

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



AGENDA

Joint SPECIAL Meeting

Tuesday, September 11, 2018 * 6:00 P. M.

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

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

PUBLIC MEETING ACCESS

The Regular Meetings of the City Council are scheduled for the 2nd and 4th Wednesdays and are broadcast live on Cox Communications-Channel 19, Spectrum(Time Warner)-Channel 24, and AT&T U-verse Channel 99. The video taping of meetings are maintained as a permanent record and contain a detailed account of the proceedings. Council meeting tapings are archived and available for viewing on the City's website.

AGENDA MATERIALS

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

SPEAKERS

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

AMERICAN DISABILITIES ACT TITLE 2

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

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

CITY COUNCILMEMBERS

David A. Zito, Mayor

Jewel Edson, Deputy Mayor

Judy Hegenauer, Councilmember

Lesa Heebner, Councilmember

Peter Zahn, Councilmember

Gregory Wade
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

SPEAKERS:

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

READING OF ORDINANCES AND RESOLUTIONS:

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

CALL TO ORDER AND ROLL CALL:

CLOSED SESSION REPORT: (when applicable)

FLAG SALUTE:

APPROVAL OF AGENDA:

PROCLAMATIONS/CERTIFICATES: *Ceremonial*

1. Bocce Ball Tournament

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

1. San Diego County Sheriff's Captain

ORAL COMMUNICATIONS:

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

COUNCIL COMMUNITY ANNOUNCEMENTS / COMMENTARY:

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

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

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

A.1. Minutes of the City Council.

Recommendation: That the City Council

1. Approve the Minutes of the City Council Meetings held February 14, 2018, February 28, 2018, March 14, 2018, March 21, 2018, March 28, 2018 and August 22, 2018.

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

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

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

Recommendation: That the City Council

1. Ratify the list of demands for August 4 - August 17, 2018.

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

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

A.3. General Fund Adopted Budget for Fiscal Year 2018-2019 Changes. (File 0330-30)

Recommendation: That the City Council

1. Receive the report listing changes made to the Fiscal Year 2018-2019 General Fund Adopted Budget.

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

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

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.)

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

B.1. Public Hearing: 1058 Solana Dr., Applicant: Maria and Andre Bonilla, Case 17-16-44 (File 0600-40)

Recommendation: That the City Council

1. Conduct the Public Hearing: Open the Public Hearing; Report Council Disclosures; Receive Public Testimony; Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2018-122** conditionally approving a DRP (Development Review Permit) to construct an infinity edge pool and perform associated grading and site improvements at 1058 Solana Drive, Solana Beach.

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

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

C. STAFF REPORTS: (C.1. - C.2.)

Submit speaker slips to the City Clerk.

C.1. Proposed Fire Mitigation and Park Development Impact Fees Calculation Nexus Report Consideration and Discussion. (File 0390-23)

Recommendation: That the City Council

1. Review the Nexus Report prepared by RCS and provide direction to Staff as to the next steps.

[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. Quarterly Investment Report for June 30, 2018 and Amended Quarterly Investment Reports for Previous Quarters (File 0350-44)

Recommendation: That the City Council

1. Accepts and files the attached Cash and Investment Report for the quarter ended June 30, 2018 and Amended Cash and Investment Reports for the quarters ended September 30, 2017, December 31, 2017, and March 31, 2018.

[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.

WORK PLAN COMMENTS:

Adopted June 14, 2017

COMPENSATION & REIMBURSEMENT DISCLOSURE:

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

COUNCIL COMMITTEE REPORTS:

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

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

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

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

ADJOURN:

Next Regularly Scheduled Meeting is September 26, 2018

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

www.cityofsolanabeach.org 858-720-2425

AFFIDAVIT OF POSTING

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

I, Angela Ivey, City Clerk of the City of Solana Beach, do hereby certify that this Agenda for the September 11, 2018 Council Meeting was called by City Council, Successor Agency to the Redevelopment Agency, Public Financing Authority, and the Housing Authority of the City of Solana Beach, California, was provided and posted on September 4, 2018 at 4:15 p.m. on the City Bulletin Board at the entrance to the City Council Chambers. Said meeting is held at 6:00 p.m., September 11, 2018, in the Council Chambers, at City Hall, 635 S. Highway 101, Solana Beach, California.

Angela Ivey, City Clerk
City of Solana Beach, CA

UPCOMING CITIZEN CITY COMMISSION AND COMMITTEE MEETINGS:

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

- **Budget & Finance Commission**
Thursday, September 20, 2018, 5:30 p.m. (City Hall)
- **Climate Action Commission**
Wednesday, September 19, 2018, 5:30 p.m. (City Hall)
- **Parks & Recreation Commission**
Thursday, September 13, 2018, 4:00 p.m. (Fletcher Cove Community Center)
- **Public Arts Commission**
Tuesday, September 25, 2018, 5:30 p.m. (City Hall)
- **View Assessment Commission**
Tuesday, September 18, 2018, 6:00 p.m. (Council Chambers)

ITEM A.1.

Minutes of the City Council

February 14, 2018 Closed Session, Regular Mtg
February 28, 2018 Closed Session, Special Mtg, Regular Mtg
March 14, 2018 Closed Session, Regular Mtg
March 21, 2018 Closed Session
March 28, 2018 Closed Session, Regular Mtg
August 22, 2018 Closed Session, Regular Mtg

CITY OF SOLANA BEACH

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



MINUTES

Joint Meeting - Closed Session

Wednesday, February 14, 2018 * 5:00 p.m.

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

CITY COUNCILMEMBERS

Ginger Marshall, Mayor

David A. Zito, Deputy Mayor

Jewel Edson, Councilmember

Judy Hegenauer, Councilmember

Mike Nichols, Councilmember

Gregory Wade
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

CALL TO ORDER AND ROLL CALL:

David A. Zito called the meeting to order at 5:30 p.m.

Present: Mike Nichols, David A. Zito, Jewel Edson, Judy Hegenauer
Absent: Ginger Marshall
Also Present: Gregory Wade, City Manager
Johanna Canlas, City Attorney

PUBLIC COMMENT ON CLOSED SESSION ITEMS (ONLY): None

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

CLOSED SESSION:

1. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Pursuant to Government Code Section 54956.9(d)(2)
Two (2) Potential cases.

ACTION: No reportable action.

ADJOURN:

David A. Zito adjourned the meeting to order at 5:58 p.m.

Angela Ivey, City Clerk

Approved: _____

CITY OF SOLANA BEACH

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



MINUTES

Joint REGULAR Meeting

Wednesday, February 14, 2018 * 6:00 P. M.

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

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CITY COUNCILMEMBERS

Ginger Marshall, Mayor

David A. Zito, Deputy Mayor

Jewel Edson, Councilmember

Judy Hegenauer, Councilmember

Mike Nichols, Councilmember

Gregory Wade
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

CALL TO ORDER AND ROLL CALL:

Deputy Mayor Zito called the meeting to order at 6:03 p.m.

Present: David A. Zito, Jewel Edson, Judy Hegenauer, Mike Nichols

Absent: Ginger Marshall

Also Present: Greg Wade, City Manager
Johanna Canlas, City Attorney
Angela Ivey, City Clerk,
Mo Sammak, City Engineer/Public Works Dir.
Marie Berkuti, Finance Manager
Corey Andrews, Principal Planner,
Dan King, Assistant City Manager

CLOSED SESSION REPORT: (when applicable)

Johanna Canlas, City Attorney, stated that there was no reportable action.

FLAG SALUTE:

APPROVAL OF AGENDA:

Motion: Moved by Councilmember Edson and second by Councilmember Nichols to approve. **Approved 4/0/1** (Absent: Marshall). Motion carried.

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

1. Solana Beach Civic and Historical Society
Cindi Clemens presented a donation of \$8,000 to Councilmember Nichols and Deputy Mayor Zito for the La Colonia Skate Park.

ORAL COMMUNICATIONS: None

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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.4.)

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

A.1. Minutes of the City Council.

Recommendation: That the City Council

1. Approve the Minutes of the City Council Meetings held December 13, 2017.

See Approved Minutes http://www.ci.solana-beach.ca.us/index.asp?SEC=FOF1200D-21C6-4A88-8AE1-0BC07C1A81A7&Type=B_BASIC

Motion: Moved by Councilmember Nichols and second by Councilmember Edson to approve. **Approved 4/0/1** (Absent: Marshall). Motion carried.

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

Recommendation: That the City Council

1. Ratify the list of demands for January 6, 2018 through January 26, 2018.

Item A.2. Report (click here)

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

Motion: Moved by Councilmember Nichols and second by Councilmember Edson to approve. **Approved 4/0/1** (Absent: Marshall). Motion carried.

A.3. General Fund Adopted Budget for Fiscal Year 2017-2018 Changes. (File 0330-30)

Recommendation: That the City Council

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

Item A.3. Report (click here)

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

Motion: Moved by Councilmember Nichols and second by Councilmember Edson to approve. **Approved 4/0/1** (Absent: Marshall). Motion carried.

A.4. Streetlight Preventative Maintenance and Repair Services. (File 0820-35)

Recommendation: That the City Council

1. Adopt **Resolution 2018-011:**
 - a. Authorizing the City Manager to execute Amendment No. 2 to the Professional Services Agreement with Siemens Industry, Inc. for streetlight preventative maintenance and repair services for FY 2017/18 to increase the compensation by \$37,095 for a contract total amount not to exceed \$69,429.
 - b. Authorizing an appropriation of \$33,745 from the Streetlight District Reserves for partial funding of the amendment to the Agreement with Siemens Industry, Inc.
 - c. Authorizing the City Treasurer to amend the FY 2017/18 Adopted Budget accordingly.

Item A.4. Report (click here)

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

Motion: Moved by Councilmember Nichols and second by Councilmember Edson to approve. **Approved 4/0/1** (Absent: Marshall). Motion carried.

B. PUBLIC HEARINGS: (B.1. – B.3.)

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

B.1. Public Hearing: 201 Lomas Santa Fe, Applicant: AT&T Mobility, Case 17-17-15.
(File 0610-60)

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

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.

2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15301 of the State CEQA Guidelines; and
3. Adopt **Resolution 2017-167** conditionally approving a CUP/DRP/SDP for a new WCF and associated equipment located on the roof of an existing commercial office building at 201 Lomas Santa Fe, Solana Beach.

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

[B.1. Updated Report #1 \(02-13-18\)](#)

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

Greg Wade, City Manager, introduced the item.

Corey Andrews, Principal Planner, presented a PowerPoint (on file) reviewing the applicant's third alternative.

Tim Henion, Applicant's representative, stated that they tried to address all concerns as well as they could and that they were available for questions.

Deputy Mayor Zito opened the public hearing.

Council disclosures.

Council and Staff discussed the fence on the edge of the street, a lower fence, allowing walking space between the existing asphalt curb and fence, a black vinyl chain link fence that vines could grow on, and restricting construction vehicle parking on site rather than in the neighborhood.

Gerri Retman (time donated by Ira Opper) thanked Council for listening to the surrounding neighbors of the building and the applicant for extending the tolling agreement and addressing the negative impact, and said that the new design was much better, to consider saving the tree if possible, a chain link fence was not ideal and a hurried way to replace the bamboo, and asked that the telecommunications issue be separated from the fence issue and to work further with the property owners to address the area.

Motion: Moved by Councilmember Nichols and second by Councilmember Edson to close the public hearing. **Approved 4/0/1** (Absent: Marshall). Motion carried.

Council and Staff discussed keeping the tree, Staff monitoring, if the tree had to be replaced that a 60-inch box tree in the same species would be ideal, to work with a local 3rd party landscaper or other gardeners for the street planting for something attractive and acceptable, and that the enforcement mechanism be addressed.

Motion: Moved by Councilmember Nichols and second by Councilmember Edson to approve. **Approved 4/0/1** (Absent: Marshall). Motion carried.

B.2. Public Hearing: 439 S. Cedros, Applicant: 439 Cedros, LLC, Case 17-17-29.
(File 0600-40)

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

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2018-014** conditionally approving a DRP to convert 1,291 square feet of an existing commercial building to a café, construct a new 540 square foot outdoor seating area and a new parking lot to provide 16 new parking spaces at 439 S. Cedros Avenue.

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

[B.2. Supplemental Documents \(02-14-18 updated 730am\)](#)

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

Greg Wade, City Manager, introduced the item.

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

Council and Staff discussed that the patio area would have an architectural feature over it but would not cover it entirely, that the parking spaces were an existing non-confirming use, to change the existing sidewalk size it would result in losing existing parking spaces, that they were allowed to maintain the non-conformity so they would have 26 spaces, which included 10 non-confirming spaces, that the 10 non-confirming spaces were not very functional, that if the applicant wanted to change the café to a bar someday they would be required to return to Council for approval, an entertainment license was a discretionary permit usually issued by Staff, a condition was added that if the lease was terminated that the parking spaces would be required within 6 months of the notice of the lease termination, roofing materials were standard commercial construction, to consider a condition that if they applied for an entertainment license in the future that it would be conditioned that the surrounding neighborhood would be notified, and that a dedication of right-of-way was maintained to control the sidewalk.

Deputy Mayor Zito opened the public hearing.

Council disclosures.

Brian Church, Project Architect, stated that they did not have a presentation.

Council, Staff, and Applicant discussed the parking issue and removing the encroachment on the sidewalk, that if the parking was changed to parallel it would result in losing parking, the

roofing materials and how it deals with sound, that Belly Up upgraded their roof and it contained the sound more than in the past, that there was no plan to use the space for music, that all changes were being made within the existing footprint, that all spaces were not changed except the ADA space.

Discussion continued regarding that the existing driveway did not meet standards so it was being reconstructed to comply, that the parking area was being modified, that the sidewalk was in the right-of-way, there was 16-18 inches of bumper overhang, that Public Works reviewed the project trying to bring it up to conformity but they would lose required parking, that the Resolution stated the applicant would indemnify the City of any claims that arrived from the development of this site so the applicant had the duty to defend the City and reimburse for any attorney fees.

Discussion continued regarding the difficult turnaround in the parking area, that the project was a good re-use of the building, that the parking needed to work better even though there was an attempt to utilize the exemption clause in the City's code, that some compromise was need to make it better for everyone and the success of the business and its visitors, that the area had entrances to office spaces, that they could tuck in a few parallel spaces and reduce a regular space or two since the requirement was less than the project was offering.

Brian Church, applicant's representation, stated that they would work on the project further and ask Council for the additional time to see what else could be done on the project.

Motion: Moved by Councilmember Edson and second by Councilmember Nichols to continue to a date certain to March 14, 2018. **Approved 4/0/1** (Absent: Marshall). Motion carried.

B.3. Public Hearing: 601 W. Circle, Applicants: Harris, Case 17-17-13. (File 0600-40)

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

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2018-013** conditionally approving to convert the existing garage to living area, add a covered patio and remodel the interior of an existing single-story residence on property at 601 W. Circle Drive.

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

[B.3. Updated Report #1 \(02-14-18\)](#)

[B.3. Supplemental Documents \(02-14-18 updated 145pm\)](#)

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Greg Wade, City Manager, introduced the item.

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

Councilmember discussed irrigation options, parking regulations and the number of parking spaces, and that if termite damage was identified the application would be required to return to update the calculation.

Deputy Mayor Zito opened the public hearing.

Council disclosures.

Jim Dyjak, applicant representative, said that they worked within the guidelines allowed while being sensitive to the bluff top property and allowed them to repair and remodel their property, that a structural engineer reviewed it before the project was proposed to the City, that no foundation or concrete work would be done within the footprint of the house, there were two piers outside of the geological set back line, and there was a large masonry fireplace in the center of the house that went all the way down into the bluff and they proposed removing it from the bluff.

Council and Applicant discussed the existing bamboo planted that blocked views and whether it would be removed, that the applicant would adhere to whatever conditions in the right-of-way, and that vegetation can be a discretionary process and could condition the project.

Bill Kempner (time donated by Bonnie Kempner) presented a PowerPoint (on file) and said that he lived in the area and asked for some considerations for some landscape guidelines for this project, he showed pictures of the vegetation plant growth over time and the current height, requested that Council condition the project with a specified vegetation height including the complete removal of the bamboo and trees to alleviate any future conflicts with the neighbor. He stated that he asked the applicant to trim the vegetation to 10 ft., at the initial cost of the neighbors and then for the applicant to maintain it, but he returned with a proposal to trim to 14 ft. with no guarantee of any repetitive maintenance, asked that the fence structure meet the City's code, and he said that it had been difficult to work with the neighbor on the overgrowth for view and neighborhood compatibility.

Kristin Brinner stated that she lived in the City and was the co-chair of the Beach Coastal Preservation Committee for San Diego Surfrider, that the bulk of the house was set west of the required 40 ft. setback and the bluffs had eroded so that the residence is 13 ft. from the bluff's edge and the deck is 4 ft. from it, that any findings that the project would be safe from erosion over 75 years directly contradicts the economic justification for the Army Corps Coastal Storm Drain Reduction project which relies on the justification that all structures along the bluff would be threatened by erosion over 50 years of erosion, the proposed project did not comply with the City's LUP (Local Use Plan) policies, that stated that structures could be improved without any increase in the structure, safe setbacks, and that all new development should be designed for removal if endangered, and that rate of erosion calculation was objectionable, and that the project should be denied.

Greg Wade, City Manager, said that the 75 year time period applied to new development and that this project was landward of the GSL (geological setback lines) so the entire structure was not subject to that 75 yr. period, the rest of the project was built in 1951, so Staff's position was that it did not conflict with the Army Corps project, that there was no work on the decks, that the Staff Report included a guideline about improvements of that are subject to 5 ft. within the bluff top, and the project as proposed did not conflict with that policy.

Jim Knowlton, City's 3rd party consultant, Geopacific, said that he reviewed the Surfrider's letter, that it was well written and factual, that the statement about State Parks and Recreation had disallowed walls, that State Parks had reversed some of their opinions lately about seawalls, and that they would consider them, that the issue with this property was that it was existing non-conforming and built before the Coastal Commission Act was adopted, that the LUP required a site specific evaluation by a geotechnical engineer and during his review he requested they justify the .2 instead of the .4 and was approved, the erosion rate would create the bluff set back going into the structure within the 75 yr. period which would eventually put the property in danger allowing them to go to Coastal to request approval to stabilize the bluff, but at the moment this was an existing non-conforming which allowed a remodel if certain parameters were met, which had been, and that the bluff would erode further in the future, but would not affect this application or the Coastal Development Permit application.

Council and Mr. Knowlton discussed that seawalls could not be applied for if a structure was built after 1971, that 90% of properties on the bluff met that GSL and would have erosion eventually, that Coastal had been approving these situations as long as it was not a new development, that in the past Coastal did not like seawalls but they seemed to have changed their position, that an emergency condition still allows a seawall, that Coastal would add a condition to monitor and that if a 50% threshold was met it would require them to return to apply for a new development, and that Coastal had conditioned approvals of new developments waiving their right for a seawall, that before the 75 yrs. this property would most likely be in danger, that elements of the project subject to that erosion rate falling behind the GSL, allowed the protection of those new elements, and that the elements behind the GSL would not be protected, that all of the house within the 40 ft. setback zone should not be there if it was a new structure, that it was still a theoretical discussion on which erosion would apply, the certified LUP allowed for less than the suggested rate of erosion if there were specific conditions of the site that warranted it, and that any future development would be cumulative increasing their threshold and meeting 50%.

Councilmember Edson stated that she could not remember exactly if she may have heard a past project on this house or another one nearby when she was on the View Assessment Commission.

Discussion ensued regarding that vegetation should comply with fence rules of 42 inches maximum height due to findings of neighborhood compatibility and adjacency to a public easement to maintain views in a major view corridor requiring perimeter landscaping to be in line with fencing.

Motion: Moved by Councilmember Nichols and second by Councilmember Edson to close the public hearing. **Approved 4/0/1** (Absent: Marshall). Motion carried.

Motion: Moved by Councilmember Nichols and second by Councilmember Hegenauer to approve with conditions of vegetation to meet fence regulations. **Approved 4/0/1** (Absent: Marshall). Motion carried.

C. STAFF REPORTS: (C.1.)

Submit speaker slips to the City Clerk.

C.1. Mid-Year Budget Adjustments for Fiscal Year 2017-2018. (File 0330-30)

Recommendation: That the City Council

1. Adopt **Resolution 2018-015** revising appropriations in the Fiscal Year 2017/18 Budget.

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

[C.1. Updated Report #1 \(02-14-18\)](#)

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

Greg Wade, City Manager, introduced the item.

Marie Berkuti, Finance Manager, Principal Planner, presented a PowerPoint (on file).

Motion: Moved by Councilmember Edson and second by Councilmember Hegenauer to approve. **Approved 4/0/1** (Absent: Marshall). Motion carried.

COMPENSATION & REIMBURSEMENT DISCLOSURE:

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

Councilmember Edson reported that she attended the SANDAG Board retreat and the City paid a portion of the expenses.

Deputy Mayor Zito said that he attended the Board retreat and his expenses were paid by SANDAG.

COUNCIL COMMITTEE REPORTS:

Regional Committees: (outside agencies, appointed by this Council)

Standing Committees: (All Primary Members) (*Permanent Committees*)

Councilmembers reported Committee activities.

ADJOURN:

Deputy Mayor Zito adjourned the meeting at 8:50 p.m.

Angela Ivey, City Clerk

Approved: _____

CITY OF SOLANA BEACH

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



MINUTES

Joint Meeting - Closed Session

Wednesday, February 28, 2018 * 5:00 p.m.

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

CITY COUNCILMEMBERS

Ginger Marshall, Mayor

David A. Zito, Deputy Mayor

Jewel Edson, Councilmember

Judy Hegenauer, Councilmember

Mike Nichols, Councilmember

Gregory Wade
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

CALL TO ORDER AND ROLL CALL:

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

Present: Ginger Marshall, David A. Zito, Jewel Edson, Mike Nichols

Absent: Judy Hegenauer

Also Present: Greg Wade, City Manager
Johanna Canlas, City Attorney

PUBLIC COMMENT ON CLOSED SESSION ITEMS (ONLY): None

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

CLOSED SESSION:

1. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

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

One (1) Potential case.

ACTION: No reportable action.

ADJOURN:

Mayor Marshall adjourned the meeting at 6:10 p.m.

Angela Ivey, City Clerk

Approved: _____

CITY OF SOLANA BEACH

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



MINUTES

Joint SPECIAL Meeting

Wednesday, February 28, 2018 * 6:15 P. M.

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

Teleconference Location: 1307 Country Club Dr., Wilmington, NC 28403 (Nichols)

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

CITY COUNCILMEMBERS

Ginger Marshall, Mayor

David A. Zito, Deputy Mayor

Jewel Edson, Councilmember

Judy Hegenauer, Councilmember

Mike Nichols, Councilmember

Gregory Wade
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

CALL TO ORDER AND ROLL CALL:

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

Present: Ginger Marshall David A. Zito, Jewel Edson, Mike Nichols

Absent: Judy Hegenauer

Also Present: Greg Wade, City Manager
Johanna Canlas, City Attorney
Angela Ivey, City Clerk,
Mo Sammak, City Engineer/Public Works Dir.
Marie Berkuti, Finance Manager
Corey Andrews, Principal Planner
Dan King, Assistant City Manager

APPROVAL OF AGENDA:

ORAL COMMUNICATIONS:

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

Patricia Sittson stated that she and Sean McClondon had acquired a TEDx license to hold a TEDx within Solana Beach and would hold an informational and brainstorming meeting on March 11th for community input of topics of interest.

Wayne Brecktel said he was speaking on behalf of Robert Monroe and Gary Monroe regarding a letter sent the previous week to Council requesting support for reconsideration of a Coastal Commission denial of a bluff sea cave notch/infill project approved last year which the City's Land Use Plan supported.

Gary Monroe said the previous year approval of a notch/infill conformed to the Land Use Plan and would help prevent bluff collapse and the need for a seawall(s).

C. STAFF REPORTS:

C.3. CCA Risk Management Policy, Procurement Strategy, SDG&E Agreements, Rate Discount, CCA Program and Product Names. (File 1010-40)

Recommendation: That the City Council

1. Adopt **Resolution 2018-021**:
 - a. Authorize the launch of the SBCCA
 - b. Introduce of Risk Management Policy and direct Staff to return March 14, 2018 for Policy adoption
 - c. Approve Energy Procurement Strategy
 - d. Approve rate discount of 3% and set Rate Public Hearing for March 14, 2018
 - e. Approve program name Solana Energy Alliance
 - f. Approve product names SEA Base; SEA 100; SEA NEM
2. Adopt **Resolution 2018-022** authorizing the City Manager to execute SDG&E Service Agreement and related documents.

Item C.3. Report (click here)

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

Greg Wade, City Manager, introduced the item.

Dan King, Assistant City Manager, and Jeff Fuller, Consultant T.E.A., presented a PowerPoint (on file).

Greg Wade, City Manager, introduced the consulting team who was available for questions.

Sebastian Sarria said he was with the Climate Action Campaign and that a Community Choice Program would be able to offer a cleaner energy product while providing great savings to customers with more money in the pockets of neighborhoods, families, and businesses.

Don Mullis said he was a new resident, that he had reviewed the past workshop, that his questions were, What did we know about our counter party T.E.A.? How was T.E.A.

regulated? What were the financials of T.E.A.? Where were the profit, loss statements, and balance sheets? What would have been the other experiences of any other C.C.A. customers of T.E.A.?

Tracy Richmond said that he supported the CCA and the City moving forward, that his only concern was the name Solana Energy Alliance, and that it might not be as inviting to others who may want to join the CCA in the future if it had part of the City's name in it.

Greg Wade, City Manager, said that TEA was thoroughly reviewed and was a well-respected nonprofit entity working on behalf of other clients, that other C.C.A.'s had a positive working relationship with them, that the City's C.C.A. would be an independent entity of the City, who would rely on T.E.A. to provide procurement, then the C.C.A. would provide credit on its own providing backing for energy procurement.

Mr. Fuller said that T.E.A. was a not-for-profit corporation owned by 8 large power systems across the country, or municipal owned entities, their equity owners are members, services and partners, that many were energy generators as part of a traditional vertically integrated model like SDG&E but municipally owned, separately managing each portfolio independently by the client's objectives, the equity owners are A or AA rated municipal utilities.

Council, Staff, and Consultant discussed the generation of load in the first few years should result in 2.5 million reserves under current models and would be enough to cover costs, an agreement for payback, if required, would be just under \$50,000, that the total cost to the City for staffing and consultants were \$64,000 to date, noting any conflicting policies that may affect risk management policies, that the model was validated with other data sets and the cash flow would be specific to Solana Beach, and would add data security, privacy, and best practices to the policy.

Discussion continued regarding how they were structured, that they were a cost based system with a revenue requirement for an annual cost to run the business, the partner revenues received on a fee for cost basis offset the expenses of operating the organization, that the eight equity owners of T.E.A. pay for the balance of the costs, they are just like SDG&E, all types of power, costs of in-state v. out-of-state power for renewable generation, contracting for storage of energy for later use, PCI charges for 2018 were set and did not change based on opt-out rate, the unit rate would be the same, as more people place rooftop solar on their homes the C.C.A. would encouraged it by offering a credit for any net surplus generation that was better than the IOUs had been offering, solar would lower the overall electric loads of the C.C.A. and a cost would be associated if they were net surplus generators but over time they would align procurement volumes with the lower energy needs, the franchise fees were set by Solana Beach charged to the utilities and comes in as general fund revenue, a portion of the franchise fee is divided between the delivery and the generation, the franchise fee currently charged by SDG&E would change in how it was displayed on the bill, the smallest City they had consulted with was in Washington of a pollution of 5,000, and it was ideal to join others to divide costs among those who shared common goals and objectives.

Discussion continued regarding adding reference to public education and transparency, adding how stress testing was going to risk management members for referral, that the name of the C.C.A. as S.E.A. did not come up with other jurisdictions and could always be modified or changed, that the name was not intended to be Solana Beach but Solana as a general term going through many ideas, that they did not want to make it Solana Beach specific, but to include Solana, that L.A. County was L.A.C.E. and just changed their name as they recently incorporated Ventura County into the C.C.A., that there had been a lot of positive public input with good questions, and that the rate structure being proposed was 3% less on energy cost than SDG&E but would not be set until a future meeting.

Motion: Moved by Deputy Mayor Zito and second by Councilmember Edson to approve.
Approved 3/1/1 (Noes: Marshall, Absent: Hegenauer) Motion carried.

B. PUBLIC HEARINGS: (B.1.)

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

B.1. Public Hearing: 640 North Highway 101 (“Harbaugh Seaside Trails”) Applicants: San Elijo Lagoon Conservancy, Case # 17-17-26, APN: 263-011-32. (File 0600-40)

Recommendation: That the City Council

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Sections 15333 and 15304 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2018-017** conditionally approving a DRP to perform habitat restoration and minor grading and to construct approximately 2,080 linear feet of public trail improvements, an approximately 780 linear-foot extension of the Solana Beach Coastal Rail Trail (CRT), and associated trail amenities on a vacant property located at 640 Highway 101.

Item B.1. Staff Report (click here)

Item B.1. Attachment 1 - Pgs 1-7 (click here) and Pgs 8-18 (click here)

Item B.1. Attachments 2-5 (click here)

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Greg Wade, City Manager, introduced the item.

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

Mayor Marshall opened the public hearing.

Council disclosures.

Jennifer Bright, Applicant representative, on behalf of the San Elijo Lagoon Conservancy, said that the Conservancy borrowed \$4 million from generous community members to purchase Harbaugh Seaside Trails from a proposed development, that in December 2013 a community led group known as the Gateway Committee begin discussions about the property plans and design, a conservation easement was recorded in 2014 with proposed property plans including conceptual designs for a monument sign, a viewing overlook, and an informational kiosk, that the committee identified an architect for trail designs in 2016, and that they thanked City Staff and look forward to future coordination.

Council and Ms. Bright discussed that there had been some interest among the public for parking and benches and that there was no parking on the property or loading as part of the conservation easement, that trails would be ADA accessibility, and that there would be seating areas within the donor monument, and were working on how Coastal Commission permit would be obtained and not expecting to have any issues.

Councilmember Nichols stated that he wanted to disclose that he did have a client that was working with the Conservancy on an 8-acre cleanup parcel near the lagoon located in Olivenhain and the contract was set up so that the funds are paid to the lagoon management directly and they just oversaw the property for the client for landscaping but there was not a relationship between the conservancy and himself.

Greg Wade, City Manager, said Caltrans provided \$1 million as community enhancement funds through the I-5 Corridor Program and those funds were secured for this property and provided to the Conservancy and if approved the City would be a co-applicant for the Coastal Development Permit going forward.

Gerri Retman (time donated by Ira Opper) said that the parking was similar to the Coastal Rail Trail with no parking reserved, that access to the property could be reached from north Cedros, and thanked everyone for their help and that this had taken a long time to reach this project stage.

Tracy Richmond strongly supported approval, that it was once a gas station site when it cost 23 cents a gallon, this project would enhance this area greatly, that it would provide ADA accessible trails, a close by crosswalk.

Tom Golich said when he joined the Council in 1998 that a group of investors from Canada was trying to find out why a development had not succeeded, and fortunately the citizens all supported getting it to this eventual project.

Motion: Moved by Deputy Mayor Zito and second by Councilmember Edson to closed the public hearing. **Approved 4/0/1** (Absent: Hegenauer) Motion carried.

Motion: Moved by Deputy Mayor Zito and second by Mayor Marshall to approve.
Approved 4/0/1 (Absent: Hegenauer) Motion carried.

ADJOURN:

Mayor Marshall adjourned the meeting 7:59 p.m.

Angela Ivey, City Clerk

Approved: _____

CITY OF SOLANA BEACH

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



MINUTES

Joint REGULAR Meeting

Wednesday, February 28, 2018 * 6:00 P. M.

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

Teleconference Location: 1307 Country Club Dr., Wilmington, NC 28403 (Nichols)

- 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.
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CITY COUNCILMEMBERS

Ginger Marshall, Mayor

David A. Zito, Deputy Mayor

Jewel Edson, Councilmember

Judy Hegenauer, Councilmember

Mike Nichols, Councilmember

Gregory Wade
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

CALL TO ORDER AND ROLL CALL:

Mayor Marshall called the meeting to order at 8:04 p.m.

Present: Ginger Marshall David A. Zito, Jewel Edson

Absent: Mike Nichols, Judy Hegenauer

Also Present: Greg Wade, City Manager
Johanna Canlas, City Attorney
Angela Ivey, City Clerk,
Mo Sammak, City Engineer/Public Works Dir.
Marie Berkuti, Finance Manager
Corey Andrews, Principal Planner
Dan King, Assistant City Manager

APPROVAL OF AGENDA:

Motion: Moved by Deputy Mayor Zito and second by Councilmember Edson to approve.

Approved 3/0/2 (Absent: Hegenauer, Nichols). Motion carried.

ORAL COMMUNICATIONS: None. Heard at prior meeting.

COUNCIL COMMUNITY ANNOUNCEMENTS / COMMENTARY:

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

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

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

A.1. Minutes of the City Council.

Recommendation: That the City Council

1. Approve the Minutes of the City Council Meetings held January 10, 2018.

See Approved Minutes http://www.ci.solana-beach.ca.us/index.asp?SEC=F0F1200D-21C6-4A88-8AE1-0BC07C1A81A7&Type=B_BASIC

Motion: Moved by Deputy Mayor Zito and second by Councilmember Edson to approve.

Approved 3/0/2 (Absent: Hegenauer, Nichols). Motion carried.

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

Recommendation: That the City Council

1. Ratify the list of demands for January 27, 2018 through February 9, 2018.

Item A.2. Report (click here)

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

Motion: Moved by Deputy Mayor Zito and second by Councilmember Edson to approve.

Approved 3/0/2 (Absent: Hegenauer, Nichols). Motion carried.

A.3. General Fund Adopted Budget for Fiscal Year 2017-2018 Changes. (File 0330-30)

Recommendation: That the City Council

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

Item A.3. Report (click here)

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

Motion: Moved by Deputy Mayor Zito and second by Councilmember Edson to approve.

Approved 3/0/2 (Absent: Hegenauer, Nichols). Motion carried.

A.4. Multi-Jurisdictional Hazard Mitigation Plan Revisions. (File 0240-30)

Recommendation: That the City Council

1. Adopt **Resolution 2018-004** approving revisions to the Multi-Jurisdictional Hazard Mitigation Plan.

Item A.4. Report (click here)

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

Motion: Moved by Deputy Mayor Zito and second by Councilmember Edson to approve.

Approved 3/0/2 (Absent: Hegenauer, Nichols). Motion carried.

A.5. Special Counsel Services for Municipal Elections. (File 0430-05)

Recommendation: That the City Council

1. Adopt **Resolution 2018-019** approving and authorizing the City Manager to execute a Professional Services Agreement for Special Counsel Services for Municipal Elections between the City of Solana Beach and Best Best & Krieger LLP.

Item A.5. Report (click here)

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

Motion: Moved by Deputy Mayor Zito and second by Councilmember Edson to approve.

Approved 3/0/2 (Absent: Hegenauer, Nichols). Motion carried.

Motion: Moved by Deputy Mayor Zito and second by Councilmember Edson to approve.

Approved 3/0/2 (Absent: Hegenauer, Nichols). Motion carried.

A.6. Seasonal/Temporary Salary Schedule Adjustments. (File 0520-10)

Recommendation: That the City Council

1. Adopt **Resolution 2018-018:**
 - a. Approving Salary Adjustments to the FY 2017/18 Seasonal/Temporary Salary Schedule (Schedule 6).
 - b. Approving an appropriation of \$12,700 to the Marine Safety budget and \$950 to the Recreation Department budget, both in the General Fund and allocated between salary and benefits as determined by the Finance Department.
 - c. Authorizing the City Treasurer to amend the FY 2017/18 Adopted Budget accordingly.

Item A.6. Report (click here)

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

Motion: Moved by Deputy Mayor Zito and second by Councilmember Edson to approve.

Approved 3/0/2 (Absent: Hegenauer, Nichols). Motion carried.

A.7. Purchase of Four Mobile Data Computers with Accessories, Warranties, and Installation from CDCE Engineered Solutions. (File 0260-40)

Recommendation: That the City Council

1. Adopt **Resolution 2018-016:**
 - a. Authorizing the City Manager to approve the purchase through CDCE, Inc. for four (4) #V110G3, Intel Core i5-6200 Processors with docking stations, miscellaneous accessories, warranty, and installation.
 - b. Authorizing appropriations in the Public Safety Special Revenue Fund of \$26,243 to the Fire Revenue from Other Agencies revenue account and to the Equipment expenditure account for the Fire Department.

- c. Authorizing appropriations in the Public Safety Special Revenue Fund of \$4,785 from County Service Area (CSA) – 17 Reserves to the Equipment expenditure account for the Fire Department.
- d. Authorizing the City Treasurer to amend the FY 2017/18 Adopted Budget accordingly.

Item A.7. Report (click here)

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

Motion: Moved by Deputy Mayor Zito and second by Councilmember Edson to approve.
Approved 3/0/2 (Absent: Hegenauer, Nichols). Motion carried.

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

Submit speaker slips to the City Clerk.

C.1. Public Arts Citizen Commission Appointment. (File 0120-06)

Recommendation: That the City Council

1. Appoint one (1) member to the **Public Arts** Commission nominated/appointed by *Council-at-large* for a term ending January 2020.

Item C.1. Report (click here)

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

Motion: Moved by Deputy Mayor Zito and second by Mayor Marshall to appoint Jeff Martin. **Approved 3/0/2** (Absent: Hegenauer, Nichols). Motion carried.

C.2. Quarterly Investment Report. (File 0350-44)

Recommendation: That the City Council

1. Accepts and files the attached Cash and Investment Report for the quarter ended December 31, 2017.

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.

Presentation

C.4. Introduce Ordinance 485 (1st Reading) - City Council Monthly Compensation.
(File 0520-10)

Recommendation: That the City Council

1. Discuss and consider changes, if any, to Councilmember compensation.
2. If desired, introduce **Ordinance 485** amending Solana Beach Municipal Code (SBMC) section 2.04.020 to reflect the adjustment from \$712.58 to \$1068.88 to take effect when a new term of office commences in December 2018.

Item C.4. Report (click here)

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

Greg Wade, City Manager, introduced the item.

Johanna Canlas, City Attorney, stated that the statutory formula could increase the salary to \$1,068.88 per month.

Councilmember Edson said she was not interested in a raise and did not run for City Council for the money but because she was compassionate about the community.

Deputy Mayor Zito said that if anything was increased it should be fair and equitable but there were several years that Staff did not receive raises and would not want to give Council a 50% raise, but he was willing to look at something as a way to encourage additional people to run for Council. He said that, based on the increases over a 10-year period given to the Staff Miscellaneous Group, it would be roughly 15% increase so that may be a good number, but that he would rather discuss it with the entire Council.

Mayor Marshall said she would be comfortable discussing with the entire Council at the next Budget period, that the proposal looked like a hefty raise, and was more comfortable waiting until June.

No Action.

COMPENSATION & REIMBURSEMENT DISCLOSURE: None

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

COUNCIL COMMITTEE REPORTS:

Regional Committees: (outside agencies, appointed by this Council)

Standing Committees: (All Primary Members) (*Permanent Committees*)

Councilmembers reported Committee activities.

ADJOURN:

Mayor Marshall adjourned the meeting at 8:30 p.m.

Angela Ivey, City Clerk

Approved: _____

CITY OF SOLANA BEACH

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

MINUTES

Joint Meeting - Closed Session

Wednesday, March 14, 2018 * 5:00 p.m.

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



CITY COUNCILMEMBERS

Ginger Marshall, Mayor

David A. Zito, Deputy Mayor

Jewel Edson, Councilmember

Judy Hegenauer, Councilmember

Vacant, Councilmember

Gregory Wade
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

CALL TO ORDER AND ROLL CALL:

Mayor Marshall called the meeting to order at 5:30 p.m.

Present: Ginger Marshall, David A. Zito, Jewel Edson, Judy Hegenauer

Absent: None

Also Present: Gregory Wade, City Manager
Johanna Canlas, City Attorney

PUBLIC COMMENT ON CLOSED SESSION ITEMS (ONLY):

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

CLOSED SESSION:

1. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

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

One (1) Potential case.

ACTION: No reportable action.

ADJOURN:

Mayor Marshall adjourned the meeting at 6:00 p.m.

Angela Ivey, City Clerk

Approved: _____

CITY OF SOLANA BEACH

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



MINUTES

Joint REGULAR Meeting

Wednesday, March 14, 2018 * 6:00 P. M.

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

And Teleconference Location (Zito): Courtyard by Marriott Bengaluru, Outer Ring Rd.,
Marathahalli Sarjapur Rd., Bellandur, Bengaluru, Karnataka 560103, India (added 3-9-18)

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

CITY COUNCILMEMBERS

Ginger Marshall, Mayor

David A. Zito, Deputy Mayor

Jewel Edson, Councilmember

Judy Hegenauer, Councilmember

Vacancy

Gregory Wade
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

CALL TO ORDER AND ROLL CALL:

Mayor Marshall called the meeting to order at 6:06 p.m.

Present: Ginger Marshall, David A. Zito, Jewel Edson, Judy Hegenauer

Absent: None

Also Present: Greg Wade, City Manager
Johanna Canlas, City Attorney
Angela Ivey, City Clerk,
Dan King, Assistant City Manager
Mo Sammak, City Engineer/Public Works Dir.
Marie Berkuti, Finance Manager
Corey Andrews, Principal Planner

Mayor Marshall stated that four council members were present and that Councilmember Nichols had tendered his resignation as of March 12th and that at the next meeting Council would be reviewing how to proceed with replacing the position.

CLOSED SESSION REPORT: (when applicable)

Johanna Canlas, City Attorney, stated that there was no reportable action.

FLAG SALUTE:

APPROVAL OF AGENDA:

Motion: Moved by Councilmember Edson and second by Mayor Marshall to approve. **Approved 4/0.** Motion carried.

ORAL COMMUNICATIONS:

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

Jill Cooper asked Council to pass a resolution promoting common sense gun safety in the community, urged the Council to call on elected officials to pass federal legislation to promote gun safety, support strict background checks and waiting periods, and to repeal the conceal and carry reciprocity bill.

Latha Sundar said that preventing violence in society was more important than Second Amendment rights.

Simone MacLellen said she was with NeverAgainCA.org, a grass roots organization to end gun violence through legislation, education and activism, and asked Council to write to the US House of Representatives about the concealed carry reciprocity bill, and adopt a resolution opposing U.S. House Bill 38 and U.S. Senate Bill 446.

Cindi Clemons asked Council to adopt a resolution in opposition to U.S. Senate Bill 446 to protect California's gun control laws, that law enforcement agencies across the country had opposed the bill, including former San Diego City Police Chief, and that the City of San Diego and the San Diego Unified School District have drafted resolutions opposing the bill, and said her heart goes out to the victims of the mass shooting in Florida. Said that thoughts and prayers are not enough and that we're called to action and now is the time.

Sharon Rosen Leib said she is a former Deputy Attorney General of California and worked at the department of justice when she was seven months pregnant and a weapon was slipped to her on the floor when a co-worker was getting a drink of water, stating that he said he had a conceal and carry permit and that the safety was on, and that she is asking Council to take a firm stand against conceal and carry reciprocity for personal safety and the safety of our children.

Dave Clemons said California has been a leader in common sense gun control reform and our laws are some of the strongest nationwide, asked Council to draft a resolution opposing conceal and carry reciprocity, said that US Senate Bill 446 calls for laws that would circumvent California's tight laws in exchange for privileges between states, stated that California currently requires a permit from a local law enforcement agency to carry a concealed gun, applicants must have completed a course and have a valid reason to carry a concealed gun, and asked elected officials to please stand up and preserve the progress that has been made on this issue before more lives are lost.

Kelly Harless asked Council to add a voice to reasonable gun laws in California and nationwide and to oppose the conceal and carry resolution. She said that she has a 14-year-old daughter and two other children and that on February 15 for the first time, one of her children told her she was too scared to go to school and a week later told her that she developed a safety plan—where to run before school, during class and after school. She said a loud sound occurred on campus a week later and caused a panic, and everybody thought it was a gun. She said she wants to stop the gun show at the Del Mar Fairgrounds from occurring every year and said that she doesn't want children attending gun shows and the glorification of weapons without reasonable gun laws.

Dave Rolland gave an update on California Senator Tony Atkins, that she will be sworn in on March 21st as the 48th President Pro Temp, she is making history as the first woman to hold that position and the first president pro temp from San Diego County in nearly 40 years, said that the bills she is carrying have a theme of breaking down arbitrary barriers, that bill SB945 removes a barrier blocking underinsured women with breast or cervical cancer from treatment, said that SB 1005 makes sure survivors of domestic violence don't have to choose between a safe home and a beloved pet, said that SB1086 ensures access to certain death benefits for families of public safety officers who died from certain job related illnesses, said that SB 1125 removes barriers blocking access to mental health treatment at community centers, and that currently health care centers can't bill Medicare for mental health treatment if it happens on the same day as another visit, said that SB970 requires hotels to train employees to spot the signs of human trafficking, said that SB1367 gives the San Diego River Conservancy authority to provide assistance to non-profit groups or local governments to enhance local rivers, and lastly, said that the California Competes Tax Credit Application ends March 26 and that if someone has a company and wants to expand to go online and apply and that San Diego usually does very well.

Mary Yang added support to the previous speakers on gun control, said that she is here to bring to attention the issue of straws and disposable plastics, said that this week there is the 6th international marine debris conference in San Diego and that one of the topics to discuss is plastic pollution, said that studies show plastics will outweigh fish pound for pound in the ocean by 2050, that some plastics concentrate toxins, that only 9% of world plastics are recycled and much of it ends in our oceans and waterways, that straws are the 4th most common form of plastic pollution in the U.S., that we use on average 1.6 straws per person per day and in Solana Beach this equates close to 22,000 straws per day, that other cities throughout the U.S. have passed ordinances requiring restaurants to provide straws on request only, that other cities have banned not only straws, but plastic utensils and stirrers altogether, and she asked Council to explore restrictions on all single-use disposable plastics, and thanked Council for launching the County's first Community Choice Aggregation and commended City Staff and consultants for their hard work and efforts.

Councilmember Edson supported the speakers tonight and asked Staff put discussion of gun issue on a future agenda, and that Staff research the plastic pollution issue as well.

Councilmember Zito thanked everyone for coming out tonight and asked Staff to bring back the conceal and carry reciprocity and consider and resolution in opposition, will be have a work plan meeting to discuss the plastics pollution.

Councilmember Hegenauer said she chairs the School Relations Committee and this week discussed evacuation plans for the various school districts in the area and they have a good plan and she was grateful to the Florida students for being the adults that they were.

Mayor Marshall said she knows this is a raw topic regarding the gun show and said there will be an area for people to protest this weekend, that there will be a place for people to protest in a specified area to exercise their freedom of speech.

COUNCIL COMMUNITY ANNOUNCEMENTS / COMMENTARY:

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

Council reported community announcements and events.

A. CONSENT CALENDAR: (Action Items) (A.1. - A.4.)

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

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

Recommendation: That the City Council

1. Ratify the list of demands for February 10-23, 2018.

Item A.1. Report (click here)

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

Motion: Moved by Councilmember Edson and second by Mayor Marshall to approve.

Approved 4/0. Motion carried.

A.2. General Fund Adopted Budget for Fiscal Year 2017-2018 Changes. (File 0330-30)

Recommendation: That the City Council

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

Item A.2. Report (click here)

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

Motion: Moved by Councilmember Edson and second by Mayor Marshall to approve.

Approved 4/0. Motion carried.

A.3. Stormwater Program Management Services. (File 0850-40)

Staff recommends the City Council:

1. Adopt **Resolution 2018-023** authorizing the City Manager to amend the Professional Services Agreement with Mikhail Ogawa Engineering for Stormwater Program Management Services to increase the total cost of the agreement by \$22,000 for an amount not exceed \$107,000.

Item A.3. Report (click here)

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

Motion: Moved by Councilmember Edson and second by Mayor Marshall to approve.

