAMS				
PARROTT SCREEN PRINTG & EMBROIDERY	STAFF SHIRTS	05/06/2022	101789	\$743.04

US BANK	JP-JG STAFF HAT EMBROIDERY	05/06/2022	101773	\$730.55
US BANK	KW-VOLLEYBALL NET DAY CAMP	05/06/2022	101773	\$189.00
US BANK	KW- POPUP TENT DAY CAMP	05/06/2022	101773	\$32.63
BOARDRIDERS WHOLESAL, LLC	JR GUARD UNIFORMS	05/12/2022	101807	\$905.10
BOARDRIDERS WHOLESAL, LLC	JR GUARD UNIFORMS	05/12/2022	101807	\$2,489.03
BOARDRIDERS WHOLESAL, LLC	JR GUARD UNIFORMS	05/12/2022	101807	\$2,586.00
BOARDRIDERS WHOLESAL, LLC	JR GUARD UNIFORMS	05/12/2022	101807	\$323.25
BOARDRIDERS WHOLESAL, LLC	JR GUARD UNIFORMS	05/12/2022	101807	\$215.50
BERT'S OFFICE TRAILERS	FY22 JG TRAILER RENTAL INSTALL	05/02/2022	101767	\$1,430.35
TOTAL CAMP PROGRAMS				\$9,644.45
2706120 - PUBLIC SAFETY- FIRE				
US BANK	RP-CSA.17 RUN SHEET FORMS	05/06/2022	101773	\$301.69
VERIZON WIRELESS-SD	962428212-1-03/01-03/28	05/12/2022	101831	\$114.03
TOTAL PUBLIC SAFETY- FIRE				\$415.72
2706170 - PUBLIC SAFETY- MARINE SAFETY				
US BANK	EM-RTRN MEDICAL SUPPLIES	05/06/2022	101773	(\$109.91)
TOTAL PUBLIC SAFETY- MARINE SAFETY				(\$109.91)
4506190 - SAND REPLNSHMNT/RETENTION				
WARWICK GROUP CONSULTANTS, LLC	9926.22 PROF SVC-APR	05/12/2022	101832	\$4,945.00
TOTAL SAND REPLNSHMNT/RETENTION				\$4,945.00
4506510 - SANDREPLNSHMNT/RETNTN-CIP				
DOMUSSTUDIO ARCHITECTURE	MAR 22-9449 MS CENTR	05/06/2022	101778	\$1,927.50
TOTAL SANDREPLNSHMNT/RETNTN-CIP				\$1,927.50
459 - MISC. CAPITAL PROJECTS				
SOUTHWEST PIPELINE & TRENCHLESS CORP	9456 DRN REHB RETENTION	05/12/2022	101827	(\$504.65)
SOUTHWEST PIPELINE & TRENCHLESS CORP	9456 DRN REHB RETENTION	05/12/2022	101827	(\$1,350.00)
SOUTHWEST PIPELINE & TRENCHLESS CORP	9456 DRN REHB RETENTION	05/12/2022	101827	(\$937.90)
TOTAL MISC. CAPITAL PROJECTS				(\$2,792.55)
4596510 - MISC.CAPITALPROJECTS-ENG				
NISSHO OF CALIFORNIA	9530 TREE PLANTING	05/12/2022	101818	\$392.77
SOUTHWEST PIPELINE & TRENCHLESS CORP	21-46-01 9586 DRN REHB	05/12/2022	101827	\$10,093.00
SOUTHWEST PIPELINE & TRENCHLESS CORP	21-108-01 9856 DRN RHB CT	05/12/2022	101827	\$45,758.00
BRAD L STONER PAINTING, INC.	TRELLIS PAINTING AT LA COLONIA PARK	05/06/2022	101771	\$4,980.00
TOTAL MISC.CAPITALPROJECTS-ENG				\$61,223.77
5096510 - SANITATION-CIP-ENG				
SOUTHWEST PIPELINE & TRENCHLESS CORP	21-46-01 9586 DRN REHB	05/12/2022	101827	\$280,674.00
TOTAL SANITATION-CIP-ENG				\$280,674.00
5097700 - SANITATION				
AFFORDABLE PIPELINE SERVICES INC	H-STORM DRAIN MAINT	05/06/2022	101769	\$1,140.00
AFFORDABLE PIPELINE SERVICES INC	E-SEWER CLEANING-10,003	05/06/2022	101769	\$5,001.50
AT&T CALNET 3	9391012277-03/24-04/23	05/12/2022	101806	\$15.62
SOUTHWEST PIPELINE & TRENCHLESS CORP	9456 DRN REHB RETENTION	05/12/2022	101827	(\$14,033.70)
WEX FLEET UNIVERSAL	AUTO FUEL-03/08/22-04/07/22	05/12/2022	101833	\$222.12
WEX FLEET UNIVERSAL	AUTO FUEL-04/08/22-05/07/22	05/12/2022	101833	\$161.69
TOTAL SANITATION				(\$7,492.77)
5507750 - SOLANA ENERGY ALLIANCE				

BAYSHORE CONSULTING GROUP, INC	CCA PROF SVC-FEB	05/12/2022	9000489	\$452.84
BAYSHORE CONSULTING GROUP, INC	CCA PROF SVC-MAR	05/12/2022	9000489	\$825.00
BAYSHORE CONSULTING GROUP, INC	CCA PROF SVC-APR	05/12/2022	9000489	\$600.00
TOSDAL APC	MAR 22-TOSDAL APC	05/06/2022	101798	\$640.00
TOTAL SOLANA ENERGY ALLIANCE				\$2,517.84

6527820 - SUCCESSOR AGENCY

BURKE WILLIAMS & SORENSEN	MAR-97-0003 PROF SVC	05/06/2022	101772	\$40.00
TOTAL SUCCESSOR AGENCY				\$40.00

REPORT TOTAL:				\$676,236.24
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STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: May 24, 2022
ORIGINATING DEPT: Finance
SUBJECT: Report on Changes Made to the General Fund Adopted Budget for Fiscal Year 2021-22

BACKGROUND:

Staff provides a report at each Council meeting that lists changes made to the current Fiscal Year (FY) General Fund Adopted Budget. The information provided in this Staff Report lists the changes made through May 11, 2022.

DISCUSSION:

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

GENERAL FUND - ADOPTED BUDGET PLUS CHANGES As of May 11, 2022
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General Fund Operations

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

General Fund Unreserved Balance

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

COUNCIL ACTION:

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA

FISCAL IMPACT:

N/A

WORK PLAN:

N/A

OPTIONS:

- Receive the report.
- Do not accept the report

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council receive the report listing changes made to the FY 2021-2022 General Fund Adopted Budget.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation



Gregory Wade, City Manager



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: May 24, 2022
ORIGINATING DEPT: Engineering Department
SUBJECT: **City Council Consideration of Resolution 2022-050 Authorizing the City Manager to Execute Amendment No. 2 to the Professional Services Agreement with West Coast Arborists for City-Wide Tree Maintenance Services**

BACKGROUND:

West Coast Arborists (WCA) provides quality tree care management and maintenance services for over 200 municipalities and public agencies. In July 2019, the City entered into an agreement for tree inventory and maintenance services with WCA. The City's agreement with WCA was for an initial one-year term with an option to extend the agreement for up to four additional years at the City's option. The current agreement including the four one-year extensions with West Coast Arborist will expire June 2024.

Pursuant to Section 2.2 (Extensions) of the Professional Services Agreement ("Agreement") between the City of Solana Beach ("City") and West Coast Arborist Services ("Contractor"), at the discretion of the City Manager, the City has the option to extend this Agreement for four additional one (1) year periods. Staff recommends extending the Agreement for one (1) additional year to June 30, 2023. Staff also recommends increasing the amount of compensation for this final year by \$25,000.

This item is before the City Council for the consideration of Resolution 2022-050 (Attachment 1) to seek Council's authorization for the City Manager to execute Amendment No. 2 with WCA extending the agreement for one year and increasing the agreement amount by \$25,000, to a total not to exceed amount of \$50,000, for on-call, as-needed City-wide tree maintenance services.

COUNCIL ACTION:

DISCUSSION:

The City currently has a variety of palm trees that require maintenance including Washingtonians, Queen Palms, Canary Island palms trees, as well as various other types of broad leaf tree species that require occasional trimming. The trees are trimmed to retain the health and beauty of the tree. The palm tree fronds are also trimmed to minimize the amount of falling debris during storms and high winds. All the trees are trimmed per the contractor's arborist's recommendations.

Staff worked closely with WCA to develop a list of Queen Palms and Canary Island Palm trees that require pruning and treatment services. WCA has identified Canary Island Palms that require preventative treatment for the South American Palm Weevil and pink rot. WCA is recommending quarterly treatment services that would include a soil drench/soil injection and foliar spray. Work must be performed by a licensed applicator with an aerial lift truck. Upon completion of Staff's assessment, it is apparent that the required treatment and pruning services along with the regular City-wide tree maintenance services require an additional \$25,000 to the agreement to complete treatment services and ensure the palm trees remain healthy and safe.

CEQA COMPLIANCE STATEMENT:

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

FISCAL IMPACT:

The cost of this agreement is supplemented from the Streets, Parks and Public Facility Maintenance sections of the Operating Budget as proposed in the Fiscal Year (FY) 2022/23 Budget, which has allocated \$25,000 for City-wide tree maintenance services. Staff is recommending that an additional \$25,000 be added to the agreement with WCA for FY 2022/23 for additional tree trimming, and tree treatment purposes. If approved, the not to exceed amount of Amendment No. 2 to the PSA with WCA would be \$50,000 for FY 2022/23.

WORK PLAN:

This project is not identified in the Fiscal Year 2022/23 Work Plan.

OPTIONS:

- Approve Staff recommendation.
- Approve Staff recommendation with modifications.
- Provide direction.


DEPARTMENT RECOMMENDATION:

Staff recommends the City Council adopt Resolution No. 2022-050:

1. Authorizing the City Manager to increase the Professional Services Agreement with West Coast Arborists, in the amount of \$25,000, for preventative treatment of South American Palm Weevil and pink rot.
2. Authorizing the City Manager to execute Amendment No. 2 to the Professional Services Agreement with West Coast Arborists extending the agreement for one year and increasing the agreement amount by \$25,000, to a total not to exceed amount of \$50,000, for on-call, as-needed City-wide tree maintenance services.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation



Gregory Wade, City Manager

Attachments:

1. Resolution 2022-050

RESOLUTION 2022-050

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE AMENDMENT NO. 2 TO THE PROFESSIONAL SERVICES AGREEMENT WITH WEST COAST ARBORISTS FOR CITY-WIDE TREE MAINTENANCE SERVICES

WHEREAS, in June 2019, the City entered into a Professional Services Agreement with West Coast Arborists (WCA) for tree inventory and maintenance services; and

WHEREAS, the original agreement was for one year with the option to renew the agreement, on a yearly basis, for the next four years at the City's option; and

WHEREAS, the City currently has Washingtonians, Queen Palms, Canary Island palms trees and various types of broad leaf species that require occasional trimming. The trees are trimmed to retain the health and beauty of the tree; and

WHEREAS, WCA has identified Canary Island Palms that require preventative treatment for South American Palm Weevil and pink rot. WCA is recommending quarterly treatment services that would include a soil drench/soil injection and foliar spray.

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

1. That the foregoing recitations are true and correct.
2. That the City Council authorizes the City Manager to increase the Professional Services Agreement with West Coast Arborists, in the amount of \$25,000, for preventative treatment of South American Palm Weevil and pink rot.

3. That the City Council authorizes the City Manager to execute Amendment No. 2 to the Professional Services Agreement with West Coast Arborists extending the agreement for one year and increasing the agreement amount by \$25,000, to a total not to exceed amount of \$50,000, for on-call, as-needed City-wide tree maintenance services.

PASSED AND ADOPTED at a special meeting of the City Council of the City of Solana Beach, California, held on the 24th day of May 2022 by the following vote.

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk



STAFF REPORT

CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: May 24, 2022
ORIGINATING DEPT: Public Works/Engineering Department
SUBJECT: **City Council Consideration of Resolution 2022-047 Awarding an Agreement for Fire Suppression Equipment Services with Symons Fire Protection, Inc.**

BACKGROUND:

On February 17, 2022, a Request for Proposals (RFP) for Fire Suppression Equipment Services was posted to eBidboard (the City's electronic procurement system) to solicit proposals from private industry service providers. The City sought proposals for the fire sprinkler system inspection, maintenance, and repair services that include the certification of the system annually and every five years. Other items listed in the proposal include as-needed dry chemical testing, dry chemical replacement, and kitchen hood testing and inspection.

The City is seeking these services for City Hall, La Colonia Community Center, Fire Station and Fletcher Cove Community Center. The City received zero proposals by the closing date, March 17, 2022.

This item is before the City Council to consider a Maintenance Service Agreement for fire suppression equipment services effective July 1, 2022, for a period of one year and authorize the City Manager to approve extensions to the agreement for up to four additional one-year terms at the City's option.

DISCUSSION:

On February 17, 2022, the City posted a RFP on eBidboard for fire protection equipment services. Due to the lack of response to the City's official RFP posting, City Staff contacted various contractors regarding the RFP opportunity. On March 23, 2022, the City received one proposal from Symons Fire Protection, Inc. A summary of the required services is detailed below.

COUNCIL ACTION:

- Annual Test and Inspection for Fire Sprinkler Service
- Annual Test and Inspection for Fire Alarm Service
- 5-Year Certification Fire Sprinkler Service
- Quarterly Inspections
- Bi-Annual Service Kitchen Fire Suppression System
- Miscellaneous repairs to fire protection equipment (as needed)

All tests and inspections will adhere to the most current conditions as set forth in the most up to date National Fire Protection Association (NFPA).

Staff reviewed the proposal from Symons Fire Protection, Inc., and determined that they met the City’s specifications to perform fire suppression services including qualifications and experience of individual employees assigned to this contract. Further, Symons Fire Protection, Inc., has recently provided reliable services to the City on an as-needed basis.

Contractor: Symons Fire Protection Services, Inc.	Proposal
Facilities: City Hall, La Colonia Community Center, Fire Station, Fletcher Cove Community Center	\$11,500 per year
As-needed services	\$5,000 per year

CEQA COMPLIANCE STATEMENT:

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

FISCAL IMPACT:

The amount of the Maintenance Services Agreement with Symons Fire Protection, Inc. is proposed to be an amount not to exceed \$16,500 per year. If the agreement is approved, sufficient funding will be allocated in the FY 2022/23 Operating Budget for Public Facilities Maintenance as well as future Public Facilities Maintenance Operating Budgets.

WORK PLAN:

This item is not mentioned in the Work Plan.

OPTIONS:

- Adopt Staff recommendation.
- Provide direction to Staff and award a modified maintenance contract.

- Reject maintenance proposal and provide direction to Staff.


DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council:

1. Adopt Resolution 2022-047:
 - a. Authorizing the City Manager to execute a Maintenance Services Agreement with Symons Fire Protection Service, Inc., at an amount not to exceed \$16,500, for maintenance and testing of fire suppression equipment services and as-needed repair services at various City facilities for Fiscal Year 2022/23.
 - b. Authorizing the City Manager to extend the agreement for up to four additional one-year terms, at the City's option, at an amount not to exceed the amount budgeted in each subsequent year.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2022-047

RESOLUTION 2022-047

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING A MAINTENANCE SERVICES AGREEMENT WITH SYMONS FIRE PROTECTION, INC. IN AN AMOUNT NOT TO EXCEED \$16,500

WHEREAS, the work associated with the fire suppression equipment services contract has been classified as a service contract or professional service instead of a public works construction project per section 20161 of the Public Contract Code (PCC); and

WHEREAS, a flexible contracting process involving fire suppression equipment services and related services facilitates a more efficient and convenient management of City's affairs; and

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

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

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

1. That the above recitations are true and correct.
2. That the City Council authorizes the City Manager to execute a Maintenance Services Agreement with Symons Fire Protection Service, Inc., at an amount not to exceed, \$16,500, for maintenance and testing of fire suppression equipment services and as-needed repair services at various City facilities for Fiscal Year 2022/2023.

3. That the City Council authorizes the City Manager to extend the agreement for up to four additional one-year terms, at the City's option, at an amount not to exceed the amount budgeted in each subsequent year.

PASSED AND ADOPTED this 24th day of May 2022, at a special meeting of the City Council of the City of Solana Beach, California by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: May 24, 2022
ORIGINATING DEPT: Finance
SUBJECT: **City Council Consideration of Resolutions 2022-043 Through 2022-046 Approving the Fiscal Year (FY) 2022-2023 Municipal Improvement Districts Benefit (MID) Fees**

BACKGROUND:

The four Municipal Improvement Districts (MIDs) in Solana Beach were originally formed pursuant to Government Code Section 25210.1 as County Service Areas (CSAs) prior to the incorporation of the City. The CSAs were formed by the County Board of Supervisors on the following dates:

		<u>Date Established</u>
MID No. 9C	Santa Fe Hills	03-24-69
MID No. 33	Highway 101/Railroad Right-of-Way	08-03-71
MID No. 9E	Isla Verde	12-18-74
MID No. 9H	San Elijo #2	10-10-77

Upon formation of these, the County also entered into landscaping and maintenance agreements with the homeowners associations and members of these CSAs under which the County provided various extended services and these CSAs provided a means to fund the extended services, which included landscaping and maintenance of streets, medians, slopes, certain drainage facilities, and appurtenant improvements in various areas of the County. These CSAs were further established so that local property owners within the prescribed boundaries of the special districts would be provided extended services.

After the landscaping and maintenance agreements with the County expired according to their terms, the CSAs functioned more like pass through entities, with the homeowners' associations performing the services and getting reimbursed from the benefit fees (with the exception of MID No. 33). The property owners share the cost of the maintenance through service charges based on the benefit received. Upon incorporation, the City took over the management of the benefit fee assessments for these MIDs.

CITY COUNCIL ACTION:

This item is before the Council to consider approval of the attached resolutions which set the benefit fees for the four MIDs and authorize the fees to be placed on the County Assessor Rolls.

DISCUSSION:

When the CSAs were formed, property owners within the boundary of the service area desired these extended miscellaneous services. These services were benefits received by the property owners and not originally supported by general revenues of the County. They are also not supported by the City's General Fund.

These service areas were established as an alternate means of providing landscape maintenance services. The homeowners' associations contract with a private landscape contractor to provide the actual landscaping services.

As a result of the City's July 1, 1986 incorporation, the CSAs were dissolved and replaced by the new "Municipal Improvement Districts" (MIDs). As part of the incorporation process, the City Council assumed the role of the Board of Supervisors for the new MIDs. The City has managed the MIDs since incorporation.

With the exception of MID No. 33, for which there is no homeowner's association, the City provides three of the four districts with budgetary information upon which the annual fees are based. The City provides a service to these homeowners' associations by translating each budget into a unit cost per parcel, and then levying the required amount on the tax roll each year. The City also performs monthly inspections of the landscaping work and responds to complaints and inquiries.

The City receives a fee for providing the services to set and collect the landscape maintenance fee, conduct a monthly landscape inspection, track the income and interest earnings, process monthly payments, and compile the annual accounting information and provide it to the homeowners' associations. The City also reviews each budget to ensure that all charges are related to the provision of extended services or administration of the MIDs.

MID No. 33 is the only MID for which services are not provided by a homeowners' association. The oversight responsibility for the landscape maintenance is provided by the City's Public Works Department. A budget is produced each year by the City to provide funds for landscape maintenance within the service area. The assessment area for MID No. 33 includes all parcels west of Interstate 5 to the Pacific Ocean and from the San Elijo Lagoon south to Via de la Valle/Border Avenue.

The MID No. 33 service area was authorized to provide landscape improvement and maintenance for Highway 101 medians and the railroad right-of-way that is appurtenant to Highway 101. These landscaped medians were installed using funding provided by the County for select system roads which also require continued maintenance. MID No. 33 provides an alternate funding source for this public service in Solana Beach; however, this

revenue is significantly less than the actual costs to maintain these areas. The maintenance is provided under contract with a landscape maintenance contractor as well as City Staff.

Because the MIDs were created prior to Proposition 218, the MID charges for MID No. 9C, No. 9E, No. 9H, and No. 33 may be levied as proposed without additional requirements so long as the amount of the charge does not exceed pre-November 1996 levels. The charges proposed are at the same rates they were since their inception and are not being raised.

Since there is no legal requirement for a public hearing, the City has instead published a "Notice of Setting Various Fees for the Municipal Improvement Districts" notifying residents that they have the right to request that this item be removed from the consent agenda for discussion if required. That notice was published in the local newspaper on April 27, 2022.

Staff therefore recommends that the City Council approve the annual fees as outlined in the attached resolutions as follows: for MID No. 9C (Santa Fe Hills) at \$232.10 per unit; MID No. 9E (Isla Verde) at \$68.74 per unit; for MID No. 9H (San Elijo Hills #2) at \$289.58 per unit; and for MID No. 33 at \$3.12 per unit (\$.06 per timeshare week).

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA.

FISCAL IMPACT:

The fee for each MID will generate the total annual benefit charge revenue, as shown below, to service the MID:

	<u>FEE</u>	<u>REVENUE</u>
MID No. 9C - Santa Fe Hills	\$232.10 per unit	\$ 95,000
MID No. 9E - Isla Verde	\$ 68.74 per unit	\$ 6,000
MID No. 9H - San Elijo Hills #2	\$289.58 per unit	\$ 34,200
MID No. 33 - Highway 101/Railroad Right-of-Way	\$ 3.12 per unit	\$ 11,500

WORK PLAN:

N/A

OPTIONS:

- Approve Staff recommendation.
- Do not approve Staff recommendation and provide direction.

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council:

1. Approve Resolution 2022-043, setting the Benefit Charges for MID No. 9C, Santa Fe Hills, at \$232.10 per unit for FY 2022/23.
2. Approve Resolution 2022-044, setting the Benefit Charges for MID No. 9E, Isla Verde, at \$68.74 per unit for FY 2022/23.
3. Approve Resolution 2022-045, setting the Benefit Charges for MID No. 9H, San Elijo Hills # 2, at \$289.58 per unit for FY 2022/23.
4. Approve Resolution 2022-046, setting the Benefit Charges for MID No. 33, Highway 101/Railroad Right-of-Way, at \$3.12 per unit for FY 2022/23.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2022-043 – MID 9C
2. Resolution 2022-044 – MID 9E
3. Resolution 2022-045 – MID 9H
4. Resolution 2022-046 – MID 33

RESOLUTION 2021-043

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, SETTING THE BENEFIT CHARGES FOR MUNICIPAL IMPROVEMENT DISTRICT NUMBER 9C FOR FISCAL YEAR 2022/23

WHEREAS, the City Council considered a report concerning the benefit charge to be levied within the Municipal Improvement District Number 9C, Santa Fe Hills (the "District") pursuant to an Ordinance previously approved by the voters on March 24, 1969; and

WHEREAS, the City Council has determined that charges for landscape maintenance service be shown as a separate item on property tax bills and collected at the same time and in the same manner as ordinary county ad valorem taxes and caused to be prepared and filed, written reports describing real property receiving landscape maintenance services within the District; and

WHEREAS, the charges for the parcels within the District for Fiscal Year 2022/23 have been computed in conformity with the procedure set forth in, and charges described by, applicable ordinances and resolutions of the Solana Beach City Council; and

WHEREAS, the charges are at the same rates they were since their inception and are not being raised; and

WHEREAS, the amount paid to the homeowners' association from charges or taxes levied in the District shall include the reasonably estimated cost of the work or improvement to be done in the District by the homeowners' association for the ensuing fiscal year, plus incidental expenses directly related to the provision of extended services or administration of the District; and

WHEREAS, services shall be provided by the homeowners' association in accordance with the contract last approved by the County of San Diego with the homeowners' association providing the services, not the County or other entity. The City of Solana Beach will continue providing management and inspection services; and

WHEREAS, payments to the homeowners' association for service shall be made in twelve equal monthly installments and payment for incidental expenses shall be made upon submission of a statement.

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

1. The foregoing recitations are true and correct.

2. The benefit unit charge for Municipal Improvement District No. 9C, Santa Fe Hills, for Fiscal Year 2022/23 will be \$232.10 per unit, as listed on Attachment No. 1 of this Resolution and confirmed by the City Council and will be filed with the Auditor and Controller of the County of San Diego.
3. The San Diego County Auditor shall place on the County Assessor Roll, opposite each parcel of land within the District, the levy amount of \$232.10 per unit, as set forth in Attachment No. 1 of this Resolution, and such levies shall be collected at the same time and in the same manner as ordinary ad valorem property taxes of the City for the fiscal year commencing July 1, 2022.
4. The City Clerk's Designee, Koppel & Gruber Public Finance, is hereby authorized and directed to file the levy with the San Diego County Auditor subsequent to the adoption of this Resolution.

PASSED AND ADOPTED this 24th day of May 2022, at a special meeting of the City Council of the City of Solana Beach, California by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

Attachment 1

Resolution 2022-043

M.I.D. FEES

FY 2020 through FY 2023

	FY 2020 BUDGET	FY 2020 FEES	FY 2021 BUDGET	FY 2021 FEES	FY 2022 BUDGET	FY 2022 FEES	FY 2023 BUDGET	FY 2023 FEES
Highway 101 MID No. 33	11,500	3.12	11,500	3.12	11,500	3.12	11,500	3.12
Santa Fe Hills MID No. 9C	95,000	232.10	95,000	232.10	95,000	232.10	95,000	232.10
Isla Verde MID No. 9E	6,000	68.74	6,000	68.74	6,000	68.74	6,000	68.74
San Elijo Hills #2 MID No. 9H	34,200	289.58	34,200	289.58	34,200	289.58	34,200	289.58

RESOLUTION 2021-044

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, SETTING THE BENEFIT CHARGES FOR MUNICIPAL IMPROVEMENT DISTRICT NUMBER 9E FOR FISCAL YEAR 2022/23

WHEREAS, the City Council considered a report concerning the benefit charge to be levied within the Municipal Improvement District Number 9E, Isla Verde (the “District”) pursuant to an Ordinance previously approved by the voters on December 18, 1974; and

WHEREAS, the City Council has determined that charges for landscape maintenance service be shown as a separate item on property tax bills and collected at the same time and in the same manner as ordinary county ad valorem taxes and caused to be prepared and filed, written reports describing real property receiving landscape maintenance services within the District; and

WHEREAS, the charges for the parcels within the District for Fiscal Year 2022/23 have been computed in conformity with the procedure set forth in, and charges described by, applicable ordinances and resolutions of the Solana Beach City Council; and

WHEREAS, the charges are at the same rates they were since their inception and are not being raised; and

WHEREAS, the amount paid to the homeowner’s association from charges or taxes levied in the District shall include the reasonably estimated cost of the work or improvement to be done in the District by the homeowner’s association for the ensuing fiscal year, plus incidental expenses directly related to the provision of extended services or administration of the District; and

WHEREAS, services shall be provided by the homeowners’ association in accordance with the contract last approved by the County of San Diego with the homeowners’ association providing the services, not the County or other entity. The City of Solana Beach will continue providing management and inspection services; and

WHEREAS, payments to the homeowner’s association for service shall be made in twelve equal monthly installments and payment for incidental expenses shall be made upon submission of a statement.

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

1. The foregoing recitations are true and correct.
2. The benefit unit charge for Municipal Improvement District No. 9E, Isla Verde, for Fiscal Year 2022/23 will be \$68.74 per unit, as listed on

Attachment No. 1 of this Resolution and confirmed by the City Council, and will be filed with the Auditor and Controller of the County of San Diego.

3. The San Diego County Auditor shall place on the County Assessor Roll, opposite each parcel of land within the District, the levy amount of \$68.74 per unit, as set forth in Attachment No. 1 of this Resolution, and such levies shall be collected at the same time and in the same manner as ordinary ad valorem property taxes of the City for the fiscal year commencing July 1, 2022.
4. The City Clerk's Designee, Koppel & Gruber Public Finance, is hereby authorized and directed to file the levy with the San Diego County Auditor subsequent to the adoption of this Resolution.

PASSED AND ADOPTED this 24th day of May 2022, at a special meeting of the City Council of the City of Solana Beach, California by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

Attachment 1

Resolution 2022-044

M.I.D. FEES

FY 2020 through FY 2023

	FY 2020 BUDGET	FY 2020 FEES	FY 2021 BUDGET	FY 2021 FEES	FY 2022 BUDGET	FY 2022 FEES	FY 2023 BUDGET	FY 2023 FEES
Highway 101 MID No. 33	11,500	3.12	11,500	3.12	11,500	3.12	11,500	3.12
Santa Fe Hills MID No. 9C	95,000	232.10	95,000	232.10	95,000	232.10	95,000	232.10
Isla Verde MID No. 9E	6,000	68.74	6,000	68.74	6,000	68.74	6,000	68.74
San Elijo Hills #2 MID No. 9H	34,200	289.58	34,200	289.58	34,200	289.58	34,200	289.58

RESOLUTION 2022-045

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, SETTING THE BENEFIT CHARGES FOR MUNICIPAL IMPROVEMENT DISTRICT NUMBER 9H FOR FISCAL YEAR 2022/23

WHEREAS, the City Council considered a report concerning the benefit charge to be levied within the Municipal Improvement District Number 9H, San Elijo Hills #2 (the "District") pursuant to an Ordinance previously approved by the voters on October 10, 1977; and

WHEREAS, the City Council has determined that charges for landscape maintenance service be shown as a separate item on property tax bills and collected at the same time and in the same manner as ordinary county ad valorem taxes and caused to be prepared and filed, written reports describing real property receiving landscape maintenance services within the District; and

WHEREAS, the charges for the parcels within the District for Fiscal Year 2022/23 have been computed in conformity with the procedure set forth in, and charges described by, applicable ordinances and resolutions of the Solana Beach City Council; and

WHEREAS, the charges are at the same rates they were since their inception and are not being raised; and

WHEREAS, the amount paid to the homeowners' association from charges or taxes levied in the District shall include the reasonably estimated cost of the work or improvement to be done in the District by the homeowner's association for the ensuing fiscal year, plus incidental expenses directly related to the provision of extended services or administration of the District; and

WHEREAS, services shall be provided by the homeowners' association in accordance with the contract last approved by the County of San Diego with the homeowners' association providing the services, not the County or other entity. The City of Solana Beach will continue providing management and inspection services; and

WHEREAS, payments to the homeowner's association for service shall be made in twelve equal monthly installments and payment for incidental expenses shall be made upon submission of a statement.

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

1. The foregoing recitations are true and correct.
2. The benefit unit charge for Municipal Improvement District No. 9H, San

Elijo Hills #2, for Fiscal Year 2022/23 will be \$289.58 per unit, as listed on Attachment No. 1 of this Resolution and confirmed by the City Council, and will be filed with the Auditor and Controller of the County of San Diego.

3. The San Diego County Auditor shall place on the County Assessor Roll, opposite each parcel of land within the District, the levy amount of \$289.58 per unit, as set forth in Attachment No. 1 of this Resolution, and such levies shall be collected at the same time and in the same manner as ordinary ad valorem property taxes of the City for the fiscal year commencing July 1, 2022.
4. The City Clerk's Designee, Koppel & Gruber Public Finance, is hereby authorized and directed to file the levy with the San Diego County Auditor subsequent to the adoption of this Resolution.

PASSED AND ADOPTED this 24th day of May 2022, at a special meeting of the City Council of the City of Solana Beach, California by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

Attachment 1

Resolution 2022-045

M.I.D. FEES

FY 2020 through FY 2023

	FY 2020 BUDGET	FY 2020 FEES	FY 2021 BUDGET	FY 2021 FEES	FY 2022 BUDGET	FY 2022 FEES	FY 2023 BUDGET	FY 2023 FEES
Highway 101 MID No. 33	11,500	3.12	11,500	3.12	11,500	3.12	11,500	3.12
Santa Fe Hills MID No. 9C	95,000	232.10	95,000	232.10	95,000	232.10	95,000	232.10
Isla Verde MID No. 9E	6,000	68.74	6,000	68.74	6,000	68.74	6,000	68.74
San Elijo Hills #2 MID No. 9H	34,200	289.58	34,200	289.58	34,200	289.58	34,200	289.58

RESOLUTION 2022-046

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, SETTING THE BENEFIT CHARGES FOR MUNICIPAL IMPROVEMENT DISTRICT No. 33 FOR FISCAL YEAR 2022/23

WHEREAS, the City Council considered a report concerning the benefit charge to be levied within the Municipal Improvement District Number 33, Highway 101/Railroad Right-of-Way, pursuant to an Ordinance previously approved by the voters on August 3, 1971; and

WHEREAS, the City Council has determined that charges for providing landscape maintenance service be shown as a separate item on property tax bills and collected at the same time and in the same manner as ordinary county ad valorem taxes and caused to be prepared and filed, written reports describing real property receiving landscape maintenance services within the District; and

WHEREAS, the charges for the parcels within the District for Fiscal Year 2022/23 have been computed in conformity with the procedure set forth in, and charges described by, applicable ordinances and resolutions of the Solana Beach City Council; and

WHEREAS, the charges are at the same rates they were since their inception and are not being raised.

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

1. The foregoing recitations are true and correct.
2. The benefit unit charge for Municipal Improvement District No. 33, Highway 101/Railroad Right-of-Way, for Fiscal Year 2022/23 will be \$3.12 per unit, as listed on Attachment No. 1 of this Resolution and confirmed by the City Council, and will be filed with the Auditor and Controller of the County of San Diego.
3. The San Diego County Auditor shall place on the County Assessor Roll, opposite each parcel of land within the District, the levy amount of \$3.12 per unit, as set forth in Attachment No. 1 of this Resolution, and such levies shall be collected at the same time and in the same manner as ordinary ad valorem property taxes of the City for the fiscal year commencing July 1, 2022.
4. The City Clerk's Designee, Koppel & Gruber Public Finance, is hereby authorized and directed to file the levy with the San Diego County Auditor subsequent to the adoption of this Resolution.

PASSED AND ADOPTED this 24th day of May 2022, at a special meeting of the City Council of the City of Solana Beach, California by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

Attachment 1

Resolution 2022-046

M.I.D. FEES

FY 2020 through FY 2023

	FY 2020 BUDGET	FY 2020 FEES	FY 2021 BUDGET	FY 2021 FEES	FY 2022 BUDGET	FY 2022 FEES	FY 2023 BUDGET	FY 2023 FEES
Highway 101 MID No. 33	11,500	3.12	11,500	3.12	11,500	3.12	11,500	3.12
Santa Fe Hills MID No. 9C	95,000	232.10	95,000	232.10	95,000	232.10	95,000	232.10
Isla Verde MID No. 9E	6,000	68.74	6,000	68.74	6,000	68.74	6,000	68.74
San Elijo Hills #2 MID No. 9H	34,200	289.58	34,200	289.58	34,200	289.58	34,200	289.58



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: May 24, 2022
ORIGINATING DEPT: Finance
SUBJECT: **City Council Consideration of Resolution 2022-42 Adopting the Fiscal Year 2022/23 Fire Benefit Fee**

BACKGROUND

On April 8, 1980, voters in the Solana Beach Fire Protection District (District) approved a Fire Benefit Fee (Fee) by more than a two-thirds vote in an amount not to exceed \$10.00 per unit of benefit per year, on real property within the boundaries of the District. The District was subsequently merged with the City of Solana Beach (City), and the City now has the responsibility of administering this Fee. Because the Fee was adopted by the voters before the passage of Proposition 218, it is not subject to its requirements.

There is no legal requirement for a public hearing, however, the City has published a "Notice of Setting the Fire Benefit Fee" (Notice) to notify residents that they have the right to request that this item be removed from the consent agenda for discussion. The Notice was published in the local newspaper on April 27, 2022.

This item is before Council to consider approval of Resolution 2022-42 which sets the Fire Benefit Fee and authorizes the fee to be placed on the County Assessment rolls.

DISCUSSION

Each year, the City Council is required to formally set the Fire Benefit Fee for levying on the tax roll. Staff is recommending that the Fee remain at the same level for Fiscal Year (FY) 2022/23 at \$10.00 per benefit unit. This Fee has not been increased since it was approved by voters in 1980. In order to increase the Fire Benefit Fee, the City would need a public vote with two-thirds of the voters approving any increase.

Properties in the City would be charged an annual amount for the Fire Benefit Fee at \$10.00 per benefit unit according to the schedule outlined on the next page.

CITY COUNCIL ACTION:

<u>ACTUAL LAND USE</u>	<u>MAXIMUM NUMBER OF UNITS OF BENEFIT</u>
Unimproved	2 units per 1 acre and/or portion of 1 acre, up to 20 units per parcel
Residential	5 units per dwelling unit
Commercial	15 units per 1 acre and/or portion of 1 acre
Industrial	20 units per 1 acre and/or portion of 1 acre
Timeshares	1 unit per timeshare week (1/5 of residential)

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA.

FISCAL IMPACT

The \$10.00 per benefit unit fee raises approximately \$450,000 per year that is used to assist in funding Fire Department operating expenses projected at \$5,641,775 for FY 2022/23.

WORK PLAN:

N/A

OPTIONS:

- Approve Staff recommendation.
- Do not approve Staff recommendation and provide direction.

DEPARTMENT RECOMMENDATION

Staff recommends that the City Council consider adoption of Resolution 2022-42:

1. Setting the FY 2022/23 Fire Benefit Fee at \$10.00 per unit, and
2. Approving the Fee for levying on the tax roll.

CITY MANAGER RECOMMENDATION

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2022-42

RESOLUTION 2022-042

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, ESTABLISHING THE FISCAL YEAR 2022/23 FIRE BENEFIT FEE AS AUTHORIZED BY THE VOTERS AT \$10.00 PER BENEFIT UNIT

WHEREAS, the City of Solana Beach has merged with the Solana Fire Protection District; and

WHEREAS, the voters of the Solana Fire Protection District on April 8, 1980, approved the following proposition:

Shall the Solana Fire Protection District establish and impose standby or availability charges, not to exceed \$10.00 per unit of benefit per year, on all real property (except that of federal, state, or local governmental agencies) within the boundaries of said Fire Protection District, the collection of which charges shall not decrease the appropriations limit of said Fire Protection District in any year for a period of four years from the effective date hereof, and which charges shall be established by the Board of Directors of said Fire Protection District from time to time, subject, however, to the following maximum units of benefit:

<u>Actual Land Use</u>	<u>Maximum Number of Units of Benefit</u>
Unimproved	2 units per 1 acre and/or portion of 1 acre, up to 20 units per parcel
Residential	5 units per dwelling unit
Commercial	15 units per 1 acre and/or portion of 1 acre
Industrial	20 units per 1 acre and/or portion of 1 acre; and
Timeshares	1 unit per timeshare week (1/5 of residential)

WHEREAS, the City of Solana Beach, as successor to the Solana Fire Protection District, is authorized to continue to levy the fire benefit fee; and

WHEREAS, the amount of the fire benefit fee remains unchanged.

NOW, THEREFORE, the City Council of the City of Solana Beach, California,

resolves as follows:

1. The foregoing recitations are true and correct.
2. The fire benefit charge is hereby set at \$10.00 per benefit unit for all land use categories set forth above, as confirmed by this Board and will be filed with the Auditor and Controller of the County of San Diego.
3. The San Diego County Auditor shall place on the County Assessment Roll, opposite each parcel of land, the amount of levy so apportioned by the method of apportionment formula, as set forth above, and such levies shall be collected at the same time and in the same manner as ordinary ad valorem property taxes of the City for the fiscal year commencing July 1, 2022.
4. The City Clerk's Designee, Koppel & Gruber Public Finance, is hereby authorized and directed to file the levy with the San Diego County Auditor subsequent to the adoption of this Resolution.

PASSED AND ADOPTED this 24th day of May 2022, at a special meeting of the City Council of the City of Solana Beach, California by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: May 24, 2022
ORIGINATING DEPT: Engineering Department
SUBJECT: **City Council Consideration of Resolution 2022-056 and 2022-057 for the Engineer's Report, the Annual Levy and Collection of Assessments for the Solana Beach Lighting District for FY 2022/23**

BACKGROUND:

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

The 1972 Act requires the City Council to adopt a resolution annually 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 10th each year. In Fiscal Year (FY) 2008/09, fees for the District were suspended. During the period of FY 2009/10 through FY 2020/21, fees were collected but the rate was not increased. Staff is proposing no increase in fees for FY 2022/23.

Utilizing some of the reserve funds in the district, all City-owned streetlights were retrofitted to LED fixtures in 2012. The LED lights are much more energy efficient than the old lights. The streetlights 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 budget. The retrofitted LED lights use approximately 50% less energy than the standard streetlights that were previously used.

CITY COUNCIL ACTION:

AGENDA ITEM # A.7.

This item is before the City Council for the consideration of Resolution 2022-056 (Attachment 1) approving the Solana Beach Lighting Maintenance District Engineer's Report for Fiscal Year 2022/23 and Resolution 2022-057 (Attachment 2) setting a time and place for a Public Hearing.

DISCUSSION:

The proposed Solana Beach Lighting Maintenance District Engineer's Report for FY 2022/23 is included as Attachment 3. The recommended assessment methodology is a Spread Methodology as outlined in the Calculation of Assessment Fees, pages 6 and 7 of Attachment 3. The total amount to be assessed for streetlights for FY 2022/23 is \$76,849. The Derivation of Streetlighting Benefit Units table in Exhibit 2 (page 9 and 10) 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 Streetlight Master Plan.

The 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 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 the Streetlight Zone Map in 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 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 8, 2022.

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

OPTIONS:

- Accept the Engineer's Report for proceeding with the annual levy of assessments and set time and date for a public hearing on June 8, 2022.
- Suspend assessment for FY 2022/23.
- Do not renew the Lighting District and provide direction to Staff.

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council:

1. Adopt Resolution 2022-056 approving the Solana Beach Lighting Maintenance District Engineer's Report for Fiscal Year 2022/23 for proceedings of the annual levy of assessments within a special maintenance district.
2. Adopt Resolution 2022-057 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 8, 2022.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2022-056, Approving Engineer's Report
2. Resolution 2022-057, Setting Public Hearing
3. Lighting Maintenance District Engineer's Report for FY 2022/23

RESOLUTION 2022-056

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING THE SOLANA BEACH LIGHTING MAINTENANCE DISTRICT ENGINEER'S REPORT FOR FISCAL YEAR 2022/23 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 separate Resolution, initiate proceedings and order the preparation of the 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 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 Solana Beach Lighting Maintenance District Engineer's Report for Fiscal Year 2022/23, 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 existing parcels within the Lighting District are to be increased from those as levied in Fiscal Year 2021/22.
- 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 Solana Beach Lighting Maintenance District Engineer's Report for Fiscal Year 2022/23.

PASSED AND ADOPTED this 24th day of May, 2022, at a Special Meeting of the City Council of the City of Solana Beach, by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

RESOLUTION 2022-057

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 initiate 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 Solana Beach Lighting Maintenance District Engineer's Report for Fiscal Year 2022/23 (herein referred to as Report), has been presented to and approved by the City Council as a separate action, 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 and 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 Solana Beach Lighting Maintenance District Engineer's Report for Fiscal Year 2022/23, 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 existing property has not been increased since the 2009/10 Fiscal Year.
6. Notice is hereby given of a public hearing on the 8th day of June, 2022 at 6:00 P.M.
7. 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 at clerkoffice@cosb.org before 12:00 p.m. of the hearing day or, having filed such a protest, may file a written withdrawal of that protest at clerkoffice@cosb.org prior to 12:00 p.m. of such hearing day. 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
clerkoffice@cosb.org

To be considered by the legislative body, all protests must be received by 12:00 p.m. the public hearing date. A postmark prior to such date and time will not be sufficient.

8. 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 24th day of May, 2022, at a Special Meeting of the City Council of the City of Solana Beach, California by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

**CITY OF SOLANA BEACH
LIGHTING MAINTENANCE DISTRICT
ENGINEER'S REPORT
FISCAL YEAR 2022/2023**



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

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Introduction

The City of Solana Beach (“City”) Lighting Maintenance District (“District”) was formed 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 Streetlight 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, 2022 and ending June 30, 2023. 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 2022/2023 to maintain the District that provides a special benefit to properties assessed within the District. The assessment rates set for Fiscal Year 2022/2023, 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 to establish the 2022/2023 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 2022/2023.

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 parcels in the City, benefit from streetlights on six 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 element streets and do not benefit from streetlights on local streets. A map showing the boundaries of the District and the zones are on file in the office of the City Engineer and is also 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 electrical 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 streetlights 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 an agreement 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 streetlights 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

Since the City-owned streetlights were converted to LED fixtures in 2012, there was not a need for a capital improvement project for the streetlights this past year.

Method of Apportionment

The 1972 Act requires 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. These are estimates only because the County Assessor's information will not be available until August 2022. 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 2022/2023. 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 six circulation element streets	149
Total streetlights on local streets	652
Total streetlights	801

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

Total Benefit Units in Zone “A”	8,645
Total Benefit Units in Zone “B”	477

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

Total Assessment for Zone “A”	\$76,076
Total Assessment for Zone “B”	\$773

Total Assessment for the District **\$76,849**

EXHIBIT 1

STREETLIGHT ZONE MAP

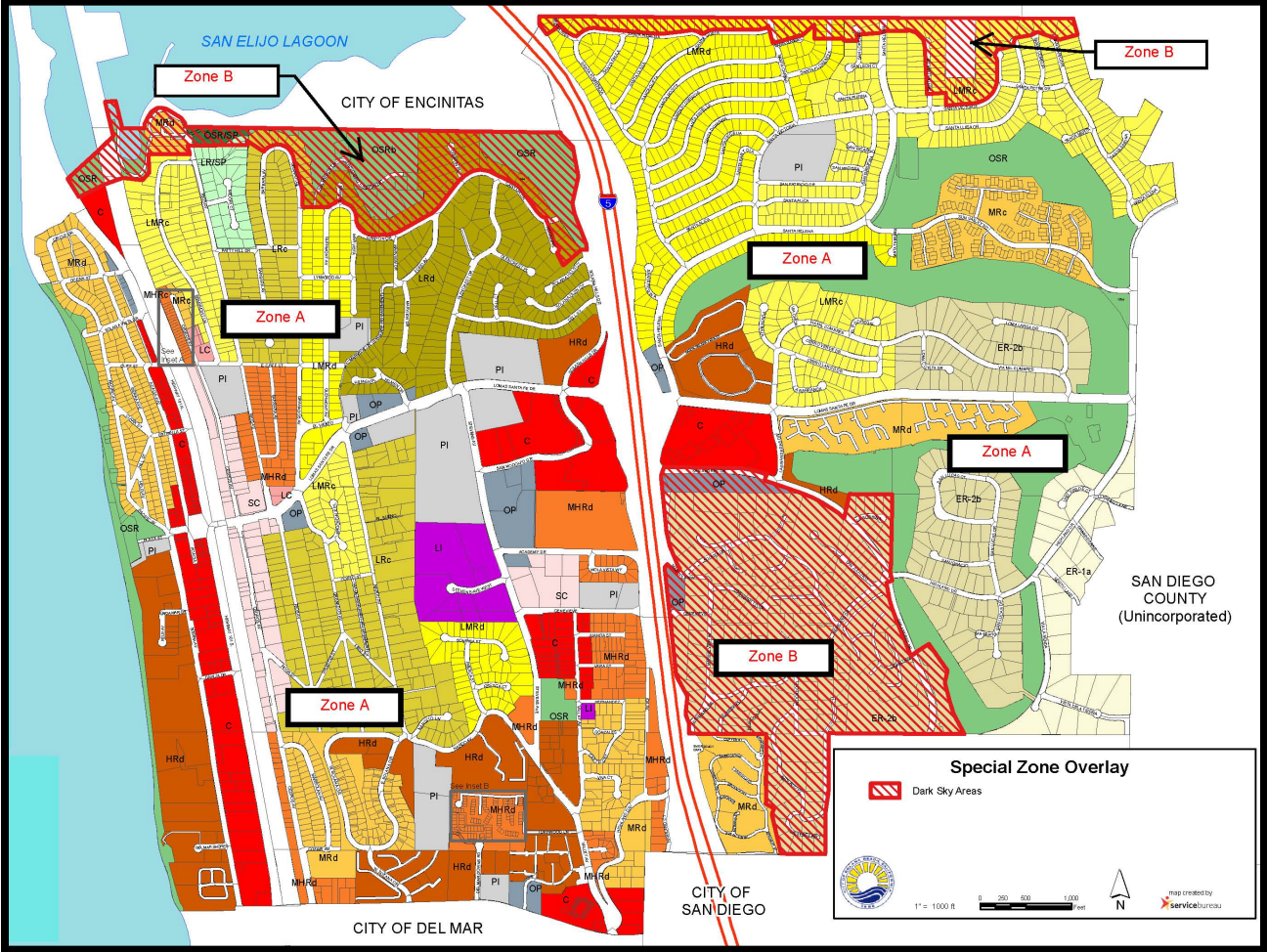


EXHIBIT 2

DERIVATION OF STREETLIGHT 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

STREETLIGHT DISTRICT

PROPOSED BUDGET

FISCAL YEAR 2022-23

	Amended Budget 2021-22	Proposed Budget 2022-23
COSTS		
Energy	\$93,600	\$93,600
Maintenance	208,970	199,942
Administration	109,825	113,138
Capital Outlay	0	0
Debt Service	70,400	70,400
Contingency Reserve	3,235,361	3,421,081
TOTAL COSTS	\$3,718,156	\$3,898,161

FUNDING		
Property Taxes	\$521,100	\$542,100
Benefit Fees	77,000	77,000
Interest	40,500	40,500
Intergovernmental	3,200	3,200
Fund Balance	3,076,356	3,235,361
TOTAL RESOURCES	\$3,718,156	\$3,898,161



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: May 24, 2022
ORIGINATING DEPT: Engineering Department
SUBJECT: **City Council Consideration of Resolutions 2022-053, 2022-054 and 2022-055 Approving the Coastal Rail Trail Engineer's Report for Fiscal Year 2022/23, the Annual Levy and Collection of Assessments for the Solana Beach Coastal Rail Trail Maintenance District**

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 (1972 Act). 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 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 8, 2022.

This item is presented to the City Council for the consideration of Resolution 2022-053 (Attachment 1) initiating proceedings for the District for Fiscal Year (FY) 2022/23, Resolution 2022-054 (Attachment 2) approving the Engineer's Report and Resolution 2022-055 (Attachment 3) setting a time and place for a Public Hearing.

DISCUSSION:

The District's major costs are for 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 use along the CRT. The District includes funds for capital replacement as well including future replacement of landscaping, irrigation, pedestrian/bike path and hardscape items. The capital replacement costs also include an operating reserve of approximately 10% of the direct maintenance costs.

CITY COUNCIL ACTION:

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 rights-of-way. These properties, as well as other publicly owned properties such as schools, fire stations, post offices 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 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 closest 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 included an annual Consumer Price Index for All Urban Consumers (CPI-U) adjustment that is not to exceed 2.00%. This Maximum Assessment annual adjustment adopted by the initial vote is not considered an increased assessment. Since the CPI-U for 2021 was 5.21%, the increase to the EBU charge from last year is 2.00%, which is the maximum allowed. The following shows the maximum assessment rates proposed to be levied in the Fiscal Year (FY) 2022/23 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	\$24.06	\$16.04	\$4.01
Residential Condominium	Dwelling Unit	\$24.06	\$16.04	\$4.01
Multi-Family Residential	Dwelling Unit	\$18.04	\$12.03	\$3.01
Planned Residential Development	Lot or Dwelling Unit	\$24.06	\$16.04	\$4.01
Commercial/Industrial	Parcel	\$24.06	\$16.04	\$4.01
Vacant Single-Family Residential	Parcel	\$24.06	\$16.04	\$4.01
Vacant Multi-Family Residential	Parcel	\$18.04	\$12.03	\$3.01
Vacant Commercial/Industrial	Parcel	\$24.06	\$16.04	\$4.01
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 adopt a resolution annually 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 CRT Maintenance District Engineer's Report for FY 2022/23. The report contains an overview of the District; a description of the services and

improvements to be maintained; the proposed FY 2022/23 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 8, 2022) 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 2021 was 5.21%. Since the maximum amount the assessment is allowed to increase each year is equal to the CPI-U but not greater than 2.00%, the assessments for FY 2022/23 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 2022/23 is \$8.02. This is \$0.16 more per EBU than last year's assessment and is 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 \$83,779 in benefit charge revenues. Total expenditures that are expected to be spent on the CRT are \$93,901. The shortfall of \$10,122, or the difference between the amount expected to be received (\$83,779) and the amount expected to be spent (\$93,901), will be covered by available projected reserves in the CRT fund of \$104,498 on July 1, 2022. The CRT fund should keep reserves equal to approximately 50% of the annual assessment amount. The proposed budget will reduce the CRT fund balance to approximately \$94,376 by June 30, 2023. This reserve will still be over the 50% recommended maximum fund balance of \$41,890. Once the reserves drop below the 50% recommended maximum fund balance, additional funds will need to be appropriated from non-CRT funding sources.

WORK PLAN:

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

OPTIONS:

- Accept the Coastal Rail Trail Maintenance District Engineer's Report for FY 2022/23, proceed with the annual levy of assessments and set the time and date for a public hearing to be held on June 8, 2022.

- Do not renew the CRT Maintenance District and fund cost for maintenance of the CRT through the General Fund.
- Provide Direction.

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council:

1. Adopt Resolution 2022-053, initiating the proceedings for the annual levy of assessments within the Coastal Rail Trail Maintenance District for Fiscal Year 2022/23.
2. Adopt Resolution 2022-054, approving the Engineer's Report for proceedings of the annual levy of assessments within Coastal Rail Trail Maintenance District.
3. Adopt Resolution 2022-055, 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 8, 2022.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2022-053, Initiating Proceedings
2. Resolution 2022-054, Approving Engineer's Report
3. Resolution 2022-055, Setting the Public Hearing
4. CRT Maintenance District Engineer's Report for FY 2022/23

RESOLUTION 2022-053

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 FOR FY 2022/23 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 Finance 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 (FY) 2022/23, in accordance with *Chapter 1, Article 4, beginning with Section 22565* of the Act.

That Coastal Rail Trail Maintenance District Engineer’s Report for FY 2022/23, 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 FY 2022/23; 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 24th day of May, 2022, at a Special Meeting of the City Council of the City of Solana Beach, California by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

RESOLUTION 2022-054

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 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 Coastal Rail Trail Maintenance District Engineer's Report for Fiscal Year 2022/23, 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 2022/23; 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 24th day of May, 2022, at a Special Meeting of the City Council of the City of Solana Beach, California by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

RESOLUTION 2022-055

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 FOR FY 2022/23 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 Consumer Price Index for All Urban Consumers (CPI-U) adjustment not to exceed 2.00% and this annual adjustment adopted by the initial vote is not considered an increased assessment. For this current year, the CPI-U is 2.00%, which is the amount the assessment per Equivalent Benefit Unit (EBU) will increase; 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 require, 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 of a public hearing on the 8th day of June, 2022 at 6:00 P.M.
7. 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 at clerkoffice@cosb.org before 12:00 p.m. of the hearing day or, having

filed such a protest, may file a written withdrawal of that protest at clerkoffice@cosb.org prior to 12:00 p.m. of such hearing day. 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
clerkoffice@cosb.org

To be considered by the legislative body, all protests must be received by 12:00 p.m. the public hearing date. A postmark prior to such date and time will not be sufficient.

8. 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 24th day of May, 2022, at a Special Meeting of the City Council of the City of Solana Beach, California by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk



**CITY OF SOLANA BEACH
COASTAL RAIL TRAIL MAINTENANCE DISTRICT
ENGINEER'S REPORT
FISCAL YEAR 2022/2023**

DATE MAY 24, 2022



KOPPEL & GRUBER
PUBLIC FINANCE

334 VIA VERA CRUZ, SUITE 256
SAN MARCOS
CALIFORNIA 92078

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ATTACHMENT 4

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SECTION I. OVERVIEW

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 2022/2023 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 XIII C and XIII D* (“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, 2022 and ending June 30, 2023 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 2022/2023 to maintain the City CRT improvements that provide a special benefit to properties assessed within the District. The assessment rates set for Fiscal Year 2022/2023 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 2022/2023 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 2022/2023 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 2022/2023.

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

A. ESTIMATED FISCAL YEAR 2022/2023 BUDGET

A summary of the proposed District Fiscal Year 2022/2023 budget is summarized, by category, in Table 1 shown on the following page:

Table 1

**CITY OF SOLANA BEACH
COASTAL RAIL TRAIL MAINTENANCE DISTRICT
2022/23 BUDGET**

	TOTAL BUDGET	GENERAL BENEFIT PORTION ^{1&2}	PROPOSED FY 2022/23 ASSESSMENT
OPERATING AND MAINTENANCE COSTS			
Operating and Maintenance			
Landscape, Irrigation & Hardscape Maintenance Thru an Outside Contract (Includes Tree Trimming)	\$68,500	\$13,500	\$55,000
Utilities (Water)	\$20,600	\$0	\$20,600
Utilities (Electricity)	\$29,500	\$29,500	\$0
Trail Maintenance (DG & Concrete Paths)	\$1,400	\$0	\$1,400
Graffiti Abatement	\$200	\$0	\$200
Total Operating and Maintenance Costs	\$120,200	\$43,000	\$77,200
CAPITAL REPLACEMENT AND RESERVES			
Capital Replacement			
Landscape & Irrigation Replacement	\$3,600	\$200	\$3,400
Pedestrian/Bicycle Path Replacement	\$2,600	\$200	\$2,400
Hardscape Features Replacement (water fountain, art work, bus shelter)	\$2,600	\$200	\$2,400
Reserves			
Fiscal Year 2022/2023 Reserve Collection	\$0	\$0	\$0
Total Capital Replacement and Reserves	\$8,800	\$600	\$8,200
ADMINISTRATION COSTS			
District Administration Costs			
County SB 2557 Costs			\$300
County Electronic Data Processing Costs			\$601
City Administration/Consultant Costs			\$7,600
Total Administration Costs			\$8,501
AMOUNT TO LEVY			
TOTAL BUDGET			\$93,901
LESS OPERATING RESERVES USED IN FY²			(\$10,122)
TOTAL ASSESSMENT AMOUNT			\$83,779
Total Parcels in the District			13,128
Total Parcels Levied			5,654
Total Equivalent Benefit Units			10,446.38
Proposed Levy Per Equivalent Benefit Unit			\$8.02
Inflation Percentage Applied to Proposed Levy Per EBU			2.00%

OPERATING RESERVES	
Beginning Balance as of 7/1/22	\$104,498
FY 2022/2023 Collection	\$83,779
Expenditures	(\$93,901)
Projected Ending Balance as of 6/30/23 ³	\$94,376
Maximum Recommended Cash Flow Reserve Amount	\$41,890

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.
3. The City is developing a plan on how to utilize the operating reserves on the CRT in the future.

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 2022/2023 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

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 or 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
		Lot or Dwelling						
Planned Residential Development	1.00	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
		1 week of						
Timeshare Units	0.00	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:

Applicable EBU * Applicable Zone Factor*Maximum Assessment Rate per 1.0 EBU=Assessment Rate per Unit/Parcel.

E. RATES

Table 3 below shows the maximum assessments rates proposed to be levied in Fiscal Year 2022/2023 by land use. Because the San Diego Consumer Price Index for All Urban Consumers (“CPI-U”) was over 2.00% for 2021 (5.21%), 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	\$24.06	\$16.04	\$4.01
Residential Condominium	Dwelling Unit	\$24.06	\$16.04	\$4.01
Multi-Family Residential	Dwelling Unit	\$18.04	\$12.03	\$3.01
	Lot or Dwelling			
Planned Residential Development	Unit	\$24.06	\$16.04	\$4.01
Commercial/Industrial	Parcel	\$24.06	\$16.04	\$4.01
Vacant Single Family Residential	Parcel	\$24.06	\$16.04	\$4.01
Vacant Multi-Family Residential	Parcel	\$18.04	\$12.03	\$3.01
Vacant Commercial/Industrial	Parcel	\$24.06	\$16.04	\$4.01
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

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

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 2022/2023. 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

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.

CITY OF SOLANA BEACH

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

**Engineer's Report
Fiscal Year 2022/2023**

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 24, 2022
ORIGINATING DEPT: Community Development Department
SUBJECT: **Public Hearing: Request for a Development Review Permit for a New Single-Story Single-Family Residence and Attached Two-Car Garage and Perform Associated Site Improvements at 721 East Solana Circle (Case # DRP21-015; Applicant: Bryan Watson; APN: 298-340-26-00; Resolution No. 2022-052)**

BACKGROUND:

The Applicant, Bryan Watson, is requesting Council approval of a Development Review Permit (DRP) to demolish an existing single-story, single-family residence and attached garage to construct a new 1,882 square-foot single-story, single-family residence and attached garage, and perform associated site improvements. The 6,424 square-foot lot is located at 721 East Solana Circle and is within the Medium Residential (MR) Zone and Park Del Mar Development.

The Applicant proposes aggregate grading in the amount of 64 cubic yards. The maximum building height is proposed at 15.42 feet above existing grade and 193.10 feet above mean sea level (MSL). The project requires a DRP for construction in excess of 60 percent of the maximum allowable floor area.

The issue before the Council is whether to approve, approve with conditions, or deny the Applicant's request as contained in Resolution 2022-052 (Attachment 1).

DISCUSSION:

The subject property is located on the west side of East Solana Circle. The 6,424 square-foot lot is a rectangular shape fronting on East Solana Circle to the east, with residential properties to the north, south and west.

The topography of the subject site slopes down from the rear of the property to East Solana Circle with an approximately 3-foot grade differential. The front yard is relatively

CITY COUNCIL ACTION:

flat, and the finished floor of the existing garage and residence are at the same elevation as the street.

The site is currently developed with a 1,282 square-foot single-story, single-family residence with an attached 215 square-foot carport. The Applicant proposes to demolish the existing residence and carport to construct a new 1,640 square-foot single-story, single-family residence, an attached Junior Accessory Dwelling Unit (JADU), a 242 square-foot enclosed courtyard and an attached two-car garage. A single-family residence is required to provide two (2) off-street parking spaces pursuant to Solana Beach Municipal Code (SBMC) Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM). The proposed 398 square-foot garage would allow for two (2) conforming parking spaces. Since the parking spaces provided in the proposed garage would comply with the OSPDM, the project would qualify for a 398 square foot floor area exemption. Therefore, the total proposed floor area would be 1,882 square feet. The maximum proposed building height would be 15.42 feet above existing grade. The project would also include associated site improvements including grading, an enclosed courtyard, roof deck, and landscaping.

The property is zoned MR; however, it is also located in the Park Del Mar Development, which has specific development regulations (Attachment 3) set forth in a Use Permit issued in 1963 by the County of San Diego prior to the City's incorporation. At the request of the Park Del Mar Homeowner's Association, the Solana Beach City Council approved a Conditional Use Permit in 2001 to modify the Use Permit issued by the County to clarify the specific development regulations, which differ from the underlying zone. The Park Del Mar Development regulations, therefore, supersede those of the MR Zone. The primary use of each site in the development is limited to one detached, single-family dwelling with one garage or carport. Each dwelling unit is limited to a maximum of 2,000 square feet and the garage or carport to a maximum of 600 square feet. In addition, the overall square footage on the site cannot exceed 2,400 square feet. In accordance with underlying SBMC Zoning regulations, detached accessory structures are permitted and are deducted from the total allowed garage or carport square footage. The regulations also limit all structure heights to 16 feet above the lower of finished or proposed grade. Specific setback dimensions are also provided for each lot in the community. As proposed, the project complies with the regulations of the Park Del Mar Development. The project plans are provided in Attachment 2.

Table 1 (below) provides a comparison of the Park Del Mar Development regulations with the Applicant's proposed design.

Table 1			
LOT INFORMATION			
Property Address:	721 E Solana Cir.	Zoning Designation:	Park Del Mar (MR)
Lot Size:	6,424 SF	# of Units Allowed:	1 SFR, 1 ADU, 1 JADU
Max. Allowable Living SF	2,000 SF	# of Units Requested:	1 SFR, 1 JADU
Max. Allowable Garage SF	600 SF	Setbacks:	
Max. Allowable Total SF	2,400 SF	Required	Proposed
Proposed Total SF	1,882 SF	Front (E)	10' - 0"
Below Max. SF by	518 SF	Side (N)	5' - 0"
Max. Allowable Height:	16.00 ft	Side (S)	5' - 0"
Max. Proposed Height:	15.42 ft	Rear (W)	10' - 0"
Highest Point/Ridge:	193.10 MSL		
PROPOSED PROJECT INFORMATION			
Square Footage / Floor Area Breakdown:		Required Permits:	
Proposed Living Area:	1,640 SF	DRP: A DRP is required for construction in excess of 60% of the maximum allowable floor area.	
Proposed Enclosed Exterior Patio:	242 SF		
Proposed Garage:	398 SF		
Subtotal:	2,280 SF		
Garage Exemption:	- 398 SF		
Total Proposed Floor Area:	1,882 SF		
Proposed Grading: 64 CY Aggregate Grading (Cut: 10 CY; Fill 40 CY; Removal and Recompaction: 10 CY; Excavation for Footings: 4 CY)			
Proposed Parking: Attached two-car garage		Existing Development:	
Proposed Fences and Walls: Yes		Single-Family Residence and Carport	
Proposed Accessory Dwelling Unit: Yes; not subject to discretionary review			
Proposed Accessory Structure: No			

Development Review Permit Compliance (SBMC Section 17.68.40):

A DRP is required because the total proposed floor area exceeds 60% of the maximum allowable. The total floor area proposed is 1,882 square feet and 2,400 square feet is the maximum. Therefore, the proposal is 78% of the allowable floor area.

In addition to meeting the Park Del Mar Development specific regulations and any other underlying zoning requirements, the project must also be found in compliance with development review criteria. The following is a list of the development review criteria topics:

1. Relationship with Adjacent Land Uses
2. Building and Structure Placement

3. Landscaping
4. Roads, Pedestrian Walkways, Parking, and Storage Areas
5. Grading
6. Lighting
7. Usable Open Space

The following is a discussion of the findings for a DRP as each applies to the proposed project as well as reference to recommended conditions of approval contained in Resolution 2022-052. The Council may approve, or conditionally approve, a DRP only if all of the findings listed below can be made:

1. The proposed development is consistent with the general plan and all applicable requirements of this title, including special regulations, overlay zones, and specific plans.
2. The proposed development complies with the development review criteria.
3. All required permits and approvals issued by the city, including variances, conditional use permits, comprehensive sign plans, and coastal development permits have been obtained prior to or concurrently with the development review permit.
4. If the development project also requires a permit or approval to be issued by a state or federal agency, the city council may conditionally approve the development review permit upon the applicant obtaining the required permit or approval from the other agency.

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

In addition to meeting zoning requirements, the project must also be found in compliance with development review criteria. The following is a discussion of the applicable development review criteria as they relate to the proposed project.

Relationship with Adjacent Land Uses:

The property is located within the MR Zone and Park Del Mar Development. Properties surrounding the lot are located within the same zone and also part of the Park Del Mar Development. They are developed with single-story, single-family residences. The project site is currently developed with a single-story, single-family residence and carport. The Applicant proposes to demolish the existing structure and replace it with a single-story, single-family residence with an attached two-car garage and an attached JADU. Pursuant to SBMC Section 17.20.040(D), the JADU would be approved ministerially and is not subject to approval of a DRP by Council.

As designed, the project is consistent with the specific development standards of the Park Del Mar Development as well as the permitted uses of the underlying MR Zone as described in SBMC Sections 17.20.010 and 17.12.020. The proposed development could

be found to be consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

The project, as designed, is consistent with the permitted uses for the MR Zone as described in SBMC Sections 17.20.010 and 17.12.020, which permits one single-family residence, one Accessory Dwelling Unit (ADU), and one Junior Accessory Dwelling Unit (JADU) per lot. The property is designated Medium Density Residential in the General Plan and intended for single- and multi-family residential development with a maximum density of five to seven dwelling units per acre. The proposed development could be found to be consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

The property is not located within any of the City's Specific Plan areas. As a condition of project approval, the Applicant would be required to obtain a Coastal Development Permit, Waiver or Exemption from the California Coastal Commission prior to the issuance of a Building Permit.

Building and Structure Placement:

The site is currently developed with a 1,282 square-foot single-story, single-family residence and a carport located on a flat building pad at approximately the same elevation as the street. The Applicant proposes to demolish the existing residence and carport and construct a new 1,640 square-foot single-story, single-family residence with a 242 square-foot courtyard and an attached 398 square-foot two-car garage. The garage is proposed to be located at the east side of the lot and would be accessed from East Solana Circle.

The Park Del Mar Development regulations allow reduced setback areas as compared to the underlying MR Zone. They also limit maximum structure height to 16 feet measured from the lower of existing or finished grade. The project would comply with the setbacks and height restrictions set forth in the Park Del Mar Development Regulations.

The 1,640 square-foot residence will consist of a great room, kitchen, primary suite, and laundry room/pantry. The proposed development also includes 242 square-foot enclosed courtyard, a roof deck and landscaping.

The proposed improvements consist of a new single-family residence and an attached garage. Pedestrian and vehicular access would be maintained on the southern side of the residence from the existing shared driveway.

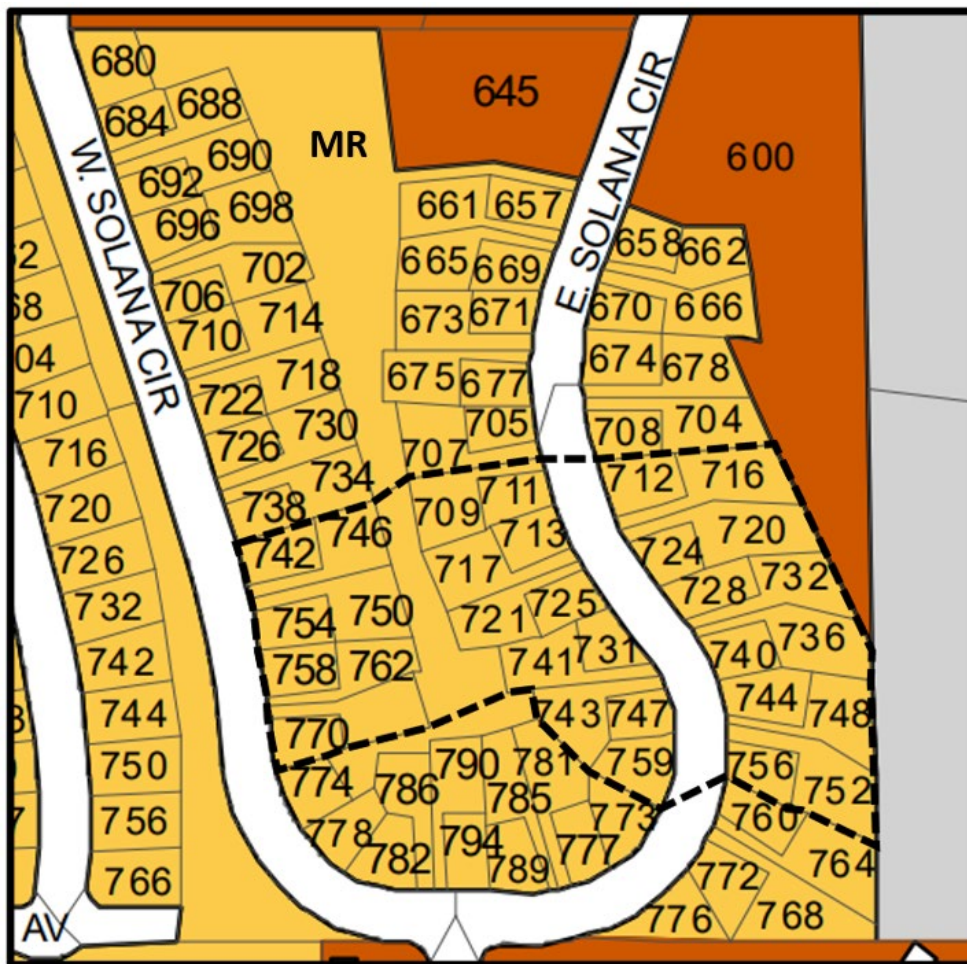
The SBMC parking regulations require two (2) off-street parking spaces, 9' x 19' clear, per single-family residence. The SBMC indicates that when required spaces are provided in a garage, up to 200 square feet of floor area is exempted for each required space. As designed, the proposed residence would provide two (2) parking spaces in a 398 garage; therefore, the project is afforded a 398 square-foot exemption and the total proposed floor

area would be 1,882 square feet, which is 518 square feet under the maximum allowable floor area for the lot pursuant to Park Del Mar Regulations.

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

Neighborhood Comparison:

Staff compared the proposed project to 30 other properties within the surrounding area. As shown on the following Zoning Map, they include other properties in the Park Del Mar Development along West Solana Circle and East Solana Circle.



The properties evaluated in this comparison are located in the MR Zone and the Park Del Mar Development. The existing homes range in size from 1,210 square feet to 2,016 square feet, according to the County Assessor records. It should be noted that the County Assessor does not include garages, covered porches, unfinished basements or accessory buildings in the total square footage. Accordingly, the building area of the proposed project has been calculated for comparison purposes by deleting the area of the garage as follows:

Project Gross Building Area:	2,280 ft ²
Delete Garage Area:	- 398 ft ²
<u>Project Area for Comparison to Assessor's Data</u>	<u>1,882 ft²</u>

Table 2 is based upon the County Assessor's data and SanGIS data. It contains neighboring lot sizes, the square footage of existing development and the maximum allowable square footage for potential development on each lot.

Table 2						
#	Property Address	Lot Size in ft ² (SanGis)	Existing ft ² (Assessor)	Proposed / Recently Approved ft ²	Max. Allowable ft ²	Zone
1	742 W SOLANA CIR	4,500	1,920		2,400	MR/PDM
2	746 W SOLANA CIR	7,600	1,437		2,400	MR/PDM
3	750 W SOLANA CIR	8,000	2,016		2,400	MR/PDM
4	754 W SOLANA CIR	4,300	1,372		2,400	MR/PDM
5	758 W SOLANA CIR	4,200	1,262		2,400	MR/PDM
6	762 W SOLANA CIR	7,200	1,240		2,400	MR/PDM
7	766 W SOLANA CIR	7,100	1,420		2,400	MR/PDM
8	770 W SOLANA CIR	4,700	1,869		2,400	MR/PDM
9	759 E SOLANA CIR	6,500	1,379		2,400	MR/PDM
10	747 E SOLANA CIR	4,500	1,330		2,400	MR/PDM
11	743 E SOLANA CIR	6,500	1,810		2,400	MR/PDM
12	741 E SOLANA CIR	6,700	1,262		2,400	MR/PDM
13	731 E SOLANA CIR	4,700	1,777		2,400	MR/PDM
14	725 E SOLANA CIR	4,400	1,262		2,400	MR/PDM
15	721 E SOLANA CIR	6,424	1,210	1,882	2,400	MR/PDM
16	717 E SOLANA CIR	8,000	1,987		2,400	MR/PDM
17	713 E SOLANA CIR	4,400	1,542		2,400	MR/PDM
18	711 E SOLANA CIR	4,400	1,247		2,400	MR/PDM
19	709 E SOLANA CIR	7,500	1,709		2,400	MR/PDM
20	712 E SOLANA CIR	5,500	1,898		2,400	MR/PDM
21	716 E SOLANA CIR	10,300	1,648		2,400	MR/PDM
22	724 E SOLANA CIR	4,200	1,821		2,400	MR/PDM
23	728 E SOLANA CIR	5,000	1,456		2,400	MR/PDM
24	736 E SOLANA CIR	8,900	1,552		2,400	MR/PDM
25	740 E SOLANA CIR	4,400	1,836		2,400	MR/PDM
26	744 E SOLANA CIR	4,900	1,575		2,400	MR/PDM
27	748 E SOLANA CIR	8,600	1,991		2,400	MR/PDM
28	752 E SOLANA CIR	8,800	1,655		2,400	MR/PDM
29	756 E SOLANA CIR	4,500	1,591		2,400	MR/PDM
30	720 E SOLANA CIR	7,770	1,668		2,400	MR/PDM

31	732 E SOLANA CIR	7,600	1,525		2,400	MR/PDM
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Fences, Walls and Retaining Walls:

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

The Applicant is proposing to construct a two-and-a-half-foot tall retaining wall adjacent to the south and west property lines. As proposed, the fences and walls would comply with the fence and wall regulations. If the Applicant decides to modify any of the design of the proposed fences and walls or construct additional fences and walls, a condition of project approval indicates that they would be required to be in compliance with SBMC 17.20.040(O) and 17.60.070(C) and (D).

Landscape:

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

Parking:

SBMC Section 17.52.040 and the Off-Street Parking Design Manual require two (2) parking spaces for a single-family residence. The Applicant is proposing a 398 square-foot attached garage. The attached garage would provide two off-street parking spaces that are 9' X 19' and clear of obstruction. In addition, the proposed 398 square-foot garage would be less than 600 square feet which is the maximum area permitted by the Park Del Mar regulations.

Grading:

The proposed grading quantities include 10 cubic yards of cut, 40 cubic yards of fill, 4 cubic yards for the excavation for the new footings and 10 CY of removal and recompaction. The proposed total aggregate amount of grading is 64 cubic yards.

Lighting:

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

Usable Open Space:

The project consists of the construction of a new single-family residence; therefore, usable open space and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040.

Structure Development Permit Compliance:

In accordance with the specific development regulations set forth for the Park Del Mar Development, the residence would not exceed 16 feet in height. Therefore, the Applicant is not required to obtain a Structure Development Permit. The Park Del Mar Development performs an internal review of projects prior to the City's review in which view preservation is taken into consideration. The Applicant installed story poles and obtained authorization from the Park Del Mar Homeowners Association prior to pursuing authorization from the City.

The project plans show the maximum structure height at 15.42 feet above the adjacent existing grade, or 193.10 feet above mean sea level (MSL).

In conclusion, the proposed project, as conditioned, could be found to be consistent with the Park Del Mar Development regulations, the Zoning regulations, and the General Plan. Staff has prepared draft findings for approval of the project in the attached Resolution 2022-052 for Council's consideration based upon the information in the report. The applicable SBMC sections are provided in the italicized text and conditions from the Community Development, Engineering, and Fire Departments are incorporated in the Resolution of Approval. Additionally, as a condition of project approval, the Applicant would be required to obtain a Coastal Development Permit, Waiver or Exemption from the California Coastal Commission prior to the issuance of a Building Permit. The Council may direct Staff to modify the Resolution to reflect the findings and conditions it deems appropriate as a result of the Public Hearing process. If the Council Determines the project is to be denied, Staff will prepare a Resolution of Denial for adoption at a subsequent Council meeting.

Public Frontage & Public Right-of-Way Improvements:

This existing property is located on a flag lot and does not front East Solana Circle, therefore there are no public improvements required.

Public Hearing Notice:

Notice of the City Council Public Hearing for the project was published in the Union Tribune more than 10 days prior to the public hearing. The same public notice was mailed to property owners and occupants within 300 feet of the proposed project site on May 11, 2022. As of the date of preparation of this Staff Report, Staff has not received any formal correspondence from neighbors or interested parties in support of, or in opposition to, the proposed project.

CEQA COMPLIANCE STATEMENT:

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

FISCAL IMPACT: N/A

WORKPLAN: N/A

OPTIONS:

- Approve Staff recommendation adopting the attached Resolution 2022-052.
- Approve Staff recommendation subject to additional specific conditions necessary for the City Council to make all required findings for the approval of a DRP.
- Deny the project if all required findings for the DRP cannot be made.

DEPARTMENT RECOMMENDATION:

The proposed project meets the minimum objective requirements under the Park Del Mar Development regulations and the underlying SBMC, could be found to be consistent with the General Plan and could be found, as conditioned, to meet the discretionary findings required as discussed in this report to approve a DRP. Therefore, Staff recommends that the City Council:

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt Resolution 2022-052 conditionally approving a DRP to demolish a single-family

residence, construct a replacement one-story, single-family residence with an attached two-car garage and perform associated site improvements at 721 East Solana Circle.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2022-052
2. Project Plans
3. Park Del Mar Development Regulations

RESOLUTION 2022-052

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT FOR THE CONSTRUCTION OF A NEW SINGLE-STORY SINGLE-FAMILY RESIDENCE WITH AN ATTACHED TWO-CAR GARAGE AND ASSOCIATED IMPROVEMENTS ON A PROPERTY WITHIN THE PARK DEL MAR DEVELOPMENT, LOCATED AT 721 EAST SOLANA CIRCLE, SOLANA BEACH

APPLICANT: Bryan Watson
CASE NO.: DRP 21-015

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

WHEREAS, at the Public Hearing on May 24, 2022, the City Council received and considered evidence concerning the proposed application; and

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

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

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

1. That the foregoing recitations are true and correct.
2. That the project is exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines.
3. That the request for a DRP to construct a new 1,882 square-foot single-story, single-family residence and attached two-car garage on a 6,424 square-foot lot in the Medium Residential (MR) Zone and Park Del Mar Development, is conditionally approved based upon the following Findings and subject to the following Conditions:
4. FINDINGS
 - A. In accordance with Section 17.68.040 (Development Review Permit) of the City of Solana Beach Municipal Code, the City Council finds the following:

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

General Plan Consistency: The project, as conditioned, is consistent with the City's General Plan designation of Medium Density Residential, which allows for five to seven dwelling units per acre. Further, the proposed development is consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

Zoning Ordinance Consistency: The proposed project is consistent with all applicable requirements of the Zoning Ordinance (Title 17) Permitted Uses and Structures (SBMC 17.20.020), which provides for use of the property as a single-family residence. The proposed project also adheres to the specific development regulations established for the Park Del Mar Development.

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

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

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

The property is located within the MR Zone and Park Del Mar Development. Properties surrounding the lot are located within the same zone and also part of the Park Del Mar Development. They are developed with single-story, single-family residences. The project site is currently developed with a single-story, single-family residence and carport. The Applicant proposes to demolish the existing structure and replace it with a single-story, single-family residence with an attached two-car garage and an attached JADU. Pursuant to SBMC Section 17.20.040(D), the JADU would be approved ministerially and is not subject to approval of a DRP by Council.

As designed, the project is consistent with the specific development standards of the Park Del Mar Development as well as the permitted uses of the underlying MR Zone as described in SBMC Sections 17.20.010 and 17.12.020. The proposed development could be found to be consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

The project, as designed, is consistent with the permitted uses for the MR Zone as described in SBMC Sections 17.20.010 and 17.12.020, which permits one single-family residence, one Accessory Dwelling Unit (ADU), and one Junior Accessory Dwelling Unit (JADU) per lot. The property is designated Medium Density Residential in the General Plan and intended for single- and multi-family residential development with a maximum density of five to seven dwelling units per acre. The proposed development could be found to be consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

The property is not located within any of the City's Specific Plan areas. As a condition of project approval, the Applicant would be required to obtain a Coastal Development Permit, Waiver or Exemption from the California Coastal Commission prior to the issuance of a Building Permit.

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

The site is currently developed with a 1,282 square-foot single-story, single-family residence and a carport located on a flat building pad at approximately the same elevation as the street. The Applicant proposes to demolish the existing residence and carport and construct a new 1,640 square-foot single-story, single-family residence with a 242 square-foot courtyard and an attached 398 square-foot two-car garage. The garage is proposed to be located at the east side of the lot and would be accessed from East Solana Circle.

The Park Del Mar Development regulations allow reduced setback areas as compared to the underlying MR Zone. They also limit maximum structure height to 16 feet measured from the lower of existing or finished grade. The project would comply with the

setbacks and height restrictions set forth in the Park Del Mar Development Regulations.

The 1,640 square-foot residence will consist of a great room, kitchen, primary suite, and laundry room/pantry. The proposed development also includes 242 square-foot enclosed courtyard, a roof deck and landscaping.

The proposed improvements consist of a new single-family residence and an attached garage. Pedestrian and vehicular access would be maintained on the southern side of the residence from the existing shared driveway.

The SBMC parking regulations require two (2) off-street parking spaces, 9' x 19' clear, per single-family residence. The SBMC indicates that when required spaces are provided in a garage, up to 200 square feet of floor area is exempted for each required space. As designed, the proposed residence would provide two (2) parking spaces in a 398 garage; therefore, the project is afforded a 398 square-foot exemption and the total proposed floor area would be 1,882 square feet, which is 518 square feet under the maximum allowable floor area for the lot pursuant to Park Del Mar Regulations.

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

- c. *Landscaping: The removal of significant native vegetation shall be minimized. Replacement vegetation and landscaping shall be compatible with the vegetation of the surrounding area. Trees and other large plantings shall not obstruct significant views when installed or at maturity.*

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

water-conserving irrigation systems are required to be incorporated into the landscaping to the extent feasible.

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

SBMC Section 17.52.040 and the Off-Street Parking Design Manual require two (2) parking spaces for a single-family residence. The Applicant is proposing a 398 square-foot attached garage. The attached garage would provide two (2) off-street parking spaces that are 9' X 19' and clear of obstruction. In addition, the proposed 398 square-foot garage would be less than 600 square feet which is the maximum area permitted by the Park Del Mar regulations.

- e. *Grading: To the extent feasible, natural topography and scenic features of the site shall be retained and incorporated into the proposed development. Any grading or earth-moving operations in connection with the proposed development shall be planned and executed so as to blend with the existing terrain both on and adjacent to the site. Existing exposed or disturbed slopes shall be landscaped with native or naturalized non-native vegetation and existing erosion problems shall be corrected.*

The proposed grading quantities include 10 cubic yards of cut, 40 cubic yards of fill, 4 cubic yards for the excavation for the new footings and 10 CY of removal and recompaction. The proposed total aggregate amount of grading is 64 cubic yards.

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

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

- g. Usable Open Space: Recreational facilities proposed within required usable open space shall be located and designed to maintain essential open space values.*

The project consists of the construction of a new single-family residence, therefore, usable open space and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040.

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

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

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

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

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

5. CONDITIONS

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

A. Community Development Department Conditions:

- I. The Applicant shall pay required Public Facilities Fees, as established by SBMC Section 17.72.020 and Resolution 1987-36.
- II. Building Permit plans must be in substantial conformance with the plans presented to the City Council on May 24, 2022 and located in the project file with a submittal date of May 16, 2022.
- III. The residence will not exceed 15.42 feet in height above the existing grade or 193.10 feet above MSL.

- IV. Any proposed onsite fences, walls, and retaining walls and any proposed railing located on top, or any combination thereof, shall comply with applicable regulations of SBMC Section 17.20.040 and 17.60.070 (Fences and Walls).
- V. The Applicant shall obtain required CCC approval of a Coastal Development Permit, Waiver or Exemption as determined necessary by the CCC, prior to the issuance of a Grading or Building Permit.
- VI. Native or drought tolerant and non-invasive plant materials and water conserving irrigation systems shall be incorporated into any proposed landscaping and compatible with the surrounding area to the extent feasible.
- VII. Any new exterior lighting fixtures shall be in conformance with the City-Wide Lighting Regulations of SBMC 17.60.060.
- VIII. All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities that render them detrimental to the surrounding area.
- IX. Construction vehicles shall be parked on the subject property at all times when feasible. If construction activity prohibits parking on the subject property, the Applicant shall ensure construction vehicles are parked in such a way to allow sufficient vehicular access on East Solana Circle and minimize impact to the surrounding neighbors.
- X. The Applicants shall connect to temporary electrical service as soon as feasible to the satisfaction of the City. The use of gas-powered generator(s) during construction activity is discouraged and shall be limited only to selective use at the discretion of the City.
- XI. The Applicants shall record a covenant and deed restriction for the JADU to the satisfaction of the City Attorney and includes the following conditions:
 - i. A prohibition on the separate ownership, sale, transfer, or other conveyance of the junior accessory dwelling unit separate from the sale of the single-family residence;
 - ii. A restriction on the size and attributes of the junior accessory dwelling unit consistent with this section;
 - iii. A prohibition against renting the junior accessory dwelling unit for fewer than 30 consecutive calendar days; and

- iv. A requirement that either the primary residence or the junior accessory dwelling unit be the owner's bona fide principal residence, unless the owner is a governmental agency, land trust, or housing organization.
- B. Fire Department Conditions: Please note that this list provides detailed Fire Department requirements and is not meant to be an all-inclusive plan check list of the Fire Department comments.
- I. ACCESS ROAD MINIMUM DIMENSIONS: Fire apparatus access roads shall have an unobstructed improved width of not less than 20 feet; curb line to curb line, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Exception: Single-Family residential driveways; serving no more than two single-family dwellings, shall have minimum of 16 feet, curb line to curb line, of unobstructed improved width. Access roads shall be designed and maintained to support the imposed loads of not less than 75,000 pounds and shall be provided with an approved paved surface to provide all-weather driving capabilities.
 - II. OBSTRUCTION OF ROADWAYS DURING CONSTRUCTION: All roadways shall be a minimum of 20 feet in width during construction and maintained free and clear, including the parking of vehicles, in accordance with the California Fire Code and the Solana Beach Fire Department.
 - III. ADDRESS NUMBERS: STREET NUMBERS: Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background, and shall meet the following minimum standards as to size: 4" high with a ½" inch stroke width for residential buildings, 8" high with a ½" stroke for commercial and multi-family residential buildings, 12" high with a 1" stroke for industrial buildings. Additional numbers shall be required where deemed necessary by the Fire Marshal, such as rear access doors, building corners, and entrances to commercial centers.
 - IV. ADDRESS NUMBERS FOR STRUCTURES LOCATED OFF ROADWAY: Where structures are located off a roadway on long easements/driveways, a monument marker shall be placed at the entrance where the easement/driveway intersects the main roadway. Permanent address numbers with height conforming to Fire Department standards shall be affixed to this marker.
 - V. AUTOMATIC FIRE SPRINKLER SYSTEM - ONE- AND TWO-FAMILY DWELLINGS: Structures shall be protected by an

automatic fire sprinkler system designed and installed to the satisfaction of the Fire Department. Plans for the automatic fire sprinkler system shall be approved by the Fire Department prior to installation. Per the Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 15.32.230 NEW Section 903.2.

- VI. CLASS "A" ROOF: All structures shall be provided with a Class "A" Roof covering to the satisfaction of the Solana Beach Fire Department.
- VII. SOLAR PHOTOVOLTAIC INSTALLATIONS (Solar Panels): Solar Photovoltaic systems shall be installed per the California Fire Code and Solana Beach Fire Department requirements.

C. Engineering Department Conditions:

- I. The Applicant shall obtain an Engineering Permit. The Engineering Permit shall be prepared by a Registered Engineer and approved by the City Engineer. On-site grading design and construction shall be in accordance with Chapter 15.40 of the Solana Beach Municipal Code. The Engineering Permit plan shall be in accordance with the BMP Site Plan prepared by Pasco Laret Suiter & Associates. A soils report is not required.
 - II. The Applicant shall provide a Drainage Report prepared by a Registered Civil Engineer. This report shall address the design for detention basin and corresponding outflow system to ensure the rate of runoff for the proposed development is at or below that of pre-existing condition. All recommendations of this report shall be incorporated into the Preliminary Grading Plan. A detention basin easement(s) shall be recorded for maintenance of the detention basins by the property owner(s) in perpetuity, prior to release of the Misc. Engineering Permit deposit.
 - III. A letter of permission is required for the proposed concrete hardscape adjacent to the Southerly property line.
 - IV. All construction demolition materials shall be recycled according to the City's Construction and Demolition recycling program and an approved Waste Management Plan shall be submitted.
 - V. Construction fencing shall be located on the subject property unless the Applicant has obtained an Encroachment Permit in accordance with chapter 11.20 of the SBMC which allows otherwise.
6. ENFORCEMENT: Pursuant to SBMC 17.72.120(B) failure to satisfy any and all of the above-mentioned conditions of approval is subject to the imposition of

penalties as set forth in SBMC Chapters 1.16 and 1.18 in addition to any applicable revocation proceedings.

7. EXPIRATION: The DRP for the project will expire 24 months from the date of this Resolution, unless the Applicant has obtained building permits and have commenced construction prior to that date, and diligently pursued construction to completion. An extension of the application may be granted by the City Council, subject to SBMC Section 17.72.110.
8. INDEMNIFICATION AGREEMENT: The Applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify the Applicant of any claim, action, or proceeding. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, the Applicant shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Applicant shall not be required to pay or perform any settlement unless such settlement is approved by the Applicant.

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

PASSED AND ADOPTED at a special meeting of the City Council of the City of Solana Beach, California, held on the 24th day of May, 2022, by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

PROJECT OWNER & REP.

OWNER

BRYAN WATSON
 410 S. GRANADOS AVE.
 SOLANA BEACH, CA. 92075
 858-262-3680
 bryanwatson@gmail.com

REPRESENTATIVE

ERIN MCKINLEY
 832 VALLEY AVE.
 SOLANA BEACH, CA. 92075
 858-945-8227
 erin.mckinley@colliers.com

PROJECT INFORMATION

LEGAL INFORMATION

LEGAL DESCRIPTION

PARCEL 1:
 LOT 45 OF PARK DEL MAR, IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 5070, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 31, 1962.
 PARCEL 2:
 AN EASEMENT FOR ROAD PURPOSES OVER THAT PORTION OF LOT 46, LYING NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:
 BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 47, THENCE ALONG THE SOUTHWESTERLY PROLONGATION OF THE SOUTHEASTERLY LINE THEREOF, SOUTH 87°20' WEST 23 FEET; THENCE SOUTH 22°40' EAST, 15 FEET TO THE SOUTHEASTERLY LINE OF LOT 46. SAID EASEMENT IS APPURTENANT TO LOTS 44, 45, AND 47.
 PARCEL 3:
 AN UNDIVIDED 1/4TH INTEREST IN AND TO LOTS A, B, 2, 88, 89 AND 90 OF PARK DEL MAR ACCORDING TO MAP THEREOF NO. 5070, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, ACCORDING TO MAP THEREOF NO. 5070, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 31, 1962, INCLUDING AS A PART OF SAID LOTS ANY STRUCTURES, BUILDINGS, IMPROVEMENTS AND/OR ALL OTHER APPURTENANCES SITUATED HEREON.
A.P.N.: 298-340-26
SITE ADDRESS: 721 EAST SOLANA CIRCLE SOLANA BEACH, CA 92075
OWNER/PERMITTEE: BRYAN WATSON 721 EAST SOLANA CIRCLE SOLANA BEACH, CA 92075
TOPOGRAPHIC SURVEY: PASCO LAREY SUTER & ASSOCIATES (858)-259-8212



SHEET INDEX

- COVER SHEET
- SHT 1 PRELIM GRADING PLAN
- L.1 PLANTING PLAN
- L.2 PLANTING DETAILS
- L.3 IRRIGATION PLAN
- L.4 IRRIGATION DETAILS
- L.5 IRRIGATION DETAILS
- L.6 IRRIGATION SPEC'S
- L.7 LIGHTING PLAN
- L.8 WATER EFFICIENCY PLAN
- 1A.01E EXISTING SITE PLAN
- 1A.SP PROPOSED SITE PLAN
- 1A.01 FLOOR PLAN
- 1A.02 ROOF PLAN
- 1A.03 FAR CALCULATIONS
- 1A.04 BUILDING SECTIONS
- 1A.05 BUILDING ELEVATIONS
- 1A.06 BUILDING ELEVATIONS

SCOPE OF WORK

REMOVE EXISTING STRUCTURE. CONSTRUCT A NEW RESIDENCE WITH AN AN ATTACHED TWO CAR GARAGE, ADU. AND ROOF TO DECK. SITE INCLUDES HARDSCAPE, LANDSCAPING AND INCLUDES HARDSCAPE, LANDSCAPING AND PARTIAL REPAVING OF DRIVE FOR FIRE ACCESS.

ZONING

MR
 PLANNED RESIDENTIAL DEVELOPMENT
 PARK DEL MAR

	REQUIRED	PROPOSED
FRONT SET BACK (E)	10'	10'
REAR SETBACK (W)	10'	10'
SIDE YARD SETACK (N)	5'	5'
SIDE YARD SETACK (S)	5'	5' to 9'-10"

LOT AREA: 6,424 SF. NET AREA: 6,424 SF.

IRRIGATED LANDSCAPING	840 SF.	
WATER FEATURE	N/A	
DECORATIVE HARDSCAPE	97 SF.	
AGGREGATE LANDSCAPE	937 SF.	
	EXISTING	PROPOSED
NON-LANDSCAPED AREA	3,079 SF.	3,064 SF.
NON-IRRIGATED LANDSCAPE	0 SF.	0 SF.
IRRIGATED LANDSCAPE	1,611 SF.	840 SF.
WATER FEATURE	N/A	N/A
DECORATIVE HARDSCAPE	1,840 SF.	1,431 SF.

MAX. BUILDING HEIGHT 16'-0"
 PROPOSED BUILDING HEIGHT. 15'-5" MSL 93.1'

FLOOR AREA RATIO ALLOWABLE
 0.60 x 6,424 SF. = 3,854 S.F.

EXISTING RESIDENCE (TO BE REMOVED)
 LIVING AREA 1,282 SF.
 CARPORT/STORAGE 319 SF.

PROPOSED RESIDENCE	
LIVING AREA	1640 SF
ENCLOSED EXTERIOR PATIO	242 SF
GARAGE	398 SF
JUNIOR ADU	360 SF
SUB TOTAL	2640 SF
PARKING EXEMPTION	-398 SF
JUNIOR ADU EXEMPTION	-360 SF
TOTAL PROPOSED FLOOR AREA	1882 SF

ROOF DECK 345 SF

TYPE OF CONSTRUCTION V-B
 FIRE SPRINKLERS YES - 13R

EARTHWORK QUANTITIES

SITE GRADING (OUTSIDE OF STRUCTURE):
 CUT: 5 CY
 FILL: 30 CY

SITE GRADING (BELOW STRUCTURE):
 CUT: 5 CY
 FILL: 10 CY

EXCAVATION FOR FOOTINGS: 4 CY
 REMOVAL & RECOMPACTION (UNDER STRUCTURE): 10 CY

TOTAL GRADING 26 CY

AGGREGATE GRADING QUANTITY 64 CY

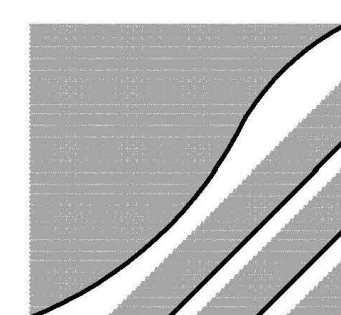
IMPORT 26 CY

* EARTHWORK QUANTITIES ARE ESTIMATED FOR PERMIT PURPOSES ONLY AND REPRESENT COMPACTED (IN PLACE) VOLUMES ONLY. THESE VALUES ARE CALCULATED ON A THEORETICAL BASIS. ACTUAL QUANTITIES MAY VARY DUE TO OBSERVED SHRINKAGE AND/OR SWELL FACTORS.



WATSON RESIDENCE

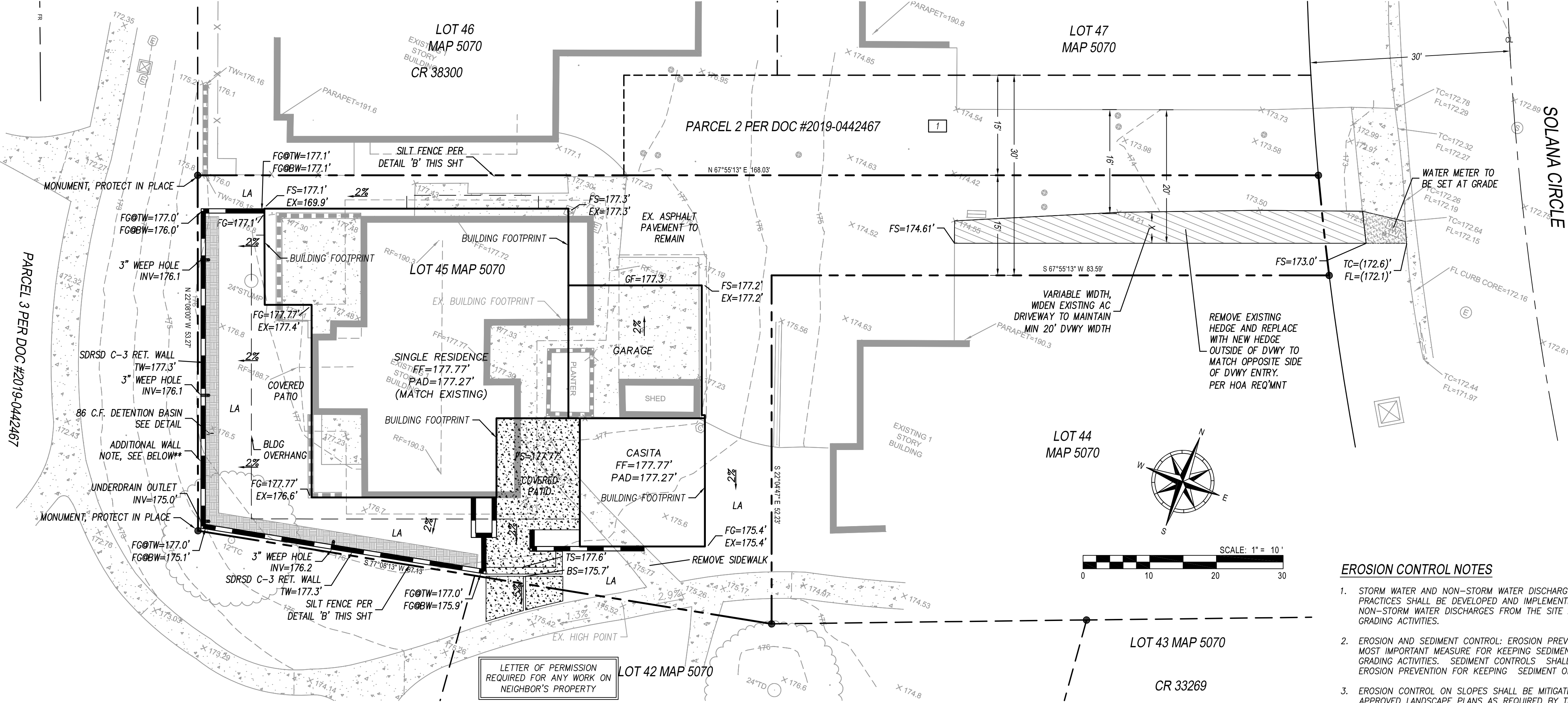
721 EAST SOLANA CIRCLE
 SOLANA BEACH, CA. 92075



THE MCKINLEY ASSOC., INC.
 ARCHITECTURE & PLANNING
 JAN. 10, 2022

PRELIMINARY GRADING PLAN

721 E SOLANA CIRCLE



LEGAL DESCRIPTION
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 LOT 45 OF PARK DEL MAR, IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 5070, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 31, 1962.
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TOPOGRAPHIC SURVEY: PASCO LARET SUITER & ASSOCIATES (858)-259-8212

WORK TO BE DONE
 THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE LATEST EDITIONS OF:
STANDARD SPECIFICATIONS
 (1) STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION INCLUDING THE REGIONAL SUPPLEMENTAL AMENDMENTS.
 (2) CALIFORNIA DEPARTMENT OF TRANSPORTATION "MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES"
 (3) STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS

STANDARD DRAWINGS
 (1) SAN DIEGO REGIONAL STANDARD DRAWINGS
 (2) STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION STANDARD PLANS

LEGEND

ITEM DESCRIPTION	SYMBOL
PROPERTY LINE	---
CENTERLINE OF ROAD	---
PROPOSED SETBACKS	---
PROPOSED SFOOTPRINT	---
PROPOSED CONCRETE HARDSCAPE	---
EXISTING CONCRETE HARDSCAPE	---
PROPOSED CONTOUR LINE	---
EXISTING CONTOUR LINE	---
PROPOSED STORM DRAIN PIPE	---
PROPOSED DETENTION BASIN	---

EROSION CONTROL NOTES

- STORM WATER AND NON-STORM WATER DISCHARGE CONTROL: BEST MANAGEMENT PRACTICES SHALL BE DEVELOPED AND IMPLEMENTED TO MANAGE STORM WATER AND NON-STORM WATER DISCHARGES FROM THE SITE AT ALL TIMES DURING EXCAVATION AND GRADING ACTIVITIES.
- EROSION AND SEDIMENT CONTROL: EROSION PREVENTION SHALL BE EMPHASIZED AS THE MOST IMPORTANT MEASURE FOR KEEPING SEDIMENT ON SITE DURING EXCAVATION AND GRADING ACTIVITIES. SEDIMENT CONTROLS SHALL BE USED AS A SUPPLEMENT TO EROSION PREVENTION FOR KEEPING SEDIMENT ON SITE.
- EROSION CONTROL ON SLOPES SHALL BE MITIGATED BY INSTALLING LANDSCAPING AS PER APPROVED LANDSCAPE PLANS AS REQUIRED BY THE DEVELOPMENT REVIEW CONDITIONS, OR BY TEMPORARY EROSION CONTROL CONFORMING TO THE FOLLOWING:
 NON-IRRIGATED HYDROSEED MIX WITH A FIBER MATRIX APPLIED AT 4,000 LB/ACRE.

LBS/ACRE	% PURITY/ACRE	SEED SPECIES
20	70% PLUS	ATRIPLEX GLAUCA
50		PLANTAGO INSULARIS
8		ENCELIS FARNOSA
6		LOTUS SCOPARIUS
7	50% PLUS	EXCHSCHOLTZIA CALIF.
91		
- THE TOPS OF ALL SLOPES TALLER THAN 5' SHALL BE DIKED OR TRENCHED TO PREVENT WATER FLOWING OVER CRESTS OF SLOPES.
- CATCH BASINS, DESILTING BASINS, AND STORM DRAIN SYSTEMS SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY ENGINEER.
- SAND BAG CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER APPROVED BMP'S SHALL BE PLACED IN UNPAVED AREAS WITH GRADIENTS IN EXCESS OF 2%, AS WELL AS AT OR NEAR EVERY POINT WHERE CONCENTRATED FLOW LEAVE THE SITE.
- SAND BAGS SHALL BE PLACED ON THE UPSTREAM SIDE OF ALL DRAINAGE INLETS TO MINIMIZE SILT BUILDUP IN THE INLETS AND PIPES.
- THE CONTRACTOR SHALL REPAIR ANY ERODED SLOPES AS DIRECTED BY THE OFFICE OF THE CITY ENGINEER.
- THE CONTRACTOR SHALL SWEEP ROADWAYS AND ENTRANCES TO AND FROM THE SITE ON A REGULAR BASIS TO KEEP THEM FREE OF SOIL ACCUMULATION AND AT ALL OTHER TIMES DIRECTED BY THE CITY ENGINEER.
- THE CONTRACTOR SHALL WATER SITE ON A CONTINUOUS BASIS TO MINIMIZE AIR BORNE DUST CREATED FROM GRADING AND HAULING OPERATIONS OR EXCESSIVE WIND CONDITIONS, AND AT ALL TIMES DIRECTED BY THE CITY ENGINEER.
- IN THE EVENT SILT DOES ENTER THE EXISTING PUBLIC STORM DRAIN SYSTEM, REMOVAL OF THE SILT FROM THE THE SYSTEM WILL BE DONE AT THE DEVELOPER'S EXPENSE.

GENERAL NOTES

- APPROVAL OF THIS GRADING PLAN DOES NOT CONSTITUTE APPROVAL OF VERTICAL OR HORIZONTAL ALIGNMENT OF ANY PRIVATE ROAD SHOWN HEREIN FOR PUBLIC ROAD PURPOSES.
- FINAL APPROVAL OF THESE GRADING PLANS IS SUBJECT TO FINAL APPROVAL OF THE ASSOCIATED IMPROVEMENT PLANS WHERE APPLICABLE. FINAL CURB GRADE ELEVATIONS MAY REQUIRE CHANGES IN THESE PLANS.
- IMPORT MATERIALS SHALL BE LEGALLY OBTAINED.
- A SEPARATE PERMIT FROM THE CITY ENGINEER WILL BE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY.
- ALL SLOPES OVER THREE (3) FEET IN HEIGHT SHALL BE LANDSCAPED AND IRRIGATED.
- THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK. NOTICE OF PROPOSED WORK SHALL BE GIVEN TO THE FOLLOWING AGENCIES:
 UNDERGROUND S.A. (800)-227-2600
- A SOILS REPORT SHALL BE PROVIDED AS REQUIRED BY THE CITY OF SOLANA BEACH PRIOR TO ISSUANCE OF A GRADING PERMIT.
- APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK OR GRADING TO BE PERFORMED UNTIL THE PROPERTY OWNER'S PERMISSION HAS BEEN OBTAINED AND A VALID GRADING PERMIT HAS BEEN ISSUED.
- THE CITY ENGINEER'S APPROVAL OF THESE PLANS DOES NOT CONSTITUTE THE BUILDING OFFICIAL'S APPROVAL OF ANY FOUNDATION FOR STRUCTURES TO BE PLACED ON THE AREA COVERED BY THESE PLANS. NO WAIVER OF THE GRADING ORDINANCE REQUIREMENTS CONCERNING MINIMUM COVER OVER EXPANSIVE SOILS IS MADE OR IMPLIED.
- ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED GRADING EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00 a.m. AND 6:00 p.m. EACH DAY, MONDAY THROUGH FRIDAY, AND NO EARTHMOVING OR GRADING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON SATURDAYS, SUNDAYS OR HOLIDAYS WITHOUT THE WRITTEN PERMISSION OF THE CITY ENGINEER.
- ALL MAJOR SLOPES SHALL BE ROUNDED INTO EXISTING TERRAIN TO PRODUCE A CONTOURED TRANSITION FROM CUT OR FILL FACES TO NATURAL GROUND AND ADJUTING CUT OR FILL FACES.
- NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE GRADING ORDINANCE, AND NOTWITHSTANDING THE APPROVAL OF THESE GRADING PLANS, THE PERMITTEE IS RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO THE ADJACENT PROPERTY. NO PERSON SHALL EXCAVATE ON LAND SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PUBLIC STREET, SIDEWALK, ALLEY, FUNCTION OF ANY SEWAGE DISPOSAL SYSTEM, OR ANY OTHER PUBLIC OR PRIVATE PROPERTY WITHOUT SUPPORTING AND PROTECTING SUCH PROPERTY FROM SETTLING, CRACKING, EROSION, SILTING SCOUR OR OTHER DAMAGE WHICH MIGHT RESULT FROM THE GRADING DESCRIBED ON THIS PLAN. THE CITY WILL HOLD THE PERMITTEE RESPONSIBLE FOR CORRECTION ON NON-DEDICATED IMPROVEMENTS WHICH DAMAGE ADJACENT PROPERTY.

SLOPE RATIOS: CUT 1:2 FILL 1:2
 CUT: 70 CY (OUTSIDE OF STRUCTURE) FILL: 60 CY (OUTSIDE OF STRUCTURE) EXPORT: 10 CY
 CUT: 10 CY (BELOW THE STRUCTURE) FILL: 30 CY (BELOW THE STRUCTURE) IMPORT: 20 CY
 (NOTE: A SEPARATE VALID PERMIT MUST EXIST FOR OFFSITE IMPORT OR EXPORT AREAS.)

**** THE QUANTITIES ESTIMATED ABOVE ARE FOR PERMIT PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION BIDS. CONTRACTORS ARE RESPONSIBLE FOR THEIR OWN EARTHWORK QUANTITIES.**

SPECIAL CONDITIONS: IF ANY ARCHAEOLOGICAL RESOURCES ARE DISCOVERED ON THE SITE OF THIS GRADING DURING GRADING OPERATIONS, SUCH OPERATIONS WILL CEASE IMMEDIATELY AND THE PERMITTEE WILL NOTIFY THE CITY ENGINEER OF THE DISCOVERY. GRADING OPERATIONS WILL NOT COMMENCE UNTIL THE PERMITTEE HAS RECEIVED WRITTEN AUTHORITY FROM THE CITY ENGINEER TO DO SO.

ALL GRADING SHOWN ON THIS PLAN SHALL BE COMPLETED AS A SINGULAR UNIT WITH NO PROVISION FOR PARTIAL RELEASES. SHOULD IT BE ANTICIPATED THAT A PORTION OF THIS PROJECT BE COMPLETED SEPARATELY, A SEPARATE PLAN AND PERMIT APPLICATION SHALL BE SUBMITTED FOR APPROVAL.

THE CONTRACTOR SHALL NOTIFY THE CITY OF SOLANA BEACH 588.720.2470 24 HOURS BEFORE GRADING OPERATIONS BEGIN.

FINISHED GRADING AND PLANTING SHALL BE ACCOMPLISHED ON ALL SLOPES PRIOR TO OCTOBER 1, OR IMMEDIATELY UPON COMPLETION OF ANY SLOPES GRADED BETWEEN OCTOBER 1 AND APRIL 1. PRIOR TO ANY PLANTING, ALL LANDSCAPING SHALL BE APPROVED BY THE PLANNING DEPARTMENT AT THE DEVELOPMENT REVIEW STAGE, OR BY SEPARATE LANDSCAPE PLAN.

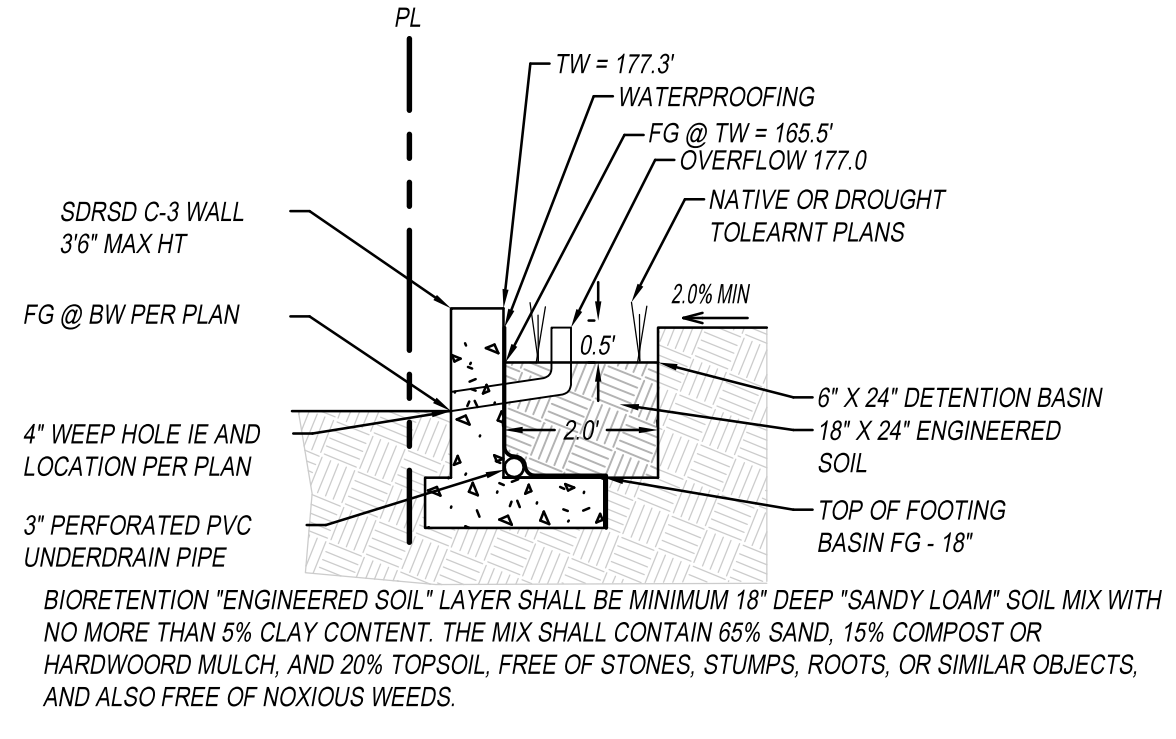
ALL OFF-SITE HAUL ROUTES SHALL BE SUBMITTED BY THE CONTRACTOR TO THE CITY ENGINEER FOR APPROVAL 72 HOURS PRIOR TO THE BEGINNING OF WORK.

UPON FINAL COMPLETION OF THE WORK UNDER THE GRADING PERMIT, BUT PRIOR TO FINAL GRADING APPROVAL AND/OR FINAL RELEASE OF SECURITY, AN AS-GRADED CERTIFICATE SHALL BE PROVIDED STATING: "THE GRADING UNDER PERMIT NO. SBGR-216 HAS BEEN PERFORMED IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED GRADING PLAN OR AS SHOWN ON THE ATTACHED AS-GRADED PLAN". THIS STATEMENT SHALL BE FOLLOWED BY THE DATE AND SIGNATURE OF THE CIVIL ENGINEER WHO CERTIFIES SUCH A GRADING OPERATION.

THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES INCLUDING SHORING, AND SHALL BE RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.