Approved 4/0. Motion carried.

A.4. Replacement Vehicle for the Marine Safety Department. (File 0370-26)

Recommendation: That the City Council

1. Approve **Resolution 2018-012:**
 - a. Authorizing the purchase of a replacement vehicle for the Marine Safety Department.
 - b. Authorizing appropriations of \$7,650 from the Asset Replacement Reserve Fund to the Asset Replacement-Marine Safety Vehicle Expenditure account.
 - c. Authorizing the City Treasurer to amend the FY 2017/2018 Adopted Budget accordingly.

Item A.4. Report (click here)

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

Motion: Moved by Councilmember Edson and second by Mayor Marshall to approve.

Approved 4/0. Motion carried.

B. PUBLIC HEARINGS: (B.1. – B.4.)

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

B.1. Public Hearing: Establishing Solana Energy Alliance. (File 1010-40)

Recommendation: That the City Council

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.

2. Adopt **Resolution 2018-027** establishing the rate schedule for Solana Energy Alliance
3. Adopt **Resolution 2018-028**:
 - o Approving the Energy Risk Management Policy
 - o Approving the Privacy and Confidentiality policies
4. Adopt **Resolution 2018-029** authorizing the City Manager to execute the amendment to Task Order 2 Section 2.1 of Agreement with The Energy Authority
5. Approve Selection of River City Bank as banking institution and authorize the City Manager to execute all documents
6. Adopt **Resolution 2018-032** authorizing the City Manager to execute the amendment to the Master Professional Services Agreement with Calpine Energy Solutions

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

[B.1. Updated Report #1](#)

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

Greg Wade, City Manager, introduced the item.

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

Mayor Marshall opened public hearing.

Council disclosures.

Council and Staff discussed the credit rating, River City Bank was not traded on the open market so they have a corresponding bank as a backup, public notification via mail to opt-out and a joint rate comparison for information, and the proforma numbers of anticipated reserves.

Motion: Moved by Councilmember Edson and second by Councilmember Hegenauer to closed the public hearing. **Approved 4/0.** Motion carried.

Mayor Marshall said that she felt the same as before, that she had solar panels, a hybrid vehicle, that she thought clean energy was great, that she had never heard of River City Bank, that she felt there were many risks that were not known, unsure of how many people would participate, that she would be more comfortable shouldering overhead and costs with other cities and that the door would be kept open for that.

Council discussed support, that it contributed to the goal of providing competitive and cheaper rates and provide a higher percentage of renewable energy than IOUs, that Staff had conducted ongoing research since 2011, if the City had waited it would have been delayed with what the CPUC (California Public Utilities Commission) had recently put in place.

Motion: Moved by Deputy Mayor Zito and second by Councilmember Hegenauer to approve. **Approved 3/1** (Noes: Marshall). Motion carried.

B.2. Public Hearing: 520 Pacific Avenue, Applicant: Beck, Case 17-17-38. (File 0600-40)

The proposed project meets the requirements under the SBMC, is consistent with the General Plan, and may be found, as conditioned, to meet the discretionary findings required as discussed in this report to approve a Development Review Permit (DRP) and administratively issue a Structure Development Permit (SDP). Therefore, Staff recommends that the City Council:

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15301 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2018-035** conditionally approving a DRP and an administrative SDP to remodel an existing single-family home with attached garage at 520 Pacific

[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.

Greg Wade, City Manager, introduced the item

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

Mayor Marshall opened public hearing.

Council disclosures.

Gary Cohn, architect, said that this was an interior remodel for more efficient use of the space with three bedrooms and a master instead of two bedrooms and a master, accommodate 2 cars, an elevator, and exterior decks, reducing the square footage of the structure, had not receive any negative input, and worked with the view assessment process to accommodate the neighbor's interests.

Steve Beck, Applicant, stated that he moved from northern California and that working with Staff had been a good experience.

Motion: Moved by Mayor Marshall and second by Councilmember Edson to close the public hearing. **Approved 4/0.** Motion carried.

Greg Wade, City Manager, said that a Fire Department condition of approval was the addition of a fire suppression system, that a remodel would not require a fire suppression system if the automated system valuation exceeded 15% of the project valuation and therefore would be determined as the project progressed, and to modify the condition in the resolution state that a fire suppression system would be provided per fire and building codes.

Applicant representative said that the change would be acceptable.

Motion: Moved by Mayor Marshall and second by Councilmember Hegenauer to approve with clarification on the Fire condition. **Approved 4/0.** Motion carried.

B.3. Public Hearing: 609 Glencrest Place, Applicants: Venable, Case 17-17-28. (File 0600-40)

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

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, Close the Public Hearing;
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2018-020** conditionally approving a DRP to construct a 1,351 square foot first floor addition and perform associated site improvements to an existing, one-story, single-family residence with an attached two-car garage at 609 Glencrest Place.

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

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

Greg Wade, City Manager, introduced the item

Regina Ochoa, Assistant Planner, presented a PowerPoint (on file).

Mayor Marshall opened the public hearing.

Council disclosures.

Jenifer Venable, Applicant, said that they lived in Solana Beach for 14 years and chose the are to raise their family so they were expanding to accommodate the growing family as well as visitors as well as space to work at home, that they kept the aesthetics in line with the other homes in the area and talked to their neighbors about their concerns.

Motion: Moved by Councilmember Edson and second by Mayor Marshall to close the public hearing. **Approved 4/0.** Motion carried.

Motion: Moved by Councilmember Edson and second by Councilmember Hegenauer to approve with clarification on the Fire condition. **Approved 4/0.** Motion carried.

B.4. Public Hearing: 439 S. Cedros Avenue, Applicant: 439 Cedros LLC, Case 17-17-29. (File 0600-40)

The proposed project meets the minimum zoning requirements under the SBMC, may be found to be consistent with the General Plan and may be found, as conditioned, to meet the discretionary findings required as discussed in this report to approve a Development Review Permit (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 2018-014** conditionally approving a DRP to convert 1,291 square feet of an existing commercial building to a café, construct a new 540 square foot outdoor seating area and a new parking lot to provide 16 new parking spaces at 439 S. Cedros Avenue.

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

[B.4. Supplemental Documents \(03-14-18 updated 1030am\)](#)

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

Greg Wade, City Manager, introduced the item.

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

Council disclosures.

Council and Staff discussed the restriping, on-street parking, narrowed driveway approach, and that two parking spaces were one foot short of the required length.

Applicant stated that the end parking spaces could be shorter because it would be easier to pull in and out of the spaces on the end, that they used a suburban in the spaces for design.

Council and applicant discussed whether they had considered making changes in other areas of the building to accommodate more spaces, that the other areas with existing leases had established front entrances, the shortage of parking spaces for both options, the preference for option B, and adding a condition to return to Council if the wanted to add entertainment in the future.

Motion: Moved by Mayor Marshall and second by Councilmember Edson to close the public hearing. **Approved 4/0.** Motion carried.

Motion: Moved by Mayor Marshall and second by Councilmember Edson to approve with option B and modify the condition for a CUP to be approved for live entertainment. **Approved 4/0.** Motion carried.

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

C. STAFF REPORTS: (C.1. - C.2.)

Submit speaker slips to the City Clerk.

C.1. Pilot North County Coastal Regional Bikeshare Program. (File 0840-40)

Recommendation: That the City Council

1. Adopt **Resolution 2018-030**:
2. Authorizing the City Manager to enter into a MOU with the cities of Del Mar, Encinitas, Carlsbad, and Oceanside, as well as Camp Pendleton, the San Diego Association of Governments (SANDAG), and North County Transit District (NCTD) to develop and implement a one-year pilot regional bikeshare program.
3. Authorize the City to participate in a Request for Information (RFI) to seek information from vendors with the resources to pilot a bikeshare program.

Item C.1. Report (click here)

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

Greg Wade, City Manager, introduced the item.

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

Council and Staff discussed the regional approach v. local effort, costs of programs in other jurisdictions, considering only programs where the vendor bore all of the costs, and pilot it for a year and get public feedback.

Motion: Moved by Mayor Marshall and second by Councilmember Edson to approve.
Approved 4/0. Motion carried.

C.2. Request for Proposals for an Affordable Housing Development Opportunity at 635 S. Highway 101, Solana Beach. (File 0490-20)

Recommendation: That the City Council

1. Adopt **Resolution 2018-031** authorizing the City Manager to issue a Request for Proposals for an affordable housing development on City-owned property located at 635 S. Highway 101, Solana Beach (City Hall).

Item C.2. Report (click here)

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

Greg Wade, City Manager, introduced the item. He stated that the item was a request for potential proposals for the site of City Hall to accommodate mixed-use with affordable housing.

Council and Staff discussed that the proposal could be with City Hall or without it, that all options were of interest, and encouraged flexibility of all possible ideas.

Joel Junker stated that there was a lengthy discussion 4-5 years ago on a proposed affordable housing at 500 S. Sierra and that it was stated at that time that City Hall was not a site that could be considered instead of 500 S. Sierra, that this property did not qualify, and what was different now than five years ago.

Johanna Canlas, City Attorney, stated that in 2010 the Housing Element had an RFP for City properties and a developer reached out the City for the 500 S. Sierra location, it was approved for 10 units, that a complaint of the approval resulted in a litigation that the City prevailed up to the appeals court, that the developer did evaluate whether they could consider an alternative location with the required parking and could not find an economically feasible way to make it work at this site, that the Housing Element was in a new cycle now, the State had declared an affordable housing shortage statewide, that more mandates were being formed for local agencies to find new ways to create new units, and that before Council at this time was to put out the opportunity to see if any opportunities were provided.

Deputy Mayor Zito said he was on Council at that time, that the project approved at the time was designed to meet the requirements for certain configuration, that it was not financially feasible for the developer to do it on City Hall site, that the City would have to show by 2021 the required efforts and meet the City's current Housing Element requirements.

Mayor Marshall said that she would like to see these not concentrated, that there may be better sites such as the train station or Solana Highlands site, that if it was built in place of City Hall then a new City Hall would have to be found or built, and that there was a lot of opposition to the S. Sierra affordable housing project.

Deputy Mayor Zito stated that it was the City's responsibility to put the projects were they could be added, that the train station is also a location, and that there was already one in the train station area containing 3 units.

Greg Wade, City Manager, said that the economics of affordable housing were difficult, that all City owned property had been identified, that most projects were looking for free land and a large subsidy, that this was the effort to issue the RFP and see if any proposals would be submitted, that the City was provided the regional housing need totals today, that the region would need 171,685 housing units between June 2020 and April 2029, that the next task was to allocate those units throughout the county, and the City was complying with HCD (Department of Housing and Community Development) and the housing laws.

Deputy Mayor Zito stated that the City of Encinitas did not have a Housing Element and could not apply for grants such as the one the City received for Stevens, that the City was trying to stay compliant short of having the state start implementing it for the City.

Motion: Moved by Deputy Mayor Zito and second by Councilmember Edson to approve. **Approved 3/1 (Noes: Marshall).** Motion carried.

COMPENSATION & REIMBURSEMENT DISCLOSURE: None

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

COUNCIL COMMITTEE REPORTS:

Regional Committees: (outside agencies, appointed by this Council)

Standing Committees: (All Primary Members) (*Permanent Committees*)

Councilmembers reported Committee activities.

ADJOURN:

Mayor Marshall adjourned the meeting at 8:29 p.m.

Angela Ivey, City Clerk

Approved: _____

CITY OF SOLANA BEACH

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

MINUTES

Joint Meeting - Closed Session

Wednesday, March 21, 2018 * 5:00 p.m.

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



CITY COUNCILMEMBERS

Ginger Marshall, Mayor

David A. Zito, Deputy Mayor

Jewel Edson, Councilmember

Judy Hegenauer, Councilmember

Vacant, Councilmember

Gregory Wade
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

CALL TO ORDER AND ROLL CALL:

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

Present: Ginger Marshall, David A. Zito, Jewel Edson, Judy Hegenauer

Absent: None

Also Present: Gregory Wade, City Manager
Johanna Canlas, City Attorney

PUBLIC COMMENT ON CLOSED SESSION ITEMS (ONLY):

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

CLOSED SESSION:

1. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

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

One (1) Potential case.

ACTION: No reportable action.

ADJOURN:

Mayor Marshall adjourned the meeting at 5:40 p.m.

Angela Ivey, City Clerk

Approved: _____

CITY OF SOLANA BEACH

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



MINUTES

Joint REGULAR Meeting

Wednesday, March 28, 2018 * 6:00 P. M.

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

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

CITY COUNCILMEMBERS

Ginger Marshall, Mayor

David A. Zito, Deputy Mayor

Jewel Edson, Councilmember

Judy Hegenauer, Councilmember

Vacant

Gregory Wade
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

CALL TO ORDER AND ROLL CALL:

Mayor Marshall called the meeting to order at 6:37 p.m.

Present: Ginger Marshall, David A. Zito, Jewel Edson, Judy Hegenauer

Absent: None

Also Present: Greg Wade, City Manager
Johanna Canlas, City Attorney
Angela Ivey, City Clerk,
Dan King, Assistant City Manager
Mo Sammak, City Engineer/Public Works Dir.
Marie Berkuti, Finance Manager
Corey Andrews, Principal Planner

APPROVAL OF AGENDA:

Motion: Moved by Deputy Mayor Zito and second by Mayor Marshall to approve.
Approved 4/0. Motion carried.

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

1. Encinitas Half Marathon

Bob Nichols and Board Members presented a check for \$20,000 for the La Colonia Skate Park from their proceeds of their event.

ORAL COMMUNICATIONS:

This portion of the agenda provides an opportunity for members of the public to address the City Council on items relating to City business and not appearing on today's agenda by submitting a speaker slip (located on the back table) to the City Clerk. Comments relating to items on this

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

Dan Chambers said that he saw the letter from Shenkman and Hughes regarding changing the City's elections from at-large to voting districts and encouraged Council to consider putting it on the next agenda.

Roger Boyd invited the City Council to the semiannual Solana East Side Community Group next Wednesday evening, October 4th, at the Lomas Santa Fe Country Club.

Jill McDonald stated that one of the largest homes in their quiet neighborhood was bought by an investor who was renting it out week to week on Airbnb and other sites, that it has become a problem in the City, and that she would be glad to serve on a committee to address the issue.

COUNCIL COMMUNITY ANNOUNCEMENTS / COMMENTARY:

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

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

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

A.1. Community Grant Recipient Financial Expenditure Report Fiscal Year 2016-17. (File 0330-25)

Recommendation: That the City Council

1. Accept and file this report.

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.

Motion: Moved by Deputy Mayor Zito and second by Mayor Marshall to approve.
Approved 4/0. Motion carried.

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

Recommendation: That the City Council

1. Ratify the list of demands for February 24, 2018 - March 9, 2018.

Item A.2. Report (click here)

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

Motion: Moved by Deputy Mayor Zito and second by Mayor Marshall to approve.
Approved 4/0. Motion carried.

A.3. General Fund Adopted Budget for Fiscal Year 2017-2018 Changes. (File 0330-30)

Recommendation: That the City Council

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

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

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A.4. Active Transportation Grant Application Submittal to SANDAG for the Preparation of Final (100%) Construction Drawings for the Lomas Santa Fe Corridor Active Transportation Improvement Project. (File 0820-15)

Recommendation: That the City Council

1. Adopt **Resolution 2018-026**:
 - a. Authorizing and ratifying the City Manager's decision to submit an application to SANDAG for the *TransNet* Active Transportation Grant Program (for Capital Projects) funding in the amount of \$684,500 for the preparation of final (100%) construction drawings for the Lomas Santa Fe Corridor Active Transportation Improvement Project of which \$616,050 is a request for grant funds and the remaining \$68,450 would be matching funds provided by the City.
 - b. Agreeing that if a grant award is made by SANDAG to fund the preparation of final (100%) construction drawings for the Lomas Santa Fe Corridor Active Transportation Improvement Project, the City of Solana Beach commits to providing \$68,450 in matching funds.
 - c. Agreeing that if a grant award is made by SANDAG to fund the preparation of final (100%) construction drawings for the Lomas Santa Fe Corridor Active Transportation Improvement Project, the City of Solana Beach authorizes the City Manager to accept the grant funds, execute the grant agreement with no exceptions in substantially the same form as attached, and complete the Project.

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

A.4. Updated Report #1 (03-28-18)

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

Motion: Moved by Deputy Mayor Zito and second by Mayor Marshall to approve.

Approved 4/0. Motion carried.

A.5. San Diego Association of Governments Regarding the Regional Shoreline Monitoring Program. (File 0610-12)

Recommendation: That the City Council

1. Adopt **Resolution 2018-033** authorizing the City Manager to enter into a Memorandum of Understanding with the San Diego Association of Governments regarding the Regional Shoreline Monitoring Program.

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

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

Motion: Moved by Deputy Mayor Zito and second by Mayor Marshall to approve.

Approved 4/0. Motion carried.

C. STAFF REPORTS: (C.1.)

C.3. Policy Related to Gun Safety and Regulation. (File 0250-70)

Recommendation: That the City Council

1. Discuss, review, and consider **Resolution 2018-036** opposing legislation such as the Concealed Carry Reciprocity Act of 2017 and urging Federal and State representatives to enact responsible gun safety regulations.

Item C.3. Report (click here)

C.3. Supplemental Documents (03-28-18 updated 445pm)

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

Greg Wade, City Manager, introduced the item.

Public Speakers:

Max Granholm said he was in 7th grade at Earl Warren Middle School and asked the Council to pass Resolution 2018-036, that he did not believe a kid under 21 should ever be allowed to purchase a gun, that it increased the probability of an underage shooter on a school campus, that no one needed a military style rifle or large amounts of ammo for self-protection, that all owners of guns should have safety training, and to consider passing the resolution for common sense gun laws to keep him and his friends safe.

Alyssa Verheem said she was a junior at Fusion Academy, that her best friend was an hour away from the recent school shooting at Parkland, that it was harder to get a driver's license than a gun, that the Del Mar gun shows did not reflect the values of the local family oriented community, to join Del Mar in opposing gun shows at the Del Mar Fairgrounds, that she agreed with the resolution asking the federal government to oppose conceal carry reciprocity, and urged Council to pass it.

Cindi Clemons said she was a member of the newly formed grassroots group Never Again CA to end gun violence through legislation, education and activism, urged Council to pass the resolution opposing conceal carry reciprocity with an amendment opposing gun shows on public property in Del Mar, that the Del Mar Fairgrounds should be a venue for family friendly events, that a cannabis show was recently banned, that her nephew heard gun shots at Kelly School in Carlsbad where two of his classmates were shot seven years ago, that it was a policy decision for the 22nd Agricultural District to allow gun shows, the contract manual governing the Fairgrounds Board allowed children under 18 to attend a gun show if accompanied by an adult, that AR15s were not permitted to be displayed but that an attendees told her there was one on display, and asked the Council to join the Del Mar City Council in opposing the Del Mar gun shows.

Dwight Worden, Mayor of City of Del Mar, said he was giving support and encouraging Council to adopt the resolution, that the culture needed to change like the Mothers Against Drunk Driving (MADD) model, that Del Mar was sponsoring legislation that would change the state law prohibiting the Fairgrounds from allowing gun shows if the hosting city in which the Fairgrounds lies opposes it, and hoped the Council will join them in supporting it.

Adele Josepho said she supported the item, that better gun safety laws in the country were needed, suggested that the resolution be amended to include an opposition to all future gun shows at the Del Mar Fairgrounds, and that the City actively work with the Fair Board to discontinue gun shows.

Sofia Kwee said she is a junior from Canyon Crest Academy High School, that she recently walked out of the classroom to protest gun violence, that last week a student heard an explosion in the chemistry lab and the police arrived and students are taught to assume the worst, that students should feel safe at their school and not have to worry about the possibility of a shooting, that promoting guns at the Del Mar Fairgrounds did not represent the view of adolescents in the community, the gun show brings more guns and ammunition to the neighborhood, that California should take a leadership role in protecting children and not be forced to abide by other states' rules, and asked Council to consider the adolescents in the community.

Andi MacLeod (time donated by Jill Cooper) said she was devastated by what had happened, supported sensible and responsible gun ownership, went to the gun show for the first time and the first thing she saw was AR15s, that she saw a demonstration of aftermarket devices that would make adjustments to guns, that there was misinformation communicated at the gun show regarding laws, that a stun gun was sold to someone underage to purchase it, and asked that Council advocate for resolutions like this return to a safer community.

Michaela said she was a senior at Canyon Crest Academy, that gun shows did not reflect the family oriented values of the community, that no one could be silent and must unite in peaceful protest, that the conceal carry reciprocity act of 2017 and the Del Mar gun show encouraged an obsession with firearms, that no one wanted to risk what happened in Parkland to happen to local neighborhoods, and that her high school had received threats of shootings.

Kelly Harless said she supported the resolution to oppose the conceal and carry reciprocity bill that recently passed, asked the Council to oppose the gun shows at Del Mar fairgrounds, cited Section 6.25 of the contract manual for the District Agricultural Association states "whether or not a fair rents out their facility for gun shows is a policy decision to be made by the fair board and their community," that Solana Beach residents wanted common sense gun laws and that the gun shows at the Del Mar fairgrounds did not meet the values of many of Solana Beach residents, that hundreds of Solana Beach students joined their local schools on the March 14th National School Walkout demanding that legislators take action against school violence, more than 150 people on March 17th protested the gun shows at the Del Mar Fairgrounds, asked Council to pass the resolution and to include an amendment opposing the gun shows at the Del Mar Fairgrounds, and asked Mayor Marshall to comment regarding her endorsement by the Gun Owners Association of San Diego and on her communications with the agricultural board about the Del Mar gun shows.

Priya Garcia said she was an alumni of Torrey Pines High School, that she opposed the conceal and carry reciprocity, asked Council to add an amendment banning the gun shows at the Del Mar Fairgrounds, and that gun shows were not reflective of the community.

Council discussed appreciation for the speakers, some initial pause about the resolutions because of the First Amendment considerations and free speech, that the resolution should include the language that was adopted by the City of Del Mar to oppose gun shows, that it was a well-documented fact that no other developed nation came close to the rank of U.S. gun violence, and that there appeared to be an obvious and overwhelming support for the resolution.

Mayor Marshall stated that she was a Second Amendment supporter, appreciated the First Amendment, and that if one did not want to go to a gun show or a horse race they did not have to attend.

Motion: Moved by Deputy Mayor Zito and second by Councilmember Edson to approve. **Approved 3/1** (Noes: Marshall). Motion carried.

Mayor Marshall recessed the meeting at 7:28 p.m. for a break and reconvened at 7:34 p.m.

B. PUBLIC HEARINGS: (B.1. – B.4.)

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

B.1. Public Hearing – Tax Exempt Fiscal Responsibility Act (TEFRA) Hearing for Conduit Financing for the Pearl Apartments Affordable Housing Project located in the 500 Block of South Sierra Avenue, Solana Beach. (File 0600-40)

Recommendation: That the City Council

1. Conduct the TEFRA Public Hearing: Open the public hearing, Report Council disclosures, Receive public testimony, Close the public hearing.
2. Adopt **Resolution 2018-034** in favor of the issuance of the bonds by the CMFA.

Item B.1. Report (click here)

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

Greg Wade, City Manager, introduced the item.

Council, Staff, and Developer discussed that the City would be under no obligation to pay these and they were completely the developers responsibility, that is the developer was gone that the City still would own the property, that it would be a long term lease and that the City's ownership would not be affected, and anticipated issuance fees.

Motion: Moved by Deputy Mayor Zito and second by Mayor Marshall to close the public hearing. **Approved 4/0.** Motion carried.

Motion: Moved by Deputy Mayor Zito and second by Mayor Marshall to approve. **Approved 4/0.** Motion carried.

B.2. Public Hearing: 708 Castro Street, Applicants: Casey, Behfar, Case 17-17-12.
(File 0600-40)

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

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, Close the Public Hearing;
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2018-025** conditionally approving a DRP and an administrative SDP to construct a new second-story addition to an existing one-story, single-family residence with an attached two car garage at 708 Castro Street.

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

[B.2. Updated Report #1 \(03-28-18\)](#)

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Greg Wade, City Manager, introduced the item.

Regina Ochoa, Assistant Planner presented a PowerPoint (on file).

Council disclosures.

Motion: Moved by Deputy Mayor Zito and second by Mayor Marshall to close the public hearing. **Approved 4/0.** Motion carried.

Motion: Moved by Councilmember Edson and second by Councilmember Edson to approve. **Approved 4/0.** Motion carried.

B.3. Introduction (1st Reading) Ordinance 482 Establishing a Minimum Average Workspace of per Employee Working in a Business Space. (File 0610-10)

This item was removed from this agenda.

B.4. Approving the Housing Element Annual Progress Report and Housing Successor Annual Report for Fiscal Year 2016/17 and Directing Submittal to the California Department of Housing and Community Development and the Governor's Office of Planning and Research. (File 0630-10)

Recommendation: That the City Council

1. Conduct the Public Hearing: Open the public hearing, Report Council disclosures, Receive public testimony, Close the public hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 21065 of the State CEQA Guidelines; and
3. Adopt **Resolution 2018-024** approving the 2017 Housing Element Annual Progress Report and the 2016/17 Housing Successor Annual Report as submitted and directing City Staff to file the report with the California Department of Housing and Community Development and the Governor's Office of Planning and Research.

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

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Greg Wade, City Manager, introduced the item.

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

Mayor Marshall opened the public hearing.

Motion: Moved by Deputy Mayor Zito and second by Mayor Marshall to close the public hearing. **Approved 4/0.** Motion carried.

Motion: Moved by Deputy Mayor Zito and second by Mayor Marshall to approve. **Approved 4/0.** Motion carried.

C. STAFF REPORTS: (C.1. - C.2.)

C.1. Consideration of the City Council Vacancy Created by the Resignation of Former Councilmember Mike Nichols. (File 0410-85)

Recommendation: That the City Council

1. Discuss the options outlined above in filling the vacancy and provide Staff with direction.

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

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Johanna Canlas, City Attorney, introduced the item.

Peter Zahn stated that he would suggest that given the tight time frame to consider providing as much transparency as possible.

Council discussed supporting a brief application period for appointment and a transparent process, the need to return to a full council, to avoid the cost of a special election, to ask the appointee to not run for the seat in the November election to preserve a fair and competitive election, and that an experienced former Councilmember may be a benefit due to the many issues coming before Council.

Motion: Moved by Deputy Mayor Zito and second by Councilmember Edson to approve with the application process beginning March 29th at noon and ending on April 5th at 5:00 p.m. **Approved 4/0.** Motion carried.

C.2. Council Boards, Committees, & Commissions Appointments to Fill Vacancies.
(File 0410-05)

This item was removed from this agenda.

COMPENSATION & REIMBURSEMENT DISCLOSURE: None

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

COUNCIL COMMITTEE REPORTS:

Regional Committees: (outside agencies, appointed by this Council)

Standing Committees: (All Primary Members) (Permanent Committees)

Councilmembers reported Committee activities.

ADJOURN:

Mayor Marshall adjourned the meeting at 8:10 p.m.

Angela Ivey, City Clerk

Approved: _____

CITY OF SOLANA BEACH

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



MINUTES

Joint Meeting - Closed Session

Wednesday, March 28, 2018 * 7:00 p.m.

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

CITY COUNCILMEMBERS

Ginger Marshall, Mayor

David A. Zito, Deputy Mayor

Jewel Edson, Councilmember

Judy Hegenauer, Councilmember

Vacant, Councilmember

Gregory Wade
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

CALL TO ORDER AND ROLL CALL:

Mayor Marshall called the meeting to order at 8:25 p.m.

Present: Ginger Marshall, David A. Zito, Jewel Edson
Absent: Judy Hegenauer
Also Present: Gregory Wade, City Manager
Johanna Canlas, City Attorney

PUBLIC COMMENT ON CLOSED SESSION ITEMS (ONLY): None

CLOSED SESSION:

1. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Pursuant to Government Code Section 54956.9(d)(2)
One (1) Potential case.

2. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Pursuant to Government Code section 54954.5(b)

Property: 700 Stevens Avenue

City Negotiator: City Manager Gregory Wade

Negotiating Parties: Steven Street, LLC

Under negotiation: price and terms

ACTION: No reportable action.

ADJOURN:

Mayor Marshall adjourned the meeting at 8:45 p.m.

Angela Ivey, City Clerk

Approved: _____

CITY OF SOLANA BEACH

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



MINUTES

Joint Meeting - Closed Session

Wednesday, August 22, 2018 * 5:00 p.m.

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

CITY COUNCILMEMBERS

David A. Zito, Mayor

Jewel Edson, Deputy Mayor

Judy Hegenauer, Councilmember

Lesa Heebner, Councilmember

Peter Zahn, Councilmember

Gregory Wade
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

CALL TO ORDER AND ROLL CALL:

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

Present: David A. Zito, Jewel Edson, Judy Hegenauer, Lesa Heebner, Peter Zahn

Absent: None

Also Present: Gregory Wade, City Manager
Johanna Canlas, City Attorney

PUBLIC COMMENT ON CLOSED SESSION ITEMS (ONLY): None

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

CLOSED SESSION:

1. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

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

Two (2) Potential cases

2. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

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

Beach & Bluff Conservancy v. City of Solana Beach, California Coastal Commission,
Surfrider (Case No. 37-2013-00046561-CU-WM-NC)

3. PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Pursuant to Government Code Section 54957

City Manager

ACTION: No reportable action.

ADJOURN:

Mayor Zito adjourned the meeting at 6:10 p.m.

Angela Ivey, City Clerk

Approved: _____

CITY OF SOLANA BEACH

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



MINUTES

Joint REGULAR Meeting

Wednesday, August 22, 2018 * 6:00 P. M.

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

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CITY COUNCILMEMBERS

David A. Zito, Mayor

Jewel Edson, Deputy Mayor

Judy Hegenauer, Councilmember

Lesa Heebner, Councilmember

Peter Zahn, Councilmember

Gregory Wade
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

CALL TO ORDER AND ROLL CALL:

Mayor Zito called the meeting to order at 6:10 p.m.

Present: David A. Zito, Jewel Edson, Judy Hegenauer, Lesa Heebner, Peter Zahn

Absent: None

Also Present: Greg Wade, City Manager
Johanna Canlas, City Attorney
Angela Ivey, City Clerk,
Dan King, Assistant City Manager
Marie Berkuti, Finance Manager
Mo Sammak, City Engineer/Public Works Dir.
Joe Lim, Community Development Dir.

CLOSED SESSION REPORT:

Johanna Canlas, City Attorney, stated that there was no reportable action.

FLAG SALUTE:

APPROVAL OF AGENDA:

Motion: Moved by Councilmember Heebner and second by Councilmember Zahn to approve. **Approved 5/0.** Motion carried unanimously.

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

1. Santa Fe Irrigation District

Mike Barton, General Manager of Santa Fe Irrigation District, presented a PowerPoint (on file) reviewing the 2018 cost of service study.

ORAL COMMUNICATIONS:

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

Nicole Mione-Green said that Casa de Amistad thanked Council for their support, that they were a mentoring program for low-income children and teens in the local community, that their summer enrichment program was focused on social and emotional wellness, and that participants wrote Council thanking them for their support.

Jessica Krems stated that she lived on the Santa streets and walked her children to school, asked that a 4-way stop sign at Santa Helena and Santa Victoria be placed at the intersection. She said that it was heavily trafficked by drivers, dog walkers, children going to school, and children going to play at the school during off hours, that it took 13 seconds for a vehicle to stop from the initial site of the intersection from up the hill and it took children 22 seconds to cross, that there were no medians or islands for refuge, that the sun was in the drivers' eyes as they approached this intersection from the north at least during ½ of the year, and that encouraging walking and cycling would cut down the pollution of driving and increase exercise in children.

Ben Krems said that he was walking across the street and that a car came within 10 ft. of him, that he felt unsafe when crossing the street, and that a stop sign was needed.

Isiah Titus said that he recently married and traveled around the world and had just visited the EDCO facility and was impressed with their work and that it did not compare to other places he had seen, that he was glad that the City was using them, that Waste Management was still charging past customers even though EDCO took over their work so that many people have had to get it reconciled so that Waste Management would pay EDCO, that the City should look into it to help any other residences, and that City should focus on housing for veterans due to the state's housing mandates and that some state grants were available.

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.

Council reported community announcements and events.

A. CONSENT CALENDAR: (Action Items) (A.1.– A.10.)

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

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

Recommendation: That the City Council

1. Ratify the list of demands for June 23 – August 3, 2018.

Item A.1. Report (click here)

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

Motion: Moved by Councilmember Edson and second by Councilmember Heebner to approve. **Approved 5/0.** Motion carried unanimously.

A.2. General Fund Adopted Budget for Fiscal Year 2018-2019 Changes. (File 0330-30)

Recommendation: That the City Council

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

Item A.2. Report (click here)

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

Motion: Moved by Councilmember Edson and second by Councilmember Heebner to approve. **Approved 5/0.** Motion carried unanimously.

A.4. City-Wide Janitorial Services. (File 0700-20)

Recommendation: That the City Council

1. Adopt **Resolution 2018-093:**
 - a. Authorizing the City Manager to execute a one year professional services agreement with Merchant Building Maintenance, in an amount not to exceed \$60,820, for Citywide Janitorial Services effective October 1, 2018.
 - b. Authorizing the City Manager to extend the agreement for up to four additional years at the City's option in an amount not to exceed the amount budgeted each year.
 - c. Authorizing an appropriation of \$8,620 from the General Fund/Undesignated Reserves to the Maintenance of Buildings and Grounds account in the Public Facilities Maintenance budget unit.
 - d. Authorizing the City Treasurer to amend the FY 2018/19 Adopted Budget accordingly.

Item A.4. Report (click here)

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

Motion: Moved by Councilmember Edson and second by Councilmember Heebner to approve. **Approved 5/0.** Motion carried unanimously.

A.5. Risk Management Contract for Worker Compensation Claims Administration.
(File 0180-70)

Recommendation: That the City Council

1. Adopt **Resolution 2018-116:**
 - a. Authorizing the City Manager to execute a one year agreement with Tri-Star for the period July 1, 2018 to June 30, 2019.
 - b. Authorizing the City Manager to extend the agreement for up to four additional years at the City's option.

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

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

Motion: Moved by Councilmember Edson and second by Councilmember Heebner to approve. **Approved 5/0.** Motion carried unanimously.

A.6. Crossing Guard Services. (File 0860-35)

Recommendation: That the City Council

1. Adopt **Resolution 2018-117:**
 - a. Approving and ratifying the Amended Memorandum of Understanding with the Solana Beach School District for crossing guard services.
 - b. Approving and ratifying the Amended Professional Services Agreement with ACMS to provide crossing guard services for one year with the option to extend the agreement for up to four additional one year terms.
 - c. Appropriating \$29,620 to the Professional Services expenditure account in the Traffic Safety budget unit and \$19,253 to the Reimbursed Cost revenue account, both in the General Fund.
 - d. Authorizing the City Treasurer to amend the FY 2018/19 Adopted Budget accordingly.

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

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

Motion: Moved by Councilmember Edson and second by Councilmember Heebner to approve. **Approved 5/0.** Motion carried unanimously.

A.7. Fire Department 800 MHz Replacement Radios. (File 0260-40)

Recommendation: That the City Council

1. Adopt **Resolution 2018-114:**
 - a. Accepting \$12,243 in federal funds from a 2017 State Homeland Security Program (SHSP) grant awarded to the City of Solana Beach for the purchase of 800 MHz radios.
 - b. Authorizing the Fire Chief, or his designee, to sign and submit the required California Governor's Office of Emergency Services Fiscal Year (FY) 2017 Grant Assurances (Attachment 2).

- c. Approving an appropriation of \$12,243 to the Federal Grant revenue account and the Minor Equipment expenditure account for the Fire Department both in the Public Safety Special Revenue fund.
- d. Authorizing the City Treasurer to amend the FY 2018/19 Adopted Budget accordingly.

Item A.7. Report (click here)

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

Motion: Moved by Councilmember Edson and second by Councilmember Heebner to approve. **Approved 5/0.** Motion carried unanimously.

A.8. Solana Beach Firefighters Association Memorandum of Understanding. (File 0530-30)

Recommendation: That the City Council

1. Adopt **Resolution 2018-111** approving the Fiscal Year (FY) 2018/19, FY 2019/20, FY 2020/21 and FY 2021/22 Memorandum of Understanding between the City of Solana Beach and the Solana Beach Firefighters' Association.

Item A.8. Report (click here)

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

Motion: Moved by Councilmember Edson and second by Councilmember Heebner to approve. **Approved 5/0.** Motion carried unanimously.

A.9. Establishment of a Health Reimbursement Arrangement (HRA) for Retirees. (File 0520-50)

Recommendation: That the City Council

1. Adopt **Resolution 2018-115:**
 - a. Authorizing the establishment of a Health Reimbursement Arrangement for Retirees (HRA) with Keenan and Associates for retirees from the City of Solana Beach and authorizing the City Manager to take any and all actions necessary to establish the HRA.
 - b. Reaffirming that former employees who retired from the City of Solana Beach (City) and have a retirement date prior to December 31, 2006 shall receive a maximum of \$325 per month as a Retiree Health Benefit (RHB) for medical insurance premiums and other eligible health care expenses and authorizing this payment to the HRA account established for the retired employee. The HRA will be administered by a third party administrator (TPA) and the retired employee will be responsible for any monthly account maintenance fee(s).
 - c. Reaffirming that City employees hired prior to January 1, 2007 and who retire from the City at a future date shall receive a maximum of \$290.00 per month as a RHB for medical insurance premiums and other eligible health care expenses and authorizing this payment to the HRA account established for the retired employee. The HRA will be administered by a TPA and the

retired employee will be responsible for any monthly account maintenance fee(s).

- d. Reaffirming that if a City retiree elects to enroll in the CalPERS Retiree Health Plan, the City will subtract the required minimum PEMCHA contribution amount from the retiree's RHB and pay that amount to CalPERS directly. Any remaining RHB balance will be paid to the retiree as a reimbursement of the required premium for coverage under the CalPERS Retiree Health Plan. The reimbursement will be processed through the HRA.
- e. Authorizing for those retirees that do not elect to enroll in the CalPERS Retiree Health Plan, the contribution of the retiree's RHB amount to the retiree's HRA account.

Item A.9. Report (click here)

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

Motion: Moved by Councilmember Edson and second by Councilmember Heebner to approve. **Approved 5/0.** Motion carried unanimously.

A.10. Emergency Storm Drain Repair in Plaza Street at Acacia Avenue. (File 0850-40)

Recommendation: That the City Council

1. Receive the report regarding the emergency storm drain repairs.

Item A.10. Report (click here)

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

Motion: Moved by Councilmember Edson and second by Councilmember Heebner to approve. **Approved 5/0.** Motion carried unanimously.

A.3. Solana Beach Pump Station Construction Contract, Construction Management Services and Design Support Services. (File 1040-30)

Recommendation: That the City Council

1. Adopt **Resolution 2018-110:**
 - a. Awarding the construction contract to PCL Construction, in the amount of \$4,297,603, for the Solana Beach Sewer Pump Station Upgrades, Bid 2018-02.
 - b. Approving an amount of \$600,000 for construction contingency.
 - c. Approving an amount of \$100,000 for groundwater dewatering contingency.
 - d. Authorizing the City Manager to execute the construction contract on behalf of the City.
 - e. Authorizing the City Manager to approve cumulative change orders up to the construction contingency and the groundwater dewatering contingency amounts.
 - f. Authorizing the City Manager to execute a Professional Services Agreement with Valley Construction Management, in the amount of \$250,000, for construction management, inspection, and material and soil testing.
 - g. Authorizing the City Manager to execute a Professional Services Agreement with Dudek, in the amount of \$145,306, for construction design support

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.

Greg Wade, City Manager, introduced the item.

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

Council and Staff discussed the adjusted cost, the source of funding from the sanitation fund, the plan was created with a 500-year flood plan in mind, that eliminating the contingency for the ground water reducing the overall contingency could be done and would return to Council if there was more need for unanticipated costs of underground piping, potential sensitive habitat, and project complexity.

Motion: Moved by Mayor Zito and second by Councilmember Heebner to approve with the contingency changing from 15% to 13%. **Approved 5/0.** Motion carried unanimously.

C. STAFF REPORTS: (C.1.)

Submit speaker slips to the City Clerk.

C.1. Lomas Santa Fe Corridor Improvement Project – Phase II Update. (File 0820-15)

Recommendation: That the City Council

1. Consider adoption of **Resolution 2018-112** authorizing the City Manager to execute an amendment to the Professional Services Agreement with STC Traffic, Inc., in the amount of \$2,500, to compensate STC for additional time spent on the public outreach portion of Phase II of the Lomas Santa Fe Corridor Improvement project.
2. Receive this Staff Report and public comments and provide input and direction to Staff as appropriate.

Item C.1. Report (click here)

Item C.1. Supplemental Docs (Updated 8-22 at 1pm)

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

Greg Wade, City Manager, introduced the item and the consultants and stated that Staff was looking for input and direction on Phase III of this project this evening.

Greg Wade, City Manager, presented a PowerPoint (on file), showed certain areas identified as first, second, and third priorities, and stated that the purpose of the study of the entire corridor was primarily to meet the 'complete streets' objective which was to create safety for all roadway users including vehicles, pedestrians, cyclists, and ensure traffic could move efficiently within the proposed safety enhancements, reviewing the project background, the public outreach efforts, and that the consultant team identified deficiencies that could be addressed.

Dawn Wilson, STC, Traffic Engineer and Project Manager, continued the PowerPoint reviewing the proposed improvements for consideration and facts about roundabouts.

Bryan Hannegan, RRM Design Group, Landscape Architect, continued PowerPoint (on file).

Greg Wade, City Manager, stated that the City would leverage funds with various grant funding for active transportation and continued the PowerPoint (on file).

Council, Staff, and Consultants discussed fire hydrants, public safety coordination throughout the project, the number of proposed roundabouts, the objective to maintain a consistent traffic speed, roundabouts' speed of approximately 15 mph, and closed median blocking turns.

Harley Gordon stated that he distributed flyers around the neighborhood and only found 1 person who was in favor of roundabouts, that 90% or more were in opposition, to send out response cards in all effective neighborhood, to reduce the speed to 35 mph with better enforcement and signage, that frustrated drivers would seek out short cuts, that no one had said they would want their child or cyclist to pass through a roundabout, that no one had addressed evacuation for fires or earthquakes, that statistics showed there were few walking commuters and no bikes, that the street was overwhelmingly used by automobiles, adding that roundabouts would punish stores in Solana Beach, and that no decision should be made until the 2020 election.

Sharon Klein said that she was a member of the Public Arts Commission, that she was against roundabouts and medians between Highland and Los Banderas, that the current bike lanes seemed adequate, did not support a multi-use path since there was no one hiking up that hill and there was no scenery, to post speeding cameras, arrest speeders on Lomas Santa Fe to reduce speeding, and that two lanes would slow down traffic, emergency vehicles. and rush hour would be much worse.

Amy Steinhoff (time donated by Rozalyn Littler) stated that there were flaws with the proposed plan 4 roundabouts which would increase the complexity of the traffic, that a 4-way stop was fine as a roundabout, the 3 west of that would create increased interaction with motorcyclist, bikes, and pedestrians, that a low rate of speed could cause a fractured hip to a cyclist, that the cost was excessive for an area that had no accidents occur within 11 years, that It would involve right-of-way acquisitions with the taking of personal property, it would increase traffic to the surrounding streets, suggested simulations under stressful conditions, that property owners needed access to the hillside for maintenance, to consider a hybrid plan of the proposal, to use shaming speed signs to slow down speeds, and that she had 192 signatures opposing this plan.

Karl Rudnick (time donated by Jill Cooper) said that two phases improved the City, that the CATS (Comprehensive Active Transportation Strategies) was getting the City where it needed to be, that there were comments at a workshop 15 months ago from an east side residence to focus on a roundabout east of the Los Banderas signal, that a consultant looked at it and gathered data obtained during school days and rush hour and entered it into a traffic model which produced a data driven scientific analysis, that congestion was created by lights signals at I-5, that he would not support roundabouts if there was backup at neighborhood access points which there were not, a roundabout at Highland would

provide safety and efficiency improvements for replacing 4-way stops as well as an aesthetically pleasing entrance to the City, that the other 3 at the neighborhood access points would provide a permanent speed regulation device, protected left and right turns out of the neighborhoods, no possibility of T-bone collisions at neighborhoods and remove those at Highland, that as a pedestrian he would enjoy walking along Lomas Santa Fe, and envisioned the benefits for cyclists, that downhill cyclists could still get down the hill at 20-25 mph when the circle is clear, that some cyclists clubs had sent support even with some slight inconvenience to cyclists, and that the Highland roundabout was the most obvious at a minimum.

Margory Williams (time donated by Rosemary Beaurline) said that the proposal would affect daily lives, that she was in support of crosswalks and bike striping, but why the traffic backups created by encouraging more bikers and walkers to cross the freeway and should be addressed, that she did not support any roundabouts that was the most contentious, they would cause slows downs that increased accident risks, that the neighborhood took a pole, to choose the striping option, and asked who in the audience was included in the CATS survey concerning biking and walking, and that no one contacted her to provide input.

Sandra Punch stated that Lomas Santa Fe was a commercial street and a major thoroughfare to get people from one place to another and not a residential rural area as it stated on the blue prints, it was called State Route 8 on GPS, that no residence faced Lomas Santa Fe so there was not a need to connect it, there were no people chatting on the side of the street, that there was not a problem now so no roundabouts were needed, that she talked to the City's Fire Dept. and they said they did not want to get involved in politics, that they did agree that roundabouts would increase response time to the east side, and that they talked to the Fire Dept. in Leucadia and they also confirmed that response times had increased to their destinations with the roundabouts in that area.

Ken Ayers said that he lived on the east side, that he did not support the improvements proposed, asked if the purpose was for this improvement of traffic calming or beautification, to instead focus on beautification and the slopes watering and maintenance, and that a grant for 4 roundabouts in a small area could instead purchase additional right-of-way or provide other options for improvements.

Jill McDonald said that she lived on the east side of I-5 off of Via Mil Cumbres, that she was surprised about how contentious the issue was, that the City had researched roundabouts in a survey, that the traffic studies were from various areas and field trips, that some motorists and cyclists loved roundabouts and some hated them, that they seemed to reduced 2 car collisions by 75%, that other studies said that 1 car collisions increased by 38% going over medians requiring guard rails oin some areas to protect the pedestrian, that it appeared that pedestrians entered crosswalks at roundabouts at their own danger because driver did not yield, and they were very expensive.

Ed Benshop said he moved to the area 3 years ago from downtown, that he was often passed by a bike on Lomas Santa Fe, that he had never seen anyone walking down the path, that he was a cyclist most of his life, that he was passed by a bike the other day

downhill, and that construction of the project would redirect traffic through Santa Helena and Sun Valley to where they wanted to go.

John Towart stated that the plan was meant to slow down traffic on Lomas Santa Fe, the unintended consequence of what might happen on Highland Drive which was already a problem and did not have a study to assess it, that he counted cars to see how many exceeded the speed limit and that more than 50% of the traffic traveling Highland were traveling above the speed limit, that more drivers would pick Highland as a default connector street, that he had seen many cars exceeding 60 mph on connector streets, and that most offenders were residents but also included repeated offenders including EDCO, Rancho Santa Fe Irrigation District, U.S. Postal Service, Waste Management, Bishop School Bus, and that the striping was fine, but did not support any roundabouts.

Parvin Shaybam stated that she was a volunteer for the Police Dept. and that there should be law enforcement to control the traffic by writing tickets.

Joseph Parlas stated he was a retired U.S. Commander, that the City's efforts were appreciated for safety measure but there was disagreement on the measures used to achieve it, that his job with IBM was to reduce choke points, that the modeling did not show any cars that were broke down and on the side of the road or blocking the road causing redirection of traffic, that bikers used streets when there were bike lanes to be used, that large groups of bikers were overtaking the streets, and that there were other ways to reduce speed including red strips on the street for drivers going too fast to alert them.

Al Evans said that it should be obvious that 4 roundabouts were overkill and not needed, that a combo of striping or a hybrid plan would be ideal, whether there was really a speeding problem on Lomas Santa Fe, that there were no homes, schools, or hospitals on east Lomas Santa Fe, and asked why 12,000 drivers should be inconvenienced for a few dozen biker riders.

Douglas Aldin (time donated by Kristine Shindler) said that he lived on the east side, that he was encouraged by the interest and turnout this evening, that not everyone agreed on the best route, that he supported Staff's recommendation to adopt the adjusted compensation to STC preparing all the comments from the surveys and public outreach, asked that Council consider the needs to improve the safety for children getting from the east side to the west side of I-5 to get to school, that these improvements were consistent with the Circulation Element of the City's General Plan and in line with the California Complete Streets Act State Assembly Bill 1358 that provided a "balanced multimodal transportation network that meets the needs of all users of streets, roads, and highways, defined to include motorists, pedestrians, bicyclists, children, persons with disabilities, seniors, movers of commercial goods, and users of public transportation, in a manner that is suitable to the rural, suburban, or urban context of the general plan," that the inclusion of traffic calming treatments, narrowed lanes, landscape, and strategic roundabouts would provide a broad improvement to the community in the form of environmental, public health, and community character, that further improvements had the ability to reduce greenhouse gas emissions per the Global Warming Solutions Act, Assembly Bill 32, and thanked Council for its consideration.

Marty Sommercanp stated that she lived in Solana Beach for 40 years and had seen many good and bad changes, that she traveled Lomas Santa Fe many times a day, that bikes lanes created in the neighborhoods, were rarely used, that cyclists on the weekend were difficult to accommodate in such large numbers, that she was not a big proponent of SANDAG and that the City did not always have to obtain these funds and use them which at times led to bad decisions in order to just utilized the available funds, and asked Council to pay attention to what the community members were saying.

Scott Warren said that he had lived in Solana Beach for 30 years, was a real estate broker and general contractor, that people did not use this street, that streets had been high jacked by cyclists, that a computer model did not match what people actual do on the streets, to put up radar signs, and that putting in roundabouts were a bad idea and they did not increase property values.

Catherine Nicholas stated that she was an 18 year resident, that she was a former city planner, that was opposed to any roundabouts, that the circulation element was intended to efficiently direct traffic from one place to another, that the only major arterial was Lomas Santa Fe second only to Highway 101, that the road should be maintained as it was designed, that emergency vehicles would be delayed, that this road was probably designed to carry traffic in at least 45 mph, that it could use some beautification, medians, street repairs, and landscaping, and to leave the roads free flowing.

David Wallace said that he moved here a year ago, that all the work done for the City was appreciated, that his experience with roundabouts around the country and Canada as a motorist and motorcyclists, that they did not work well, and that he was opposed to them.

Vicki Cypherd stated that she had always had great experiences on roundabouts, she liked the one on Jimmy Durante, had traveled them out of the country, that she lived on the west side, that she understood that there were complaints about residents on the west side about speeding and accidents and requests for Council to address them, whether the expense for consistent traffic cops was feasible, that the speed lights did not seem to work, and that she had attended Council meetings for years and had never seen speakers act so rudely towards other speakers and the consultants.

Tracy Richmond said that no good deed went unpunished, that he did not understand why speakers could not address an issue for discussion and solutions, that Lomas Santa Fe was a hostile environment, that he could not ride his bike or walk on Lomas Santa Fe because it was dangerous, that he in favor of improvements including beautification, that the Lomas Santa Fe and Granados juncture was a dangerous intersection and should prohibit anything but a right hand turn, that he had represented two injured clients from this intersection because the site distance was not safe, that roundabouts work around the world and in the United States, that one roundabout at Highland should be implemented and see how it is accepted, and that he supported any improvements on Lomas Santa Fe to make it more friendly.

Council and Staff discussed that the project team was working with emergency response officials to be sure it did not hinder their access, golf carts were allowed on certain streets

but were prohibited on Lomas Santa Fe, room for a broken down car to prevent blockage such as medians or the use of the bike lanes, that speed reading signs worked initially but eventually tended to be ignored and generally did not have long term impact, and retaining walls and the City's need for access to various areas.

Council, Staff, and Consultant, Dawn Wilson, discussed the cyclists had two options utilizing the roundabout or using a straight line utilizing the bike lane or the multi-use trail, slopes that were poorly maintained, providing access to recycled water to help maintain these slopes, that complete streets included access for cars, trucks, bikes, and pedestrians, that this proposal was a response to complaints from residents over time, that many of the ideas came from east side residents, that there were many complaints about the conditions of the wide road, the difficulty of children utilizing this street to get to school, the need for safety, that four roundabouts did seem like too many, concerns about changing from two lanes to one lane, that a 20 seconds delay for emergency vehicles would be a concern, support for one roundabout at Highland as an entry to the City and safer for pedestrians, that the Coastal Rail Trail was constantly utilized even though people initially said it would not be used, the ingress/egress of roundabouts, that the simulation built in bad drivers to assess for all conditions, that the signal timing was controlled by Caltrans, and reductions of lane width. Council provided input and direction to Staff to study the feasibility of a roundabout at Highland and Lomas Santa Fe and of an additional roundabout west of Highland.

Motion: Moved by Councilmember Heebner and second by Councilmember Edson to approve. **Approved 5/0.** Motion carried unanimously.

Mayor Zito recessed the meeting for a break at 10:25 p.m. and reconvened at 10:29 p.m.

B. PUBLIC HEARINGS: (B.1.)

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

B.1. Public Hearing: 850 Avocado Place Development Review Permit, Applicant: Seaview FA, LLC, Case 17-17-36. (File 0600-40)

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

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.

2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2018-113** conditionally approving a DRP to construct a new single-level, single-family residence with a detached two-car garage and perform associated site improvements on a vacant lot at 850 Avocado Place, Solana Beach.

Item B.1. Report (click here)

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

Regina Ochoa, Assistant Planner presented a PowerPoint (on file)

Mayor Zito opened the public hearing.

Council disclosures.

Orville Power, Applicant, waived his right to make a presentation.

Council, Staff, and Applicant discussed requiring the project to hook up to the electric grid as soon as possible and eliminate the use of a generator long term, how quickly the project could hook up to temporary poles, that a condition be added that all construction vehicles park on site during the project, that during grading there would be no place to park on the site until it was completed which would be approximately six weeks to move dirt and set the pad, and to add onsite construction parking electricity access as soon as possible to the resolution conditions.

Motion: Moved by Councilmember Edson and second by Councilmember Hegenauer to close the public hearing. **Approved 5/0.** Motion carried unanimously.

Motion: Moved by Councilmember Heebner and second by Councilmember Edson to approve with additional conditions of parking onsite as soon as grading is complete and to hook up to temporary poles so that a generator is not used long term. **Approved 5/0.** Motion carried unanimously.

C. STAFF REPORTS: (C.2. - C.3.)

Submit speaker slips to the City Clerk.

C.2. Quarterly Investment Report for June 30, 2018 and Amended Quarterly Investment Reports for Previous Quarters. (File 0350-44)

This item was not heard and moved to the next meeting.

C.3. Proposed Fire Mitigation and Park Development Impact Fees Calculation Nexus Report Consideration and Discussion. (File 0390-23)

This item was not heard and moved to the next meeting.

COMPENSATION & REIMBURSEMENT DISCLOSURE: None

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

COUNCIL COMMITTEE REPORTS:

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

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

Councilmembers reported Committee activities.

ADJOURN:

Mayor Zito adjourned the meeting at 10:45 p.m.

Angela Ivey, City Clerk

Approved: _____



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: September 11, 2018
ORIGINATING DEPT: Finance
SUBJECT: Register of Demands

BACKGROUND:

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

Register of Demands- 08/04/18 through 08/17/18		
Check Register-Disbursement Fund (Attachment 1)		\$ 259,535.21
Council Payroll	August 9, 2018	3,528.90
Federal & State Taxes	August 9, 2018	272.48
PERS Retirement (EFT)	August 9, 2018	537.73
Net Payroll	August 10, 2018	250,426.86
Federal & State Taxes	August 10, 2018	67,881.12
PERS Retirement (EFT)	August 10, 2018	42,959.06
		<hr/>
TOTAL		\$ 625,141.36

DISCUSSION:

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

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA.

FISCAL IMPACT:

The register of demands for August 4, 2018 through August 17, 2018 reflects total expenditures of \$625,141.36 from various City funding sources.

WORK PLAN:

N/A

CITY COUNCIL ACTION: _____

OPTIONS:

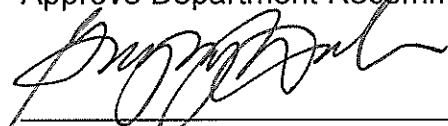
- Ratify the register of demands.
- Do not ratify and provide direction.

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, CA
CHECK REGISTER - DISBURSEMENT FUND

SELECTION CRITERIA: transact.ck_date between '20180804 00:00:00.000' and '20180817 00:00:00.000'
ACCOUNTING PERIOD: 2/19

FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	DESCRIPTION	SALES TAX	AMOUNT
1011	931117	08/09/18	5137	ABLE PATROL & GUARD, INC	00170007110	FCCC SECURITY -JULY	0.00	425.00
1011	931118	08/09/18	2137	AFLAC	001	JULY 18	0.00	947.92
1011	931119	08/09/18	5144	ALTA LANGUAGE SERVICES,	00150005400	LISTEN/SPEAKING TEST	0.00	122.00
1011	931120	08/09/18	3704	ARCO GASPRO PLUS	00160006120	AUTO FUEL 07/03-08/02	0.00	88.33
1011	931120	08/09/18	3704	ARCO GASPRO PLUS	00165006560	AUTO FUEL 07/03-08/02	0.00	70.11
1011	931120	08/09/18	3704	ARCO GASPRO PLUS	00170007110	AUTO FUEL 07/03-08/02	0.00	113.42
1011	931120	08/09/18	3704	ARCO GASPRO PLUS	00165006570	AUTO FUEL 07/03-08/02	0.00	116.84
1011	931120	08/09/18	3704	ARCO GASPRO PLUS	00165006510	AUTO FUEL 07/03-08/02	0.00	128.52
1011	931120	08/09/18	3704	ARCO GASPRO PLUS	50900007700	AUTO FUEL 07/03-08/02	0.00	140.20
1011	931120	08/09/18	3704	ARCO GASPRO PLUS	00160006140	AUTO FUEL 07/03-08/02	0.00	285.37
1011	931120	08/09/18	3704	ARCO GASPRO PLUS	00165006530	AUTO FUEL 07/03-08/02	0.00	338.84
1011	931120	08/09/18	3704	ARCO GASPRO PLUS	00165006520	AUTO FUEL 07/03-08/02	0.00	373.88
1011	931120	08/09/18	3704	ARCO GASPRO PLUS	00160006170	AUTO FUEL 07/03-08/02	0.00	787.16
TOTAL CHECK								
1011	931121	08/09/18	4832	AT&T CALNET 3	00160006120	9391012280 6/24-7/23	0.00	358.26
1011	931122	08/09/18	3069	JOSHUA BLEA	00165006560	MILEAGE- 07/22/18	0.00	27.25
1011	931123	08/09/18	5472	BRET & BRANDY GOSSETT	001	RFND-SBGR-301/435 GRA	0.00	26,492.00
1011	931124	08/09/18	3480	BUSINESS PRINTING COMPAN	00150005100	BUSN CARDS-EDSON	0.00	86.47
1011	931125	08/09/18	1561	CDW GOVERNMENT INC	00150005450	BACK UP SFTWR MAINTNC	0.00	2,219.30
1011	931126	08/09/18	5470	CRAIG & TRACY YAGER	001	RFND EP#4044/429 S SI	0.00	261.00
1011	931127	08/09/18	5461	CRISTOFFER LEE	001	DISMISSED: SB-0633905	0.00	32.50
1011	931128	08/09/18	5471	DANE SODERBERG	001	RFND-SBGR-340/536 GLE	0.00	29,511.00
1011	931129	08/09/18	108	DEL MAR BLUE PRINT COMPA	00150005200	W4-11-18/PATRICIA	0.00	36.70
1011	931130	08/09/18	5469	DISTILLERY 101, LLC	001	RFND EP#3994/243 N HW	0.00	500.00
1011	931131	08/09/18	134	DIXIELINE LUMBER CO INC	00165006560	HOSE CLAMPS	0.00	3.66
1011	931131	08/09/18	134	DIXIELINE LUMBER CO INC	00165006570	LUMBER/SCREWS	0.00	17.57
1011	931131	08/09/18	134	DIXIELINE LUMBER CO INC	00165006530	GLOVS/ROLLER/PAINT	0.00	43.88
1011	931131	08/09/18	134	DIXIELINE LUMBER CO INC	00165006570	SAND BELT/MSK/FILER	0.00	57.93
1011	931131	08/09/18	134	DIXIELINE LUMBER CO INC	00165006570	SCREWS/PAINT/SND DSC	0.00	82.15
1011	931131	08/09/18	134	DIXIELINE LUMBER CO INC	00165006570	LUMBER	0.00	88.67
TOTAL CHECK								
1011	931132	08/09/18	1985	EXTERIOR PRODUCTS INC	00170007100	30 COUNTY FAIR BANNER	0.00	1,320.00
1011	931133	08/09/18	5463	FRITHJOF KRUGGEL	001	DISMISSED: SB-0634564	0.00	347.50
1011	931134	08/09/18	11	ICMA RETIREMENT TRUST-45	001	ICMA PD 08/09/18	0.00	4,456.71
1011	931134	08/09/18	11	ICMA RETIREMENT TRUST-45	001	ICMA PD 08/10/18	0.00	9,875.77

PENTAMATION
 DATE: 08/21/2018
 TIME: 08:30:24

CITY OF SOLANA BEACH, CA
 CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 2
 ACCTFA21

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FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
TOTAL CHECK								14,332.48
1011	93135	08/09/18	3859	ICMA RETIREMENT TRUST-RH 001		ICMA PD 08/10/18	0.00	2,002.04
1011	93136	08/09/18	5399	INBOUND DESIGN INC.	55000007750	SEA WEBSITE MANT--JUL	0.00	300.00
1011	93136	08/09/18	5399	INBOUND DESIGN INC.	55000007750	SEA WEBSITE MANT--AUG	0.00	300.00
TOTAL CHECK							0.00	600.00
1011	93137	08/09/18	5098	JOSE GARCIA	00165006560	MILEAGE- 07/29/18	0.00	34.88
1011	93138	08/09/18	172	LEE'S LOCK & SAFE INC	00165006570	RPR/HRDWR LOCKS-CH	0.00	140.55
1011	93139	08/09/18	5462	LESLIE RATELLE	001	DISMISSED: SB-0633879	0.00	42.50
1011	93140	08/09/18	5232	LINDA M LOPEZ	00170007110	FAM CAMP-FACE PAINT	0.00	300.00
1011	93141	08/09/18	5129	KAYLA MOSHKI	00170007100	FY19--MMASC--MOSHKI	0.00	85.00
1011	93142	08/09/18	4797	PAMELA ELLIOTT LANDSCAPE	21355005550	1717.10/301 W CLIFF S	0.00	250.00
1011	93142	08/09/18	4797	PAMELA ELLIOTT LANDSCAPE	21355005550	1718.13/840 HERNANDEZ	0.00	375.00
1011	93142	08/09/18	4797	PAMELA ELLIOTT LANDSCAPE	21355005550	1718.12/362 N SIERRA	0.00	375.00
TOTAL CHECK							0.00	1,000.00
1011	93143	08/09/18	3529	PARKHOUSE TIRE INC	00160006120	TRK#2471--TIRES/MAINTN	0.00	2,356.96
1011	93144	08/09/18	2807	JAMES PATTON	25055005570	CONCERT - 08/09/18	0.00	250.00
1011	93145	08/09/18	3954	ARAM K PENARANDA	001	RFND-17-381/800 N RIO	0.00	12.00
1011	93145	08/09/18	3954	ARAM K PENARANDA	001	RFND-17-381/800 N RIO	0.00	39.00
1011	93145	08/09/18	3954	ARAM K PENARANDA	001	RFND-17-381/800 N RIO	0.00	170.16
1011	93145	08/09/18	3954	ARAM K PENARANDA	001	RFND-17-381/800 N RIO	0.00	170.16
1011	93145	08/09/18	3954	ARAM K PENARANDA	001	RFND-17-381/800 N RIO	0.00	170.16
1011	93145	08/09/18	3954	ARAM K PENARANDA	001	RFND-17-381/800 N RIO	0.00	528.44
1011	93145	08/09/18	3954	ARAM K PENARANDA	001	RFND-17-381/800 N RIO	0.00	528.44
1011	93145	08/09/18	3954	ARAM K PENARANDA	001	RFND-17-381/800 N RIO	0.00	2,559.05
TOTAL CHECK							0.00	4,177.41
1011	93146	08/09/18	4034	SDCPA	27060006120	CSA17.18-HANDBK/CHART	0.00	407.30
1011	93147	08/09/18	156	SHARP REES-STEALY MEDICA	00150005400	PRE-EMPLOYMENT SCREEN	0.00	1,083.00
1011	93148	08/09/18	4281	SIEMENS INDUSTRY, INC	00165006540	STREET LGHT SHEILDS	0.00	330.00
1011	93149	08/09/18	4744	GREGORY SMITH	001	RFND-7/29/18 FCCC REN	0.00	500.00
1011	93150	08/09/18	13	SOLANA BEACH FIREFIGHTER	001	FD DUES PD 08/10/18	0.00	778.50
1011	93151	08/09/18	2393	TARGET SOLUTIONS INC	00160006120	PRMR FY 19 MEMBRSHIP	0.00	1,520.00
1011	93152	08/09/18	4959	TELECOM LAW FIRM	21355005550	1717.32/514 VIA DE LA	0.00	120.00
1011	93153	08/09/18	2894	TIENG VIET SAN DIEGO NEW	00150005150	ELECTION NOTICE-11/18	0.00	50.00

PENTAMATION
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 TIME: 08:30:24

PAGE NUMBER: 3
 ACCTPA21

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

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	DESCRIPTION	SALES TAX	AMOUNT
1011	93154	08/09/18	12	UNITED WAY OF SAN DIEGO	001	UNITED WY PD 08/10/18	0.00	40.00
1011	93155	08/09/18	30	VERIZON WIRELESS-SD	00160006120	FIRE CELL 03/01-03/28	0.00	152.96
1011	93155	08/09/18	30	VERIZON WIRELESS-SD	00160006120	FIRE CELL 03/29-04/28	0.00	153.00
1011	93155	08/09/18	30	VERIZON WIRELESS-SD	00160006140	CODES CELL 3/29-04/28	0.00	37.61
1011	93155	08/09/18	30	VERIZON WIRELESS-SD	00160006140	CODES CELL 3/01-03/28	0.00	38.49
1011	93155	08/09/18	30	VERIZON WIRELESS-SD	27060006120	FIRE IPAD 03/01-03/28	0.00	114.03
1011	93155	08/09/18	30	VERIZON WIRELESS-SD	27060006120	FIRE IPAD 03/29-04/28	0.00	114.03
TOTAL CHECK							0.00	610.12
1011	93156	08/09/18	4503	WESS TRANSPORTATION SERV	25570007110	DAY CAMP-07/17/18	0.00	365.74
1011	93157	08/16/18	4706	24 HOUR ELEVATOR, INC	00165006570	ELVTR MAINT-JULY	0.00	163.78
1011	93157	08/16/18	4706	24 HOUR ELEVATOR, INC	00165006570	ELVTR MAINT-AUG	0.00	163.78
1011	93157	08/16/18	4706	24 HOUR ELEVATOR, INC	00165006570	ELECT STRTR INSTALL	0.00	1,192.50
1011	93157	08/16/18	4706	24 HOUR ELEVATOR, INC	00165006570	ELECT STRTR INSTALL	0.00	1,457.50
TOTAL CHECK							0.00	2,977.56
1011	93158	08/16/18	1135	AFFORDABLE PIPELINE SERV	50900007700	J-SEWER CLEANING	0.00	575.00
1011	93158	08/16/18	1135	AFFORDABLE PIPELINE SERV	50900007700	O-SEWER CLEANING	0.00	855.00
1011	93158	08/16/18	1135	AFFORDABLE PIPELINE SERV	00165006520	O-STORM DRAIN MAINT	0.00	855.00
1011	93158	08/16/18	1135	AFFORDABLE PIPELINE SERV	00165006520	H-STORM DRAIN MAINT	0.00	1,140.00
1011	93158	08/16/18	1135	AFFORDABLE PIPELINE SERV	00165006520	O-STORM DRAIN MAINT	0.00	1,140.00
TOTAL CHECK							0.00	4,565.00
1011	93159	08/16/18	4523	ARC ERGONOMICS	12050005460	CM DPT STND DSKS (2)	0.00	2,213.98
1011	93160	08/16/18	4832	AT&T CALNET 3	00165006540	9391012279 6/24-7/23	0.00	42.77
1011	93160	08/16/18	4832	AT&T CALNET 3	50900007700	9391012277 6/24-7/23	0.00	13.06
TOTAL CHECK							0.00	55.83
1011	93161	08/16/18	2975	BABI-KINI/MICHELSON INC	25560006180	JRLG SWM SUIT/BRDSHRTS	0.00	172.86
1011	93161	08/16/18	2975	BABI-KINI/MICHELSON INC	25570007110	CAMP SWM SUIT/BRDSHRT	0.00	226.80
1011	93161	08/16/18	2975	BABI-KINI/MICHELSON INC	25560006180	JRLG SWM SUIT/BRDSHRTS	0.00	153.36
1011	93161	08/16/18	2975	BABI-KINI/MICHELSON INC	25560006180	JRLG SWM SUIT/BRDSHRTS	0.00	1,495.74
TOTAL CHECK							0.00	2,048.76
1011	93162	08/16/18	2361	BETSY SCHULZ-A DESIGN GA	25055005570	FS ART & LAND-PMNT#1	0.00	41,506.50
1011	93163	08/16/18	2555	BOB HOFFMAN VIDEO PRODUC	00150005450	COUNCIL MTG-5/25-6/27	0.00	2,270.00
1011	93163	08/16/18	2555	BOB HOFFMAN VIDEO PRODUC	00150005450	COUNCIL MTG-5/25-6/27	0.00	1,890.00
TOTAL CHECK							0.00	4,160.00
1011	93164	08/16/18	5475	BRIAN WIKSELL	001	RFND FCCC-08/04/18	0.00	500.00
1011	93165	08/16/18	101	CAMEO PAPER & JAMITORIAL	00160006170	TOWELS	0.00	113.73
1011	93166	08/16/18	4602	SAM CASTELLANO	25055005570	CNCRTS SND-JUL/AUG	0.00	2,800.00
1011	93167	08/16/18	318	COUNTY OF SAN DIEGO ASSE	50900007700	COMPUTER TAPE 77-MPR	0.00	125.00

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CITY OF SOLANA BEACH, CA
 CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 4
 ACCTPA21

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FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	93168	08/16/18	55	COUNTY OF SAN DIEGO	00155005550	DOCUMENTS-2 MAPS	0.00	4.00
1011	93169	08/16/18	108	DEL MAR BLUE PRINT COMPA	50998336510	9833 PUMP STN PRINTING	0.00	328.49
1011	93170	08/16/18	134	DIXIELINE LUMBER CO INC	00165006570	SWVL SAFETY HASP-LOCK	0.00	16.47
1011	93170	08/16/18	134	DIXIELINE LUMBER CO INC	00165006570	KEY CUT/SPRING LINK	0.00	5.50
1011	93170	08/16/18	134	DIXIELINE LUMBER CO INC	00165006570	SUPER GLUE/PLUG KIT	0.00	12.00
1011	93170	08/16/18	134	DIXIELINE LUMBER CO INC	00165006570	PAINT	0.00	48.75
	TOTAL CHECK						0.00	82.72
1011	93171	08/16/18	3180	ELECTRICAL SALES INC	45094486510	9448.02 LG TWR-SOLAR	0.00	332.99
1011	93172	08/16/18	2462	EMBROIDERY IMAGE	00170007110	10 HATS	0.00	164.32
1011	93173	08/16/18	94	ESGIL CORPORATION	00155005560	BLDG PRMT 06/04-06/08	0.00	7,477.40
1011	93173	08/16/18	94	ESGIL CORPORATION	00155005560	BLDG PRMT 06/11-06/15	0.00	16,739.10
1011	93173	08/16/18	94	ESGIL CORPORATION	00160006120	FIRE PRMT 06/18-06/22	0.00	255.51
1011	93173	08/16/18	94	ESGIL CORPORATION	00160006120	FIRE PRMT 06/25-06/29	0.00	1,327.60
1011	93173	08/16/18	94	ESGIL CORPORATION	00160006120	FIRE PRMT 06/11-06/15	0.00	2,808.93
1011	93173	08/16/18	94	ESGIL CORPORATION	00160006120	FIRE PRMT 05/21-05/25	0.00	-1,512.88
1011	93173	08/16/18	94	ESGIL CORPORATION	00160006120	FIRE PRMT 06/25-06/29	0.00	228.33
1011	93173	08/16/18	94	ESGIL CORPORATION	00160006120	FIRE PRMT 05/28-05/31	0.00	824.69
1011	93173	08/16/18	94	ESGIL CORPORATION	00160006120	FIRE PRMT 05/21-05/25	0.00	1,521.88
1011	93173	08/16/18	94	ESGIL CORPORATION	00160006120	FIRE PRMT 06/04-06/08	0.00	1,588.67
1011	93173	08/16/18	94	ESGIL CORPORATION	00155005560	BLDG PRMT 05/28-05/31	0.00	4,425.80
1011	93173	08/16/18	94	ESGIL CORPORATION	00155005560	BLDG PRMT 06/18-06/22	0.00	4,719.04
1011	93173	08/16/18	94	ESGIL CORPORATION	00155005560	BLDG PRMT 06/25-06/29	0.00	6,841.73
	TOTAL CHECK						0.00	47,245.80
1011	93174	08/16/18	321	GOLDEN TELECOM, INC.	00160006170	MS SPKR INSTL-TWR1&2	0.00	1,159.75
1011	93174	08/16/18	321	GOLDEN TELECOM, INC.	00160006170	MS SPKR INSTL-TWR3&4	0.00	1,159.75
	TOTAL CHECK						0.00	2,319.50
1011	93175	08/16/18	4166	HOGAN LAW APC	21355005550	1714.29 SOL HGLD-JUNE	0.00	97.50
1011	93175	08/16/18	4166	HOGAN LAW APC	21355005550	1714.08 PROF SVC-JUN	0.00	1,127.50
1011	93175	08/16/18	4166	HOGAN LAW APC	00150005250	GENERAL LEGAL-JUN	0.00	910.00
	TOTAL CHECK						0.00	2,135.00
1011	93176	08/16/18	1075	IRON MOUNTAIN	00150005150	RECORDS STRG-JUN	0.00	-283.14
1011	93176	08/16/18	1075	IRON MOUNTAIN	00150005150	RECORDS STRG-JUL	0.00	283.14
1011	93176	08/16/18	1075	IRON MOUNTAIN	00150005150	RECORDS STRG-AUG	0.00	364.21
	TOTAL CHECK						0.00	364.21
1011	93177	08/16/18	5476	JUMP TELEVISION, LLC	25055005570	PRK CONCERT 08/16/18	0.00	200.00
1011	93178	08/16/18	5474	KALE MAJOR	001	RFND FCCC-08/05/18	0.00	300.00
1011	93179	08/16/18	4157	LCI BACKHOE SERVICES	00165006560	BEACH STRM DRN CLNNG	0.00	750.00
1011	93180	08/16/18	172	LEE'S LOCK & SAFE INC	00165006570	RPR LOCK-LC	0.00	119.00
1011	93181	08/16/18	252	MAR-CON PRODUCTS, INC.	00165006520	3 CATCH BASINS-GRATES	0.00	927.73

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FUND - 001 - GENERAL FUND								
1011	93182	08/16/18	2106	MIKHAIL OGAWA ENGINEERIN	001650006520	JURMP-JUL	0.00	14,581.63
1011	93183	08/16/18	4522	NISSHO OF CALIFORNIA	001650006560	RPLC PIPE/715 SW PARK	0.00	348.27
1011	93184	08/16/18	5252	NOSSAMAN LLP	001500005250	PROF SVC-JUN	0.00	42.50
1011	93185	08/16/18	57	OFFICE TEAM INC.	001500005150	TEMP HELP PE 07/13	0.00	126.00
1011	93185	08/16/18	57	OFFICE TEAM INC.	001500005150	TEMP HELP PE 07/20	0.00	616.00
1011	93185	08/16/18	57	OFFICE TEAM INC.	001500005150	TEMP HELP PE 07/27	0.00	1,008.00
1011	93185	08/16/18	57	OFFICE TEAM INC.	001500005150	TEMP HELP PE 05/25	0.00	140.32
1011	93185	08/16/18	57	OFFICE TEAM INC.	001500005150	TEMP HELP PE 04/27	0.00	-212.00
1011	93185	08/16/18	57	OFFICE TEAM INC.	001500005150	TEMP HELP PE 05/25	0.00	315.22
1011	93185	08/16/18	57	OFFICE TEAM INC.	001500005150	TEMP HELP PE 04/27	0.00	967.25
1011	93185	08/16/18	57	OFFICE TEAM INC.	001500005150	TEMP HELP PE 08/03	0.00	1,142.00
1011	93185	08/16/18	57	OFFICE TEAM INC.	001500005150	TEMP HELP PE 08/03	0.00	4,102.79
TOTAL CHECK								
1011	93186	08/16/18	4767	PARTNERSHIPS WITH INDUST	001650006570	TRASH ABTANT PE 06/15	0.00	1,373.40
1011	93187	08/16/18	5361	HABITAT PROTECTION, INC	001650006570	PEST CONTROL-JUL-MS	0.00	30.00
1011	93187	08/16/18	5361	HABITAT PROTECTION, INC	001650006570	PEST CONTROL-JUL-FC	0.00	30.00
1011	93187	08/16/18	5361	HABITAT PROTECTION, INC	001650006570	PEST CONTROL-JUL-LC	0.00	30.00
1011	93187	08/16/18	5361	HABITAT PROTECTION, INC	001650006570	PEST CONTROL-JUL-PW	0.00	30.00
1011	93187	08/16/18	5361	HABITAT PROTECTION, INC	001650006570	PEST CONTROL-JUL-FS	0.00	35.00
1011	93187	08/16/18	5361	HABITAT PROTECTION, INC	001650006570	PEST CONTROL-JUL-CH	0.00	45.00
1011	93187	08/16/18	5361	HABITAT PROTECTION, INC	001650006570	AS NEEDED PST CNFL-MS	0.00	25.00
TOTAL CHECK								
1011	93188	08/16/18	4658	PLACEWORKS, INC	213550005550	1714.20/959 GENEVIEVE	0.00	825.61
1011	93188	08/16/18	4658	PLACEWORKS, INC	213550005550	1714.20/959 GENEVIEVE	0.00	2,122.75
1011	93188	08/16/18	4658	PLACEWORKS, INC	213550005550	1714.20/959 GENEVIEVE	0.00	4,851.25
1011	93188	08/16/18	4658	PLACEWORKS, INC	213550005550	1714.20/959 GENEVIEVE	0.00	8,505.99
TOTAL CHECK								
1011	93189	08/16/18	1382	PURE FLO - PW # 26118	001650006570	DRINK WATER-JUNE	0.00	22.81
1011	93190	08/16/18	1112	RANCHO SANTA FE SECURITY	001650006560	FIRE SYSTM MNTR-JUL	0.00	25.00
1011	93190	08/16/18	1112	RANCHO SANTA FE SECURITY	001650006560	RESTRM LCK/UNLCK-JUL	0.00	515.00
1011	93190	08/16/18	1112	RANCHO SANTA FE SECURITY	001650006560	ALARM MONITORING-JUL	0.00	174.50
TOTAL CHECK								
1011	93191	08/16/18	141	SANTA FE IRRIGATION DIST	204750007520	GRP 5-25 06/02-08/01	0.00	4,977.13
1011	93191	08/16/18	141	SANTA FE IRRIGATION DIST	001650006560	005979-005 6/02-8/01	0.00	390.00
1011	93191	08/16/18	141	SANTA FE IRRIGATION DIST	50900007700	005979-008 6/02-8/01	0.00	89.70
TOTAL CHECK								
1011	93192	08/16/18	4230	SEBASTIANPHOTO.NET	001600006170	FY19 MS GRP PHOTO	0.00	5,456.83
1011	93193	08/16/18	280	SPARKLETT'S INC	001650006570	DRINK WATER-JUL-PW	0.00	4.00
1011	93193	08/16/18	280	SPARKLETT'S INC	001650006570	DRINK WATER-JUL-PW	0.00	37.00
TOTAL CHECK								

CITY OF SOLANA BEACH, CA
CHECK REGISTER - DISBURSEMENT FUND

SELECTION CRITERIA: transact.ck_date between '20180804 00:00:00.000' and '20180817 00:00:00.000'
ACCOUNTING PERIOD: 2/19

FUND - 001 - GENERAL FUND				SALES TAX	AMOUNT
CASH ACCT CHECK NO	ISSUE DT	VENDOR NAME	BUDGET UNIT	-----DESCRIPTION-----	
1011	93194	08/16/18 3066	SUMMIT ENVIRONMENTAL GRO 45099266190	9926 PROF SVC SND-JUL	3,190.00
1011	93195	08/16/18 40	UNDERGROUND SVC ALERT OF 00165006510	DIG ALERT-JULY	90.85
TOTAL CASH ACCOUNT					259,535.21
TOTAL FUND					259,535.21
TOTAL REPORT					259,535.21



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: September 11, 2018
ORIGINATING DEPT: Finance
SUBJECT: **Report on Changes Made to the General Fund Adopted Budget for Fiscal Year 2018-2019**

BACKGROUND:

Staff provides a report at each Council meeting that lists changes made to the current Fiscal Year (FY) General Fund Adopted Budget.

The information provided in this Staff Report lists the changes made through August 22, 2018.

DISCUSSION:

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

GENERAL FUND - ADOPTED BUDGET PLUS CHANGES As of August 22, 2018					
Action	Description	Revenues	Expenditures	Transfers from GF	Net Surplus
Reso 2017-195	Adopted Budget	17,916,600	(17,098,600)	(401,600) (1)	\$ 416,400
Reso 2018-070	Fiscal Year 2018/19 Appropriation Revisions	76,100	(229,900)	-	262,600
Reso 2018-089	Crossing Guards	38,507	(59,242)	-	241,865
Reso 2018-101	SBFA MOU	-	(185,425)	-	56,440
Reso 2018-093	City-Wide Janitorial Services	-	(8,620)	-	47,820
Reso 2018-117	Crossing Guards	19,253	(29,620)	-	37,453
	(1) Transfers to:				
	Debt Service for Public Facilities		151,100		
	City CIP Fund		250,500	401,600	

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA

COUNCIL ACTION:

FISCAL IMPACT:

N/A

WORK PLAN:

N/A

OPTIONS:

- Receive the report.
- Do not accept the report

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council receive the report listing changes made to the FY 2018-2019 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: September 11, 2018
ORIGINATING DEPT: Community Development Department
SUBJECT: **Public Hearing: Request for DRP to Construct a Pool and Perform Associated Site Improvements at 1058 Solana Drive. (Case # 17-16-44 Applicant: Maria and Andre Bonilla; APN: 298-361-13; Resolution No. 2018-122)**

BACKGROUND:

The Applicant, Maria and Andre Bonilla, is requesting City Council approval of a Development Review Permit (DRP) to construct an infinity edge pool with a trough and perform associated grading and site improvements on a lot with an existing single-family residence at 1058 Solana Drive. This site is an active code enforcement case as a result of the Applicant's failure to construct the pool per their approved building permit and performing unpermitted grading. The project originally qualified as a ministerial building permit; however, as a result of the unpermitted work, it now requires discretionary review and the building permit has since expired. To correct the unpermitted work and proceed with the proposed improvements, the Applicant is requesting approval of a DRP.

In 2015, the Applicant submitted a building permit for a pool located in the rear yard. No other site work or grading was proposed as part of the project. Therefore, the project was processed as a ministerial permit. The building permit was reviewed by Staff and approved on July 1, 2015. However, approximately two months later on September 28, 2015, Staff issued a Stop Work Notice as the pool was not being constructed per plan, but was instead being constructed in the front of the house. The Applicant was instructed to stop construction of the pool and to submit a building plan change showing the new pool location. Plans were submitted to the City showing the pool, including the trough, in the front of the house within the buildable area, outside of the required front yard setback. The Applicant did not propose any other site work as part of the building plan revision. Staff reviewed the plan change and was able to approve the revision to the building permit since the plans indicated the pool was located outside of the front yard setback. On October 30, 2015, the building plan revision was issued and construction resumed on the pool, which was now being constructed in the front of the house.

CITY COUNCIL ACTION:

In July 2016, City Engineering Staff inspected the site and determined that significant grading was performed on site without a grading permit. The Applicant was instructed to submit a grading permit application and install temporary erosion control measures on site. In addition, Staff determined that the unpermitted grading exceeded 100 cubic yards. Therefore, the project no longer qualified as a ministerial permit and a DRP was required. On December 22, 2016, the Applicant submitted an application for a DRP.

A brief summary of the project background discussed above is summarized below.

- July 1, 2015 – Building Permit 15-310 issued showing pool located in rear yard.
- September 28, 2015 – Stop Work Order issued. Pool was being constructed in front yard, not in the rear yard as approved.
- October 21, 2015 – Applicant submitted plan change to Building Permit 15-310 with new pool location. The plans indicated the pool (pool and trough) was located within the buildable area, outside of the front yard setback.
- October 30, 2015 – Plan revision issued to Building Permit 15-310.
- July 2016 – Grading violation issued. Applicant removed vegetation from site and performed unpermitted grading. DRP required due to grading in excess of 100 cubic yards.
- November 11, 2016 – Building Permit 15-310 expired.
- December 22, 2016 -- DRP application submitted

The issue before the Council is whether to approve, approve with conditions, or deny the Applicant's request as contained in Resolution 2018-122 (Attachment 1).

DISCUSSION:

The 0.56-acre property is irregularly shaped and located on the north side of Solana Drive. The lot is currently developed with an existing two-story, single-family residence, which the Applicant is not proposing to modify as part of this project. The site has access off a private road easement located along the eastern portion of the lot.

The topography of the lot slopes upward, in the north-easterly direction, from Solana Drive to the existing residence. Prior to the unpermitted grading, at the southern property line along Solana Drive, the elevation ranged from approximately 210 feet above mean sea level (MSL) to 216 feet above MSL. The lot then sloped upward from Solana Drive, in the northerly direction to the residence at an elevation approximately 228 feet above MSL. The proposed topography will remain mostly unchanged at the southern property line along the street frontage, however tiered retaining walls are proposed within the front yard which will modify the topography of the site and create a steeper slope than previously existed.

As part of this application, the Applicant is proposing grading in the amounts of 101 cubic yards of cut, 57 cubic yards of fill, and 44 cubic yards of export in addition to the unpermitted grading in the amounts of 46 cubic yards of cut, 637 cubic yards of fill, and 591 cubic yards of import. The project requires a DRP for an aggregate grading quantity in excess of 100 cubic yards.

The Applicant proposes to maintain the pool as it has currently been constructed in the front yard between Solana Drive and the residence with some modifications. As part of the submittal requirements for the DRP, the Applicant conducted a lot survey, which revealed the pool was not constructed per the approved building permit as modified with the building plan change approved in October 2015. The building plan change was approved by Staff for the revised pool location in front of the residence within the buildable area and indicated the pool, including the trough, would be constructed outside of the front yard setback. However, a portion of the southeastern pool wall currently encroaches a few inches into the required front yard setback and a portion of the trough, which has a depth of 4.5 feet, encroaches 4 feet into the required setback as shown in Attachment 2. The Applicant is proposing to remove the encroachment of the pool wall that is within the front yard setback and to modify the pool trough to be less than 18 inches in depth but to remain in the front yard setback. Per building code, water features in excess of 18 inches in depth are considered pools. While the trough is associated with the pool, Council may choose to consider the trough as a "water feature" if it is less than 18 inches deep, thereby allowing the trough to remain in the front yard setback as proposed by the Applicant.

Staff is recommending the Applicant move the entirety of the pool, including the trough, outside of the front yard setback. If Council can make the requisite findings and approves the project, Staff has included a condition of project approval to Resolution 2018-122, which requires the Applicant remove all portions of the pool and trough that encroach into the front yard setback. However, if Council supports the Applicant's proposal to move the pool wall outside of the front yard setback and to modify the pool trough to be less than 18 inches but remain in the front yard setback, then Staff will modify Resolution 2018-122 to be consistent with Council direction.

The Applicant proposes additional site improvements that would include: cut and fill grading, retaining walls, fencing, hardscape, a pergola, bbq, trash enclosure, and landscaping. The project plans are provided in Attachment 3.

Staff has prepared draft findings for approval of the project in the attached Resolution 2018-122 for Council's consideration based upon the information in this report. The applicable SBMC sections are provided in italicized text and conditions from the Community Development, Engineering, and Fire Departments are incorporated in the Resolution of Approval. The Council may direct Staff to modify the Resolution to reflect the findings and conditions it deems appropriate as a result of the public hearing process. If the Council determines the project is to be denied, Staff will prepare a Resolution of Denial for adoption at a subsequent Council meeting.

The following is a discussion of the findings for a DRP as each applies to the proposed project as well as references to recommended conditions of approval contained in Resolution 2018-122.

Development Review Permit Compliance (SBMC Section 17.68.40):

In addition to meeting zoning requirements, the project must also be found in compliance

with development review criteria. The proposed project requires a DRP for an aggregate grading quantity that exceeds 100 cubic yards.

The following is a list of the development review criteria topics:

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

The Council may approve, or conditionally approve, a DRP only if all of the findings listed below can be made. Resolution 2018-122 provides the full discussion of the findings.

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

If the above findings cannot be made, the Council shall deny the DRP. 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 Estate Residential 2 (ER-2) Zone. The surrounding neighborhood consists of a mix of properties that are developed with one- and two-story single-family residences. Properties immediately to the north, east and west and directly across Solana Drive to the south are developed lots with single-family residences.

The project can be found consistent with the permitted uses for the ER-2 Zone as described in SBMC Sections 17.20.010 and 17.12.020. The property is designated Estate Residential in the General Plan and intended for single-family residences. 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 or Overlay Zone areas; however, it is located within the Coastal Zone. 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 Applicant is not proposing any modifications to the existing single-family residence. However, site improvements are proposed as part of this project. The Applicant is seeking approval of the infinity edge pool and trough, which is located in front of the residence with a portion of the pool wall and trough constructed in the front yard setback. Other site improvements including: cut and fill grading, retaining walls, fencing, hardscape, a pergola, bbq, trash enclosure, and landscaping are proposed.

The existing topography of the lot slopes upward, in the northeasterly direction to the existing residence which is located towards the rear portion of the lot. There is an existing at-grade patio located on the south side of the existing residence that the Applicant is proposing to extend in the southerly direction as part of this project. The Applicant is proposing tiered retaining walls in the front yard to allow for an extended usable yard area. A wooden pergola with a bar and bbq area is proposed on the upper tiered patio area to the east of the pool.

The infinity edge pool is currently located between Solana Drive and the existing residence and is oriented in the southwesterly direction. As mentioned previously in the report, the pool was constructed within the buildable area except for a portion of the southeastern pool wall which encroaches a few inches into the required 25-foot front yard setback and a portion of the trough which encroaches 4 feet into the front yard setback. In order to correct the unpermitted work and proceed with the proposed improvements, the Applicant is requesting approval of a DRP which would move the pool wall outside the front yard setback and modify the trough to be no deeper than 18 inches. Per building code, water features in excess of 18 inches in depth are considered pools. While the trough is associated with the pool, Council may consider the trough a "water feature" that is less than 18 inches deep, which would allow the trough to remain in the front yard setback.

However, Staff is recommending that the Applicant remove all portions of the pool wall and trough that encroach into the front yard setback. If Council supports the Applicant's proposal to move the pool wall outside of the front yard setback and modify the pool trough to be less than 18 inches but remain in the front yard setback, then Staff will modify Resolution 2018-122 to be consistent with Council direction.

Fences, Walls and Retaining Walls:

Within the front yard setback area, SBMC Section 17.20.040(O) allows fences and walls, or any combination thereof, to be no higher than 42 inches in height as measured from pre-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. However, the SBMC also permits fences or walls to be 5 feet high in the front-yard setback to comply with pool fencing requirements.

The Applicant proposes to construct retaining walls at varying heights throughout the site to allow for a tiered yard. Additionally, a 5-foot high chain link fence would enclose the property.

Currently, the plans show fences and walls that comply with the requirements of SBMC 17.20.040(O) and 17.60.070(C). If the Applicant decides to modify any of the proposed fences and walls or construct additional fences and walls on the project site, a condition of project approval indicates that they would be required to be in compliance with the Municipal Code.

Landscape:

The project is subject to the current water efficient landscaping regulations of SBMC Chapter 17.56. A Landscape Documentation Package is required for new development projects with an aggregate landscape equal to or greater than 500 square feet requiring a building permit, plan check or development review. The Applicant provided a conceptual landscape plan that has been reviewed by the City's third-party landscape architect, who has recommended approval. The Applicant will be required to submit detailed construction landscape drawings that will be reviewed by the City's third-party landscape architect for conformance with the 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 (OSPDM) require two (2) parking spaces for a single-family residence. The Applicant is not proposing any modifications to the single-family residence or any additional dwelling units, therefore, additional parking would not be required for this project.

Grading:

As mentioned previously in this report, unpermitted grading was performed on site in 2016. An unauthorized grading violation was issued in September 2016, and since that time the grading and construction of the pool has been halted. The Applicant is seeking

approval of the unpermitted grading in the amounts of 46 cubic yards of cut, 637 cubic yards of fill, and 591 cubic yards of import. Additional grading to the site which would include 101 cubic yards of cut, 57 cubic yards of fill, and 44 cubic yards of export is being proposed as part of this project. The planned grading would result in a maximum cut depth of 4.6 feet and a maximum fill height of 5 feet.

The Applicant proposes to construct tiered retaining walls in the front yard both within the 25-foot front yard setback area and within the buildable area, which would allow for an extended usable patio area to the south of the existing residence and adjacent to the pool. The topography of the site slopes upward from Solana Drive to the existing residence, in the northeasterly direction. Prior to the construction of the pool and the unpermitted grading, at the southern property line along Solana Drive, the elevation ranged from approximately 210 feet above mean sea level (MSL) to 216 feet above MSL. The lot then sloped upward from Solana Drive, in the northerly direction to the residence at an elevation approximately 228 feet above MSL. The Applicant is proposing to modify the pre-existing topography of the site through the use of retaining walls which would create a steeper slope than previously existed on site.

Lighting:

The project site is located within the City's Dark Sky Area which has specific lighting regulations to preserve the traditional semirural character of the area which includes low levels of nighttime illumination. These regulations prohibit the outside illumination for aesthetic or dramatic purposes of any building and/or surrounding landscape, including environmentally sensitive habitat areas (public or private). Conditions of project approval include that all new exterior lighting fixtures comply with the City-Wide Lighting Regulations of the Zoning Ordinance (SBMC 17.60.060); that 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; and that aesthetic illumination of the proposed residence or landscaping is prohibited.

Usable Open Space:

The project consists of site modifications to an existing two-story, single-family residence, therefore, usable open space and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040.

Structure Development Permit Compliance:

The Applicant is not proposing any modifications to the existing residence; however, site improvements are proposed, which would include a wooden pergola located to the southeast of the pool. The proposed structure would not exceed 16 feet in height above the existing grade; therefore, the Applicant is not required to obtain a Structure Development Permit.

Public Hearing Notice:

Notice of the City Council Public Hearing for the project was published in the Union Tribune more than 10 days prior to the public hearing. The same public notice was mailed to property owners and occupants within 300 feet of the proposed project site on August 31, 2018. 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.