PLAN VIEW
 1"=10'

****ADDITIONAL NOTE**
 1. PROPOSED WALLS IN THE SOUTHWEST AREA OF THE LOT TO BE INSPECTED UNDER THE BUILDING PERMIT

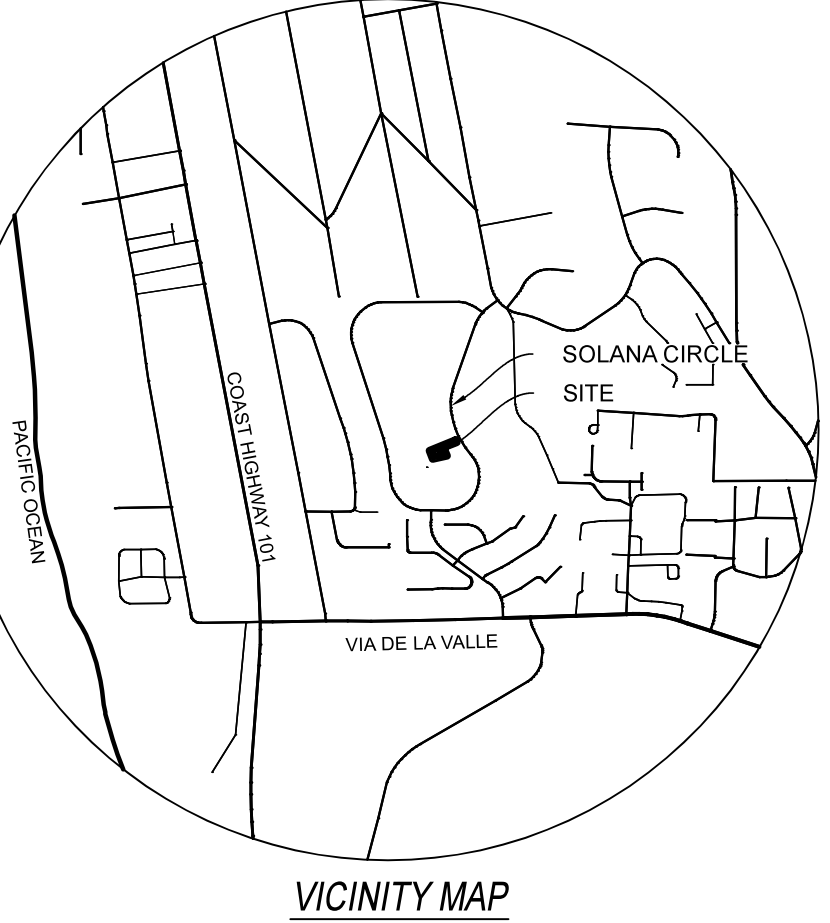


TYPICAL WALL SECTION W/ 24" X 18" DETENTION BASIN
 NOT TO SCALE

IMPERVIOUS / PERVIOUS AREAS

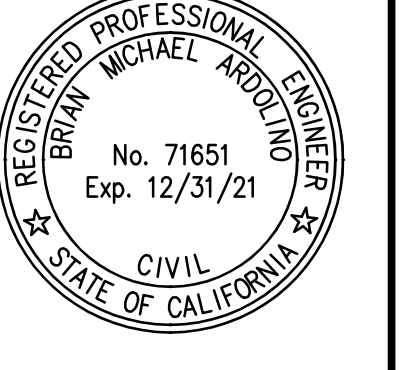
EXISTING CONDITION	AREA	PROPOSED CONDITION	AREA
IMPERVIOUS	3,812 SF	IMPERVIOUS	4,490 SF (TOTAL)
PERVIOUS	2,612 SF	REMOVAL/REPLACE PERVIOUS	3,812 SF (SUBTOTAL)
			1,934 SF

EASEMENT NOTE
 1 AN EASEMENT FOR ROAD PURPOSES OVER THAT PORTION OF LOT 46 AND 47

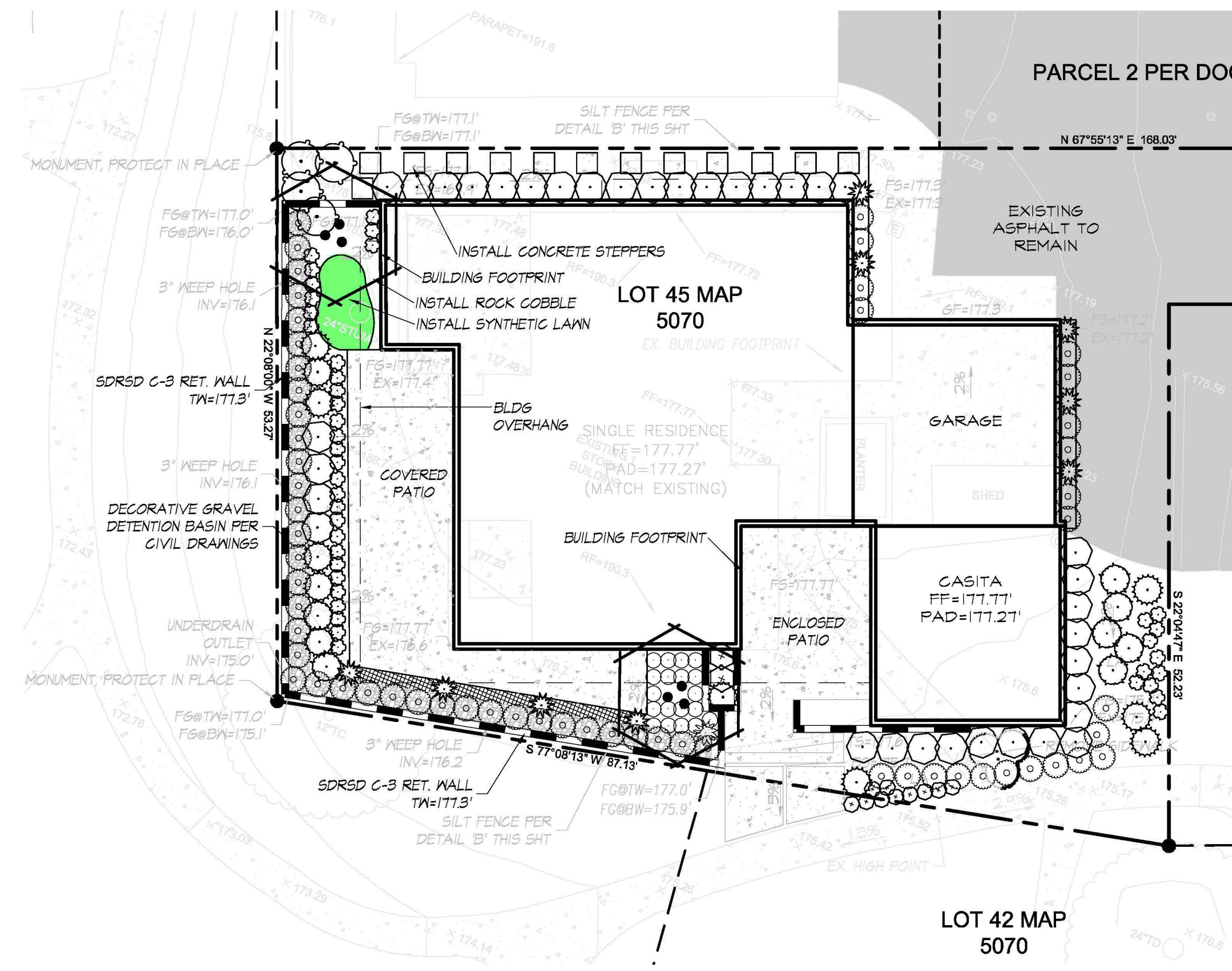


VICINITY MAP
 NOT TO SCALE

ENGINEER OF WORK	CITY APPROVED CHANGES	APP'D DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	DRAWING NO.
RDM By: _____ Date: _____ Name: BRIAN ARDOLINO R.C.E. 71651 Exp: 12/31/21			By: _____ Review Engineer Date: _____	By: _____ City Engineer Date: _____	R.C.E. _____ Exp: _____	DESCRIPTION: 2.5" BRASS DISC VERT. CONTROL MONUMENT LOCATION: EAST SHOULDER OF HIGHWAY 101, 0.1 MILE SOUTH WITH THE INTERSECTION OF LOMAS SANTA FE DRIVE. RECORD FROM: ROS NO. 187912, AS POINT SOLB-1 ELEV: 71.450 DATUM: NAVD 88	PRELIMINARY GRADING PLAN FOR: 721 EAST SOLANA CIRCLE SHEET 1 OF 1



COASTAL COMMISSION PERMIT NO. _____



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	QTY	WUCOLS	HEIGHT
	DRACAENA DRACO / DRAGON TREE	36"BOX	1	LOW	15'-25'
	OLEA EUROPAEA 'SWAN HILL' / SWAN HILL OLIVE	36"BOX	2	LOW	25'-35'
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY	WUCOLS	HEIGHT
	AEONIUM X 'KIWI' / KIWI AEONIUM	1 GAL	10	LOW	1'
	AGAVE ATTENUATA / AGAVE	5 GAL	11	LOW	2'
	AGAVE DESMETTIANA 'VARIEGATA' / VARIEGATED AGAVE	5 GAL	1	LOW	3'
	AGAVE X 'BLUE GLOW' / BLUE GLOW AGAVE	5 GAL	9	LOW	2.5'
	CAREX DIVULSA / BERKELEY SEDGE	1 GAL	19	LOW	1.5'
	DIANELLA 'LITTLE REV' / DWARF FLAX LILY	1 GAL	41	LOW	1'
	FESTUCA MAIREI / ATLAS FESCUE	1 GAL	59	LOW	3'
	RHAPHIOLEPIS UMBELLATA 'MINOR' / DWARF YEDDA HAWTHORN	5 GAL	36	LOW	4'
	ROSMARINUS OFFICINALIS 'TUSCAN BLUE' / TUSCAN BLUE ROSEMARY	5 GAL	4	LOW	4'
	SALVIA LEUCANTHA 'SANTA BARBARA' / MEXICAN BUSH SAGE	5 GAL	7	LOW	4'
	SANSEVIERIA TRIFASCIATA / MOTHER-IN-LAW'S TONGUE	5 GAL	2	LOW	3.5'
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY	WUCOLS
	SEDUM RUPESTRE 'ANGELINA' / YELLOW STONECROP	4" POT	6" o.c.	28 SF	LOW
	SYNTHETIC LAWN / INTEGRITURF WINTER GREEN 78 AVAIL AT MODERN BUILDERS	SYN LAWN		41 SF	

NOTES:

- Any cut slopes more than five feet in height and any fill slopes more than three feet in height must be stabilized with reinforced straw matting and planted to prevent erosion. This includes the side slopes of the bio-retention basins.
- 3" of top dress mulch must be installed to all areas where exposed soil is present.
- A complete agronomic soils test must be performed prior to planting & the recommended amendments reviewed by the landscape architect of record prior to planting. The test must include pH, organic matter percentage, infiltration rate and a complete chemical analysis (NH4, NO3, N, P, K, Ca, Mg, SO4, Na, B, Cu, Zn, Mn, Fe). The following test are also recommended: total exchange capacity (TEC), effective cation exchange (ECe) & sodium absorption ratio (SAR). Waypoint Analytical and Wallace Laboratories are sources for this test.
- The soil prep must include, at a minimum, 4 cubic yards of compost/1000SF incorporate to a depth of 6 inches into the soil.
- At the time of completion of the installation, a certificate of completion, using the City's form and signed by the licensed professional who prepared the landscape plans, will be required. The following must be submitted with the certification of completion form:
 - A copy of the agronomic soils report.
 - A maintenance schedule for planting & irrigation.
 - An irrigation schedule that delineates irrigation times and water usage consistent with the approved plan's estimated total water use (ETWU) and current Santa Fe Irrigation District Requirements.

SQUARE FOOTAGE TABLE

	Area of Work (SF)
Irrigated Landscape	840.0
Water Features ^c	0
Decorative Hardscape ^d	97.0
Aggregate Landscape Area ^a	937.0

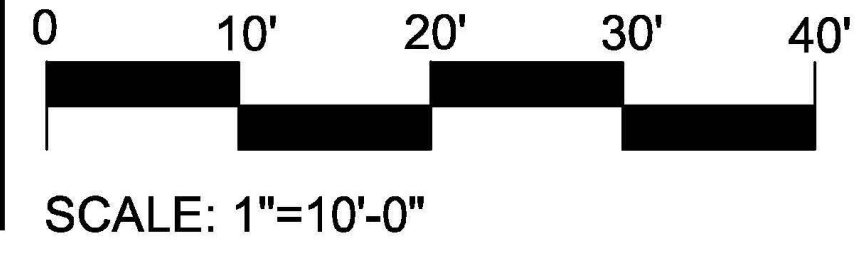
SQUARE FOOTAGE TABLE

	Existing (SF)	Proposed Total (SF)
Non-Landscaped Area ^a	3,079.0	3,064.0
Non-Irrigated Landscape ^b	0.0	0.0
Irrigated Landscape	1,611.0	840.0
Water Features ^c	0.0	0.0
Decorative Hardscape ^d	1,840.0	1,431.0
TOTAL LOT AREA	6,530.0	5,335.0



I AM FAMILIAR WITH THE REQUIREMENTS FOR THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE CITY'S WATER EFFICIENT LANDSCAPE REGULATIONS. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS AND THE LANDSCAPE DESIGN MANUAL. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.

Brian Grove
BRIAN GROVE, LANDSCAPE ARCHITECT #4704



SCALE: 1"=10'-0"

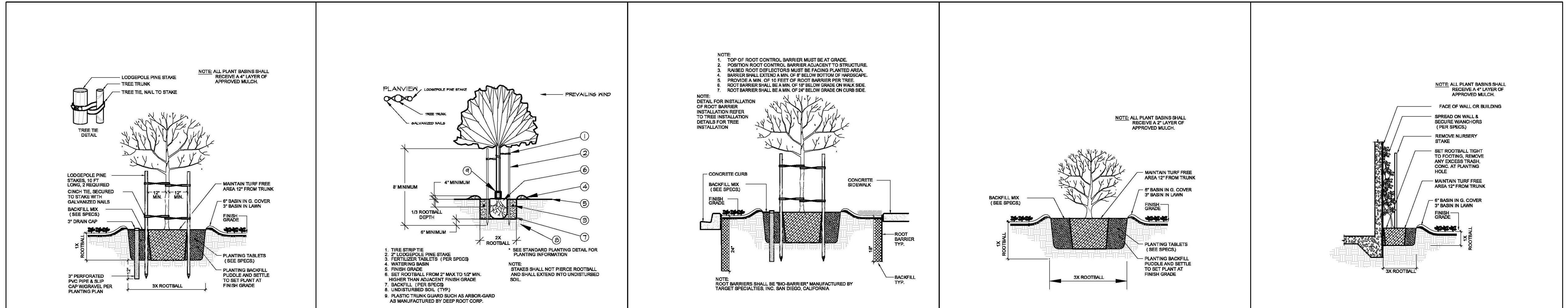


L-1 PLANTING PLAN

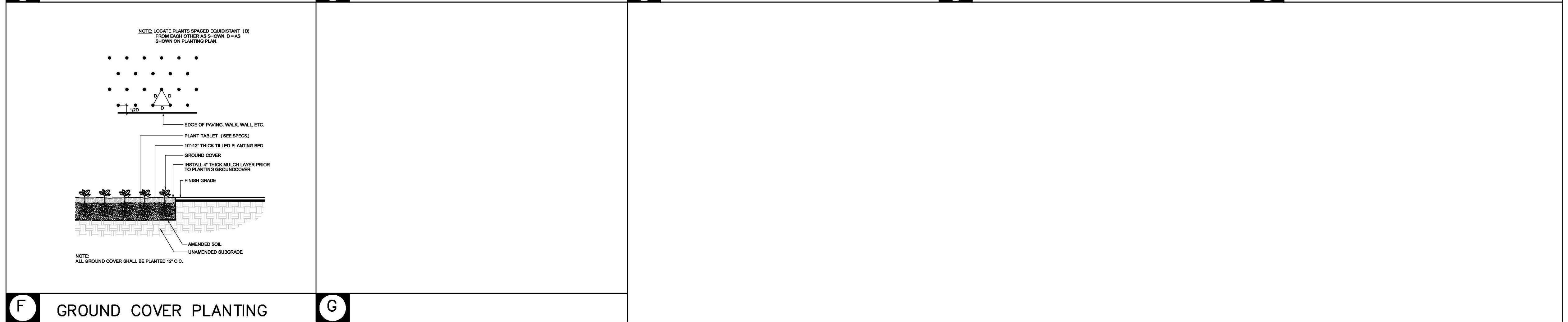
STONE GROVE
LANDSCAPE ARCHITECTS

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200 N. CEDROS AVENUE, SOLANA BEACH, CA. 92075

ENGINEER OF WORK	CITY APPROVED CHANGES	APPD	DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	DRAWING NO.
RDM Drawn By: <u>Brian Ardolino</u> Name: <u>BRIAN ARDOLINO</u> R.C.E. <u>71651</u> Exp: <u>12/31/21</u>				By: _____ Review Engineer Date: _____	By: _____ City Engineer R.C.E. Date: _____ Exp: _____	DESCRIPTION: 2.5" BRASS DISC VERT. CONTROL MONUMENT LOCATION: EAST SHOULDER OF HIGHWAY 101, 0.1 MILE SOUTH WITH THE INTERSECTION OF LOMAS SANTA FE DRIVE. RECORD FROM: ROS NO. 187912, AS POINT SOLB-1 ELEV. 71.450 DATUM: NAVD 88	PLANTING PLAN FOR: 721 EAST SOLANA CIRCLE	SHEET 1 OF 8



A TREE STAKING - 24" BOX **B TREE PLANTING** **C ROOT BARRIER** **D SHRUB PLANTING** **E VINE PLANTING**



F GROUND COVER PLANTING **G**

PLANTING SPECIFICATIONS : GENERAL

1. INSPECTIONS
 A. INSPECTIONS SHALL BE MADE BY THE ENGINEER. CONTRACTOR SHALL BE ON THE SITE WHEN INSPECTIONS ARE MADE. REQUESTS FOR INSPECTIONS SHALL BE MADE AT LEAST 48 HOURS IN ADVANCE AND READY FOR INSPECTION WHEN THE INSPECTOR ARRIVES. CONTRACTOR SHALL PAY FOR THE ENGINEER'S VISIT AT CURRENT CITY RATE.
 B. INSPECTION IS REQUIRED BY THE ENGINEER PER INSPECTION JOB CARD.
 C. ANY WORK COMPLETED WITHOUT INSPECTION SHALL BE REMOVED AND REPAID AT NO EXPENSE TO THE CITY.

2. GUARANTEE
 A. ALL TREES (1.5 CALIBER AND LARGER) SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR. ALL SHRUBS AND OTHER PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF 90 CALENDAR DAYS. ALL GUARANTEE PERIODS COMMENCE FROM THE TIME OF FINAL ACCEPTANCE BY THE ENGINEER OR THE COMPLETION OF THE 90 CALENDAR DAY MAINTENANCE PERIOD.
 B. REPLANT, AS SOON AS WEATHER PERMITS, ALL DEAD PLANTS NOT IN VIGOROUS CONDITION AS NOTED DURING THE MAINTENANCE PERIOD.
 C. PLANTS USED FOR REPLACEMENTS SHALL BE SAME KIND AND SIZE AS ORIGINALLY PLANTED. THEY SHALL BE FURNISHED, PLANTED AND FERTILIZED AS SPECIFIED AND GUARANTEED WITH THESE DOCUMENTS.

PLANTING SPECIFICATIONS PRODUCTS

A. MATERIALS
 I. TOPSOIL: EXISTING SOIL ON THE SITE SHALL BE USED FOR PLANTING PURPOSES WHEN POSSIBLE BUT SHALL BE FREE OF DEBRIS, CL, WEEDS OR OTHER FOREIGN MATTER. CONTAMINATED SOIL SHALL BE REMOVED AND REPLACED WITH ACCEPTABLE EXISTING SOIL OR IMPORTED SOIL.
 II. WEIGHT: THE MOISTURE CONTENT OF THE SOIL SHALL NOT BE GREATER THAN 1 PART PER MILLION AS MEASURED ON THE WET WEIGHT. THE MOISTURE CONTENT OF THE SOIL SHALL NOT BE GREATER THAN 15% AS MEASURED ON THE DRY WEIGHT BY CALCULATION EXHIBIT. THE SOIL SHALL NOT EXCEED 3 MILLIGRAMS PER CENTIMETER AT 25 DEGREES C.
 III. IN ORDER TO ENSURE CONFORMANCE, SAMPLES OF THE IMPORTED SOIL SHALL BE SUBMITTED TO AN AGRONOMIC SOILS TESTING LABORATORY APPROVED BY THE ENGINEER FOR ANALYSIS PRIOR TO USE. RESULTS OF TESTING SHALL BE DELIVERED TO THE ENGINEER FOR APPROVAL. SOIL TEST TO INCLUDE ANALYSIS AND RECOMMENDATIONS.
 B. FERTILIZERS AND SOIL CONDITIONS
 I. ORGANIC AMENDMENT SHALL BE REDWOOD SHAVINGS, SCOTTS AMENDMENT OR TERRA BLEND BY TERRA PRODUCTS OF AMERICA. (15% - 40% N) SHALL BE FINE TEXTURED, HAVING ACTUAL NITROGEN NUTRIENT IN SCIENCE. QUALITY SHALL NOT BE HIGHER THAN 3.5 MILLIGRAMS PER CENTIMETER AT 25 DEGREES C. AS MEASURED BY SATURATION EXTRACT CONDUCTIVITY.
 II. COMMERCIAL FERTILIZER SHALL HAVE A MINIMUM OF 16% NITROGEN, 8% PHOSPHORIC ACID, AND 8% POTASH. DELIVER MIXED FERTILIZER IN STANDARD BAGS, MARKED WITH WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. KEEP FERTILIZER IN DRY STORAGE. USE 15-15-15 FERTILIZER AND AMMONIUM NITRATE FERTILIZER DURING SCHOOL YEAR PLANTING.
 III. SHALL BE COMMERCIAL GRADE MANUFACTURED BY BEST OR EQUAL.
 C. SOIL CONDITIONER
 I. PELLETED OXYBLEN - BEST SOLUBILIZER WIRON OR EQUAL.
 D. PLANT MATERIALS
 I. ALL PLANT MATERIALS SHALL BE HEALTHY, WELL-DEVELOPED REPRESENTATIVES OF THEIR SPECIES OR VARIETIES, FREE FROM DEFOLIATION, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS AND CERTIFICATION OF NURSERY INSPECTOR THAT PLANTS ARE FREE FROM ALL PLANT DISEASES AND INSECT INFESTATION.
 II. TAG PLANT MATERIALS WITH NAME AND SIZE IN ACCORDANCE WITH STANDARDS OF PRACTICE RECOMMENDED BY AMERICAN ASSOCIATION OF NURSERMEN.
 III. SIZE OF TREE AND SHRUB CONTAINER SHALL BE AS STATED ON THE PLANTING PLAN. CONTAINER STOCK SHALL HAVE GROWN IN CONTAINERS FOR AT LEAST ONE (1) YEAR. CONTAINER STOCK SHALL BE PLANTED TO PROTECT THEM FROM DAMAGE TO ROOT-BOUND CONTAINERS PREVENT. NO CONTAINER PLANTS THAT HAVE CRACKED OR BROKEN BALLS OF EARTH, WHEN TAKEN FROM CONTAINERS SHALL BE PLANTED, EXCEPT UPON SPECIFIC APPROVAL.
 IV. DO NOT PRUNE, PRIOR TO DELIVERY, EXCEPT BY SPECIFIC APPROVAL.
 V. PLANTS SHALL BE SUBJECT TO INSPECTION FOR SIZE, VARIETY, CONDITION, LATENT EFFECTS AND INJURIES, AT PLACE OF GROWTH AND AT THE PROJECT SITE AT ANY TIME BEFORE OR DURING PROCESS OF WORK. REMOVE DEFECTIVE PLANTS FROM THE PROJECT SITE IMMEDIATELY AND REPLACE IT WITH ACCEPTABLE MATERIAL.
 VI. PROTECT ALL PLANTS FROM DAMAGE BY SUN, WIND OR RAIN AT ALL TIMES BEFORE PLANTING.
 VII. SUBSTITUTIONS WILL NOT BE PERMITTED EXCEPT WHEN PROPOSAL IS SUBMITTED THAT ANY PLANT SPECIFIED IS NOT OBTAINABLE IN THIS AREA, A PROPOSAL WILL BE CONSIDERED FOR USE OF THE NEAREST EQUIVALENT IN SIZE OR VARIETY WITH AN EQUIVALENT ADJUSTMENT OF CONTRACT PRICE. ALL SUBSTITUTIONS WILL BE SUBJECT TO THE ENGINEER'S APPROVAL.
 VIII. PLANTS SHALL HAVE GROWN UNDER CLIMATIC CONDITIONS COMPARABLE TO THOSE OF THE PROJECT SITE, UNLESS OTHERWISE SPECIFICALLY APPROVED BY THE ENGINEER.
 E. GROUND COVER
 I. GROUND COVERS WILL BE PLANTED IN THE AREAS INDICATED ON THE PLANTING PLAN.
 II. GROUND COVER PLANTS SHALL BE GROWN IN PLANT POTS OR PEAT POTS AS INDICATED ON THE PLANT LIST. PLANT GROWN PLANTS (NOT CUTTINGS) SHALL BE CONSIDERED FOR USE OF THE NEAREST EQUIVALENT IN SIZE OR VARIETY WITH AN EQUIVALENT ADJUSTMENT OF CONTRACT PRICE. PLANTS SHALL BE PLANTED IN PLANT POTS OR PEAT POTS AS INDICATED ON THE PLANT LIST. PLANT POTS SHALL BE PROTECTED AT ALL TIMES PRIOR TO PLANTING TO PREVENT UNNECESSARY DRYING OF THE ROOT BALL.

IGROUND COVERS SHALL BE PLANTED IN A TRIANGULAR PATTERN EVENLY SPACED UNLESS OTHERWISE NOTED ON THE PLAN. PLANT GROUND COVERS CONTINUOUSLY UNLESS ALL TREES AND SHRUBS IN THE AREAS DESIGNATED ON THE PLANTING PLAN. EACH PLANT SHALL BE PLANTED WITH ITS PROPORTIONATE AMOUNT OF SOIL FROM THE PLANT OR IN A PEAT POT, IN A MANNER THAT WILL ENSURE MINIMUM DISTURBANCE OF THE ROOT SYSTEM. HAND SMOOTH PLANTING AREA AFTER PLANTING TO PROVIDE AN EVEN, SMOOTH, FINAL FINISH GRADE. TO AVOID DRYING OUT, PLANTINGS SHALL BE IMMEDIATELY WATERED AFTER PLANTING UNTIL THE ENTIRE AREA IS SOAKED TO THE FULL DEPTH OF EACH HOLE UNLESS OTHERWISE NOTED ON THE DRAWING.

F. TREE STAKES: CINCY THES FOR DOUBLE STAKING AND TRIPLE STAKING, OR EQUAL AS APPROVED BY THE ENGINEER. SECURE TREE TO STAKE IN TWO PLACES MINIMUM.
 G. TREE STAKES: 1/2" DIA. MINIMUM X 8' FOOT LONG LOGGOLEPINE STAKES FOR ALL THE DALLAN, FIFTEEN GALLON AND 8 INCH BOX TREES. USE 3/4" LOGGOLEPINE PINE STAKES 1/2" DIA. FOR ALL TREES 30 INCH BOX SIZE AND LARGER. TREE STAKES SHALL BE PAIR AND POINTED AT ONE END.
 H. ROOT-BARRIERS: WHEN THESE ARE PLANTED WITHIN 8 FEET OF CURB, SIDEWALKS OR PAVEMENT, INSTALL A SUB-SURFACE PANEL BARRIER 10 FEET LONG CENTERED ON THE TREE TRUNK. "DEEP-ROOT" OR APPROVED EQUAL.

PLANTING SPECIFICATIONS EXECUTION

I. INSTALLATION
 A. SITE CLEARANCE: CLEAN UP AND REMOVE FROM THE PLANTING AREAS WEEDS AND GRASSES, INCLUDING ROOTS, AND ANY MINOR ACCUMULATION DEBRIS AND RUBBER BEFORE COMMENCING WORK.
 B. STORAGE: SECURE PERMISSION FROM THE CITY TO STORE PLANTS ON THE PROJECT SITE, AND ENSURE THAT THEY ARE PROTECTED FROM DAMAGE BY THE SUN, WIND, AND CONSTRUCTION WORK.
 C. FINISH GRADING OF PLANTING AREAS: GRADING SHALL BE DONE AS INDICATED ON THE GRADING PLAN AND AS FOLLOWS:
 I. DO NOT WORK ON THE SOIL WHEN MOISTURE CONTENT IS SO GREAT THAT EXCESSIVE COMPACTION WILL OCCUR, OR WHEN IT IS SO DRY THAT DUST WILL FORM OR CLODS WILL NOT READILY BREAK UP.
 II. REMOVE AND DISPOSE OF ALL SOIL IN PLANTING AREAS THAT CONTAINS ANY DELETERIOUS SUBSTANCE SUCH AS OIL, PLASTER, CONCRETE, SANDWICH, PAINT, SOLVENTS, ETC., REMOVING THE SOIL TO A MINIMUM DEPTH OF SIX (6) INCHES OR TO THE LEVEL OF DRYNESS IN THE AFFECTED AREA. THE AFFECTED SOIL SHALL BE REPLACED WITH NATIVE OR IMPORTED SOIL AS REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO NEARBY UTILITIES BY SUCH SUBSTANCE.
 III. IF AN AREA IS LANDSCAPED IS NOT ACCEPTABLE TO THE CONTRACTOR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING.
 IV. PRIOR TO START OF FINISH GRADING, LOOSEN ALL PLANTING AREAS TO A DEPTH OF SIX (6) INCHES. FINISH GRADINGS SHALL ALLOW FOR ADDITION OF SOIL CONDITIONS.
 V. MAKE MINOR GRADE ADJUSTMENTS AS DIRECTED BY THE WORK GRADINGS SO THAT NO WATER COLLECTS.
 VI. USE WATER TRUCKS AND SPRINKLERS AS REQUIRED TO CONTROL ALL AIRBORNE DUST CAUSED BY GRADING OPERATIONS.
 VII. REFIN GRADING ALL PLANTING AREAS TO A SMOOTH AND EVEN CONDITION, MAKING CERTAIN THAT NO WATER POCKETS OR BIRDS/LANTERS REMAIN. REMOVE AND DISPOSE OF ALL FOREIGN MATERIALS, CLODS AND ROCKS OVER 1 INCH IN DIAMETER WITHIN 3 INCHES OF SURFACE.
 VIII. PROVIDE A GRADE WHICH AFTER CONDITIONING AND PLANTING, IS 1 INCH BELOW THE TOPS OF CURBS AND WALKS IN LAWN AREAS AND 2 INCH BELOW FOR SHRUB AREAS SLOPING TO DRAIN TO ADJACENT ROADWAY, DRAIN SWALES OR CATCH BASIN.
 2. SOIL CONDITIONING
 A. AMEND ALL PLANTING AREAS WITH A GRADE OF 3:1 OR LESS. INCORPORATE EVENLY INTO THE TOP 8 INCH OF EXISTING SOIL (WITH A ROTOTILLER OR APPROVED PIECE OF EQUIPMENT). THE FOLLOWING PER EACH 1000 SQUARE FEET OF PLANTING AREA.
 I. 4 CUBIC YARDS OF SOIL AMENDMENT.
 II. 28 LBS. OF COMMERCIAL FERTILIZER OR APPROVED EQUAL.
 B. THE ABOVE SOIL-CONDITIONING QUANTITIES SHALL BE USED FOR SOILING PURPOSES ONLY. SOIL CONDITIONS MAY CHANGE DRATICALLY FROM THE ABOVE. CONTRACTOR SHALL OBTAIN SOIL SAMPLES AT A RATE OF ONE PER EVERY 2500 SQUARE FEET OF PLANTED AREA IN THE PRESENCE OF THE ENGINEER. THESE SOIL TESTS SHALL BE CONDUCTED BY AN APPROVED AGRONOMIC SOILS TESTING LABORATORY APPROVED BY THE ENGINEER. CORRECT THE SOIL TEST SHALL BE PROVIDED DURING THE PRELIM MEETING AND VERIFIED BY THE ENGINEER. THE CONTRACTOR SHALL ADD AMENDMENTS PER SOIL REPORT RECOMMENDATIONS FOR INDIVIDUAL PLANTING AREAS AND AS APPROVED BY THE ENGINEER.
 C. ALL ROCKS OR UNBROKEN SOIL CLODS OVER 1 INCH IN DIAMETER BROUGHT TO THE SURFACE SHALL BE REMOVED FROM THE PROJECT SITE.
 3. WEED CONTROL PROGRAM: UPON COMPLETION OF THE SOIL AMENDMENT AND FINISH GRADING WORK PERFORM WEED CONTROL MEASURES AS FOLLOWS:
 I. IRRIGATE ALL AREAS DESIGNATED TO BE PLANTED FOR SEVEN DAYS AT A SCHEDULED RATE TO GERMINATE ALL WEED SEEDS POSSIBLE.
 II. APPLY WEED KILLER PER MANUFACTURER'S RECOMMENDATION AND THE ENGINEER'S APPROVAL AND ALLOW SUFFICIENT TIME FOR COMPLETE KILL OF ALL GERMINATED WEEDS.
 III. REPEAT STEP ONE ABOVE.
 IV. REPEAT STEP TWO ABOVE.
 4. PLANTING SHALL BE COMPLETED AS FOLLOWS:
 A. DETERMINE LOCATION OF THE TREES AND SHRUBS BY SCALING FROM THE PLANTING PLAN.
 B. SPOT CONTAINERS, AND OBTAIN APPROVAL FROM THE ENGINEER BEFORE EXCAVATING PLANTING PITS.
 C. EXCAVATE PLANTING PITS WITH PLANT SIDES FOR ALL PLANTS. SHRUB PITS SHALL BE TWICE THE DIAMETER AND 1-1/2 TIMES THE DEPTH OF THE ROOT BALL. TREE PITS SHALL BE TWICE THE DIAMETER (OR 4" AND 1-1/2 TIMES THE DEPTH) OF THE ROOTBALL. TREE PITS DEPTH SHALL INCLUDE THE ROOTBALL AND A 2" MINIMUM ZONE OF COMPACTED, UNDISTURBED NATIVE SOIL.
 D. IF PLANTING PITS ARE CUT WITH POWER AUGER, VERTICAL SIDES OF PIT SHALL BE ADDITIONALLY BROADEN WITH MULCH BAR OR SPACE TO INTRODUCE CONTINUOUS CURVE INFLUENCE ON ROOT DEVELOPMENT.

PLANTING SPECIFICATIONS MAINTENANCE

I. CONTINUOUSLY MAINTAIN ALL AREAS INCLUDED IN THE CONTRACT DURING THE PROGRESS OF THE WORK, THE MAINTENANCE PERIOD AND UNTIL THE FINAL ACCEPTANCE OF THE WORK.
 II. AFTER ALL THE WORK INDICATED ON THE DRAWINGS OR HEREIN SPECIFIED HAS BEEN COMPLETED AND INSPECTED AND APPROVED BY THE ENGINEER ON 90 CALENDAR DAYS, SCHEDULE MAINTAIN ALL AREAS WITHIN THE PROJECT BOUNDARY FOR A PERIOD OF 90 CALENDAR DAYS.

END OF SECTION

PLANTING SPECIFICATIONS

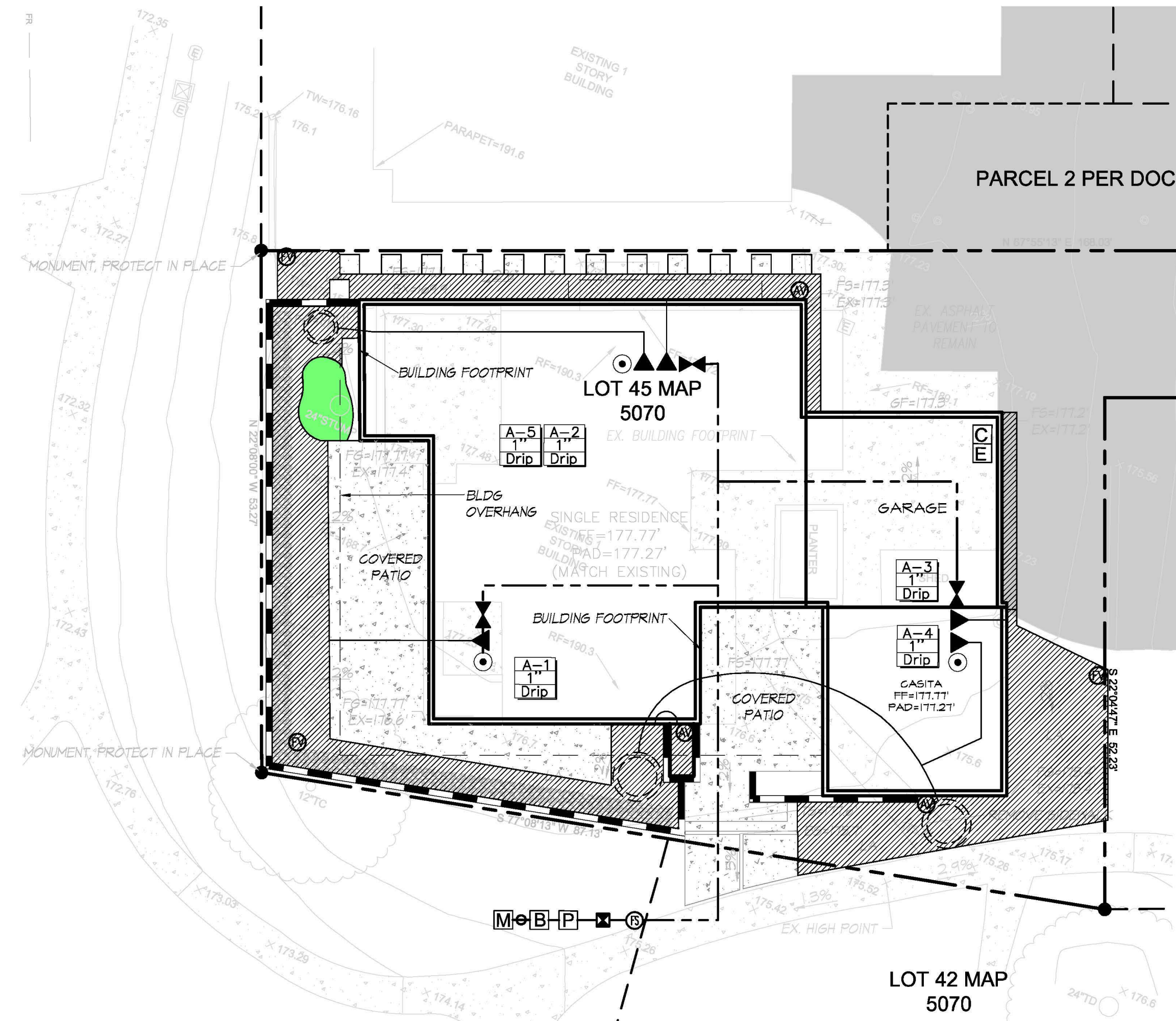
L-2 PLANTING DETAILS



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 200 N. CEDROS AVENUE, SOLANA BEACH, CA. 92075

ENGINEER OF WORK		CITY APPROVED CHANGES		APPD	DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	DRAWING NO.
By: RDM Drawn By: R.C.E.		By: BRIAN ARDOLINO Date: 7/16/21				By: Review Engineer	By: City Engineer R.C.E.	DESCRIPTION: 2.5" BRASS DISC VERT. CONTROL MONUMENT LOCATION: EAST SHOULDER OF HIGHWAY 101, 0.1 MILE SOUTH WITH THE INTERSECTION OF LOMAS SANTA FE DRIVE. RECORD FROM: ROS. NO. 187912, AS POINT SOLB-1 ELEV. 71.450 DATUM: NAVD 88	PLANTING PLAN FOR: 721 EAST SOLANA CIRCLE	SHEET 2 OF 8

COASTAL COMMISSION PERMIT NO. _____



IRRIGATION LEGEND			
SYMBOL	MANUFACT.	MODEL NO. / DESCRIPTION	DETAILS
M	P.O.C.	EXIST. 1" DOMESTIC WATER METER / VERIFY ON SITE	-
B	FEBCO	EXISTING 825YA 1.5" BACKFLOW PREVENTION ASSEMBLY	L
P	WILKINS	EXISTING 70 - 1.5" PRESSURE REGULATOR SET AS NEEDED IF STATIC PRESSURE IS MORE THAN 80 PSI.	M
C	HUNTER	PRO C 6 STATIONS PLASTIC CABINET AND ET MODULE FOR ET SYSTEM (INCLUDING RAIN SENSOR).	D,E
⊙	HUNTER	PGV-ASV ELECTRIC SOLENOID PLASTIC REMOTE CONTROL VALVE W/ ACCU SET. FLOW CONTROL SET IN G.C. AREAS ONLY & 3' AWAY FROM AC/ CONC OR ANY VISIBLE AREA	J
⊠	GRISWOLD	2230E MASTER VALVE 1.5"	X
⊕	HUNTER	FCT-100 FLOW CLICK SENSOR	W
⊠	WIBCO/WATTS	BTU-V-SERIES BLOCKED TRUE UNION BALL VALVE, LINE SIZE, IN VALVE BOX.	N
⊙	HAMMOND	1" HAMMOND 1034 HOSE BIB VALVE	K
—	LASCO OR EQUAL	SCH 40 FOR LATERAL PIPING SET 12" BELOW GRADE	F
—	LASCO OR EQUAL	SCH 40 11/2" MAINLINE PIPING SET 24" BELOW GRADE RUN EXTRA WIRES AT THE END OF MAINLINE	F
—	LASCO OR EQUAL	SCH 40 FOR SLEEVING (2X DIAMETER PIPE)	G
—		END OF MAINLINE	
NO SYMBOL	HUNTER	HUNTER "HCV" LOW HEAD DRAINAGE CHECK VALVE.	I
NOT SHOWN	AS APPROVED	IRRIGATION CONTROL WIRE #14UF AWG DIRECT BURIAL (U.L. APPROVED)	F, G
NOT SHOWN	AS APPROVED	DRI-SPLICE DS-100 AND 300 SEALANT WATERPROOF WIRE CONNECTOR	H, C, J
ET	HUNTER	ET-SYSTEM W/ MODULE FOR USE WITH PCC CONTROLLER	O
E	N/A	120 VOLT ELECTRICAL POWER, PROVIDED BY ELECTRICIAN, VERIFY ACTUAL LOCATION IN FIELD	-

- IRRIGATION NOTES**
- ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
 - THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
 - THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
 - THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
 - THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS NECESSARY.
 - DO NOT FULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BOUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.
 - INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.
 - ACTUAL LOCATION FOR THE INSTALLATION OF THE BACK FLOW PREVENTER AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
 - CONTRACTOR IS TO PROVIDE AN ADDITIONAL PILOT WIRE TO THE END OF THE MAINLINE RUN IN TWO DIRECTIONS FROM THE CONTROLLER-AS NOTED.
 - ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE TWICE THE DIAMETER OF THE PIPE CARRIED. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING. ALL SLEEVES TO BE AS SHOWN ON THE PLANS.
 - ALL QUICK COUPLER VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK COUPLER VALVES WITHIN 18" OF HARDSCAPE (IF SHOWN ON LEGEND)
 - ALL VALVE BOXES TO BE GREEN IN COLOR, SIZED AS INDICATED BY DETAILS, AND HOT BRANDED AS INDICATED ON THE PLANS OR DETAILS.
 - ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVER SPRAY ONTO BUILDING, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.

POINT OF CONNECTION
 ACTUAL POC LOCATION TO BE AS DESIGNATED BY WATER DISTRICT AND OWNER'S AUTHORIZED REPRESENTATIVE. CONTRACTOR SHALL VERIFY ALL POC AND MAINLINE ROUTING INFORMATION PRIOR TO COMMENCING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE INSTALLATION OF ALL REQUIRED COMPONENTS DOWN-STREAM OF THE PROPOSED METER.

SCREENING
 BACK FLOW PREVENTION DEVICES AND CONTROLLERS ARE TO BE LOCATED IN SUCH A MANNER SO AS TO BE SCREENED FROM FRONT YARD AND EXTERIOR SIDE YARD VIEWS. SCREENING MAY BE WITH ARCHITECTURAL BUILDING FEATURES OR PLANT MATERIALS OR AS REQUIRED IN CONDITIONS OF APPROVAL.

LOW HEAD DRAINAGE:
 CONTRACTOR SHALL INSTALL CHECK VALVES AT (HUNTER "HCV") TO PREVENT LOW HEAD DRAINAGE AT EACH SPRINKLER AS REQUIRED

GRAPHICS:

- MAINLINE AND LATERAL LINES SHOWN WITHIN PAVING FOR CLARITY ONLY, ACTUAL MAINLINE LOCATION TO BE A MINIMUM OF 18" OFF ADJACENT HARDSCAPE AND OTHER OBSTACLES (TYP).
- CONTRACTOR MAY GROUP VALVES TO REDUCE MAINLINES BUT IN NO CASE SHALL FLOW CHARACTERISTICS BE CHANGED BASED ON PIPE SIZING CHART.
- VALVE GROUPINGS SHOULD NOT EXCEED THREE PER AREA AND SHALL BE HIDDEN IN GROUND COVER ZONES
- NO VALVE GROUPINGS ALLOWED IN LAWN AREAS

NOTES:
 AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH THE FOLLOWING:
 1-CONTROLLERS SHALL BE WEATHER OR SOIL MOISTURE-BASED THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANS NEEDS AS WEATHER CONDITIONS CHANGE.
 2- WEATHER BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSOR OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR LOCAL RAINFALL SHALL HAVE A SEPARATE WIRED OR WIRELESS RAIN SENSOR WHICH CONNECTS OR COMMUNICATES WITH THE CONTROLLERS. SOIL MOISTURE BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT.

POINT OF CONNECTION	
EXISTING 1" WATER METER (T.B.V.)	
ELEVATION	113.5
STATIC PRESSURE	84 PSI- VERIFY ON FIELD
PRESSURE REG. SET AT:	78 PSI
PEAK FLOW	STAT. A-8 = 2.9 G.P.M.
CONTROLLER "A" TYPE:	HUNTER PCC-1200
STATIONS AVAILABLE	12
STATIONS USED	10

I AM FAMILIAR WITH THE REQUIREMENTS FOR THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE CITY'S WATER EFFICIENT LANDSCAPE REGULATIONS. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS AND THE LANDSCAPE DESIGN MANUAL. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.

[Signature]
 BRIAN GROVE, LANDSCAPE ARCHITECT

DRIP SYSTEM LEGEND

SYMBOL	MANUFACT.	MODEL NO. / DESCRIPTION	DETAILS
▲	NETAFIM	SERIES 80 NYLON CONTROL VALVE W/ DISK FILTER & PRV / DRIP ZONE CONTROL	P
⊙	NETAFIM	Techline® LINE FLUSHING VALVE (PLUMBED TO Techline®)	X
⊙	NETAFIM	Techline® PLD-AVR AIR RELIEF VALVE Install at highest point of each system (PLUMBED TO Techline®)	Q
NO SYMBOL	HUNTER	PLD-BLKN DRIP LINE PIPE	-
GPM PSI RADIUS DETAILS			
⊙	NETAFIM	CV DRIPLINE # TLCV4-18 (18" O.C. EMITTER SPACING)	0.4 GPH 30 0' V
⊙	NETAFIM	CV DRIPLINE # TLCV4-18 (18" O.C. EMITTER SPACING)	0.4 GPH 30 0' S,V,L

NOTES:
 NO OVERHEAD IRRIGATION WITHIN 24" OF AN IMPERMEABLE SURFACE OR IN AREAS LESS THAN 10' WIDE IN ANY DIRECTION.
 FIELD ADJUST ALL SPRINKLERS TO ELIMINATE OVER SPRAY ONTO SIDEWALKS OR DRIVEWAYS.

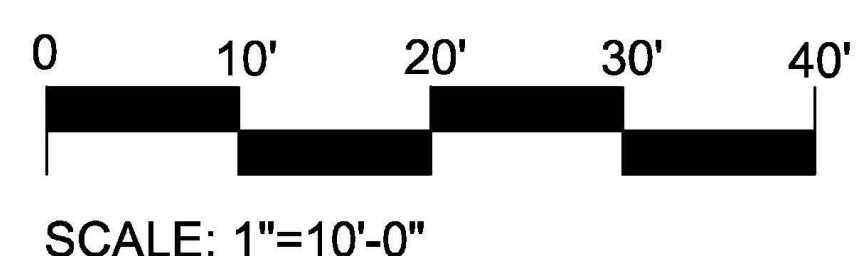
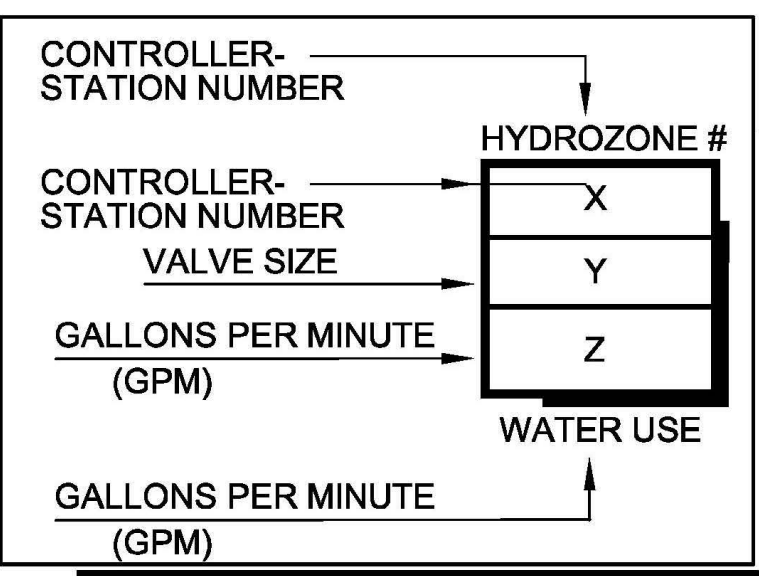
SEE SHEET L-5 FOR IRRIGATION DETAILS
 SEE SHEET L-6 FOR IRRIGATION SPEC'S.

CONTRACTOR SHALL GANG ALL REMOTE CONTROL VALVES. THE RCV SHALL BE INSTALLED WITHIN PLANTING AREAS.

PIPE SIZING CHART

DIAMETER	SCH 40
3/4"	10 GPM
1"	12 GPM
1-1/4"	22 GPM
1-1/2"	30 GPM

NOTE: MAXIMUM ALLOWABLE DEMAND FOR ALL LATERAL LINES IS 18 GPM.

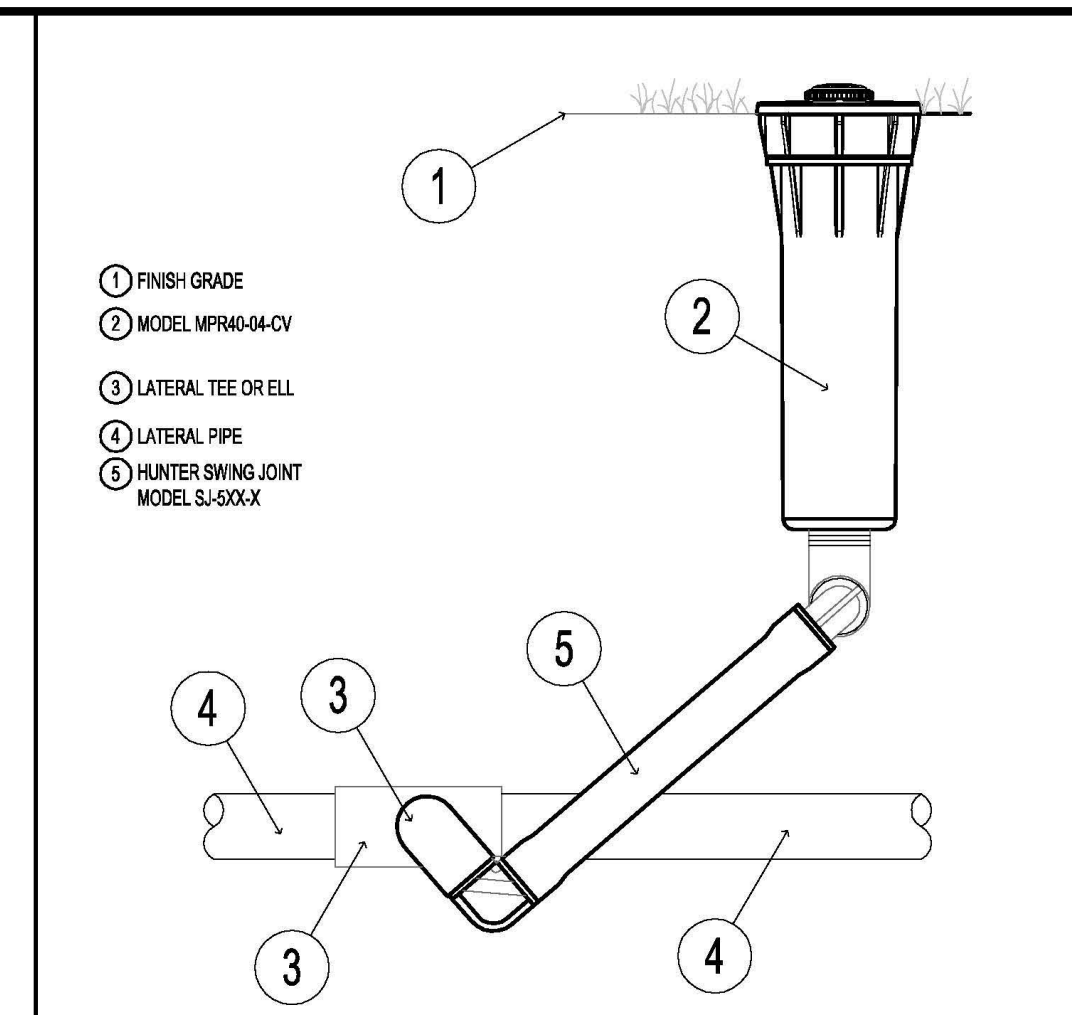


L-3 IRRIGATION PLAN

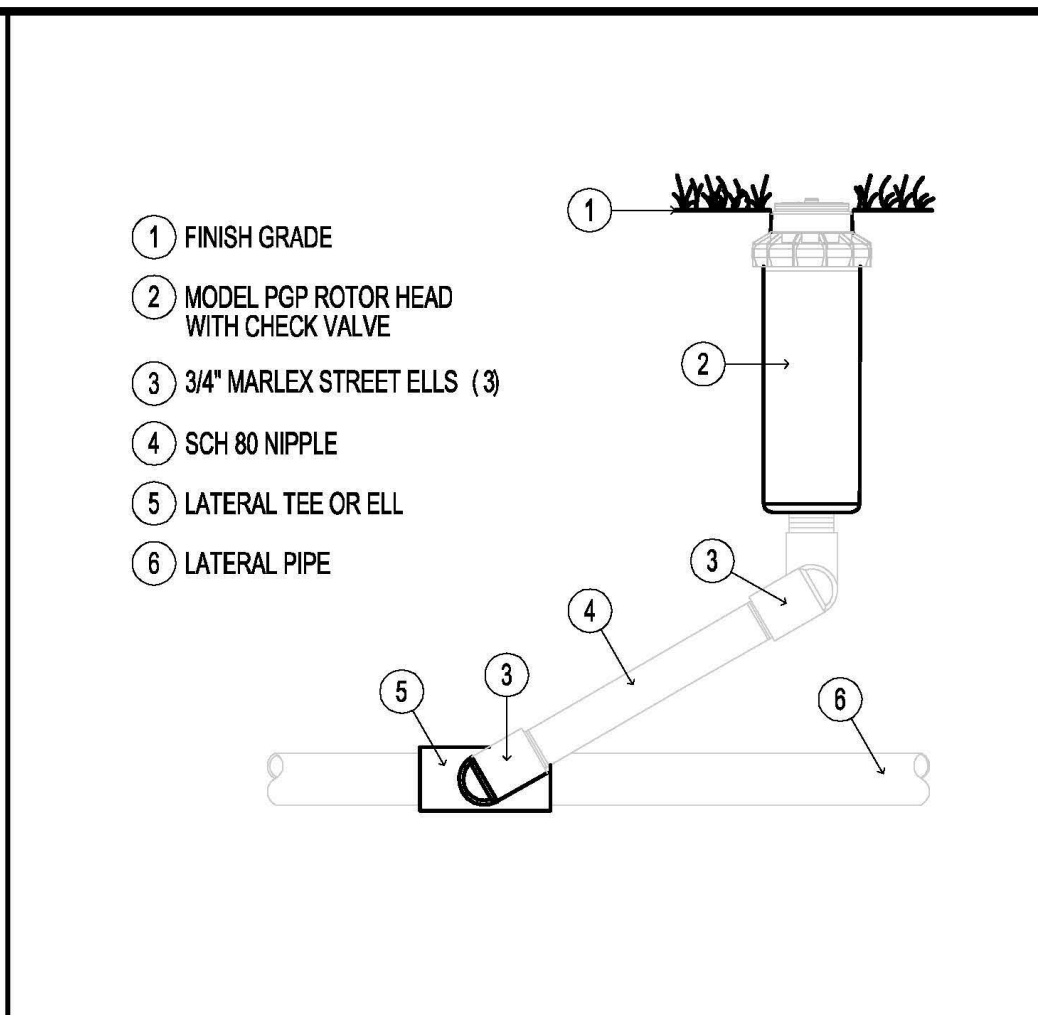
STONE GROVE
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 200 N. CEDROS AVENUE, SOLANA BEACH, CA 92075

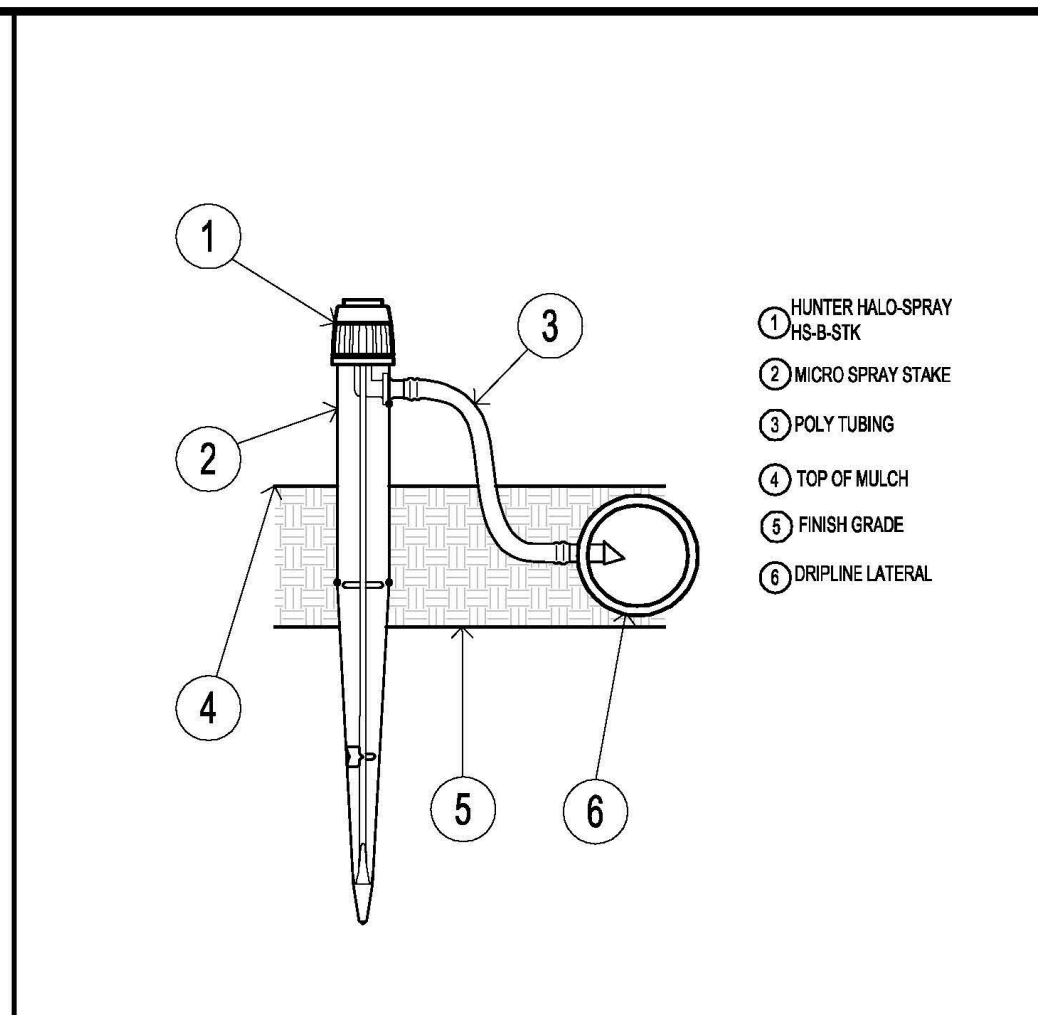
ENGINEER OF WORK	CITY APPROVED CHANGES	APPD DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	DRAWING NO.
RDM Drawn By: <u>BRIAN ARDOLINO</u> Name: <u>BRIAN ARDOLINO</u> Date: <u>12/31/21</u> R.C.E. <u>71651</u> Exp: <u>12/31/21</u>			By: <u>Review Engineer</u> Date:	By: <u>City Engineer</u> R.C.E. Date: <u>Exp:</u>	DESCRIPTION: 2.5" BRASS DISC VERT. CONTROL MONUMENT LOCATION: EAST SHOULDER OF HIGHWAY 101, 0.1 MILE SOUTH WITH THE INTERSECTION OF LOMAS SANTA FE DRIVE. RECORD FROM: ROS NO. 187912, AS POINT SOLB-1 ELEV. 71.450 DATUM: NAVD 88	IRRIGATION PLAN FOR: 721 EAST SOLANA CIRCLE	SHEET 3 OF 8