In conclusion, the proposed project, as conditioned, could be found to be consistent with the Zoning regulations and the General Plan.

CEQA COMPLIANCE STATEMENT:

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

FISCAL IMPACT: N/A

WORK PLAN: N/A

OPTIONS:

- Approve Staff recommendation adopting the attached Resolution 2018-122, which would require the Applicant to move the entirety of the pool and trough outside of the front yard setback.
- Approve the Applicant's proposed request that would move the pool wall outside of the front yard setback and modify the pool trough to less than 18 inches in depth but remain in the front yard setback. If this option is approved by City Council, modifications to Resolution 2018-122 would be made consistent with City Council direction.
- Deny the project if all required findings for the DRP cannot be made.

DEPARTMENT RECOMMENDATION:

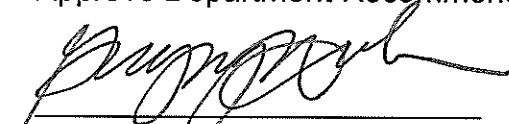
The proposed project meets the minimum zoning requirements under the SBMC, may be found to be consistent with the General Plan and may be found, as conditioned, to meet the discretionary findings required as discussed in this report to approve a DRP. Therefore, Staff recommends that the City Council:

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 2018-122 conditionally approving a DRP to construct an infinity edge pool and perform associated grading and site improvements at 1058 Solana Drive, Solana Beach.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2018-122
2. Pool Exhibit
3. Project Plans

RESOLUTION NO. 2018-122

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT FOR THE CONSTRUCTION OF AN INFINITY EDGE POOL AND PERFORM ASSOCIATED GRADING AND SITE IMPROVEMENTS ON A PROPERTY DEVELOPED WITH AN EXISTING SINGLE-FAMILY RESIDENCE LOCATED AT 1058 SOLANA DRIVE, SOLANA BEACH

APPLICANTS: Maria and Andre Bonilla
CASE NO.: 17-16-44 DRP

WHEREAS, Maria and Andre Bonilla (hereinafter referred to as the "Applicants"), have submitted an application for a Development Review Permit (DRP) pursuant to Title 17 (Zoning) of the Solana Beach Municipal Code (SBMC); and

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

WHEREAS, at the public hearing on September 11, 2018, 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:

- I. That the foregoing recitations are true and correct.
- II. That the request for a DRP to construct an infinity edge pool and perform associated grading and site improvements on a property developed with an existing single-family residence located at 1058 Solana Drive, is conditionally approved based upon the following Findings and subject to the following Conditions:

III. FINDINGS

- A. In accordance with Section 17.68.040 (Development Review Permit) of the City of Solana Beach Municipal Code, the City Council finds the following:
 - I. *The proposed project is consistent with the General Plan and all applicable requirements of SBMC Title 17 (Zoning Ordinance), including special regulations, overlay zones and specific plans.*

General Plan Consistency: The project, as conditioned, is consistent with the City's General Plan designation of Estate Residential (ER-2) which allows for single-family residential development with a maximum density of 1-2 dwelling units per acre. The development is also consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

Zoning Ordinance Consistency: The project is consistent with all applicable requirements of the Zoning Ordinance (Title 17) (SBMC 17.20.030 and 17.48.040), which delineates maximum allowable Floor Area Ratio (FAR), Permitted Uses and Structures (SBMC Section 17.20.020) which provides for uses of the property for a single-family residence. Further, the project adheres to all property development regulations established for the ER-2 Zone and cited by SBMC Section 17.020.030.

The project as conditioned is consistent with the provisions for minimum yard dimensions (i.e., setbacks) and the maximum allowable Floor Area (FAR), maximum building height, and parking requirements.

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

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

The property is located within the Estate Residential 2 (ER-2) Zone. The surrounding neighborhood consists of a mix of properties that are developed with one- and two-story single-family residences. Properties immediately to the north, east and west and directly across Solana Drive to the south are developed lots with single-family residences.

The project is consistent with the permitted uses for the ER-2 Zone as described in SBMC Sections 17.20.010 and 17.12.020. The property is designated Estate Residential in the General Plan and intended for single-family residences. The proposed development is consistent with the objectives of the General Plan as it encourages the development and maintenance of

healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

The property is not located within any of the City's Specific Plan or Overlay Zone areas; however, it is located within the Coastal Zone. As a condition of project approval, the Applicants shall 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 Applicants are not proposing any modifications to the existing single-family residence. However, site improvements are proposed as part of this project. The Applicants are seeking retroactive approval of the infinity edge pool and trough, which is located in the front yard with a portion of the pool wall and trough constructed in the front yard setback. Other site improvements including: cut and fill grading, retaining walls, fencing, hardscape, a pergola, bbq, trash enclosure, and landscaping are proposed.

The existing topography of the lot slopes upward, in the northeasterly direction to the existing residence which is located towards the rear portion of the lot. There is an existing at-grade patio located on the south side of the existing residence that the Applicants are proposing to extend in the southerly direction as part of this project. The Applicants are proposing tiered retaining walls in the front yard to allow for an extended usable yard area. A wooden pergola with a bar and bbq area is proposed on the upper tiered patio area to the east of the pool.

The infinity edge pool is currently located between Solana Drive and the existing residence and is oriented in the southwesterly direction. The pool was constructed within the buildable area except for a portion of the southeastern pool wall which encroaches a few inches into the required 25-foot front yard setback and a portion of the trough which encroaches 4 feet into the front yard setback. As a condition of project approval, the Applicants shall reconstruct the southeastern pool wall to remove the few inches that encroach into the front yard setback and reconstruct the trough to have a maximum depth of 18 inches.

The proposed project, as designed with modifications, meets the minimum required setbacks.

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

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

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

SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM) require two (2) parking spaces for a single-family residence. The Applicants are not proposing any modifications to the single-family residence or any additional dwelling units, therefore, additional parking is not required for this project.

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

be landscaped with native or naturalized non-native vegetation and existing erosion problems shall be corrected.

Unpermitted grading was performed on site in 2016. An unauthorized grading violation was issued in September 2016, and since that time grading and construction of the pool has been halted. The Applicants are retroactively seeking approval of the unpermitted grading in the amounts of 46 cubic yards of cut, 637 cubic yards of fill, and 591 cubic yards of import. Additional grading to the site which would include 101 cubic yards of cut, 57 cubic yards of fill, and 44 cubic yards of import is being proposed as part of this project. The planned grading would result in a maximum cut depth of 4.6 feet and a maximum fill height of 5 feet.

The Applicants propose to construct tiered retaining walls in the front yard both within the 25-foot front yard setback area and within the buildable area, which would allow for an extended usable patio area to the south of the existing residence and adjacent to the pool. The topography of the site slopes upward from Solana Drive to the existing residence, in the northeasterly direction. Prior to the construction of the pool and the unpermitted grading, at the southern property line along Solana Drive, the elevation ranged from approximately 210 feet above mean sea level (MSL) to 216 feet above MSL. The lot then sloped upward from Solana Drive, in the northerly direction to the residence at an elevation approximately 228 feet above MSL. The Applicants are proposing to modify the pre-existing topography of the site through the use of retaining walls which would create a steeper slope than previously on site prior to the construction of the pool and unpermitted grading.

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

The project site is located within the City's Dark Sky Area which has specific lighting regulations to preserve the traditional semirural character of the area which includes low levels of nighttime illumination. These regulations prohibit the outside illumination for aesthetic or dramatic purposes of any building and/or surrounding landscape, including environmentally sensitive habitat areas (public or private). Conditions of project approval include that all new exterior lighting fixtures comply with

the City-Wide Lighting Regulations of the Zoning Ordinance (SBMC 17.60.060); that 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; and that aesthetic illumination of the proposed residence or landscaping is prohibited.

- 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 site modifications to an existing two-story, 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 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 Development Review Permit.

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

The Applicants are required to obtain approval from the California Coastal Commission prior to issuance of Building Permits.

IV. CONDITIONS

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

A. Community Development Department Conditions:

- I. The Applicants shall pay required 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 architectural plans as proposed and presented to the City Council on September 11, 2018, and located in the project file with a submittal date of August 31, 2018.

- III. Any proposed onsite fences, walls and retaining walls and any proposed railing located on top, or any combination thereof, shall comply with applicable regulations of SBMC Section 17.20.040 and 17.60.070 (Fences and Walls).
 - IV. The Applicants shall obtain required California Coastal Commission (CCC) approval of a Coastal Development Permit, Waiver or Exemption as determined necessary by the CCC, prior to the issuance of a grading or building permit.
 - V. The Applicants shall provide a full Landscape Documentation Package in compliance with SBMC Chapter 17.56 prior to building permit issuance, which will be reviewed and inspected by the City's third party landscape professional.
 - VI. Native or drought tolerant and non-invasive plant materials and water conserving irrigation systems shall be incorporated into any proposed landscaping and compatible with the surrounding area to the extent feasible.
 - VII. All new exterior lighting fixtures shall be in conformance with the City-wide lighting regulations of the Zoning Ordinance (SBMC 17.60.060). All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area.
 - VIII. Due to the property's location within the Dark Sky Area, the outside illumination for aesthetic or dramatic purposes of any building or surrounding landscape, including environmentally sensitive habitat areas (public or private) is prohibited.
 - IX. The Applicants shall reconstruct the southeast portion of the pool wall to comply with the required front yard setback.
 - X. The Applicants shall reconstruct the pool trough to have a maximum depth of 18 inches.
- B. Fire Department Conditions:
- I. **OBSTRUCTION OF ROADWAYS DURING CONSTRUCTION:** All roadways shall be a minimum of 20 feet in width during construction and maintained free and clear, including the parking of vehicles, in accordance with the California Fire Code and the Solana Beach Fire Department.

- II. ADDRESS NUMBERS: STREET NUMBERS: Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background, and shall meet the following minimum standards as to size: 4" high with a 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.

C. Engineering Department Conditions:

- I. Obtain an Encroachment Permit in accordance with Chapter 11.20 of the SBMC, prior to the construction of any improvements within the public right-of-way including, but not limited to, the demolition and construction of surface improvements. All proposed improvements within the public right-of-way shall comply with City standards including but not limited to the Off-Street Parking Design Manual.
- II. Improvements shall include a 5' wide walkway along the property frontage, consisting of Compacted, Stabilized, Decomposed Granite (D.G.) behind the existing AC Berm. Any proposed beautification such as the cobbles and landscaping is allowed between the walkway and the property line, under a valid Encroachment Permit and requiring an Encroachment Maintenance Removal Agreement (EMRA).
- III. All fences shown within the public right-of-way on the plans shall be moved to be on private property.
- IV. Construction fencing shall be located on the subject property unless the Applicants has obtained an Encroachment Permit in accordance with Chapter 11.20 of the SBMC which allows otherwise.
- V. This development shall be assessed a Traffic Impact Fee consistent with the City Council approved ordinance prior to Building Permit Issuance.

Grading:

- VI. Obtain a Grading Permit in accordance with Chapter 15.40 of the Solana Beach Municipal Code. Conditions prior to the issuance of a Grading Permit shall include, but not be limited to the following:
 - a. The Grading Plan shall be prepared by a Registered Civil Engineer and approved by the City Engineer. On-site grading design and construction shall be in accordance with Chapter

15.40 of the Solana Beach Municipal Code.

- b. A Soils Report shall be prepared by a Registered Soils Engineer and approved by the City Engineer. All necessary measures shall be taken and implemented to assure slope stability, erosion control and soil integrity. The grading plan shall incorporate all recommendations contained in the soils report.
- c. All retaining walls and drainage structures shall be shown. Retaining walls shown on the grading plan shall conform to the San Diego Regional Standards or be designed by a licensed civil engineer. Engineering calculations for all designed walls with a surcharge and nonstandard walls shall be submitted at grading plan check. Retaining walls may not exceed the allowable height within the property line setback as determined by the City of Solana Beach Municipal Code. Contact the Community Development Department for further information.
- d. The Applicants are responsible to protect the adjacent properties during construction. If any grading or other types of construction are anticipated beyond the property lines, the applicants shall obtain a written permission from the adjoining property owners for incidental grading or construction that may occur and submit the letter to the City Engineer prior to the anticipated work.
- e. Pay grading plan check fee in accordance with the current Engineering Fee Schedule at initial grading plan submittal. Inspection fees shall be paid prior to issuance of the grading permit.
- f. Obtain and submit grading security in a form prescribed by the City Engineer.
- g. Obtain haul permit for import / export of soil. The Applicants shall transport all excavated material to a legal disposal site.
- h. Submit certification from the Engineer of Record and the Soils Engineer that all public or private drainage facilities and finished grades are functioning and are installed in accordance with the approved plans. This shall be accomplished by the Engineer of record incorporating as-built conditions on the Mylar grading plans and obtaining signatures of the Engineer of Record and the Soils Engineer certifying the as-built conditions.
- i. An Erosion Prevention and Sediment Control Plan shall be prepared. Best management practices shall be developed and implemented to manage storm water and non-storm water

discharges from the site at all times during excavation and grading activities. Erosion prevention shall be emphasized as the most important measure for keeping sediment on site during excavation and grading activities. Sediment controls shall be used as a supplement to erosion prevention for keeping sediment on site.

- j. Show all proposed on-site private drainage facilities intended to discharge water run-off. Elements of this design shall include a hydrologic and hydraulic analysis verifying the adequacy of the facilities and identify any easements or structures required to properly convey the drainage. The construction of drainage structures shall comply with the standards set forth by the San Diego Regional Standard Drawings.
- k. Post Construction Best Management Practices meeting City and RWQCB Order No. R9-2013-001 requirements shall be implemented in the drainage design.
- l. No increased cross lot drainage shall be allowed.

III. ENFORCEMENT

Pursuant to SBMC 17.72.120(B) failure to satisfy any and all of the above-mentioned conditions of approval is subject to the imposition of penalties as set forth in SBMC Chapters 1.1.6 and 1.18 in addition to any applicable revocation proceedings.

IV. EXPIRATION

The Development Review Permit for the project will expire 24 months from the date of this Resolution, unless the Applicants have obtained building permits and has commenced construction prior to that date, and diligently pursued construction to completion. An extension of the application may be granted by the City Council according to SBMC 17.72.110.

V. INDEMNIFICATION AGREEMENT

The Applicants shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify the Applicants of any claim, action, or proceeding. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification.

In the event of such election, the Applicants shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Applicants regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Applicants shall not be required to pay or perform any settlement unless such settlement is approved by the Applicants.

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

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Solana Beach, California, held on the 11th day of September, 2018, by the following vote:

AYES: Councilmembers –

NOES: Councilmembers –

ABSENT: Councilmembers –

ABSTAIN: Councilmembers –

DAVID ZITO, MAYOR

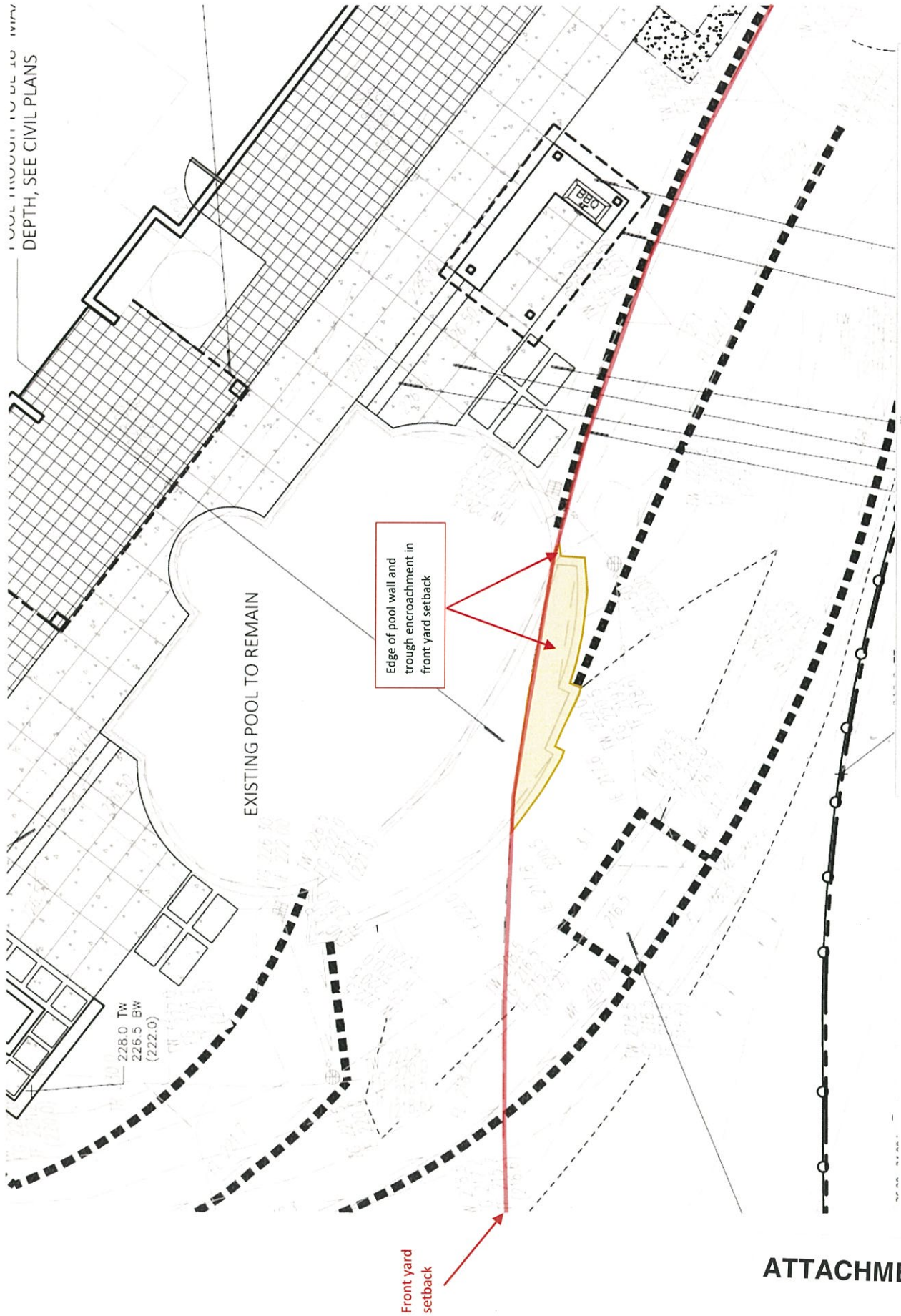
APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

POOL FINISH TO BE TO FINISH
DEPTH, SEE CIVIL PLANS



RECEIVED

AUG 31 2018

LINE PLAN



BONILLA RESIDENCE
1058 SOLANA DR.
SOLANA BEACH, CA

PREPARED FOR:
ANDRE KALINA
KOWALANALE
1053 SOLANA DR
SOLANA BEACH, CA

PREPARED BY:
LINEAR LANDSCAPE
ARCHITECTURE
JOE DODD/ASIA
3571 INGRAMM AVE.
SAN DIEGO, CA 92109

P 1 858.703.6678
SUB 1: AUG 28, 2017
SUB 2: AUG 13, 2018
SUB 3: AUG 13, 2018
SUB 4: AUG 13, 2018

T-01

SHT
01 OF 14

LANDSCAPE ARCHITECTURAL PLANS

PREPARED FOR:

BONILLA RESIDENCE
1058 SOLANA DRIVE
SOLANA BEACH, CA
APN# 298-361-13

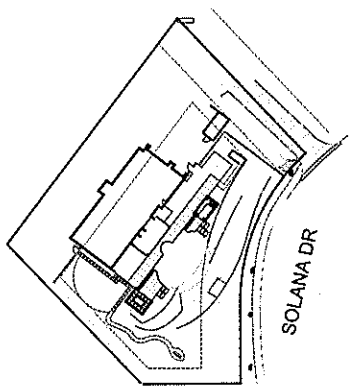
Planning-Corwin Dev Dept
City of Solana Beach

PLANS PREPARED FOR:
MARIA BONILLA / ANDRE KALINA

PLANS PREPARED BY:
LINEAR LANDSCAPE ARCHITECTURE
3571 INGRAMM ST
SAN DIEGO, CA 92109
PH: 012-350-2397

SHEET INDEX

SHEET TITLE	PLAN #	SHT #
TITLE SHEET	T-01	1
LAYOUT PLAN	LC-01	2
GENERAL CONSTRUCTION NOTES	LC-02	3
IRRIGATION PLAN	LI-01	4
HYDROZONE PLAN	LI-02	5
IRRIGATION LEGEND, NOTES, & CALCS	LI-03	6
IRRIGATION DETAILS	LI-05-LI-06	7-8
IRRIGATION SPECIFICATIONS	LI-07-LI-08	9-10
PLANTING PLAN	LP-01	11
PLANTING LEGEND & DETAILS	LP-02	12
PLANTING NOTES	LP-03	13
PLANTING SPECIFICATIONS	LP-04	14



KEY MAP



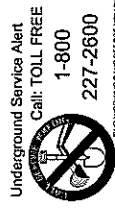
VICINITY MAP

GENERAL NOTES

- A) CONTRACTOR SHALL NOTIFY THE DEVELOPMENT SERVICES DEPARTMENT AT LEAST 48 HOURS (TWO WORKING DAYS) PRIOR TO STARTING CONSTRUCTION.
- B) CONTRACTOR SHALL VERIFY EXISTING STATIC WATER PRESSURE AT EACH POINT-OF-CONNECTION PRIOR TO INSTALLING IRRIGATION SYSTEM. VERIFICATION SHALL BE MADE WITH THE COUNTY OF SAN DIEGO PUBLIC SERVICES DEPARTMENT.
- C) CONTRACTOR SHALL OBTAIN PERMITS REQUIRED TO COMPLETE LANDSCAPE IMPROVEMENTS PRIOR TO CONSTRUCTION.
- D) IRRIGATION SYSTEMS FOR INDIVIDUAL LOTS SHALL HAVE POINTS OF CONNECTION BETWEEN WATER METERS AND WATER SERVICE INSEERS INTO DWELLINGS, AND INHEAD OF WATER REGULATING DEVICES INSTALLED FOR DWELLINGS.
- E) LANDSCAPE WORK SHALL BE IN ACCORDANCE WITH THE CITY OF SOLANA BEACH LANDSCAPE ARCHITECTURE REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR BECOMING FAMILIAR WITH THIS DOCUMENT.
- F) CONTRACTOR SHALL NOTIFY "DOG ALERT" (1-800-227-2600) PRIOR TO START OF EXCAVATION IN PUBLIC RIGHTS-OF-WAY.
- G) OWNER SHALL BE RESPONSIBLE FOR ANY ASSOCIATED FEES THAT MAY INCUR DUE TO ADDITIONAL WORK RESULTING FROM MANDATED CITY REGULATORY GUIDELINES AND/OR REQUIRED PERMITS. ALL WORK DONE "AT RISK" SHALL BE THE RESPONSIBILITY AND LIABILITY OF THE CONTRACTOR.
- H) THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND FEATURES TO REMAIN ON AND ADJACENT TO THE PROJECT SITE DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ANY DAMAGE RESULTING FROM HIS OPERATIONS OR NEGLIGENCE.
- I) THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, UNDERGROUND UTILITIES, AND SERVICES SHOWN ON THE PLANS AND ACTUAL FIELD CONDITIONS ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER OF LANDSCAPE ARCHITECT.
- J) CONTRACTOR SHALL ADHERE TO ALL LOCAL, MUNICIPAL, AND STATE LAWS, RULES, AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THE WORK.
- K) THE CONTRACTOR AGREES TO HOLD THE LANDSCAPE ARCHITECT/DESIGNER HARMLESS FROM AND AGAINST ALL CLAIMS AND OPERATIONS OF ANY OF HIS SUB CONTRACTORS, MATERIAL SUPPLIERS, OR AGENTS.

HOLD HARMLESS AND INDEMNIFICATION CLAUSE

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LIABILITY INSURANCE FROM HIS LOCAL JURISDICTION, AND THE LANDSCAPE ARCHITECT HAS NO LIABILITY FOR WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, THE CITY/COUNTY OF LOCAL JURISDICTION, OR THE LANDSCAPE ARCHITECT.



Underground Service Alert
Call: TOLL FREE
1-800-227-2600

THIS WORKSHOPS MUST BE DONE 72 HOURS BEFORE THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE CITY OF SOLANA BEACH OF ANY UNDERGROUND UTILITIES AND SERVICES SHOWN ON THE PLANS AND ACTUAL FIELD CONDITIONS ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER OF LANDSCAPE ARCHITECT.

ROOT BARRIER NOTE
ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL OR POST FOUNDATION SHALL BE PROTECTED BY ROOT BARRIERS. NO ROOT BARRIERS SHALL EXCEED THE WIDTH SPECIFIED.

APPLICANT'S STATEMENT OF COMPLIANCE
I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE CITY'S WATER EFFICIENT LANDSCAPE REGULATIONS. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS AND THE LANDSCAPE ARCHITECT HAS REVIEWED THE PLANS AND CONFIRMS THAT THE REGULATIONS TO PROMOTE EFFICIENT USE OF WATER.

APPLICANT SIGNATURE
J-D
JOE DODD, P.L.A. #6005
6-18-18
DATE



NOTES

1. EXISTING CHAINLINK FENCE DOES NOT MEET THE POOL CODE REQUIREMENTS OF CITY OF SOLANA BEACH. CONTRACTOR SHALL REPLACE THE FENCE WITH A COMPLIANT FENCE.

2. FOR DRAINAGE, GRADING, AND SPOT ELEVATIONS, SEE CIVIL ENGINEER PLANS.

3. ALL NOTES SHALL BE IN ACCORDANCE WITH THE CITY OF SOLANA BEACH. CONTRACTOR TO VERIFY ALL REGULATIONS AND PERMITS ARE IN COMPLIANCE WITH THE CITY OF SOLANA BEACH. CONTRACTOR TO VERIFY ALL REGULATIONS AND PERMITS ARE IN COMPLIANCE WITH THE CITY OF SOLANA BEACH.

4. ADJUSTMENTS IN LAYOUT OR FINISH ELEVATIONS SHALL BE MADE AT THE DISCRETION OF THE OWNER. THE CONTRACTOR IS TO BEAR FULL RESPONSIBILITY OF OBTAINING ALL PERMITS AND PLAN APPROVALS THROUGH PERTINENT BUILDING DEPARTMENTS PRIOR TO CONSTRUCTION.

5. MAJOR ADJUSTMENTS IN LAYOUT OR FINISH ELEVATIONS SHALL BE MADE AT THE DISCRETION OF THE OWNER. THE CONTRACTOR IS TO BEAR FULL RESPONSIBILITY OF OBTAINING ALL PERMITS AND PLAN APPROVALS THROUGH PERTINENT BUILDING DEPARTMENTS PRIOR TO CONSTRUCTION.

6. THIS PLAN IS DIAGNOSTIC ONLY. THE INTENT IS TO PROVIDE LANDSCAPE INFORMATION ONLY. THESE PLANS ARE NOT TO BE USED AS A SOLUTION TO ALL LANDSCAPE RELATED PROBLEMS.

7. THE CONTRACTOR TO VERIFY ALL REGULATIONS AND PERMITS ARE IN COMPLIANCE WITH THE CITY OF SOLANA BEACH. CONTRACTOR TO VERIFY ALL REGULATIONS AND PERMITS ARE IN COMPLIANCE WITH THE CITY OF SOLANA BEACH.

8. CONSTRUCTION SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES THROUGHOUT CONSTRUCTION.

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15. CONSTRUCTION SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES THROUGHOUT CONSTRUCTION.

16. CONSTRUCTION SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES THROUGHOUT CONSTRUCTION.

17. CONSTRUCTION SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES THROUGHOUT CONSTRUCTION.

18. CONSTRUCTION SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES THROUGHOUT CONSTRUCTION.

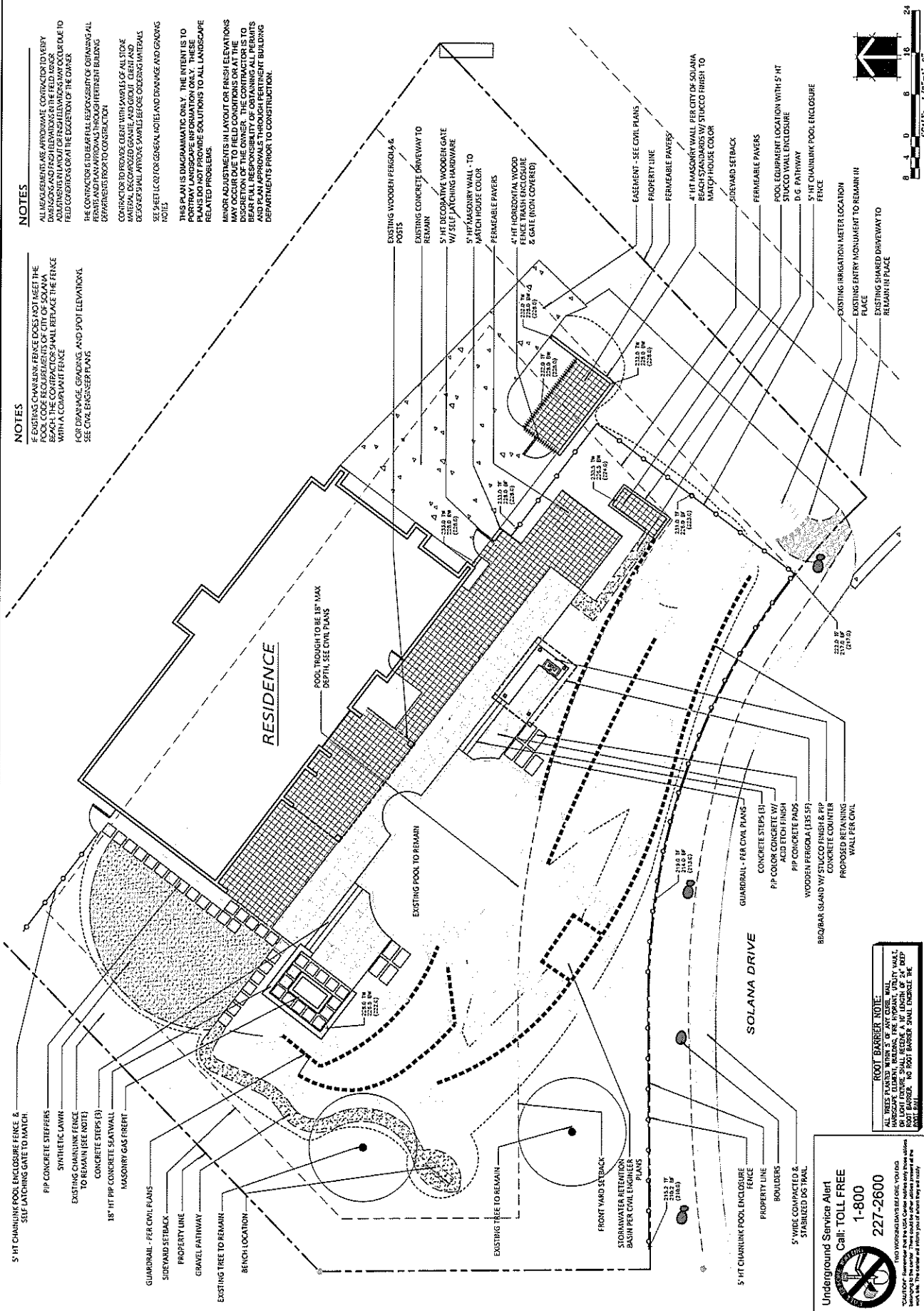
19. CONSTRUCTION SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES THROUGHOUT CONSTRUCTION.

20. CONSTRUCTION SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES THROUGHOUT CONSTRUCTION.

NOTES

1. EXISTING CHAINLINK FENCE DOES NOT MEET THE POOL CODE REQUIREMENTS OF CITY OF SOLANA BEACH. CONTRACTOR SHALL REPLACE THE FENCE WITH A COMPLIANT FENCE.

2. FOR DRAINAGE, GRADING, AND SPOT ELEVATIONS, SEE CIVIL ENGINEER PLANS.



ROOT BARRIER NOTE:

ALL EXISTING AND PROPOSED ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SOLANA BEACH. CONTRACTOR SHALL VERIFY ALL REGULATIONS AND PERMITS ARE IN COMPLIANCE WITH THE CITY OF SOLANA BEACH. CONTRACTOR TO VERIFY ALL REGULATIONS AND PERMITS ARE IN COMPLIANCE WITH THE CITY OF SOLANA BEACH.

Underground Services Alert
Call: TOLL FREE 1-800-227-2600

CAUTION: This area may contain underground utilities. Call 811 to locate utilities before digging. Digging without proper precautions could result in injury or property damage.



PREPARED FOR

JOE EMMERSON
1058 SOLANA DR.
SOLANA BEACH, CA

PREPARED BY

LINEAR LANDSCAPE
ARCHITECTURE

JOE DODDASIA
3571 INGRAMM ST.
SAN DIEGO, CA 92109

P 1881.201.6628
S 181.3.AUG.28.2017
SUB. 2.APRIL.9.2018
SUB. 4.AUG.14.2018

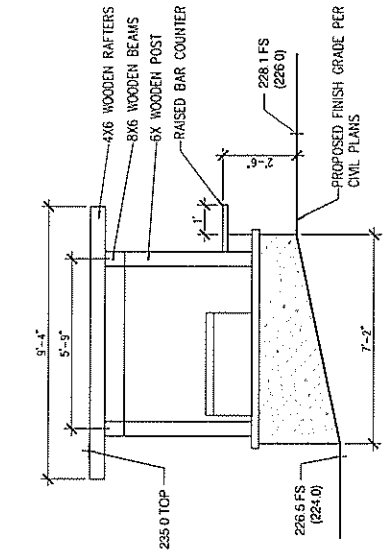
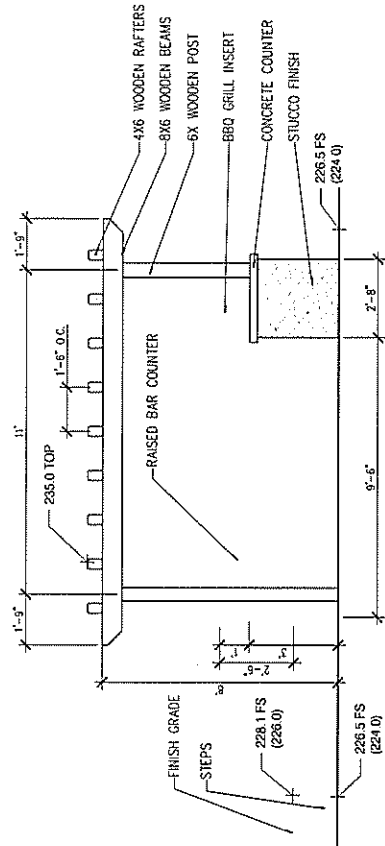
LC-02

GENERAL NOTES

- BEFORE START OF ANY EXCAVATION OR BENCHING IN LOCATION ON PROJECT SITE, CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES. CONTACT UNDERGROUND SERVICE ALERT FOR LOCATIONS OF ALL UTILITIES. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO START OF ANY EXCAVATION. DO NOT COMMENCE ANY EXCAVATION UNTIL UTILITIES HAVE BEEN LOCATED.
- CONTRACTOR AND/OR OWNER BUILDER IS TO BEAR FULL RESPONSIBILITY FOR OBTAINING ALL PERMITS AND PLAN APPROVALS THROUGH THE PERTINENT BUILDING DEPT. FOR THIS PROJECT.
- CONTRACTOR SHALL ADHERE TO ALL PREVAILING BUILDING CODES, ZONING REQUIREMENTS AND SETBACKS RELATED TO THE PROJECT.
- IN ADDITION, THE CONTRACTOR SHALL TAKE NOTICE OF ANY INDIVIDUAL SITE CONDITIONS, INCLUDING COST OF CONSTRUCTION, LIABILITY AND ANY OTHER FACTORS THAT MAY AFFECT THE PROJECT. NOTIFY OWNER AND/OR LANDSCAPE DESIGNER PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR TO INSPECT SITE PRIOR TO START OF CONSTRUCTION AND VERIFY ALL SPECIAL CONDITIONS WHICH MIGHT INVOLVE ADDED COST, I.E. SITE PREP, DEMOLITION, HAULING COST, ETC. PROVIDE OWNER WITH WRITTEN ESTIMATE OF ALL ANTICIPATED COSTS.
- CONTRACTOR TO VERIFY ALL PROPERTY LINES, EASEMENTS, AND SETBACKS IN THE FIELD PRIOR TO INSTALLATION OF WORK.

GRADING & DRAINAGE NOTES

- CONTRACTOR TO PROVIDE A BASIC SURVEY OF ELEVATIONS TO ENSURE THAT ALL GRADING AND CONSTRUCTION HAS PROCEEDED AS PLANNED.
- IN ADDITION, CONTRACTOR TO PROVIDE FALL SOIL MATERIAL AS NEEDED TO FILL IN AROUND LANDSCAPE AND IN ORDER TO FILL IN UNEVEN TERRAIN, STAKES, IF ABANDONED, AND LOW AREAS.
- CONTRACTOR TO PROVIDE OWNER WITH APPROXIMATE COST ESTIMATE OF FILL REQUIRED TO ACHIEVE SMOOTH AND EVEN GRADES THROUGHOUT PROJECT AREA.
- CONTRACTOR TO REMOVE ALL DEBRIS ROCK, AND COBBLE FROM SITE UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR TO DEMO AND REMOVE ALL CONCRETE UNLESS CONCRETE IS INDICATED TO REMAIN (PER PLAN).
- NOTE: LANDSCAPE CONTRACTOR TO VERIFY ALL WORK IN THE FIELD RELATED GRADING AND DRAINAGE FOR A PERIOD OF ONE YEAR AFTER FINAL PAYMENT BY CLIENT.
- SLABS, WALLS, AND PATIOS WILL HAVE POSITIVE SURFACE DRAINAGE SO NO POUNDING OF WATER WILL OCCUR (MIN 1% SLOPE).
- LAWNS AND PLANTER BEDS WILL HAVE POSITIVE SURFACE DRAINAGE SO NO POUNDING OF WATER WILL OCCUR (MIN 2% SLOPE).
- PROVIDE CURB CORES (PER PLAN, IF REQUIRED).
- RETAINING WALLS ABOVE 3 COURSES (WITH SURCHARGES) TO INCLUDE A FINISH GRADE WHICH CONFORMS TO SAN DIEGO COUNTY SPECIFICATIONS.
- FINISH GRADES OF PLANTER BEDS AND LAWNS TO BE APPROXIMATELY 1/2" BELOW FINISH GRADE OF ADJACENT CONCRETE WALLS AND PATIOS.
- LAWNS AND PLANTER BEDS TO RECEIVE SKT. LOAM TO DEPTH INDICATED ON PLANS AND/OR TO MEET FINISH GRADING REQUIREMENTS.
- RAISED CONCRETE PATIOS AND SLABS TO RECEIVE D.G. FILL MATERIAL COMPACTED TO A RELATIVE FACTOR OF 80%.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MARKING HUBBLE OF FAN LAMBS WITH ALL UNDERGROUND UTILITIES PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAND UTILITIES.



ELEVATION - REAR

ELEVATION - SIDE



BONILLA RESIDENCE
1058 SOLANA DR.
SOLANA BEACH, CA

IRRIGATION PLAN

PREPARED FOR

ARISE & MARSA
KORLANA
1058 SOLANA DR
SOLANA BEACH, CA

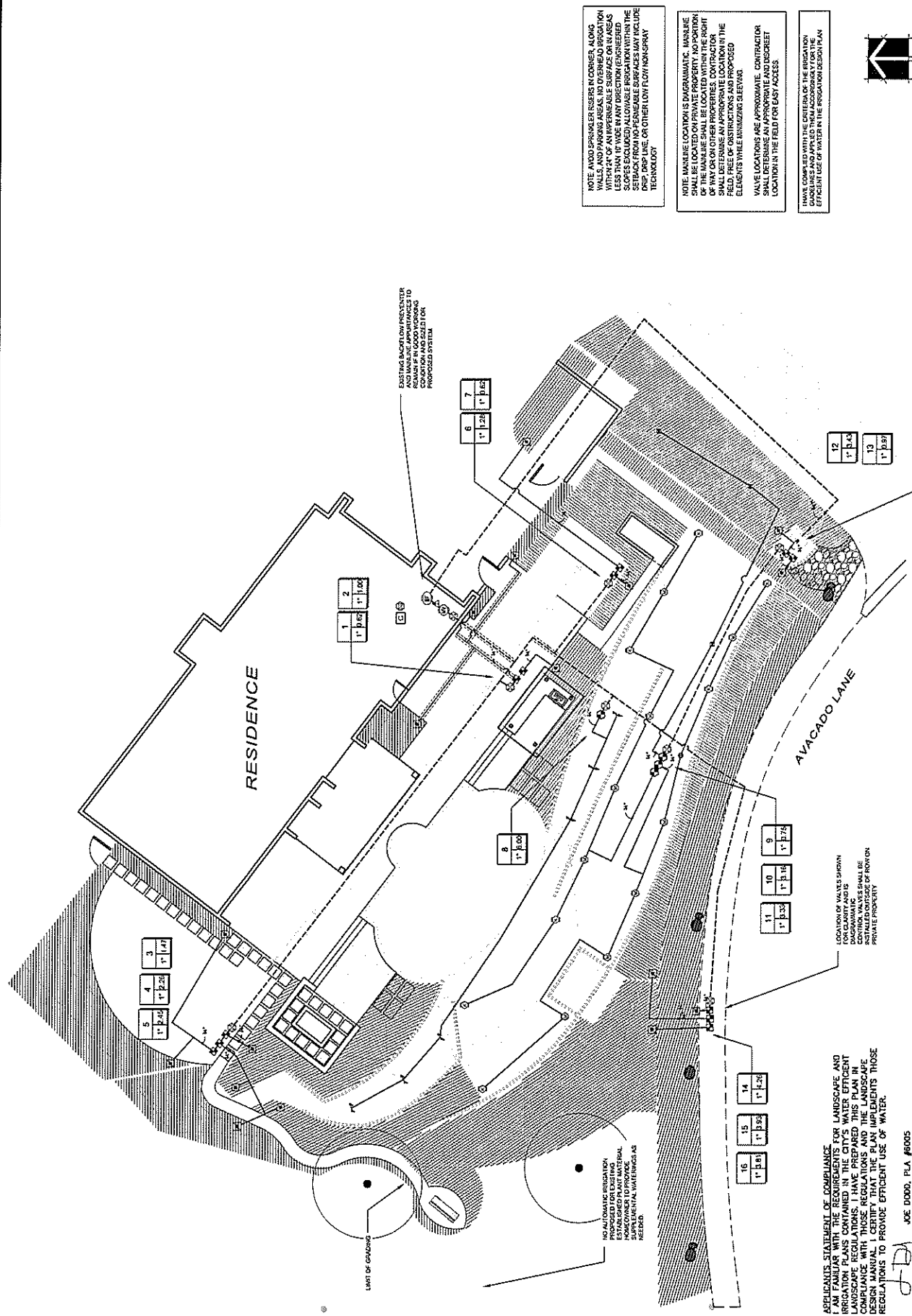
PREPARED BY

LINEAR LANDSCAPE
ARCHITECTURE

JOE DOBB, P.E.
3571 INDIANWELL ST.
SAN DIEGO, CA 92109

DATE: AUG 28, 2017
SUB 1: AUG 28, 2017
SUB 2: AUG 28, 2017
SUB 3: AUG 28, 2017
SUB 4: AUG 18, 2018

LI-01



NOTE: AVOID SPRINKLER RISERS IN CORNER, ALONG WALLS, AND PARKING AREAS. NO OVERHEAD IRRIGATION SYSTEMS SHALL BE INSTALLED. IRRIGATION SYSTEMS SHALL BE INSTALLED AT A MINIMUM OF 18" BELOW FINISHED GRADE. SLOPES EXCLUDED ALLOWABLE SURFACES WITHIN THE SETBACK FROM IMPERMEABLE SURFACES MAY INCLUDE DECK, DRIP LINE, OR OTHER LOW FLOW/NO SPRAY TECHNOLOGY.

NOTE: MANHOLE LOCATION IS DIAGNOSTIC. MANHOLE SHALL BE LOCATED ON PRIVATE PROPERTY. NO PORTION OF THE MANHOLE SHALL BE LOCATED WITHIN THE RIGHT OF WAY. MANHOLES SHALL BE INSTALLED IN THE FIELD, FREE OF OBSTRUCTIONS AND PROPOSED ELEMENTS WHILE MINIMIZING SLEEVING. VALVE LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL DETERMINE AN APPROPRIATE AND DISCREET LOCATION IN THE FIELD FOR EASY ACCESS.

PLEASE CONSULT WITH THE OWNER OF THE IRRIGATION SYSTEM TO DETERMINE THE LOCATION OF THE EXISTING CHANGES AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.



12 1" 1.50
13 1" 1.50

Z.O.C. AT EXISTING ROTAMETER
EXISTING STATIC PRESSURE 131 PSI
DATE: FEBRUARY 2017

FOR IRRIGATION LEGEND, SEE SHT LI-03

LOCATION OF VALVES SHOWN FOR CLARITY AND IS NOT TO SCALE. CONTROL VALVES SHALL BE INSTALLED OUTSIDE OF BROWN PRIVATE PROPERTY.

APPLICANT'S STATEMENT OF COMPLIANCE: I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE CITY'S WATER EFFICIENT LANDSCAPE REGULATIONS. I HAVE PREPARED THIS PLAN IN ACCORDANCE WITH THESE REGULATIONS AND LANDSCAPE DESIGN STANDARDS. THESE REGULATIONS AND LANDSCAPE DESIGN STANDARDS SHALL BE APPLIED TO THE IRRIGATION SYSTEM TO PROVIDE EFFICIENT USE OF WATER.

4-09-18
DATE

JOE DOBB, P.E., #8005
APPLICANT SIGNATURE



BONILLA RESIDENCE
 1058 SOLANA DR.
 SOLANA BEACH, CA

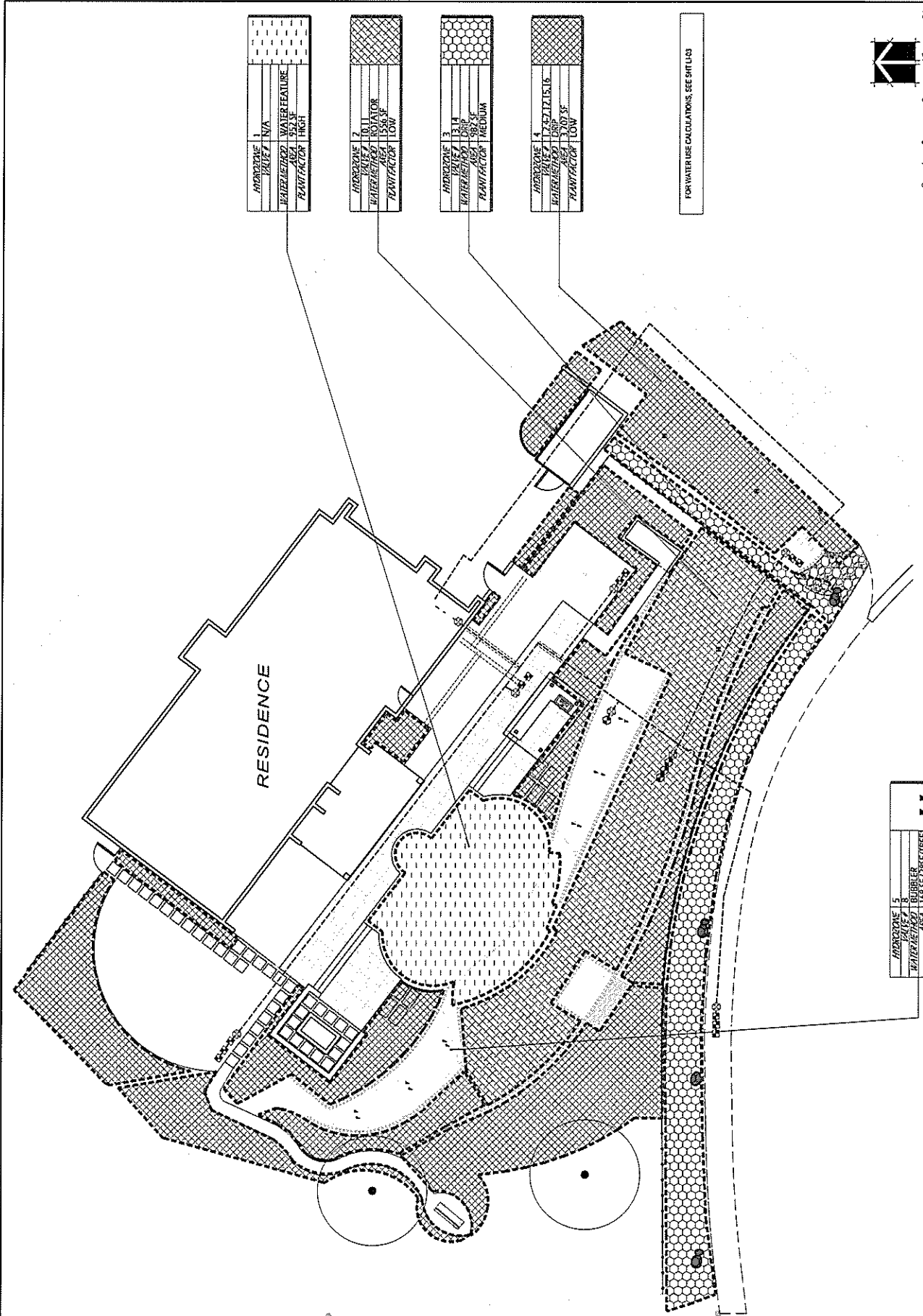
HYDROZONE PLAN

PREPARED FOR
 ANNE MARA
 BONILLANA
 1058 SOLANA DR.
 SOLANA BEACH, CA

PREPARED BY
 LINEAR LANDSCAPE
 ARCHITECTURE
 ARE DODD/ASLA
 357 INGRAMMA ST.
 SAN DIEGO, CA 92109

P.L. 1885-203-6628
 SUR. 1: AUG 28, 2017
 SUR. 2: APRIL 9, 2018
 SUR. 3: APRIL 9, 2018
 SUR. 4: AUG 14, 2018

LI-02



HYDROZONE 1
PAVEMENT
WATER FEATURE
AREA: 152 SF
PLANT FACTOR: HIGH

HYDROZONE 2
PAVEMENT
ROTATOR
AREA: 156 SF
PLANT FACTOR: LOW

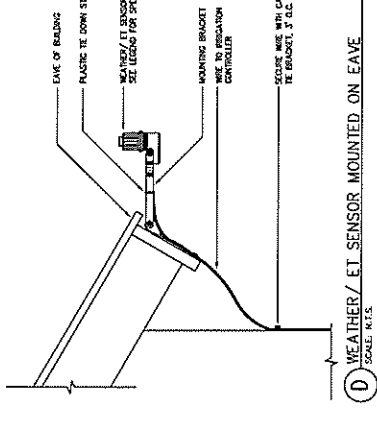
HYDROZONE 3
PAVEMENT
AREA: 1314 SF
PLANT FACTOR: MEDIUM

HYDROZONE 4
PAVEMENT
ROTATOR
AREA: 3707 SF
PLANT FACTOR: LOW

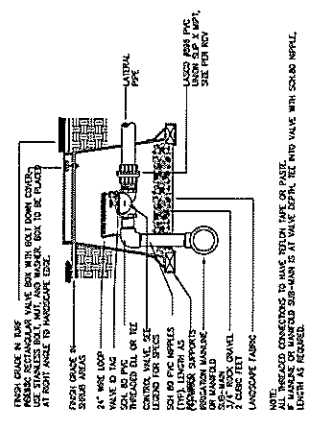
FOR WATER USE CALCULATIONS, SEE SHT LI-03

HYDROZONE 5
PAVEMENT
AREA: 1100 SF
PLANT FACTOR: MEDIUM





C WEATHER/ET SENSOR MOUNTED ON EAVE
SCALE: N.T.S.

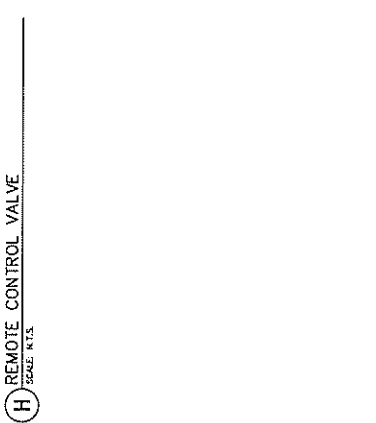


D BALL VALVE
SCALE: N.T.S.

NOTE: BE INSTALLED IN LINE PER MANUFACTURER'S INSTRUCTIONS. BALL VALVE SHALL BE INSTALLED AT RIGHT ANGLE TO INGRESS/EGRESS. ALL THROUGH CONNECTIONS SHALL HAVE TIGHTEN UP OR PASTE.

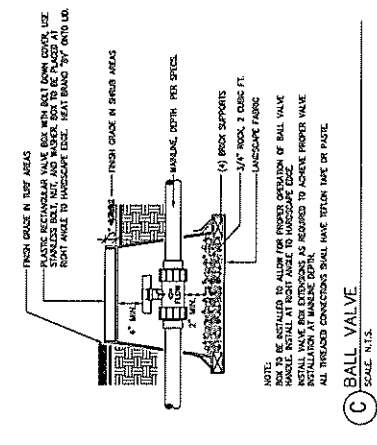
LEGEND:

1. 1/2\"/>



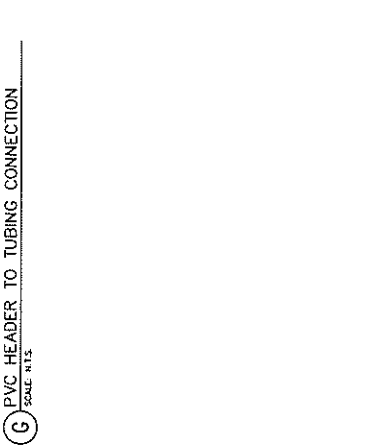
E REMOTE CONTROL VALVE
SCALE: N.T.S.

NOTE: ALL THROUGH CONNECTIONS TO HAVE TIGHTEN UP OR PASTE. P. MANIPULATION OF VALVE DEPTH, TIE AND VALVE WITH SHIELD IMPALL. IMPALL AS REQUIRED.



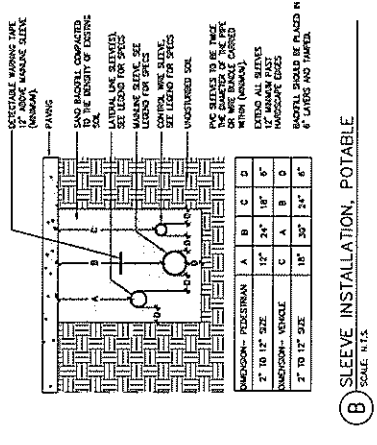
F DRIP ZONE LAYOUT - ODD CURVES
SCALE: N.T.S.

NOTE: ALL THROUGH CONNECTIONS TO HAVE TIGHTEN UP OR PASTE.



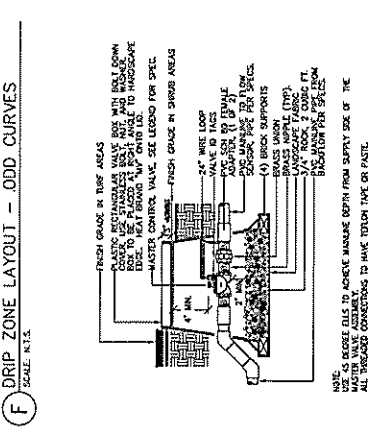
G PVC HEADER TO TUBING CONNECTION
SCALE: N.T.S.

NOTE: USE AS GUIDE TO ACHIEVE MANHOLE DEPTH FROM SUPPLY SIDE OF THE MASTER VALVE ASSEMBLY. ALL THROUGH CONNECTIONS TO HAVE TIGHTEN UP OR PASTE.



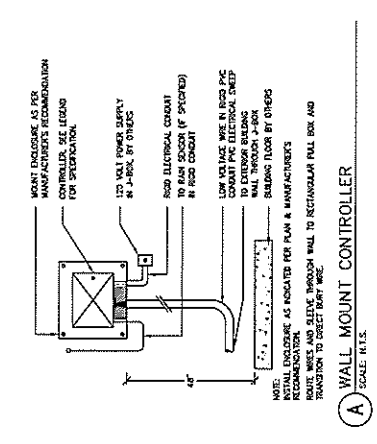
H PRESSURE REGULATOR
SCALE: N.T.S.

NOTE: USE AS GUIDE TO ACHIEVE MANHOLE DEPTH FROM SUPPLY SIDE OF THE PRESSURE REGULATOR ASSEMBLY. ALL THROUGH CONNECTIONS TO HAVE TIGHTEN UP OR PASTE.



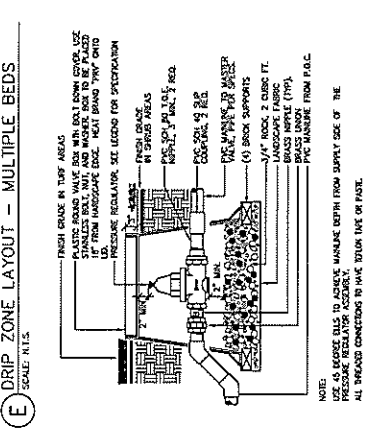
I MASTER VALVE
SCALE: N.T.S.

NOTE: USE AS GUIDE TO ACHIEVE MANHOLE DEPTH FROM SUPPLY SIDE OF THE MASTER VALVE ASSEMBLY. ALL THROUGH CONNECTIONS TO HAVE TIGHTEN UP OR PASTE.



J WALL MOUNT CONTROLLER
SCALE: N.T.S.

NOTE: ALL THROUGH CONNECTIONS TO HAVE TIGHTEN UP OR PASTE.



K DRIP ZONE LAYOUT - MULTIPLE BEDS
SCALE: N.T.S.

NOTE: USE AS GUIDE TO ACHIEVE MANHOLE DEPTH FROM SUPPLY SIDE OF THE PRESSURE REGULATOR ASSEMBLY. ALL THROUGH CONNECTIONS TO HAVE TIGHTEN UP OR PASTE.



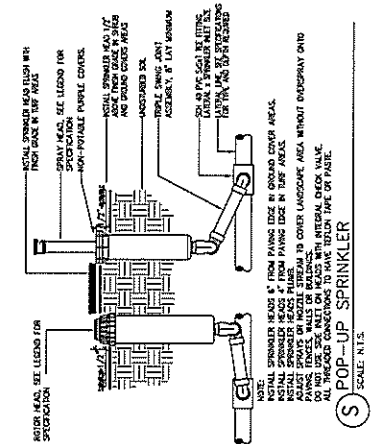
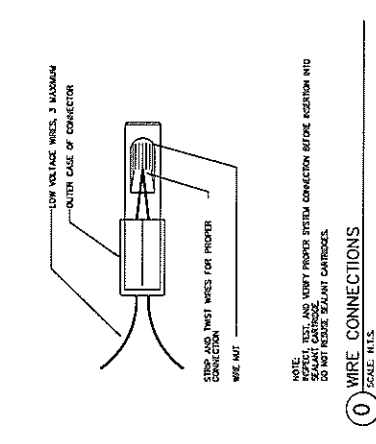
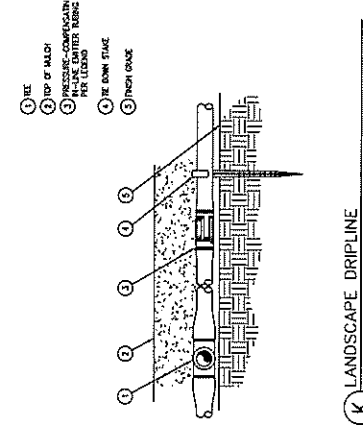
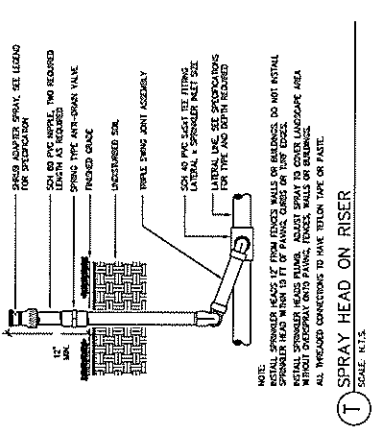
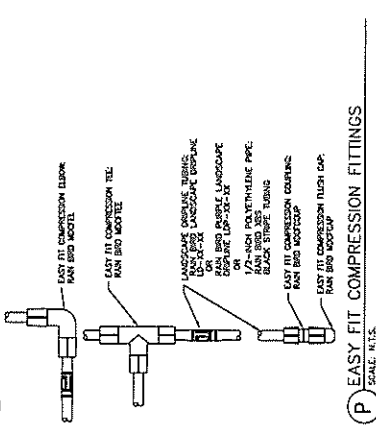
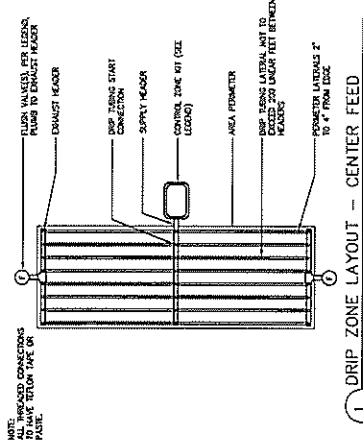
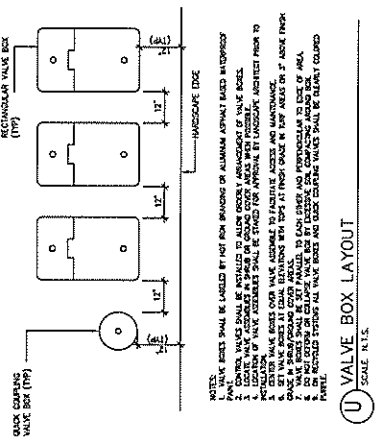
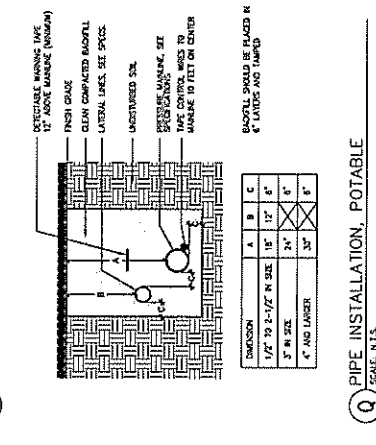
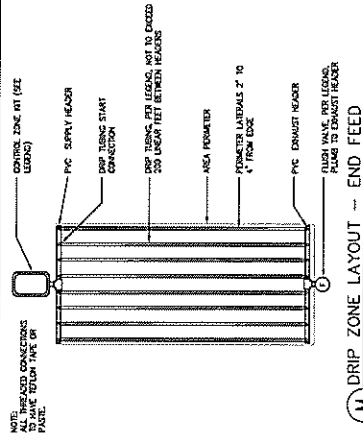
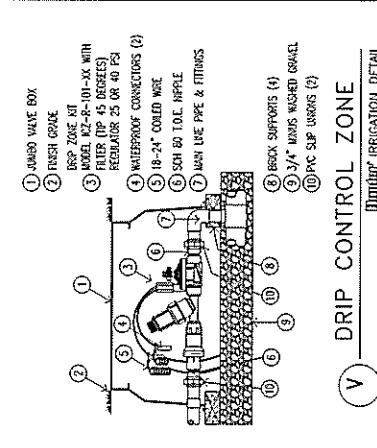
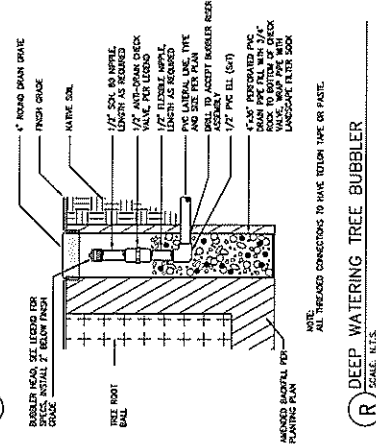
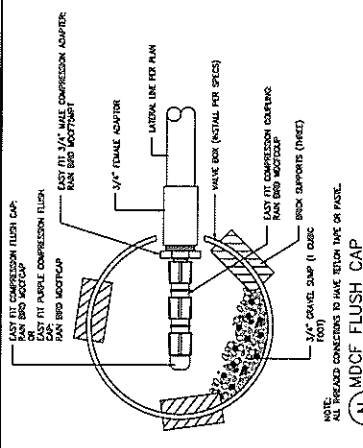
BONILLA RESIDENCE

1088 SOLANA DR.
 SOLANA BEACH, CA

PREPARED FOR
 ANDRE BANANA
 BONILLAMAR
 1088 SOLANA DR.
 SOLANA BEACH, CA

PREPARED BY
 LUCENT LANDSCAPE
 ARCHITECTURE
 KE DOODASH
 3571 INGRAMMAN ST.
 SAN DIEGO, CALIF. 92116
 P | (619) 203-6678
 S | (619) 203-6678
 S | (619) 203-6678
 S | (619) 203-6678

LI-05





BONILLA RESIDENCE
 1058 SOLANA DR.
 SOLANA BEACH, CA

PLANTING PLAN

PREPARED FOR:

ANGUS & ANNA
 BONILLA
 1058 SOLANA DR.
 SOLANA BEACH, CA

PREPARED BY:

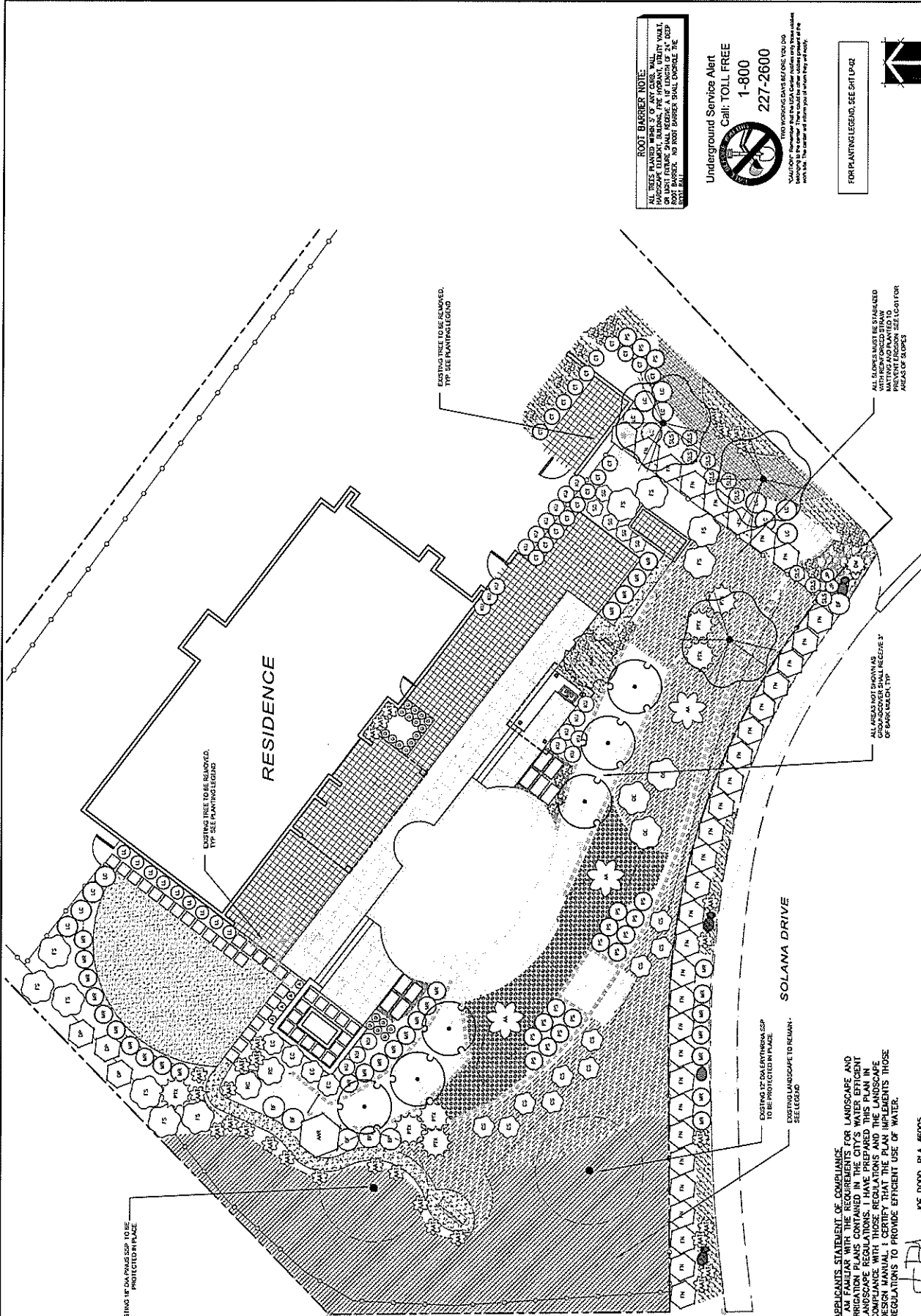
LINEAR LANDSCAPE
 ARCHITECTURE

ARE DODDASIA
 3371 INGRAMM ST.
 SAN DIEGO, CA 92109

P | 619-203-6628
 S | 619-203-6628
 S | 619-203-6628
 S | 619-203-6628
 S | 619-203-6628

LP-01

SHT
 11 OF 14



ROOT BARRIER NOTE:
 ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, LANDSCAPE ELEMENT, BUILDING, FIRE-RESISTANT UTILITY VAULT, OR OTHER STRUCTURE SHALL BE INSTALLED WITH A ROOT BARRIER. NO ROOT BARRIER SHALL EXCEED 72" DEPTH.

Underground Service Alert
 Call: TOLL FREE
 1-800-227-2600

FOR PLANTING LEGEND, SEE SHEET LP-02

ALL SLOPES MUST BE STABILIZED WITH NEW GRASS STRAW TO PREVENT EROSION. SEE LC-01 FOR AREAS OF SLOPES.

ALL AREAS NOT SHOWN AS PROTECTED SHALL BE PROTECTED BY CONCRETE CURB.

EXISTING TREES TO BE REMOVED. TYP. SEE PLANTING LEGEND.

EXISTING LANDSCAPE TO REMAIN. SEE LEGEND.

EXISTING TREE TO BE REMOVED. TYP. SEE PLANTING LEGEND.

EXISTING TREE TO BE REMOVED. TYP. SEE PLANTING LEGEND.

EXISTING TREE TO BE REMOVED. TYP. SEE PLANTING LEGEND.

EXISTING TREE TO BE REMOVED. TYP. SEE PLANTING LEGEND.

EXISTING TREE TO BE REMOVED. TYP. SEE PLANTING LEGEND.

APPLICANT'S STATEMENT OF COMPLIANCE:
 I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE CITY'S WATER EFFICIENT DESIGN MANUAL, I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROMOTE EFFICIENT USE OF WATER.

APPLICANT SIGNATURE
 JOE DODD, P.L.A. #6005
 8-18-18
 DATE



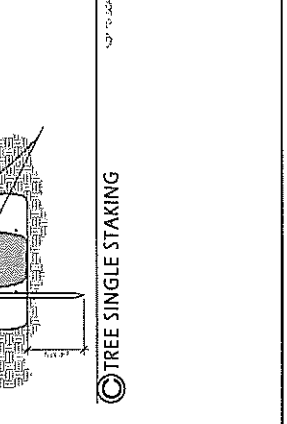
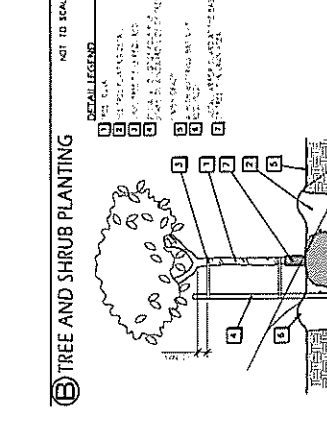
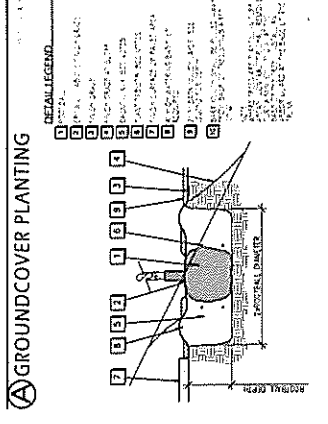
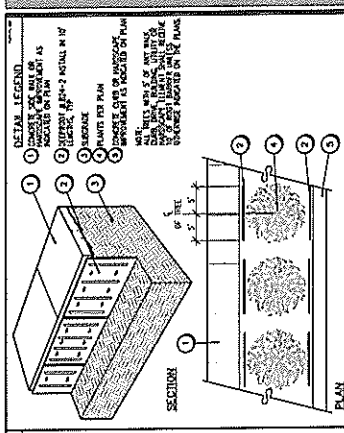
BONILLA RESIDENCE
1058 SOLANA DR.
SOLANA BEACH, CA
PLANTING LEGEND & DETAILS

PREPARED FOR
ANDRE & MARINA
BONILLA
1058 SOLANA DR.
SOLANA BEACH, CA

PREPARED BY
LINER LANDSCAPE ARCHITECTURE
1058 SOLANA DR.
3571 INGRAM ST.
SAN DIEGO, CA 92109

PL 1. APR. 2017
SUB 2. AUG. 28, 2017
SUB 3. APRIL 9, 2018
SUB 4. JUNE 7, 2018
SUB 5. AUG. 10, 2018

LP-02



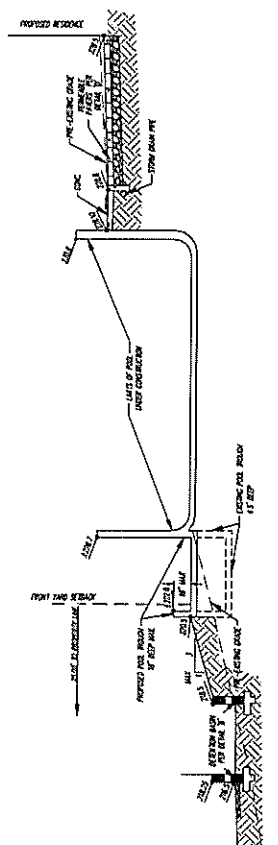
PLANT SYMBOL	QTY	BOTANICAL NAME / COMMON NAME	CONTAINER	MATURE SIZE (WxH)	HABITUS
	6	Ceanothus / Dwarf Olive	18 GAL	Varies - Max 12 x 10	MEDEAN
	7	Existing - 1" to 1 1/2"	Existing		
	7	Existing - 1 1/2" to 2"	Existing		
	3	Pachira / Desert Mahoe / Desert Madroño / Palo Verde	24" BOX	18-20 x 10-12"	LOW
	2	Agave attenuata / Century Plant	5 GAL	8 x 6	WAXY
	21	Agave attenuata / Agave	5 GAL	4-6 x 3	LOW
	1	Alse blackberry / Tree Aloe	5 GAL	8 x 8	LOW
	28	Monarda / Monardella	5 GAL	12 x 12"	LOW
	4	Alse blackberry / Tree Aloe	1 GAL	12 x 12"	LOW
	1	Acacia saligna / Black Acacia	5 GAL	12-15 x 15	LOW
	6	Subura subura / Tree Yucca / Tree Yucca	1 GAL	3 x 1.5	LOW
	18	Conocarpus strictum / Elephant's Foot	5 GAL	3-4 x 2-4"	LOW
	19	Chios blackberry / Tree Aloe	1 GAL	4 x 4	LOW
	1	Chios blackberry / Tree Aloe	5 GAL	4 x 4	LOW
	20	Quercus laevis / Live Oak	1 GAL	1.5 x 2	LOW
	3	Dioscorea alata / Sweet Potato	5 GAL	12-15 x 15	LOW
	4	Euphorbia corollata / Spurge	5 GAL	4 x 4	LOW
	12	Polka dot plant / Polka Dot Plant	5 GAL	15 x 20	LOW
	35	Flax lily / Flax Lily	5 GAL	4-10 x 25	WAXY
	2	Junco junco / Blue / Spreading Bush	1 GAL	2 x 2	LOW
	18	Peperomia / Peperomia	18 GAL	6 x 20"	LOW
	13	Lynx / Lynx	1 GAL	3-4 x 3-4	LOW
	9	Lonicera ligularis / Honeysuckle	1 GAL	2 x 3	LOW
	25	Muhlenbergia / Muhlenbergia	1 GAL	4 x 4	LOW
	3	Old World / Old World	5 GAL	5 x 5	LOW
	17	Panicum / Panicum	1 GAL	2-3 x 2-4	LOW
	7	Promelia / Promelia	5 GAL	4 x 4	LOW
	2	Romneya / Romneya	5 GAL	6-8 x 4-8	LOW
	5	Sage / Sage	1 GAL	4 x 4	LOW
	19	Sage / Sage	1 GAL	4 x 4	LOW
	2	Existing - 1" to 1 1/2"	Existing		
	2,028 M	Existing - 1" to 1 1/2"	Existing		
	102 M	Existing - 1" to 1 1/2"	Existing		
	248 M	Existing - 1" to 1 1/2"	Existing		
	616 M	Existing - 1" to 1 1/2"	Existing		
	473 M	Existing - 1" to 1 1/2"	Existing		



PLANTING NOTES

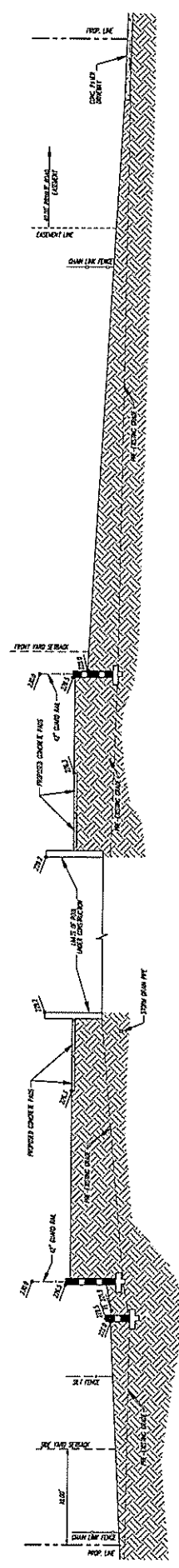
1. A. THE PLANTING PLAN IS DIAGRAMMATIC. ALL PLANT LOCATIONS ARE APPROXIMATE. PLANT SYMBOLS TAKE PRECEDENCE OVER PLANT QUANTITIES SPECIFIED. B. THE GROWING MEDIA FOR THE PLANTING PLAN ARE APPROXIMATE AND ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY THE PLANTING MEDIA WITH THE LANDSCAPE ARCHITECT OF THE DISCREPANCIES BETWEEN QUANTITIES AND SYMBOLS SHOWN.
2. LANDSCAPE CONTRACTOR SHALL APPLY A CONTACT HERBICIDE WHERE WEEDS ARE PRESENT. PER MANUFACTURERS SPECIFICATIONS A MINIMUM OF TEN (10) DAYS PRIOR TO COMMENCEMENT OF ANY PLANTING OR IRRIGATION WORK. WEEDS SHALL BE ALLOWED TO COMPLETELY DIE BACK, INCLUDING THE ROOTS BEFORE PROCEEDING WITH WORK.
3. AN AERONOMIC SOILS TEST WILL BE REQUIRED PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL SUBMIT A SOIL ANALYSIS REPORT FROM AN AUTHORIZED TESTING AGENCY TO THE LANDSCAPE ARCHITECT BEFORE BEGINNING WORK.
4. PRIOR TO PLANTING, IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL AND PLANTING AREAS SHALL BE THOROUGHLY SOAKED.
5. ALL AREAS TO BE PLANTED, WHICH HAVE A SLOPE OF LESS THAN 10%, SHALL BE CROSS-TIPPED TO A DEPTH OF SIX (6") INCHES AND THE FOLLOWING AMENDMENTS SPECIFIED:
 - A. 100 POUNDS IRON SULPHATE
 - B. 100 POUNDS AGRICULTURAL GYPSUM
 - C. 25 POUNDS 10-6-6 SLOW RELEASE FERTILIZER
 - D. 4 CUBIC YARDS COMPOST
6. EACH PLANT SHALL RECEIVE "AGRIFORM" (OR EQUAL) PLANT TABLETS AS FOLLOWS:
 - A. ROOTED CUTTING/A POT - (1) 5 GRAM
 - B. 1 GAL. CONTAINER - (3) 21 GRAM
 - C. 5 GAL. CONTAINER - (3) 21 GRAM
 - D. BOX TREE - (3) 21 GRAM
 - E. BOX TREE - (1) 21 GRAM PER 3" BOX SIZE
7. PLANT BACK FILL SHALL BE 50% SITE SOIL AND 50% NITROGEN FORTIFIED REDWOOD SHAWINGS BY VOLUME.
8. PLANT PITS SHALL BE TWICE THE SIZE OF THE DESIGNATED NURSERY CONTAINER.
9. PLANT MATERIAL SHALL BE ROOT BOUND, FIVE GALLON PLANTS AND LARGER SHALL BE PLANTED IN CONTAINERS FOR A MINIMUM OF 6 MONTHS AND A MAXIMUM OF TWO YEARS.
10. PLANTS SHALL EXHIBIT HEALTHY GROWTH AND BE FREE OF DISEASES AND PESTS.
11. STAKE ALL TREES PER DETAIL.
12. REMOVE NURSERY STAKES ON ALL VINES AND ATTACH TO ADJACENT FENCES WITH GALV. NAILS AND GREEN NURSERY TAP.
13. REMOVE NURSERY STAKES AND TIES FROM ALL CONTAINER STOCK. MAINTAIN SOIL GROWTH ON ALL TREES.
14. PLANTS SHALL NOT BE PLACED WITHIN TWELVE (12") INCHES OF SPRINKLER HEADS.
15. SHRUBS SHOWN IN PLANT AREAS SHALL BE UNDER-PLANTED WITH GROUNDCOVER SHOWN BY ADJACENT SYMBOL, TO WITHIN 12" OF MAIN PLANT STEM.
16. LANDSCAPE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 2" DRAINAGE AWAY FROM ALL BUILDINGS, STRUCTURES, AND WALLS. FINISHED GRADES SHALL BE SMOOTHED TO ELIMINATE PONDING OR STANDING WATER.
17. FINISHED GRADES SHALL BE ONE (1) INCH BELOW THE TOP OF CURBS, SILLS, AND WALKWAYS IN ALL AREAS WHERE SLOPES ARE 1% OR GREATER. THESE IMPROVEMENTS-FINISH GRADE BEFORE LAYING SOIL SHALL BE 1-1/2" BELOW THE TOP.
18. THE LANDSCAPE CONTRACTOR SHALL LEAVE SITE IN A CLEAN CONDITION, REMOVING ALL UNUSED MATERIAL, TRASH, AND TOOLS.
19. LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS FOR A PERIOD OF SIXTY (60) DAYS AFTER COMPLETION. ALL AREAS SHALL BE KEPT CLEAN, WATERED, AND WEED FREE.
20. AT COMPLETION OF ALL WORK OUTLINED IN THESE PLANS, THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNER AND ARRANGE FOR A WALK THROUGH TO DETERMINE THAT ALL ASPECTS OF WORK ARE COMPLETED. WORK MUST BE FULLY COMPLETED PRIOR TO THE BEGINNING OF THE MAINTENANCE PERIOD. WORKMANSHIP MANNER AND MUST BE ACCEPTED BY THE OWNER IN WRITING PRIOR TO THE BEGINNING OF THE MAINTENANCE PERIOD.
21. ALL TREES TO BE PLANTED IN ACCORDANCE WITH THE MINIMUM TREE SEPARATION DISTANCE. SEE NOTE ON PLANTING SHEET.
22. ALL TREES PLANTED WITHIN 5' FROM ANY HARDSCAPE PAVEMENT, OR CURBS SHALL RECEIVE A 1824-2 "DEEP ROOT TREE ROOT BARRIER INSTALLED IN A 10' LINEAR DISTANCE FROM THE TREE. THE CONTRACTOR SHALL VERIFY THE BARRIER IS NOT ENCIRCLE THE ROOT BALL-SEE ROOT BARRIER DETAIL AND NOTE ON PLANTING PLAN.
23. LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS FOR A PERIOD OF SIXTY (60) DAYS AFTER COMPLETION. ALL AREAS SHALL BE KEPT CLEAN, WATERED, AND WEED FREE.
24. AT COMPLETION OF ALL WORK OUTLINED IN THESE PLANS, THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNER AND ARRANGE FOR A WALK THROUGH TO DETERMINE THAT ALL ASPECTS OF WORK ARE COMPLETED. WORK MUST BE FULLY COMPLETED PRIOR TO THE BEGINNING OF THE MAINTENANCE PERIOD. WORKMANSHIP MANNER AND MUST BE ACCEPTED BY THE OWNER IN WRITING PRIOR TO THE BEGINNING OF THE MAINTENANCE PERIOD.

21. MULCH ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MIN. DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS PLANTED WITH TREES AND SHRUBS. MULCH SHALL BE APPLIED TO ALL PLANTINGS WITHOUT VEGETATION SHALL ALSO BE RELATED TO THIS MIN. DEPTH (SUNG 142041416).
22. ALL TREES PLANTED WITHIN 5' FROM ANY HARDSCAPE PAVEMENT, OR CURBS SHALL RECEIVE A 1824-2 "DEEP ROOT TREE ROOT BARRIER INSTALLED IN A 10' LINEAR DISTANCE FROM THE TREE. THE CONTRACTOR SHALL VERIFY THE BARRIER IS NOT ENCIRCLE THE ROOT BALL-SEE ROOT BARRIER DETAIL.
23. LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS FOR A PERIOD OF SIXTY (60) DAYS AFTER COMPLETION. ALL AREAS SHALL BE KEPT CLEAN, WATERED, AND WEED FREE.
24. AT COMPLETION OF ALL WORK OUTLINED IN THESE PLANS, THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNER AND ARRANGE FOR A WALK THROUGH TO DETERMINE THAT ALL ASPECTS OF WORK ARE COMPLETED. WORK MUST BE FULLY COMPLETED PRIOR TO THE BEGINNING OF THE MAINTENANCE PERIOD. WORKMANSHIP MANNER AND MUST BE ACCEPTED BY THE OWNER IN WRITING PRIOR TO THE BEGINNING OF THE MAINTENANCE PERIOD.
25. THE MAINTENANCE PERIOD SHALL INCLUDE THE FOLLOWING SCOPE OF WORK:
 - A. DAILY WATERING OF ALL PLANT MATERIAL.
 - B. WEEDING AND REMOVAL OF ALL WEEDS FROM GROUND COVER AREAS.
 - C. REPLACEMENT OF ANY DEAD, DYING, OR DAMAGED TREES, SHRUBS, OR GROUND COVERS.
 - D. FILING AND REPLANTING OF ANY LOW AREAS WHICH MAY CAUSE STANDING WATER.
 - E. ADJUSTING OF SPRINKLER HEAD HEIGHT AND WATERING SYSTEM.
 - F. FILING AND RECOMPACTING OF ERODED AREAS.
 - G. AT THE END OF THE MAINTENANCE PERIOD, ALL WEEDS SHALL BE REMOVED FROM ALL PLANTING AREAS AS PER PERIOD, ORGANIC FERTILIZER SHALL BE APPLIED TO PLANTING AREAS AS PER MANUFACTURER'S RECOMMENDATIONS.
 - H. AT 60 DAYS ORGANIC FERTILIZER SHALL BE APPLIED TO TURF AREAS AS PER MANUFACTURER'S RECOMMENDATIONS.
26. PRIOR TO END OF MAINTENANCE PERIOD, LANDSCAPE CONTRACTOR SHALL CONTACT OWNER AND ARRANGE FOR A FINAL WALK THROUGH. OWNER MUST ACCEPT ALL MAINTAINED AREAS IN WRITING PRIOR TO END OF MAINTENANCE PERIOD.
27. ALL GROUND COVERS SHALL BE GUARANTEED BY THE CONTRACTOR AS TO GROWTH AND HEALTH FOR A PERIOD OF SIXTY (60) DAYS AFTER THE COMPLETION OF THE CONTRACTOR AS TO GROWTH AND HEALTH FOR A PERIOD OF NINETY (90) DAYS AFTER THE COMPLETION OF THE CONTRACTOR TO GIVE AND GROW IN AN ACCEPTABLE UPRIGHT POSITION FOR A PERIOD OF ONE (1) YEAR AFTER COMPLETION OF THE SPECIFIED MAINTENANCE PERIOD AND FINAL ACCEPTANCE.
28. THE CONTRACTOR, WITHIN FIFTEEN (15) DAYS OF WRITTEN NOTIFICATION BY THE LANDSCAPE ARCHITECT, SHALL REMOVE AND REPLACE ALL GUARANTEED PLANT MATERIALS WHICH FOR ANY REASON FAIL TO MEET THE REQUIREMENTS OF THE GUARANTEE. REPLACEMENT SHALL BE MADE WITH PLANT MATERIALS AS INDICATED OR SPECIFIED ON THE PLANTING PLAN. ALL SUCH REPLACEMENT MATERIALS SHALL BE GUARANTEED AS SPECIFIED FOR THE ORIGINAL MATERIAL GUARANTEE.
29. ALL MECHANICAL EQUIPMENT AND UTILITIES SHALL BE SCREENED BY PLANTING, IF NOT ALREADY INDICATED ON THE PLAN, ALLOW EIGHT (8) GALLON SHRUBS PER UTILITY TO BE PLACED DURING PLANT INSTALLATION AS NEEDED TO PROVIDE REQUIRED SCREENING.
30. A CERTIFICATE OF COMPLETION, USING THE CITY'S FORM AND SIGNED BY THE LICENSED PROFESSIONAL WHO PREPARED THE PLANS, WILL BE REQUIRED AT TIME OF COMPLETION OF INSTALLATION.

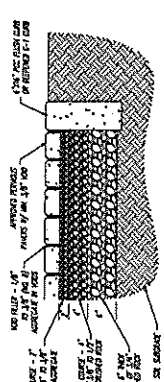


DETECTION BASIN DETAIL
SCALE 1/8" = 1'-0"

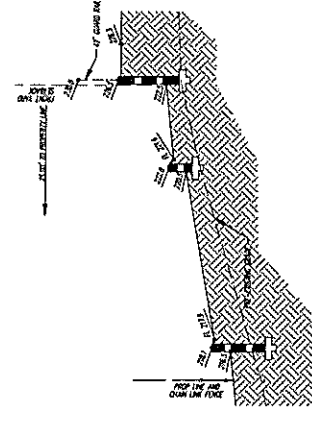
PROPERTY CROSS SECTION (LOOKING WEST)
SCALE 1/8" = 1'-0"



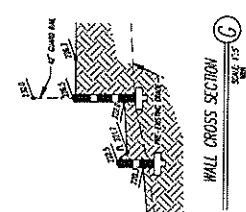
PROPERTY CROSS SECTION (LOOKING NORTH)
SCALE 1/8" = 1'-0"



- PERMEABLE PAVER DETAIL WITH CONCRETE EDGES
SCALE 1/8" = 1'-0"
- 1. CONCRETE EDGES SHALL BE 12" HIGH AND 4" THICK.
 - 2. PERMEABLE PAVERS SHALL BE 4" HIGH AND 12" WIDE.
 - 3. CONCRETE BASE SHALL BE 4" THICK AND 12" WIDE.
 - 4. CONCRETE CAP SHALL BE 4" THICK AND 12" WIDE.
 - 5. JOINTS SHALL BE FILLED WITH SAND.
 - 6. SAND SHALL BE 1/4" TO 1/2" SAND.
 - 7. SAND SHALL BE 2" DEEP.
 - 8. SAND SHALL BE COMPACTED.
 - 9. SAND SHALL BE 100% SAND.
 - 10. SAND SHALL BE 100% SAND.



WALL CROSS SECTION
SCALE 1/8" = 1'-0"



WALL CROSS SECTION
SCALE 1/8" = 1'-0"

WALL CROSS SECTION
SCALE 1/8" = 1'-0"

WALL CROSS SECTION
SCALE 1/8" = 1'-0"



CITY OF SOLANA BEACH ENGINEERING DEPARTMENT
REGULATORY PLANNING DIVISION
BONILLA RESIDENCE
1058 SOLANA DR
DATE: 05-21-14



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: September 11, 2018
ORIGINATING DEPT: Finance
SUBJECT: **Council Consideration and Discussion of Nexus Report and Proposed Fire Mitigation and Park Development Impact Fees Calculation**

BACKGROUND:

The City of Solana Beach (City) retained Revenue and Cost Specialists (RCS) to review and update its Fire Mitigation Fee and Park Development Fee. In the late 1980's, a Fire Mitigation Fee was adopted by the City to fund the expansion of fire protection facilities and equipment (Ord. 64 § 1, 1988; 1987 Code § 10.08.040). The City's Park Development Fee was originally established by San Diego County and the City carried forward the fee when it incorporated in 1986. Since then, both fees have not been adjusted for changing demographics, infrastructure needs or inflation.

This item is before Council for consideration and discussion of the proposed 2018 Development Impact Fee (DIFs) Nexus and Calculation Report (Attachment 1) and to provide direction to Staff as to the next steps.

DISCUSSION:

The intent for the review of the City's Fire Mitigation Fees, found in Solana Beach Municipal Code Section 3.20, and the Park Development Fee, that is currently listed on the City's Schedule of Fees as Service Code Numbers S-126, was to update the fees to adjust for current and projected economic conditions and infrastructure needs in the City.

The Development Impact Fee Calculation and Nexus Report (Nexus Report) has determined that the proposed Fire Mitigation Impact Fee and Park Impact Fees will replace the City's current Fire Mitigation Fees and Park Development Fee.

COUNCIL ACTION:

The City's current Fire Mitigation fee is calculated as follows:

<u>TYPE OF CONSTRUCTION</u>	<u>TOTAL AREA</u>	<u>FEE PER SQ. FT. (GROSS)</u>	<u>FIRE MITIGATION FEE</u>
NON-RATED BUILDINGS AND STRUCTURES	X	\$0.16	\$
FIRE- RESISTANT CONSTRUCTION (PER CBC)	X	\$0.11	\$
STRUCTURES WITH A FIRE SPRINKLER SYSTEM	X	\$0.05	\$

Calculation shall be based on the gross floor area which is in excess of the gross floor area of the existing structure.

The City currently collects approximately \$150 for a new 3,000 square foot single family residence that has sprinklers. The City's current Park Improvement fee is a flat fee of \$600 per vacant lot per planning application.

The premise on which impact fees are based is that new development should pay for its share of the cost of adding the facilities necessary to accommodate its own demands from growth. The cost of projects needed to support growth are partially financed with impact fees based on some measurement of a development's impact on future needs. Impact fees are not intended to be used for operational expenses or to pay for capital improvements to eliminate an existing deficiency or shortfall.

In California, the Mitigation Fee Act (the "Act") and applicable law authorize cities to collect DIFs to off-set impacts from a new development project. The Act allows the city to impose DIFs for the purpose of defraying all or part of the costs of public facilities related to a new development. Without such mitigation, the increased demand for public facilities resulting from new development would cause the quality of a community's public services to decline. DIFs must have a reasonable relationship to the impact of the development project upon public services/facilities. If the City charges more, then such a fee may be regarded as a special tax.

Under the Act, cities may impose DIFS upon new development for "public facilities." Such facilities are defined as public improvements, public services, and community amenities. This rather broad language, however, is restricted by Government Code § 65913.8 which states that a DIF "may not include an amount for the maintenance or operation of an improvement." "Facilities" and "improvements" are also defined elsewhere in the Act to include, without limitation, "public buildings" and "[a]ny other capital project identified in the capital facilities plan." It is important to restate that DIFS cannot be used for employee salaries, fringe benefits, ongoing supplies and/or services.