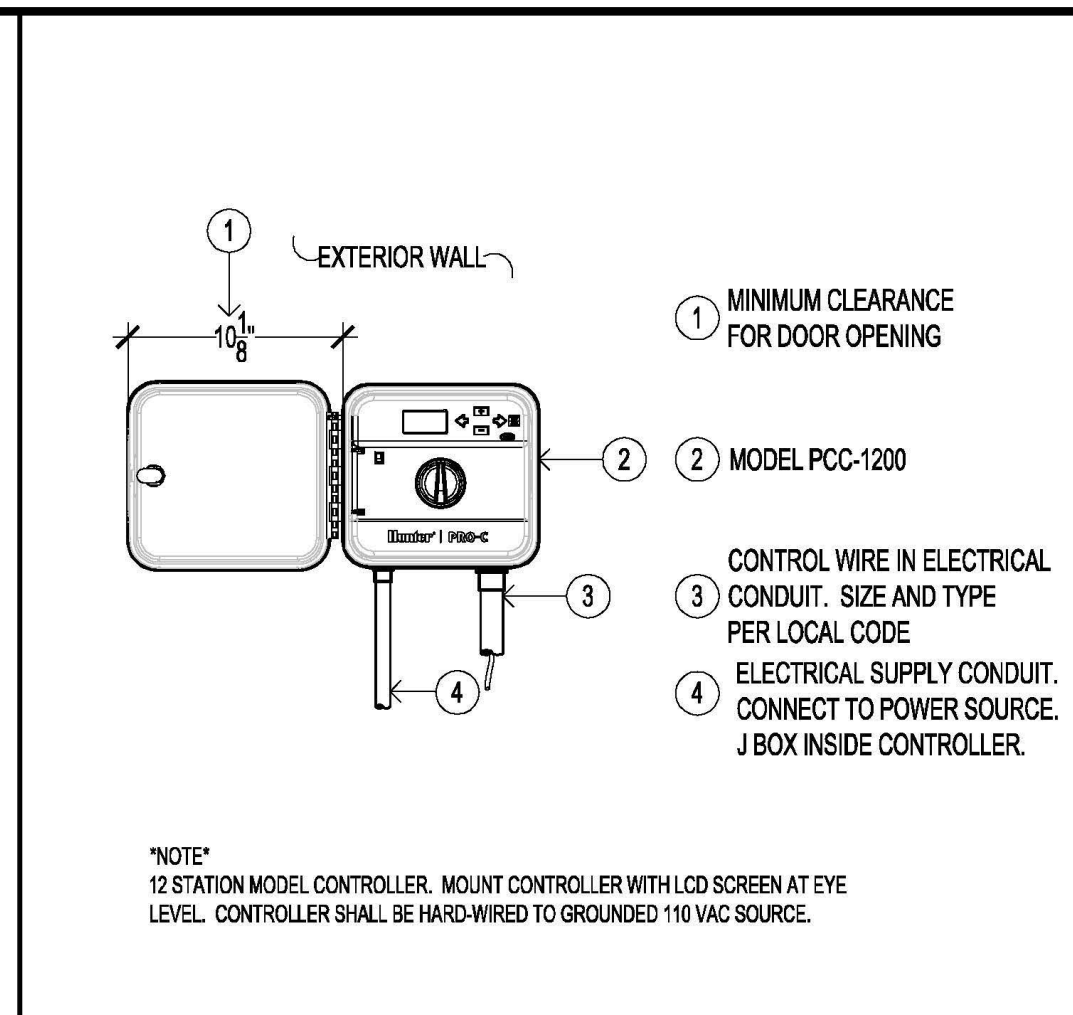
A MP ROTATOR SPRINKLER



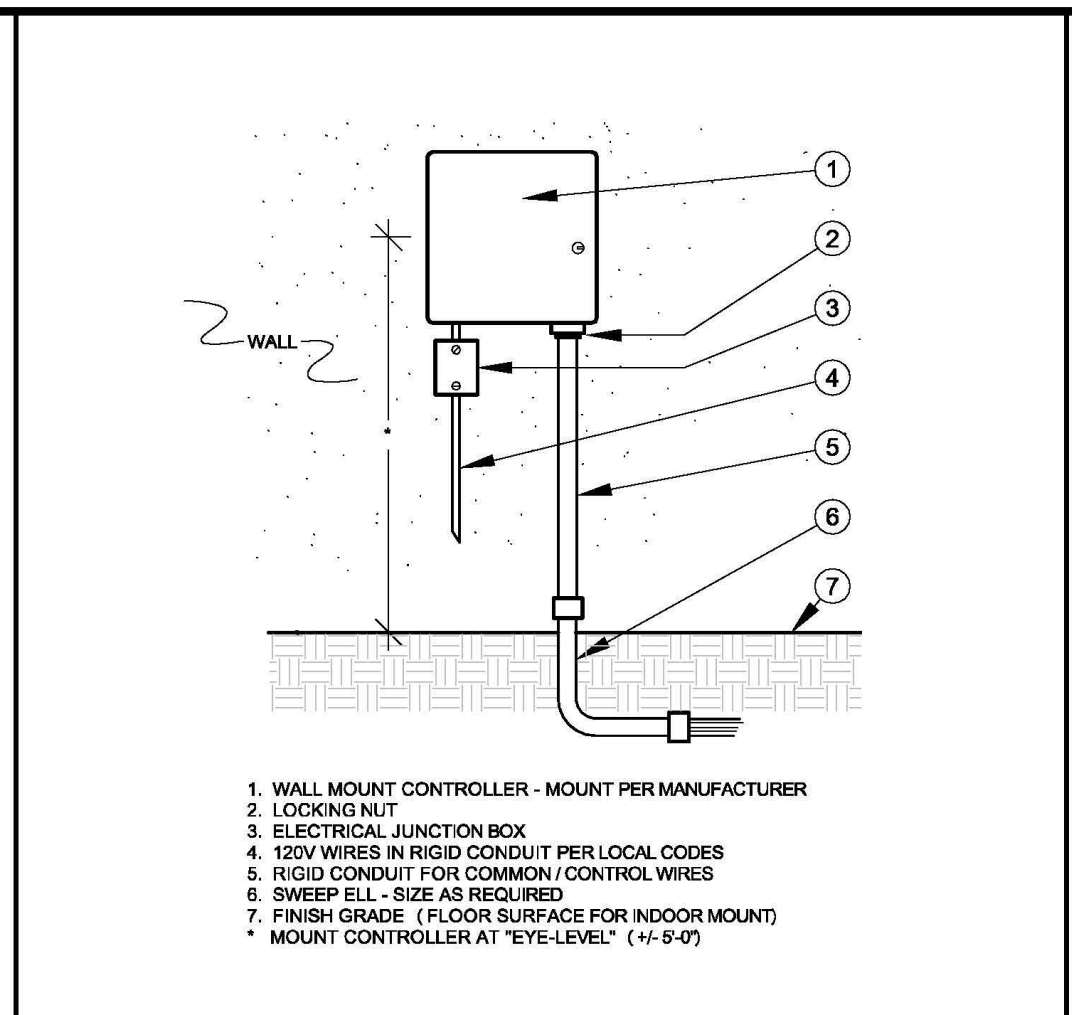
B PGP ROTOR HEAD



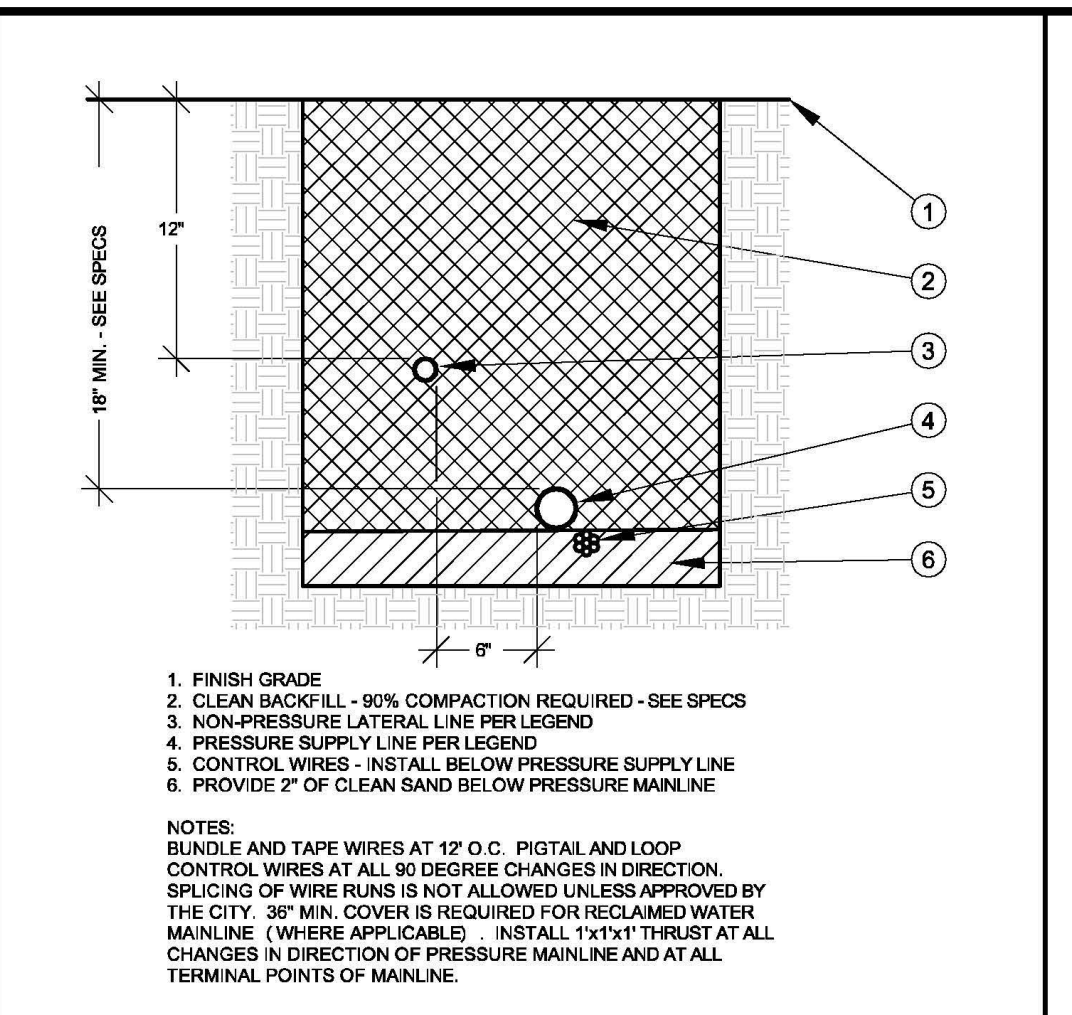
C HALO-SPRAY ON STAKE



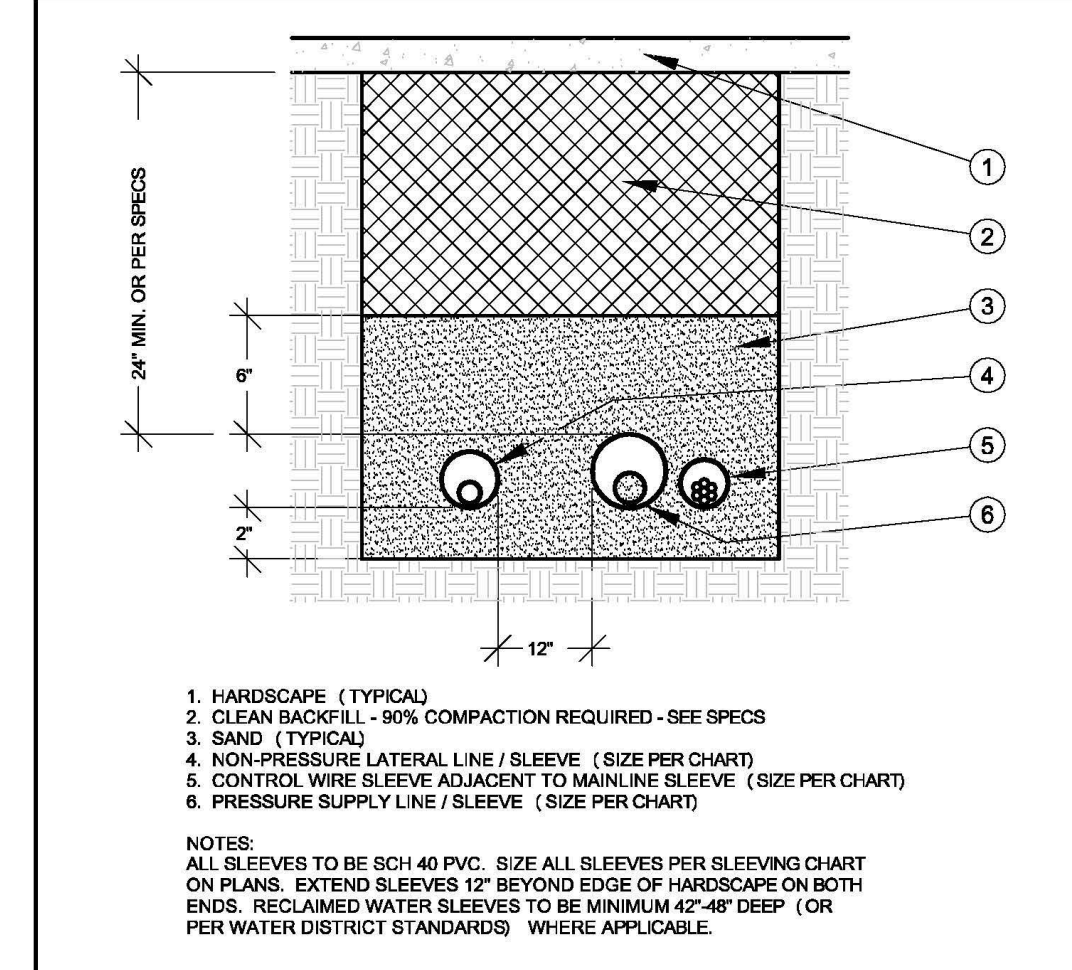
D PCC-1200 CONTROLLER



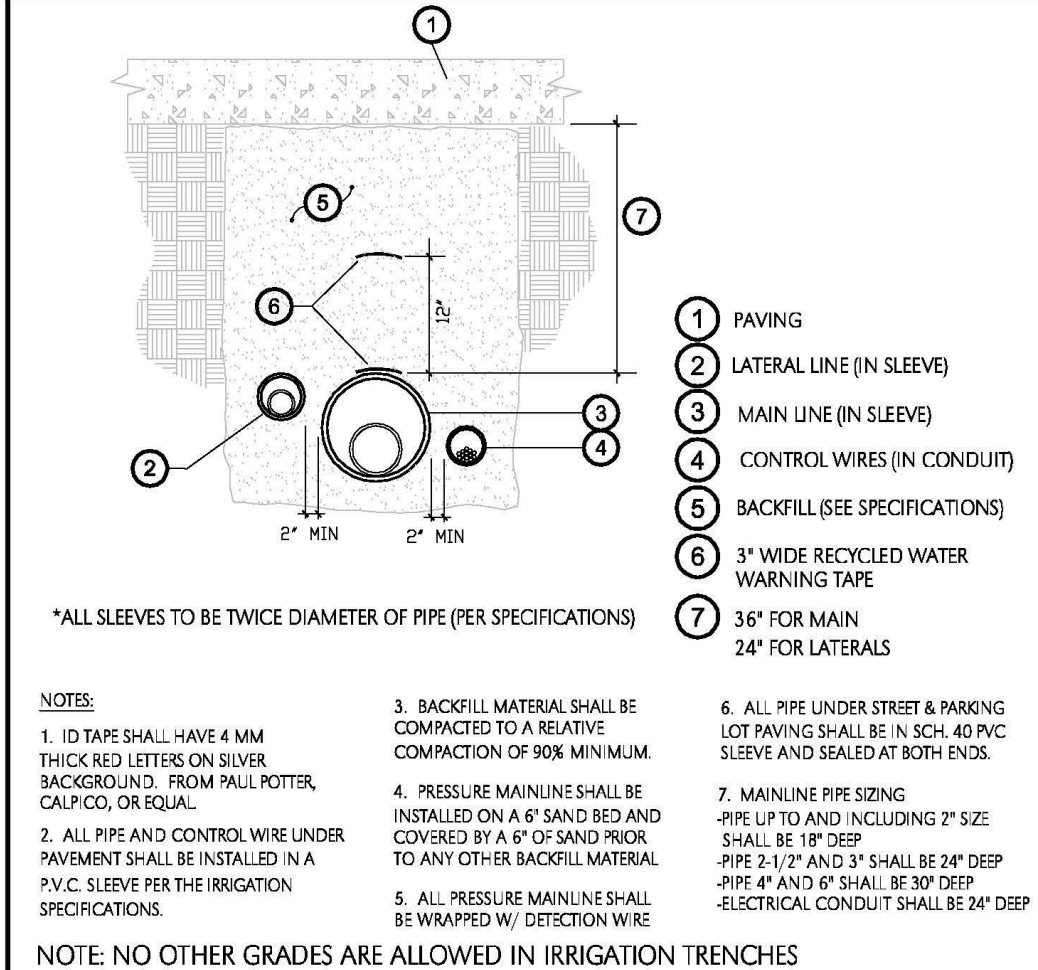
E Wall Mount Controller



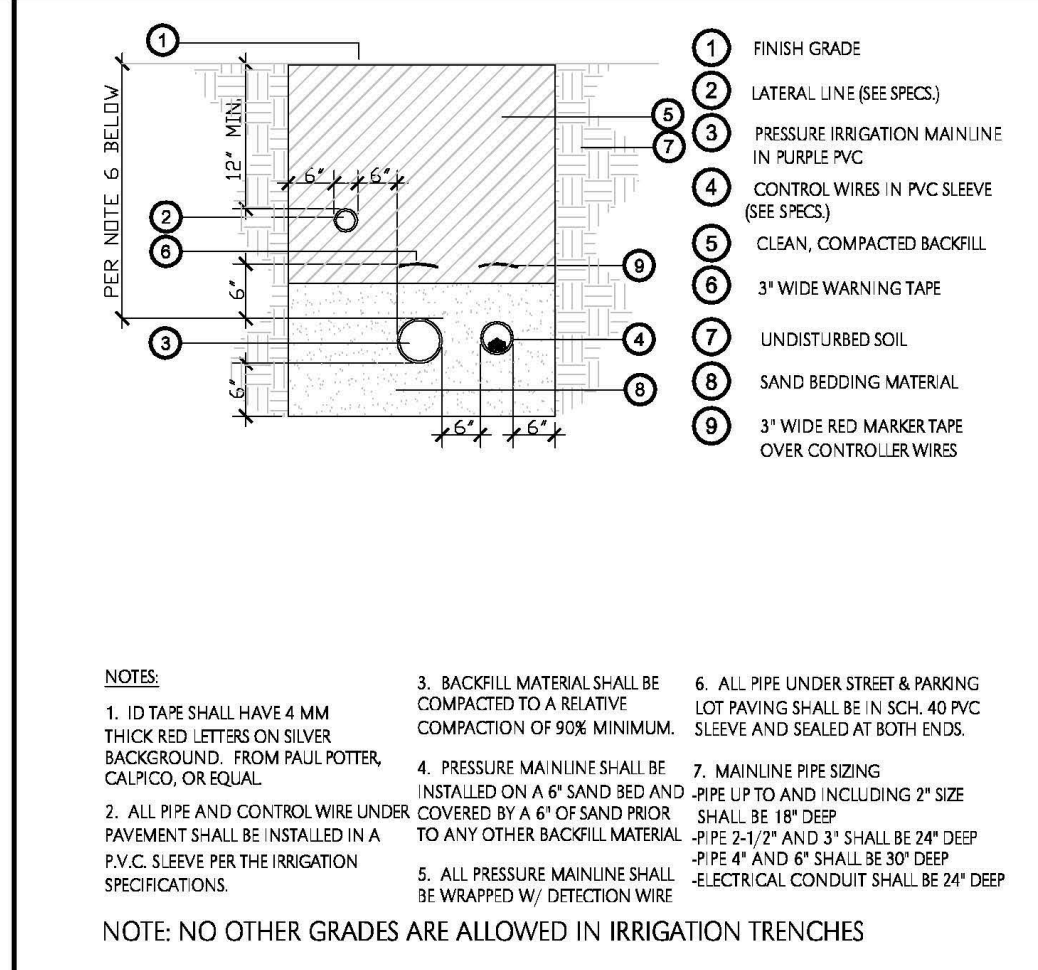
F Trenching



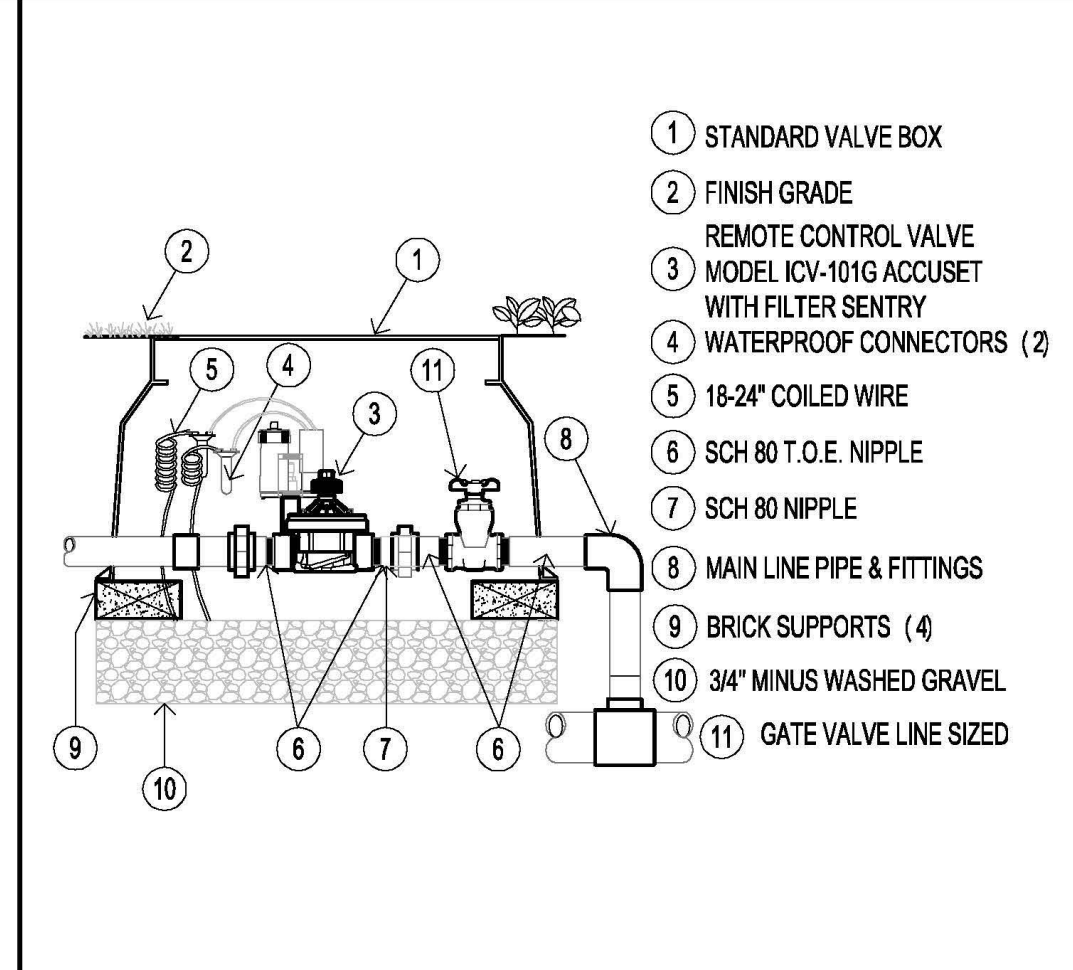
G Sleeving



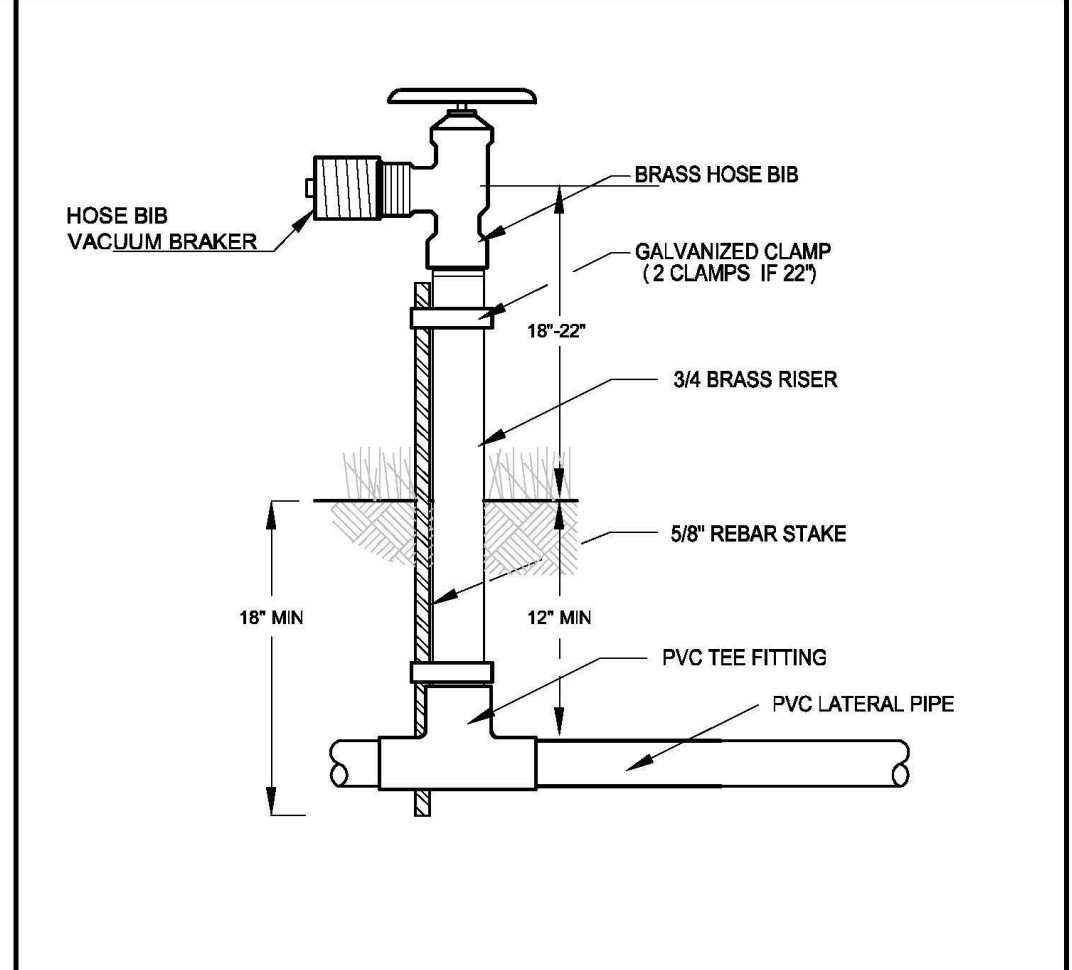
H SLEEVING UNDER PAVING



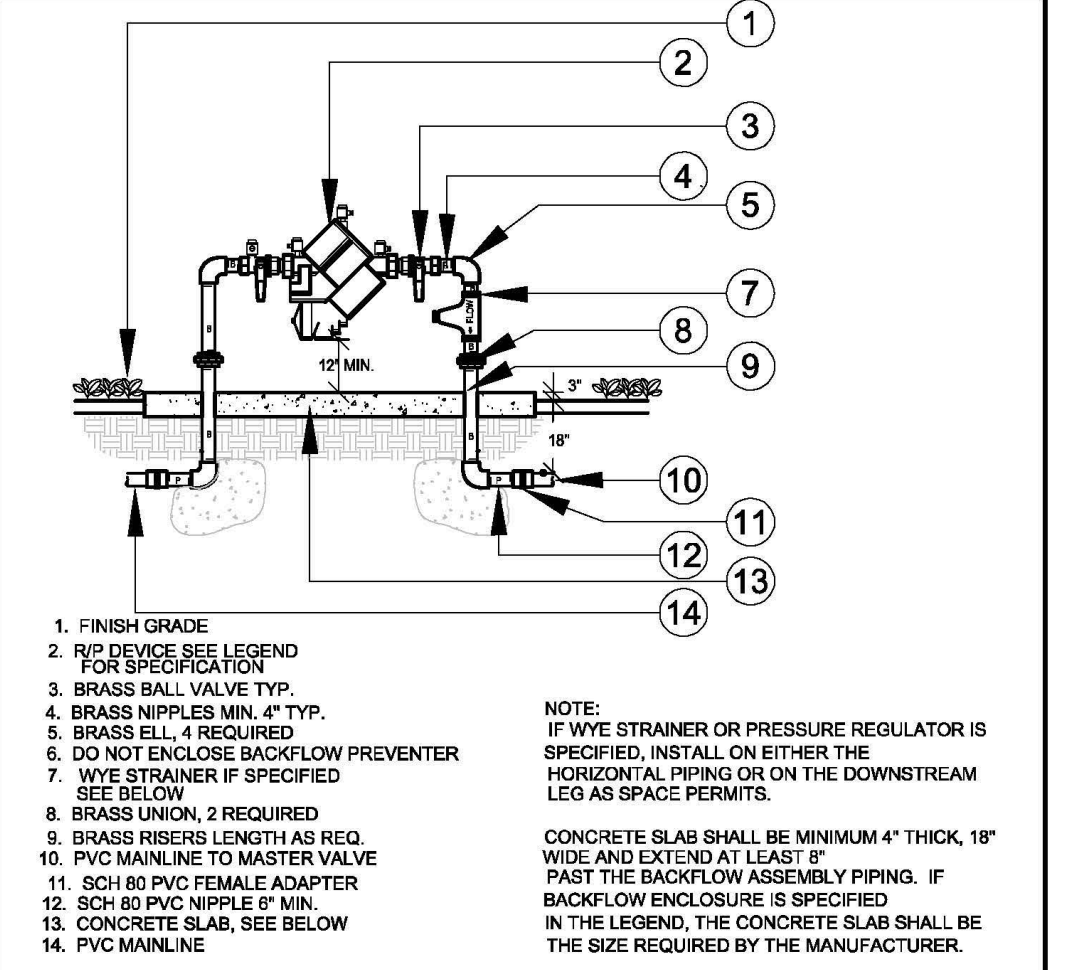
I TRENCHING



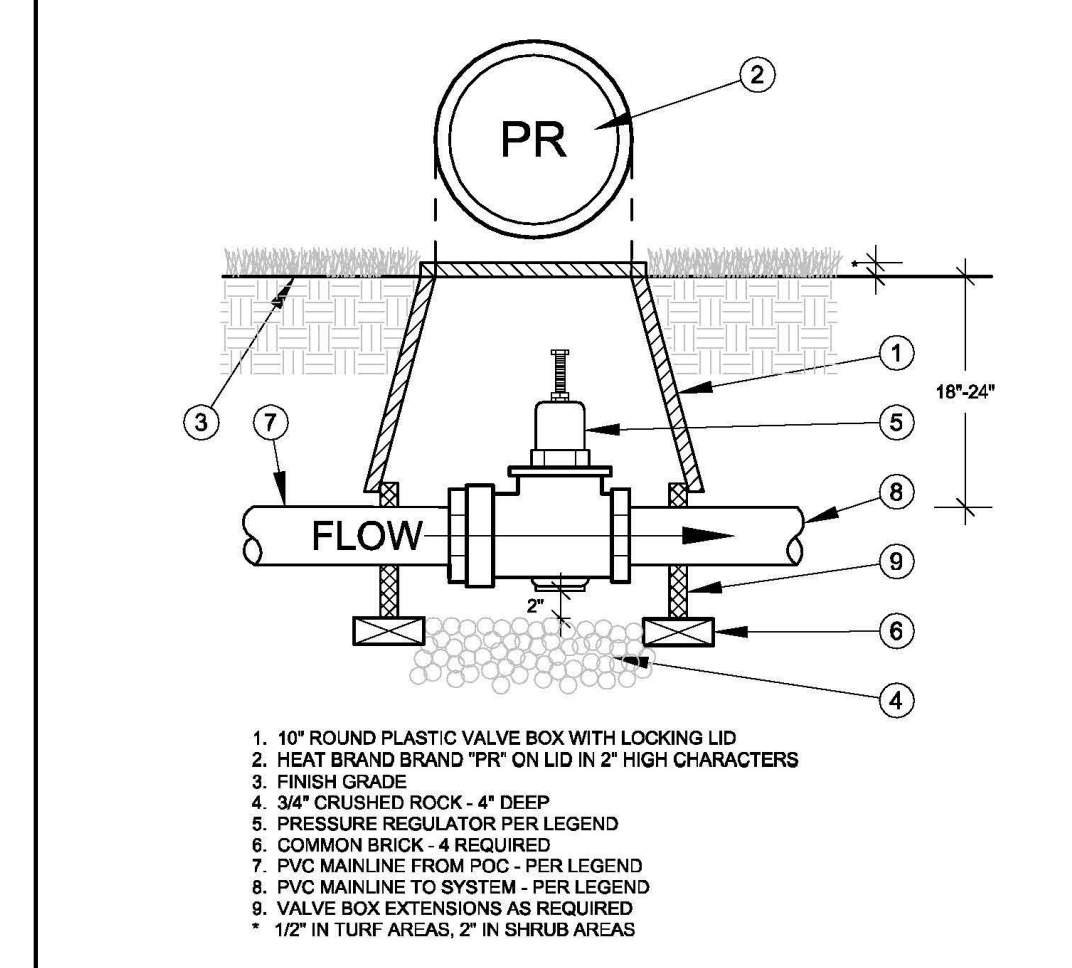
J ICC Remote Control Valve



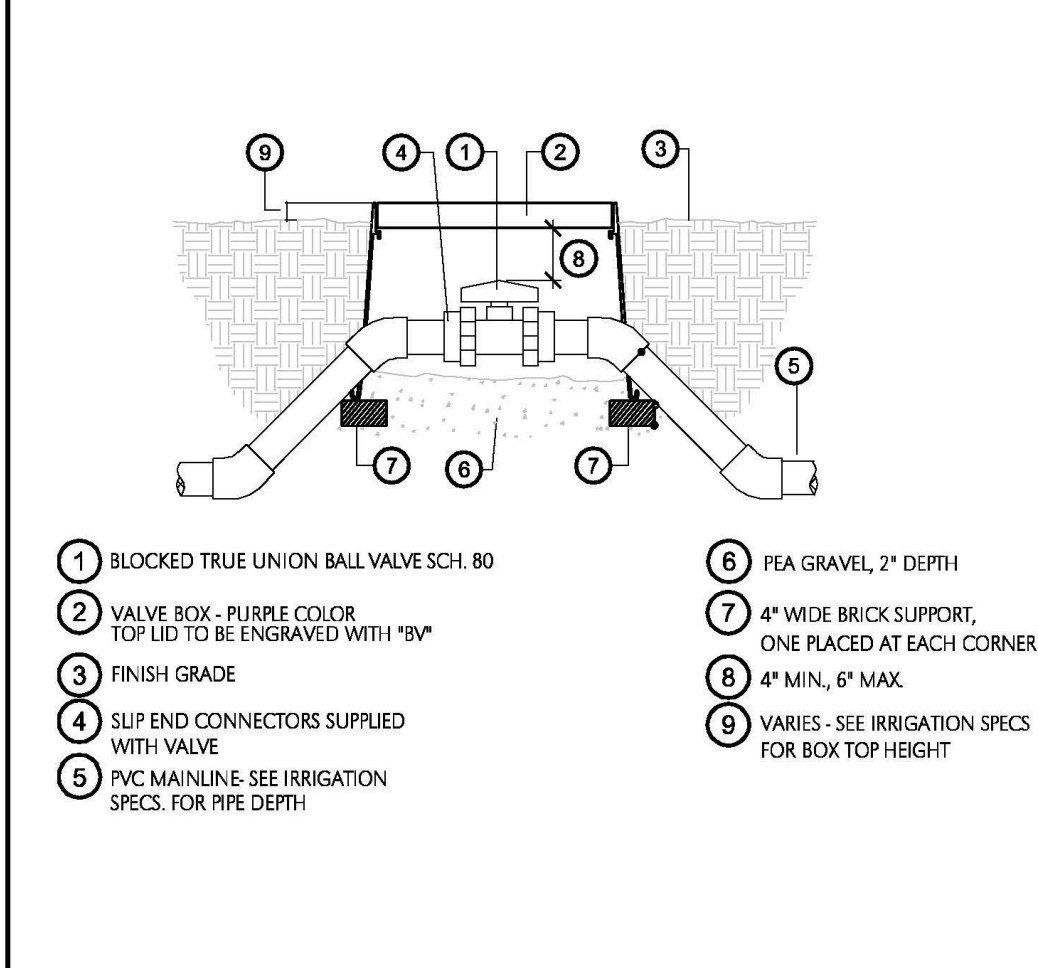
K Hose Bib



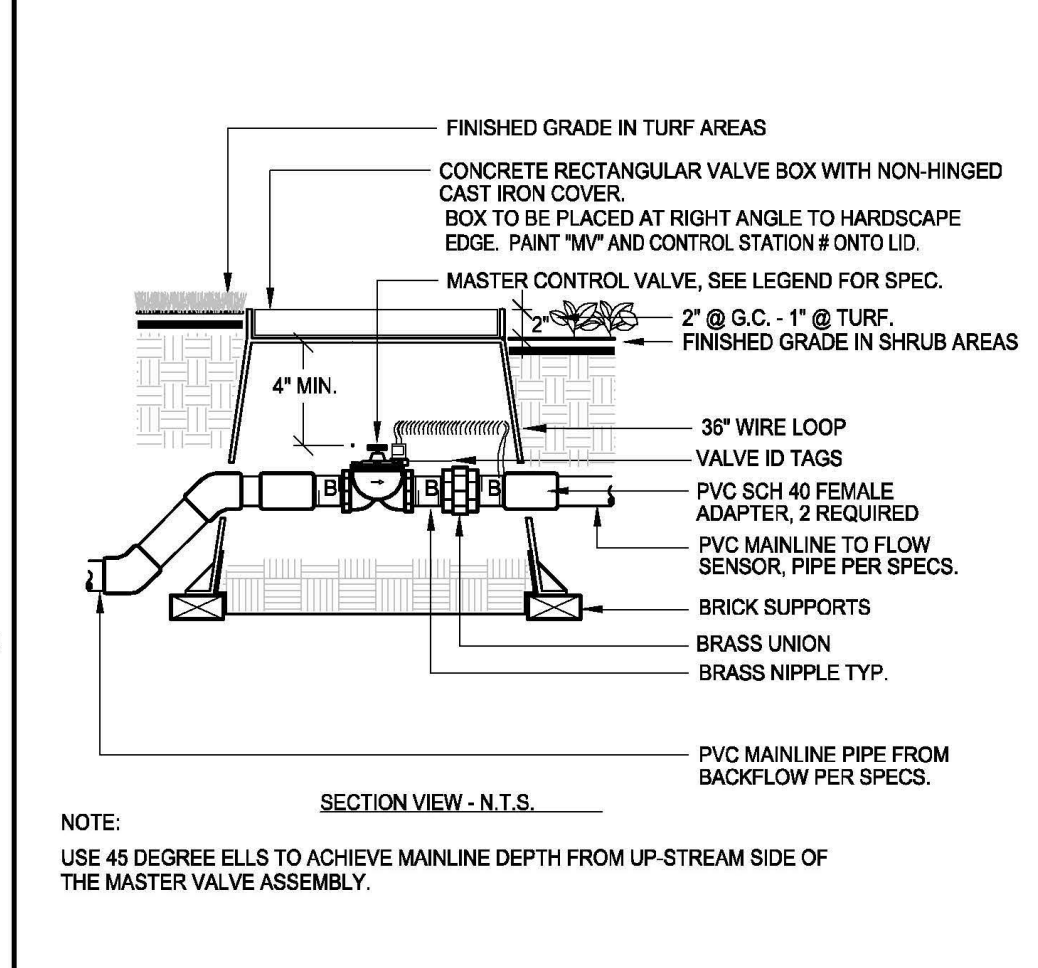
L Backflow Device



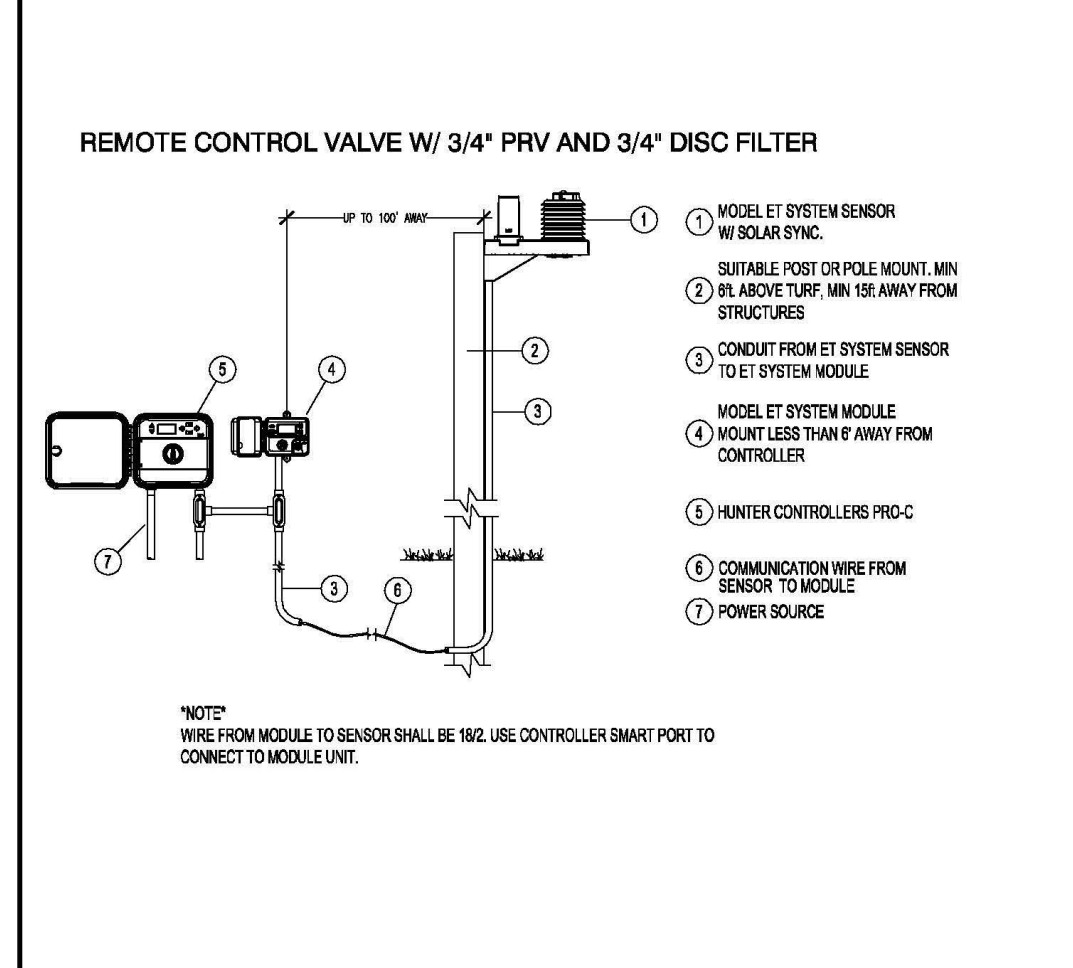
M Pressure Regulator



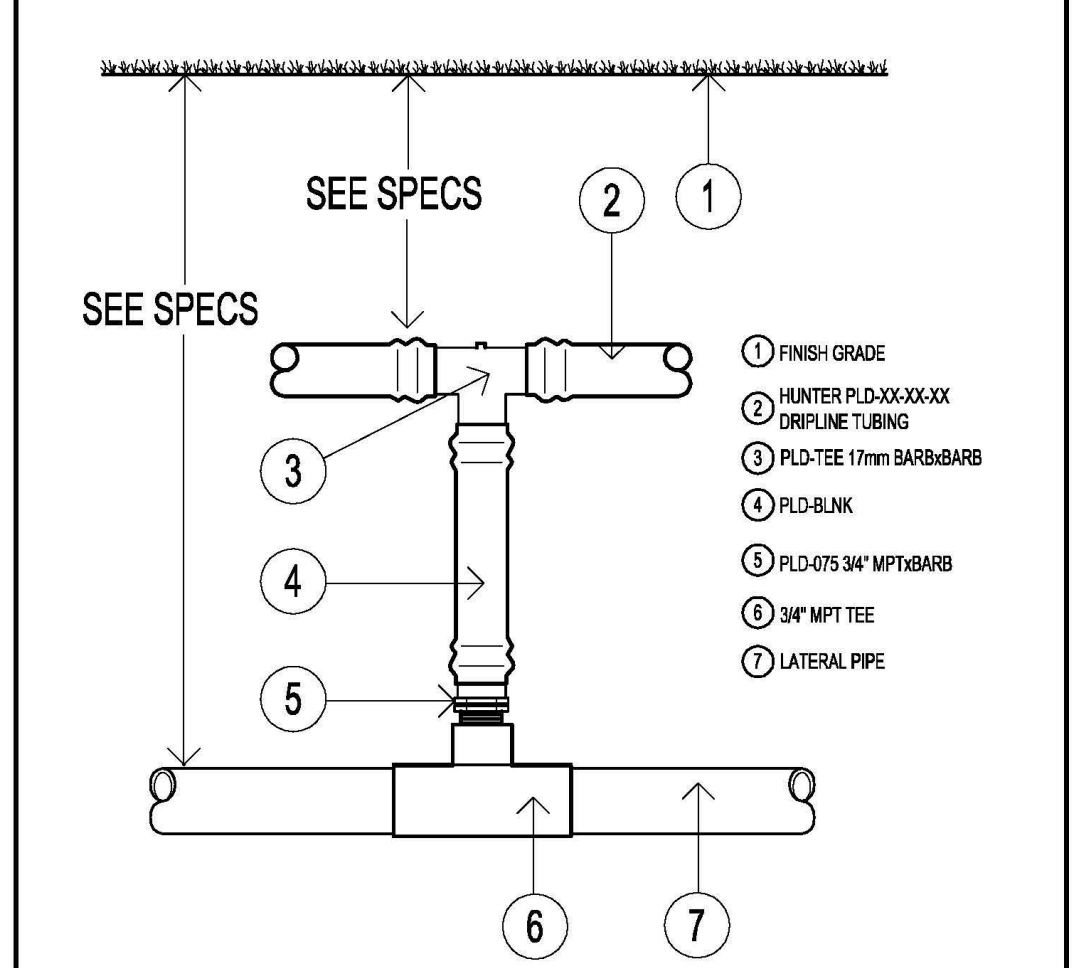
N Ball Valve



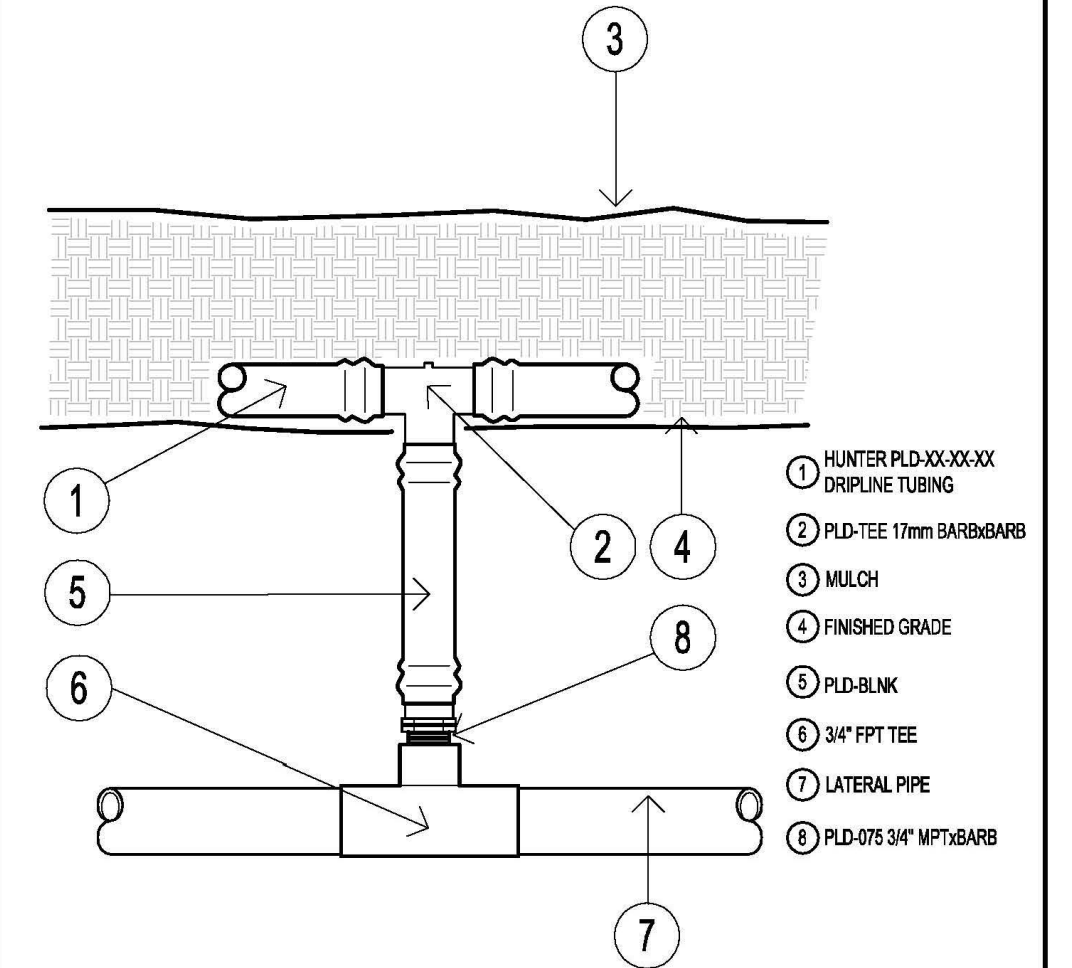
O Master Valve



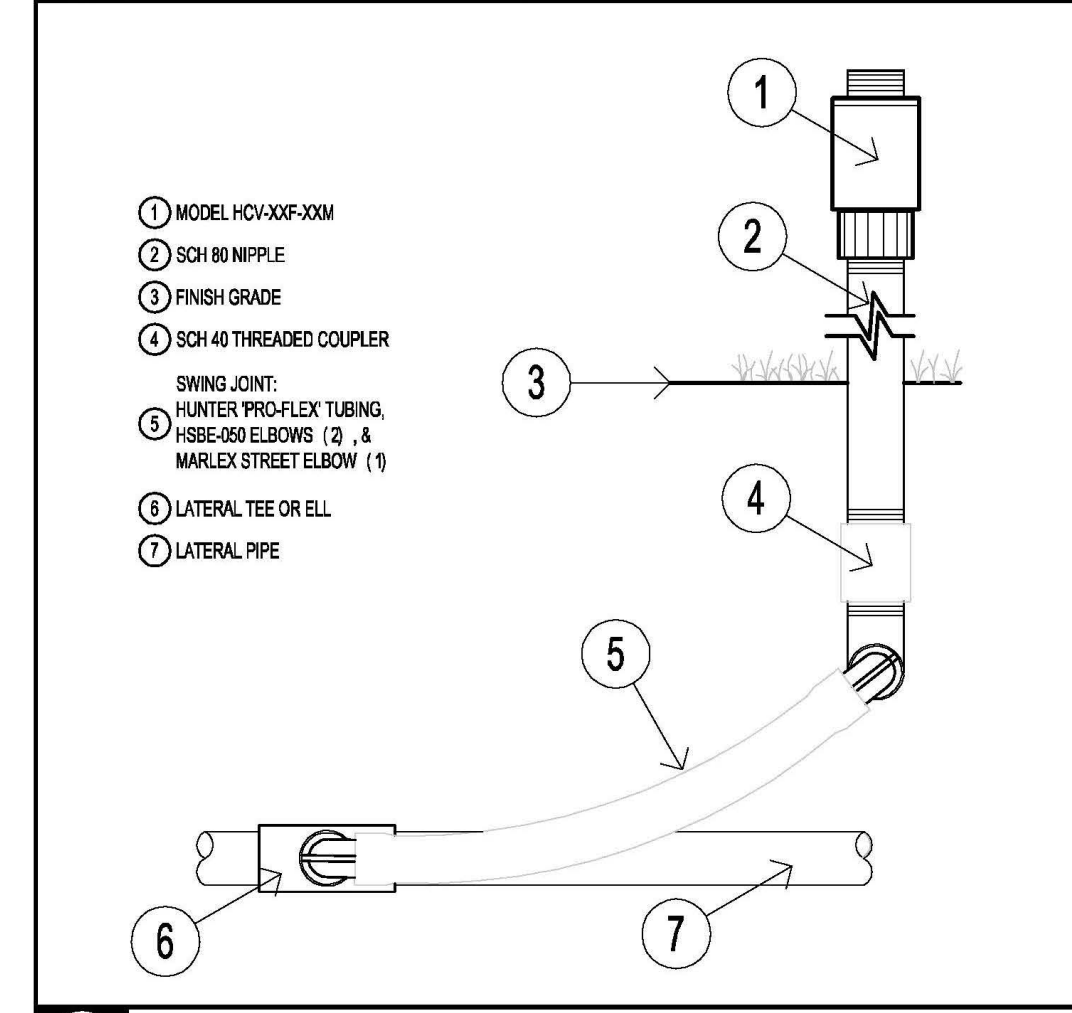
P ET SYSTEM W/ SOLAR SYNC.



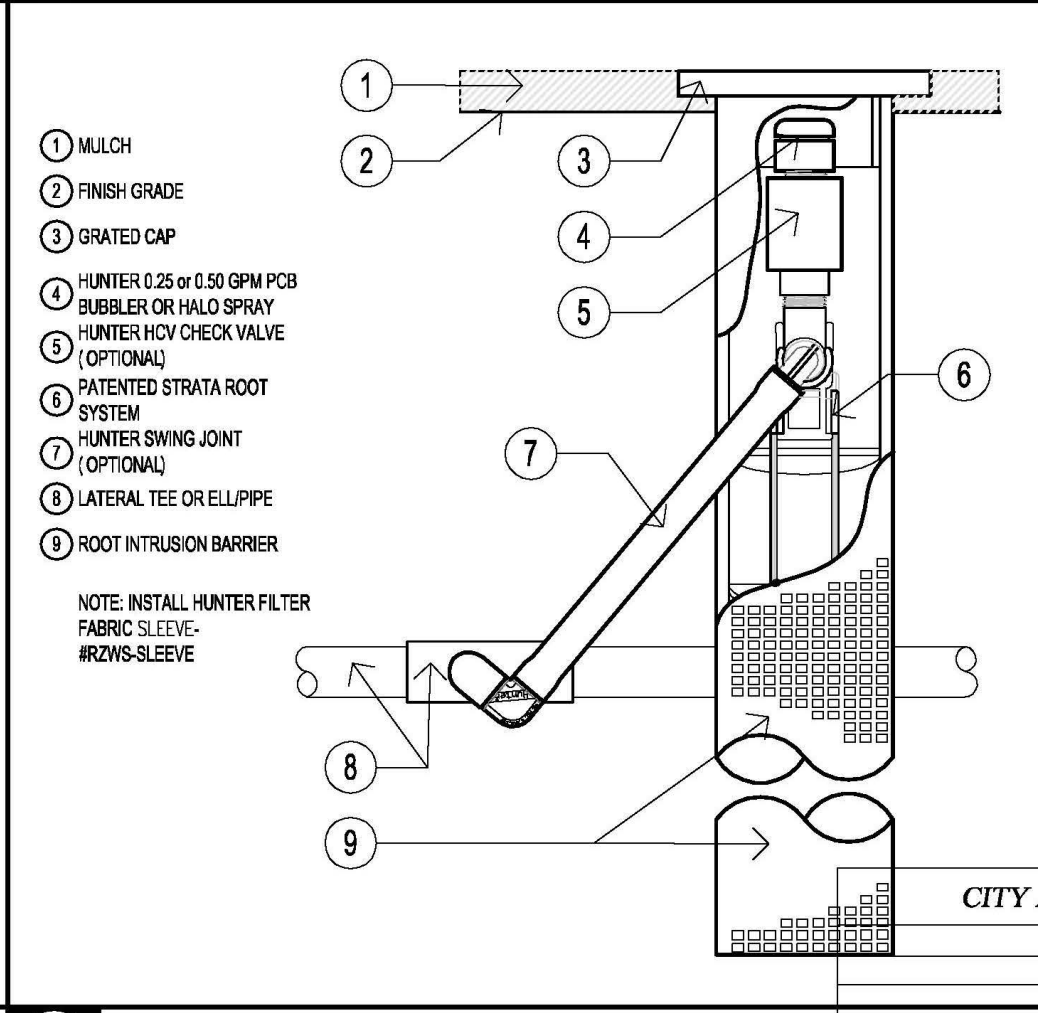
Q START CONNECTION BELOW GRADE



R START CONNECTION ABOVE GRADE



S HCV CHECK VALVE



S WATERING SYSTEM 18" and 36" ROOT ZONE

CITY APPROVED CHANGES	APPD	DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	PLANTING PLAN FOR:
			By: Review Engineer	By: _____, City Engineer R.C.E.	DESCRIPTION: 2.5" BRASS DISC VERT. CONTROL MONUMENT LOCATION: EAST SHOULDER OF HIGHWAY 101, 0.1 MILE SOUTH WITH THE INTERSECTION OF LOMAS SANTA FE DRIVE. RECORD FROM: ROS NO. 187912, AS POINT SOLB-1 ELEV: 71.450 DATUM: NAVD 88	CITY OF SOLANA BEACH 721 EAST SOLANA CIRCLE
			Date: _____	Date: _____		DRAWING NO. SHEET 4 OF 8

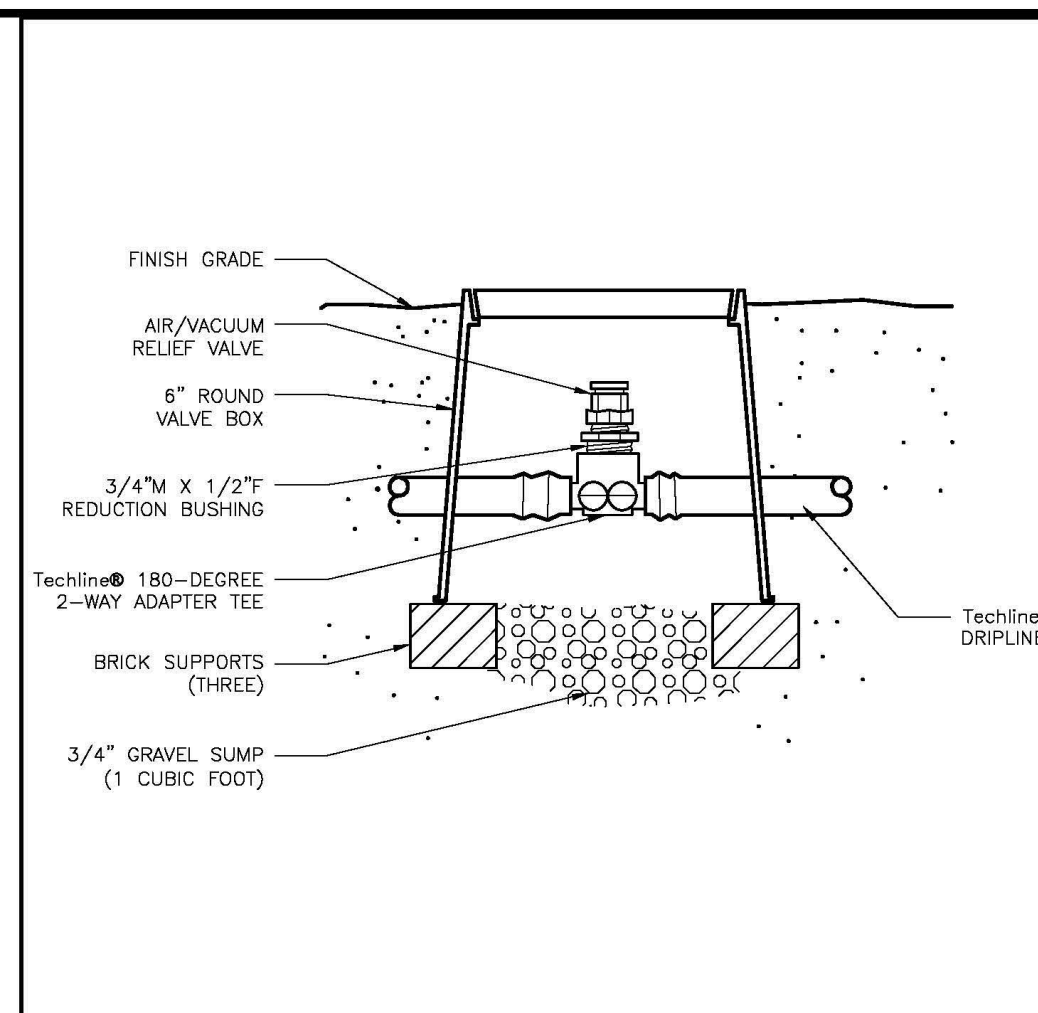
L-4 IRRIGATION DETAILS

STONE GROVE
LANDSCAPE ARCHITECTS

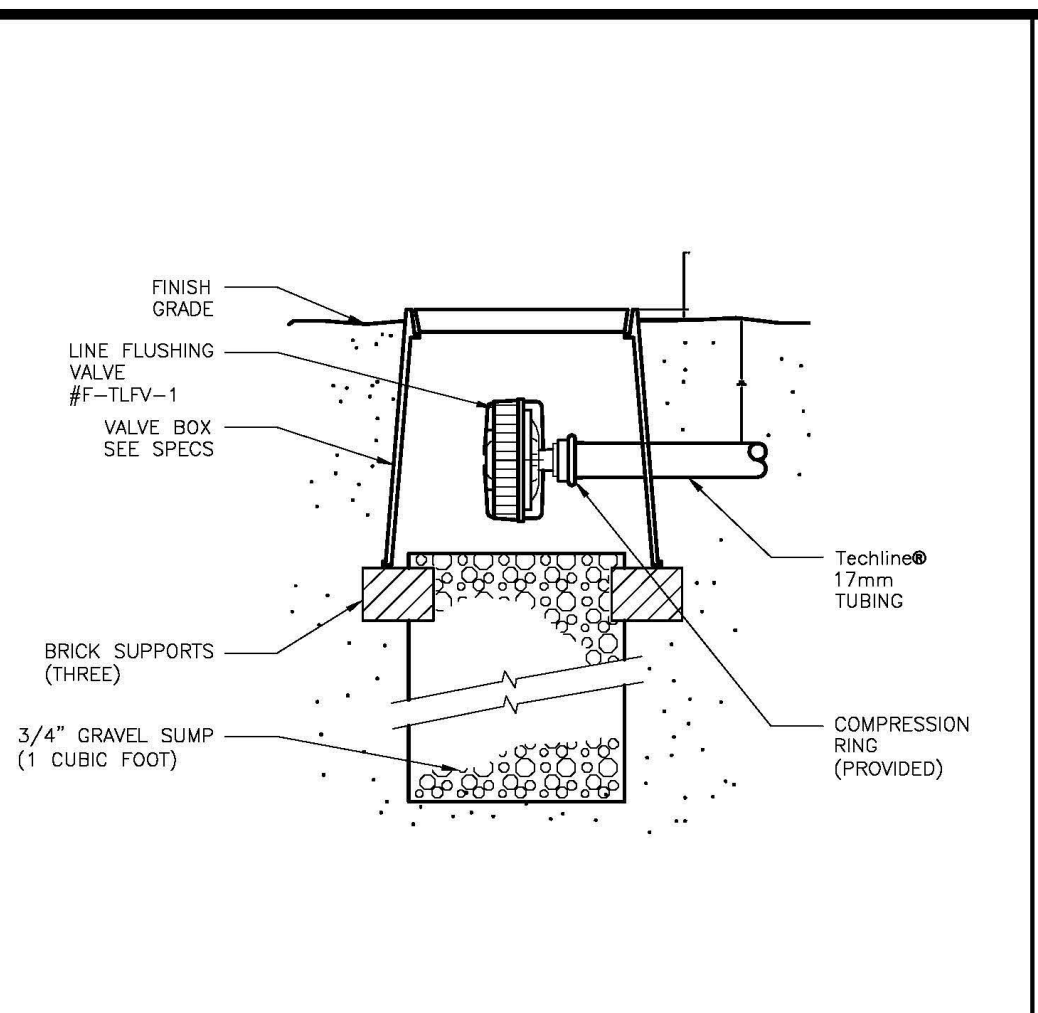
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200 N. CEDROS AVENUE, SOLANA BEACH, CA 92075