The development impact cost calculations within the Nexus Report are intended to identify the cost of accommodating continued development in such a fashion as to safeguard the existing Levels of Service (LOS) currently enjoyed by the City's existing residents and businesses. The development impact cost calculations identified in this Nexus Report could then be formalized into a DIF schedule by City Council action.

RCS worked with City Staff on data collection, projection, analysis and discussion for determining the DIFs. Information was gathered from the General Plan, California Fire Incident Reporting System, and the City's Comprehensive Annual Financial Report. Solana Beach's General Plan was last updated in 2015 and provides pertinent information about the City's land use inventory, projections, goals and policies. The General Plan identified the different land use categories, as each one has its own level of impact on the community. Goals and policies within the General Plan were used to determine the City's growth potential and required levels of service. RCS also reviewed zoning maps, master plans, master facilities plans and capital improvement plans in calculating the impact fees.

RCS then held meetings with department representatives to further review further the current and future needs of the City. City Staff provided supporting documents to reaffirm land use data, determine current levels of service, project future fire service needs and costs, and identify open space needs.

The Nexus Report has reasonably determined that new development within the City will require an additional \$1,077,236 in fire suppression/rescue facilities, vehicles and equipment, \$4,965,987 in park acquisition and park infrastructure development and \$459,729 in dedicated public use facilities over the next seventeen years to 2035, consistent with the City's General Plan. While this calculation establishes 100% of the cost mitigation from new development, it is City Council policy which adopts and sets the fee amount.

Figure 1 below shows the existing, potential development and total development by land use category. Residences are measured in units, hotels by keyed rooms and businesses by square feet. For the City of Solana Beach, Figure 1 below presents General Plan Build-Out, of 7,394 private residences, 234 keyed hotel rooms and 7.2 million square feet of business space. The Nexus Report projects the City's population to grow by 1,861 residents, to a projected population of 15,739 by 2035.

Figure 1: Land Use Database Build-Out Projections

City of Solana Beach Land-Use Database	Existing Development		Potential Development		Total General Plan Build-out	
	Acres	# Units/Sq Ft	Acres	# Units/Sq Ft	Acres	# Units/Sq Ft
Detached Dwellings (units)	643.89	1,730	207.31	557	851.20	2,287
Attached Dwellings (units)	359.20	4,066	19.70	223	378.90	4,289
Hotels/Motels (keyed rooms)	2.90	200	0.50	34	3.40	234
Commercial/Service (sq.ft)	138.49	2,706,379	2.71	53,008	141.20	2,759,387
Office/Professional (sq.ft)	27.20	829,382	1.00	30,492	28.20	859,874
Light Industrial (sq.ft)	22.59	688,816	0.41	12,500	23.00	701,316
Public/Institutional Uses (sq. ft)	73.46	2,879,777	0.94	37,000	74.40	2,916,777
Total Dwelling Units	1,003.09	5,796	227.01	780	1,230.10	6,576
Total Lodging Keyed Rooms	2.90	200	0.50	34	3.40	234
Total Business Square Feet	261.74	7,104,354	5.06	133,000	266.80	7,237,354

At build-out, when all such land is developed, \$6.5 million in public safety and quality of life capital improvement projects are needed to support new development as detailed in Figure 2 below.

Figure 2. Needed Infrastructure for New Development

Infrastructure Type	Total – All Projects
Fire Suppression/Rescue Facilities, Vehicles and Equipment	\$1,077,236
Park Land Acquisition/Park Improvements	\$4,965,987
Dedicated Public Use Facilities	\$459,729
Total – All Proposed Projects	\$6,502,952

The needed infrastructure cost calculation for new development of \$1,077,236 for Fire Suppression/Rescue Facilities, Vehicles and Equipment can be found at Schedule 3.1 on page 26 of the Nexus Report. The needed infrastructure cost calculation for new development of \$4,965,987 in park acquisition and park infrastructure development and \$459,729 in dedicated public use facilities is calculated as shown in the Cost Calculation Table below.

Cost Calculation Table

Park Land Acquisition /Park Improvements	Table 2-1 Potential Dev	Schedule 4.1 Total Park Cost	
Detached Dwellings (units)	557	\$6,913	\$3,850,541
Attached Dwellings (units)	223	\$5,002	\$1,115,446
			\$4,965,987

Public Use Facilities	Table 2-1 Potential Dev	Schedule 5.1 Public Use Facilities	
Detached Dwellings (units)	557	\$640	\$356,480
Attached Dwellings (units)	223	\$463	\$103,249
			\$459,729

Table 2-1, Detailed Land Use Inventory, can be found on page 9 of the Nexus Report, and Schedules 4.1 and 5.1, both reporting Development Impact Cost Calculations, can be found on pages 36 and 41, respectively, of the Nexus Report.

The final step is to determine the appropriate development impact fee which would proportionally be imposed upon new development. Figure 3 on the following page are the recommended development impact fees that would be needed to collect \$1.1 million in fire suppression/rescue facilities, vehicles and equipment; \$5.0 million in park land acquisition/park improvements; and \$0.5 million in dedicated public use facilities.

Figure 3. Proposed Development Impact Fees

Land-use Category	Fire Suppression & Rescue Facilities	Park Land and Park Improvements	Dedicated Public Use Facilities	Development Impact Fee Total Per Unit or Square Feet
	Schedule 2.2	Schedule 4.1	Schedule 5.1	

Calculated Development Impact Costs

Detached Dwellings (units)	\$1,759	\$6,913	\$640	\$9,312	per Unit
Attached Dwellings (units)	\$248	\$5,002	\$463	\$5,713	per Unit
Hotels/Motels (keyed rooms)	\$832	No Fee	No Fee	\$832	per Unit
Commercial/Service (sq.ft)	\$0.130	No Fee	No Fee	\$0.130	per S.F.
Office/Professional (sq.ft)	\$0.140	No Fee	No Fee	\$0.140	per S.F.
Light Industrial (sq.ft)	\$0.010	No Fee	No Fee	\$0.010	per S.F.
Public/Institutional Uses (sq. ft)	\$0.050	No Fee	No Fee	\$0.050	per S.F.

Exist Resi/Remodel (incl. Bedroom)	\$0.67	\$18.54	\$1.72	\$20.93	per S.F.
Exist Resi/Remodel (no Bedroom)	\$0.67	No Fee	No Fee	\$0.67	per S.F.

Next Steps

The attached Nexus Report and the information contained in this Staff Report is a first look at newly proposed Fire Mitigation and Park DIFs. At this time, the Nexus Report is being presented to Council for discussion purposes. Staff will be taking the Nexus Report to the Budget and Finance Commission at the end of August for their review and input.

After input from the Council and Budget and Finance Commission, it is expected that Staff will return to the City Council for further discussion of the Nexus Report and its recommended Fire Mitigation and Park DIFs and/or to conduct a public hearing for Council to formally consider the DIFs for adoption.

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA.

FISCAL IMPACT:

The Nexus Report calculates approximately \$6.5 million in DIFs revenue over 17 years to support future development. This would be an increase of \$6 million over our current fees. Such revenues must be deposited in separate dedicated accounts, and the Act requires specific accounting and reporting procedures. School Districts charge separate DIFs in accordance with California law. While the City collects such fees on behalf of the School Districts, it does not have authority to alter those fee amounts. The Nexus Report presents to the City the maximum impact fee reasonably calculated, and that the City Council may adopt fees which are lower, but not higher.

WORK PLAN:

Fiscal Sustainability

OPTIONS:

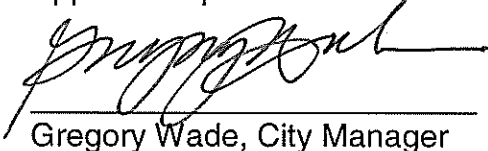
- Provide direction to Staff about fee study and alternatives.

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council review the Nexus Report (Attachment 1) prepared by RCS and provide direction to Staff as to the next steps.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. 2018 Development Impact Fee (DIFs) Nexus and Calculation Report for the City of Solana Beach



**2018 Development Impact Fee (DIFs)
Nexus and Calculation Report
for the City of Solana Beach**



**& Revenue
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(714) 992-9020

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Serving Local Governments Since 1975

July 2, 2018

Honorable Mayor and City Council
via Greg Wade, City Manger
City of Solana Beach
635 South Highway 101
Solana Beach, CA 92075

RE: 2018 Development Impact Fee (DIFs) Nexus and Calculation Report

Honorable Mayor, Council and City Manager Wade:

This 2018 Development Impact Fee (DIFs) Nexus and Calculation Report provides the City of Solana Beach with the analysis and findings necessary to adopt impact fees that are imposed on new development. Revenue & Cost Specialists was contracted to provide the technical expertise in identifying the capital additions necessary to preserve the existing *Levels of Service* currently offered to and enjoyed by the existing community from the diminution of those existing LOS due to the addition of new residential and business development in Solana Beach and calculate the DIFs necessary to fund those required projects.

The proposed DIF will update the City's existing Fire Mitigation Fee and Park Impact Fee, which were adopted in the 1980s. The DIFs contained herein calculate only the costs of infrastructure required to support services provided only by the City of Solana Beach. They do not include development impact fees imposed by the school district(s) or any other government agency.

Chapter 1 discusses the background and introduction of the report. Chapter 2 summarizes the demographics and findings. Solana Beach has 15.5% of total private acres that is potentially developable land. At build-out, when all such land is developed, \$6.5 million in public safety and quality of life capital improvement projects are needed to support the new development. Schedule 2.1 at the end of Chapter 2 proposes development impact fees which will recover such costs. Chapters 3-5 provides comprehensive analysis of the City's three development impact fees.

Internet: www.revenuecost.com

Voice 714.992.9020

1519 E. Chapman Avenue • Suite C • Fullerton, CA 92831

The following management worked with RCS to generate the information and data critical in developing the DIF. Without their historical knowledge and willingness to provide the best data available, this Report could not have been completed to the degree of accuracy that it has.

Marie Berkuti – Finance Manager/Treasurer
Joseph Lim – Community Development Director
Mike Stein – Encinitas Fire Chief

The *Development Impact Fee Calculation and Nexus Report* is submitted for your review and consideration. RCS is prepared to assist in increasing the Council's and community's understanding of this very significant part of the City's revenue structure.

Sincerely,



SCOTT THORPE
Senior Vice President



CHU THAI
Vice President

**CITY OF SOLANA BEACH
2018-19 DEVELOPMENT IMPACT FEE (DIFS)
NEXUS AND CALCULATION REPORT**

TABLE OF CONTENTS

Chapter 1 – Introduction and Background 1

Chapter 2 – Demographics and Findings 9

Proposed Development Impact Fees/Summary Schedules.....18

Chapter 3 – Fire Suppression/Rescue Facilities, Vehicles and Equipment.....19

Chapter 4 – Park Land Acquisition and Park Infrastructure Improvements.....29

Chapter 5 – Dedicated Public Use Facilities.....37

Appendix A – Park Construction Average Cost42

Commonly Used Report Acronyms and AKA's

Development Impact FeeDIF

Government Code §66000..... Mitigation Fee Act *or* AB1600

Geographical Information System..... GIS

Level of ServiceLOS

State Department of FinanceDOF

Thousand Square Feet..... KSF

CHAPTER 1: INTRODUCTION AND BACKGROUND

INTRODUCTION

The City of Solana Beach (City) retained Revenue and Cost Specialists (RCS) to review and update its Fire Mitigation Fee and Park Impact Fee. In the late 1980's, a Fire Mitigation Fee was adopted by the City to fund the expansion of fire protection facilities and equipment (Ord. 64 § 1, 1988; 1987 Code § 10.08.040). The City's Park Impact Fee was originally established by San Diego County and the City carried forward the fee when it incorporated in 1986. Since then, both fees have not been adjusted for changing demographics, infrastructure needs or inflation.

RCS worked with City staff on data collection, projection, analysis and discussion for updating the DIFs. Information was gathered from the General Plan; California Fire Incident Reporting System; and Comprehensive Annual Financial Report. Solana Beach's General Plan was last updated in 2015 and provides pertinent information about the City's land use inventory, projections, goals and policies. The General Plan identified the different land use categories, as each one has its own level of impact on the community. Goals and policies within the General Plan were used to determine the City's growth potential and level of service. RCS also look at zoning maps, master plans, master facilities plans and capital improvement plans in calculating the impact fees.

RCS held meetings with department representatives to identify the current and future needs of the City. City staff provided supporting documents to reaffirm land use data, determine current level of services, project future fire service needs and costs, and identify open space needs.

This *Development Impact Fee Calculation and Nexus Report* (Report) has reasonably determined that new development within the City will require an additional \$1,077,236 in fire suppression/rescue facilities, vehicles and equipment, \$4,965,987 in park acquisition and park infrastructure development and \$459,729 in dedicated public use facilities. While this calculation establishes 100% of the cost mitigation from new development, it is City Council policy which adopts and sets the fee amount.

BACKGROUND ON IMPACT FEES

The premise on which impact fees are based is that development should pay for the cost of adding the facilities necessary to accommodate its own demands from growth. The cost of projects needed to support growth are financed with impact fees based on some measurement of a development's impact on future needs. Impact fees are not intended to be used for operational expenses or to pay for capital improvements to eliminate an existing deficiency or shortfall.

Early water/wastewater fees were called capital recovery or expansion fees, and impact fees have also been referred to as system development charges, service availability charges, facility fees and exaction fees. This Report will prefer to use impact fees from this point forward. Municipal governments throughout the United States have established impact fees for sewer, water, solid waste, storm drains, transportation, parks, recreation, general government facilities, affordable housing, schools, police and fire.

In California, the Mitigation Fee Act (the "Act") and applicable law authorize cities to collect Development Impact Fees (DIFs) to off-set impacts from a development project. The Act allows the city to impose DIFs for the purpose of defraying all or part of the costs of public facilities related to a new development. Without such mitigation, the increased demand for public facilities resulting from new development would cause the quality of a community's public services to decline. DIFs must have a reasonable relationship to the impact of the development project upon public services/facilities. If the City charges more, then such a fee may be regarded as a special tax.

Under the Act, cities may impose DIF upon new development for "public facilities." Such facilities are defined as public improvements, public services, and community amenities. This rather broad language, however, is restricted by Government Code § 65913.8 which states that a DIF "may not include an amount for the maintenance or operation of an improvement." "Facilities" and "improvements" are also defined elsewhere in the Act to include, without limitation, "public buildings" and "[a]ny other capital project identified in the capital facilities plan." It is important to restate that DIF cannot be used for employee salaries, fringe benefits ongoing supplies and services.

The development impact cost calculations within this Report are intended to identify the cost of accommodating continued development in such a fashion as to safeguard the existing Levels of Service (LOS) currently enjoyed by the City's existing residents and businesses. The development impact cost calculations identified in this report could then be formalized into a Development Impact Fee schedule by City Council action.

THE IMPORTANCE OF CAPITAL INFRASTRUCTURE

The Levels of Service (LOS) of any one City infrastructure is based upon (or limited) by the capacity of that infrastructure to support the City's residents or businesses. The design of any municipal project has a finite capacity and thus enjoyment by the citizens and business community. Taken to an extreme, if the City owned but one picnic table or one sports field, each would be incapable of meeting the recreational demands of the City's 13,000 plus population. An adequate and sufficient offering of recreation offerings would be impossible without an adequate and sufficient inventory of recreational-based infrastructure.

Good municipal service takes a balance of staff and infrastructure. However, make no mistake about it, the amount of and complexity of any infrastructure defines (in part or all)

of that infrastructures Level of Service (LOS). This makes the one-time DIF financing of any City's infrastructure that much more important. It takes a balance to accommodate development with the inventory of recreational opportunities within the City's desired standard. The importance of having a properly calculated and documented DIF schedule in order to accommodate development-related demands cannot be over-stated.

CALCULATION OF DEVELOPMENT IMPACT FEES

In California, State legislation sets certain legal and procedural parameters for the charging of these fees. This legislation was passed as AB1600 by the California Legislature and is now codified as California Government Code Sections 66000 through 66009. This State law went into effect on January 1, 1989.

Government Code §66000 requires documentation of projects to be financed by Development Impact Fees prior to their levy and collection, and that the monies collected actually be committed¹ within five years to a project of direct benefit to the development which paid the fees. Many states have such controlling statutes. Specifically, California Government Code §66000 requires the following process:

- ✓ Delineation of the **PURPOSE** of the fee.
- ✓ Determination of the **USE** of the fee.
- ✓ Determination of the **RELATIONSHIP** between the use of the fee and the type of development paying the fee.
- ✓ Determination of the relationship between the **NEED** for the facility and the type of development project.
- ✓ Determination of the relationship between the **AMOUNT** of the fee and the **COST** of the portion of the facility attributed to the specific development project.

This Report, with some additions, utilizes the basic methodology consistent with the above requirements of Government Code §66000. The following steps were undertaken in the calculation of DIFs for the City:

1. Review the Land use map and determine the existing mix of land uses and amount of undeveloped and developed land. The magnitude of growth and its impacts can thus be determined by considering this land use data when planning needed infrastructure. This inventory can be found in Table 2-1 in Chapter 2.

¹ *Committed* does not mean *expended*. Council merely need only restate that an amount of impact fee receipts are still committed to a particularly identified infrastructure project.

2. Define the level of service desired within the General Plan area for each project or acquisition identified as necessary. In most cases this would be the de facto or existing standard, or as in the case with Solana Beach, a standard based within the City's General Plan.
3. Identify all additions to the capital facilities or equipment inventory necessary to maintain the various identified levels of service in the area and accommodate new development, through General Plan build-out. Then, determine the cost of those capital additions.
4. Identify a level of responsibility, which is the relative need for the facilities or equipment necessary to accommodate "growth" as defined, and as opposed to current needs.
5. Distribute the costs identified as a result of development growth on a basis of land use. Costs are distributed between each land use based on their relative use, or nexus, of the capital system.

PROPORTIONAL USE

A helpful component of this Report is the proportional analysis of the infrastructure needs required to accommodate continued development of the City as compared to the existing infrastructure that has been generated through years of taxes and other contributions and currently serves the existing community. This proportional analysis is intended to match the City's desired level of service of new development, with that of the de-facto, or actual level of service provided to the existing community. The inclusion of the proportional analysis will assist the City Council in adopting a DIF structure that is equitable to existing and future development.

To date, RCS has identified 23 categories of facilities that can be financed by impact fees, while there are no doubt municipalities could creatively devise others. Below are what RCS identified, and the preferred units of impact.

- Streets and thoroughfare facilities – traffic generation rates
- Traffic control facilities – traffic generation rates
- Bridges – traffic generation rates
- Utility undergrounding – number of meters/service connections
- Street lighting – traffic generation rates
- Street trees and median landscaping – traffic generation rates
- Parks and recreation facilities – population
- Other Public facilities (city hall, civic center) – acreage
- Law enforcement facilities, equipment, and training – responses
- Fire protection facilities, equipment, and training – incidents

- ☑ Solid-waste collection equipment – waste generation rates
- ☑ Solid-waste disposal facilities – waste generation rates
- ☑ Low- and moderate-income housing – local agency policy
- ☑ Historical preservation and cultural facilities – population
- ☑ Harbors, ports, and airports – modal transportation generated
- ☑ Public art, museums, and cultural resources – population
- ☑ Mass transit facilities and equipment – traffic generation rates
- ☑ Day-care facilities – square footage of commercial/industrial
- ☑ Water treatment and distribution facilities – usage
- ☑ Wastewater collection and treatment facilities – usage
- ☑ Reclaimed water treatment and distribution facilities – usage
- ☑ Storm drainage facilities – runoff coefficient/impervious area
- ☑ Electric generation and distribution facilities – usage

Many agencies have resorted to devising impact fees that have a questionable relationship to the impact of growth on needed facilities. The following fees are not impact fees and should be questioned if they are characterized as such.

- ☒ Ad-Valorem Fees (Based on Value) – Any impact fee that is based on the appraised value or estimated construction cost is probably a tax rather than a fee. However, the fees (or tax) may be valid due to state or local legislation. The taxes may also have been grandfathered or adopted prior to limiting legislation.
- ☒ Front Footage Fees – Impact fees based on the lineal footage of property bordering on a facility such as a street or sewer line may not be valid. Front footage fees may be valid for reimbursement of previous construction but are not appropriate for impact fees.
- ☒ Involving On-going Operational Costs – Impact fees collected and deposited into the general fund or used for operations are questionable. Impact fees that are not tied to a capital improvement plan, capital projects list or master facility plan may not be valid.
- ☒ Flat Rates – Uniform, single-value impact fees for all uses (residential and commercial/industrial) would seldom be valid for impact fees.
- ☒ Illogical Impact Indicator or Factor – Impact fees that are calculated on a factor that does not make sense are probably invalid. Traffic- signal impact fees based on population or water impact fees based on parcel size (regardless of use) may indicate invalid fees.

- ☒ Impact-Fee Calculations that Don't Exist – Some communities simply establish impact fees based on the average or typical fees charged by adjacent communities. Such fees are not based on impact but are solely market-driven decisions that have no relationship to needed facilities.
- ☒ Curing Existing Shortfall or Condition – Impact fees that are used to correct existing infrastructure problems are not valid. That is not to say that a project may not benefit both existing and new residents. In the latter case, impact fees should be used only in direct proportion to the benefits realized by future growth.
- ☒ Monies Not Used for Stated Purposes – Impact fees may be used only for the facility and system for which they were imposed, calculated and collected. Impact fees collected for one purpose (e.g., traffic signals) should not be used for another purpose (e.g., water treatment and distribution). Monies collected for different types of impact fees are to be deposited in separate accounts. When the monies are needed they may be transferred into the appropriate capital fund.

Impact fees must be proportional to the impact of each development on the need to construct additional or expanded facilities. The fees do not have to recover the full cost, but if the fees are reduced by a percentage from the full cost, the percentage reduction should apply evenly to all types of developments. If the City's fire station is inadequate in serving current demand, the use of fire impact fee can only be used for the expansion of the facility to meet future demands. However, the city may adopt policy which commits other funding sources to improve current facilities to a higher standard.

Development Impact fees must be used to serve the general area in which such fees were collected. Within a city where multiple DIF geographic areas are identified, fees collected within one area should serve that area. Solana Beach's limited size generally excludes it from this requirement.

The method of calculating impact fees should be capable of being reconstructed. If the recalculation of the fee cannot reproduce the original fee, the calculation method may be flawed.

Since the total development impact fee collected could take more than ten years, it is fair to recognize current and future standards may be affected. If, at population build out, the City was to collect enough fire impact fees to expand the fire station by 2,000 square feet, it is impractical to expand the facility by 200 square feet when only 10% of the impact fees are collected. At that time, the population has increased by 10%, and this "temporary overcapacity" is considered an inconvenience until enough DIFs have been collected for a practical expansion back up to the original standard.

In addition to the land use assumptions contained in the next Chapter of this Report, other important assumptions of this study include the following:

Land Acquisition Costs. Land acquisition cost estimates have been developed after discussions with City officials over recent acquisitions or current negotiations. Arguments for higher or lower costs can be made; however, the herein contained per acre amounts appear to be the most appropriate current figure for the purposes of this study. Land costs make up a significant portion of the park related fees. Solana Beach city staff provided RCS with information regarding recent 28,978 square foot land acquisition at a cost of \$2.8 million. The result is a substantial \$96.63 per square foot and indicative of the supreme lack of vacant parcels within the City's limits. Land costs included in this Report will be a derivation of this information.

Financing Costs. Such costs may be included in the project costs where debt financing was required due to the immediacy of the need for the facility or infrastructure to show the full costs of such facility or infrastructure and insure that new development also pays its "fair share" of these costs. Financing should only be included for facilities where, based upon staff's estimate, the immediacy of need for the facility requires debt financing. Or in the alternative, should financing be entered into on a facility, the impact fees should be recalculated to reflect those actual costs. In such cases, the debt service payments would be discounted to today's cost to account for the diminishing value of the dollar and would be in keeping with the cost methodology used in this study to show projects in current costs. To consider the face value of bond payments when determining costs, on the other hand, would be inaccurate as it would treat the value of a dollar today the same as the value of a dollar twenty years from now. Such an approach would tend to overvalue the costs of debt service requirements and therefore cause an agency to overcharge on its DIFs.

ACCOUNTING FOR IMPACT FEES

Once the impact fees have been implemented, there is a need to provide accurate accounting or tracking of the fees collected and the use of those fees. California's AB 1600 requires fees to be expended, or committed, within five years of their collection.

Many impact fees are generally paid before construction begins. The money must be accounted for in special interest-bearing accounts, with a separate fund each type of impact fee (fire, park, etc.). Cities must provide an annual report on each of the impact fee, showing the source and amount of revenues, as well as the improvements financed with the revenue.

For the fifth fiscal year following the first deposit into an impact fee fund, and every five years thereafter, the city is required to report on the remaining balance of in the fund. It also require that the agency identify the original purpose to which the fee is to be put; demonstrate the reasonable relationship between the fee and purpose for which it is charged; identify all sources and amounts of funding anticipated to complete financing in

incomplete improvements; and designate the approximate dates on which the funding is expected to be deposited into the appropriate account or fund. In short it is a restatement of the reason and purposes the impact fee was adopting in the first place.

Cities should adopt impact fee ordinances which provide a legal basis for establishing the fee and all required procedures. The ordinance should include legislative findings regarding the fee imposition, types of impact fees necessary in the city, fee calculation methodology, benefit districts, updating frequency, spending limits, offsets and credits, and appeal process.

END OF
CHAPTER TEXT

CHAPTER 2: DEMOGRAPHICS AND IMPACT FEE FINDINGS

Chapter 2 represents the beginning and end of the DIF calculation process. It begins with an inventory of fully developed, undeveloped and under-developed units and acreage within the City and concludes with a summary of recommended DIF schedules with detailed infrastructure explanations in the following chapters of this Report.

LAND USE DATABASE

This Report contains an inventory of fully developed, undeveloped and underdeveloped land within the City limits of Solana Beach and is based upon the City's most recent General Plan update. The *Undeveloped* or under-developed parcels, identified as Potential Development, combine to form the base for the distribution of the estimated costs of the service-expanding capital projects necessary to accommodate that same anticipated development. Without the expansion projects, the City would be unable to accommodate those new development demands for service. Table 2-1, is the resulting inventory of all private land uses contained within the current City and are based on the General Plan's land use inventory.

Table 2-1
Detailed Land Use Inventory

City of Solana Beach Land-Use Database	Existing Development		Potential Development		Total General Plan Build-out	
	Acres	# Units/Sq Ft	Acres	# Units/Sq Ft	Acres	# Units/Sq Ft
Detached Dwellings (units)	643.89	1,730	207.31	557	851.20	2,287
Attached Dwellings (units)	359.20	4,066	19.70	223	378.90	4,289
Hotels/Motels (keyed rooms)	2.90	200	0.50	34	3.40	234
Commercial/Service (sq.ft)	138.49	2,706,379	2.71	53,008	141.20	2,759,387
Office/Professional (sq.ft)	27.20	829,382	1.00	30,492	28.20	859,874
Light Industrial (sq.ft)	22.59	688,816	0.41	12,500	23.00	701,316
Public/Institutional Uses (sq. ft)	73.46	2,879,777	0.94	37,000	74.40	2,916,777
Total Dwelling Units	1,003.09	5,796	227.01	780	1,230.10	6,576
Total Lodging Keyed Rooms	2.90	200	0.50	34	3.40	234
Total Business Square Feet	261.74	7,104,354	5.06	133,000	266.80	7,237,354

DIF LAND-USE TYPES DEFINITIONS

For the purpose of this Report and DIF calculations, Solana Beach General Plan Land use designations are categorized into one of the seven broad types of land-use impact fee categories. These DIF Land-Use Types are defined following:

Residential Land Uses:

- **Detached Dwelling Units** - This DIF Land-Use Type is generally defined as a detached unit and corresponds to an allowable use within the City's land-use designations/zones of Low Density Residential, Low-Medium Density Residential, and Medium Density Residential.
- **Attached Dwelling Units** - This category consists of apartments, townhomes, condominiums or any other living unit that is physically contiguous to (i.e. attached to) any other residential unit within the Medium-High Density Residential and High Density Residential.

Business/Commerce Land Uses:

- **Hotel/Motel (keyed) Units** - This DIF Land-Use Type corresponds as an allowable use within the Special Commercial zoning designation.
- **Commercial/Service Uses** - As utilized in this Report, Commercial/Service uses include the general type of commercial services and thus includes outlets ranging from restaurants to auto repair shops to shopping centers. General commercial and light commercial are the more specific uses.
- **Office/Professional Uses** - As utilized in this Report, Office/Professional uses include the general type of commercial services and thus consists of the narrower Office/Professional uses such as medical, legal and tax/accounting and other professional uses.
- **Light Industrial** - This DIF Land-Use Type contains all businesses engaged in light Industrial developments typical in very light manufacturing in a small business park setting.
- **Public/Institutional** - This DIF Land-Use Type contains all businesses engaged in general group uses such as private schools, churches and other groups that congregate in common buildings. They are typically non-profits uses.

POTENTIAL DEVELOPMENT PROJECTION

The first component in determining the magnitude of the impact of future development is to determine available land within the City. For each of the DIF land-use categories detailed above and on Table 2-2, acreage is used as a unit of measure for both Existing Development and Potential Development. Definitions regarding the status of each land use are as follows:

Existing Development Acres/Units – This column identifies land in the City which is developed or land which has received entitlement from the City and building permits but may not yet be constructed. Acreage in this category may include non-conforming use areas of the City which contain extensive development prior to an annexation or before changes to the General Plan were made.

Development Opportunities Acres/Units – This column refers to all vacant non-public land located within the City. This category also includes the acreage any vacant parcel. Table 2-2 provides a summary of the detailed land use inventory, limited to privately held property, provided on Table 2-1. Staff's land use inventory reveals that there are presently 1,267.73 acres of privately-held developed parcels within the City's current boundaries. Conversely, there remain 232.57 acres of vacant or under-developed land.

Table 2-2
Summary of the City of Solana Beach's
Developed and Potential Development Acreage

DIF Land-use Type	Existing Developed Acres	% of Total Private Acres	Potential Development Acres	% of Total Private Acres	Total Private Acres
Detached Dwelling Units	643.89	42.9	207.31	13.8	851.20
Attached Dwelling Units	359.20	23.9	19.70	1.3	378.90
Hotel/Motel Keyed Rooms	2.90	0.2	0.50	0.0	3.40
Commercial/Service (sq.ft)	138.49	9.2	2.71	0.2	141.20
Office/Professional Uses (sq.ft)	27.20	1.8	1.00	0.1	28.20
Light Industrial Uses (sq.ft)	22.59	1.5	0.41	0.0	23.00
Public/Institutional Uses (sq.ft)	73.46	4.9	0.94	0.1	74.40
Total Acres	1,267.73	84.5	232.57	15.5	1,500.30

POPULATION PROJECTIONS

A second component in determining the magnitude of the impact of future development and the necessary facilities needed to mitigate that impact is a realistic assessment of the build-out population of the City. Some of the facilities/infrastructure contained in this Report are sized according to either the estimated population at theoretical "build-out" or upon service levels which are based in part upon an estimation of the population to be served. Parks and park improvements and dedicated public use facilities are examples of infrastructure areas which rely heavily on population projections to determine space and facility needs. Park standards are usually stated in terms of the number of acres of park land per 1,000 persons, for instance.

There are at least two generally accepted methods for projecting future population levels in a City: They are: (A) past growth trends projected forward and (B) population holding capacity based on the General Plan land-use element. Each of these methods can be useful even though both possess certain limitations.

There are several serious flaws in projecting the build-out population of a community using the past growth trends methodology. While this method is relatively simple and therefore easy for the general public to understand, it does not give consideration to when an area is actually built out. Eventually there comes a point in time where the amount of available land to build on is negligible as is likely the case in Solana Beach (Table 2-1). This technique does not help explain when that point is reached.

The past growth trends approach is also not sensitive to policy changes made by Council or land use issues contained in the City's General Plan. For these reasons, this technique is more useful in projecting short-term population levels and should not be used to forecast the built-out population of an area.

This Report relies on the methodology of holding-capacity (described in the following section) to project future service levels and facility requirements.

Holding Capacity Analysis. The methodology used in this Report to forecast the built-out population of Solana Beach is the current holding capacity approach. This method calculates the sum of existing development and potential development allowable under current land use regulations, using average densities found in the City.

The first step in projecting the City's population using the holding capacity approach is to inventory the remaining undeveloped acres within the City limits, which was previously accomplished in Tables 2-1 and 2-2 of this Chapter. The next step is to estimate the potential dwelling units allowed per acre and then multiply the potential number of units by the average number of residents per unit.

The number of persons per unit for new residential units is based on the 2000 U.S. Census and ranges from 2.590 and 1.874 persons for detached dwellings and attached dwelling units respectively. There are no manufactured/mobile home parks in park settings the City thus no per dwelling unit figure for the number of residents living in manufactured dwelling units. Use of the 2000 Census data is required over the more recent 2010 Census due to an unfortunate change in the way household data is reported by eliminating the ability to recognize differing types of residential structures.

Based on these 2000 Census dwelling density data, future residential development can be expected to generate somewhere from 1,740 to 1,861 additional residents² to the City of Solana Beach, joining the 13,938 citizens already living in City resulting in a total estimated population at build-out (based upon the existing City limits) of between 15,678 and 15,799 residents. The higher number is based upon full occupancy of all new dwelling units and the lower figure is based upon that census-based vacancy/occupancy ratios. The 15,739 population is the average of the two.

Table 2-4 following uses the additional housing projected in the Land-use Database and estimates the additional potential population for the City of Solana Beach through General Plan build-out. The number of potential new dwelling units was calculated by multiplying the amount of vacant acreage for each land use zone by the average densities (i.e., number of units allowed per acre) indicated in the City's General Plan.

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² Depending upon the vacancy factor based upon the average of 96.4% for all residences.

**Table 2-3
Average Occupants per Dwelling Density Calculation
And Potential General Plan Build-out Population**

Existing Residential	Total Units	Vacant Units	Occupied Units	Total Number of Occupants	Average Occupancy	Percentage Occupied
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Detached Dwelling Units						
Detached Dwellings	2,906	97	2,809	7,274	2.590	96.66%

Attached Dwelling Units						
Attached Dwelling Units	1,264	194	1,070	1,918	1.793	84.65%
Duplex to Quadplex Units	611	110	501	1,036	2.068	82.00%
Five to Forty-nine Units	884	184	700	1,478	2.111	79.19%
Fifty or More Units (none)	745	104	641	1,024	1.598	0.00%
Average	3,504	592	2,912	5,456	1.874	83.11%

Existing - State Department of Finance 01/01/18 Population	13,938					
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<i>G.P. Build-out Population At Historic Occupancy Rates</i>	<i>Anticipated Units</i>	<i>Occupancy Rate</i>	<i>Probable Occupancy</i>	<i>Dwelling Density</i>	<i>Anticipated Population</i>
--------------------------------------------------------------	--------------------------	-----------------------	---------------------------	-------------------------	-------------------------------

Potential Detached Dwellings	557	96.66%	538	2.590	1,393
Potential Attached Dwellings	223	83.11%	185	1.874	347

Population to be Added Via Development at Historic Occupancy Rates	1,740					1,740
Current State of California Department of Finance Population	13,938					
Population at General Plan Build-out @ Historic Vacancy of Residential Dwellings	15,678					

<i>G.P. Build-out Population At 100% Occupancy Rate</i>	<i>Anticipated Units</i>	<i>Occupancy Rate</i>	<i>Probable Occupancy</i>	<i>Dwelling Density</i>	<i>Anticipated Population</i>
---------------------------------------------------------	--------------------------	-----------------------	---------------------------	-------------------------	-------------------------------

Potential Detached Dwellings	557	100.00%	557	2.590	1,443
Potential Attached Dwellings	223	100.00%	223	1.874	418

Population to be Added Via Development at 100% Occupancy	1,861					1,861
Current State of California Department of Finance Population	13,938					
Population at General Plan Build-out @ 100% Occupancy of Residential Dwellings	15,799					

Added Population at General Plan Build-out @ Historic Vacancy of Residential Dwellings	15,678					
Added Population at General Plan Build-out @ 100% Occupancy of Residential Dwellings	15,799					
Average Population at General Plan Build-out	15,739					

SUMMARY OF FINDINGS

This report and nexus calculation identifies \$6,518,774 in needed and master planned Public Safety and Quality of Life capital improvement projects that are required to accommodate the anticipated additional demands from future growth. All of the \$6.5 Million in development-related project list is required as the result of accommodating development. Table 2-4 indicates the capital project costs by area.

Table 2-4
Total City-wide General Plan Build-out
Capital Improvement Requirements

Infrastructure Type	Total - All Projects
Fire Suppression/Rescue Facilities, Vehicles and Equipment	\$1,077,236
Park Land Acquisition/Park Improvements	\$4,965,987
Dedicated Public Use Facilities	\$459,729
Total - All Proposed Projects	\$6,502,952

The adoption of the maximum Quality of Life DIF schedule amounts supported by the calculations in this Report (Schedule 2.1) would finance roughly all of the identified projects by raising about \$6.5 million in DIF receipts available to finance the identified growth-related capital projects.

As stated previously, adoption of the maximum supported Development Impact Fees schedules would generate \$6.5 million. At first blush, this may seem like a great deal of money, and it is. However, it is instructive to compare this figure of needed projects with the current replacement value of the City's existing assets inventory at the same costs that have been used to calculate the future development costs. To date, the City has invested a total of \$56.5 Million in assets of these three infrastructures. These assets have been committed by the existing community that a new resident in the proposed development in Table 2-1 could avail themselves of immediately upon occupancy. Table 2-5, following, demonstrates this:

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Table 2-5
Value of Existing Infrastructure Assets

Quality of Life Asset	Existing Square Feet, Acres or "Lot"	Acquisition Cost per Unit	Replacement Value
Fire Suppression/Rescue	"Lot"	See Schedule 3.3	\$15,757,190
Parks and Park Improvements	14.47 acres	\$2,571,598	\$37,211,029
Dedicated Public Use Facility	6,331 S. F.	\$543.38/S.F.	\$3,440,139
Total Replacement Value			\$56,408,358

Based on the existing standards, the supported costs and the calculations found at the end of each of the infrastructure chapters of this Report, impact costs attributable to future development were derived on a per unit basis for residential land uses and on a per square foot of pad basis for business land uses. Schedule 2.1, found at the end of this Chapter, provides a summary of the recommended DIF schedules for each type of infrastructure by DIF land use category. The total recommended maximum DIFs for each of the seven DIF Land Use Types within the General Plan area are summarized in Table 2-6 as following:

Table 2-6
Summary of Proposed Development Impact Fees

DIF Land Use Type	Potential Development Impact Fees	
	Per Unit	Per Net Square Foot Increase
Detached Dwelling Units	\$9,312/Unit	
Attached Dwelling Units	\$5,713/Unit	
Hotel/Motel Keyed Rooms	\$832/Unit	
Commercial/Service Uses	N/A	\$0.130/S.F.
Office/Professional Uses	N/A	\$0.140/S.F.
Light Industrial Uses	N/A	\$0.010/S.F.
Public/Institutional Uses	N/A	\$0.050/S.F.
<i>Existing Residential/Remodel (Includes Bedroom)</i>		<i>\$20.93/S.F.</i>
<i>Existing Residential/Remodel (No Bedroom)</i>		<i>\$0.67/S.F.</i>

New development should apply the fee per unit calculation, while existing residential/remodels should be based on net square foot of expansion. A project including a bedroom (and occupant), places demand on park, public facilities and fire services. A residential remodel which does not include a bedroom has no impact to park and public facilities, and therefore should only be calculated using fire impact fees per square feet.

Specific DIF schedule rates for each land use type can be found at the end of each chapter relating to each infrastructure. Schedule 2.1 at the end of this Chapter also identifies the estimated development impact fee revenue, the projected capital cost total and the difference, by individual infrastructure type (e.g. Dedicated Public Use Facilities).

FORMAT OF THIS REPORT

The following chapters of this Report contain the detailed information relative to the calculation of DIF calculated within this Report for the City. Appropriate textual explanations are contained in each chapter with a chapter devoted to each of the three sets of cost schedules, following, and two appendices, the first of which contains a summary of DIF recommendations.

CHAPTER 3: Fire Suppression/Rescue Facilities, Vehicles and equipment

CHAPTER 4: Park Land Acquisition and Park Improvements

CHAPTER 5: Dedicated Public Use Facilities

APPENDIX A – Summary of Recommendations

APPENDIX B – Park Construction Cost Detail

NOTE REGARDING TEXTUAL MATHEMATICS: It is important to note that the use of a computer provides for calculations to a large number of decimal points. Such data, when included in text and supporting textual tables, has often been rounded to usually no more than two or three decimals for clarity and thus may not be replicated to the necessary degree of accuracy as the spreadsheet schedules at the end of each chapter. If questions arise between the tables and schedules, the schedules at the end of the chapter will prevail as the more accurate. The schedules at the end of the Chapter are instructive to recommendations. The tables within each infrastructure text chapter are summaries of the schedule at the end of that chapter and are illustrative.

END OF CHAPTER TEXT

Schedule 2.1

City of Solana Beach

General Plan Build-out

Summary of Development Impact Fees By Type of Fee (continued on next page)

(Costs/Fees per Residential Type Dwelling Unit, or Business Type Square Foot)

Land-use Category	Fire Suppression & Rescue Facilities	Park Land and Park Improvements	Dedicated Public Use Facilities	Development Impact Fee Total Per Unit or Square Feet	
	Schedule 2.2	Schedule 4.1	Schedule 5.1		
Calculated Development Impact Costs					
Detached Dwellings (units)	\$1,759	\$6,913	\$640	\$9,312	per Unit
Attached Dwellings (units)	\$248	\$5,002	\$463	\$5,713	per Unit
Hotels/Motels (keyed rooms)	\$832	No Fee	No Fee	\$832	per Unit
Commercial/Service (sq.ft)	\$0.130	No Fee	No Fee	\$0.130	per S.F.
Office/Professional (sq.ft)	\$0.140	No Fee	No Fee	\$0.140	per S.F.
Light Industrial (sq.ft)	\$0.010	No Fee	No Fee	\$0.010	per S.F.
Public/Institutional Uses (sq. ft)	\$0.050	No Fee	No Fee	\$0.050	per S.F.
Exist Resi/Remodel (incl. Bedroom)	\$0.67	\$18.54	\$1.72	\$20.93	per S.F.
Exist Resi/Remodel (no Bedroom)	\$0.67	No Fee	No Fee	\$0.67	per S.F.
Potential Collection (1)					
Detached Dwellings (units)	\$979,763	\$3,850,541	\$356,480	\$5,186,784	
Attached Dwellings (units)	\$55,304	\$1,115,446	\$103,249	\$1,273,999	
Hotels/Motels (keyed rooms)	\$28,288	No Fee	No Fee	\$28,288	
Commercial/Service (sq.ft)	\$6,891	No Fee	No Fee	\$6,891	
Office/Professional (sq.ft)	\$4,269	No Fee	No Fee	\$4,269	
Light Industrial (sq.ft)	\$125	No Fee	No Fee	\$125	
Public/Institutional Uses (sq. ft)	\$1,850	No Fee	No Fee	\$1,850	
Total	\$1,076,490	\$4,965,987	\$459,729	\$6,502,206	
Potential DIF Receipts	\$1,076,490	\$4,965,987	\$459,729	\$6,502,206	
Less: Other Resources	\$0	\$0	\$0	\$0	
Financial Resource Total	\$1,076,490	\$4,965,987	\$459,729	\$6,502,206	
Required Infrastructure Total	\$1,077,236	\$4,965,987	\$459,729	\$6,502,952	
DIF Over or (Under) Collection	(\$746)	\$0	\$0	(\$746)	

(1) Projected revenue based upon the application of the DIF schedule multiplied by the number of units or S.F.

CHAPTER 3: FIRE SUPPRESSION/RESCUE FACILITIES, VEHICLES AND EQUIPMENT

The Existing System. The City has invested in an adequate and sufficient system of fire suppression/rescue facilities, response vehicles and specialty equipment. Fire Department management is obtained through a shared cost agreement with the cities of Encinitas and Del Mar. The Fire Department responds to calls-for-service within the City from the single central station. The fire facilities are detailed as follows:

Fire (Headquarters) Station #1, at 13,052 square feet, is a three bays wide by two vehicles deep facility and is located on a 54,426 square foot parcel at 500 Loma Santa Fe Drive. The lot also supports a 2,269 square foot storage building. The land and facilities replacement cost of the existing station/storage facilities is an estimated \$12,210,580.

The City also operates a fleet of equipped City-owned response units consisting of:

- One front line engine and one reserve engine;
- One aerial apparatus; and
- One utility pick-up truck.

The total investment in the vehicle compliment is about \$3,486,800. State or County vehicles and equipment are not included in the financial commitment figure. The City's fire-fighter assigned equipment and successful psychological/back-ground checks, at \$8,591 per fire-fighter, amounts to a \$163,246 total for the existing staff of 19 fire fighters. There is an inventory of specialty equipment (not normally stored on the response vehicles) of approximately \$131,300.

On the negative side, the station has a remaining debt of \$234,736.

Add it all, up, the current financial commitment or investment, in fire stations, training facilities, response fleet with specialty equipment and remaining debt is a sizable \$15,757,190. This figure represents what it would cost the City's residents and businesses to establish the existing Department response capability at current vehicle, equipment, replacement land acquisition and construction costs. The relevance of this figure will be established later in this Chapter.

Demand Upon Infrastructure Created by the Development of Underdeveloped or Vacant Parcels. While it can be said that numerous factors are considered when determining the number and location of fire stations in any city, it can be stated without fear of contradiction that all new private development in the City will have an effect on the City's current ability to respond to fire, rescue and emergency calls-for-service. The effect, simplified but not trivialized, is two-fold. Initially, each new residential and business development will create, on average, more calls-for-service increasing the likelihood of simultaneous (and thus

competing) calls-for-service. Additionally, as development spreads further from any existing station or stations, as large-scale development is often likely to do, the distances (and thus response times) will increase, taking the existing fire companies out-of-service for greater periods of time.

The capacity of any fire station is finite and will reach practical limits (through call frequency and total time). When that capacity is exceeded, the level of service afforded to existing development will be greatly reduced. Or stated in another way, if development were to continue without the addition of fire response capacity (the ability to respond), the existing stations could become overwhelmed in terms of calls-for-service, making a timely response for emergency service a virtual coin flip. That is, will the existing fire company be available to respond to your needs and with the correct equipment or will they be out-of-service on a call in a different part of the community? The former question is answered by acquiring additional specialty equipment; the latter issue is resolved with the City's mutual aid agreements and the shared fire management.

The Purpose of the Fee. Revenues collected from Fire Impact Fees will be used for additional fire equipment and facility which helps mitigate the additional demand. In order to continue to be able to respond to a number of additional calls, the City fire management staff has identified the need to acquire an additional response vehicle and construct a storage building for the vehicle. The City will also invest in a traffic signal preemption system to better manage response time.

The Use of the Fee. The revenues generated from a properly calculated and legally-supported Fire Suppression/Rescue Facilities, Vehicles and Equipment Impact Fee would be limited to capital costs related to that growth. The fees could, if necessary, be used to expand the existing station (to increase the response capacity of that station) and increase the number of emergency response vehicles. Conversely, the Fire Suppression/Rescue Facilities, DIF receipts would not be used to repair any existing fire stations or replace any existing emergency response vehicles. Additional fire suppression/rescue capabilities are planned to come on-line, as needed, as development creates the General Plan anticipated 780 detached and attached units, 133,000 square feet of retail/service, office, industrial and institutional uses and some additional commercial lodging rooms are expected to be constructed. The proposed additions are based upon anticipated new call demand and the relative distance from the existing stations. The capital expansions to accommodate additional development include:

FS-001, Emergency Response Vehicle. It could be Type III brush engine, Rescue Engine or Type VI patrol vehicle. Such a decision would be made as the City continues to grow and new call parameters are recognized.