REGISTERED LANDSCAPE ARCHITECT
CALIFORNIA
9/23/22
10/25/21

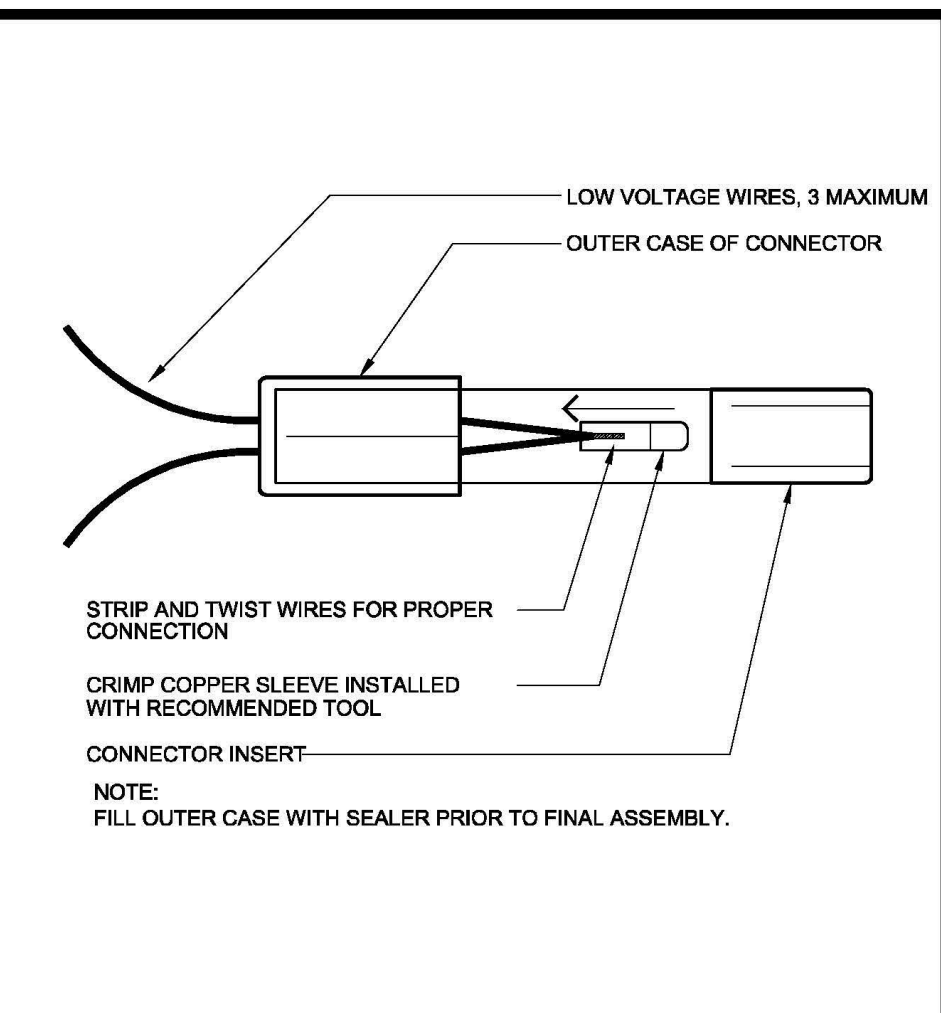
COASTAL COMMISSION PERMIT NO. _____



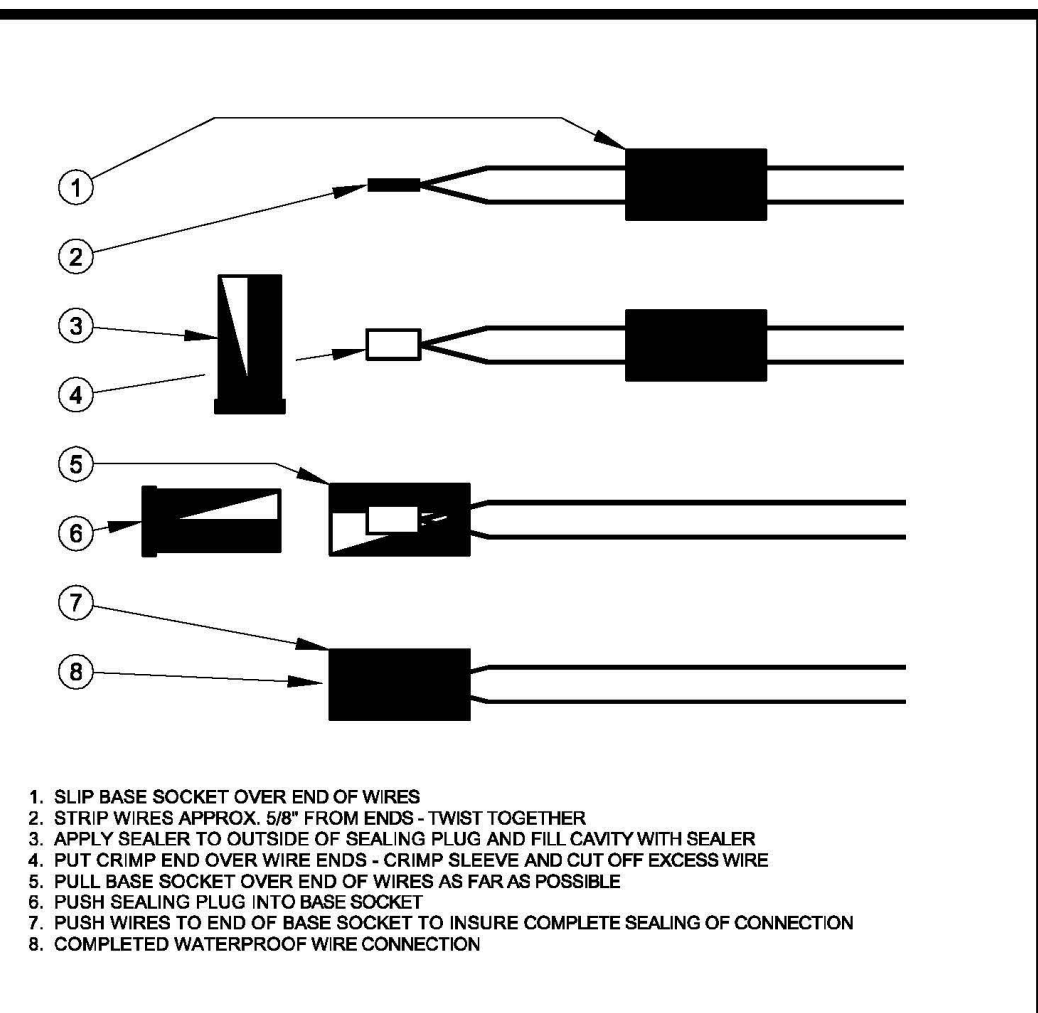
A Techline® AIR/VACUUM RELIEF (PLUMBED TO Techline®)



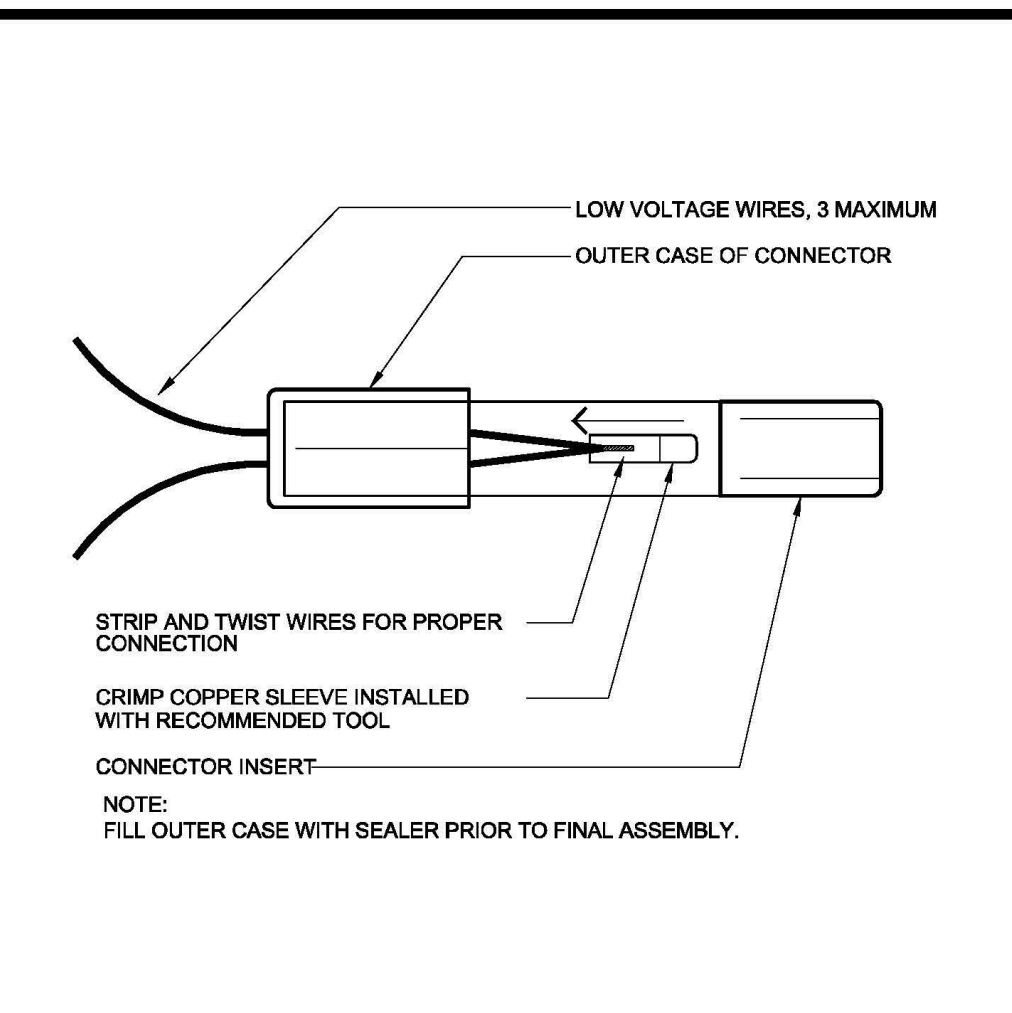
B Techline® LINE FLUSHING VALVE (PLUMBED TO Techline®)



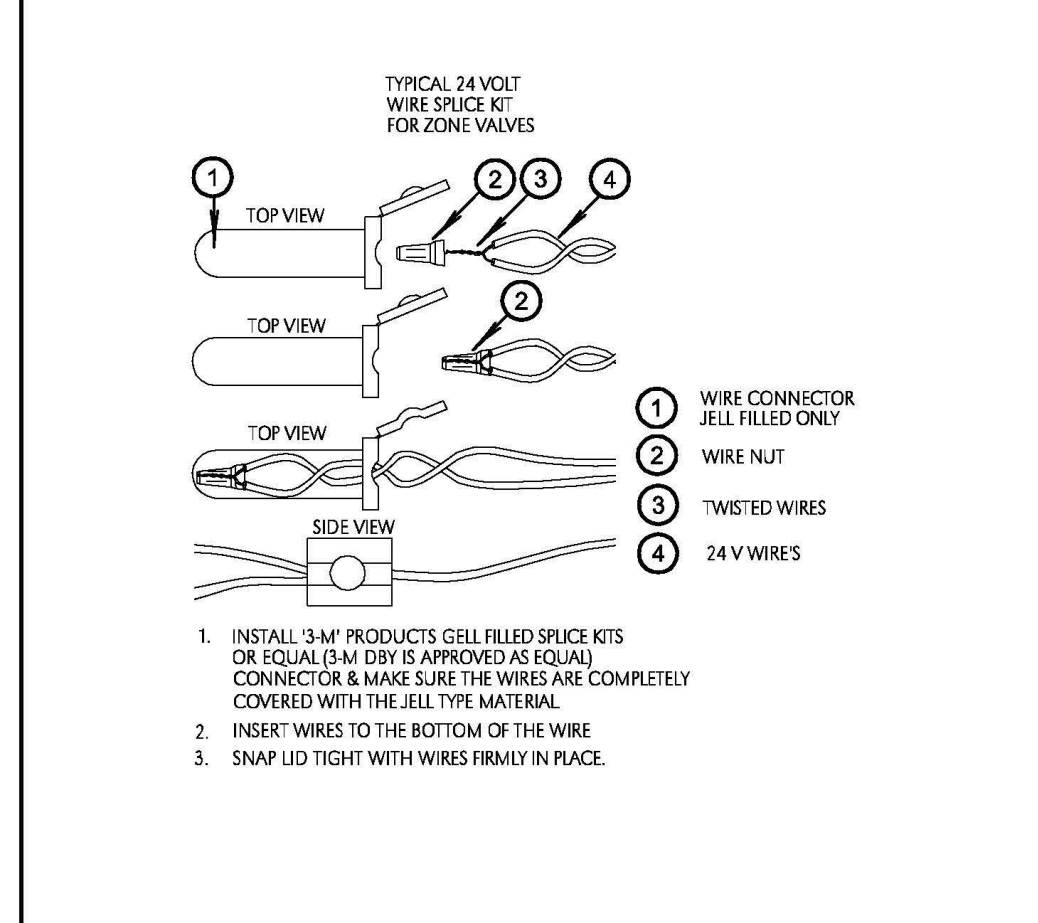
C WIRE CONNECTOR



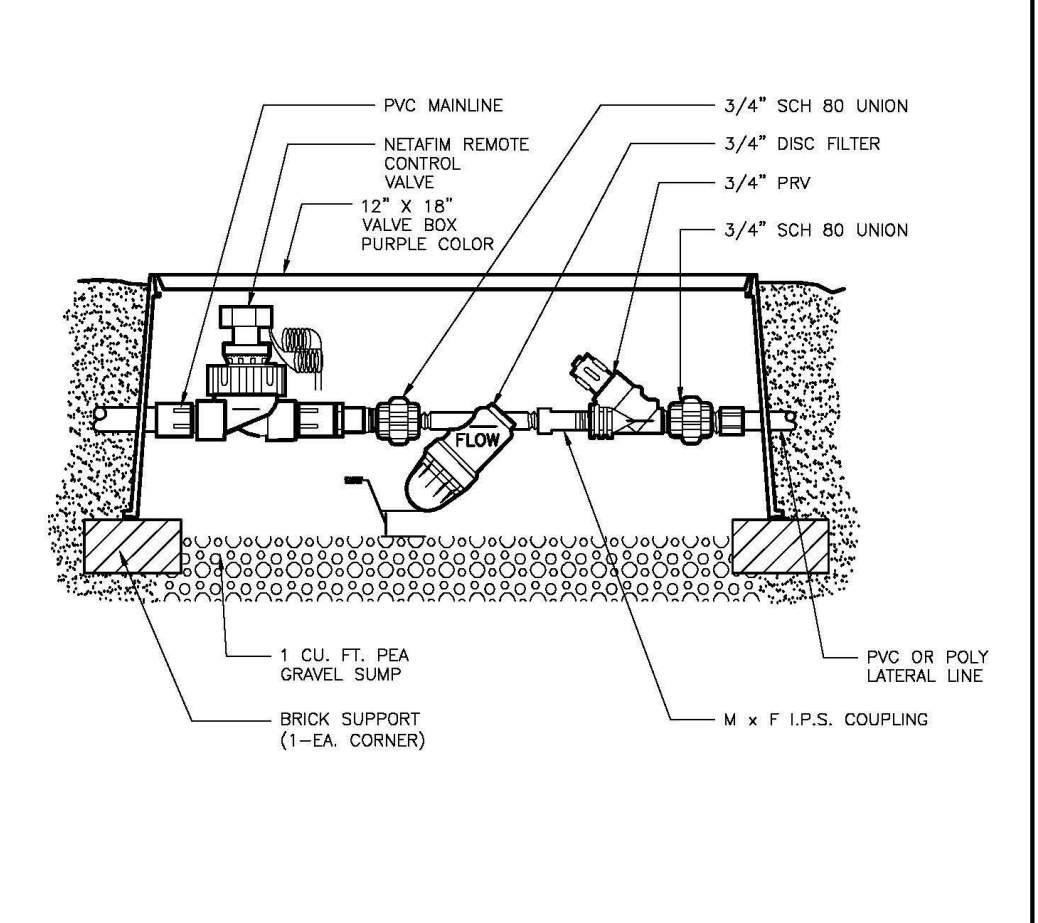
D Wire Connector



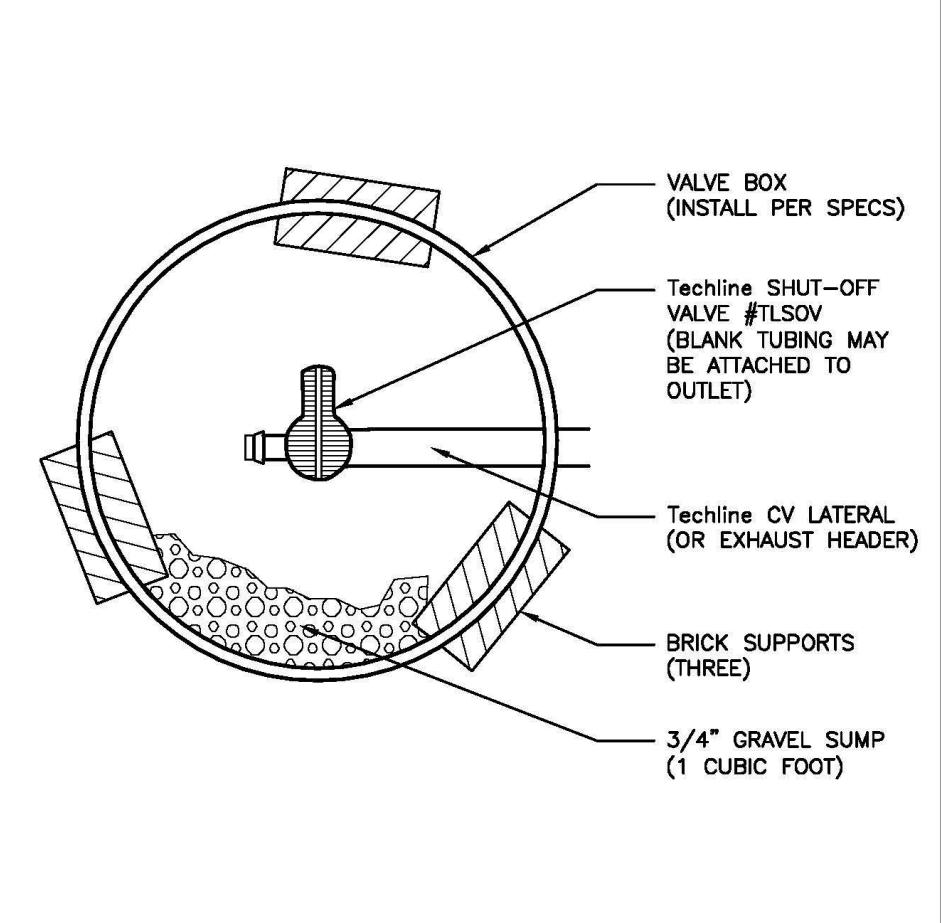
E Wire Connector



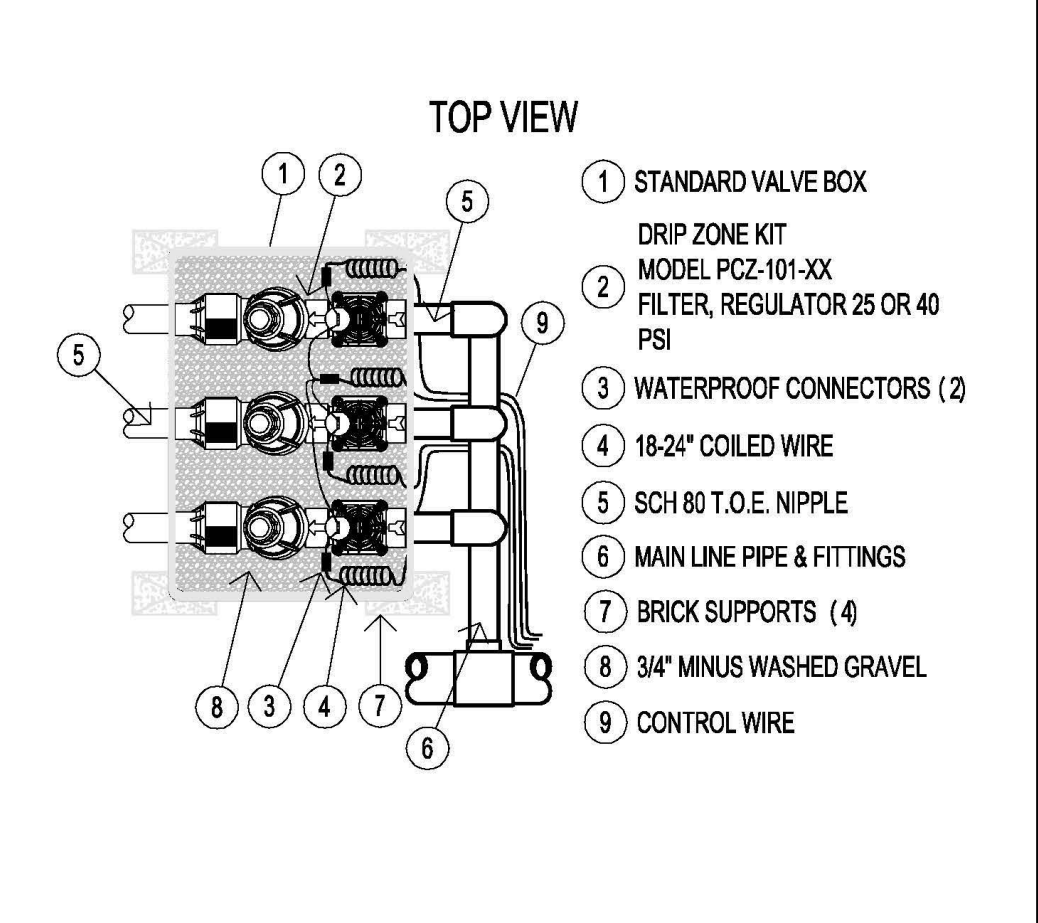
F SPLICING



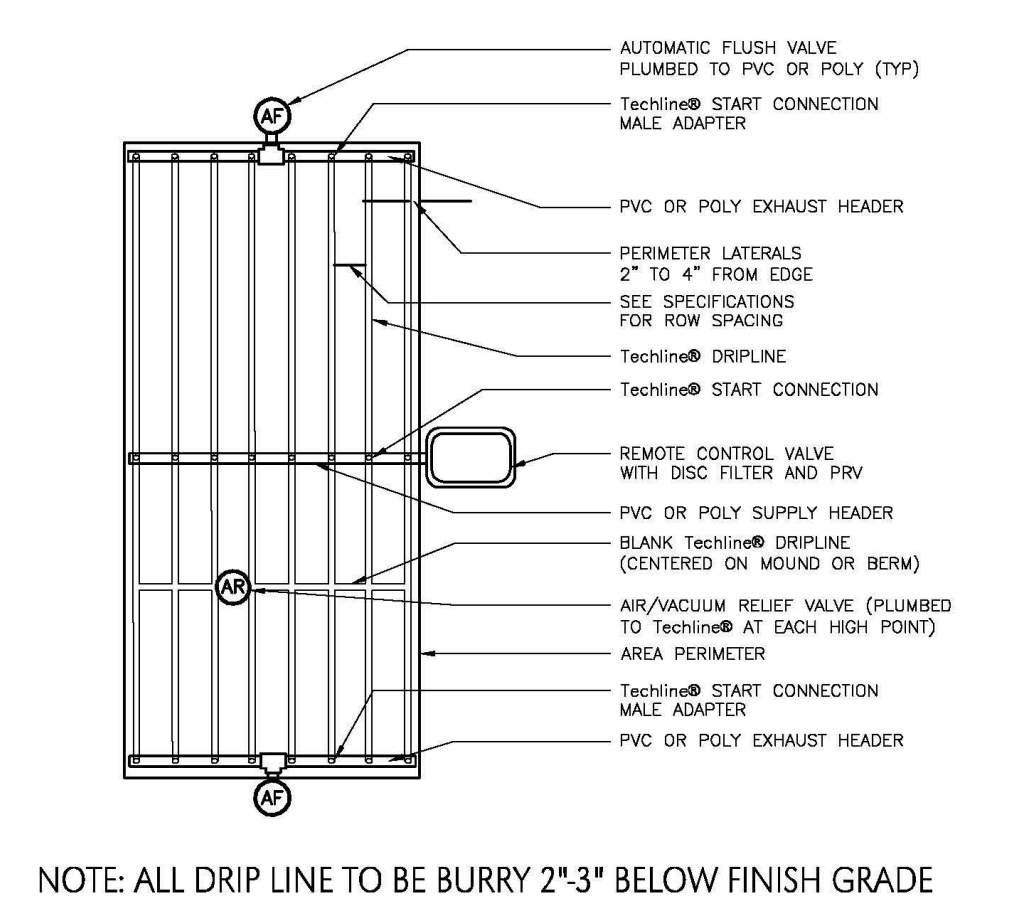
G SERIES 80 NYLON REMOTE CONTROL VALVE W/ 3/4\"/>



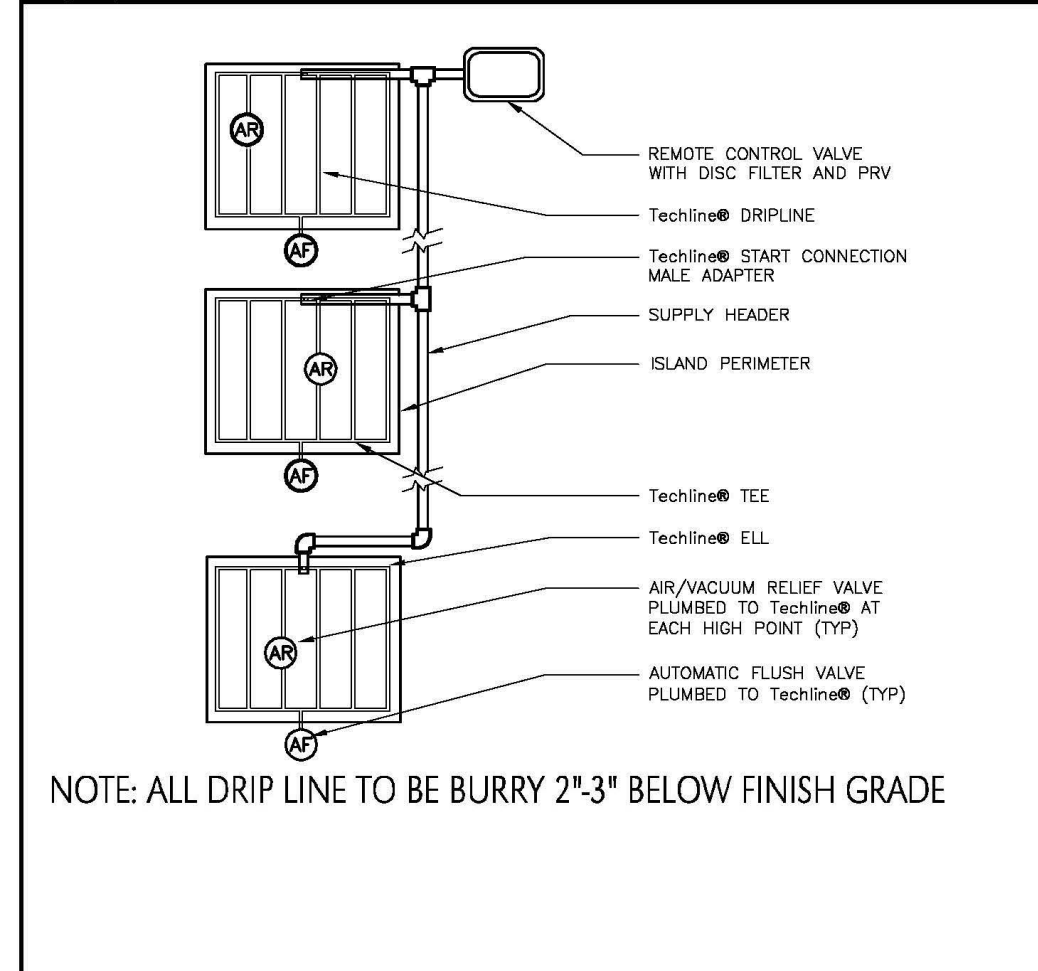
H Techline® CV MANUAL LINE FLUSH VALVE



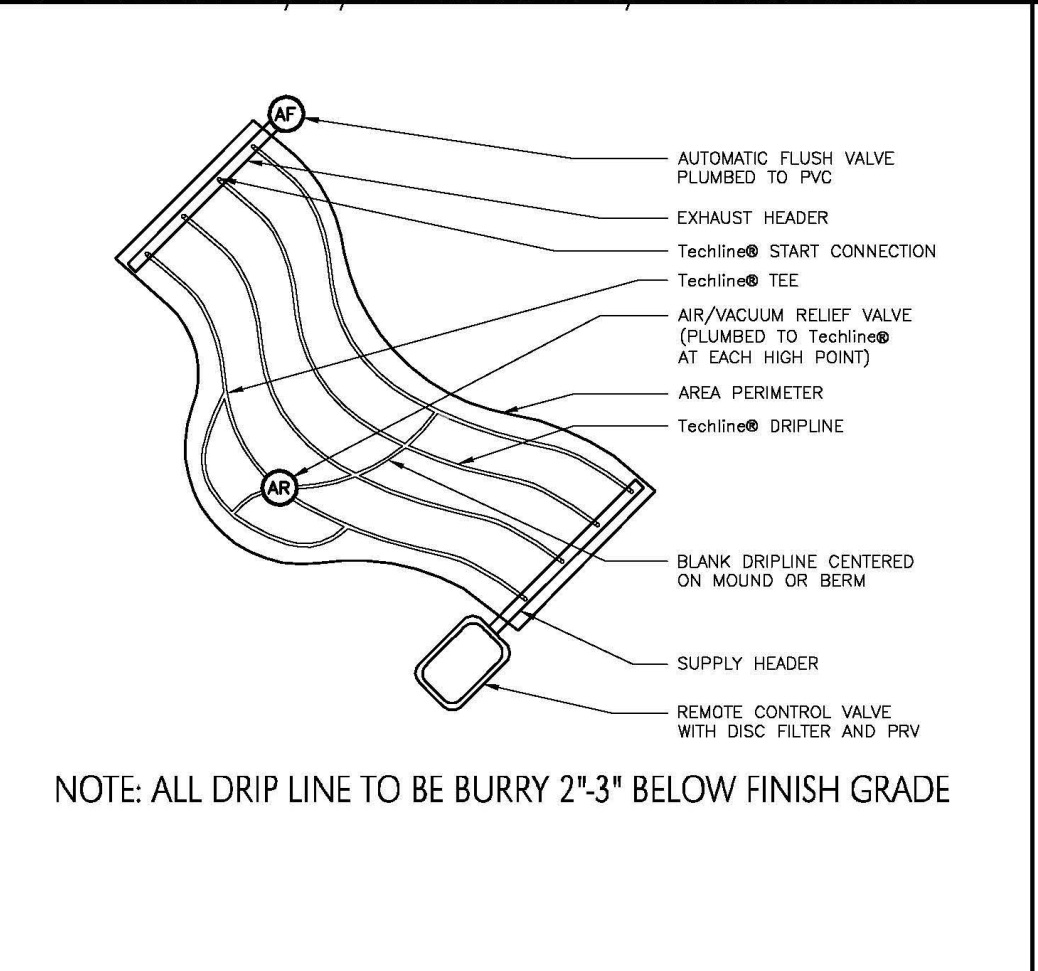
I VALVE MANIFOLD



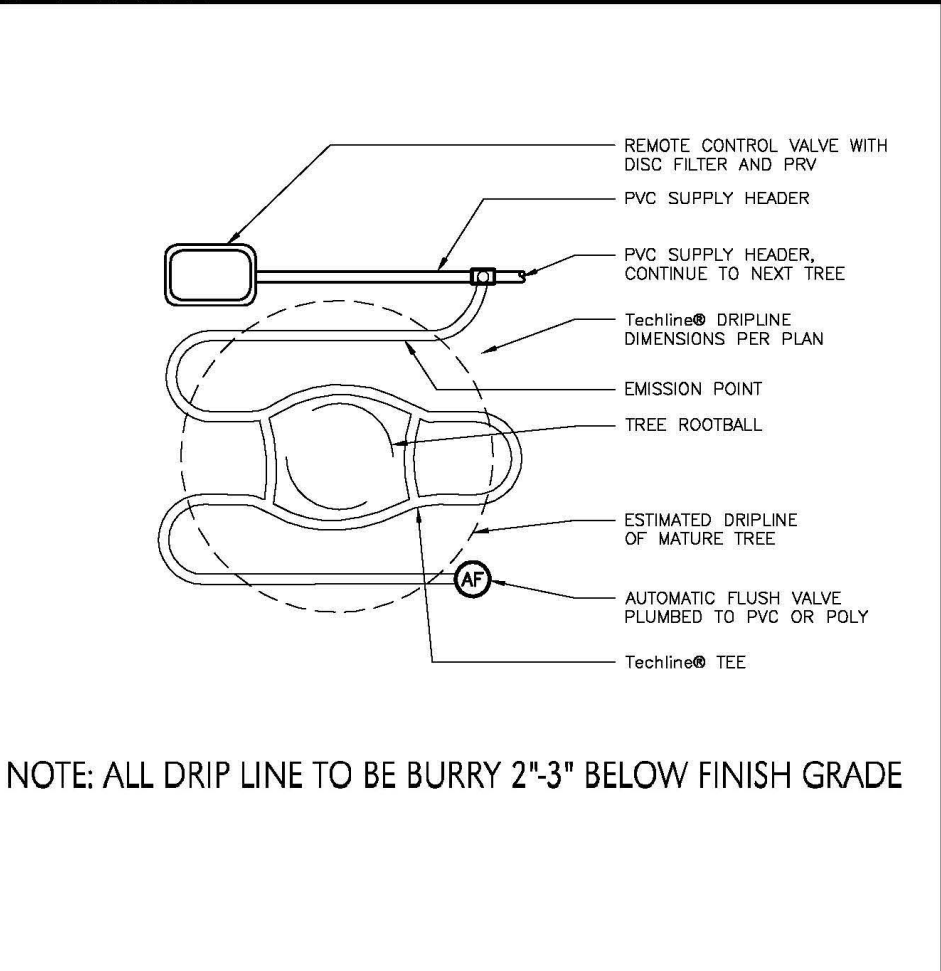
J Techline® CENTER FEED LAYOUT



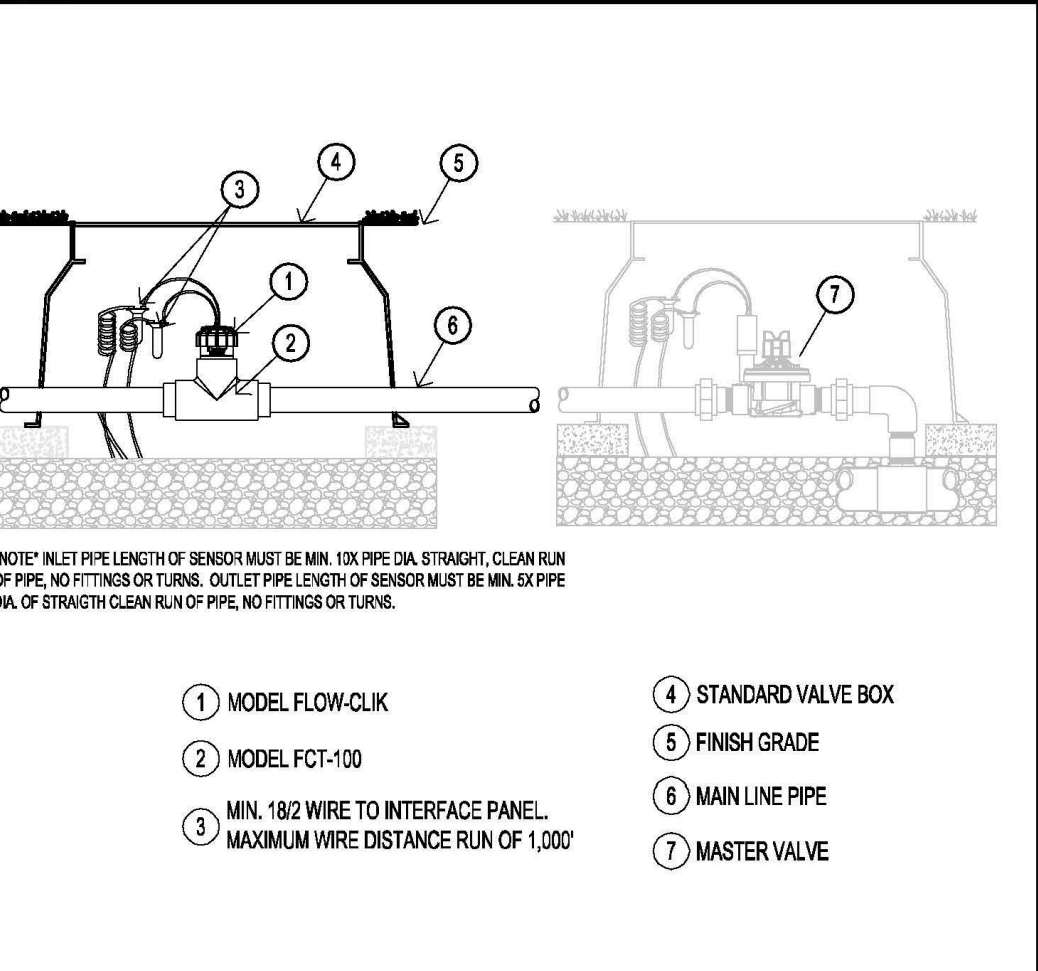
K Techline® ISLAND LAYOUT



L Techline® IRREGULAR AREAS: Odd Curves



M Techline® TUBING AND ACCESSORIES FOR TREE PLANTING



N FLOW - CLICK SENSOR



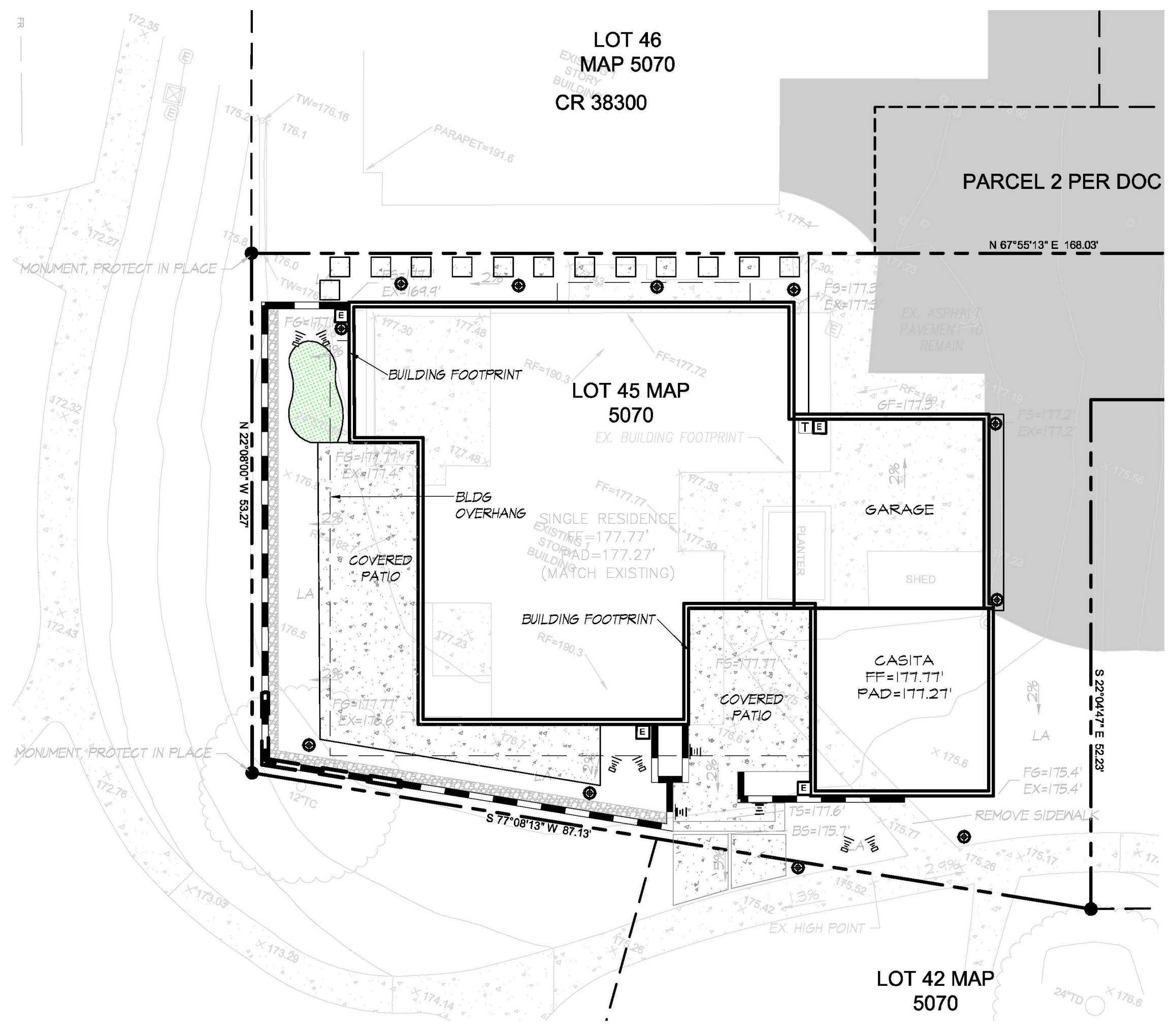
L-5 IRRIGATION DETAILS

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200 N. CEDROS AVENUE, SOLANA BEACH, CA 92075

COASTAL COMMISSION PERMIT NO. _____

CITY APPROVED CHANGES	APPD	DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	DRAWING NO.
			By: Review Engineer	By: _____, City Engineer R.C.E.	DESCRIPTION: 2.5\"/>		
			Date: _____	Date: _____ Exp: _____	LOCATION: EAST SHOULDER OF HIGHWAY 101, 0.1 MILE SOUTH WITH THE INTERSECTION OF LOMAS SANTA FE DRIVE. RECORD FROM: ROS NO. 187912, AS POINT SOLB-1 ELEV: 71.450 DATUM: NAVD 88	721 EAST SOLANA CIRCLE	SHEET 5 OF 8



- NOTES:**
- ALLOW 3' OF EXTRA WIRE FOR FIELD ADJUSTMENTS FOR PATH LIGHTS AND UP LIGHTS
 - ALL WORK TO BE PER LOCAL CODES
 - ALL 110 OUTLETS IN LANDSCAPING TO BE GFI PROTECTED AND SET 6" MIN. ABOVE GRADE OR PER LOCAL CODE
 - TRANSFORMER TO TIE INTO HOUSE SYSTEM
 - FIXTURES TO HAVE GROUND SPIKES
 - FIXTURES TO HAVE FROSTED GLASS
 - FIXTURES NOT TO BE DIRECTED TO NEIGHBORS LOTS

LANDSCAPE CONTRACTOR SHALL VERIFY IN THE FIELD FOR THE CORRECT WIRE GAUGE, VOLTAGE, SLEEVES & BEST LOCATION FOR TRANSFORMER, PHOTOCCELL, AND SOUND SYSTEM.

- GENERAL LIGHTING NOTES:**
- THIS PLAN IS INTENDED FOR LANDSCAPE LIGHTING PURPOSES ONLY. ALL LIGHTING FIXTURES AND TRANSFORMERS SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO MAINTAIN COMPLIANCE WITH ALL LOCAL BUILDING SAFETY CODES AND ORDINANCES.
 - FIXTURES ARE SHOWN IN APPROXIMATE LOCATION. THE CONTRACTOR SHOW FIELD VERIFY THE ACTUAL PLACEMENT OF EACH FIXTURE UPON COMPLETION OF LANDSCAPE INSTALLATION.
 - ALL PATH LIGHTS ARE TO BE INSTALLED AT A MINIMUM OF 12 INCHES FROM ANY SIDEWALK OR VERTICAL STRUCTURE.
 - ALL LOW-VOLTAGE DIRECT BURIAL WIRE TO BE INSTALLED AT 2"-3" INCHES BELOW FINISH GRADE.
 - IN ORDER TO MINIMIZE FUTURE DISTURBANCE, ALL WIRE RUNS SHALL BE INSTALLED PARALLEL AND ADJACENT TO HARD SURFACES SUCH AS SIDEWALKS DRIVEWAYS AND WALLS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING SLEEVES UNDER ALL HARD SCAPE SURFACES USING A MINIMUM 1 INCH PVC PIPE
 - ALL UNDERGROUND SPLICES SHALL BE INSTALLED IN UNDERGROUND J-BOXES WITH WATER TIGHT CONNECTIONS LEAVING 12 INCHES OF EXCESS WHAT YOUR SLACK
 - ALL EXTERIOR 120 - VOLT ELECTRICAL OUTLETS SHALL BE GFI PROTECTED AS PER NATIONAL ELECTRICAL CODE
 - ALL TRANSFORMERS PLUGGED INTO AN OUTDOOR RECEPTACLE SHALL HAVE AN "IN USE" COVER. CONTRACTOR SHALL INSTALL TAYMAC TYPE COVERS AT ALL OUTLETS
 - ALL PLUG-IN TRANSFORMERS SHALL HAVE A DRIP LOOP IN THE POWER CORD.
 - ALL EXPOSED CONDUIT'S SHALL BE PAINTED TO MATCH SURROUNDINGS
 - THE INSTALLING CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE FIXTURES AT NIGHT TO HELP ELIMINATE GLARE AND TO ENSURE OPTIMUM LIGHTING EFFECT
 - CONTRACTOR TO VERIFY A MINIMUM OF 10 VOLTS AT THE LAST AT THE LAST FIXTURE FOR OPTIMAL OPERATION.
 - CONTRACTOR TO CENTER FEED THE SYSTEM WHEN AT ALL POSSIBLE and VERIFY ALL WIRE CONNECTIONS ARE AT THE FIXTURES.

12 VOLT LIGHTING LEGEND

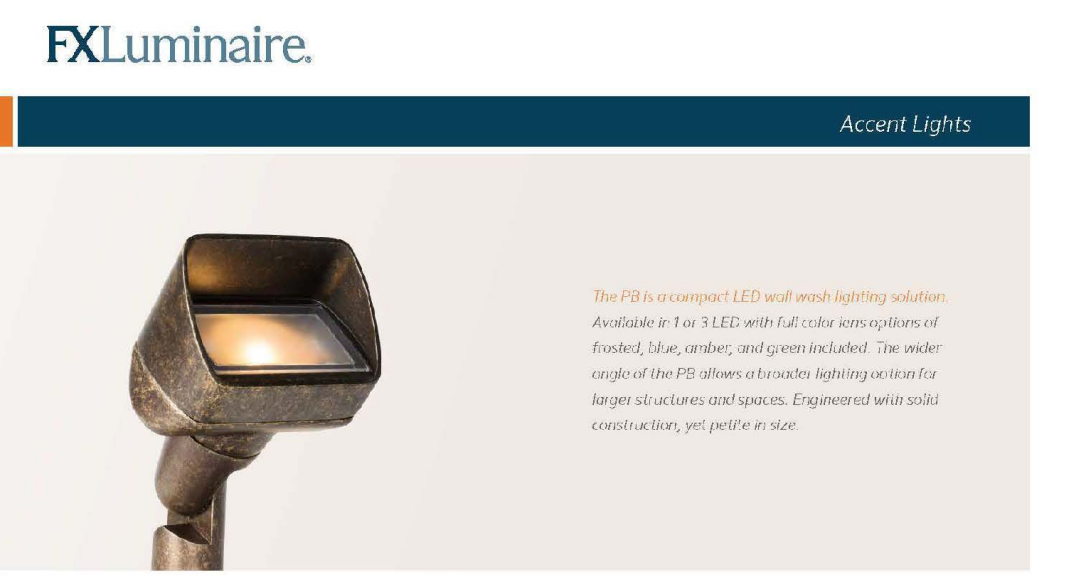
SYMBOL	DESCRIPTION/MODEL	MANUFACTURER	ACCESSORIES/ MOUNTING	QUANTITY
	UP LIGHT MODEL #: PB-ZD-3LED-AB	FX LUMINAIRE	SUPER SLOT SPIKE MOUNT MODEL #: 753900	6
	PATH LIGHT TOP ASSEMBLY MODEL #: JSLEDTA-CU RISER ASSEMBLY MODEL #: JSLEDTA-AB+G-18RA-AB	FX LUMINAIRE	SUPER SLOT SPIKE MOUNT MODEL #: 753900	11
	WALL LIGHT MODEL #: PO-ZD-1LED-RD-AB	FX LUMINAIRE	NA	2
	CAT 5 CABLE CONNECTION for CONTROLLER		(2) LAN MODULES	1
	120 VOLT ELECTRICAL POWER (GFI)			5
	300 WATT LUXOR TRANSFORMER MANUFACTURER: FX LUMINAIRE MODEL #: LZD-300-SS	FX LUMINAIRE	(1) LAM MODULE	1

TRANSFORMERS TO BE SIZED PER THE OVERALL VOLT AMPS (VA) NOT PER WATTS USED.

WHEN USING MULTIPLE LUXOR TRANSFORMERS, GROUPS CAN BE NUMBERED 1-250. GROUPS CAN BE INDIVIDUAL FIXTURES OR GROUPED BY TYPE OR BY LOCATION INDEPENDENT OF TRANSFORMERS.
IT'S RECOMMENDED THAT FIXTURES BE ASSIGNED A GROUP NUMBER AT TRANSFORMER ASSIGNMENT PORT LOCATED ON THE LUXOR TRANSFORMER FACEPACK PRIOR TO INSTALLING FIXTURES IN THE FIELD.

WHEN USING WIFI , TRANSFORMERS CAN BE LINKED AND ACT AS ONE.

WHEN USING WIFI WHEREVER POSSIBLE, USE LAN MODULE VS WIFI MODULE. LAN MODULE WILL PROVIDE 100% CONNECTION AT ALL TIMES WHEREAS WIFI MODULES ARE DEPENDENT UPON WIFI SIGNAL AT TRANSFORMER LOCATION.



PB: Up Light

NUMBER OF LEDS	1	3	20C
RECESSED UNDER RECEPTACLE	1'x1'x1"	1'x1'x1"	1'x1'x1"
RECESSED UNDER RECEPTACLE	50,000 FT LUMENS	50,000 FT LUMENS	50,000 FT LUMENS
INPUT VOLTAGE	120V AC	120V AC	120V AC
WATTS USED	2.4	4.5	13.5
LUMENS PER WATT (EFFICIENCY)	20,833	11,111	3,704
DIAMETER	1.5"	1.5"	1.5"
DEPTH	1.5"	1.5"	1.5"
OPERATING TEMPERATURE	-20° to 100° F	-20° to 100° F	-20° to 100° F
IP RATING	IP65	IP65	IP65
FINISH	BRASS	BRASS	BRASS
GLASS	FROSTED	FROSTED	FROSTED
WARRANTY	5 YEARS	5 YEARS	5 YEARS

M-PL Path Light DESIGNER PLUS

The ultra-modern M-PL path light combines the versatility of die-cast aluminum with minimalist aesthetics to complement a range of contemporary installations.

Quick Facts

- Die-cast aluminum
- Two-layer marine grade anodization and powder coat finish
- Cre® integrated LEDs
- Color temperature filters
- Compatible with Luxor® technology
- Phase and PWM dimmable
- Input voltage: 120-277V

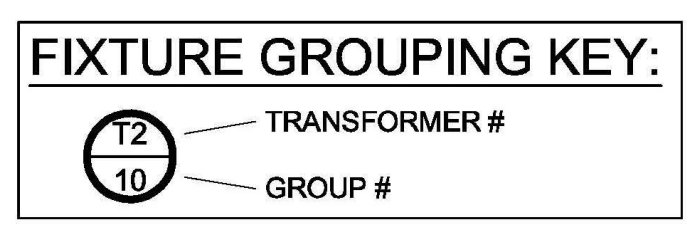
MO: Wall Lights

The MO offers the flexibility of the PB in a larger 3" P.D. for more light output and is the only 2" wall mounted wall light compatible with the Luxor® system. Face intracavity faceted provides versatility, and adding custom walkway up and recessed-step cast light.

NUMBER OF LEDS	1	3	20C
RECESSED UNDER RECEPTACLE	1'x1'x1"	1'x1'x1"	1'x1'x1"
RECESSED UNDER RECEPTACLE	50,000 FT LUMENS	50,000 FT LUMENS	50,000 FT LUMENS
INPUT VOLTAGE	120V AC	120V AC	120V AC
WATTS USED	2.4	4.5	13.5
LUMENS PER WATT (EFFICIENCY)	20,833	11,111	3,704
DIAMETER	1.5"	1.5"	1.5"
DEPTH	1.5"	1.5"	1.5"
OPERATING TEMPERATURE	-20° to 100° F	-20° to 100° F	-20° to 100° F
IP RATING	IP65	IP65	IP65
FINISH	BRASS	BRASS	BRASS
GLASS	FROSTED	FROSTED	FROSTED
WARRANTY	5 YEARS	5 YEARS	5 YEARS

LED WATTAGE CONSUMPTION CHART:

1 LED	= 2.4 WATTS
3 LED	= 4.5 WATTS
6 LED	= 11.5 WATTS
9 LED	= 13.5 WATTS



UNDERGROUND SERVICE ALERT
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1-800
422-4133
TWO WORKING DAYS BEFORE YOU DIG



L-7 LIGHTING PLAN

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ENGINEER OF WORK	CITY APPROVED CHANGES	APPD DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	DRAWING NO.
RDM By: _____ Date: _____ Name: BRIAN ARDOLINO R.C.E. 71651 Exp: 12/31/21			By: _____ Review Engineer Date: _____	By: _____ City Engineer R.C.E. Date: _____ Exp: _____	DESCRIPTION: 2.5" BRASS DISC VERT. CONTROL MONUMENT LOCATION: EAST SHOULDER OF HIGHWAY 101, 0.1 MILE SOUTH WITH THE INTERSECTION OF LOMAS SANTA FE DRIVE. RECORD FROM: ROS NO. 187912, AS POINT SOLB-1 ELEV: 71.450 DATUM: NAVD 88	PLANTING PLAN FOR: 721 EAST SOLANA CIRCLE	SHEET 7 OF 8



ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

The project's Estimated Total Water Use is calculated using the following formula:

$$ETWU = (ETo)(0.62) \left(\frac{PF \times HA}{IE} + SLA \right)$$

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

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

Line	Hydro-zone Number (1 - 4 Below - use as many tables as necessary to complete all hydrozones)					SLA
	1	2	3	4		
Evapotranspiration Rate (ETo) See "A" below	41.1					
Conversion Factor - .62	0.62					
(Line 1 x Line 2)	25.48					
Plant Factor (PF) See "B" below	0.3	0.3	0.3	0.3		
Hydrozone Area (HA) - in square feet	273.0	180	351.0	24		
(Line 4 x Line 5)	81.9	54	105.3	7.2		
Irrigation Efficiency (IE) See "C" below	0.81	0.81	0.81	0.81		
(Line6 + Line7)	101.1	67.5	130.0	8.9		
TOTAL of all Line8 boxes + SLA						
Line 3 x Line 9 Estimated Total Water Use - ETWU (gallons per year) Total shall not exceed MAWA below						

MAXIMUM APPLIED WATER APPLICATION (MAWA) calculation:

$$\left[\frac{(ETAF \times \text{Total Landscape Area})}{25.48 \text{ or } 29.14} \right] + (1-ETAF \times \text{Total SLA}) = \text{MAWA}$$

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



ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

The project's Estimated Total Water Use is calculated using the following formula:

$$ETWU = (ETo)(0.62) \left(\frac{PF \times HA}{IE} + SLA \right)$$

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

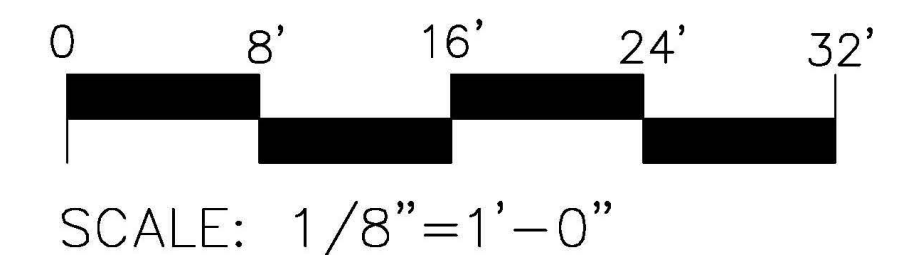
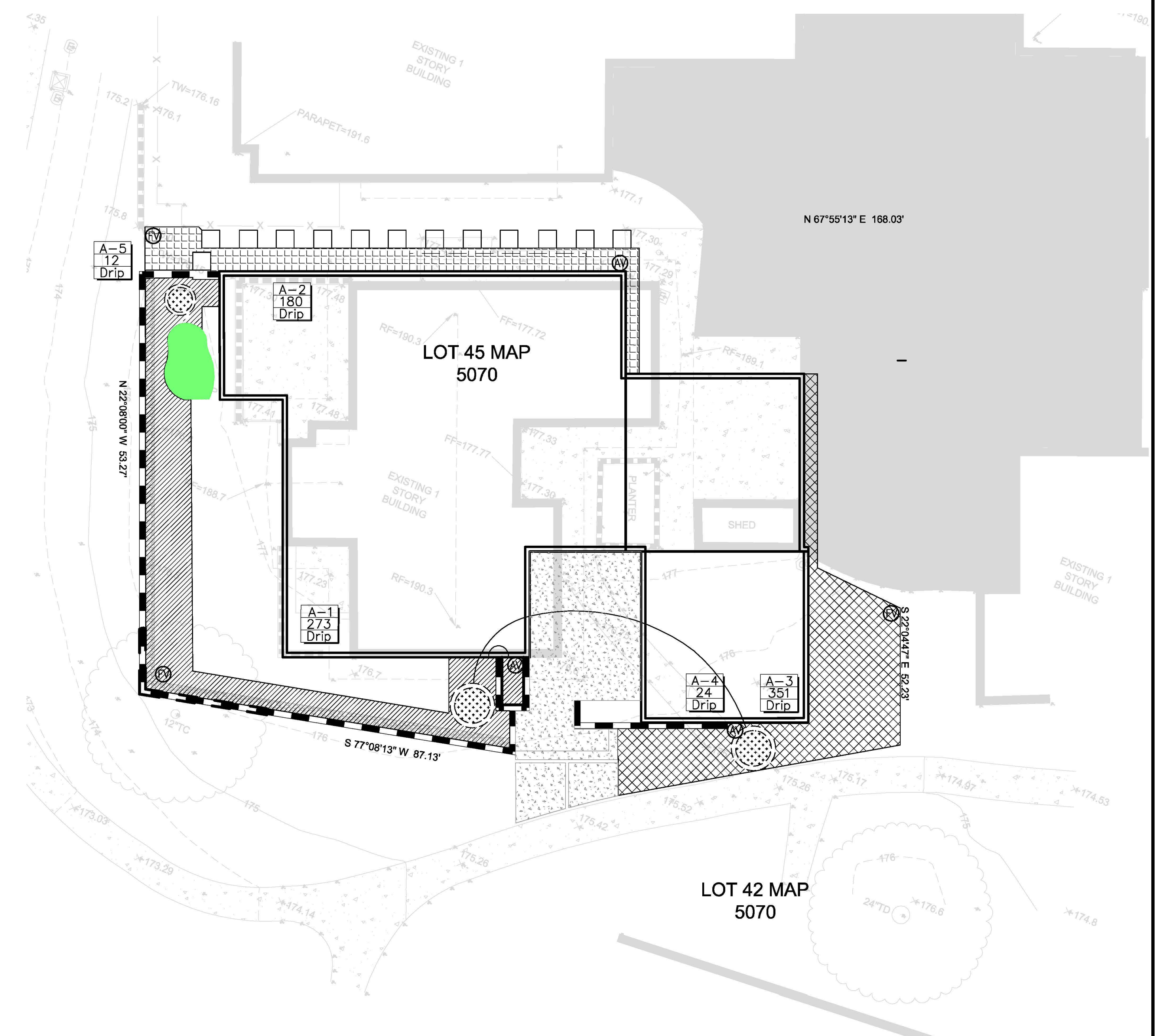
CITY OF SOLANA BEACH ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

Line	Hydro-zone Number (1 - 4 Below - use as many tables as necessary to complete all hydrozones)					SLA
	5	6	7	8		
Evapotranspiration Rate (ETo) See "A" below	41.1					
Conversion Factor - .62	0.62					
(Line 1 x Line 2)	25.48					
Plant Factor (PF) See "B" below	0.3					
Hydrozone Area (HA) - in square feet	12					
(Line 4 x Line 5)	3.6					
Irrigation Efficiency (IE) See "C" below	0.81					
(Line6 + Line7)	4.44					
TOTAL of all Line8 boxes + SLA						
Line 3 x Line 9 Estimated Total Water Use - ETWU (gallons per year) Total shall not exceed MAWA below	342.5 X 25.48 = 8,726.90					

MAXIMUM APPLIED WATER APPLICATION (MAWA) calculation:

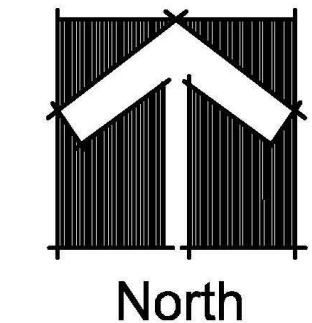
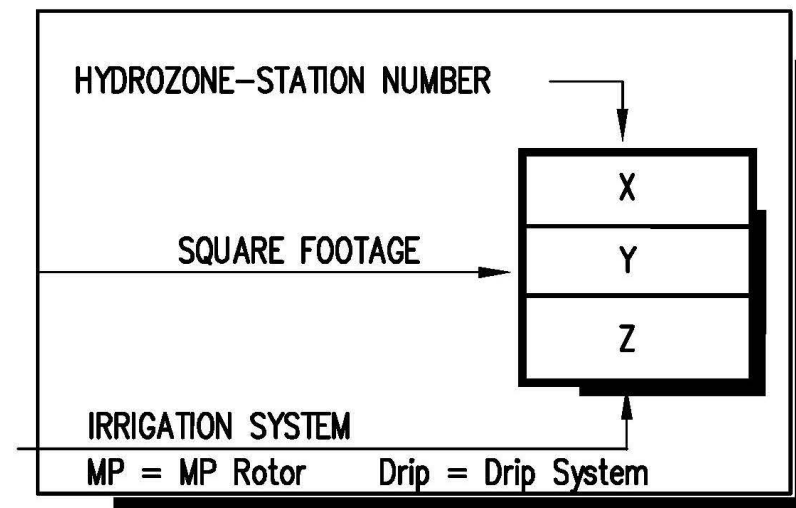
$$\left[\frac{(ETAF \times 342.5) + (1-ETAF \times \text{Total SLA})}{25.48 \text{ or } 29.14} \right] = \text{MAWA}$$

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



I AM FAMILIAR WITH THE REQUIREMENTS FOR THE LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE CITY'S WATER EFFICIENT LANDSCAPE REGULATIONS. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS AND THE LANDSCAPE DESIGN MANUAL. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.

Brian Grove
BRIAN GROVE, LANDSCAPE ARCHITECT



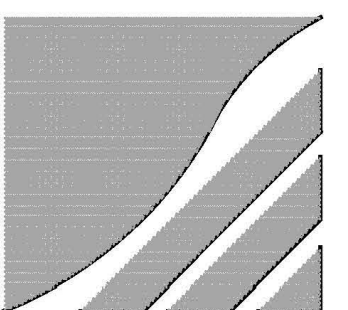
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COASTAL COMMISSION PERMIT NO.

ENGINEER OF WORK	CITY APPROVED CHANGES	APPD	DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	PLANTING PLAN FOR:	DRAWING NO.
RDM Drawn By: <u>Brian Ardolino</u> Name: <u>BRIAN ARDOLINO</u> R.C.E. <u>71651</u> Exp: <u>12/31/21</u>				By: _____ Review Engineer Date: _____	By: _____, City Engineer R.C.E. _____ Date: _____ Exp: _____	DESCRIPTION: 2.5" BRASS DISC VERT. CONTROL MONUMENT LOCATION: EAST SHOULDER OF HIGHWAY 101, 0.1 MILE SOUTH WITH THE INTERSECTION OF LOMAS SANTA FE DRIVE. RECORD FROM: ROS. NO. 187912, AS POINT SOLB-1 ELEV. 71.450 DATUM: NAVD 88	CITY OF SOLANA BEACH 721 EAST SOLANA CIRCLE	SHEET 8 OF 8

721 EAST SOLANA CIRCLE SOLANA BEACH, CA. 92075



Issue Dates
OCT. 18, 2020

Revisions
JAN. 10, 2022

Job Number:
Drawn By:
Checked:
Cad No.:

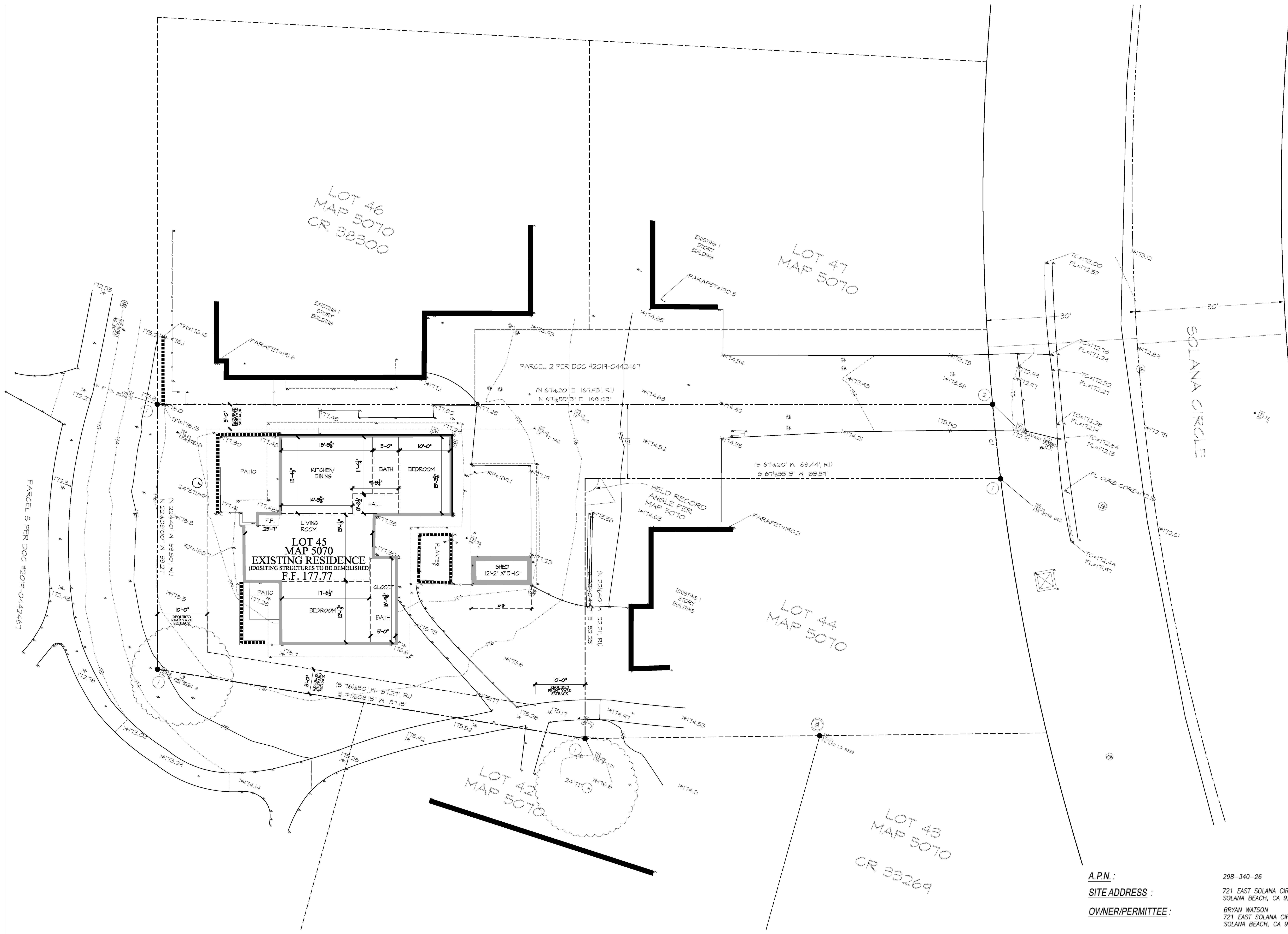
EXISTING SITE PLAN

Scale:

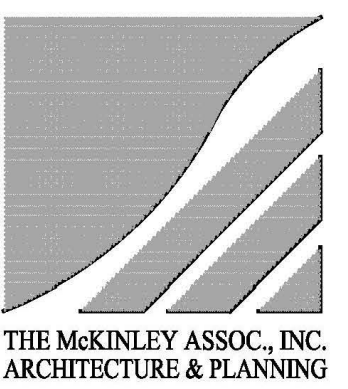
1A.01E

A.P.N. :
SITE ADDRESS :
OWNER/PERMITTEE :

298-340-26
721 EAST SOLANA CIRCLE
SOLANA BEACH, CA 92075
BRYAN WATSON
721 EAST SOLANA CIRCLE
SOLANA BEACH, CA 92075



721 EAST SOLANA CIRCLE SOLANA BEACH, CA. 92075



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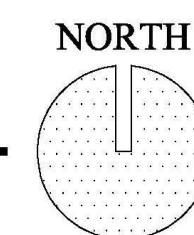
PROPOSED SITE PLAN

Scale:

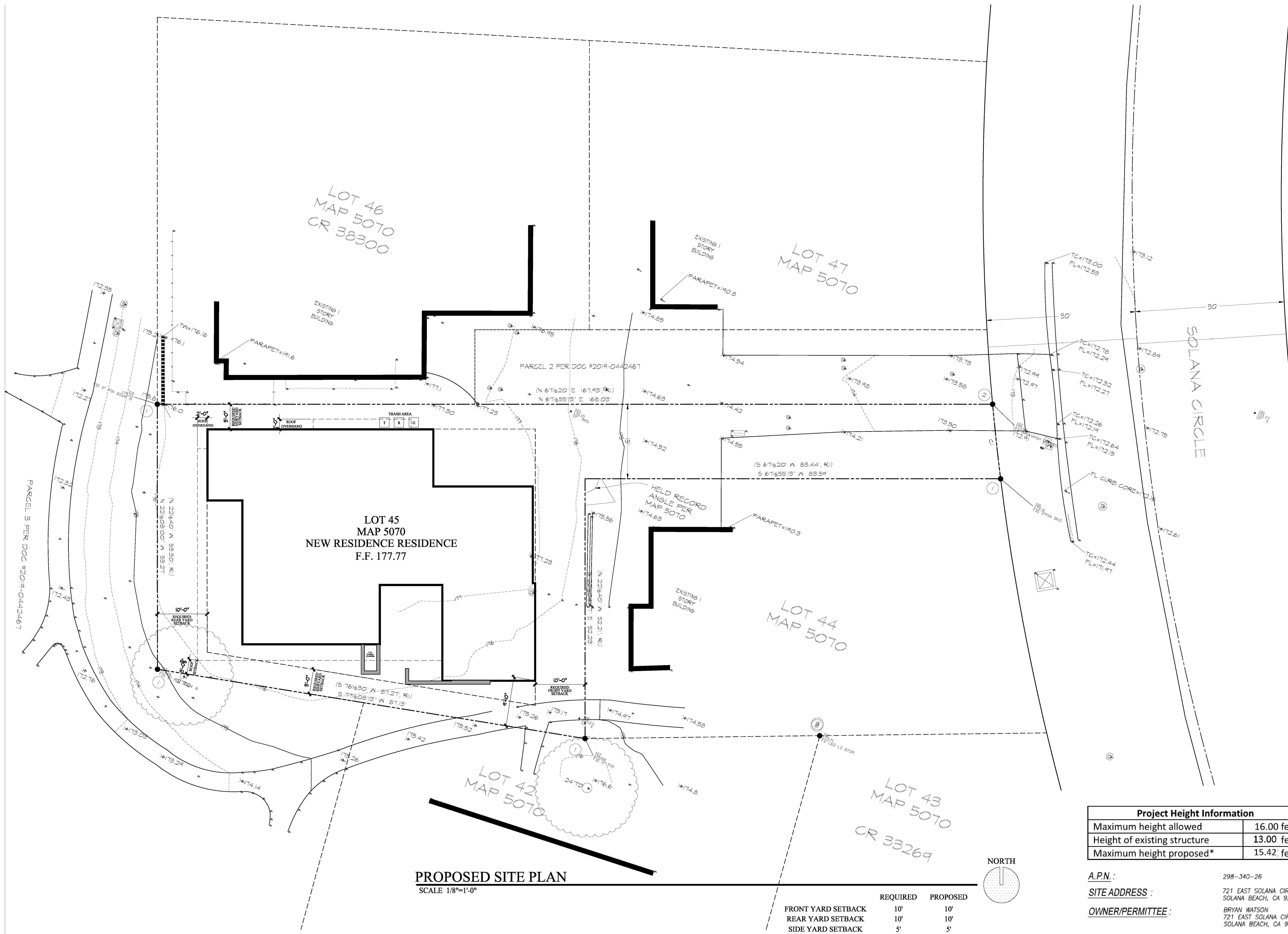
Project Height Information	
Maximum height allowed	16.00 feet
Height of existing structure	13.00 feet
Maximum height proposed*	15.42' feet

A.P.N.: 298-340-26
 SITE ADDRESS: 721 EAST SOLANA CIRCLE
 SOLANA BEACH, CA 92075
 OWNER/PERMITTEE: BRYAN WATSON
 721 EAST SOLANA CIRCLE
 SOLANA BEACH, CA 92075

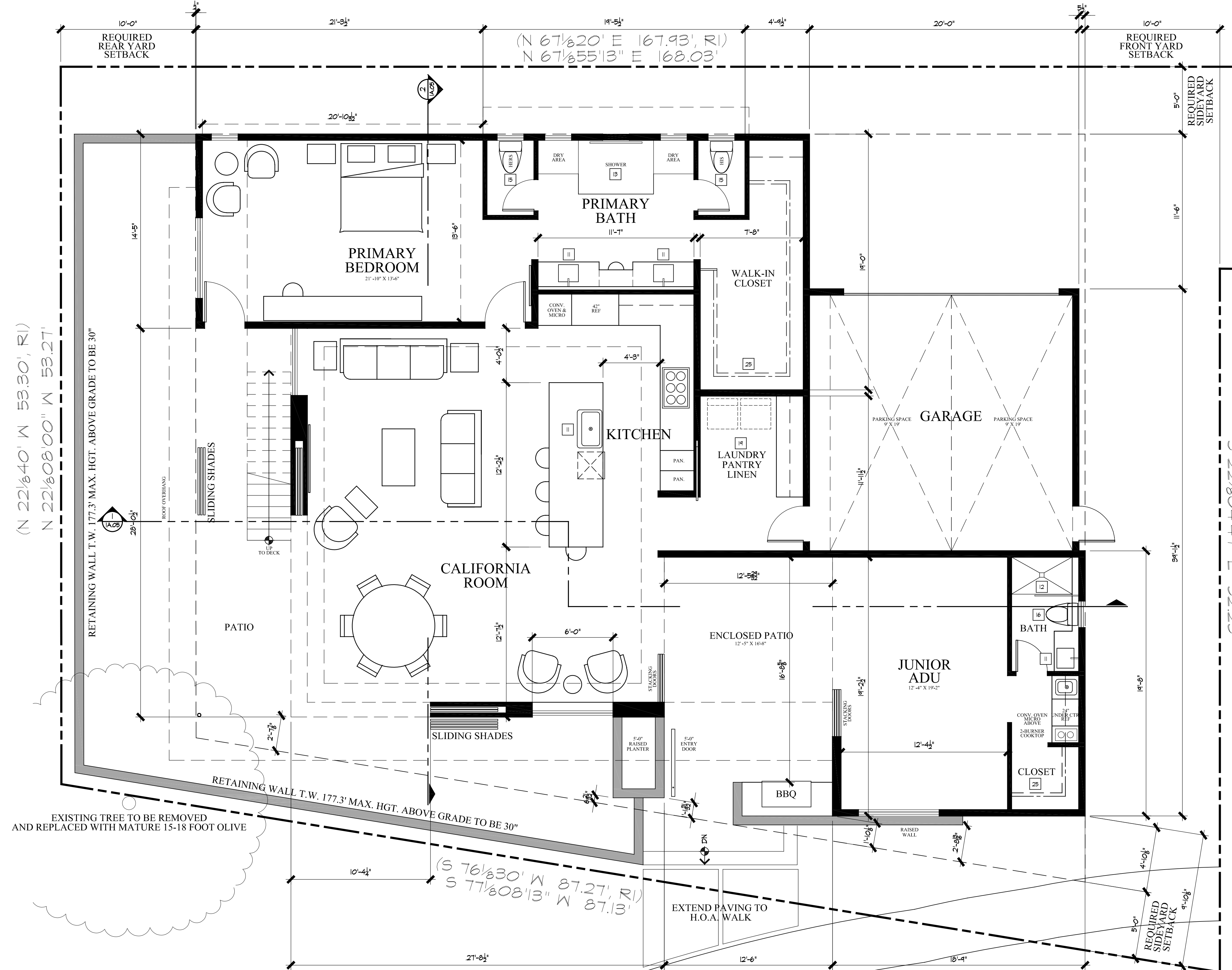
	REQUIRED	PROPOSED
FRONT YARD SETBACK	10'	10'
REAR YARD SETBACK	10'	10'
SIDE YARD SETBACK	5'	5'



PROPOSED SITE PLAN
SCALE 1/8"=1'-0"



1A.SP



FLOOR PLAN REFERENCES

- 11 SECONDARY BATH SINKS. OWNER TO SELECT MAKE AND MODEL. PRIOR TO INSTALLATION
- 12 SECONDARY SHOWER. TILE WITH HOT MOP
- 13 MASTER SHOWER. TILE WITH HOT MOP
- 15 MASTER WATER CLOSET. WALL HANG. OWNER TO SELECT MAKE AND MODEL. PRIOR TO INSTALLATION
- 16 SECONDARY WATER CLOSET. WALL HANG. OWNER TO SELECT MAKE AND MODEL. PRIOR TO INSTALLATION
- 19 WASHER SPACE. PROVIDE HOT AND COLD WATER AND WASTE.
- 25 SINGLE POLE AND SHELF.

WALL LEGEND

- 2 x 4 WALL W/ 5/8" TYPE X GYP BD.
- 2 x 6 WALL W/ 5/8" TYPE X GYP BD.
- POURED IN PLACE CONCRETE - REFER TO STRUCTURAL
- THE PRIVATE GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA BY MEANS OF 5/8" TYPE X GYP BD BOARD APPLIED TO THE GARAGE SIDE. CBC SECTION 406.1.4
- AREA OF SOFFIT OR LOWERED CEILING. REFER TO FLOOR PLAN FOR HEIGHT A.F.F.

NOTES

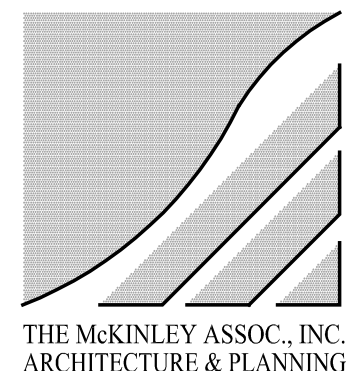
1. ALL AIR DUCTS PENETRATING AREA SEPARATION (WALL CEILING) BETWEEN GARAGE AND LIVING AREA SHALL BE 26 GAUGE MINIMUM (CBC 302.4.1.3).
2. PROVIDE WATER RESISTANT GYPSUM BOARD UNDER TUB AND SHOWER ENCLOSURE MATERIALS TO BE A HEIGHT OF 10" MINIMUM ABOVE DRAIN INLET (CBC 307.1.3).
3. COMBUSTIBLE MATERIALS SHALL NOT BE PLACED LESS THAN 6" FROM FIREPLACE OPENING (CBC 302.7.1.4).
4. EXCEPT FOR FIREPLACES THAT OPEN TO THE EXTERIOR OF THE BUILDING, THE HEARTH SLAB SHALL BE READILY DISTINGUISHABLE FROM THE SURROUNDING OR ADJACENT FLOOR (CBC 302.7.1.2).
5. KEEP SCREEN SHALL BE PLACED A MIN. OF 4" ABOVE THE EARTH OR 2" ABOVE PAVED AREAS (CBC 2506.5).
6. ALL HVAC EQUIPMENT SHALL BE APPROVED PRIOR TO INSTALLATION BY NATIONALLY RECOGNIZED STANDARDS AND EVIDENCES BY THE LISTING AND LABELING OF AN APPROVAL AGENCY (CBC 302.1).
7. FIXED APPLIANCES SHALL BE SECURELY FASTENED IN PLACE (CMC 304.4).
8. ALUMINUM CONDUCTORS ARE PERMITTED ONLY 1/2 SIZE 1/0 OR LARGER AND ONLY TO FEED MAIN OR SUB PANELS. ALL OTHER CURRENT CARRYING CONDUCTORS SHALL BE COPPER (LMC B.03.030).
9. BOND BRONZING TO ELECTRICAL TO METAL GAS AND WATERING PIPING (CEC 250-8), 250-53(b)).
10. PROVIDE AT LEAST 20-AMPERE SMALL APPLIANCE BRANCH CIRCUITS TO SERVE LAUNDRY APPLIANCES. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS (CEC 210-52), 220-4(2)).
11. LIGHT FIXTURES IN TUB OR SHOWER ENCLOSURES SHALL BE LABELED 'SUITABLE FOR DAMP LOCATIONS' (CEC 410-4(a)).
12. HOT MOPPED SHOWER PAN SHALL BE INSPECTED UPON COMPLETION OF HOT MOPPING AND SHALL BE FILLED WITH WATER FOR INSPECTION (CPG 402.1).
13. PROVIDE A NON-REMOVABLE BACK FLOW PREVENTION DEVICE ON ALL EXTERIOR HOSE BIBS (CPG 603.0, 603.1).
14. PROVIDE PRESSURE REDUCER FOR WATER SERVICE WHERE STATIC PRESSURE EXCEEDS 80 PSI (CPG 608.2).
15. PROVIDE A COMBINATION PRESSURE AND TEMPERATURE RELIEF VALVE AT ALL WATER HEATERS. SET TO OPEN AT NOT MORE THAN 150 PSI. DRAIN PIPE SHALL EXTEND TO OUTSIDE OF BUILDING AND TERMINATE NOT MORE THAN 2 FEET NOR LESS THAN 6" ABOVE THE GROUND AND POINT DOWNWARDS WITH THE END UNOBSTRUCTED. ANY OTHER TERMINATION LOCATION SHALL REQUIRE APPROVAL BY THE BUILDING OFFICIAL (CPG 608.3, 609.4, 609.5).
16. FIREPLACES WITH GAS APPLIANCES ARE REQUIRED TO HAVE THE FLEE DAMPER PERMANENTLY FIXED IN THE OPEN POSITION AND FIREPLACES WITH LPG APPLIANCES ARE TO HAVE NO "PIT" OR "SUMP" CONFIGURATIONS. (CBC 304.1)
17. EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN DOORS SHALL BE DUAL-GLAZED UNITS WITH A MINIMUM OF ONE TEMPERED PANE OR SHALL BE GLASS BLOCK UNITS OR SHALL HAVE A FIRE-RESISTANCE RATINGS OF NOT LESS THAN 20 MINUTES. GLAZING FRAMES MADE OF VINYL SHALL HAVE WELDED CORNERS AND METAL REINFORCEMENT IN THE INTERLOCK AREA.
18. EXTERIOR DOORS SHALL BE OF APPROVED NON-COMBUSTIBLE CONSTRUCTION OR OF SOLID-CORE WOOD NOT LESS THAN 1 3/8" THICK OR 20 MINUTE FIRE-RATED.
19. A MECHANICAL EXHAUST SYSTEM SUPPLY SYSTEM OR COMBINATION THEREOF SHALL BE INSTALLED FOR EACH DWELLING UNIT TO PROVIDE INDOOR-BUILDING VENTILATION WITH OUTDOOR AIR COMPLYING WITH ASHRAE STANDARD 62.2-2001 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION.

GENERAL NOTES:
SLEEPING ROOMS MUST HAVE AN OPERABLE WINDOW OR EXTERIOR DOOR FOR EMERGENCY MEANS OF EGRESS WHICH OPENS DIRECTLY ONTO PUBLIC STREET, ALLEY, YARD OR EXTERIOR COURTYARD. PROVIDE SILL HEIGHT NOT OVER 44" ABOVE FLOOR, 5.7 SQ. FT. OF OPERABLE AREA 24" NET CLEAR OPENING HEIGHT, 20" NET CLEAR OPENING WIDTH (2007 CBC 1028).
SHOWERS SHALL HAVE A 2" UNOBSTRUCTED DRESS. PLASTIC SHOWER PANS SHALL NOT BE COATED WITH ASPHALT BASED MATERIAL. CONDENSATE SHALL NOT DRAIN OVER PUBLIC WAY. WATER HEATER IS SIZED IN ACCORDANCE WITH CBC TABLE 511. WOOD FIREPLACES ARE FACTORY-BUILT CHIMNEYS APPROVED FOR PRODUCTS OF COMBUSTION WITH CHIMNEY, GAS FIREPLACES AND WATER HEATERS WILL USE A B-VENT. APPROVED SPARK ARRESTORS SHALL BE INSTALLED ON ALL CHIMNEYS.
NOTE: SHOW FIRE STOPS AT THE FOLLOWING LOCATIONS. (CEC 708.2.1)
A) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT CEILING AND FLOOR LEVELS AND AT 10 FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL.
B) AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING AND COVE CEILING.
C) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STOPS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALLS UNDER THE STAIRS ARE FINISHED.
D) IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NON-COMBUSTIBLE MATERIALS.
E) AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEYS CHASES FOR FACTORY-BUILT CHIMNEYS.

1,640 S.F.	MAIN HOUSE
242 S.F.	COURTYARD
398 S.F.	GARAGE
(360 S.F.)	JUNIOR ADU SQUARE FOOTAGE IS EXEMPT FROM FAR CALCULATIONS
2,280 S.F.	TOTAL FAR

	REQUIRED	PROPOSED
FRONT YARD SETBACK	10'	10'
REAR YARD SETBACK	10'	10'
NORTH SIDE YARD SETBACK	5'	5'
SOUTH SIDE YARD SETBACK	5'	5' MIN. VARIES

FIRST FLOOR PLAN
SCALE 1/4"=1'-0"



Issue Dates
OCT. 18, 2020

Revisions
JAN. 10, 2022

Job Number:
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Cad No.:

FLOOR PLAN

Scale:



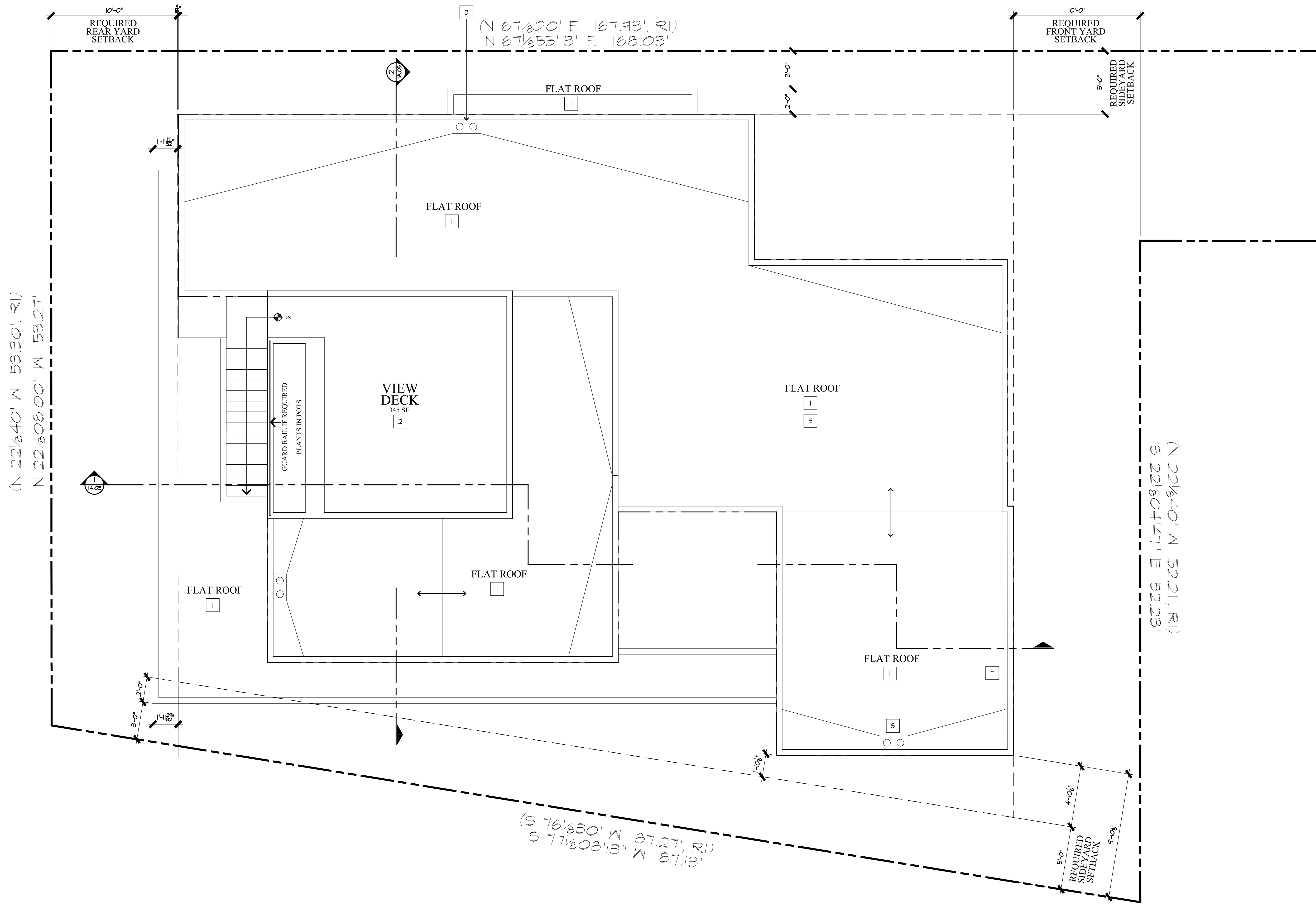
Issue Dates
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ROOF PLAN

Scale:



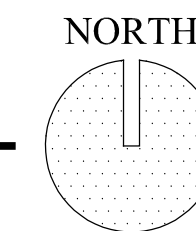
ROOF DECK FLOOR PLAN

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

ROOF PLAN KEYNOTES

- 1 CLASS 'A' TPO ROOF; SHALL COMPLY WITH STANDARDS IN CBC TABLE 1504.6
- 2 DEXOTEX OR EQUAL WATERPROOFING
 IPA 3/4" DECKING ON SLEEPERS OVER WATERPROOFED COATING
- 3 ROOF DRAIN WITH OVERFLOW - REFER TO DETAIL 1/AD.02
- 5 SOLAR PANELS; INSTALL PER MANUFACTURES SPECIFICATIONS
- 7 PARAPET WALL

	REQUIRED	PROPOSED
FRONT YARD SETBACK	10'	10'
REAR YARD SETBACK	10'	10'
SIDE YARD SETBACK	5'	5'



721 EAST SOLANA CIRCLE
 SOLANA BEACH, CA. 92075



Issue Dates
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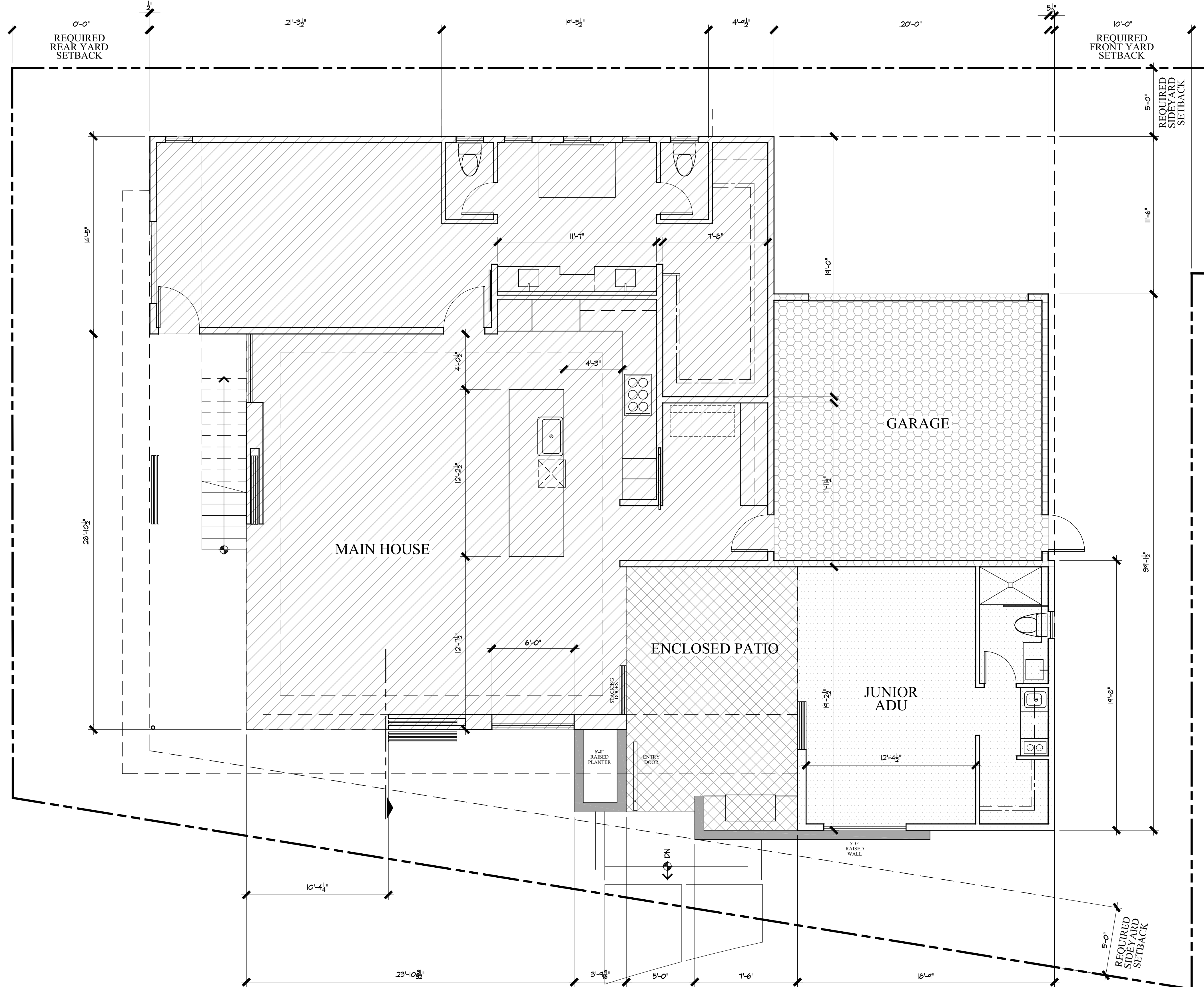
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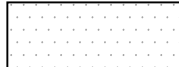
FAR
 CALCULATIONS

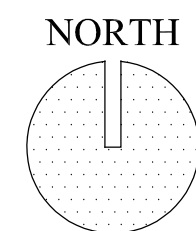
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FAR CALCULATION
 SCALE 1/4"=1'-0"

-  MAIN HOUSE
-  ENCLOSED EXTERIOR PATIO
-  GARAGE
-  JUNIOR ADU



PROPOSED RESIDENCE	
LIVING AREA	1640 SF
ENCLOSED EXTERIOR PATIO	242 SF
GARAGE	398 SF
JUNIOR ADU	360 SF
SUB TOTAL	2640 SF
PARKING EXEMPTION	-398 SF
JUNIOR ADU EXEMPTION	-360 SF
TOTAL PROPOSED FLOOR AREA	1882 SF
ROOF DECK	345 SF



Issue Dates
 OCT. 18, 2020

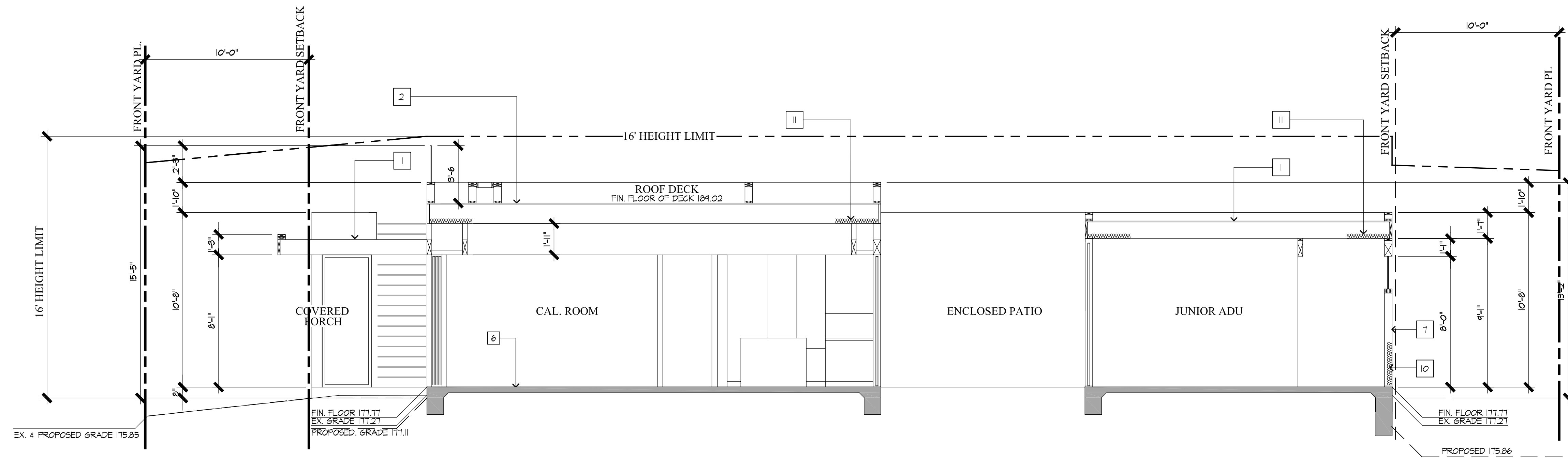
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Job Number:
 Drawn By: ML
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 Cad No.:

BUILDING SECTIONS

Scale:

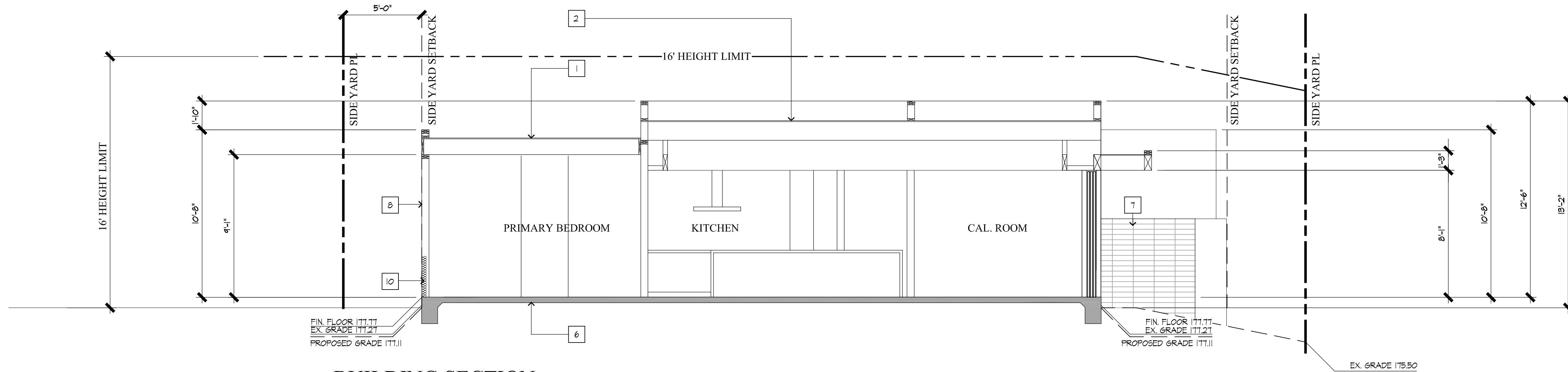
1A.04



BUILDING SECTION

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

INDICATES AREA OF GLAZING



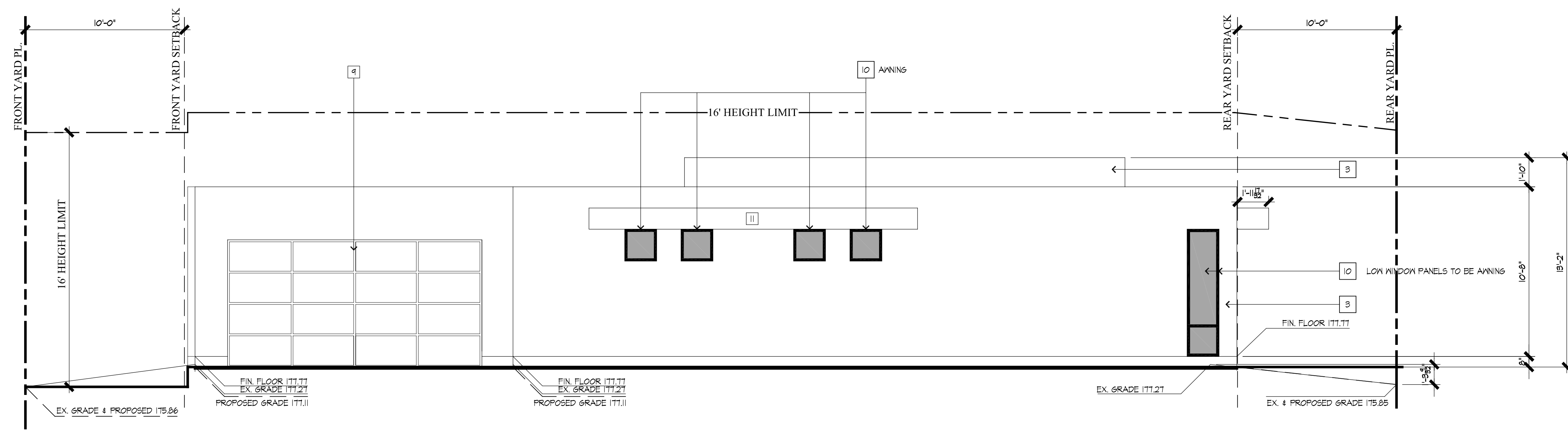
BUILDING SECTION

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

INDICATES AREA OF GLAZING

BUILDING SECTION KEYNOTES

- 1 GLASS 'A' TPO ROOF; SHALL COMPLY WITH STANDARDS IN CBC TABLE 1504.6
- 2 DEVOTEX OR EQUAL WATERPROOFING
 1/4" DECKING ON SLEEPERS OVER WATERPROOFED COATING
- 6 CONCRETE SLAB & FOUNDATION PER STRUCTURAL W/ HEATED FLOORS
- 7 RAKED BRICK, OWNER TO SELECT
 MORTAR TO BROWN COAT OF STUCCO
- 8 EXTERIOR STUCCO 0/ METAL LATH AND (2) LAYERS OF GRADE 'D' PAPER 0/ STRUCT'L SHEATH'G
 PER SHEAR WALL SCHEDULE; PROVIDE 20 GA. GALV. SHT. MTL. KEEP SCREED PER DETAIL.
- 10 R-19 BATT INSULATION (WALL) - PER TITLE 24
- 11 R-38 BATT INSULATION (ROOF) - PER TITLE 24

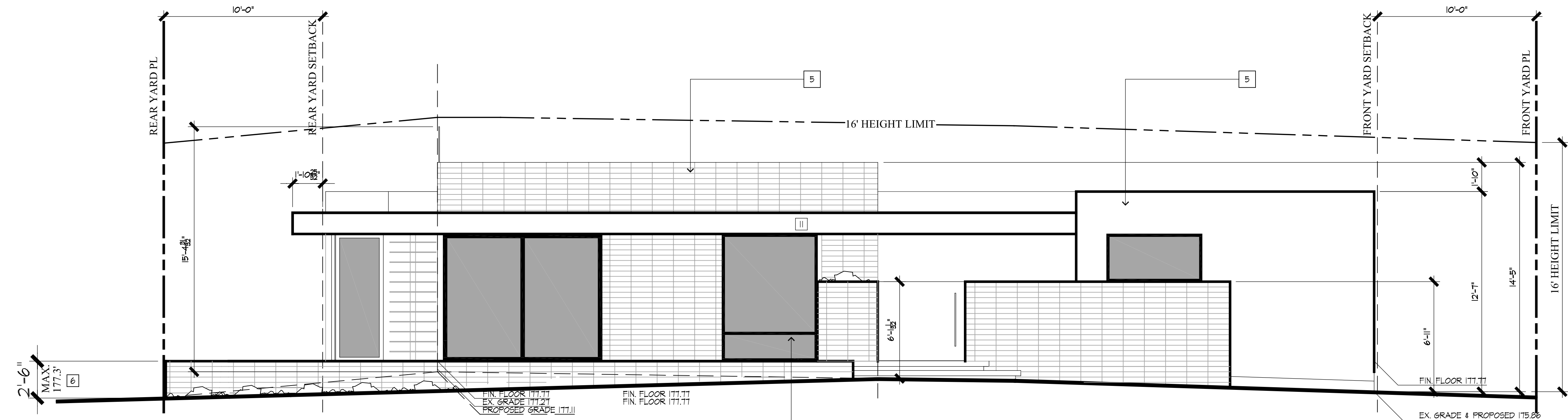


NORTH ELEVATION

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

INDICATES AREA OF GLAZING

NOTES:



SOUTH ELEVATION

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

INDICATES AREA OF GLAZING

NOTES:

ELEVATION KEYNOTES

- 3 STUCCO EXTERIOR OVER METAL LATH AND (2) LAYERS OF GRADE 'D' PAPER OVER STRUCTURAL SHEATHING PER SHEAR WALL SCHEDULE. PROVIDE 26 GA. G9M KEEP SCREED PER DETAIL
- 5 RAKED BRICK. OWNER TO SELECT MORTAR TO BROWN COAT OF STUCCO
- 6 PATIO WALL BEYOND BUILDING PERIMETER
- 4 METAL SECTIONAL ROLL UP GARAGE DOOR - REFER TO ELEVATIONS FOR STYLE
- 10 WINDOWS WITH MUNTIN BARS WHERE INDICATED. STYLE, BLACK ALUM FLEETWOOD OR EQUAL
- 11 METAL FASCIA



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EXTERIOR ELEVATIONS

Scale:



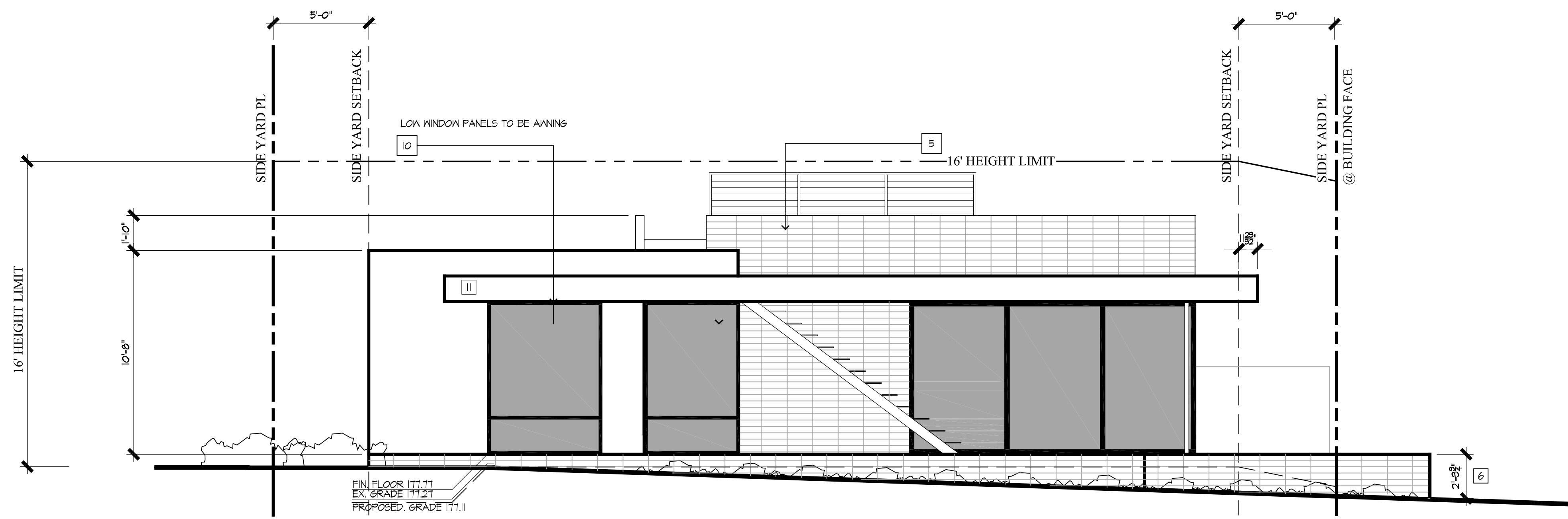
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EXTERIOR ELEVATIONS

Scale:

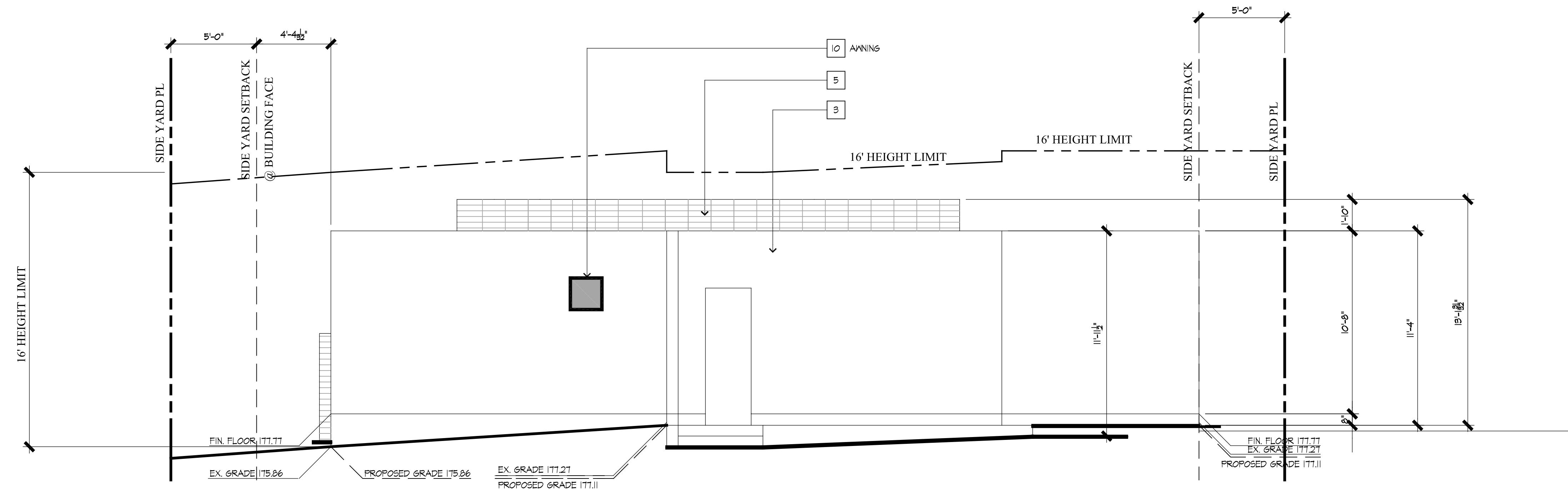


WEST ELEVATION

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

INDICATES AREA OF GLAZING

NOTES:



EAST ELEVATION

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

INDICATES AREA OF GLAZING

NOTES:

ELEVATION KEYNOTES

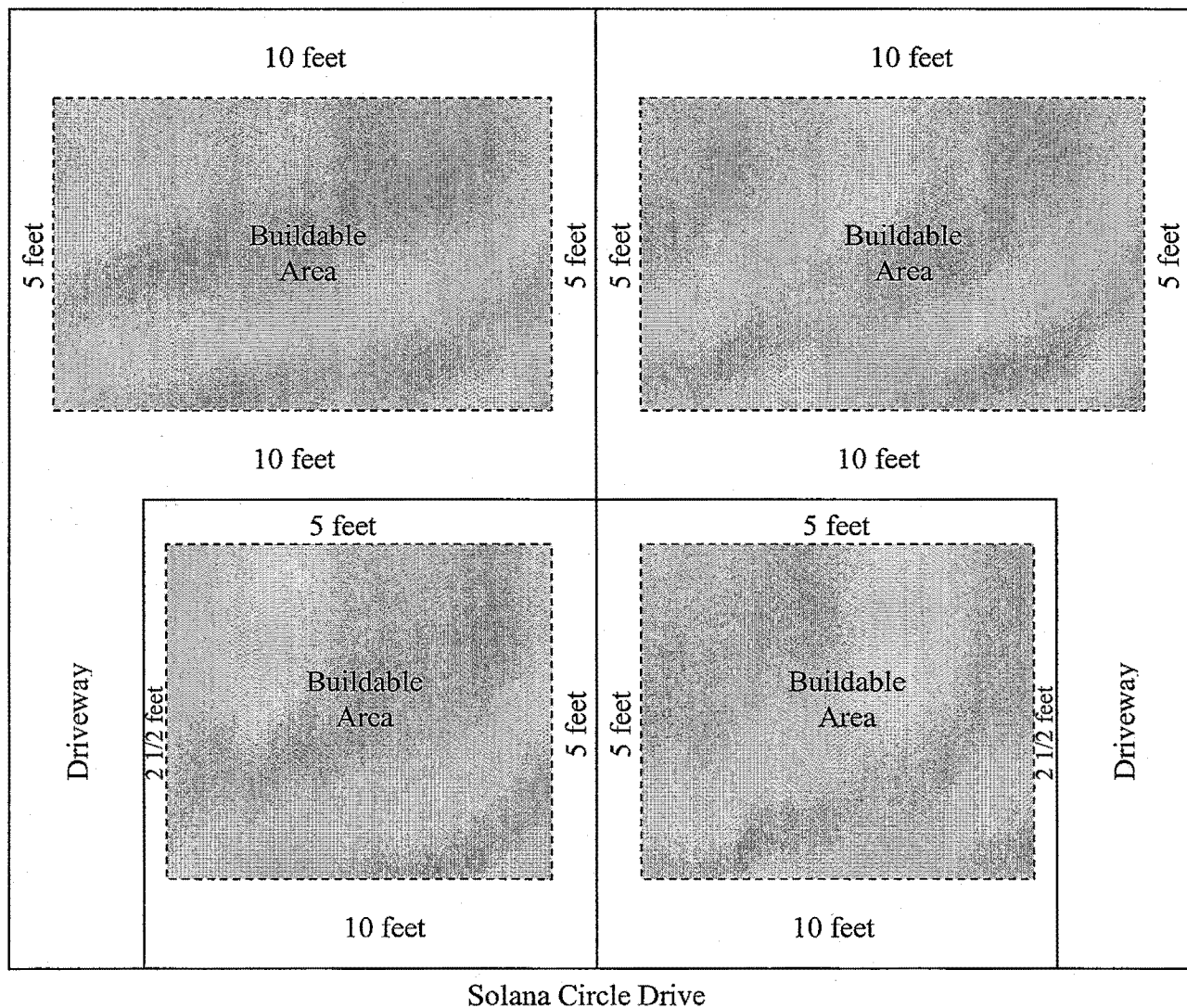
- 9 STUCCO EXTERIOR OVER METAL LATH AND (2) LAYERS OF GRADE 'D' PAPER OVER STRUCTURAL SHEATHING PER SHEAR WALL SCHEDULE. PROVIDE 26 GA. GSM KEEP SCREED PER DETAIL
- 5 RAKED BRICKS, OWNER TO SELECT MORTAR TO BROWN COAT OF STUCCO
- 6 PATIO WALL BEYOND BUILDING PERIMETER
- 10 WINDOWS WITH MUNTIN BARS WHERE INDICATED. STYLE, BLACK ALUM FLEETWOOD OR EQUAL
- 11 METAL FASCIA

PARK DEL MAR REGULATIONS

CURRENT AS OF JUNE 2003

Conditions that apply begin on PAGE 4

Typical Setback Configuration:



Application of Hobart Properties,
Inc. No. P62-145
Special Use Permit for
Neighborhood Housing
Development and Subdivision
Containing Lots Smaller than
Minimum Area Required by Zone
Classification Applicable to Property
with Variance to Permit Reduction in
Certain Yard Requirements, Increase
in Building Height Requirements and
Reduction in Size of Parking Spaces
on Certain Lots – Solana Beach
Zoning District Property Zoned R-2

DECISION OF THE COMMISSION

Hobart Properties, Inc., having filed an application pursuant to Section 480 of The Zoning Ordinance for a special use permit for a neighborhood housing development and a subdivision that contains lots smaller than the minimum area required by the same classification applicable to said land, said application including a request for variance to permit the reduction in certain yard requirements on specific lots, a reduction in the size of parking spaces on specific lots and an increase in building height on one lot; and the Commission having given the required notices and held the required hearing on the application for said permit; and the land for which the special use permit is requested being in the County of San Diego, State of California, more particularly described as follows:

All that portion of the ___ of the ___ of Sec. 2 T 14 S, R 4 W, S.B.B.M, County of San Diego, State of California, according to U.S. Government Survey approved January 18, 1876, lying Kly of the Kly line of Villa Del Mar Unit #1, Map #3332, Recorded in office of the County Recorder, County of San Diego, November 13, 1955.

Said land being shown on the conditionally approved tentative Map No. 2451 entitled “Conditionally Approved Tentative Map No. 2451” dated April 27, 1962, on file in the office of the Planning Commission of the County of San Diego, State of California, which said above described land is sometimes hereinafter referred to as “Park Del Mar”; and

It appearing that the applicant seeks to develop at this time only a portion of said Park Del Mar and that the applicant proposes to develop at a later date the westerly portion of Lot 1 and all of Lot 60 as shown on said conditionally approved tentative map.