FS-002, Vehicle Storage Butler Building. This low cost facility would likely be a Butler-style building to house the added equipment in FD-001.

FS-003, Specialty Rescue Equipment. As the City continues to grow, different kinds of rescue operations will present themselves, and the department may need specific urban search and rescue equipment, trench-shoring equipment, or any other specialty equipment.

FS-004, Traffic Preemption System Equipment. The City will likely construct additional intersections in the future and these intersections will need to be added to the City's existing fire response traffic light preemption system. This will provide the revenue source for at least four of them.

FS-005, Remaining Debt on Fire Station #1. There is a remaining debt on Fire Station #1 of \$234,736. The Existing station has excess capacity that will allow it to accommodate the additional fire/rescue calls-for-service expected from new development. This project recognizes that the additional development can finance this last payment.

The proposed projects and costs are identified on Schedule 3.1 and are detailed in the MFP. The total cost of completing the fire infrastructure system is \$1,077,236.

The Relationship Between the Need for The Fee and The Type of Development Project.

Fire service response standards extended to new development should be consistent with the fire response currently enjoyed by the City's existing citizens and business community. Additional construction and equipment acquisition will maintain the current level of service (LOS) for both existing residents and future citizens and businesses within the City of Solana Beach. It is appropriate to assess future development to contribute fire facility expansion.

To project the impact of future development on fire services, it was first necessary to quantify the current impact on services from each of the City's land uses. Then, a determination of the costs of future capital facilities necessary to meet this increased demand was made. The following section illustrates the relative impact from each land use on fire services and facilities.

The majority of fire requests for service were made by Solana Beach citizens from their residences, followed by hotel, commercial, office and public/institutional uses within the City. Requests for service to public property, such as City parks and public right-of-way or intersections, were excluded thus distributing these calls pro-rata through the requests for service from privately held property. This is based upon the argument that all public land serves privately held land in some manner.

Table 3-1 following, identifies the number of calls-for-service received by the Fire Department during a recent 12 month period by the previously identified DIF categories. The number of requests for service received by the Department during the year was then divided by either the developed (1,000) square feet, the existing number of dwelling units to determine the number of requests generated per business square foot, per dwelling unit or commercial lodging unit.

Table 3-1
Fire Suppression Calls-for-Service Generated by Land Use
(Over a 12 Month Period)

DIF Land-Use Type	Developed Dwellings or Square Feet	Actual Calls For Service Over 12 Months	Total Calls per Dwelling or 1,000 SF (KSF)
Detached Dwelling Units	1,730	527.00	0.305/Unit
Attached Dwelling Units	4,066	175.00	0.043/Unit
Hotel/Motel Keyed Rooms	200	29.00	0.145/Unit
Commercial/Service Uses	2,706,379	60.40	0.022/KSF
Office/Professional Uses	829,382	18.60	0.022/KSF
Light Industrial Uses	688,816	1.00	0.001/KSF
Public/Institutional Uses	2,879,777	25.00	0.009/KSF

As an example, there were approximately 527 calls-for-service that generated a response to one of the 1,730 detached dwelling units in the City. The result indicates that, on average, each dwelling will generate just over 0.305 calls per year. The same analysis was undertaken for the other land uses. Since these calls-for-service by land use are an average, they were used to project the number of additional calls that could be expected by multiplying the calls per residential unit or business acre by the number of anticipated number of new residential dwellings or business acres.

Of residential land uses, a detached dwelling unit is more likely to require an emergency fire service response at 0.305 annual responses per unit, than an attached dwelling unit at 0.043 annual responses per unit. Of the business uses, Commercial/Service and Office/Professional uses (combined) are shown to generate the highest business use demand at 0.022 responses per 1,000 square foot of building space, while industrial, at 0.001 calls per square feet, generates the least demand. Industrial uses should be expected to be at the lowest demand given the greater density of employees and patrons in an office use establishment when compared to an industrial business of similar square feet. However, it should be noted that while there are fewer calls for industrial properties, significant training is required to be prepared for industrial responses, (i.e., trenching response and hazardous materials training). It should be noted that there are also a significant number of calls-for-service to public right-of-way, parks and other public parcels. These will also increase with the development of privately held parcels.

Based upon these calls-for-service and the anticipated development, future demands in City-wide will increase from the 836 annual calls-for-service, by 111.52 to 947.52 calls-for-service per year, about a 11.7% increase. Continued development will benefit from the existence of the existing station and the fact that Station #1 has existing capacity.

Resulting Fire Suppression/Rescue DIF Schedule. The collection of the resulting DIFs through build-out would finance all of the proposed physical expansions and required equipment. This generally indicates that the City's expansion of the Fire capital has maintained pace with the increases in calls-for-service from new development and that there are very few if any deficiencies in the infrastructure dedicated to fire suppression/rescue services.

Table 3-2, following, indicates the development impact fee necessary to finance the cost of the additional building, response equipment and fire fighter specialty equipment.

Table 3-2
City of Solana Beach's Basic Needs-based Fire Suppression Facilities, Vehicles
and Equipment Development Impact Costs by DIF Land-Use Type

DIF Land-Use Type	Allocation of Development Costs	Development Impact Cost Per Unit or Square Foot
Detached Dwelling Units	\$980,742	\$1,759/Unit
Attached Dwelling Units	\$55,416	\$248/Unit
Hotel/Motel Keyed Rooms	\$28,285	\$832/Unit
Commercial/Service Uses	\$6,927	\$0.13/S.F.
Office/Professional Uses	\$3,872	\$0.14/S.F.
Industrial Uses	\$72	\$0.01/S.F.
Public/Institutional Uses	\$1,922	\$0.05/S.F.

The Relationship Between the Use of the Fee and the Type of Development Paying the Fee. The use of the fee is equivalent to the need for the fee. The DIF would be collected as the development occurs (generally at building permit or some predetermined point in the process). As the development occurs, the impact is generated. The collected DIF receipts would be put to use to acquire additional specialty equipment, emergency response vehicle and an additional building necessary to respond to those additional calls-for-service, without reducing the capability of responding to calls from the existing community.

The Relationship Between the Amount of the Fee and the Cost of the Portion of the Facility Attributed to the Development Project. The proposed additions maintain proportionality with the existing development and existing inventory of fire suppression/rescue assets. Any new development will benefit from the assets previously generated by the existing community of residents and businesses.

The current community's commitment to public safety has been to establish the existing single (albeit large) station capability and thus capacity to respond to calls-for-service paid for via past City general receipts. To allow future residents to benefit by use of all of the

capital needs without contributing additional assets, would be clearly unfair to the existing residents and would likely reduce their current level of service. Table 3-3, following, summarizes the distribution of the \$15,757,190 in replacement costs to the existing residents and business owners (Schedule 3.3 details this distribution).

The replacement value of the existing fire infrastructure (station, response fleet and related rescue equipment) of \$15,757,190, referenced earlier in this chapter, represents the current equity investment or financial commitment towards fire suppression/rescue capability and capacity by the existing community. When this figure is distributed over the existing community in the same manner as the future costs, by the land use demands, an investment, or financial "commitment" (or equity for that matter) per unit can be determined. As an example, each detached dwelling unit has invested about \$3,155 into fire suppression/rescue capital while the proposed DIF is a limited 50% lower figure at \$1,611 per detached dwelling generally indicating that there is not a disproportional amount being required of new development. In the contrary, new development is getting quite the bargain for developing within the City's limits.

Table 3-3
Existing Fire Suppression Community
Financial Commitment Proportionality Analysis

DIF Land-Use Type	Allocation of Development Costs	Asset/Equity Investment Per Unit or Square Foot
Detached Dwelling Units	\$9,993,017	\$5,735/Unit
Attached Dwelling Units	\$3,298,453	\$811/Unit
Hotel/Motel Keyed Rooms	\$546,617	\$2,733/Unit
Commercial/Service Uses	\$1,138,457	\$0.42/S.F.
Office/Professional Uses	\$350,597	\$0.42/S.F.
Industrial Uses	\$18,909	\$0.03/S.F.
Institutional Uses	\$471,140	\$0.16/S.F.

ROOM ADDITION/ACCESSORY DWELLING UNIT IMPACT FEES

The City incurs additional demands in the form of calls-for-service from the construction of a complete detached dwelling. However room additions and the construction of Accessory Dwelling Units (or ADU's) will also increase demands in smaller, but admittedly cumulative amounts. It is important to note that an ADU can be built to a maximum of 1,200 square feet. Impact Fee should also be imposed upon these two unique residential developments.

Recommended Approach for Addressing Room Addition/Accessory Dwelling Units. The approach that is recommended for the calculation of DIFs for application to the construction of either room additions or Accessory Dwelling Units (henceforth ADU's) is to make it a function of the demand of one single detached dwelling unit. According to the U.S. Census Bureau a typical detached dwelling is 2,616 square feet³. Thus if the \$1,759 impact fee for a single detached dwelling unit were to be divided by the 2,616 square feet, a cost of \$0.67 per square foot is determined. Table 3-4 following demonstrates this.

Table 3-4
Calculation of a Detached Dwelling Square Foot
Fire Suppression, et. al. Development Impact Fee

Report DIF Total	\$1,759
Average Detached Dwelling S.F.	2,616
Room Addition or ADU/Square Foot	\$0.67/S.F.

RECOMMENDED IMPACT FEES

The Existing Community Financial Commitment Proportionality Analysis (Schedule 3.3) is significantly greater by double than the City-wide Marginal Needs-based Impact Costs (Schedule 3.2) are necessary and sufficient to maintain the established fire suppressions system in that area.

Additionally, the construction of room additions and accessory dwelling units, will increase calls-for-service demand and thus the fee of \$0.67/square foot is recommended for application to these two development actions.

RECAP OF POTENTIAL DEDICATED PUBLIC USE FACILITIES DEVELOPMENT IMPACT FEES

The City could adopt Schedule 3.1 for the two basic residential dwelling categories and two more limited residential unit constructions.

END OF CHAPTER TEXT

³ United State Census Bureau Quarterly Statistics, Table Q1, 1st Quarter, 2017

Schedule 3.1
City of Solana Beach
2017-18 Development Impact Cost Calculation
Allocation of Project Cost Estimates
Fire Suppression/Rescue Facilities, Vehicles and Equipment

Line #	Project Title	Estimated Cost	Construction Needs Supported by Other Resources	Infrastructure Needs Generated by New Development Demand
			Percent Need	Apportioned Dollar Cost
FS-001	Emergency Response Vehicle (1)	\$475,000	0.00%	\$0
FS-002	Vehicle Storage Butler Building	\$217,500	0.00%	\$0
FS-003	Specialty Rescue Equipment	\$50,000	0.00%	\$0
FS-004	Traffic Signal Preemption System Equipment (four added signals)	\$100,000	0.00%	\$0
FS-005	Remaining Debt on Fire Station #1	\$234,736	0.00%	\$0
Sub-Total General Plan Total Project Costs		\$1,077,236	0.00%	\$0
LESS:				
Off-setting Revenues (none)		\$0	0.00%	\$0
Sub-Total Off-Setting Revenues		\$0	0.00%	\$0
Total Net General Plan Project Costs		\$1,077,236	100.00%	\$1,077,236
Forward to Schedule 4.2				

NOTES:

1. Need may be met by any of the following: Type III Brush Engine, Rescue Engine or Type VI Patrol vehicle.
2. Costs distribution based upon the Fire Department "Calls-for-Service" statistics.

Schedule 3.2
City of Solana Beach
2017-18 Development Impact Cost Calculation
Minimal Needs-based Impact Costs
Fire Suppression/Rescue Facilities, Vehicles and Equipment

Proposed Land Use	Undeveloped		Call Generation Rate	Anticipated New Calls for Service	Percentage of Additional Service Calls	Allocation of Expansion Costs	Cost Distribution Per Acre	Average Units or Square Feet/Acre	Development Impact Fee per Unit or Square Foot
	Acres	Units							
Detached Dwellings (units)	207.31	557	0.305	169.90	91.04%	\$980,742	\$4,731	2.69	\$1,759 per Unit
Attached Dwellings (units)	19.70	223	0.043	9.60	5.14%	\$55,416	\$2,813	11.32	\$248 per Unit
Hotels/Motels (keyed rooms)	0.50	34	0.145	4.90	2.63%	\$28,285	\$56,570	68.00	\$832 per Unit
Commercial/Service (sq.ft)	2.71	53,008	0.022	1.20	0.64%	\$6,927	\$2,554	19,542	\$0.13 per S.F.
Office/Professional (sq.ft)	1.00	30,492	0.022	0.67	0.36%	\$3,872	\$3,872	30,492	\$0.14 per S.F.
Light Industrial (sq.ft)	0.41	12,500	0.001	0.01	0.01%	\$72	\$176	30,492	\$0.01 per S.F.
Public/Institutional Uses (sq. ft)	0.94	37,000	0.009	0.33	0.18%	\$1,922	\$2,037	39,204	\$0.05 per S.F.
TOTAL	232.58	--	--	186.62	100.00%	\$1,077,236	Total Infrastructure Master Plan Capital Needs		

Room Additions:	Development Impact Fee per Unit or Square Foot
Detached Dwelling Unit (see above)	\$1,759 per Unit
National Average Detached Dwelling Square Feet	2,616 Sq. Ft.
Room Addition or Accessory Dwelling Unit	\$0.67 per S.F.

Schedule 3.3
City of Solana Beach
2017-18 Development Impact Cost Calculation
Existing Community Financial Commitment Comparison
Fire Suppression/Rescue Facilities, Vehicles and Equipment

Proposed Land Use	Developed		Call Generation Rate	Existing Calls for Service	Percentage of Existing Service Calls	Allocation of Infrastructure "Equity"	Distribution of "Equity" per Acre	Average Units or Square Feet/Acre	Current Financial Commitment per Unit or Square Foot
	Acres	Units							
Detached Dwellings (units)	643.89	1,730	0.305	527.00	63.04%	\$9,933,017	\$15,427	2.69	\$5,735 per Unit
Attached Dwellings (units)	359.20	4,066	0.043	175.00	20.93%	\$3,298,453	\$9,183	11.32	\$811 per Unit
Hotels/Motels (keyed rooms)	2.90	200	0.145	29.00	3.47%	\$546,617	\$188,489	68.97	\$2,733 per Unit
Commercial/Service (sq.ft)	138.49	2,706,379	0.022	60.40	7.23%	\$1,138,457	\$8,221	19,542	\$0.42 per S.F.
Office/Professional (sq.ft)	27.20	829,382	0.022	18.60	2.23%	\$350,597	\$12,890	30,492	\$0.42 per S.F.
Light Industrial (sq.ft)	22.59	688,816	0.001	1.00	0.12%	\$18,909	\$837	30,492	\$0.03 per S.F.
Public/Institutional Uses (sq. ft)	73.46	2,879,777	0.009	25.00	2.99%	\$471,140	\$6,414	39,204	\$0.16 per S.F.
TOTAL	1,267.72	--	--	836.00	100.00%	\$15,757,190	Total Infrastructure Master Plan Assets		

\$12,210,580 in Fire Suppression/Rescue Facilities Assets
\$3,486,800 in Fully Equipped Fire Response Vehicles
\$131,300 in Emergency Rescue Specialty Equipment
\$163,246 in Fire Fighter Assigned Equipment
-\$234,736 in Remaining Fire Station #1 Debt

Land-use	Sq. Ft.	% of Total	CSF per KSF
Commercial/Service (sq.ft)	2,706,379	76.5%	60.40
Office/Professional (sq.ft)	829,382	23.5%	18.60
Total	3,535,761	100.0%	79.00

CHAPTER 4: PARK LAND ACQUISITION AND PARK INFRASTRUCTURE IMPROVEMENTS

This Chapter summarizes the City's existing inventory of parks and identifies the ratio of park land per resident allowable to be imposed under the Quimby Act (§66477 of the Government Code)⁴ for residential developments involving the subdivision of land and the Mitigation Fee Act (§66000 of the Government Code) for the construction of residential developments not involving the subdivision of land. The existing per capita standard is then utilized to calculate the park dedication requirement for future residential development.

California's Quimby Act. Unlike the other facilities discussed in this Report, the California Government Code contains enabling legislation for the acquisition and development of community and neighborhood parks by a City. This legislation, codified as Section 66477 of the Government Code is commonly referred to as the Quimby Act and is contained within the State's Subdivision Map Act and thus limited in application to only those residential development application that involve a subdivision of land. The Act establishes criteria for charging new development for park facilities based on specific adopted park standards.

Allowable Park Standard Under §66477 of the Government Code, the City may charge new residential development based on a standard of 3.0 acres per 1,000 residents even if the City does not presently possess a ratio of 3.0 acres per 1,000 for the existing population. The Government Code also enables a city to charge development based on a standard higher than 3.0 acres (to a maximum of 5.0 acres) if the municipality can demonstrate that it currently exceeds the minimum benchmark ratio of 3.0 acres per 1,000 residents or has adopted standards or plans to exceed that amount. The maximum standard, for Quimby Act application, is capped at 5.0 acres per 1,000 residents.

The law states that "if the amount of existing neighborhood and community park area ... exceeds the [3 acres of park area per 1,000 person] limit ... the legislative body may adopt the calculated amount as a higher standard not to exceed 5 acres per 1,000 persons"⁵. Park fees may be required by the City provided that the City meets certain conditions including:

- The amount and location of land to be dedicated or the fees to be paid shall bear a reasonable relationship to the use of the park by the future inhabitants of the subdivision.
- The legislative body has adopted a General Plan containing a recreational element, and the park and recreational facilities are in accordance with definite principles and standards contained therein.

⁴ Adoption of a Quimby Act Fee requires a park "plan".

⁵ California Government Code, Title 7, Division 2, Section 66447 (b).

- The city shall develop a schedule specifying how, when, and where it will use the land or fees, or both, to develop park or recreational facilities. Any fees collected under the ordinance shall be committed within five years after the payment of such fees.

However, the Quimby Act is contained within the Subdivision Map Act and is thus only applicable to the construction of detached dwellings *within a subdivision*, an uncommon prospect in Solana Beach given the paucity of large vacant parcels within the City. Thus RCS recommends a Mitigation Fee Act based development impact fee calculation based upon the existing ratio of park acres per 1,000 residents.

EXISTING PARKS AND RECREATION SYSTEM

Intensive parks and recreational facilities constitute one of the City of Solana Beach's greatest challenges with respect to recreation and social facilities for both current and future residents. The provision of a well-planned park system, with a variation in the size and nature of facilities offered, is an important amenity to residents of any city. A mixture of passive and active uses with facilities and programs which appeal to a broad spectrum of potential park users is considered optimal in most urban cities. A city's park system often can be a major factor in selection of a place to live. The current acres dedicated to park use may serve well to meet the City's current needs. However if the number of park acre offerings currently available to City residents remains static at 14.47 acres, it may prove difficult to continue to meet the recreational demands of the community in light of even a relatively minor 13.35% increase in the City's population.

Future residential development, by increasing the City's population, will impact the City's park system by requiring additional active/passive sports fields and adequate space for other various non-athletic activities. Given the limited residential growth projected in this Report, the City still has a challenge to provide new facilities and park land to serve the recreational needs of these new residents. Without additional park land acquisition and continued development of currently owned but possibly underutilized park land, the City's parks can, on occasion, become overcrowded and overused, with the ultimate result becoming a negative experience for park users.

The Purpose of the Fee. The purpose of the fee is to maintain currently met standards by determining the cost of expanding the park-land and park related improvements by a proportional amount necessary to accommodate the added demands created by the construction of additional residential dwelling units through General Plan build-out at the existing (*de facto*) standard.

Existing Active/Passive Park and Activity Field Inventory. City residents have a modest amount of park and activity field space available for use⁶. Currently, the City has 14.47 acres of park land within its boundaries, most of it developed. The 8.61 acre Coast Rail Trail is the largest City-owned “park” representing over 59.5% of the City park system acreage and provides a limited amount of passive/active uses, primarily hiking. La Colonia Park, at 3.18 acres, provides that most space for active (sports) activities at 22% of the total available park space.

Table 4-1, following, is a summary of the park acreage available within the City’s limits.

Table 4-1
Inventory of Owned and Developed Park Land

Park or Space Name	Park Acres
Tide Beach Access	0.07
Fletcher Cove Park	1.67
Seaside Sur Beach Access	0.14
La Colonia Park	3.18
Fletcher Cove Community Center Overlook	0.41
Coast Rail Trail	8.61
Overlook at Solana Beach/Tennis Club	0.18
Pacific Avenue Overlook at Ocean Street	0.03
Sun Valley Pocket Park	0.09
El Viento/Granados pocket Park	0.09
Total - Park Acres	14.47

City de facto Park Standard. Table 4-2 following is a comparison of the acreage of park offerings to the City of Solana Beach's current population and indicates that the City presently possesses a fairly modest standard of 1.038 acres of park land offerings per 1,000 residents, (14.47 acres ÷ [13,938 residents ÷ 1,000], rounded). The resulting park acres/1,000 resident's standard is less than the low end benchmark benchmark of 3.0 acres per 1,000 persons contained in Section 66477 of the California Government Code (more commonly known as the Subdivision map Act) relating to dedication of parks.

⁶ Admittedly, the list of park opportunities *does not* include the incalculable recreation/social interaction benefit of the 1.5 miles of pristine coastline available through Solana Beach which is no doubt a partial explanation the relatively low acres per 1,000 resident park standard.

Table 4-2
Calculation of City Park Acre Standard

	Park Acres
Total Park Acres Available	14.47
Current City Population	13,938
Population Divided by 1,000	13.938
Park Acres per 1,000 Population	1.038

The Use of the Fee. The collected Mitigation Fee Act-based development impact fee receipts could be imposed, collected, and expended on the acquisition of *additional* park space and construction of *additional* park improvements that directly benefits new City residents or on creating enhancements to the existing park infrastructure, but would not be expended upon the rehabilitation of the any existing parks infrastructure. The collected park impact fee receipts could not be used for rehabilitation of any existing park infrastructure.

Table 4-3
Calculation of Required
Park Acres per Existing Park Land Standard

General Plan Anticipated Population Increase (Table 2-2)	1,861
Additional Population Divided by 1,000	1.861
Allowable Standard in Acres/1,000 Residents	1.038
Acres Required to Merely Maintain the Park Standard	1.932

Planned Park Improvements. In addition to improving any of the existing 14.47 improved park acres⁷, the City could acquire an additional 1.932 park acres, per Table 4-3, and develop these new parks to serve the additional 1,861 residents anticipated at General Plan build-out.

The limited 1.932 acres provides few differing park configurations unless constructed contiguous to an existing park. The 1.9 acres cannot support a recreational ball field much less a competitive ball field or any other active sports field. In fact, there may not be any opportunity to acquire additional park land at all. A mini or *pocket* park is the smallest of the parks designations and though generally not planned due to higher maintenance costs, are usually the result of acquiring an unusual parcel of land or sometimes one based upon local historical significance.

⁷ The Quimby Act does allow for the use of receipts raised by the adoption of a Quimby Act park Impact Fee to be used for rehabilitation of existing park configurations.

CALCULATION OF IMPACT COSTS

Once a per capita standard for parks is determined, the cost of residential development's impact on the City's park system can then be computed as follows.

Park Land Acquisition Costs. Land costs will vary significantly from one park to another. Given the high cost of land in the Solana Beach area, and that the resulting park land development impact fee is a function of the cost of land. However, City staff has provided some direction in the form of the cost of a recent 28,978 square foot land acquisition at some \$2.8 million resulting in a staggering \$96.63 per square foot. RCS staff recommends using 50% of that figure based upon the assumption that parcels that may be difficult to privately develop may be the only parcels available to the City.

Park Improvement Construction Costs. Park improvement construction costs are estimated to be approximately \$446,997 per acre. This figure is detailed in Appendix B and is based upon actual costs per types of park improvement (i.e. benches, restrooms, etc.) and the number of those units per acre and type of park updated to more current costs by the Engineering News Record. Dedicated Public Use Facilities have not included as a component within this cost calculation (see Chapter 5).

The Relationship Between the Use of the Fee and the Type of Development Paying the Fee. The fee will be used to expand the amount of park offerings in proportions consistent with the average persons per dwelling by type of residential dwelling. Park offerings would be expanded in the following amounts following, by type of residential dwelling as different types of residential dwellings generally have differing numbers of people dwelling in them. Table 2-2 within Chapter 2 calculated the average number of residents per type of dwelling. Census data indicates the following occupancy statistics for the City. Table 4-4 restates these following:

Table 4-4
Average Residential Density
Persons per Type of Residential Unit
per Table 2-3

Detached Dwelling Units	2.590 Persons/Dwelling Unit
Attached Dwelling Units	1.874 Persons/Dwelling Unit
Single Room Addition	1.00 Persons/Room Addition

The Relationship Between the Need for the Facility and the Type of Development Project. Residential development creates housing for additional residents who are likely to use the existing facilities, thus by limiting the access to existing resident. An impact fee can be used to maintain the existing standards to protect the access to existing park offerings to

the City existing residents. The relationship is based upon the average number of persons that reside in the various types of residential construction.

The Relationship Between the Amount of the Fee and the Cost of the Portion of the Facility Attributed to the Development Project. Schedule 4.1 identifies the costs involved in the pro-rata expansion of the City's park-related infrastructure. One additional resident generates additional park infrastructure costs of \$2,184.58 for park land acquisition and \$484.74 for park infrastructure improvements. The resulting development impact fees are based upon these costs per individual resident multiplied by the average number of residents residing in each of the two major types of dwelling unit.

Average Cost per Type of Dwelling Unit. Schedule 4.1 further calculates the cost from a per resident to a per of dwelling unit type basis. A detached dwelling incurs costs of \$6,913 per unit (\$5,658 for land acquisition and \$1,255 for park improvements construction) based upon 2.590 residents and \$5,002 per attached dwelling unit (\$4,094 for land acquisition and \$908 for park improvements construction) with 1.874 residents. A single room addition⁸, generally assumed to support one person, would require a DIF imposition of \$2,670 for that one room addition (\$2,185 for land acquisition and \$485 for park improvements construction).

Table 4-5
Summary of Park Development Fees for
Residential Dwelling Construction

DIF Land-use Type	Development Impact Cost
Detached Dwelling Unit	\$6,913/Unit
Attached Dwelling Unit	\$5,002/Unit
Single Room Addition	\$2,670/Unit

For greater ease in application of the impact fee on a single room addition, a single room appropriate for living in, it is assumed that a single room addition will be a generous 144 square feet (at 12' X 12'). Table 4-6, following, converts the detached dwelling unit cost to a square foot impact fee.

⁸ Defined as any room addition that appears to be able to serve as a bedroom, thus excluding well-defined kitchens, living rooms, bathrooms, etc.

Table 4-6
Conversion of Dedicated Park Land Acquisition and Park Improvements
Impact Fee to a Square Foot Application

Single Room Addition	\$2,670
Designated Average Bedroom Addition	144
Cost per Square Foot of Bedroom Addition	\$18.54

The development impact costs for detached dwelling residential development involving the subdivision of land, as identified in Table 4-4, should be adopted under the auspices of the Government Code § 66000 Mitigation Fee Act supported DIF⁹.

Findings Required for Development Impact Fees Imposed upon Developments Not Requiring Sub-division. As stated earlier the Quimby Act exists within the State's Sub-division Map Act and developments not requiring a sub-division are not subject to requirements of that Act. Proposals not requiring subdivision are adopted within the Mitigation Fee Act (Government Code §66000) and thus require findings identified within that code. Those findings have been incorporated within the chapter text.

RECAP OF POTENTIAL PARK LAND ACQUISITION AND PARK INFRASTRUCTURE DEVELOPMENT IMPACT FEES

Residential Housing – In order to maintain the City's existing park acre per 1,000 residents, the City should adopt Schedule 4.1 for Park Land Acquisition and Park Improvements for the two basic residential land-uses and the single room addition cost.

END OF CHAPTER TEXT

⁹ This is required because the Quimby Act is referenced in the State Subdivision Code

Schedule 4.1**City of Solana Beach****2017-18 Development Impact Cost Calculation****Park Land Acquisition and Park Facilities Development****(Quimby and Mitigation Act Calculation)**

Park Name	Acres Owned or LT Lease	Developed/Constructed Acres		
Tide Beach Access	0.07	0.07		
Fletcher Cove Park	1.67	1.67		
Seascape Sur Beach Access	0.14	0.14		
La Colonia Park (County)	3.18	3.18		
Fletcher Cove Community Center Overlook	0.41	0.41		
Coast Rail Trail	8.61	8.61		
Overlook at Solana Beach & Tennis Club	0.18	0.18		
Pacific Avenue Overlook at Ocean Street	0.03	0.03		
Sun Valley Pocket Park	0.09	0.09		
El Viento/Granados Pocket Park	0.09	0.09		
Total Park Acres	14.47	14.47		
Total Acres	14.47	14.47		
Current City Population	13,938	13,938		
Population Divided by 1,000	13.938	13.938		
Current Standard of Acre/1,000 Population	1.038	1.038		
Acres/1,000 Population Standard	1.038	1.038		
Construction Cost per Acre		\$466,997		
Land Acquisition Cost per Acre	\$2,104,601			
Total Cost per Acre	\$2,104,601	\$466,997		
Cost X 3.0 Acre/1,000 Residents Standard	\$2,184,576	\$484,743		
Population Served by Standard	1,000.00	1,000.00		
Acquisition/Construction Cost per Resident	\$2,184.58	\$484.74		
	Occupants/Dwelling	Land Acquisition	Park Construction	Total Park Costs
Cost per Additional Resident		\$2,184.58	\$484.74	\$2,669.32
Detached Dwellings (units)	2.590	\$5,658	\$1,255	\$6,913
Attached Dwellings (units)	1.874	\$4,094	\$908	\$5,002
Single Room Addition	1.000	\$2,185	\$485	\$2,670
Single Bedroom Addition				\$2,670
Average Bedroom Size				144
Cost per Square Foot				\$18.54

CHAPTER 5: DEDICATED PUBLIC USE FACILITIES DEVELOPMENT

This important component of the City's offerings to its citizens has been removed from the Park Land and Park Improvements DIF category and created as a separate DIF infrastructure category. This has been undertaken for three reasons.

First, few parks contain a dedicated public use center. Secondly, it is difficult to ensure that the cost for such a facility is properly included in the average park development cost per acre. Lastly and perhaps most importantly, it has been the experience of RCS staff, that when the cost for Dedicated Public Use Facilities is included as a cost of park development, these facilities simply do not get built. This is because the park impact fee revenues get used on the costly demand for turfed park acres with sports or passive-use park improvements.

The Existing System. The City has a number of facilities currently dedicated for use as dedicated public use facilities. Such facilities are available to community groups and individuals for meetings and other civic functions. This category of buildings differs from *General Facilities*, which are those used by the City staff to undertake their municipal service duties (City Hall as an example).

Table 5-1 shows the City's existing *Dedicated Public Use Facilities*.

Table 5-1
Inventory of Existing Dedicated Public Meeting Facilities

Dedicated Public Use Facility	Square Feet
Fletcher Cove Community Center	1,232
Heritage Museum	724
La Colonia Community Center	4,375
Total - Dedicated Public Use Square Feet	6,331

Based upon an existing State Department of Finance 2018 City population of 13,938, the 6,331 square feet creates a very modest standard of 0.454 square feet per resident. This standard indicates that the City has probably not had a great many opportunities in its relatively short life of 32 years with which to acquire more dedicated public use facility space for the City's public groups and residents. Table 5-2, following, demonstrates the calculation establishing the square foot standard:

Table 5-2
Calculation of Public Use Facilities
Square Foot Standard

Public Meeting Space Square Feet	6,331
Current City Population	13,938
Square Foot per Resident Standard	0.454

Demand Upon Infrastructure Created by the Development of Underdeveloped or Undeveloped Parcels. Simply stated, additional residential dwelling units will increase the population, placing greater demands for use of a static amount of public use facilities. The construction of a detached dwelling unit will create, on average, 2,590 potential new community center users. The addition of a new attached dwelling will create on average 1,874 potential new users. The construction of a room addition is assumed to add one potential new user.

Table 5-3, following, demonstrates the calculation of the number of additional square feet required to merely *maintain* the existing dedicated public use facilities standard:

Table 5-3
Square Feet of Additional Dedicated Public Use Space
Required to Maintain Existing Standard

Residential DIF Land-Use Type	Number of Units Anticipated	Persons per Dwelling	Population Generated
Detached Dwelling Units	557	2,590	1,443
Attached Dwelling Units	223	1,874	418
Additional City Residents from Added Dwelling Units			1,861
Square Foot per Person Existing Standard			0.454
Public Use Facilities S.F. Required to Maintain Standard			845

The Purpose of the Fee. The purpose of the fee is to determine the cost of expanding the dedicated public use type facilities by some number of square feet needed to meet the added demands created by the construction of additional residential dwelling units. It should be noted that 845 square feet of dedicated public use facilities may not meet all of the needs of the General Plan build-out community and that additional square feet beyond that and financed by this impact fee may be desired by the community. The reference to the 845 square feet indicates only the amount of additional public use facilities square feet that could be financed by DIFs to merely maintain the existing level of service.

The Use of the Fee. The fee, if adopted, would be imposed, collected, and expended on the construction of additional dedicated public use space that benefits City of Solana Beach residents, but *not* for the rehabilitation of any existing dedicated public use facility.

The Relationship Between the Need for The Fee and The Type of Development Project.

Different types of residential dwellings generally have differing amounts of people dwelling in them. Census data indicates the following residential dwelling occupancy statistics (Table 2-2) for the City:

Detached Dwelling Units	2.590 Persons/Unit
Attached Dwelling Units	1.874 Persons/Unit
Single Room Addition	1.000 Persons/Unit

The Relationship Between the Use of the Fee and the Type of Development Paying the Fee.

The fee will be used to expand the amount of dedicated public use facility square feet in proportions consistent with the average persons per dwelling. Dedicated public use facilities would be expanded in the following amounts following, by type of residential dwelling:

Detached Dwelling Unit....	2.590 Persons per Unit X 0.454 Square Feet = 1.176 Square Feet
Attached Dwelling Unit.....	1.874 Persons per Unit X 0.454 Square Feet = 0.851 Square Feet
Single Room Addition.....	1.000 Persons per Unit X 0.454 Square Feet = 0.454 Square Feet

Amount of the Facility Attributed to the Development Project.

The cost of adding 0.454 square feet of building space per person is roughly \$247 based upon a \$543.38 per square foot (\$525.00 for construction and \$18.38 for interior furnishings). A detached dwelling unit with 2.590 persons would require 1.176 square feet of public meeting space at a cost of \$640 (1.176 square feet X \$543.38 per square foot, rounded). An attached dwelling unit requires 0.851 square feet of public meeting space at a cost of about \$463 (0.851 square feet X \$543.38 per square foot). Table 5-4, following, indicates the proposed Dedicated Public Use DIF. A single room addition is assumed to support one additional resident at \$247.00.

Table 5-4
Summary of Dedicated Public Use Facilities Impact Fee

DIF Land-use Type	Impact Fee Per Unit
Detached Dwelling Unit	\$640
Attached Dwelling Unit	\$463
Single Room Addition	\$247

For ease in computation the single room addition is assumed to be 144 square feet (also at a generous at 12' feet by 12"). Table 5-5 converts this cost to a square foot fee.

Table 5-4
Conversion of Dedicated Public Use Facilities Impact Fee
to a Square Foot Application

Single Room Addition	\$247
Designated Average Bedroom Addition	144
Cost per Square Foot of Bedroom Addition	\$1.72

RECAP OF POTENTIAL PARK LAND ACQUISITION AND PARK INFRASTRUCTURE
DEVELOPMENT IMPACT FEES

Residential Housing – The City could adopt Schedule 5.1 for dedicated Public Use Facilities for the two basic residential land-uses and single room addition and ADU's.

END OF CHAPTER TEXT

Schedule 5.1

City of Solana Beach

2017-18 Development Impact Cost Calculation

Dedicated Public Use Facilities

**Public Use
Facility S.F.**

Fletcher Cove Community Center		1,232
Heritage Museum		724
La Colonia Community Center		4,375
Total Dedicated Public Use Square Feet		6,331
Current Population		13,938
Square Foot of Public Use Facility Space per Resident		0.454
Public Use Facility Construction per Square Foot		\$525.00
Interior Furnishings		\$18.38
Land Acquisition and Construction per Square Foot		\$543.38
Cost per Public Use Facility Square Foot		\$543.38
Existing Public Use Facility Standard		0.454
Public Use Facility Construction Cost per Resident (rounded)		\$247
Public Use Facility Cost per Land Use Residential Dwelling Unit	Density per Dwelling Unit	Public Use Facility Cost
Detached Dwellings (units)	2.590	\$640
Attached Dwellings (units)	1.874	\$463
Single Room Addition	1.000	\$247
Single Bedroom Addition		\$247
Average Bedroom Size		144
Cost per Square Foot		\$1.72

APPENDIX A – PARK CONSTRUCTION AVERAGE COST

ENR at January 2001	6281
ENR Construction Cost Index	9972
ENR Percent Increase	158.76%

	2003	Unit	ENR %	Current Cost	Unit
Public Imps, Road/curb, gutter, etc	\$121	Linear Foot	158.8%	\$192.11	Linear Foot
Large Park Grading/Irrigation/Turf	\$25,500	Acre	158.8%	\$40,480	Acre
Small Park Grading/Irrigation/Turf	\$30,600	Acre	158.8%	\$48,530	Acre
Plant Material:					
Trees-5, 24 Gallon Box/Acre	\$200.00	Each	158.8%	\$317.53	Each
Trees-15, 15 Gallon/Acre	\$100.00	Each	158.8%	\$158.76	Each
Shrubs-10, Five Gallon	\$19.00	Each	158.8%	\$30.17	Each
Shrubs-30, One Gallon	\$7.00	Each	158.8%	\$11.11	Each
Play apparatus					
Play Apparatus - Large	\$120,000	Lot	158.8%	\$190,520	Lot
Large Apparatus Curbing, 450'	\$18.50	Linear Foot	158.8%	\$29.37	Linear Foot
Play Apparatus - Medium	\$80,000	Lot	158.8%	\$127,010	Lot
Medium Apparatus Curbing, 375'	\$18.50	Linear Foot	158.8%	\$29.37	Linear Foot
Play Apparatus - Small	\$40,000	Lot	158.8%	\$63,510	Lot
Small Apparatus Curbing, 225'	\$18.50	Linear Foot	158.8%	\$29.37	Linear Foot
Apparatus Safety Surface	\$2.50	Square Foot	158.8%	\$3.97	Square Foot
Buildings:					
Restroom - Small	\$60,450	Each	158.8%	\$95,970	Each
Restroom - Large	\$102,300	Each	158.8%	\$162,420	Each
Electrical Service Extension	\$15,000	Each	158.8%	\$23,810	Each
Equipment Storage Facility	\$55,800	Each	158.8%	\$88,590	Each
Combined Restroom/Concession	\$167,400	Each	158.8%	\$265,770	Each
Parking Lot					
Parking Space 4" A.C. W/6" Rock Base	\$1,627.50	Space	158.8%	\$2,583.89	Square foot
V-gutter	\$7.44	Linear Foot	158.8%	\$11.81	Linear Foot
Drain Inlet	\$744	Each	158.8%	\$1,181.21	Each
Drain Inlet Connector	\$1,209	Each	158.8%	\$1,919.46	Each
Storm Drainage Collection Line	\$18.00	Linear Foot	158.8%	\$28.58	Linear Foot
Drive Approach	\$1,674	Each	158.8%	\$2,658.00	Each
Perimeter Curbing	\$9.30	Linear Foot	158.8%	\$14.77	Linear Foot
Parking Lot Striping	\$0.28	Linear Foot	158.8%	\$0.44	Linear Foot
Exterior Street Lighting Standards	\$1,674	Each	158.8%	\$2,658.00	Each
Lot Signage	\$186	Lot	158.8%	\$295.30	Lot
Storm Drainage Facilities (in park)					
Inlets	\$744	Each	158.8%	\$1,180	Each
Connections	\$1,209	Each	158.8%	\$1,920	Each
Lateral (to arterial)	\$18.00	Linear Foot	158.8%	\$28.58	Linear Foot
Sewer Facilities					
Connection to Arterial	\$1,860	Lot	158.8%	\$2,950	Lot
Line in Street	\$14.50	Linear Foot	158.8%	\$23.02	Linear Foot
Line in Park	\$12.50	Linear Foot	158.8%	\$19.85	Linear Foot
Fire Hydrant	\$2,790	Each	158.8%	\$4,430	Each
Park Lighting					
Walkway Lighting Standards	\$1,256	Each	158.8%	\$1,990	Each
Duct Work/Wiring	\$767	Each	158.8%	\$1,220	Each
Walkway Electrical Wiring	\$15	Linear Foot	158.8%	\$20	Each
Water Facilities					
3" Meter	\$1,860	Each	158.8%	\$2,950	Each
#" Backflow Device	\$2,325	Each	158.8%	\$3,690	Each
Line in Street	\$11.16	Linear Foot	158.8%	\$20	Linear Foot

Appendix A – Park Construction Average Cost

	2003	Unit	ENR %	Current Cost	Unit
Water Fountains	\$651.00	Each	158.8%	\$1,030	Each
Fountain Lines in Park	\$11.16	Linear Foot	158.8%	\$20	Linear Foot
Benches/Tables					
Concrete Picnic Tables	\$750	Each	158.8%	\$1,190	Each
7' x 10' Cement Table Pads	\$1,050	Each	158.8%	\$1,670	Each
Individual BBQ Grills	\$326	Each	158.8%	\$517.57	Each
Concrete Benches	\$325	Each	158.8%	\$515.98	Each
3' x 6' Concrete Bench Pads	\$270	Each	158.8%	\$428.66	Each
Bleachers	\$3,255	Each	158.8%	\$5,170	Each
Large Covered Picnic Ramada	\$57,660	Each	158.8%	\$91,540	Each
Individual Covered Picnic Pad	\$13,950	Each	158.8%	\$22,150	Each
User Electrical Service	\$9,300	Each	158.8%	\$14,770	Each
Electrical Service per Group area	\$1,163	Each	158.8%	\$1,850	Each
Game Courts	\$75,600				
Basketball Courts	\$50,350	Each	158.8%	\$79,940	Each
Basketball Court Lighting	\$32,550	Each	158.8%	\$51,680	Each
Fenced Tennis Courts	\$55,800	Each	158.8%	\$88,590	Each
Tennis Court Lighting	\$32,550	Each	158.8%	\$51,680	Each
Baseball Field - Competitive	\$46,900	Each	158.8%	\$73,830	Each
Ballfield Lighting	\$186,000	Per two fields	158.8%	\$295,300	Per two fields
Baseball Field - Recreational	\$13,950	Each	158.8%	\$22,150	Each
Soccer Field (crowned)	\$16,740	Each	158.8%	\$26,580	Each
Skatepark	\$17.50	Square Foot	158.8%	\$27.80	Each
Pedestrian Walkway					
5' wide	\$75.00	Linear Foot	158.8%	\$119.07	Linear Foot
6' wide	\$81.00	Linear Foot	158.8%	\$128.60	Linear Foot
9' wide	\$108.00	Linear Foot	158.8%	\$171.47	Linear Foot
Miscellaneous Flatwork	\$15.00	Square Foot	158.8%	\$23.81	Linear Foot
Small Park Signage	\$4,650	Lot	158.8%	\$7,380	Lot
Large Park Signage	\$15,000	Lot	158.8%	\$23,810	Lot
Bike Rack/Pad	\$1,395	Each	158.8%	\$2,210	Each
Natural (Lake, Grove, etc)	\$375,000	Each	158.8%	\$595,370	Each
Small concrete stage	\$29,060	Each	158.8%	\$46,140	Each
Medium Ampitheater/bandshell	\$139,500	Each	158.8%	\$221,480	Each

Total Cost	
Total Acres	
Average Cost per Acre	
Total Cost per Park	
Number of Parks	15.00
Total Cost of Parks	\$70,049,529
Total Improved Park Acres	150.00
Average Construction Cost per Park Acre	\$466,996.86

Appendix A – Park Construction Average Cost

	5 Acre Neighborhood		15 Acre Community Park	
Public Imps, Road/curb, gutter, etc.	1,680	\$322,745	3,360	\$645,490
Large Park Grading/Irrigation/Turf	0	\$0	15	\$607,200
Small Park Grading/Irrigation/Turf	5	\$242,900	0	\$0
Plant Material:				
Trees-5, 24 Gallon Box/Acre	25	\$7,938	75	\$23,815
Trees-15, 15 Gallon/Acre	75	\$11,907	225	\$35,721
Shrubs-10, Five Gallon	50	\$1,509	150	\$4,526
Shrubs-30, One Gallon	150	\$1,667	450	\$5,000
Play apparatus				
Play Apparatus - Large	0	\$0	1	\$190,520
Large Apparatus Curbing, 450'	0	\$0	450	\$13,217
Play Apparatus - Medium	1	\$127,010	2	\$254,020
Medium Apparatus Curbing, 375'	375	\$11,014	750	\$22,028
Play Apparatus - Small	0	\$0	2	\$127,020
Small Apparatus Curbing, 225'	0	\$0	450	\$13,217
Apparatus Safety Surface	8,789	\$34,892	36,562	\$145,151
Buildings:				
Restroom - Small	0	\$0	1	\$95,970
Restroom - Large	0	\$0	1	\$162,420
Electrical Service Extension	0	\$0	2	\$47,620
Equipment Storage Facility	0	\$0	0	\$0
Combined Restroom/Concession	0	\$0	1	\$265,770
Parking Lot				
Parking Space 4" A.C. W/6" Rock Base	8	\$20,671	150	\$387,584
V-gutter	96	\$1,134	1,800	\$21,258
Drain Inlet	1	\$1,181	8	\$8,859
Drain Inlet Connector	1	\$1,919	8	\$14,396
Storm Drainage Collection Line	144	\$4,116	2,700	\$77,166
Drive Approach	1	\$2,658	4	\$10,632
Perimeter Curbing	490	\$7,237	3,600	\$53,172
Parking Lot Striping	80	\$35	1,500	\$660
Exterior Street Lighting Standards	4	\$10,632	18	\$47,844
Lot Signage	1	\$295	3	\$886
Storm Drainage Facilities (in park)				
Inlets	2	\$2,360	30	\$35,400
Connections	2	\$3,840	6	\$11,520
Lateral (to arterial)	1,050	\$30,009	4,725	\$135,041
Sewer Facilities				
Connection to Arterial	0	\$0	2	\$5,900
Line in Street	0	\$0	120	\$2,762
Line in Park	0	\$0	630	\$12,506
Fire Hydrant	1	\$4,430	4	\$17,720
Park Lighting				
Walkway Lighting Standards	0	\$0	252	\$501,480
Duct Work/Wiring	3	\$3,660	12	\$14,640
Walkway Electrical Wiring	0	\$0	13,120	\$262,400
Water Facilities				
3" Meter	1	\$2,950	1	\$2,950
#" Backflow Device	1	\$3,690	1	\$3,690
Line in Street	1,320	\$26,400	120	\$2,400

Appendix A – Park Construction Average Cost

	5 Acre Neighborhood		15 Acre Community Park	
Water Fountains	1	\$1,030	8	\$8,240
Fountain Lines in Park	200	\$4,000	1,000	\$20,000
Benches/Tables				
Concrete Picnic Tables	4	\$4,760	60	\$71,400
7' x 10' Cement Table Pads	4	\$6,680	60	\$100,200
Individual BBQ Grills	2	\$1,035	30	\$15,527
Concrete Benches	4	\$2,064	30	\$15,479
3' x 6' Concrete Bench Pads	4	\$1,715	30	\$12,860
Bleachers	0	\$0	0	\$0
Large Covered Picnic Ramada	0	\$0	2	\$183,080
Individual Covered Picnic Pad	4	\$88,600	20	\$443,000
User Electrical Service	0	\$0	2	\$29,540
Electrical Service per Group area	1	\$1,850	6	\$11,100
Game Courts				
Basketball Courts	0	\$0	2	\$159,880
Basketball Court Lighting	0	\$0	0	\$0
Fenced Tennis Courts	0	\$0	2	\$177,180
Tennis Court Lighting	0	\$0	0	\$0
Baseball Field - Competitive	0	\$0	0	\$0
Ballfield Lighting	0	\$0	0	\$0
Baseball Field - Recreational	1	\$22,150	6	\$132,900
Soccer Field (crowned)	0	\$0	0	\$0
Skatepark	0	\$0	14,400	\$400,320
Pedestrian Walkway				
5' wide	1,680	\$200,038	1,680	\$200,038
6' wide	1,680	\$216,048	1,680	\$216,048
9' wide	0	\$0	2,940	\$504,122
Miscellaneous Flatwork	500	\$11,905	8,500	\$202,385
Small Park Signage	1	\$7,380	0	\$0
Large Park Signage	0	\$0	1	\$23,810
Bike Rack/Pad	2	\$4,420	9	\$19,890
Natural (Lake, Grove, etc)	0	\$0	1	\$595,370
Small concrete stage	1	\$46,140	2	\$92,280
Medium Amphitheater/bandsheil	0	\$0	1	\$221,480
		\$1,508,614		\$8,145,700
		5		15
		\$301,723		\$543,047
		\$1,508,614		\$8,145,700
		9		3
		\$13,577,526		\$24,437,100
		45		45

Appendix A – Park Construction Average Cost

20 Acre Sports Park		
Public Imps, Road/curb, gutter, etc.	3,780	\$726,176
Large Park Grading/Irrigation/Turf	20	\$909,600
Small Park Grading/Irrigation/Turf	0	\$0
Plant Material:		
Trees-5, 24 Gallon Box/Acre	50	\$15,877
Trees-15, 15 Gallon/Acre	300	\$47,628
Shrubs-10, Five Gallon	100	\$3,017
Shrubs-30, One Gallon	300	\$3,333
Play apparatus		
Play Apparatus - Large	1	\$190,520
Large Apparatus Curbing, 450'	450	\$13,217
Play Apparatus - Medium	1	\$127,010
Medium Apparatus Curbing, 375'	375	\$11,014
Play Apparatus - Small	1	\$63,510
Small Aparatus Curbing, 225'	225	\$6,608
Apparatus Safety Surface	24,609	\$97,698
Buildings:		
Restroom - Small	1	\$95,970
Restroom - Large	1	\$162,420
Electrical Service Extension	2	\$47,620
Equipment Storage Facility	1	\$88,590
Combined Restroom/Concession	2	\$531,540
Parking Lot		
Parking Space 4" A.C. W/6" Rock Base	400	\$1,033,556
V-gutter	4,800	\$56,688
Drain Inlet	20	\$23,624
Drain Inlet Connector	20	\$38,389
Storm Drainage Collection Line	7,200	\$205,776
Drive Approach	6	\$15,948
Perimeter Curbing	9,600	\$141,792
Parking Lot Striping	4,000	\$1,760
Exterior Street Lighting Standards	20	\$53,160
Lot Signage	3	\$886
Storm Drainage Facilities (in park)		
Inlets	40	\$47,200
Connections	8	\$15,360
Lateral (to arterial)	6,300	\$180,054
Sewer Facilities		
Connection to Arterial	2	\$5,900
Line in Street	120	\$2,762
Line in Park	630	\$12,506
Fire Hydrant	5	\$22,150
Park Lighting		
Walkway Lighting Standards	235	\$468,048
Duct Work/Wiring	5	\$6,100
Walkway Electrical Wiring	8,830	\$176,600
Water Facilities		
3" Meter	1	\$2,950
#" Backflow Device	1	\$3,690
Line in Street	120	\$2,400

Appendix A – Park Construction Average Cost

20 Acre Sports Park		
Water Fountains	12	\$12,360
Fountain Lines in Park	1,000	\$20,000
Benches/Tables		
Concrete Picnic Tables	30	\$35,700
7' x 10' Cement Table Pads	30	\$50,100
Individual BBQ Grills	10	\$5,176
Concrete Benches	15	\$7,740
3' x 6' Concrete Bench Pads	15	\$6,430
Bleachers	14	\$72,380
Large Covered Picnic Ramada	0	\$0
Individual Covered Picnic Pad	4	\$88,600
User Electrical Service	1	\$14,770
Electrical Service per Group area	4	\$7,400
Game Courts		
Basketball Courts	4	\$319,760
Basketball Court Lighting	4	\$206,720
Fenced Tennis Courts	6	\$531,540
Tennis Court Lighting	6	\$310,080
Baseball Field - Competitive	6	\$442,980
Ballfield Lighting	4	\$1,181,200
Baseball Field - Recreational	0	\$0
Soccer Field (crowned)	4	\$106,320
Skatepark	21,600	\$600,480
Pedestrian Walkway		
5' wide	1,050	\$125,024
6' wide	1,050	\$135,030
9' wide	3,780	\$648,157
Miscellaneous Flatwork	4,000	\$95,240
Small Park Signage	0	\$0
Large Park Signage	1	\$23,810
Bike Rack/Pad	12	\$26,520
Natural (Lake, Grove, etc)	0	\$0
Small concrete stage	1	\$46,140
Medium Amphitheater/bandsheal	0	\$0

\$10,678,301
20
\$533,915
\$10,678,301
3
\$32,034,903
60



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: September 11, 2018
ORIGINATING DEPT: Finance
SUBJECT: Quarterly Investment Report for June 30, 2018 and Amended Quarterly Investment Reports for Previous Quarters

BACKGROUND:

California Government Code Section 53600 requires timely reporting of local agency investment transactions and portfolio to the agency's legislative body.