It appearing that the applicant proposed to develop said Park Del Mar By the construction of single family dwellings and apartments designed for senior citizens i.e., persons over the age of 50 years, and the establishment of recreational facilities for said senior citizens; and

It appearing that the application proposed to sell to others both the single family dwellings and individual units within the apartment house shown on Lot 1; and

It appearing that in consideration of the proposed development, the character of the residential facilities to be provided, and the open space containing pedestrian walls to be reserved and improved, the maintenance of gross area requirements for parking areas and the size of the single family dwellings to be erected on the lots within Park Del Mar that the lot size prescribed for the R-2 Zone should be reduced to the minimum sizes shown on said conditionally approved tentative map as more particularly shown on the plot plan designated "Approved Plot Plan of Park Del Mar" dated April 27, 1962, on file in the office of said Planning Commission of the County of San Diego and that the applicant be permitted to reduce certain yard set backs and parking spaces and increase certain building heights as shown on said plot plan; NOW

THEREFORE

The Planning Commission of the County of San Diego hereby grants the application of Hobart Properties, Inc., (hereinafter referred to as the Permittee) a special use permit for a neighborhood housing development on the above described land designated Park Del Mar, and for a subdivision of a portion of the above described land designated Park Del Mar (said portion being Lots 3 to 59 and 61 to 85, inclusive, as shown on said conditionally approved tentative Map No. 2451 and said approved plot plan of Park Del Mar) into lots containing less area than the minimum area specified for lots in an R-2 zone and to substitute recreational areas and open space for a portion of the required lot areas, and said Commission also grants variances as requested on said plot plan to permit a reduction in yard setback requirements and the size of parking spaces on certain lots, and an increase in building height on one lot, subject to the following conditions:

1. A final map of said property designated Park Del Mar approved by the Board of Supervisors of the County of San Diego and conforming to said conditionally approved tentative Map No. 2451, or said tentative Map as hereafter modified pursuant to the approval of the Planning Commission, shall be recorded in the office of the County Recorder of said County of San Diego in accordance with the Subdivision Map Act of the State of California and the San Diego County Code. The lots shown on said final map shall be numbered in accordance with the lot numbers shown on said conditionally approved Map No, 2451. Each of Lots 1 to 90, inclusive, shall not be smaller in any dimension or in area than the minimum sizes shown on said conditionally approved tentative Map No. 2451 and said approved plot plan of Park Del Mar.
2. No building permit for the construction of any building on said property designated "Park Del Mar" shall be issued by the County of San Diego and no construction of any such building shall be commenced until said final map of Park Del Mar has been approved by the Board of Supervisors and recorded; provided, however, this restriction shall not apply to the construction of not to exceed three model homes and the construction of the hereinafter described recreational facilities or four model homes, and except on Lot 1 as specified in Paragraph 20, below, provided the construction of said model homes and recreational facilities and any building constructed on said Lot 1 shall conform to the requirements of all State laws and the San Diego County Code. No building permit for the construction of any dwelling on said property (except the model homes referred to above and any building constructed on said Lot 1) shall be issued by the County of San Diego until the Permittee has obtained from the County of San Diego the building permit or permits for the construction of the recreational facilities specified in paragraph 8 below.
3. Primary use of the site shall be limited to one detached, single-family dwelling with one garage or carport. The dwelling unit shall be limited to 2,000 square feet and the garage or carport to 600 square feet; in no case shall the total square footage on site exceed 2,400 square feet. Detached accessory structure may be permitted pursuant to the City of Solana Beach Zoning Ordinance and will be deducted from the total allowed garage square footage calculation.
4. HEIGHT – No on-site structures shall exceed a height of 16 feet as measured from the lower of existing or finished grade to the highest point of the structure, including roofing materials. SETBACK, FRONT – For lots which front on Solana Circle, the front yard setback shall be 10 feet from the edge of the ultimate right-of-way; for panhandle lots, the front yard setback shall be 10 feet from the rear property line for those lots fronting on Solana Circle, extending from one side property line to the other side property line. SETBACK, SIDE –For lots which front on Solana Circle, the side yard setback shall be 5 feet from the side property line except that those side property lines adjacent to a panhandle shall be 2.5 feet from the side property line; for panhandle lots, the side setback shall be 5 feet from side property lines. SETBACK, REAR – For lots which

front on Solana Circle, the rear yard setback shall be 5 feet from the rear property line; for panhandle lots, the rear yard setback shall be 10 feet from the rear property line.

5. No dwelling within Park Del Mar shall be given a final inspection pursuant to any building permit or occupied until the recreational facilities hereafter specified in paragraph 8 and improvements specific hereafter in paragraph 9 have been completed and have received a final inspection and approval by the Building Inspector of the County of San Diego.
6. Lots 2 and 90 shown on said conditionally approved tentative Map No. 2451 and on said final map of Park Del Mar shall be permanently reserved for recreation and open space.
7. At the same time said final map is recorded in the office of the county recorder there also shall be recorded a document signed by all persons, firms and corporations having an interest in the property shown on said final map and by the County of San Diego. Said document shall be in a form satisfactory to the County Counsel of the County of San Diego, and shall establish for the benefit of all the property shown on said final map of Park Del Mar, a restriction that said Lots 2 and 90 shall be used only as open space and for recreational facilities primarily for the use and benefit of the occupants of the property shown on said final map. Said document shall provide that said restriction shall run with the land and shall bind all owners of the property shown on said final map and all persons claiming under them for a period of 20 years from the date of recording the restrictions, after which time the restriction shall be automatically extended for successive periods of 20 years unless an instrument signed by a majority of the then owners of lots in said Park Del Mar and by the County of San Diego has been recorded agreeing to change the restriction in whole or in part.
8. Lot 90 shown on said conditionally approved tentative Map No. 2451 and on said final map shall be improved with the following recreational facilities:
 - a. A swimming pool not less than 1,000 square feet in area constructed in accordance with the requirements and regulations of the Department of Public Health of the State of California applicable to public pools.
 - b. Two concrete shuffleboard courts.
 - c. One croquet court.
 - d. One putting green.
 - e. One recreation building not less than 3,400 square feet in area.

Said recreational facilities shall be constructed within Lot 90 at the locations shown on the plot plan designated "Approved Plot Plan of Park Del Mar" dated April 27, 1962, a copy of which is on file in the office of the Planning Commission of the County of San Diego or at such locations within said Lot 90 as the Planning Commission may approve. Construction of the said recreational facilities shall be commenced no later than the time of commencement of construction of the first dwelling (except model homes) in Park Del Mar and shall be diligently prosecuted to completion. Said facilities shall be completed prior to the final inspection (pursuant to any building permit) and occupancy of any dwelling within Park Del Mar.

9. In addition to the improvements specified above in paragraph 8 said Lot 90 shall be improved with a parking area as shown on said plot plan designated "Approved Plot Plan of Park Del Mar" dated April 27, 1962. Said parking area shall be surfaced with a minimum of two inches of asphalt plant mix over a decomposed granite base or with a material of equal or better quality approved by the County Building Inspector and shall otherwise be improved to conform to the requirements of Section 472 of The Zoning Ordinance of the County of San Diego.
10. Walks shall be construction at locations on the landscape plan designated "Approved Landscape Plan of Park Del Mar" dated April 27, 1962, on file in the office of said Planning Commission or at such other locations as the Commission may approve. All walks shall be not less than four feet in width except short connecting feeder walks to single family dwellings which may be not less than three feet in width. Walks within County road right of way shall be improved in accordance with specifications approved by the County Supervisor and Road Commissioner. Other walks shall be improved with a minimum of two inches of asphalt plant mix or with a material of equal or better quality approved by the County Building Inspector.
11. Lots 1 to 59 and 61 to 85, inclusive, and Lots 88,89 and 90 shall be planted and maintained with lawn, scattered shade trees, flower beds and shrubbery. Planted areas shall have installed therein a permanent-type sprinkler system to irrigate and water the trees. Three planting shall be in accordance with said Approved Landscape Plan of Park Del Mar.
12. The improvements specified in paragraphs 9,10 and 11, above, shall be completed in accordance with the following:
 - a. Lot 90 – Prior to the final inspection (pursuant to any building permit) and occupancy of any dwelling within Park Del Mar.
 - b. Lots 2, 88 and 89 – Prior to the final inspection (pursuant to any building permit) and occupancy of any dwellings in excess of the first 40 dwellings constructed pursuant to this use permit.
 - c. Lots 1, 3 to 59, inclusive, and 62 to 85, inclusive – Prior to the final inspection (pursuant to any building permit) and occupancy of any dwelling on the lot on which said improvements are located.
13. The recreational facilities specified in paragraph 8 and the other improvements specified in paragraphs 9, 10 and 11 shall be maintained in a neat, clean condition and in a state of good repair.
14. a. The Permittee and all persons, firms or corporations owning Lots 2 and 90 at the time of the recording of the final map of Park Del Mar and their heirs, administrators, executors, successors and assigns, shall operate, maintain and repair the recreational facilities and improvements specified above in paragraphs 8, 9, 10 and 11 primarily for the benefit of the residents of Park Del mar and shall continue to operate, maintain and repair such facilities and improvements until such time as the operation and maintenance

of said recreational facilities and improvements is assumed by some public agency, district, corporation or legal entity approved by the County Planning Commission.

b. The maintenance and operation of said recreational facilities and improvements shall be assured by the granting of an undivided interest in said Lots 2 and 90 (including the recreational facilities and improvements) to the purchasers of each of the other individual lots in said Park Del Mar (for the purposes of this subsection "b", only, the term Park Del Mar includes, but is not limited to, any future re-subdivision of said Park Del Mar), the inclusion in the deeds conveying said individual lots of provision, such as covenants running with the land, requiring the owners, their heirs, administrators, successors and assigns, to participate in the cost of such maintenance and operation, and the creation of a legal entity with the right to assess all owners of Lots in said Park Del Mar for, and enforce the participation of each such owner in the costs of the maintenance and operation of said facilities and improvements, or be assured by some other device creating a legal entity capable of maintaining and operating said recreational facilities and improvements and providing for the participation by the owners of all lots within said Park Del Mar in the cost and maintenance and operation and the enforcement of such participation. Prior to the final inspection and occupancy of any dwelling in Park Del Mar, the Permittee shall make provisions to assure the continued maintenance and operation of said recreational facilities and improvements as above specified and obtain the County Planning Commission's approval of such provision.

15. On lots 1 and ___ as shown on said conditionally approved tentative Map No. 2451 and said approved Plot Plan of Park Del Mar, the area per parking space plus the area used for driveways shall total not less than 300 square feet per parking space.
16. The terms and conditions of this special use permit shall be binding upon the Permittees, all persons, firms and corporations having an interest in the above described property designated Park Del Mar and the heirs, executors, administrators, successors and assigns to each of them, including municipal corporations, public agencies and districts.
17. At the same time the final map of Park Del Mar is recorded there shall also be recorded a document, signed by all persons, firms and corporations having an interest in the property shown on the final map, whereby said persons, firms and corporations accept the terms and conditions of this special use permit and agree with the County of San Diego to comply therewith. Said document shall be in a form satisfactory to Council Counsel of the County of San Diego.
18. The conditions and restrictions specified in this permit, other than the requirement of the recording of a final map in accordance with the conditionally approved tentative map of Park Del Mar dated April 27, 1962, shall not be applicable to Lots 86 and 87 as shown on said conditionally approved tentative map and final map of Park Del Mar.
19. A building permit for the construction of a building on Lot 1 as shown on said conditionally approved tentative Map No. 2451 and said Approved Plot Plan of Park Del Mar dated April 27, 1962, may be issued by the County of San Diego, provided,

however, that no such building shall be given final inspection pursuant to any building permit or occupied until a final map of re-subdivision of said Lot 1 has been approved by the Board of Supervisors and recorded.

20. In the event the Permittee constructs the recreational facilities and improves Lots 2 and 90 as required by this permit and constructs dwellings on some or all of the lots in Park Del mar, notwithstanding the fact that Permittee is no longer the owner of said Lots 2 and 90 or any or all of the lots in said Park Del Mar other than Lots 1 and 60, Permittee may apply to the County Planning Commission for modification of this special use permit insofar as it applies to Lots 1 and 60, Permittee may apply to the County Planning Commission for modification of this special use permit insofar as it applies to Lots 1 and 60. Any such modification shall be applied for, considered and granted or denied in accordance with the provisions of The Zoning Ordinance applicable to special use permits.
21. This permit shall terminate and become void and of no further effect one year from the effective date hereof, unless prior to such termination date, construction of the recreational facilities on Lot 90 and of single family dwellings (other than model homes) on at least 10 lots shall be commenced or unless prior to said termination date an extension of time is granted by the Planning Commission or the Board of Supervisors.
22. By accepting this special use permit Applicant agrees to, and does, waive any and all rights heretofore granted to Applicant by that certain Special Use Permit No. 62-77, granted by the Board of Supervisors of the County of San Diego, it being understood that this permit incorporates the provisions of said Permit No. 62-77 except insofar as specifically modified hereby, and it being intended that all of Applicant's rights in the premises shall be set forth in this Permit rather than in said Permit No. 62-77.



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: May 24, 2022
ORIGINATING DEPT: Engineering Department
SUBJECT: **Public Hearing: City Council Consideration of Resolution 2022-058 Adopting the Regional Transportation Improvement Program (RTIP) for Fiscal Years 2023 through 2027**

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 2021 RTIP was adopted by the SANDAG Board on February 26, 2021, and covers the five-year fiscal period 2020/21 through 2024/25. The RTIP includes projects funded by the 2004 Proposition A (*TransNet* Extension). The 2021 RTIP can be downloaded at the following SANDAG website:

https://www.sandag.org/uploads/publicationid/publicationid_4747_28774.pdf

To meet the requirements of the *TransNet* Extension Ordinance, SANDAG will develop the 2023 RTIP covering the five-year period from FY 2022/23 through FY 2026/27. It is anticipated that the 2023 RTIP will be presented for adoption to the SANDAG Board in September 2022.

This item is before the City Council for the consideration of Resolution 2022-058 (Attachment 1) approving the five-year 2023 Regional Transportation Improvement Program for Fiscal Years (FY) 2022/23 through FY 2026/27.

CITY COUNCIL ACTION:

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.

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 2023 RTIP. After all public agencies in the region submit a resolution to SANDAG approving their portion of the RTIP, SANDAG will then adopt the 2023 RTIP for the entire region. It is anticipated that SANDAG will adopt the RTIP in September 2022.

The City has advertised a public hearing for May 24, 2022 to receive public input with regards to the 2023 RTIP. SANDAG recently provided a five-year forecast projecting that the City will receive the following amounts in *TransNet* revenues:

FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27
\$256,000	\$286,000	\$305,000	\$325,000	\$346,000

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 2023 RTIP, Attachment 2 lists three projects to be carried over from the 2021 RTIP: 1) Pavement Resurfacing, 2) Pavement Maintenance, and 3) Sidewalks and associated street improvements. Attachment 2 details the proposed funding program for the upcoming years for the carried over projects. While no new projects are proposed as part of the adoption, the City may add or modify projects through the quarterly amendment process.

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 currently.

WORK PLAN:

While the RTIP is not specifically included in the Work Plan, the projects programmed in the RTIP are included in the Work Plan.

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. Consider Adoption of Resolution 2022-058, approving the 2023 Regional Transportation Improvement Program for Fiscal Years (FY) 2022/23 through FY 2026/27.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2022-058
2. List of 2023 RTIP Projects

RESOLUTION 2022-058

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, ADOPTING THE 2023 REGIONAL TRANSPORTATION IMPROVEMENT PROGRAM FOR FISCAL YEARS 2023 THROUGH 2027

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), which has been amended from time to time in accordance with the applicable amendment requirements; and

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

WHEREAS, the City of Solana Beach was provided with an estimate of annual *TransNet* local street improvement revenues for Fiscal Years 2023 through 2027; 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 cumulative revenues shall be spent on local street and road maintenance-related projects, or that its expenditures are consistent with the most recent *TransNet* Extension Ordinance requirements adopted by SANDAG.
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 24th day of May 2022, at a special meeting of the City Council of the City of Solana Beach, California by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

Table 1
2023 Regional Transportation Improvement Program
San Diego Region (in \$000s)

Solana Beach, City of

MPO ID: SB16		ADOPTION: 23-00									
Project Title:	Pavement Resurfacing							RAS (T2-11)			
Project Description:	Various streets as determined by pavement management program. Street list to be uploaded annually; RTCIP to be used on Lomas Santa Fe Dr - in Solana Beach, pavement overlays							TransNet - LSI: CR			
Change Notes:	Capacity Status: NCI Exempt Category: Safety - Pavement resurfacing and/or rehabilitation										
Est Total Cost: \$1,603											
	TOTAL	PRIOR	22/23	23/24	24/25	25/26	26/27	FUTURE	PE	RW	CON
TransNet - LSI	\$1,037	\$293	\$120	\$160	\$94	\$220	\$150				\$1,037
TransNet - LSI Carry Over	\$519	\$489	\$30								\$519
Local RTCIP	\$47	\$47									\$47
TOTAL	\$1,603	\$829	\$150	\$160	\$94	\$220	\$150				\$1,603

MPO ID: SB18		ADOPTION: 23-00									
Project Title:	Pavement Maintenance							TransNet - LSI: Maint			
Project Description:	Street locations to be determined by city wide condition assessment; street list to be uploaded annually - slurry seals and localized pavement repairs										
Change Notes:	Capacity Status: NCI Exempt Category: Safety - Pavement resurfacing and/or rehabilitation										
Est Total Cost: \$310											
	TOTAL	PRIOR	22/23	23/24	24/25	25/26	26/27	FUTURE	PE	RW	CON
TransNet - LSI	\$160				\$80		\$80				\$160
TransNet - LSI Carry Over	\$150		\$100	\$50							\$150
TOTAL	\$310		\$100	\$50	\$80		\$80				\$310

MPO ID: SB21		ADOPTION: 23-00									
Project Title:	Sidewalks and associated street improvements at various locations							TransNet - LSI: CR			
Project Description:	see map - In Solana Beach, planning, design and construction to add and improve sidewalks and pedestrian paths at the following locations: Santa Helena north of Sun Valley, Glencrest Drive south of Dell Street and South Acacia near Plaza Street. Associated curb, gutter and pavement restoration is included. This project will also fund the local match for a Safe Routes to School Masterplan grant.										
Change Notes:	Capacity Status: NCI Exempt Category: Air Quality - Bicycle and pedestrian facilities										
Est Total Cost: \$689											
	TOTAL	PRIOR	22/23	23/24	24/25	25/26	26/27	FUTURE	PE	RW	CON
TransNet - LSI	\$522		\$122	\$100	\$100	\$100	\$100				\$522
TransNet - LSI Carry Over	\$167		\$167						\$55		\$112
TOTAL	\$689		\$289	\$100	\$100	\$100	\$100		\$55		\$634

RTIP Fund Types

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

** 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 24, 2022
ORIGINATING DEPT: City Clerk's Office
SUBJECT: **Citizen Commission Vacancy: Budget & Finance Commission Appointment**

BACKGROUND:

This item is before the City Council to discuss and appoint a community member to serve out the remainder of an existing term on the Budget & Finance Commission. Commission member Jolene Koester resigned from the Budget & Finance Commission in March 2022. Her position's term expires at the end of January 2023.

Policy

Appointments to City Commissions and Committees are conducted in accordance with Council Policy No. 5 - *Appointment of Private Citizens to Committees, Boards, Task Forces* (Attachment 2). This appointment will be selected by Mayor Lesa Heebner. A majority vote of the City Council is required for appointment. This Budget & Finance Commission has five posts that are each allotted a single Councilmember's appointment. This appointment post is designated to be selected by Mayor Heebner. All appointments are subject to a majority vote of the Council.

DISCUSSION:

On March 31, 2022, the City Clerk's Department posted a Notice of Vacancy, per Government Code 54974(a), with an application deadline of May 17th, in an effort to refill the position and bring the Commission to full membership.

Recruitment notices were posted on the City's Official bulletin board, the City's website, two e-blast notices were e-mailed out to subscribers.

Application Submittals

As of the preparation of this report, two applications were received by the deadline which is listed on the Application Status List (Attachment 3). If applications are received after the deadline they will not be forwarded as Council no longer considers late applications.

CITY COUNCIL ACTION:

Applications were not posted online but were submitted to Council for review and are available for public viewing at the City Clerk's Office.

CEQA COMPLIANCE STATEMENT: Not a project as defined by CEQA.

FISCAL IMPACT: N/A

WORK PLAN: N/A

OPTIONS:

- Make an appointment to the vacancy.
- Extend the deadline for submittal of additional applications.

DEPARTMENT RECOMMENDATION:

Staff recommends that City Council appoint one (1) member to the Budget & Finance Commission nominated/selected by Mayor Heebner with a term ending January 2023.

CITY MANAGER'S RECOMMENDATION:

Approve Department recommendation.



Gregory Wade, City Manager

Attachment:

1. Vacancy Notice
2. Council Policy No. 5
3. List of Applicants
4. Application(s)



PUBLIC NOTICE CITIZEN COMMISSION POSITION VACANCY DEADLINE

CITY OF SOLANA BEACH VOLUNTEERS SERVING ON BEHALF OF THE CITY COUNCIL

Applications are currently being accepted through **Tuesday, May 17, 2022 by 5:30 p.m.** City Council is scheduled to make appointments at the May 25, 2022 City Council Meeting.

BUDGET AND FINANCE COMMISSION

The Budget and Finance Commission provides input to Council regarding the City's operating budget. [Agenda Posting page](#)

One vacancy – term will expire January 2023



Regular Meetings: Monday preceding the second Council Meeting at 6:00 p.m.

Requirements: At least 18 yrs. old ♦ Resident of the City ♦ Property Owner within the City.

Composition: 5 members serve at the pleasure of each individual City Councilmember.

Staff Liaison: Ryan Smith at 858-720-2463 or rsmith@cosb.org

New applicants may want to review any past Agendas posted on the City's website or contact the Staff Liaison for any questions about the Commission. See the City's website for members, expiring positions, and further information.

Applicant Process

[Citizen Interest Forms](#) (Applications) and additional information on the Commissions can be found on the City's website at www.cityofsolanabeach.org (Left tabs: City Government, City Clerk, Citizen Committees) OR at City Hall, 635 S. Highway 101, Solana Beach, (858) 720-2400. Please contact the City Clerk with any questions regarding the recruitment/appointment process.

For specific questions about the Commission, contact the Commission Staff Liaison above.

Posted March 31, 2022
Megan Bavin, Deputy City Clerk

CITY OF SOLANA BEACH	Policy No. 5
COUNCIL POLICY	Adopted: May 15, 1989 Revised: January 23, 2008 by Resolution 2008-23
GENERAL SUBJECT: Citizen Boards, Commissions & Committees	
SPECIFIC SUBJECT: Appointments of Citizens to Boards, Commissions, Committees and Task Forces.	

PURPOSE:

The purpose of this policy is to establish a consistent process and procedure for appointments to City sponsored Citizen Boards, Commissions, Committees and Task Forces.

POLICY STATEMENT:

Appointments to Citizen Boards, Commissions, Committees and Task Forces are made in accordance with the municipal code and/or specific guideline, as provided, to provide consistency.

POLICY PROCEDURES:

1. All private citizens interested in serving on any Board, Commission, Committee or Task Force or similar group must complete and file with the City Clerk a Citizen Interest Form (application) which may be obtained from the City Clerk's office.
2. Nominations
Councilmembers may nominate private citizens for appointment subject to ratification by a majority of the City Council. Such ratification shall take place at a regular City Council meeting and a duly docketed agenda item.
3. Appointment Protocol
 - a. Appointments will be made in accordance with municipal code requirements. For example, the municipal code may require that a Commission have five positions appointed by individual Councilmembers.
 - b. Appointments that are not outlined in the municipal code and are at-large appointment positions may be nominated by any Councilmember. In the event of multiple appointments, appointments may be divided among individual Councilmembers to share the appointment responsibilities. If the appointments are

shared, it will be for that one time and will not be construed as official individual appointments that would carry forward.

- c. The decision to proceed with an individual appointment alternative for at-large positions will be subject to majority vote of the City Council with such vote taking place at a regular City Council Meeting.

4. Appointments to Outside Agencies

When the City is asked by an outside agency to recommend a private citizen to serve on a Board, Commission, Committee or Task Force or similar group, such recommendation shall be made by the Council and approved by a majority vote of the City Council.

**City of Solana Beach
Citizen Commission Members
Appointed by City Council**

Deadline – May 17, 2022 5:30 p.m.

LIST OF APPLICANTS

Budget & Finance Commission Applicants		Application Received
Last Name	First Name	
Maulik	Christopher	5-02-22
Evans	Alvin	5-12-22

ATTACHMENT 4

Applications

***This attachment is available for
viewing at the City Clerk's Office***

City of Solana Beach
635 S. Highway 101, Solana Beach, CA 92075
858-720-2400



STAFF REPORT

CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: May 24, 2022
ORIGINATING DEPT: Engineering Department
SUBJECT: **Status Report on Major FY 2021/2022 Capital Improvement Program Project Update**

BACKGROUND:

The purpose of this Staff Report is to provide a status update on major Capital Improvement Program (CIP) projects covered both under the Fiscal Year (FY) 2021/22 Budget as well as the draft 2022/23 Work Plan and Budget. Project status, anticipated project costs, and available/allocated budget for each project is presented in the discussion section.

This item is presented to the City Council (Council) to provide a status update and receive input and direction.

DISCUSSION:

The City Manager and City Staff prepare a list of CIP projects during the budget process each year. Traditionally, the list is developed for a five-year period and gets updated on an annual basis. While many projects on the CIP list will be completed during the first fiscal year in which they are budgeted, there are projects that will take several years to complete the public outreach, design, environmental clearance, and construction phases required for those projects. It is also important to note that there are several funding sources through which CIP projects will be delivered and not all projects are eligible for certain funding sources. Attachment 1 to the Staff report is a draft of the City's CIP List of Projects for Council's consideration. Please note that the CIP projects and funding amounts listed in **bold font** are newly proposed or expanded projects and funding presented for Council consideration to include in the CIP.

The following is a summary of the City's current major CIP projects, identified by funding sources:

COUNCIL ACTION:

General Fund (459) & Grant Funding (246):

- 1. La Colonia and Fletcher Cove Tot Lots:** This project would comprehensively renovate both of the existing Tot Lots including playground equipment, play area surfaces, surrounding landscaping, site work and other related improvements at the La Colonia and Fletcher Cove Tot Lots. The project is currently in the public outreach and design phase. Staff presented the latest design options to the City Council and the community at a joint Community Workshop/City Council meeting on May 4, 2022. The available funding for this project (including design and construction for both Tot Lots) is approximately \$600,000, which does not include prior Council authorizations of \$111,000 in FY 2020/21 and \$50,000 in FY 2021/22, but does include state per capita grant funding of \$186,000 and potential grant funding of \$100,000 from County of San Diego's Neighborhood Reinvestment Program (NRP). The project is not fully designed yet and the project costs may change based on the final approval by the City Council. The current estimated cost for the project as presented to the City Council on May 4, 2022, including design, permitting, and construction is approximately \$1,075,000, which leaves a shortfall of approximately \$475,000. It is anticipated construction of the project will start, pending funding appropriation, in late 2022 or early 2023.
- 2. Glenmont Pocket Park:** This project would convert approximately 0.52 acres of the existing Larrick Reservoir site owned by the Santa Fe Irrigation District into a neighborhood pocket park. The project is in the preliminary design and public outreach phase. A Community Workshop was held on April 21, 2022. Comments, feedback, and recommendations from the community were received and documented by City Staff. The next phase of the project is to develop design plans incorporating the community's input that was received during the Community Workshop. The budget currently available for this project is \$10,000 as identified in FY 2021/22 Adopted Budget. This available funding has not been spent since the conceptual design and public outreach was performed by City Staff. Staff will need professional assistance from a landscape architect to move the project to the preliminary and final design phases, conduct additional public outreach, and ultimately move to the construction phase. Staff's estimate for the preliminary design phase is approximately \$50,000 as shown in Attachment 1.

Facilities Replacement Fund (140):

- 1. Fletcher Cove Community Center Maintenance:** The Fletcher Cove Community Center is experiencing rapid deterioration due to its proximity to the ocean environment. The area of the building that needs most attention is the roof and associated roofing elements such as the fascia, rain gutters and drainage system, all of which include significant galvanized metal materials and are in various stages of deterioration. Staff has periodically repaired different elements of the Community Center, such as replacement of the doors and hardware, replacement of the lighting fixtures, replacement of toilets, faucets, and related plumbing, periodic painting and general maintenance upkeep. While the building

is in working condition and no roof leaks are detected, it is time for a more comprehensive maintenance effort such as replacement of the entire roof, gutters, and fascia, replacement of some exterior siding panels and exterior painting. Staff's rough estimate for these repairs is approximately \$230,000.

- 2. Marine Safety Center Roof Repair:** The Marine Safety Center is very old and needs to be replaced. While the full replacement of the building is in City's Work Plan, there are active leaks in the existing roof. Staff is unable to keep up with the repairing the damaged portions of the roof as patching is no longer an option. Staff estimates the roof replacement and repair of damaged sections of the roof to be approximately \$50,000.

Gas Tax (202):

- 1. Pedestrian Crossing at North Highway 101:** The City Council expressed interest in providing a pedestrian crossing at the north end of Highway 101 where the existing Harbaugh Trail terminates at the City's jurisdictional boundary. Staff worked with the City's on-call traffic engineer to explore three possible options, which were a below-grade tunnel under Highway 101, an above-grade bridge over Highway 101, and an at-grade crosswalk. The first two options were deemed to be infeasible due to very high costs and corresponding unmitigable environmental impacts. The at-grade option, while feasible, presents its own challenges; partly due to visual impacts and partly due to the proposed location requiring dual jurisdictional involvement between the cities of Solana Beach and Encinitas. Staff recommends additional study and coordination with Encinitas during the next fiscal year before a recommendation is submitted to the City Council for consideration. Anticipated cost of additional analysis is \$25,000.
- 2. Bridge Repair on Lomas Santa Fe at NCTD Bridge:** The construction joints between the asphalt pavement and the existing concrete bridge structure at Lomas Santa Fe Drive just east of Highway 101 needs to be repaired. Staff engaged the professional services of a structural engineer to prepare plans, specifications and estimate for the repair work during the 2021/22 fiscal year. The project is now ready to be advertised for construction. If approved, this work will need to be performed during night hours to minimize traffic impacts. The estimated construction cost is \$120,000, which includes construction support services.
- 3. Traffic Signal Upgrades:** The City's traffic signals are all very safe and operational. The signals are regularly maintained under a maintenance services contract. During the last fiscal year, the City Council appropriated funding for a comprehensive condition assessment of the City's traffic signals. The condition assessment report provided a list of recommended upgrades and improvements to the City's traffic signals. Some of the simple improvements, such as inclusion of an advanced pedestrian phase, were added to a couple signalized intersections. Additional upgrades are recommended by the City's on call traffic engineer. Most of the upgrades/improvements listed in the short-term recommendations may be

performed by the City's traffic signal maintenance provider as part of their routine maintenance operation. Staff recommends additional \$81,000 for this work. Medium-term and long-term recommendations would be scheduled in future fiscal years.

- 4. Annual Pavement Management Program:** Every year the City performs one large pavement repair and resurfacing project. The remaining portion of the City's annual Gas Tax funds, which is approximately \$154,000, is proposed to be allocated for this project. Please note that additional funding of \$250,000 from Transnet and \$290,000 from SB1 are available for a total appropriated amount of \$694,000 for this project. It should also be noted that in FY 2021/22, Council appropriated an additional \$200,000 from the General Fund to allow for additional streets to be repaired. When the next annual pavement project is developed, the estimated construction project will be developed to match the available funding. Given the current CIP Fund balance noted in the Fiscal Impact section of this Staff Report, Council may consider allocating additional funding to this project.

TOT Sand Replenishment Fund (450):

- 1. Marine Safety Center:** This project would replace the existing inadequate and undersized building with a more functional and appropriately sized facility. The project is in the preliminary design phase. A Community Workshop was held in February 2019 and status update presentations were made to the Council in November 2019 and October 2020. During the last update to the City Council, the design team presented a scaled down version of the preliminary design, which included pushing the proposed building into the existing slope along the south side of the project and adding a lifeguard observation station at the bottom of the beach access ramp. Based on the preferred design alternative, story poles were installed at the current Marine Safety Center on April 29, 2022. Concurrently, public notifications were distributed via mail to residential properties located within 300 feet of the project site. In addition, the public was notified of the placement of story poles through the City's e-blast system, a Mayor's announcement and informational signs placed near the story poles. The informational signs provide a QR code to the project page on the City's website where more details on the project can be found. Staff is currently collecting and documenting public comments. The current funding for the project identified in FY 2021/22 is \$450,000, which is expected to take the project through the final design phase.
- 2. Fletcher Cove Beach Access Ramp and Dissipater:** This project would reconstruct the existing lower portion of the concrete beach access ramp, the asphalt sidewalk and the handrail as well as the existing, rusted metal grate at the drainage dissipater. The project has gone through the preliminary design phase. Staff has delayed this project to accommodate the last sand placement project for the Solana Highway 101 private development project. Staff is also concerned about the upcoming additional sand placement project for Solana Highlands. Staff will also be engaging with Coastal Commission staff in anticipation of receiving a

coastal development permit exemption. The available funding for this project as identified in FY 2021/22 is \$150,000, which does not include the cost of replacement of the dissipater grate. The actual construction cost will be determined after the project is publicly advertised for competitive construction bids. Staff's estimated cost of construction for the access ramp is \$250,000 and for replacement of Dissipator is \$40,000.

- 3. Fletcher Cove Concrete Repairs:** Staff has also been assessing the condition of these improvements and the scope of this project. At this time, Staff is still engaged in determining the best approach to carry out the needed repairs to the surface improvements of Fletcher Cove Park.

CEQA COMPLIANCE STATEMENT:

This CIP update Staff Report is not a project as defined by CEQA. At the appropriate time during the design phase, each project will be evaluated under CEQA for environmental impacts.

FISCAL IMPACT:

There are not any fiscal impacts associated with this CIP update Staff Report. Each project will need funding as identified in the project descriptions provided above. The actual cost for each CIP project will be appropriated by the City Council as part of the approval of the City's annual budget.

At June 30, 2021, the City CIP fund had an available fund balance of \$2,368,485. This fund balance is primarily made up of prior year's General Fund surplus funds designated for future CIP projects. Since these funds originated from the General Fund, they may be used for any project. As Council considers the current CIP project list, Staff is seeking Council direction on the allocation of these funds to the CIP projects. Please note that Council will also have time during the FY 2022/23 Budget review in June to provide final direction on CIP project allocations.

WORK PLAN:

Most of the projects listed above are identified in the draft Fiscal Year 2022/23 Work Plan.

OPTIONS:

- Receive report.
- Provide direction/feedback.

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council receive this Staff Report and provide direction to Staff as needed.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Fiscal Year 2022/23 CIP List of Projects

Capital Improvement Plan
FY 2021/22 & FY 2022/23

Last Updated 5/18/2022

Project Appropriations By Funding Source (Cost Estimate)					
Project Number	Funding Source & Project Title	2021-22 Adopted Budget	2022-23 Adopted Budget	2022-23 Proposed Budget	Total by Funding Source
459 City CIP / General Fund					
9441.06	Fletcher Cove Playground Design/Construction	20,000		375,000	20,000
9955.22	ADA Transition Plan Projects	5,000	5,000	-	10,000
9456.22	Storm Drain Improvements - Major	300,000	300,000	300,000	600,000
9438.12	La Colonia Master Plan Update	20,000		32,000	20,000
9438.11	LC Park Playground Project Design/Construction	293,000		150,000	293,000
9408.00	City Hall Elevator Upgrade	75,000			75,000
	La Colonia Courtyard Trellis Repair	10,000	20,000		30,000
	Glenmont Pocket Park Design	10,000		50,000	10,000
	La Colonia Reseal Parking Lot	8,000			8,000
	City-Wide Tree planting project	25,000	10,000	10,000	35,000
Total City CIP / General Fund		766,000	335,000	917,000	1,101,000
135 Equipment Replacement					
9397.00	Fire Station Generator	70,000		70,000	70,000
Total Equipment Replacement		70,000	-	70,000	70,000
140 Facilities Replacement					
9462.04	FCCC Deferred Maint (roof/floor replace)	20,000		230,000	20,000
9407.22	City Hall Deferred Maint (space planning)	25,000	25,000	25,000	50,000
9395.22	Fire Station Deferred Maint (floor/cabinets)	35,000		90,000	35,000
	Marine Safety Center Deferred Maint (roof)	16,000		50,000	16,000
Total Facilities Replacement		96,000	25,000	395,000	121,000
202 Gas Tax					
9321.04	Miscellaneous Traffic Calming Projects	50,000	50,000	30,000	100,000
9362.22	Annual Pavement Management Program	170,000	170,000	154,000	340,000
	Pedestrian Crossing at North End Hwy 101			25,000	
	Lomas Santa Fe @ NTCB Bridge-Repairs			120,000	
	Traffic Signal Upgrades Phase 1			81,000	
Total Gas Tax		220,000	220,000	410,000	440,000
228 Transnet II					
9362.00	Annual Pavement Management Program	38,000	250,000	250,000	288,000
9525.00		70,000			70,000
9320.02	Glencrest Sidewalk Installation	75,000			75,000
	Safe Routes to School Masterplan	55,000		-	55,000
	South Acacia Avenue Reconstruction Design	12,000		90,000	12,000
Total TransNet II		250,000	250,000	340,000	500,000
240 CDBG					
	ADA Pedestrian Ramps	45,700	45,700	-	91,400
Total CDBG		45,700	45,700	-	91,400
246 Miscellaneous Grants					
	LCC Tot Lot Project (state)	186,000		186,000	
9438.11	LCC Tot Lot Project (county)		-	100,000	186,000
Total Miscellaneous Grants		186,000	-	286,000	186,000
247 SB1					
9362.20	Annual Pavement Management Program	270,000	290,000	290,000	560,000
Total SB1		270,000	290,000	-	560,000
450 TOT Sand Replenishment					
9441.07	Fletcher Cove Access Ramp	150,000	-	250,000	150,000
9449.02	Marine Safety Building	450,000	-		450,000
9438.11	Fletcher Cove Repairs (concrete repair)	-	-		-
	Fletcher Cove Dissipator	40,000	-	40,000	40,000
Total Sand Replenishment		640,000	-	290,000	640,000
509 Sanitation					
9856.22	Sanitary Sewer Pipeline Rehabilitation	500,000	500,000	-	1,000,000
Total Sanitation		500,000	500,000	-	1,000,000
Unfunded					
9382.XX	Lomas Santa Fe Drive Corridor	-	-	15,000,000	-

Project Appropriations By Funding Source (Cost Estimate)					
Project Number	Funding Source & Project Title	2021-22 Adopted Budget	2022-23 Adopted Budget	2022-23 Proposed Budget	Total by Funding Source
	Santa Helena Neighborhood Trail Design/Const			2,500,000	
	Traffic Signal Updates Phase 2			920,000	
	Traffic Signal Updates Phase 3			1,300,000	
	Total Unfunded	-	-	19,720,000	-
	Total Project Appropriations	3,043,700	1,665,700	22,072,000	4,709,400



STAFF REPORT

CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: May 24, 2022
ORIGINATING DEPT: City Manager's Department
SUBJECT: **City Council Revisions to Draft Fiscal Year 2022/23 Work Plan**

BACKGROUND:

The Fiscal Year (FY) 2022/23 Work Plan is a guiding document that includes all of the City Council's (Council) priority projects. The FY 2022/23 Work Plan includes an overall focus to keep four strategic priorities in mind as the Council directs Staff on projects and programs: Community Character, Organizational Effectiveness, Environmental Sustainability and Fiscal Sustainability with the knowledge that all four concepts are important to the overall sustainability of the City.

This item is before Council to consider the revisions to the draft FY 2022/23 Work Plan (Attachment 1) based on the feedback received from the Council and the community at the April 13, 2022 Work Plan workshop.

DISCUSSION:

On April 13, 2022, the Council held a public workshop to discuss the draft FY 2022/23 Work Plan, recommend changes, and accept public comment. At the public workshop, all members of Council recommended changes to the draft Work Plan presented by Staff. The revised draft FY 2022/23 Work Plan (Attachment 1, changes in track changes format) has been amended based on Council and public comments and is now being brought back for consideration and direction.

As with previous Work Plan's, Staff included the estimated costs and key tasks associated with each priority item. Some of these costs were updated after the April 13, 2022 workshop based on more information gathered from Staff during the budget preparation process.

The revised Work Plan already incorporates the revisions accepted by Council during the April 13th workshop. Therefore, the track changes in the attached Work Plan are only those as directed by the Council after receiving feedback from the public.

CITY COUNCIL ACTION:

Associated costs for all new items have been included and are open for discussion as Council contemplates final approval with the budget.

If City Council approves the recommended revisions in the attached draft FY 2022/23 Work Plan, or has any additional revisions, Staff recommends Council direct Staff to bring back for formal adoption with the Budget in June 2022.

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA.

FISCAL IMPACT:

Funding for the projects contained in the draft Fiscal Year 2022/23 Work Plan vary from project to project. Some of the projects have been budgeted for; while others do not currently have funding identified at this time. The funding identified in this Work Plan is consistent with the funding proposed in the FY 2022/23 Budget Update that will be presented to Council in June 2022.

WORK PLAN:

Revision to Work Plan.

OPTIONS:

- Approve the revisions to the draft Fiscal Year 2022/23 Work Plan.
- Provide direction to Staff on further modifications.
- Deny Staff Recommendation and provide direction to Staff.

DEPARTMENT RECOMMENDATION:

Staff recommends the City Council review and discuss the modifications to the draft Fiscal Year 2022/23 Work Plan and direct Staff to return to Council with the final Fiscal Year 2022/23 Work Plan for approval with the Budget Update in June 2022.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager



COUNCIL WORK PLAN

**FISCAL YEAR
2022-2023**

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CITY MANAGER'S REPORT

Overview / Current trends
(TO BE INSERTED LATER)

MISSION STATEMENT

To have an efficient and effective City Government that works to balance fiscal sustainability while maintaining environmental sustainability, quality of life and community character.

STRATEGIC PRIORITIES

The following Strategic Priorities provide focus and direction regarding all service expectations for the city.

- **COMMUNITY CHARACTER**

Objective: To maintain the small town coastal community charm that respects our beachside setting with consideration for scenic views and scale of development; and to promote an outdoor lifestyle and walkable/pedestrian scale community supported by local businesses that foster a friendly neighborhood ambience.

- **FISCAL SUSTAINABILITY**

Objective: To maintain a balanced operating budget and healthy capital improvement plan while providing outstanding customer service levels that maintain community character to the highest degree possible; and to maintain a threshold of sustainability on a three year forecast basis, with a goal of keeping the point of revenue and expenditure lines crossing at least three years out.

- **ORGANIZATIONAL EFFECTIVENESS**

Objective: To inspire and generate a high level of confidence in City Government and strengthen our city by providing exceptional professional services to the community through our leadership, management, innovation and ethics. To produce quality results by promoting a culture of personal and professional integrity, community engagement, equity and inclusion, staff engagement, effectiveness and teamwork, human resources management, transparent financial management, strategic leadership, service delivery, open communications and information sharing, and continuous improvement.

- **ENVIRONMENTAL SUSTAINABILITY**

Objective: To reduce the City's environmental footprint and develop long-term environmental sustainability for the community. Reduce waste and reliance on single occupancy vehicles, conserve resources and promote sustainable building practices to create a positive community image and accept our social responsibility to ensure a viable future for Solana Beach and its residents.

COMMUNITY CHARACTER

A. Land Use & Planning

1. General Plan Update

Summary: The City's first General Plan was originally adopted in 1988. Some of the elements of the General Plan (Land Use, Circulation, Noise, Housing, etc.) have been reviewed and revised individually over time.

The Circulation and Land Use Elements were adopted by the City Council on November 19, 2014, and the Environmental Impact Report was certified at that same meeting. The City's remaining elements, Conservation and Open Space, Safety, Noise, and Economic Development are the next to be updated.

Now that the Circulation and Land Use Elements have been adopted, updates to the Municipal Code are required to reflect the changes in these elements, such as, community gardens and consideration of development standards for specific areas of the community. Programs will also need to be developed to implement the Circulation Element.

The current Housing Element covers the time period of April 15, 2021 to April 14, 2029. Certain other elements of the General Plan (Land Use, Circulation, Noise, etc.) have been reviewed and revised individually over time. The City is required to update the Safety Element consistent with the recent San Diego County Hazard Mitigation Plan update and adopt an Environmental Justice Chapter. Staff will ensure that the updates are consistent with State law and with SANDAG's Regional Plan.

Key Policy Development and General Plan Update Tasks for Fiscal Year 2022/23:

- Update Chapter 17.12 Definitions and Use Matrix
 - Consistency with ADU Ordinance
 - Add Transitional and Supportive Housing in Use Matrix
 - Add Employee Housing Definition and add in Use Matrix
- Complete Safety Element update and adopt Environmental Justice Element.
- Evaluate the existing development standards for specified areas of the community.
- Evaluate need to increase guest parking requirements for multi-unit and mixed-use projects.
- Revise the SBMC to allow for a reduction in requirements for existing commercial buildings that change uses and cannot accommodate current parking standards.

- Provide guidelines for new development and redevelopment to locate off-street parking facilities behind storefronts.
- Adopt State Very High Fire Hazard Severity Zone Map.
- Consider ADU Ordinance update allowing ADU/JADU development in sensitive areas.
- Identify/pursue outside funding opportunities for development of lower and moderate income households.
- Modify SBMC regarding “Reasonable Accommodation” criteria.

Estimated Costs (Multi-year Project): An estimate of cost for the Housing and Safety Elements Update would be determined upon the issuance of an RFP for services. The City was granted \$160,000 of SB 2 and LEAP funds to complete the Housing and Safety Element Update.

2. Local Coastal Program / Land Use Plan Adoption and Preparation of the Local Implementation Plan (Timeframe: 18-24 months)

Summary: The City adopted the Certified Local Coastal Program (LCP) Land Use Plan (LUP) in February 2013. The LCP/LUP was approved by the California Coastal Commission (CCC) on March 7, 2012. At the City’s February 2013 public hearing, the City Council also directed City Staff to prepare a Land Use Plan Amendment (LUPA) to modify some of the provisions in the LUP relating primarily to bluff top development, shoreline protection and private beach access ways. The CCC approved the City’s LUPA in January 2014 and incorporated 12 additional CCC-initiated modifications. The certified LUP includes a requirement to update the 2010 Draft Mitigation Fee Study prepared by the City. In January 2014, the CCC awarded the City a grant in the amount of \$120,000 for use by the City in updating the draft fee study to reflect the policies in the Certified LUP. An updated public recreation impact fee study and draft LUPA has been prepared and was submitted to the CCC on April 29, 2016. The CCC approved the fee study with 16 modifications.

On November 8, 2017, the City Council directed staff to pursue geographic segmentation of the bluff top properties from the rest of the City in the LIP and authorized the City Manager to request a one-year extension from the CCC on the Fee Study LUP Amendment. On November 13, 2018, the City Council adopted all the CCC “Suggested Modifications” on the City’s Fee Study and LUPA. On December 13, 2018 the CCC concurred with the Executive Director’s determination that the City’s actions are legally adequate pertaining to the adoption of a public recreation fee associated with shoreline development. City staff continues to work on the draft LIP that would geographically segment the bluff top properties from the rest of the City.

Title 19 has been reserved for the “Coastal Zone” provisions associated with the LCP/LIP.

LCP Local Implementation Plan Programs & Tasks for Fiscal Year 2022/2023:

- Submit to the CCC upon City Council approval for their review and approval. Draft LIP available for public review and submitted to CCC Fall 2021.
- Complete a Land Use Plan Amendment (LUPA) to correct zoning information within the approved LUP.
- Update to Zoning Code development standards.

LCP Local Implementation Plan Programs & Tasks in future Fiscal Years:

- Develop an in-lieu ESHA mitigation fee program (Policy 3.10, Policy 3.12).
- Update HOZ regulations to include a coastal bluff overlay in LIP and SBMC (Policy 3.35, Policy 4.02).
- Update the Sign Ordinance (Policy 2.22, Policy 3.19, Policy 6.27, Policy 6.28, Policy 6.29).
- Develop a mitigation program for high-cost hotel rooms (Policy 2.32, Policy 5.8).
- Monitoring program for City’s public coastal access ways (Policy 2.56).
- Evaluate options for possible removal of rip rap on beach at Del Mar Shores public access way (Policy 2.62).
- Develop Heritage Tree Protection Ordinance (Policy 3.51, Policy 3.52, Policy 3.53).
- Prepare a wetland inventory/delineation for City (Policy 3.66).
- Establish an assessing entity/GHAD (Policy 4.35, Policy 4.36).

Estimated Cost: The estimated budget proposed for FY 2022/2023 to continue the LCP Local Implementation Plan efforts is \$55,200 for LIP/Coastal Program Management by Summit Environmental Group and \$27,600 for adjunct planning services by Summit.

3. Coastal Resiliency Programs (Timeframe: Ongoing)

Summary: Since approximately 2000, the City has been partnering with the City of Encinitas, the U.S. Army Corps of Engineers (USACE) and State Parks to develop a 50-year shoreline protection and coastal storm damage reduction project (Project). The Project involves the restoration of approximately eight miles of public beaches and shoreline in the two cities using beach sand replenishment practices. The final EIR/EIS was approved and certified by the City Council on October 14, 2015. The USACE Chief’s Report and Record of Decision (ROD) have been completed and funding for the project has been provided through the Water Resources Reform and

Development Act (WRRDA) of 2016. The USACE Solana Beach-Encinitas Shoreline Protection Project will consist of initial placement of approximately one million cubic yards of beach quality sand in Solana Beach and Encinitas in Fall 2024. The beaches would be re-nourished on a periodic cycle over a 50-year federal participation period 2024-2074.

The project received \$1,900,000 in federal funding in the USACE FY 2020 and FY 2021 Work Plans to initiate and complete the Pre-Construction, Engineering and Design (PED) phase and to establish physical baseline conditions for one year of monitoring prior to the placement of sand on the City's beach.

The Project has also recently been awarded a construction grant from State Parks for approximately \$11M and a construction award to the USACE of \$30.5M for project construction. It is currently anticipated that sand will be placed on the beach beginning in late 2024.

The City continues to implement its Sand Compatibility and Opportunistic Use Program (SCOUP) to obtain upland sources of opportunistically available beach sand. The City's permits allow the City to receive up to 150,000 cubic yards of sand on its beaches each year. In 2018, the City completed the process to extend its SCOUP for another five years, which extends new permit approvals received from the California State Land Commission, CCC USACE, and Regional Water Quality Control Board through 2024. The City's SCOUP is a key element of the City's long-term shoreline management program and is a key sea level rise adaptation strategy. The City completed its first SCOUP project with construction of Solana 101 in Spring 2021. The City continues to work with H.G. Fenton (Solana Highlands) to develop the SCOUP Work Plan that is anticipated to start in 2023.

The San Elijo Lagoon Restoration Project (SELRP) provided beach sand for Solana Beach in the Spring of 2018. Approximately 146,000 cubic yards of sand from the SELRP was placed at Fletcher Cove.

The second SANDAG Regional Beach Sand Project (RBSP2) was successfully completed in 2012 and the five-year post construction monitoring program was completed in 2017. SANDAG is in preliminary planning stages for an RBSP 3 Project though schedule has not yet been defined. The City received approximately 146,000 cubic yards of sand from RBSP2 in 2012.

Ongoing shoreline profile monitoring will continue locally as well as regionally and will remain the foundation of the SANDAG regional shoreline monitoring program. The City has entered into an MOU with SANDAG to support continued participation in this important monitoring program for the next five years (through FY 2021/2022). It is currently anticipated that this MOU will be extended to support the continuation of the regional shoreline monitoring program.

FY 2020-23 Objective: In 2020 and 2021, the City successfully obtained Federal and State funding to implement a long-term coastal resiliency beach sand replenishment

project in Solana Beach. These funds enable the completion of the PED phase of the USACE Coastal Storm Damage Reduction Project in 2021 through 2024. The Feasibility Phase was completed in 2015 (which included the EIR/EIS and obtaining all permits and regulatory approvals). In addition to the USACE project, the City will continue to implement the Sand Compatibility and Opportunistic Use Program (SCOUP) and participate in the SANDAG Regional Shoreline Profile Monitoring program that has been in place since 1998. State and Federal funding will need to be secured to implement the 50-year shoreline protection and coastal storm damage reduction project involving the restoration of approximately eight miles of shoreline in the cities of Encinitas and Solana Beach.

Key Tasks:

- Continued coordination of efforts with key parties including local, regional, State and federal regulatory and governing agencies for beach sand replenishment and retention projects as a key sea level rise/climate change adaptation strategy.
- Continue to make progress to complete the PED Phase of the USACE Coastal Storm Damage Reduction Project in Summer 2024.
- Initiate construction of the USACE Coastal Storm Damage Reduction Project in Fall 2024.
- Coordinate with SANDAG on regional shoreline monitoring and other coastal projects.
- Continue to identify other SCOUP compatible projects in the City.
- Renew SCOUP permits prior to expiration in 2023 and 2024.
- Coordinate with the City of Encinitas and USACE on consistent signage for project timeline and other pertinent outreach.

Estimated Costs (Multi-Year Project):

Revenue Sources (FY 2021/2022):

- \$149,200 - T.O.T. Sand Replenishment (Fund #450)
- \$450,000 - State Parks, Division of Boating and Waterways, Local Assistance Grant
 - \$67,500 Public Beach Restoration Fund Match (City match)
- \$400,000 – USACE Civil Works Program (FY 2020 Work Plan)

Programmed Expenditures (FY 2021/2022):

- \$149,200– USACE (Fund #450)
- \$450,000 – USACE for PED cost share (State Grant pass-through)
 - \$67,500 Public Beach Restoration Fund Match

- \$400,000 – USACE Civil Works Program (FY 2020 Work Plan)

Programmed Expenditures (FY 2022/2023):

- \$191,850 USACE (Fund #450)

4. View Assessment Ordinance Update

Summary: Provide a comprehensive review and update to the City's View Assessment Ordinance to clarify its provisions, the duties of the View Assessment Commission members, responsibilities of the project applicant and procedures, including the related toolkit document for City Council consideration for adoption. In FY 2019/2020, Staff provided language that was developed by the City's former Ad Hoc Committee and outlined other possible modification the City Council may wish to consider.

FY 2022/23 Objective: Evaluate the View Assessment Ordinance; prepare amendments as needed to clarify its provisions for proposed adoption in FY 2022/2023.

Key Tasks:

- Complete and submit amended Ordinance revisions for City Council consideration as revised by the view assessment working group.

Estimated Cost: Staff time

5. Development Review Permit (DRP) Guidelines and Toolkit

Summary: The Community Development Department is charged with implementing the goals and policies of the community set forth in the City of Solana Beach's General Plan, Zoning Ordinance and other Specific Plan regulations. Any newly proposed developments or modifications to private property require review to ensure consistency with the City's standards and policies relating to land use and preservation of the environment. The DRP Guidelines and Toolkit is intended to help property owners navigate the development review process based on the type of project that is being proposed.

FY 2022/23 Objective: Develop a citizen Guidelines and Toolkit brochure. The proposed adoption of the DRP Guidelines and Toolkit will be in the Fall 2022.

Key Tasks:

- Complete the written material for the DRP Guidelines and Toolkit. Expected to be done Fall 2022.

- Add the appropriate drawings and demonstrations to the DRP Guidelines and Toolkit. Expected to be done Fall 2022.
- Submit supporting Guidelines and Toolkit for proposed adoption. Expected to be done Fall 2022.

Estimated Cost: Staff time

6. Highway 101 Specific Plan

Summary: Consider additional modifications to the Highway 101 Specific Plan. Any proposed changes to the standards would be presented to the public in a Council Meeting and public hearing for input and feedback in what would be a collaborative process. Any recommended standards will be brought to the City Council for formal discussion and possible adoption.

FY 2022/23 Objective: This project would involve further review of the SBMC and Specific Plan that might allow for a reduction in requirements for existing buildings that change uses and cannot accommodate current parking standards.

Key Tasks:

- Conduct meetings with property and business owners.
- Consider revising the SBMC to allow for a reduction in requirements for existing buildings that change uses and cannot accommodate current parking standards.

Estimated Costs: Staff time

7. Eden Gardens Specific Plan/Overlay

Summary: The Eden Gardens Master Streetscape Plan was adopted April 17, 1995 and is a document that provides guidance on the public improvements desired in the area. The scope of the Specific Plan or creation of a zoning overlay could contain design guidelines and development standards specific to the Eden Gardens de La Colonia neighborhood. The planning process would involve community input and could include engaging a qualified design professional. In November 2019, Staff conducted a community meeting and received input regarding concerns and issues the community had been facing.

FY 2022/23 Objective: Identify and prepare possible development standards for the Eden Gardens overlay area. This may include evaluating the need to increase guest parking requirements for multi-unit and mixed-use projects.

Key Tasks:

- Prepare for consideration a draft Specific Plan/Zoning Overlay for review and consideration by City Council.
- Consider, among other things, parking requirements and setback regulations.
- Return to the community for additional workshops/feedback.

Estimated Costs: Staff time

8. Legislative Monitoring/Priorities

Summary: During any given legislative period, bills with potentially significant impacts on the City are proposed and oftentimes revised many times that require close monitoring and frequent updates to City Council. While Staff consistently monitors such legislation, the City hired a professional lobbyist in fall of 2020 to ensure the City Council is properly notified of pertinent legislation and advised of the appropriate actions to take to protect the interests of the community. The City will continue to work to advance our interests with other with other governmental entities and respond to state and federal legislation.

Key Tasks:

- Monitor proposed state legislation.
- Prepare a Legislative Priority List for Council Consideration.
- Develop policy on priority topic areas to support/advocate.
- Continue to work with lobbyists to promote City agenda.
- Engage representatives and submit letters to further our priorities.
- Adopt City ordinances and policies to respond and remain compliant with changes in law.

Estimated Costs: The City has retained a lobbyist firm at a cost of \$63,600 through December 2022.

9. Outdoor Dining Regulations

Summary: Due to the COVID-19 pandemic, certain restrictions were modified to assist the business community during the difficult times and to allow residents and visitors to continue to safely utilize certain services such as restaurants, bars, beauty salons, and exercise/wellness businesses. These specific businesses were allowed to temporarily expand into outdoor areas including sidewalks and parking lots (public and private) to provide additional space, especially during the times when indoor operations were not allowed. Due to the popularity of certain businesses, mainly restaurants and bars, the City Council would like Staff to look into the possibility of modifying regulations to permanently allow these outdoor operations.

FY 2022/23 Objective: Continue to assess the possibility of allowing outdoor operations for certain businesses. This assessment would include both the benefits and impacts that these regulations may create. This includes impacts to parking, noise, safety, aesthetics, etc. and how these, and other impacts, will be mitigated if allowed.

Key Tasks:

- Extend TUPs for outdoor dining for restaurant use beyond Labor Day.
- Monitor and assess impacts to parking, noise, safety, aesthetics, etc during the summer, especially in locations adjacent to residential neighborhoods.
- Bring back draft regulations to City Council for consideration.

Estimated Costs: Staff time and any additional costs if consultants are used for parking counts, noise monitoring or any other potential areas of impacts listed above.

10. North Rios/Annie's Canyon Traffic and Parking Management

Summary: Due to the popularity of Annie's Canyon, traffic and parking has become difficult and a nuisance to residents living nearby. These residents have requested that the City look into different options to help reduce the impacts of this popular hiking destination. While the eventual opening of the park and ride parking lot off of Manchester Avenue will hopefully help alleviate the congestion, the growing popularity of Annie's Canyon will have an ongoing impact on the local residents.

FY 2022/23 Objective: Analyze options to help alleviate the impacts of traffic and parking along North Rios and neighboring streets. This could include, among other things, traffic calming installations, resident parking permits, increased patrols, etc. This could include the formation of a City Council Working Group to meet with local residents, City staff, law enforcement and representatives of the San Elijo Lagoon Nature Collective to discuss options to alleviate the issues.

Key Tasks:

- Analyze the traffic and parking issues.
- Meet with impacted stakeholders to discuss possible actions including speed cushions installation.
- Form a City Council Working Group.

Estimated Costs: Initially, just Staff time to analyze the issues and work with the City Council Working Group. Depending on the actions taken, could include costs for parking management/calming installations.

11. Short-Term Vacation Rental Permit Ordinance Update

Summary: The City's current Short-Term Vacation Rental (STVR) Permit regulations allow for the rental of any residentially zoned dwelling unit, other than Accessory Dwelling Units (ADUs), including detached single-family residences, condominiums, duplexes, twinplexes, townhomes and multiple-family dwellings. Since adoption of the City's STVR regulations, the soaring popularity of vacation rental hosting websites has resulted in a proliferation of STVRs throughout San Diego County. Additionally, on an annual basis, Staff handles a variety of complaints regarding STVRs and their impacts to local neighborhoods including noise, parking and unruly guests. In order to maintain an appropriate balance of housing stock dedicated to residents and also to visitor accommodations, the City will evaluate the City's Short Term Vacation Rental Permit regulations for potential amendments.

FY 2022/23 Objective: Analyze the City's existing STVR Permit regulations and identify where possible modifications can be made.

Key Tasks:

- Evaluate existing STVR Permit regulations for possible modifications.
- Evaluate the City's Certified Land Use Plan (LUP) for similar modifications.

Estimated Costs: Dedicated Staff time for this effort will be required.

B. Capital Projects

1. Marine Safety Center

Summary: The existing Marine Safety Center is inadequate to continue to serve the community and beach visitors into the future. The current facility is dilapidated with design deficiencies that don't meet the current demands of the facility as well as needed ADA improvements. A needs assessment study was completed in June 2017. After the end of the needs assessment study, it was determined by the City Council that the best alternative was to demolish the existing building and construct a new building.

A Professional Services Agreement with an architectural consultant was approved in October 2018. The current phase of the project (Phase II) will develop a preliminary site and building design for a new Marine Safety Center. A community meeting was held in February 2019 and presentations occurred at Council meetings in November 2019 and October 2020. At the November 2019 Council meeting, three design options were presented and Council directed Staff to pursue the above-ground option. At the October 2020 Council meeting, a refined version of the above-ground option was presented.

Since the Council meeting in October 2020, the design consultant has updated the plans to reflect the direction provided by Council. This includes adding a lifeguard observation tower at the bottom of the ramp as well as some minor plan updates. Staff is coordinating with the consultant to have story poles installed for the three-dimensional footprint of the proposed building.

FY 2022/23 Objective: Complete preliminary design and negotiate contract for final design.

Key Tasks:

- Install story poles.
- Perform final design and engineering on preferred alternative.
- Perform environmental clearance studies.
- Prepare for submittal of a Coastal Development Permit to the California Coastal Commission.
- Obtain discretionary permits (DRP/SDP).
- Explore availability of grant funding and apply for appropriate grants.

Estimated Costs: It is estimated that approximately \$540,000 will be required to complete design. However, the design of the project is being performed in two additional phases with the currently funded Phase II (Preliminary Engineering) estimated to cost approximately \$140,000 for 30% design including Coastal

Development Permit. Phase III (Final Design) would prepare construction level drawings and specification for bidding purposes. An estimated cost for Phase III is approximately \$400,000.

2. La Colonia Park Improvements

Summary: In FY 2006/2007, a community based La Colonia Park Needs Assessment Advisory Committee developed recommendations for improvements throughout La Colonia Park including ADA Transition Plan recommendations. The City completed the conceptual design for the park improvements in FY 2009/2010 and preliminary design of the park during FY 2010/2011. With the City's purchase of the property immediately north of the new Skate Park, analysis will need to be made on how to incorporate the property into the existing park.

FY 2022/23 Objective: Continue work on renovating the community center building and park grounds. Update the Master Plan to include the City-owned parcel north of the Skate Park. The next priority project for the Master Plan is to design and construct the new Tot Lot.

Key Tasks:

- Design and construction of the Tot Lot playground consistent with the Park's Master Plan.
- Incorporate new property north of Skate Park into La Colonia Park Master Plan.
- Identify funding sources for remainder of design and initial phased improvements including ADA items.
- Complete various improvements to building and grounds.
- Analyze interior lighting in the Community Center and research possibility of installing more windows.
- Explore potential opportunities with the vacant property to the north of the park.
- Conduct routine maintenance of the Heritage Museum.
- Make the pickle ball court regulation size and resurface.

Estimated Cost:

- Build out all remaining phases of park Master Plan –
- Tot Lot - \$500,000-~~\$7~~600,000 (design and construction). Cost depends on equipment alternative chosen.
- Site preparations including demo, clearing and utilities - \$655,648
- Picnic area - \$145,051
- Overlook area - \$30,511

- Amphitheatre area - \$124,086
- Plaza gazebo - \$791,413
- Building improvements - \$663,809
- Museum - \$167,848
- General area - \$803,154
- Incorporation of new vacant property north of La Colonia Park into the overall Master Plan - \$52,000

The estimated costs for the design and construction of the Tot Lot is \$500,000-\$600,000 depending on which equipment alternative is chosen. The estimated cost to incorporate the new property north of La Colonia Park into the overall Master Plan is \$52,000. Both of these projects would include public participation and involvement. A Prop 68 Parks grant was received in the amount of \$233,089, which includes \$186,471 from the State and a City match of \$46,618. Staff will also submit a grant application to the County of San Diego for the Neighborhood Reinvestment Program.

3. South Sierra Mixed Use Affordable Housing

Summary: This project would provide needed affordable housing adjacent to neighborhood services including transit and would further implement the goals of the Solana Beach Housing Element and the General Plan. The project also satisfied obligations from a settlement agreement from the 1990s. In 2014, the City Council approved the Hitzke Development Corporation mixed use affordable housing project on South Sierra Avenue on a City-owned parking lot. The project includes commercial space and parking, ten (10) affordable housing units and parking, and 31 replacement public parking spaces.

Following approval of the project, significant delays were encountered including a legal challenge against the City and Hitzke Development Corporation and subsequent appeal with the City prevailing both at the lower court the Court of Appeals. During this delay, construction costs increased and the inability of the Applicant to obtain required affordable housing funding, including State and County grants, resulted in Hitzke having to abandon the project. In November 2020, official notification was received by the City.

On February 24, 2021, pursuant to the terms of the Agreement, the Applicant provided to the City electronic copies of all plans prepared for the project. The City's objective is to pursue development of the project pursuant to the prepared plans and approvals through issuance of a Request for Proposals (RFP).

FY 2022/23 Objective: Update building permit plans and package into a RFP for issuance to seek a qualified affordable housing developer to build the project.

Key Tasks:

- Update building permit plans for review/approval and construction.
- Prepare and issue an RFP for solicitation of affordable housing developers.
- Finalize financing.

Estimated Cost: Remainder of the Disposition Development and Lease Agreement.

4. Miscellaneous Traffic Calming Projects

Summary: These projects would identify issues and required improvements for public right of ways in various City neighborhoods to enhance the user's experience for all modes of transportation based on concerns raised by public.

FY 2022/23 Objective: Continue to monitor and analyze traffic calming requests and implement traffic calming measures throughout the City where appropriate and when funding is identified. Receive Council direction on prioritization on the following projects.

Key Tasks:

- Continue to monitor and assess traffic calming requests.
- Implement traffic calming measures at North Cedros/Cliff Street.
- Implement traffic calming measures on Santa Helena, including between Santa Victoria and Sun Valley Road. Consistent with Council's direction, Staff will implement the first level of traffic calming measures in form of narrowing the traveling lanes and introduction of creative striping and signage by the end of June.
- Implement traffic calming measures on South Cedros from Cofair to Marsolan. The community successfully completed the petition process for construction of two sets of Speed Cushions consistent with Council Policy 25. Cushions will be installed in FY 2022.
- Implement traffic calming measures on Nardo Avenue. Staff facilitated design of several traffic calming measures as part of Solana Highlands Redevelopment process. These measures will be implemented prior to occupancy of the Solana Highland project. Stop signs and crosswalks at the Nardo/Solana Circle/Nardito intersection were installed in FY 2022.
- Implement traffic calming measures on South Sierra Avenue.
- Maintain and update the list of traffic calming measures with corresponding design elements and cost estimates for Council's consideration.
- Assist community in implementation of speed cushion policy. Speed cushions were recently installed on Glencrest Drive and Highland Drive.

- Monitor results of the traffic calming installations.
- Assess stop sign installation at Nardo/Fresca intersection.

Estimated Cost: TBD – Based on the amount of requests and approval by City Council.

5. Implementation of the Comprehensive Active Transportation Strategy (CATS) Study Projects (Timeframe: Ongoing)

Summary: The CATS study identifies approximately 20 bicycle and pedestrian projects along various City streets that improve the bikeability and walkability of streets and neighborhoods in the City. This item would not include any project on Lomas Santa Fe Drive since that corridor is identified as a separate project in this Work Plan. Some of the projects that may be included as part of this item include Cedros Avenue, Sierra Avenue, Cliff Street, the Academy/Ida/Genevieve/Valley Corridor, Nardo Avenue and neighborhoods in and around the City's schools.

FY 2022/23 Objective: Implement the various projects identified in the CATS Study that was approved by the City Council in 2015.

Key Tasks:

- Determine which projects listed in the CATS study should be studied further for implementation over the next five years.
- Provide preliminary cost estimates for projects identified for additional studies.
- Identify and submit grant funding applications for these projects.
- Improvements to Lomas Santa Fe and Santa Helena are identified for improvements in the CATS study but are listed as separate items in this Work Plan.
- Research e-bike ordinance similar to the one approved in Carlsbad.
- Research and potentially join "Vision Zero".

Estimated Cost: Development of cost estimates for the various projects would be one of the first steps performed.

6. Lomas Santa Fe Corridor Project (Timeframe: TBD)

Summary: The Lomas Santa Fe Corridor project is a top priority of the CATS project listed above. Due to the significance of this project and the multiple benefits it could provide to the community, it has been separated into its own Priority Item. The project study area for the Lomas Santa Fe (LSF) Drive Corridor Project extends from Sierra

Avenue on the west side of Highway 101 to Highland Drive at the City's eastern boundary. The City's goal for the Lomas Santa Fe Corridor Project is to design physical improvements that could be constructed to improve the community character, safety, walkability, bikeability and circulation along this key east-west arterial through the City of Solana Beach.

With the variation in character along the corridor, the Project will evaluate feasible improvements that address transportation improvements that integrate with the surrounding land use, activity centers and community character along the Corridor.

During the past fiscal year, work continued on Phase III of the project which is developing design elements that were shared with the community for feedback. Phase III of the project is for final design of the improvements to LSF and has been funded primarily through a grant from SANDAG. Many elements are being designed as part of Phase III but the study of all roundabouts has been eliminated per Council direction. Some of the elements to be designed as part of Phase III include a multi-use path on the north side of LSF, striping and signal improvements, added parking, landscaping and other items intended to slow down traffic and increase use of the corridor by pedestrians and bicycles. A Community Workshop was held in October 2019 and the project was presented to the City Council for further direction in January 2020.

FY 2022/23 Objective: Pursue grant funding for construction of the project.

Key Tasks:

- Evaluate and apply for potential construction grant funding.
- Explore ways to improve e-bike safety including education and outreach.

Estimated Costs: A grant from SANDAG, in the amount of approximately \$616,000, was obtained for Phase III. With a 10% match committed by the City, the total amount of funding secured for Phase III is approximately \$684,000. Construction is estimated to cost approximately \$12,000,000. The project can be broken into segments if full construction funding is not available.

7. City Hall Deferred Maintenance

Summary: This project would perform maintenance on various components of City Hall. The projects identified for FY 2022/23 would replace the floor drains in the restrooms, and mechanical upgrades to elevator equipment.

FY 2022/23 Objective: Perform deferred maintenance on various components of City Hall.

Key Task:

- Replace the floor drains/floor tiles for the men's public restroom near Council Chambers and the women's employee restroom near the back door.
- Upgrades to the elevator mechanical room.
- Explore the potential of sit/stand desks at the Council Dais. This project was explored during the past fiscal year. It is determined that the project would require professional services of an architectural firm and if desired, RFP process will be included in the upcoming Work Plan.
- Explore the potential of installing windows at City Hall that open and close. This project was explored during the past fiscal year. It is determined that the project would require professional services of an architectural firm and if desired, RFP process will be included in the upcoming Work Plan.

Estimated Cost: It is estimated that approximately \$75,000 is needed for the upgrades to the elevator.

8. Fletcher Cove Park and Community Center Maintenance

Summary: This project would perform maintenance on various components of Fletcher Cove Park and the Community Center.

FY 2022/23 Objective:

Perform maintenance on various components of Fletcher Cove Park and the Community Center.

Key Tasks:

- Perform maintenance and repair work on the Tot Lot. Minor maintenance work has been completed but the rubber safety surface and playground equipment need to be replaced. A contract was approved in March 2021 for the design to replace the playground structure and the rubber safety surface. A public workshop to solicit suggestions for the new playground was held in August 2021. A second workshop was held in May 2022 that showed potential replacement concepts.
- Reconstruct the handrail and lower portion of the existing concrete beach access ramp.
- Perform maintenance and repair to the Community Center building.
- Strip, stain and re-seal, the boardwalk, sun plaza and basketball court (performed every three years).
- Repair roof and repair bathroom tiles.
- Evaluate replacing the chain link fence on upper park at Fletcher Cove with a more attractive fence.
- Replace four concrete benches.

- Repair cracks and damaged concrete in Fletcher Cove Park.
- Repair or remove in-ground lighting, primarily at the Sunburst.

Estimated Cost: The repairs to the access ramp are estimated to cost \$150,000. Re-sealing of the boardwalk pattern, basketball court and sun plaza is estimated to cost \$60,000. The maintenance for the community center building is estimated at \$50,000. Design and construction of the Tot Lot may cost approximately \$185,000 depending on the equipment selected.

9. Highway 101 Pedestrian Crossing at North End of City

Summary: With the installation of the pedestrian tunnel underneath the railroad track near the north end of the City, there have been requests to investigate the installation of a pedestrian crossing across Highway 101 in the vicinity of the pedestrian tunnel and Cardiff/Seaside State Beach. A very high-level study was performed that identified three alternatives.

The first option would construct a pedestrian bridge across Highway 101 at a cost of approximately \$2.5 million. The second option would construct a pedestrian tunnel underneath Highway 101 in the same general location as the tunnel under the railroad track at a cost of approximately \$1.5 million. The third option would construct an at-grade crossing, with full traffic signals in both the north and south bound direction at a cost of approximately \$500,000. All of the costs indicated above would be for construction only and would not include environmental studies or right of way acquisition. Option 3 most likely would not involve major environmental impacts.

FY 2022/23 Objective: Design pedestrian crossing across, or under, Highway 101 at north end of City near the Cardiff/Seaside State Beach. In addition, research the potential to narrow Highway 101 for traffic calming. After collaboration with the City of Encinitas and preliminary engineering analysis, a full signalized at-grade pedestrian crossing would be the preferred option. Engineering analysis supports a full signalized pedestrian crossing. Staff is seeking City Council's direction for preparation of final design and implementation phase.

Key Tasks:

- Evaluate alternative at-grade signalized crossing options.
- Start design.
- Pursue cost-sharing agreement with City of Encinitas and State Parks.
- Obtain required permits.
- Work with Encinitas on traffic calming measures and good transitions leading into and exiting City limits.

Estimated Cost: Design costs are unknown and would be determined once an at-grade crossing option is selected. ~~Construction costs are estimated to range from \$500,000 to \$2.5 million depending on the option selected.~~

10. Santa Helena Neighborhood Trail (Timeframe: 18 to 24 months)

Summary: The paved area on Santa Helena, north of Sun Valley Road, is approximately 64 feet wide. At least 20 feet of the paved area could be converted into a roadside park. The proposed project would reduce the pavement width on Santa Helena, from Sun Valley Road to the trail head at the San Elijo Lagoon and use the additional space for traffic calming improvements and a neighborhood trail. A focus group meeting was held with representatives from several local HOAs, community members and BikeWalkSolana. The Conceptual Design was then presented to City Council in March 2020. In July 2021, Council awarded a landscape design contract to M.W. Peltz. In October 2021, Staff conducted a community meeting to present the design and seek additional community input.

FY 2022/23 Objective Complete the construction level plans and pursue funding opportunities.

Key Tasks:

- Perform final engineering and landscape.
- Identify funding.

Estimated Cost: The Fiscal Year (FY) 2021/22 & 2022/23 CIP budget included \$70,000 in TransNet funding for design of the project. Construction costs have not been determined at this time. Estimated costs will be identified during the design phase.

11. Replacement of Emergency Generator at Fire Station (Timeframe: 12 to 18 months)

Summary: The existing generator at the fire station is approximately 28 years old and was installed when the fire station was constructed in 1991. Due to the age of the existing generator, the permit with the Air Pollution Control Board only allows for the operation of the generator up to 20 hours per year in non-emergency situations during testing and maintenance. As part of the design study, the operational needs of the building were evaluated to determine the size of the generator required. The electrical switchgear was also evaluated to determine if upgrades were necessary.

FY 2022/23 Objective: Evaluate funding options, obtain permit from the County Air Pollution Control District (APCD) and construct project.

Key Tasks:

- Obtain permits from Air Pollution Control District (APCD).
- Research public safety grant opportunities for purchase of emergency generator.
- Advertise and construct project.

Estimated Cost: The cost for design of the generator replacement is approximately \$20,000. The purchase and installation of a new generator is estimated to cost approximately \$100,000.

12. Replacement of Dissipater Grate at Fletcher Cove

Summary: The existing dissipater grate was installed in approximately 1998 as part of the NCTD train station project and associated drainage work. The dissipater grate is showing signs of age and replacement with a more aesthetically pleasing structure may be necessary.

FY 2022/23 Objective: Identify costs for grate replacement and prepare bid package if directed by City Council. Engage the Public Arts Commission (PAC) to participate and potentially make this a public art project.

Key Tasks:

- Identify replacement costs.
- [Explore the potential for an artistic addition and](#) engage the PAC.
- Prepare construction bid documents.
- Advertise project for construction.

Estimated Cost: Since no work has been performed on this potential project, no detail cost estimates have been done. Staff is estimating that the costs to replace the dissipater grate would be between \$30,000 and \$50,000.

13. Safe Routes to School Master Plan

Summary: In June 2020, the City was awarded a grant through the Sustainable Transportation Planning Grant Program for a Safe Routes to School Master Plan. A grant agreement was executed with Caltrans in October 2020 and a Notice to Proceed was issued in November 2020. A PSA with Chen Ryan Associates for the project was approved at the April 14, 2021 City Council meeting.

FY 2022/23 Objective: Completion of the Safe Routes to School Master Plan. Per the grant agreement with Caltrans, all work on the project must be completed by February 2023.

Key Tasks:

- Continue Community outreach.
- Preparation of recommendations and report.
- Complete work on Safe Routes to School Master Plan.
- Update the City's CATS program where appropriate.

Estimated Cost: The City received a grant from Caltrans as part of the Sustainable Communities Grant Program funded through SB-1 funding. The total project costs are \$220,000, for which the City has a 25% match requirement. Therefore, the grant from Caltrans is in the amount of \$165,000 and the City's match is \$55,000 and will be funded through the City's share of TransNet funding. Note that the Safe Routes to School Master Plan will only provide a report and recommendations for improvements. Construction and construction funding is not a component of the Safe Routes to School Master Plan.

14. Glenmont Pocket Park

Summary: The City has been researching the possibility of placing a pocket park on the property along Glenmont Avenue where the Santa Fe Irrigation District (SFID) reservoir is located.

FY 2022/23 Objective: The objective for the upcoming fiscal year is to work with the local community on the design of a pocket park at this property. The conceptual design was developed by "in-house" Engineering Department Staff as a starting point for discussion and consideration. A primary component of the design phase of this project will be the engagement of the community. This will include community meetings, public input opportunities and Council meetings.

Key Tasks:

- Conduct community outreach.
- Coordinate with SFID.
- Complete final engineering and environmental review.
- Initiate construction.

Estimated Cost: It is estimated that the conceptual design and public outreach would cost approximately \$10,000. The final design and construction budget would be determined as part of the conceptual design phase.

15. South Acacia Avenue Reconstruction Project

Summary: The curb, gutter, sidewalk and asphalt are old and in need of replacement. There are several properties along South Acacia and it would be difficult to coordinate the repairs if performed by the property owners.

FY 2022/23 Objective: The objective for the upcoming fiscal year is to engage the community with workshops and the preliminary design by in-house Engineering Department Staff as a starting point for discussion and consideration.

Key Tasks:

- Perform preliminary design by in-house Engineering Department Staff.
- Coordination with adjacent property owners.

Estimated Cost: It is estimated that the preliminary design and public outreach would cost approximately \$12,000. The final design and construction budget would be determined as part of the preliminary design phase.

16. Lomas Santa Fe Drive at NCTD – Bridge Repairs

Summary: In accordance with National Bridge Inspection Standards, Caltrans performed an inspection of this bridge and recommended repairs to maintain the bridge in good condition. The recommended repairs include repairing the joints on the deck, sealing the deck, and repairing spalls on the side rail. Staff solicited structural engineering proposals to design and prepare construction documents for the bridge repairs. Subsequently, T.Y. Lin was selected, performed a condition assessment, and began drafting plans.

FY 2022/23 Objective: The objective for the upcoming fiscal year is to complete the design plans, advertise for construction bids and perform the bridge repairs.

Key Tasks:

- Complete construction plans
- Perform bridge repairs

Estimated Cost: The design fee is approximately \$13,000. The repair work is estimated to be \$107,000.

17. Traffic Signal Upgrades

Summary: The City has 14 signalized intersections. The traffic signals are currently maintained by Siemens Mobility. The City's traffic engineering consultant, STC Traffic, performed a citywide traffic signal assessment and made recommendations to maintain and improve the efficient and effective operation of the traffic signal

systems. The first phase of improvements is to replace obsolete, damaged, and worn equipment. Future phases are to upgrade and modernize the equipment.

FY 2022/23 Objective: Perform Phase 1 traffic signal equipment replacements

Key Tasks:

- Prepare scope of work for public bids
- Perform replacements

Estimated Cost: The first phase of replacements is estimated to be \$90,000.

C. Unprioritized Community Character Issues

- Annual Pavement Repair Project – FY 2021/22 project is in construction. FY 2022/23 annual program will be developed in Spring 2022 for construction in late 2022 or early 2023.
- Continue to explore the development of a “Highway 101/Cedros Avenue Parking District/Business Preservation Ordinance” and bring to City Council for consideration and review.
- Analyze increasing the budget for the Community Grant Program and Parks and Recreation utilizing private donations.
- Analyze and establish development standards for retaining wall heights in relation to existing vs proposed grade elevation.
- Research areas for a new enclosed Dog Park, ~~potentially at La Colonia Park~~ and other areas around the community.
- Monitor the development proposal for the North Bluff property on Border Avenue in Del Mar.
- Evaluate potential to convert existing buildings to affordable housing.
- Monitor Fairgrounds future plans governance.
- Developing and communicating the City’s commitment to diversity, equity and inclusion for all of our residents and visitors.
- Evaluate the development of a sidewalk installation policy.
- Explore ways to become a Smart City and consider joining the SD Smart Cities Initiative and developing a Smart City Plan.
- Parking lot repairs at City Hall. The La Colonia Park parking lot will be repaired as part of the Fiscal Year 2021/22 pavement repair project.
- Create development check lists (including costs) for prospective applicants **and consider developing an Applicant Assistance Program including the potential creation of a customer service staff position**.
- Support regional efforts and outreach to address opioid crisis, drug overdose (including prescription drugs) and homelessness problems.
- Research ADU and affordable ADU incentive programs.

ORGANIZATIONAL EFFECTIVENESS

A. Human Resources Management / Staff Engagement & Effectiveness

1. Staff Engagement and Effectiveness

FY 2022/23 Objective: To continue to be a strategic City partner and to promote and empower a positive work environment where staff and the organization are prepared to rethink processes and welcome innovation to provide more efficiency.

Key Tasks:

- Continue the City's practice and approach to fair and consistent hiring practices that consider trust, inclusiveness, transparency and succession planning.
- Encourage Staff to see the big picture and to be innovative, responsible and effective teams while working towards the same defined goals while creating a positive atmosphere for coworkers and the community.
- Continue to display and promote ethical behavior in all official duties and personal affairs. Hold Staff accountable, instill accountability into operations, and continue to communicate and implement ethical standards and guidelines to others.
- Conduct mandatory training for all (100%) permanent City employees.

Estimated Cost: Staff time

B. Administration and Service

1. Implement Performance Measurement Program (Timeframe: Ongoing)

FY 2022/23 Objective: To continue implementation of a comprehensive performance measurement program to evaluate service delivery, cost efficiency, and customer satisfaction.

Key Tasks:

- Complete analysis of FY 2021/2022 performance measures and report results and action plan to City Council in the FY 2022/2023 Budget.
- Develop additional measures as appropriate to cover full range of City services.
- Identify appropriate community survey tool(s) to evaluate customer satisfaction that match with the performance measurement goals.
- Develop Citizen Commission Performance Measures.
- Recognize/Evaluate existing Committees/Commissions and un-official Committees/Commissions.

Estimated Cost: Staff time

2. Online Software Permit Tracking System

Summary: Staff researched various online permit tracking systems in an effort to help streamline the permit process and online payments for a variety of services including business certificates, building permits, parking citations, code violations etc. that would allow for online payments and tracking. This service would allow for an easier and more efficient process for the community and City Staff. Currently, the City only allows online credit card payments for Summer Day Camp and Junior Guard registration, so this service will expand our online services while providing better customer service to our community. In June of 2017, the City Council authorized the purchase of TRAKiT software and Staff has been working with Central Square to create the tracking program for the City. The City went live with the TRAKiT program in July 2019.

As part of the TRAKiT program, the City also purchased “My Community”, which is a stand-alone smart phone app that works with the City’s website to include relevant information for residents including City contacts, calendar of events and information regarding City government departments and services. In addition, it allows for the community to report location-specific issues such as graffiti, potholes, trash accumulation and broken sidewalks instantaneously to Staff. This program will create

a more efficient and effective way to report issues of concern to the appropriate Staff to correct. The My Community app was available to the community in November 2018.

FY 2022/23 Objective: Implement a City-wide permit tracking system that will automate permits, licenses, and other business activities, accept credit card payments, allow customer access to view the status of applications and apply or renew business certificate and permits on-line. Staff will also prepare a report to Council at least twice a year on the My Community app including such things as usage, response time and highest reported issues.

Key Tasks:

- Implement an on-line application process for business certificates and permits.
- Implement the ability for customers to pay for business certificate applications and renewals and permit applications online using a credit card.
- Research potential to include an “Other” tab in the My Community mobile application (app) to allow residents to submit reports on things not already included.
- Research the potential to include an option to report an Act of Kindness on the My Community app.

Estimated Costs: Initial cost of software purchase was approximately \$196,000 with annual maintenance costs of \$38,000-\$40,000.

3. Web-Based Online Onboarding and Performance Evaluation Program

Summary: Implemented a Citywide online Onboarding system “Onboard” through NeoGov. Built to support the public sector’s compliance requirements, Onboard ensures day-one readiness for new employees and, expedites productivity. The program has provided more efficiency in the new hire process and has reduced waste by eliminating the need to print and copy many forms, brochures, etc. All necessary information is now accessible online to new hires and employees.

FY 2022/23 Objective: Implement and train Staff on use of the City’s online Performance Management software “Perform” through NeoGov.

Key Tasks: Rollout and training to be completed by December 31, 2022.

Estimated Costs: On-going costs will be based on annual subscription chosen.

C. Communications & Technology

1. Social Media (Timeframe: Ongoing)

Summary: The City continues to successfully utilize social media to engage the community. Staff is analyzing the potential to start department specific social media accounts to better focus on new and special events that the community may desire. This might occur first for promoting specific programs like the Junior Lifeguard Program, Summer Day Camp Program and the City's Special Events.

FY 2022/23 Objective: Continue Staff communication through social media outlets by sending information regarding City activities, news and events through Facebook and Twitter. There will be a concentrated effort to increase social media presence of City programs, events and initiatives, specifically with the City of Kindness Initiative.

Key Tasks:

- Continue utilizing Facebook and Twitter for City activities, news and events.
- Continue ongoing research on the latest and most valuable social media outlets for City use.
- Update the City's Social Media and Computer Policies.
- Schedule social media campaigns to showcase community events, public art and recreational opportunities.
- Increase community engagement by growing the accounts and providing useful and exciting information and posts.

Estimated Costs: Most of the social media tasks are completed by in-house Staff. The City does pay approximately \$60 a month for the eBlast notification system, but Facebook and Twitter are free applications.

2. Cyber Security Expansion- Awareness Training, Business Continuity & Disaster Recovery

Summary: The City's current Cyber Security Awareness Initiative is in need of growth to increase protection across the City's technology infrastructure. With the deployment of new technologies in place, it is recommended the City continue ongoing tasks related to information security awareness, along with continued reinforcement of information systems processes and procedures.

FY 2021/222022/23 Objective: In addition, implement enhanced cybersecurity training tactics in the form of fake malicious e-mails and set up necessary training to increase Staff awareness.

Key Tasks:

- Budget for software and infrastructure costs in addition to renewals.
- Continually refine Disaster Recovery/ Business Continuity plan as systems develop.
- Install, setup, test network infrastructure hardware.
- Identify and prioritize cybersecurity training modules to key Staff.
- Implement strategy to understand and confirm outside agencies, like EsGil, have robust cybersecurity practices and procedures if they store City data.

Estimated Costs: Staff is currently researching potential costs but early estimates are approximately \$25,000 for hardware/software purchase and implementation.

3. Unified Communications

Summary: The City's current communications infrastructure is in need of unification and continued growth to increase productivity for Staff and accessibility from both Staff and the public. Currently, all City buildings are in the process of obtaining fiber optic connection points, allowing us to put in place necessary unified communication infrastructure. However, the City's current broadcast capability in the Council Chambers is in need of upgrades that will provide increased visibility within the Chambers.

FY 2022/23 Objective: Explore options for updating current City Council Chambers Audio/Visual broadcasting system. Additionally, unify Staff telephone system with Office 365 application Teams to increase accessibility for Staff.

Key Tasks:

- Reduce telecommunications costs by migrating T1 Primary Rate Interface (PRIs) to Session Initiation Protocol (SIP) trunks.
- Budget for and implement system upgrades with Council Chambers broadcast system.
- Integrate Office 365 application Teams with Staff phone system.
- Implement WiFi at all public facilities.

Estimated Costs: Staff is currently researching potential costs. A phased approach will be brought to Council for consideration.

4. BlueBeam Implementation

Summary: The City continues to explore technology implementation that has the potential to streamline permit processing and improve Staff's efficiency and effectiveness when reviewing plans. BlueBeam is a software that several other North County jurisdictions have begun using to improve organizational effectiveness. It allows for tracking and comparing of plans during each phase of submittal across multiple disciplines which helps with collaboration and communication amongst staff, applicants, architects, engineers, etc.

FY 2022/23 Objective: Implement use of BlueBeam software and expand existing electronic submittal processes.

Key Tasks:

- Test BlueBeam software.
- Research best practices from other jurisdiction's implementation of BlueBeam.
- Prepare process and procedures for BlueBeam submittals.
- Coordinate BlueBeam implementation with 3rd party consultants that will also be expected to use BlueBeam as part of the City's review process.
- Coordinate and implement on-going hardware upgrades (computers, monitors, etc.) so that Staff may make the best use of BlueBeam.

Estimated Costs: Estimated costs are unknown at this point. Staff is in the early stages of exploration but will research costs and bring back to City Council at a later date.

D. City Initiatives

1. City of Kindness Coalition

Summary: City of Kindness is a coalition of organizations working to inspire kindness in the world. Organizations involved in the coalition hope to affect meaningful change among schools, professionals, young people, elected officials and companies. City of Kindness is a project of the Social Impact Fund, a non-profit public charity that supports projects and campaigns that work to advance social good and make a positive difference in the world-at-large.

FY 2022/23 Objective: The objective is to make the world a better place by increasing the amount of kindness in it. Mayors across the country have come together to challenge the nation to adopt a culture of kindness in our cities, businesses and schools through acts of kindness. Now that the City is officially a part of the coalition, Staff will continue to work with the community group to promote the program and assist with events, as necessary.

Key Tasks:

- Continue to promote the coalition.
- Continue to encourage acts of kindness throughout the community and encourage people to track and submit these acts of kindness to the Kindness Counter link on the City's website.
- Work with City Council Subcommittee and community group to refine the priorities for FY 2022/23 for implementation.

Estimated Cost: Staff time

2. Promote an Unbiased and Inclusive Environment

Summary: In the wake of major social and political changes over the past decades, employers are taking steps to increase diversity, equity, and inclusion at the workplace. Studies have shown diversity and inclusion are much more than a legal or moral requirement; it is also a competitive advantage.

FY 2022/23 Objective:

- Foster and promote an inclusive culture.
- Enhanced employee engagement and retention.
- Communicate goals and measure progress.

Key Tasks:

- Develop evidence-based Ideas to increase diversity, equity, and inclusion in the Workplace.
- Develop a City Policy/Committee.
- Ongoing training for all employee levels and any new hires on “Unconscious Bias and Diversity”.

Estimated Cost: Staff time and training costs.

3. Age Friendly Communities Action Plan

Summary: The population of the United States is rapidly aging and Solana Beach has one of the oldest populations in San Diego County. The San Diego Foundation, in close partnership with the American Association of Retired Persons (AARP) and San Diego State University, has funding and assistance to help cities develop and implement an Age-Friendly Communities Program that works with stakeholders and local governments to promote programs and system-level changes that create more livable environments for residents of all ages and abilities. The Age-Friendly Communities Program addresses the various needs of older adults, such as:

- Transportation
- Housing
- Outdoor Spaces and Buildings
- Community Support and Health Services
- Respect and Social Inclusion
- Communication and Information
- Social Participation
- Civic Participation and Enjoyment

The San Diego Foundation is committed to assisting cities with the adoption of age-friendly action plans throughout the region.

FY 2022/23 Objective:

To work with the San Diego Foundation, AARP, San Diego State University and local stakeholders to develop an Age-Friendly Action Plan for Council approval.

Key Tasks:

- Conduct an inventory of policies and current plans related to livable domains to understand opportunities and gaps.
- Administer an assessment to create the baseline and provide direction.
- Use the survey results to identify high-priority issues.

- Execute listening sessions to allow input from diverse community voices.
- Share community input with all stakeholders. Solicit feedback, garner support and draft an action plan.
- Aggregate the input from residents, community stakeholders, staff, and others.
- Develop the final draft for Council approval.

Estimated Cost: Staff time. The City was approved for a grant through the San Diego Foundation to fund assistance with conducting the community meetings and drafting the final Action Plan. The local partners will be the San Diego Foundation, AARP and San Diego State University who will all work with City Staff to accomplish the tasks leading up to the final Action Plan.

4. The Mayors' Monarch Pledge

Summary: The monarch butterfly is an iconic species whose eastern populations have declined by 90% and western populations by 99% in recent years. Through the National Wildlife Federation's (NWF) Mayors' Monarch Pledge, U.S. cities, municipalities, and other communities are committing to create habitat for the monarch butterfly and pollinators, and to educate residents about how they can make a difference at home and in their community. Mayors who have taken the Mayors' Monarch Pledge must commit to implement at least three of 30 action items outlined on the NWF website (nwf.org/MayorsMonarchPledge) every year the pledge is taken. At least one action must be taken from the "Program & Demonstration Gardens" section. Mayors that complete eight or more actions will receive special recognition as part of the National Wildlife Federation's Mayors' Monarch Pledge Leadership Circle, and those that complete 24 or more actions will be recognized as a Monarch Champion. In addition, the City must report on its progress of implementing these actions annually including details about the event such as who was engaged, how many individuals engaged and how many milkweed or pollinator-friendly native nectar plants were planted over how large an area. The City first took the pledge for the 2021 program year and renewed its pledge for the 2022 program year.

FY 2022/23 Objective:

Implement at least three Monarch action items and compile the annual report detailing how they were implemented to remain in good standing with the Mayors' Monarch Pledge guidelines.

Key Tasks:

- Implement projects to fulfill the following three action items:
 - Engage with the SeaWeeders to support monarch butterfly conservation.

- Engage with the SeaWeeders and other partners to plant native milkweeds and nectar-producing plants in locations like the Coastal Rail Trail, at the La Colonia Community Center, and other city-owned properties.
- Add or maintain native milkweed and nectar producing plants in community gardens and at the El Jardin de los Ninos at the La Colonia Community Center.
- Prepare annual report about progress on the above three actions including statistics on numbers of plants purchased or planted.

Estimated Cost: Staff time, maintenance cost for plants and any costs for new plants purchased by the City.

5. Blue City Certification

Summary: The Blue City Network is a certification system that recognizes cities, towns, and counties that demonstrate their communities' commitment to healthy waterways and oceans. Participants gain access to proven resources and blueprints provided by top environmental nonprofits, cities, and governmental agencies. Upon certification, participants become part of the Blue City Network

FY 2022/23 Objective:

Maintain membership in the network of cities and counties and be willing to implement, collaborate, and share information on jurisdictional sustainability programs across four solution areas: waste minimization, climate protection, and resilience, healthy ecosystems, and water quality and efficiency.

Key Tasks:

- If required, complete a detailed re-assessment questionnaire to renew membership.

Estimated Cost: Staff time.

E. Unprioritized Organizational Effectiveness Issues

- Government Transparency —~~Open Meetings~~—~~Maintain compliance with the Brown Act to provide information and access to public meetings.~~ Records Management—Sustain and improve the City’s records management plan to ensure efficient and effective access and retention of City records for the purpose of identifying, protecting, and preserving the official history of City actions.
- Development of City Donation, Dedication and Memorial Policies.
- ~~Research the potential to improve the Community Grant Program by collaborating with other organizations to increase the amount of resources.~~
- Analyze the potential to implement free “Wi-Fi” zones at public locations. Staff is currently analyzing the ability to provide free Wi-Fi zones at Fletcher Cove Park and adjacent beaches as well as at La Colonia Park.
- Explore implementing an electronic Council Agenda/Staff Report program/process that is text searchable and can be downloaded as an entire packet. In addition, explore the possibility of having Staff Reports “text searchable”.
- Continue efforts to facilitate paperless City Council meetings.

ENVIRONMENTAL SUSTAINABILITY

A. Policy Development

1. Climate Action Plan Update

Summary: The City has made considerable progress on many measures identified in the Climate Action Plan (CAP) which was adopted in July 2017. Major highlights include the establishment of a regional Community Choice Aggregation (CCA) program; the adoption of a reach code ordinance to decarbonize buildings and increase Electric Vehicle (EV) infrastructure; implementation of Senate Bill 1383 which will curtail methane emissions from landfills. According to the latest GHG Inventory completed for 2018 by the San Diego Association of Governments (SANDAG) in conjunction with the Energy Policy Initiatives Center (EPIC), emissions in the City have dropped approximately 40% below the levels first measured in 2010. The CAP's goal is to reduce emissions from 2010 levels by 50% by 2035.

Section 5.3 of the CAP states the City will update the Plan every five years, therefore 2022 is the year the City should undergo a revision to its CAP which is opportune, because since 2017 decarbonization technologies and trends have been refined to support GHG reductions and the City could formally incorporate those into a new CAP.

FY 2022/23 Objective:

Issue RFP and select a Consultant to complete a CAP revision. Gather the latest best scientific practices and capitalize on regional knowledge and coalition groups to identify effective CAP target measures that can be effectuated by the City as well as ones that would require the City's participation in Regional actions. Make progress on the key measures identified in the summary above and that are called out separately in the sections that follow.

Key Tasks:

- Continue regional sustainability work with local governmental agencies, non-profit organizations and environmental groups including the County's Decarbonization Framework, SANDAG, San Diego Foundation, the Climate Collaborative and the North Coast Energy Action Collaborative to collaborate on regional sustainability efforts.
- Continue following state and federal legislation.
- Implement any CAP measures from the old plan or a revised one, if adopted during this Work Plan year, that Council determines should have priority.

- Continue to educate the community on issues related to environmental sustainability measures identified in the CAP through the website, social media, electronic communications and activities/events throughout the year.
- Continue to negotiate with SDG&E to purchase remaining street lights and retrofit with LED technology.
- Include a Social Equity Chapter in the CAP revision.
- Follow and stay involved with regional efforts for the next CAP revision process.

Estimated Costs: Staff estimates that costs for a consultant to update the City's CAP could be approximately \$50,000, but once proposals are officially submitted, Staff will provide more accurate cost figures to City Council.

5. Continue Compliance Requirements for Solana Energy Alliance (SEA) and Continue Growth and Establishment of Clean Energy Alliance (CEA)

Summary: The City Council has been very active and supportive in promoting the formation of a local Community Choice Aggregation (CCA) program. The environmental and economic benefits of a successful CCA are well documented, and the City is on the forefront in San Diego County on this issue. The City Council gave the final approval to launch SEA in February, 2018 and the rates were approved in March, 2018. SEA officially launched in June 2018, making it the first CCA in San Diego County. SEA has been operating for close to three years and is in the process of transitioning to the Clean Energy Alliance (CEA) with the cities of Carlsbad and Del Mar. SEA will have achieved all of its top priorities including providing a higher renewable portfolio percentage (50% renewable energy, 75% greenhouse gas (GHG) free product) than San Diego Gas and Electric (SDG&E), maintaining local control and saving its customers close to \$500,000 during the life of the program. The City is extremely proud that it was successful in launching the first CCA in the County and leading the way to the launch of two new CCA JPA's in the region. Much of the focus for FY 2022/23 will be accomplishing the tasks necessary to wind down SEA and to expand CEA.

FY 2022/23 Objective: Continue compliance requirements of the Solana Energy Alliance (SEA) mandated by the CPUC. In addition, work with the CEA Board to accomplish the necessary tasks to maintain the successful launch and implementation of CEA in 2022/23.

Key Tasks:

- Continue working with the selected consultant team (The Energy Authority and Calpine Energy Solutions) to manage the ongoing compliance requirements of SEA that will extend into 2023.

- Continue regulatory filings.
- Continue monitoring legislation for possible action.
- Continue to explore the potential to increase the baseline RPS of CEA to eventually reach the 100% RPS goal by 2035. CEA has incorporated incremental (~2%) annual increases to the RPS in its Integrated Resource Plan (IRP), as well as the pro forma, to achieve 100% by 2035.
- Continue to work with the CEA Board and consultant team to accomplish the necessary tasks to implement and expand CEA in 2022/23.

Estimated Costs: The structure of the SEA program was for the consultant team to bear the costs of the formation and launch of the program and the program will repay those initial costs with revenue from the program, At no point will the City's General Fund be at risk due to the launch and operation of the CCA. Periodic reports have been presented to the City Council to track the costs and revenue of the program. It is anticipated that all City up-front costs for direct services have been paid.

With the formation of CEA, the City committed \$150,000 along with the cities of Carlsbad and Del Mar (for a total of \$450,000) for initial costs to accomplish the tasks necessary for the successful launch of CEA. It is anticipated that those costs will be repaid to the respective cities as soon as revenues are available after CEA launch, but no later than 36-months after the launch date. The CEA Board will also consider other earlier repayment options such as securing payment from the banking partner once selected.

~~6. Increase Recycled Water Infrastructure Throughout City~~

~~**Summary:** The City is extremely interested in increasing the recycled water infrastructure throughout the City to maximize the distribution of recycled water that is produced at the SEJPA facility and reduce the demand on imported, energy intensive, potable water. In addition, the City will support the SEJPA and its efforts to develop a potable water reuse program.~~

~~**FY 2022/23 Objective:** Research and analyze the ability to bring recycled water further into the City for potential commercial properties, park/medians and for all City facilities. Encourage private properties (such as condos along Via de la Valle) to hook up to recycled water where it is available. In addition, the City should target areas that are already "water wise" and implementing measures to reduce water use (installation of drought tolerant landscaping, low flow irrigation, etc.) so the City is not promoting the use of more water. Finally, the City should encourage the continued exploration of potable reuse.~~

~~**Key Tasks:**~~

- ~~• Budget for ongoing infrastructure costs after project completion for such things as the replacement of sprinkler heads and other assorted needs.~~
- ~~• Develop project ready plans for any future grant opportunities.~~
- ~~• Continue dialogue with property owners and HOAs along Via de la Valle about connecting to the new recycled water line.~~
- ~~• Identify and prioritize areas to target for recycled water infrastructure improvements.~~

~~Support SEJPA and its efforts to develop a potable reuse program.~~

~~Estimated Costs: TBD based on future identified and approved projects.~~

7.6. Complete and Update Reach Codes for the 2022 Building Code Cycle

Summary: The City Council approved a Reach Code ordinance for the 2019 triennial Building Standards Code adoption cycle. State law requires a new edition of the California Building Code every three years. The primary purpose for this cycle is to adopt and amend for California the most recent editions of national model codes, such as the International Building Code, National Electrical Code, Uniform Plumbing Code, and others. Locally adopted amendments, also known as Reach Codes, must therefore be re-adopted for each new tri-annual update and must be submitted and filed with the State

FY 2022/23 Objective: Research and adopt Reach Codes for the 2022 Building Cycle so that they go into effect when the new Building Code goes into effect on January 1, 2023. Formulate Reach Codes that further the City's decarbonization goals and reflect the best practices and policies available to further this mission.

- Work with pro-bono consultants and utilize other no-cost resources including the SDGE Reach Code Team members to develop Reach Codes for the 2022 Building Code Cycle.
- Perform outreach to receive input about the proposed Reach Codes.
- Coordinate with other cities in the region to foster uniformity in policies.

Estimated Costs: No costs currently identified and most likely will be completed by Staff without additional Consultant expenditures.

8.7. Plastic Use Restrictions

Summary: The City adopted a robust single-use plastics ordinance in 2019 and most provisions of the ordinance were slated to go into effect in 2020. However, the COVID-19 pandemic paused efforts to educate businesses and enforce the

ordinance as local businesses faced unprecedented economic challenges. Considerable effort to educate businesses and residents is still required to ensure compliance so that plastics and other single-use items are successfully diverted from the environment and/or the waste stream. In addition, internal City policies and procedures need to be monitored to ensure compliance by the City with ordinance requirements. Special effort needs to be made to analyze and identify how the City can support water-bottle-free events on City property by ensuring easy to access water hook-ups for drinking stations at major events and access to water bottle filling stations on City property in general.

FY 2022/23 Objective: Plan and execute an education and outreach campaign so that the requirements of the new ordinance are well-understood and successfully implemented. Monitor implementation efforts and identify challenges. Consider options to ensure that for events on City property that there is drinking water availability either through the installation of water stations, providing access to potable water hookups and electricity if vendors wish to supply their own water stations or help event organizers identify other alternatives to bottled water.

Key Tasks:

- Consider Consultant assistance to initiate a public outreach and education campaign. After the outreach, implement a code enforcement campaign to ensure compliance.
- Review and update City purchasing procedures to ensure compliance.
- Educate City Staff about the new restrictions.
- Continue communication with the business community and residents to ensure compliance.
- Continue to conduct outreach to the community.
- Identify any compliance challenges and assist efforts for businesses to comply through outreach and educational materials.
- Consider and identify or help coordinate drinking water alternatives to bottled water for events occurring on City property.

Estimated Costs: Potential Consultant costs if the City outsources the education and outreach efforts. Staff time and potential increased water and electricity costs if City potable water hookups are offered to event organizers or if water stations are provided by the City. The City has identified and prioritized the installation of water filling stations at public facilities and the utilization of annual grants to fund the projects.

9.8. Electric Vehicle Infrastructure and Incentives

Summary: The City would like to explore policies that would add to the electrical vehicle charging infrastructure in the City and region and promote policies which would increase and facilitate the use of electric vehicles by residents for daily transportation needs. This item is addressed in Measures T-1, T-5, T-8 and T-10 in the CAP.

The City accomplished a major milestone with the adoption of the Energy Reach Codes which included required EV infrastructure installations in new and significantly remodeled development. This will significantly increase the much needed infrastructure throughout the community and hopefully spur further implementation in public spaces.

FY 2022/23 Objective: Continue to explore State and Federal incentives for electric vehicles and electric vehicle charging infrastructure, especially in public spaces, and promote within the City.

Key Tasks:

- Identify eligible parking spots on city-owned lots for conversion to preferred parking for EV and AFVs.
- Conduct outreach to the City's businesses and commercial property owners to encourage the conversion of private parking spaces to EV and AFV preferred parking.
- Research and apply for EV charging station grants if available.
- Strive over time to convert municipal gasoline fueled vehicle fleet to EV's to achieve 50% gasoline reduction.

Estimated Costs: Staff time and potential consultant costs if the City continues to explore future building code amendments to address this item, which could require technical expertise.

10.9. City Facility Energy Efficiency and Decarbonization Upgrades

Summary: There is an opportunity for City facilities to lower energy usage through the installation of more energy efficient lighting, HVAC systems, new windows and potentially installing photovoltaics and/or battery storage systems. There are also potentially some funding mechanisms available to fund these sorts of projects.

FY 2022/23 Objective: In consultation with Energy Efficiency Consultants, evaluate energy efficiency upgrade options for City facilities and their initial costs and potential

future cost savings. Research funding options for any cost-efficient and energy saving projects.

Key Tasks:

- Draft and issue a RFP for an Energy Efficiency Consultant to evaluate potential energy projects for City facilities.
- Select an Energy Efficiency Consultant to develop a plan for projects at City facilities.
- Bring Energy Efficiency Plan to Council for consideration.

Estimated Costs: Total costs unknown and would be determined after identifying the scope of the project.

41.10. Green Infrastructure Considerations for Climate Resiliency and Adaptation

Summary: The City's most recently adopted Climate Adaptation Plan calls for the use of green infrastructure to improve climate resiliency. Runoff from stormwater continues to be a major cause of water pollution in urban areas. It carries trash, bacteria, heavy metals, and other pollutants through storm sewers into local waterways. Heavy rainstorms can cause flooding that damages property and infrastructure.

Historically, communities have used gray infrastructure—systems of gutters, pipes, and tunnels—to move stormwater away from where we live to treatment plants or straight to local water bodies. The gray infrastructure in many areas is aging, and its existing capacity to manage large volumes of stormwater is decreasing. To meet this challenge, many communities are installing green infrastructure systems to bolster their capacity to manage stormwater. By doing so, communities are becoming more resilient and achieving environmental, social and economic benefits.

Basically, green infrastructure filters and absorbs stormwater where it falls. In 2019, Congress enacted the Water Infrastructure Improvement Act, which defines green infrastructure as "the range of measures that use plant or soil systems, permeable pavement or other permeable surfaces or substrates, stormwater harvest and reuse, or landscaping to store, infiltrate, or evapotranspire stormwater and reduce flows to sewer systems or to surface waters." Green infrastructure elements can be woven into a community at several scales.

FY 2022/23 Objective: Increase the City's tree canopy and plant areas to support local pollinators and other native animal species. Increase the use of green infrastructure citywide by considering the use of green infrastructure for all City and private developer projects. The size of the project should be taken into consideration

when analyzing and requiring green infrastructure above and beyond what is mandated.

Key Tasks:

- Adopt a green infrastructure handbook to guide public and private project implementation in the City.

Estimated Costs: The cost of planting new trees or plant areas and incorporating green infrastructure will be assessed on a project by project basis.

42.11. Senate Bill (SB) 1383 Implementation

Summary: SB 1383 is considered to be the most significant waste reduction mandate to be adopted in California in the last 30 years and went into effect January 1, 2022. SB 1383 establishes new requirements for local governments which state that cities must: 1) provide organic waste collection to all residents and business; 2) establish an edible food recovery program that recovers edible food from the waste stream; 3) conduct outreach and education to affected parties; 4) evaluate the City's capacity to implement SB 1383; 5) procure recycled organic waste products like compost, mulch, and renewable natural gas (RNG); inspect and enforce compliance with SB 1383; and 6) maintain accurate and timely records of SB 1383. The City is in compliance with all mandates, but continued compliance will still require considerable Staff time to implement. Most of the time will be required for education, compliance review, inspections, record keeping and outreach.

The City has been meaningfully coordinating with Regional Solid Waste Association (RSWA) cities to tackle several tasks as a region which has allowed the City to implement several requirements without expenditures from the City's General Fund.

FY 2022/23 Objective: Continue implementation and monitoring of all SB 1383 program components including City purchasing requirements; reporting requirement; record-keeping requirements; education & outreach and enforcement.

Key Tasks:

- Reach out and educate all food generators who must comply with the edible food donation requirements of SB 1383.
- Complete all state-required reporting and capacity planning.
- Monitor compliance and manage waiver process for those businesses who seek an exemption from either the organics recycling or edible food donation requirements.
- Ensure City's recycled paper procurement policies are followed and documented.

- All other tasks associated with SB 1383 compliance including development of a process for inspection and enforcement which needs to be in effect no later than 1/1/2024.

Estimated Costs: Staff time and potential program implementation costs not currently known or identified. Staff will return to Council when these potential costs are identified for consideration. Staff has begun to work with RSWA to develop a collective strategy with the goal to reduce costs for local cities by working together. Future inspection and enforcement costs are unknown.

B. Capital Projects

1. Major Storm Drain System Improvement Projects

Summary: There are a number of storm drain systems throughout the City that are in need of improvements/upgrades. This project provides ongoing design and construction of several additional storm drain system improvements throughout the City based on a priority ranking determined by Staff. A project was also completed in FY 2021/22 to line or replace several Corrugated Metal Pipes that were in the worst condition.

FY 2022/23 Objective: Improve storm drain infrastructure throughout the City.

Key Tasks:

- Identify priority projects.
- Complete design.
- Conduct public bidding process for major projects.
- Construct improvements.
- Develop details for the next project.

Estimated Cost: Estimated total cost of \$ \$300,000 for storm drain improvements in FY 2022/23.

2. Increase Recycled Water Infrastructure Throughout City and Promote the Transition to a Potable Reuse Program

Summary: When practicable and cost-effective, ~~T~~he City is ~~extremely~~ interested in increasing the recycled water infrastructure throughout the City to maximize the distribution of recycled water that is produced at the SEJPA facility and reduce the demand on imported, energy intensive, potable water. ~~In addition~~ For long-term planning, the City will support the SEJPA and its efforts to develop a potable water reuse program.

FY 2022/23 Objective: Research and analyze the ability to bring recycled water further into the City for potential commercial properties, park/medians and for all City facilities in areas that are practicable and cost-effective. Encourage private properties (such as condos along Via de la Valle) to hook up to recycled water where it is available. In addition, the City should target areas that are already “water-wise” and implementing measures to reduce water use (installation of drought tolerant landscaping, low flow irrigation, etc.) so the City is not promoting the use of more water. Finally, and most importunately, the City should encourage the continued exploration of potable reuse.

Key Tasks:

- Budget for ongoing infrastructure costs after project completion for such things as the replacement of sprinkler heads and other assorted needs.
- Develop project ready plans for any future grant opportunities.
- Continue dialogue with property owners and HOAs along Via de la Valle about connecting to the new recycled water line.
- Identify and prioritize areas to target for recycled water infrastructure improvements.
- Support and promote SEJPA and its efforts to develop a potable reuse program.

Estimated Costs: TBD based on future identified and approved projects.

C. Unprioritized Environmental Sustainability Issues

- Implement Measure T-10 of the CAP to increase bicycle lanes in the City to a total 17 miles of bike lanes. Currently, there are approximately 15.3 miles of bike lines in the City.
- Explore energy storage at City facilities.
- Implement policies that support energy storage and microgrids.
- Prepare strategy for net zero carbon citywide.
- Summarize and implement lessons learned from the Coronavirus emergency.
- Bike Share/Car Share Program – Monitor the implementation of the BCycle program in Encinitas and analyze the potential to expand that into Solana Beach. Staff continues to participate in regional meetings held by SANDAG and will monitor the program in Encinitas before deciding how to move forward, if necessary. Staff will also engage the local bike shops for interest in a program when appropriate.
- Monitor the beach report card grades for Seascape Sur to see if additional actions need to be taken at that storm drain outlet.
- Develop an educational flyer for residents that live on or next to slopes on how to properly design and landscape slopes to protect them during storm events.
- Continue to use the latest available organic and nonchemical pesticides and eliminate any use of rodenticides in City's Parks, rights of ways and public facilities.
- Research grant funding opportunities for EV charging infrastructure, including SANDAG.

FISCAL SUSTAINABILITY

A. Economic Development

1. North County Transit District (NCTD) Property Planning & Related Issues

Summary: NCTD issued a second Request for Proposals (RFP) in December 2014 and received four development proposals. The responses to this RFP were evaluated by a NCTD Selection Committee with local representation and a selected Development Team was recommended to the NCTD Board. In 2017, NCTD entered into an Exclusive Negotiation Agreement (ENA) with the selected developer and a pre-application review was completed by Community Development Staff on December 21, 2017. Due to several factors, NCTD terminated the ENA in 2018. Since that time, City Staff and NCTD have been discussing future disposition and development of the property.

FY 2022/23 Objective: Finalize discussions and negotiations with NCTD in order to facilitate planning and public agency use/development of the NCTD site and related public parking. The City would eventually take the lead on facilitating a new RFP process for the property. The total project area includes the entire NCTD property, including the open space area at the corner of Lomas Santa Fe and North Cedros.

Key Tasks:

- Complete negotiations with NCTD for disposition of property to explore public agency use/ development.

B. Facility Asset Management

1. Facilities/Asset Replacement Master Plan

Summary: The purpose of such an analysis and establishment of the fund will be to identify costs for the replacement or renovation of City facilities and assets, including buildings, beach stairs, and the Lomas Santa Fe bridge, among other things.

FY 2022/23 Objective: The City has completed a preliminary condition assessment and associated costs for all City facilities. Starting in FY 2014/15 through FY 2021/22, Council has authorized a total of \$1,146,600 for this Master Plan. The FY 2022/23 objective is to keep funding this Master Plan and completing necessary maintenance projects at City facilities.

Key Tasks:

- Update City facility/asset inventory list.
- Prioritize maintenance and replacement costs.
- Continue funding this item on an annual basis.

Estimated Costs: The costs to fund the facility maintenance and replacement are significant and \$25,000 will be recommended in the FY 2022/23 Budget, pending final budget outlook.

C. CalPERS Future Liability

1. Proactively Pursue Measures to Reduce CalPERS Future Liabilities

Summary: Council established a PARS Pension Trust Fund in FY 2015/16 to fund Pension liabilities to initiate this objective. Council approved the PARS Trust Fund in October 2015 and has appropriated a total of \$2,913,125 for unfunded pension liabilities through FY 2021/2022. Including contributions and investment earnings, the pension liabilities fund had an account balance of \$3,795,397 as of December 31, 2021. The purpose of the establishment of this Trust would be to pay down the CalPERS unfunded future liability quicker and provide less volatility which would lower the overall costs to the City.

FY 2022/23 Objective: Continue to fund and/or establish an on-going budget line item to reduce CalPERS pension obligations.

Key Tasks:

- Continue funding the PARS Trust Fund in FY 2022/2023.
- Consider the development of a Council Pension Funding Policy to address the City's long-term pension obligations.

Estimated Costs: TBD. Council has requested Staff incorporate a funding mechanism into the annual budget process to continue to fund the Trust.

D. OPEB Future Liability

1. Proactively Pursue Measures to Reduce Other Post-Employment Benefits (OPEB) Future Liabilities

Summary: Council established and is funding a PARS Post-Employment Benefits Trust Fund in FY 2015/16 to fund Other Post-Employment (Health) Benefits (OPEB) liabilities to initiate this objective. Council approved the PARS Trust Fund in October 2015 and has appropriated through FY 2021/2022 a total of \$1,101,581 for unfunded OPEB liabilities. Including contributions and investment earnings, the OPEB liabilities funds had an account balance of \$1,418,417 as of December 31, 2021. The purpose of the establishment of this Trust would be to establish a long-term reserve to pay down the OPEB unfunded future liability quicker and provide less volatility which would lower the overall costs to the City.

Council approved as part of the FY's, 2018/19 through 2022/23 adopted budgets an amount for the City's OPEB obligation. These amounts were equal to the actuarially determined contribution (ADC) for the fiscal years as determined by Bartel Associates, LLC. The ADC includes annual pay-as-you go benefit payments for retirees and PEMCHA administrative costs with the balance of the ADC being sent to the PARS Trust Fund for OPEB.

Establishing this funding mechanism in the adopted budgets resulted in a reduction in the City's OPEB net liability by \$2,131,014 from \$4,454,874 in FY 2017/18 to \$2,323,860 at June 30th, 2021.

FY 2022/23 Objective: Continue to fund an on-going budget line item equal to the ADC as determined by the OPEB actuarial valuation to address the City's OPEB liability obligation.

Key Tasks:

- Continue funding the PARS Trust Fund in FY 2022/2023 pursuant to Council direction.

Estimated Costs: \$322,000 has been included in the FY 2022/23 budget.

E. Unbudgeted Significant New Priority Items

1. Transition from At-Large to District-Based Council Member Elections

Summary: On February 20, 2018, the City received a letter asserting 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 threatened litigation if the City declined to convert voluntarily to district-based elections for Councilmembers. On April 11, 2018, the City Council adopted Resolution 2018-042 declaring its intent to transition from at-large to district-based City Council elections and outlining the specific steps to facilitate the transition and estimating a timeframe for taking this action.

On July 10, 2018, City Council adopted Ordinance 488 establishing by-district electoral system for four city councilmembers as reflected on Map 410e and a separately elected Mayor. Beginning with the general municipal election in November 2020, Councilmembers will be elected in electoral districts consistent with Map 410e.

On November 3, 2020, the City conducted its first district Councilmember and separately elected Mayoral election. Districts 1 and 3 and a separately elected Mayor were elected. The City will hold Councilmember elections for Districts 2 and 4 in November 2022.

Key Task:

- Hold District 2 and 4 elections.

F. Unprioritized Fiscal Sustainability Issues

- Regional, State and Federal Funding opportunities for capital and redevelopment projects.
- Conduct a Transient Occupancy Tax (TOT) local hotel audit.
- Research ways to make “downtown” more visitor friendly (i.e. QR Code program).
- Review the Fire Benefit Fee.
- Research ways to minimize Fire Department overtime costs.

HIGHLIGHTS OF SIGNIFICANT PROJECTS

A. Completed in Fiscal Years & 20210/22⁺ (To be updated with Final Work Plan)