In preparing the Cash and Investment Report (Report) for the quarter ended June 30, 2018, Staff discovered that the Reports for the three previous quarters in Fiscal Year (FY) 2018/19 had an error for the Quarter Interest Earned and the Fiscal Year to Date Interest Earned amounts for funds held by Chandler Asset Management for the City of Solana Beach (City).

This item is before Council to accept and file the Cash and Investment Report for the quarter ended June 30, 2018 and to accept and file Amended Cash and Investment Reports for the quarters ended September 30, 2017, December 31, 2017, and March 31, 2018.

DISCUSSION:

The investment objectives for the City are 1) to provide safety to ensure the preservation of capital in the overall portfolio, 2) to provide sufficient liquidity for cash needs and 3) to generate a market rate of return consistent with the Investment Policy. The performance objective for the portfolio is to earn a total rate of return through a market cycle that is equal to or above the return on the benchmark yield. In order to achieve this objective, the portfolio invests in high-quality fixed income securities that comply with the Investment Policy and all applicable regulations governing the funds.

CITY COUNCIL ACTION:

The attached Reports ensure that the City complies with Section 53600. The City's investment portfolio complies with the City's Investment Policy that is approved annually by the City Council. The majority of City funds are invested in Chandler Asset Management (Chandler), Public Agency Retirement Services (PARS), and Local Agency Investment Fund (LAIF).

As part of preparing the Report for the Quarter ended June 30, 2018, Staff discovered that the amounts reported for Quarter Interest Earned and Fiscal Year to Date Interest Earned for funds held by Chandler Asset Management were overstated by \$119,762 for each of the previous three quarters for FY 2018/19. The amount was the accrued interest income amount for June 30, 2017 for Chandler that should have been reversed in the quarter ended September 30, 2017 Report, but instead was not reversed and remained in the Report setup for the following two quarters. This error also affected the formula used to calculate Quarter Interest Earned amount for the Quarters ended December 31, 2017 and March 31, 2018.

A comparison of the amounts reported for Chandler on the issued Reports for Quarter Interest Earned and Fiscal Year to Date Interest Earned as compared to the amounts reported on the Amended Reports is shown in the following table:

Chandler - Quarterly Reported Interest						
Quarter Ended	Issued Reports		Amended Reports		Difference	
	Qtr Interest Earned	Fiscal Year to Date Interest Earned	Qtr Interest Earned	Fiscal Year to Date Interest Earned	Qtr Interest Earned	Fiscal Year to Date Interest Earned
09/30/17	\$ 230,327	\$ 230,327	\$ 110,564	\$ 110,564	\$ 119,763	\$ 119,763
12/31/17	222,434	350,849	120,523	231,087	101,911	119,762
03/31/18	230,720	465,710	114,861	345,948	115,859	119,762

Amended Cash and Investment Reports for the quarters ended September 30, 2017, December 31, 2017, and March 31, 2018 are attached to this Staff Report that corrects the Chandler interest amounts.

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA

FISCAL IMPACT:

None

WORK PLAN:

N/A

OPTIONS:

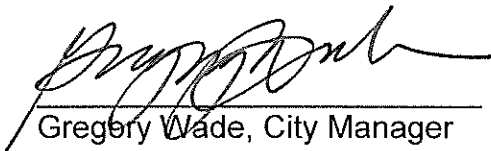
- Receive reports
- Provide direction

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council accepts and files the attached Cash and Investment Report for the quarter ended June 30, 2018 and Amended Cash and Investment Reports for the quarters ended September 30, 2017, December 31, 2017, and March 31, 2018

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation



Gregory Wade, City Manager

Attachments:

1. Cash and Investment Report – June 30, 2018
2. Chandler Asset Quarterly Investment Report- June 30, 2018
3. Amended Cash and Investment Report – September 30, 2017
4. Amended Cash and Investment Report – December 31, 2017
5. Amended Cash and Investment Report – March 31, 2018

**City of Solana Beach
Cash and Investment Report
June 30, 2018**

Type of Investment	Custodian	Maturity	Current Stated Yield	Percent of Portfolio	Cost Value (Rounded)	Market Value (Rounded)	Current Quarter Yield	Quarter Interest Earned (Rounded)	Fiscal Year to Date Interest Earned (Rounded)
General Checking Account	Union Bank of California	On Demand	N/A	3.15%	\$ 1,358,673	\$ 1,358,673	N/A	N/A	N/A
Payroll Account	Union Bank of California	On Demand	N/A	0.05%	23,110	23,110	N/A	N/A	N/A
Worker's Comp - Checking	Union Bank of California	On Demand	N/A	0.02%	7,795	7,795	N/A	N/A	N/A
Successor Agency - Checking	Union Bank of California	On Demand	N/A	1.50%	649,428	649,428	N/A	N/A	N/A
Local Agency Investment Fund	State of CA	On Demand	N/A	9.70%	4,188,264	4,187,187	1.90%	16,746	36,394
Chandler Asset Management (CMA) Investment Portfolio	US Bank	1 to 3 years	N/A	81.94%	35,377,566	34,912,107	2.55%	126,073	472,021
Public Agency Retirement Services (PARS)	US Bank	Varied	N/A	3.63%	1,567,613	1,646,238	0.91%	4,655	63,333
Wells Fargo Advantage Money Market RDA Refunding Bond Series 2017 (Cash with Fiscal Agent)	Wells Fargo Bank (Cash with Fiscal Agent)	Varied	N/A	0.00%	60	60	0.00%	62	709
Total Cash and Investments					\$ 43,172,509	\$ 42,784,599		\$ 147,536	\$ 572,457

(1) Funds may be withdrawn with 24 hours notice
 (2) Source: Monthly Pooled Money Investment Account Market Valuation as reported by LAIF (if available)
 (3) Source: US Bank Asset Summary
 (4) Source: fiscal agent month-end statements
 (5) Source: CMA US Bank statements
 (6) Includes accrued interest
 (7) Includes realized investment gains/losses of current quarter

(8) Quarter Yield as of June 18 PARS statement

I certify that this report accurately reflects all pooled investments and is in compliance with Government Code Section 53640-53646 as amended January 1, 1996, as well as the investment policy of the City of Solana Beach as approved annually by the City Council.

Furthermore, I certify that sufficient investment liquidity and anticipated revenues are available to meet the City's budgeted expenditure requirements for the next six months.

Date 8/14/88
 Approved by Marie Marron Berkuti
 Marie Marron Berkuti
 Finance Manager/Treasurer

Prepared by Catherine Wong
 Catherine Wong
 Accountant



Investment Report

City of Solana Beach

Period Ending
June 30, 2018



Table of Contents

SECTION 1

Economic Update

SECTION 2

Account Profile

SECTION 3

Portfolio Holdings

SECTION 4

Transactions



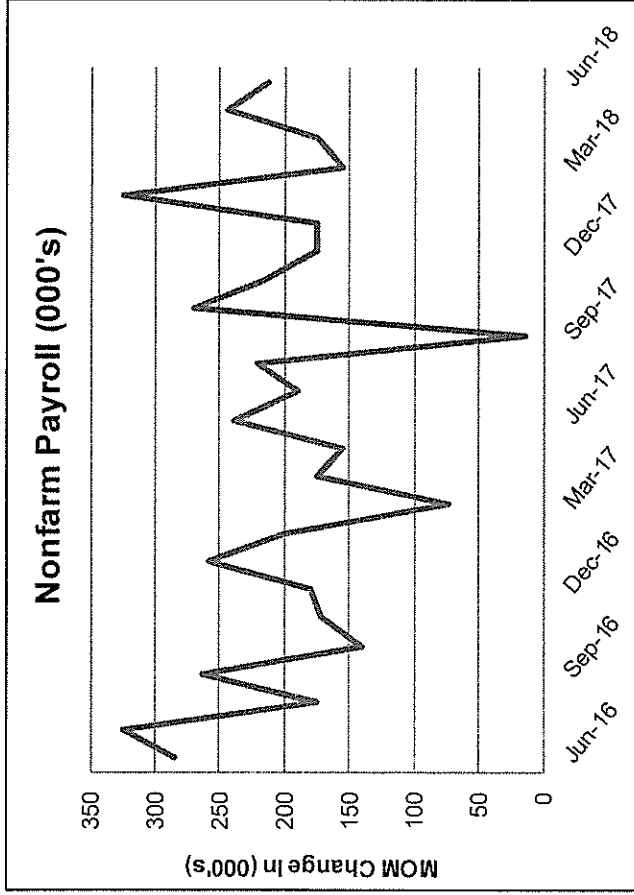
SECTION 1

Economic Update

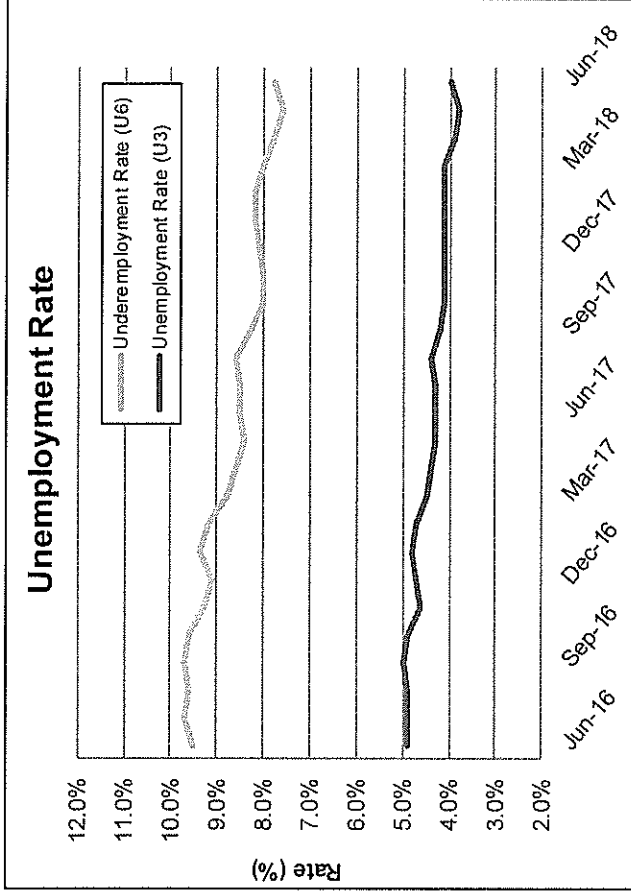


Economic Update

- As expected, the Federal Open Market Committee raised the fed funds target rate by 25 basis points to a range of 1.75%-2.00% at the June 13 meeting. Though the decision to hike the fed funds rate was widely anticipated, market participants generally interpreted the policy statement and summary of economic projections as being more hawkish than expected. The Fed signaled there could be a total of four rate hikes this year. However, we anticipate the impact of market dynamics related to a stronger US dollar, increased deficit-related Treasury issuance, and the continued roll-off of the Fed's balance sheet will cause financial conditions to tighten in the second half of this year and thus slow down the pace of future rate hikes. These factors, along with ongoing concerns about global trade, the potential for increased volatility sparked by the upcoming US midterm elections, and a shift toward less accommodative monetary policy by the European Central Bank, may cause the Fed to move more gradually. However, if we do not see signs of increased financial market tightening over the next 3-4 months, we think the Fed will move forward with two more rate hikes before year-end.
- We are forecasting GDP growth of about 2.5%-3.0% in 2018, which is in line with the Fed's forecast and the market consensus. This would equate to an increase over 2017 GDP growth of 2.3%. Overall, economic data remains favorable but predictive economic indicators suggest that economic growth is unlikely to accelerate in the second half of the year. Although the consensus estimate for second quarter GDP growth is 4.0%, economic growth is expected to decelerate in the current and fourth quarter to 2.8% and 2.7%, respectively.
- The Treasury yield curve continued to flatten in June. At month-end, the 2-year Treasury yield was up ten basis points to 2.52%, while the 10-year Treasury yield was essentially unchanged at 2.86%. The spread between 2- and 10-year Treasury yields narrowed to just 33 basis points at month-end. Over the past 20 years, the average spread between 2- and 10-year Treasuries has been about 140 basis points, with a median spread of roughly 150 basis points. We believe ongoing normalization of the Fed's balance sheet, along with increased issuance by the Treasury to fund the growing fiscal deficit, will help promote a steeper yield curve in the second half of this year.

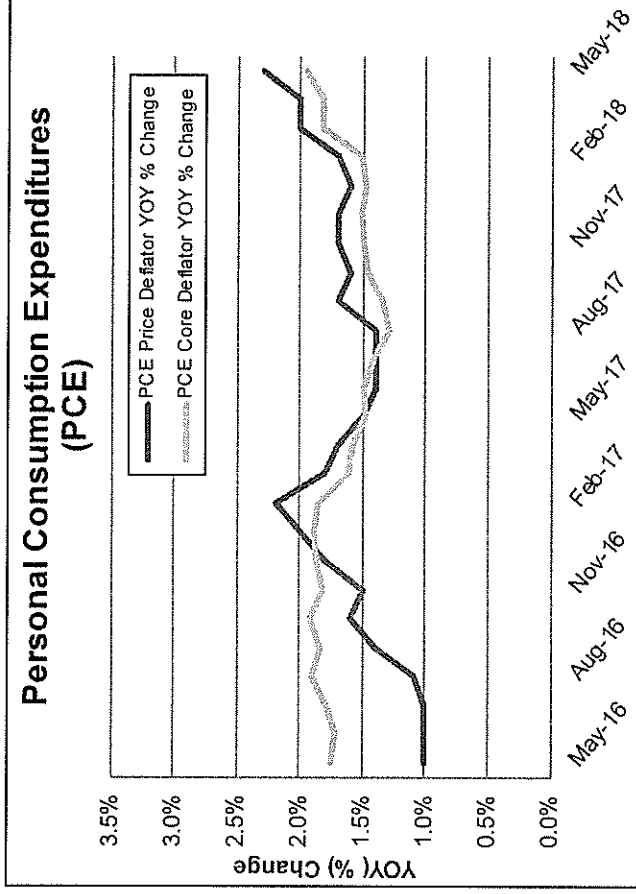
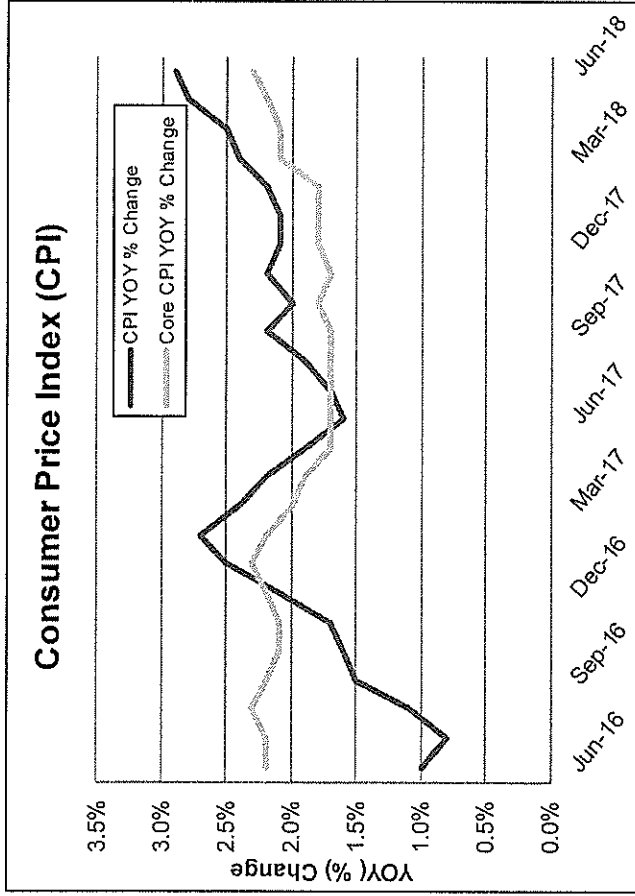


Source: US Department of Labor

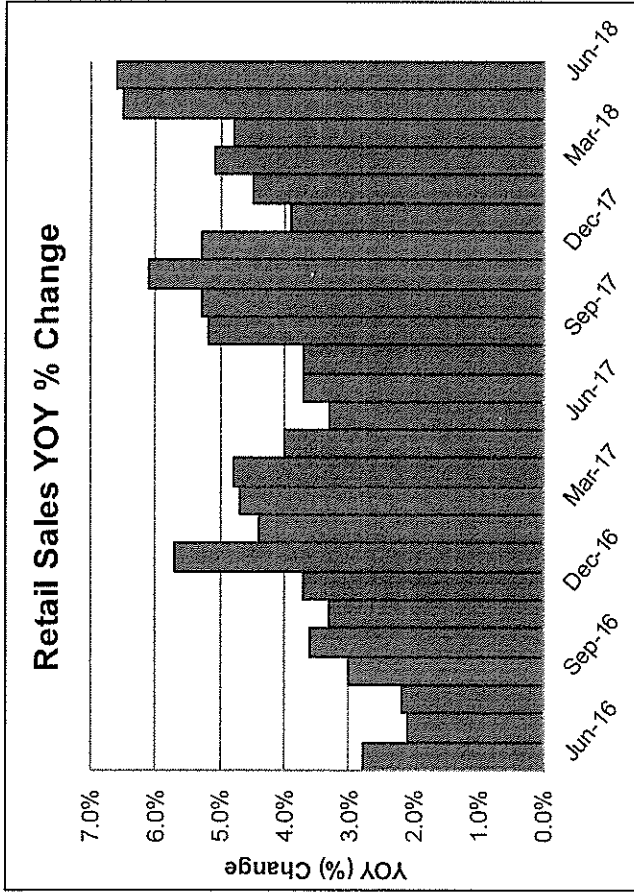


Source: US Department of Labor

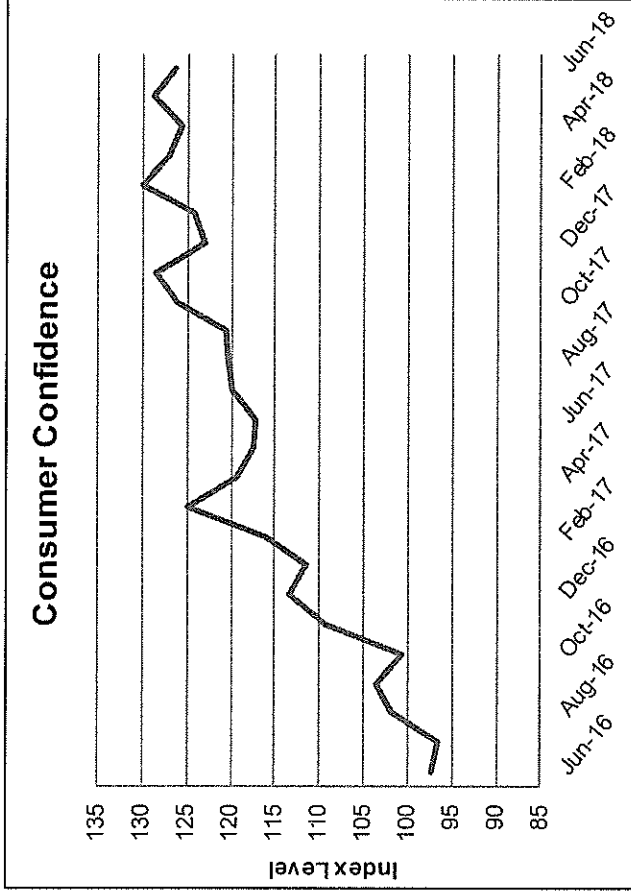
The pace of hiring remained solid in June with non-farm payrolls increasing by 213,000, modestly above the 195,000 consensus estimate. The prior two months were also revised higher by a net 37,000. On a trailing three and six-month basis, payrolls increased by 211,000 and 215,000, respectively. The unemployment rate ticked higher by 0.2% to 4.0% and the labor force participation rate also increased by 0.2% to 62.9% as more people entered the workforce. A broader measure of unemployment called the U-6, which includes those who are marginally attached to the labor force and employed part time for economic reasons, increased by 0.2% to 7.8%. The average workweek remained unchanged at 34.5 hours. Average hourly earnings increased by 0.2% for the month and 2.7% on a year-over-year basis, a tenth lower on a month-over-month basis and unchanged on a year-over-year basis from the prior month.



The Consumer Price Index (CPI) was up 2.9% year-over-year in June, up from 2.2% in May. The Personal Consumption Expenditures (PCE) index was up 2.3% year-over-year in May, versus 2.0% in April. Core PCE (excluding food and energy) was up 2.0% on a year-over-year basis in May, versus 1.8% in April. Core PCE inflation is now in line with the Fed's 2.0% target.



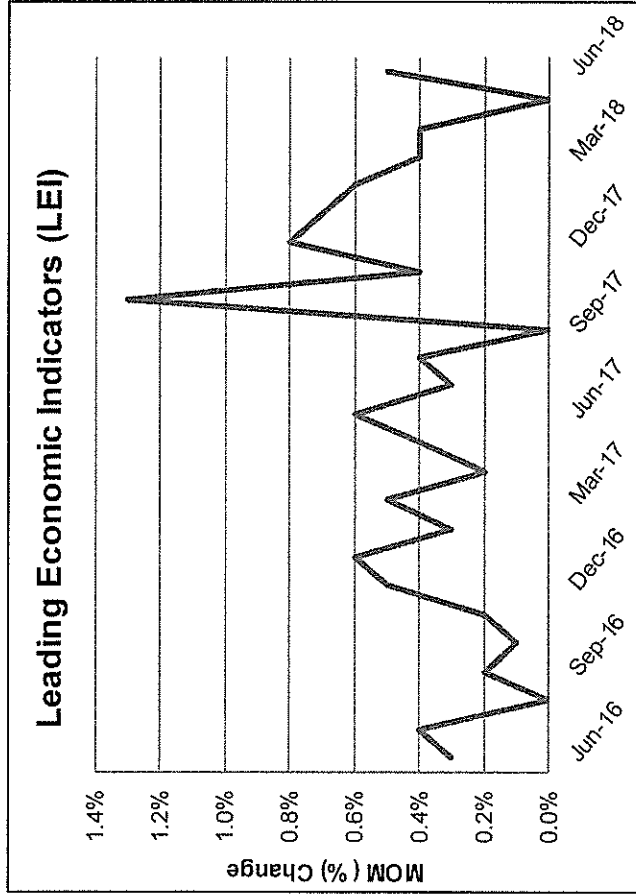
Source: US Department of Commerce



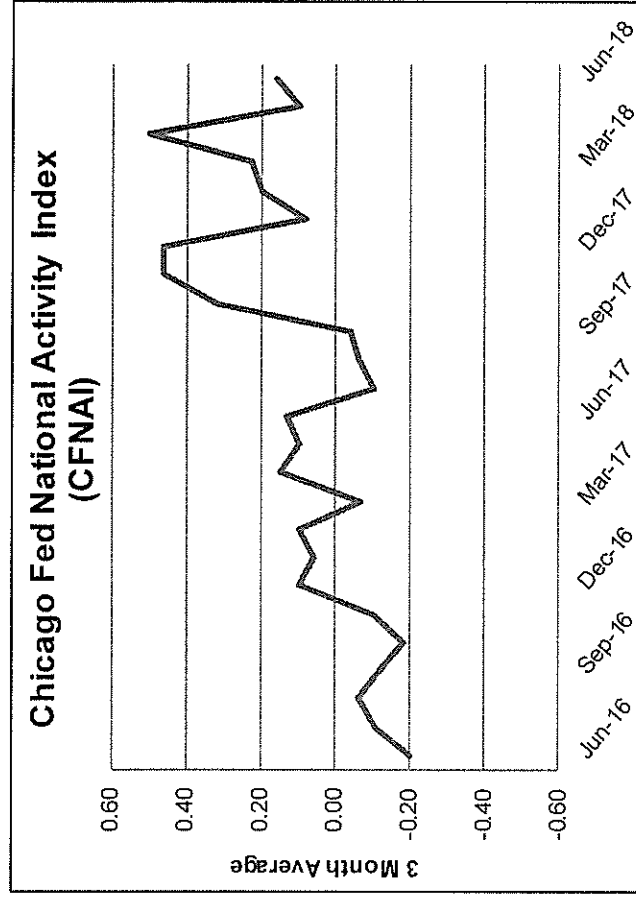
Source: The Conference Board

On a year-over-year basis, retail sales were up 6.6% in June, versus up 6.5% year-over-year in May. On a month-over-month basis, retail sales increased 0.5% in June, in line with the consensus forecast, following an upwardly revised increase of 1.3% in May. The Consumer Confidence Index remains strong but eased slightly to 128.8 in June from 128.8 in May. Ongoing strength in the labor market continues to support consumer confidence and spending trends.

CAI | Economic Activity

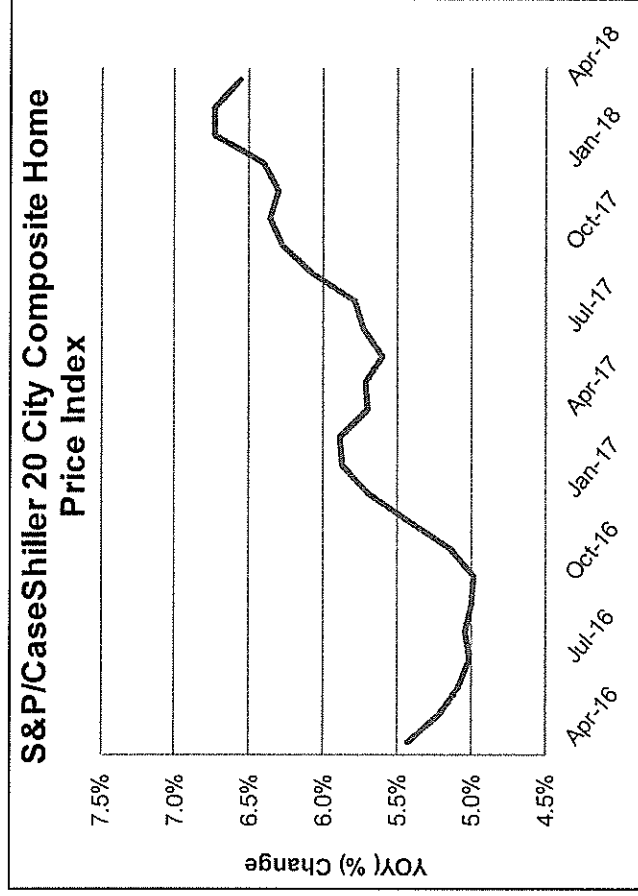
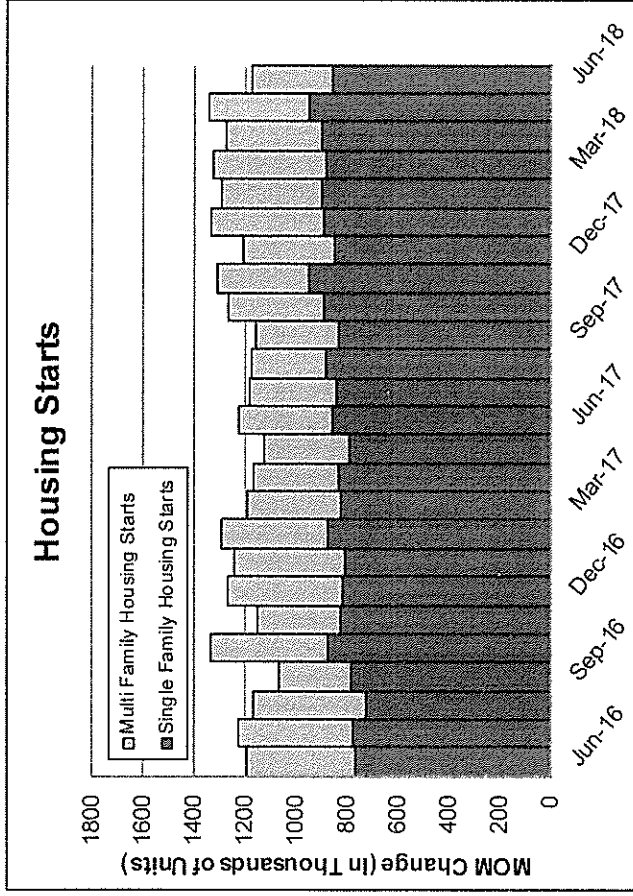


Source: The Conference Board

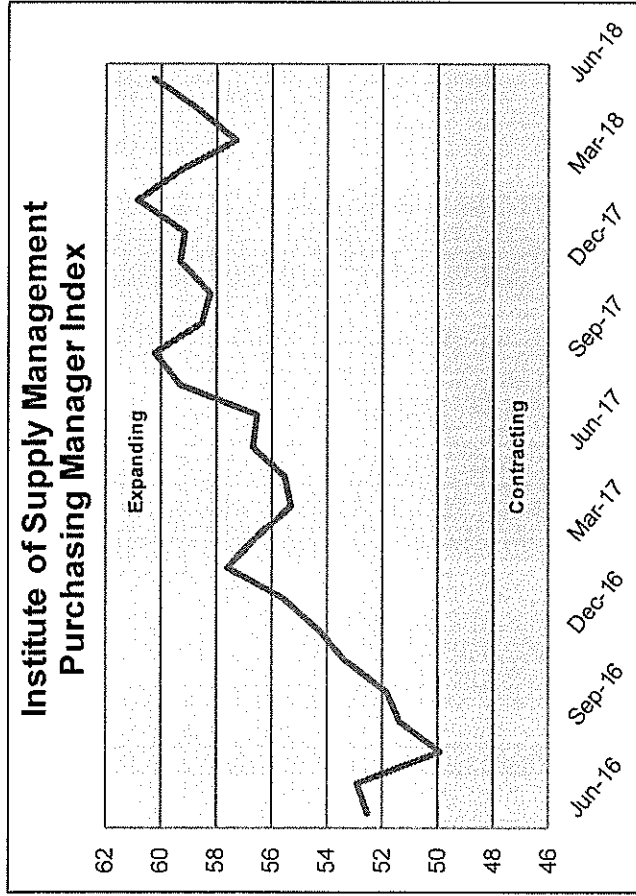


Source: Federal Reserve Bank of Chicago

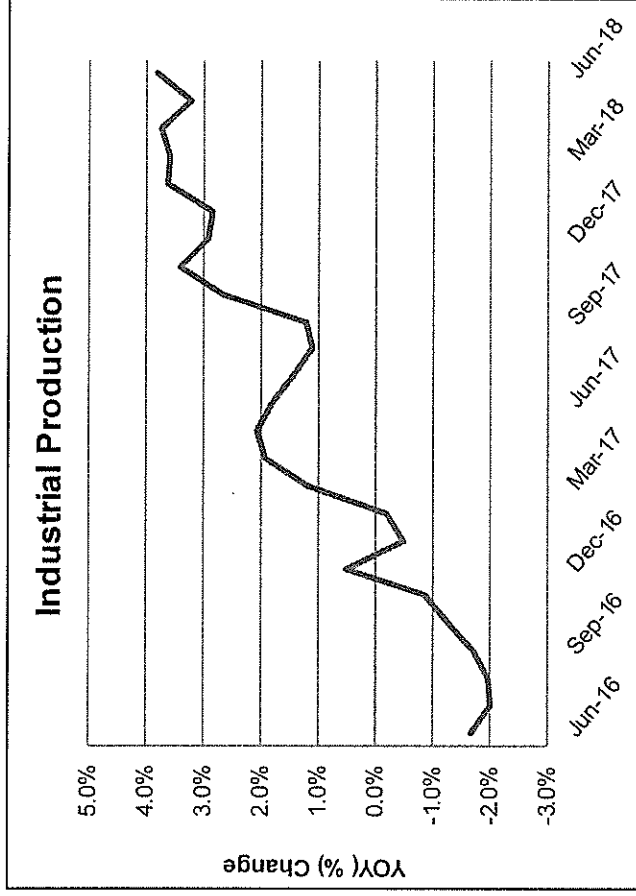
The Index of Leading Economic Indicators (LEI) rose 0.5% in June, following no change in May. According to the Conference Board, the index points to solid US economic growth. All components of the index, except building permits, were positive in June. The Conference Board does not expect a slowdown in economic growth over the near-term. The Chicago Fed National Activity Index (CFNAI) increased to +0.43 in June from -0.45 in May. On a 3-month moving average basis, the index increased to 0.16 in June from 0.10 in May. The CFNAI suggests that the economy picked up in June, and points to ongoing growth.



Total housing starts dropped 12.3% in June. Single-family starts fell 9.1% while multi-family starts fell 19.8%. Permits also fell 2.2% in the month. According to the Case-Shiller 20-City home price index, home prices were up 6.6% year-over-year in April, versus 6.7% in March. Home price appreciation has recently softened.



Source: Institute for Supply Management



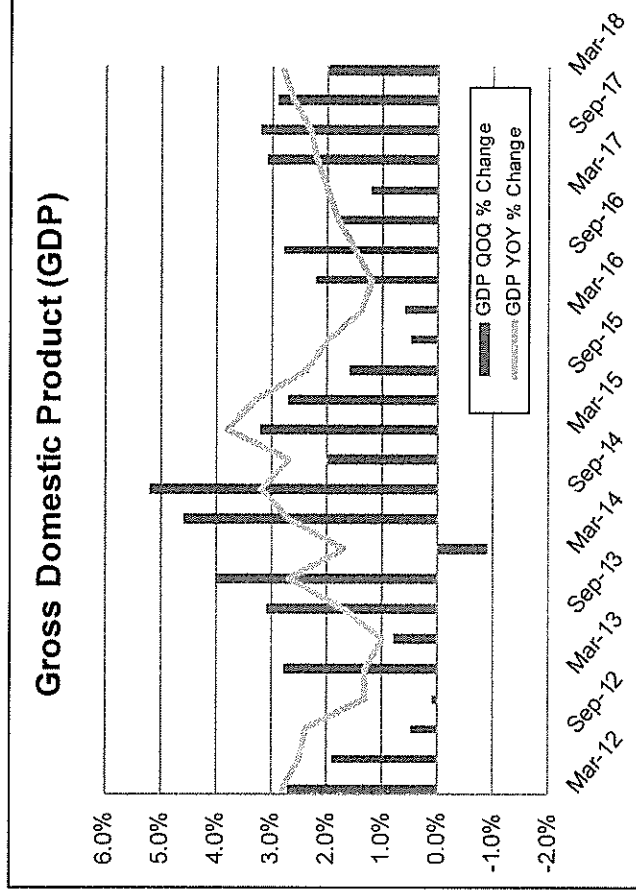
Source: Federal Reserve

The Institute for Supply Management (ISM) manufacturing index increased to 60.2 in June from 58.7 in May. A reading above 50.0 suggests the manufacturing sector is expanding. The Industrial Production index was up 3.8% year-over-year in June versus up 3.2% in May. On a month-over-month basis, the index increased 0.6% in June, in line with expectations, following a downwardly revised decline of -0.5% in May. A rebound in manufacturing, most notably motor vehicle production, drove the increase in June. Capacity Utilization was 78.0% in June, up slightly from 77.7% in May, indicating there is still excess capacity for growth.

CAI | Gross Domestic Product (GDP)

Components of GDP	6/17	9/17	12/17	3/18
Personal Consumption Expenditures	2.2%	1.5%	2.8%	0.6%
Gross Private Domestic Investment	0.6%	1.2%	0.8%	1.2%
Net Exports and Imports	0.2%	0.4%	-1.2%	0.0%
Federal Government Expenditures	0.1%	0.1%	0.2%	0.1%
State and Local (Consumption and Gross Investment)	-0.2%	0.0%	0.3%	0.1%
Total	3.1%	3.2%	2.9%	2.0%

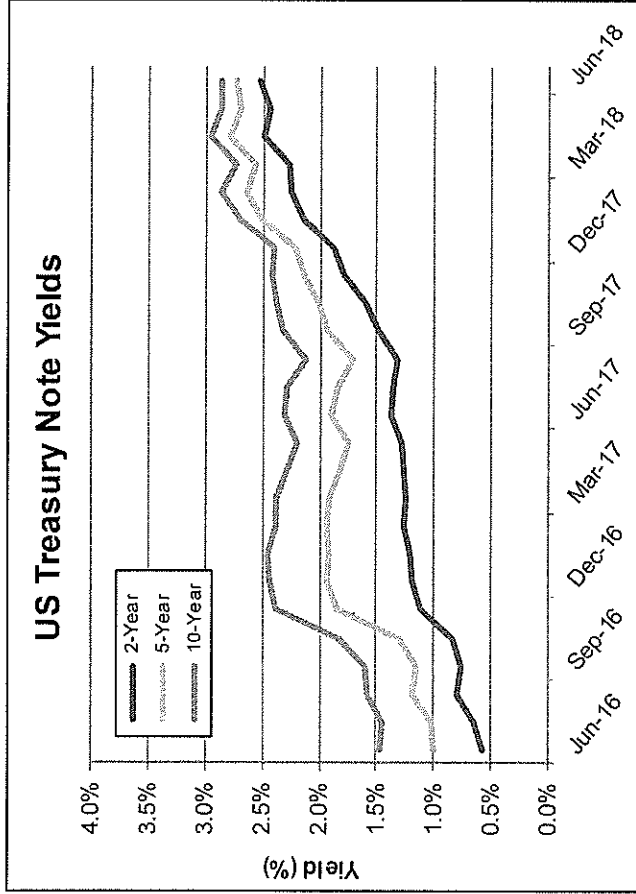
Source: US Department of Commerce



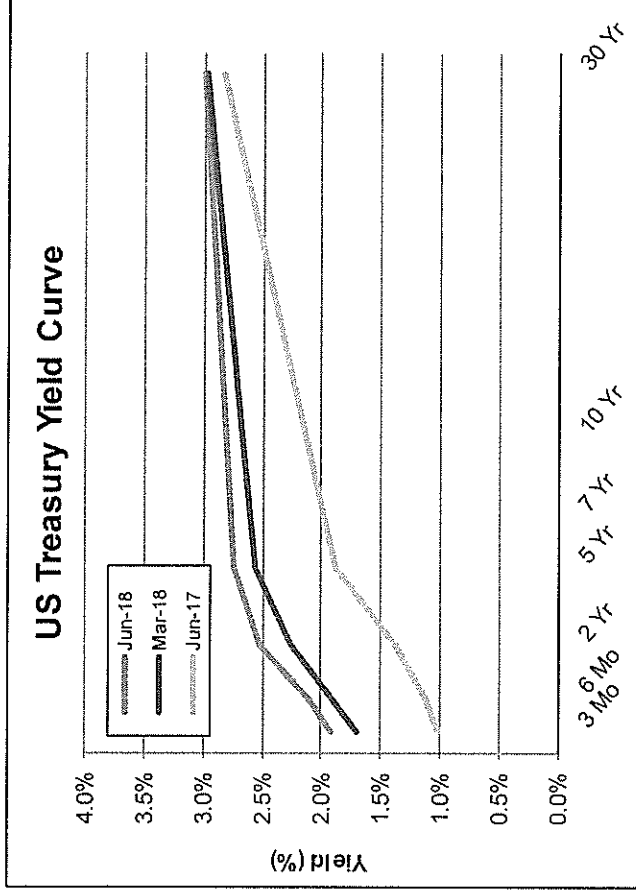
Source: US Department of Commerce

First quarter GDP growth was revised down again to 2.0% from 2.2%, according to the third estimate which was below expectations due to higher than expected inflation. Consumer spending was more subdued in the first quarter versus prior quarters but was still favorable. GDP growth is expected to be stronger in the second quarter and second half of the year, compared with the first quarter. We expect overall GDP growth of 2.5%-3.0% for the full year, driven by ongoing labor market strength and a tailwind from tax reform.

CAM | Bond Yields

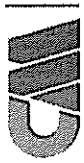


Source: Bloomberg



Source: Bloomberg

On a year-over-year basis, the Treasury yield curve has flattened. Rate hikes by the Federal Reserve have put upward pressure on shorter-term rates, while supply and demand imbalances, technical factors, and subdued inflation expectations have kept longer rates relatively contained. The yield curve is currently quite flat by historical standards.



SECTION 2

Account Profile

Investment Objectives

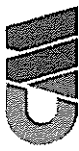
The investment objectives for the City of Solana Beach, in order of priority, are to provide safety to ensure the preservation of capital in the overall portfolio, provide sufficient liquidity for cash needs, and a market rate of return consistent with the investment program.

Chandler Asset Management Performance Objective

The performance objective for the portfolio is to earn a total rate of return through a market cycle that is equal to or above the return on the benchmark index.

Strategy

In order to achieve this objective, the portfolio invests in high-quality fixed income securities that comply with the investment policy and all regulations governing the funds.



Compliance



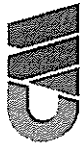
City of Solana Beach

June 30, 2018

COMPLIANCE WITH INVESTMENT POLICY

Assets managed by Chandler Asset Management are in full compliance with state law and the City's investment policy.

Category	Standard	Comment
Treasury Issues	No limitations	Complies
Federal Agencies	25% per agency issuer	Complies
Municipal Securities	"A" or higher by a NRSRO; 30% maximum; 5% max per issuer	Complies
Supranationals	"AA" rated or higher by a NRSRO; 30% max; 10% per issuer; U.S. dollar denominated; issued by: IBRD, IFC, IADB	Complies
Medium Term Notes	"A" or higher by a NRSRO; 30% maximum; 5% max per issuer; Issuer is a corp organized and operating within the U.S.	Complies
FDIC insured Time Deposits/ Certificates of Deposit	Amount per institution limited to the max covered under FDIC; 20% maximum (combination of FDIC insured and collateralized TDs/ CDs); 5% per issuer	Complies
Collateralized Time Deposits/ Certificates of Deposit	20% maximum (combination of FDIC insured and collateralized TDs/ CDs); 5% per issuer	Complies
Negotiable Certificates of Deposit	No rating required if amount of the NCD is covered by FDIC insured limit; if above FDIC insured limit, requires "A-1" rated or higher by a NRSRO or "A" rated long term issuer by a NRSRO; 30% maximum (inclusive of CDARS); 5% per issuer	Complies
Banker's Acceptances	"A-1" or higher short-term rating by a NRSRO; or "A" or higher long-term by a NRSRO; 40% maximum; 5% max per issuer; 180 days max maturity	Complies
Commercial Paper	"A-1" or higher short term rating by a NRSRO; "A" rated long term issuer by a NRSRO; 25% maximum; 5% per issuer; 270 days max maturity; Issuer is a corp organized and operating in U.S. with assets in excess of \$500 million; 10% max of the issuer's outstanding commercial paper	Complies
Asset-Backed Securities	"AA" or higher by a NRSRO; "A" rated issuer rating or higher by a NRSRO; 20% maximum; 5% per issuer; Mortgage collateral is prohibited	Complies
Money Market Mutual Funds	"AAA" rated or highest rating by two NRSROs; 20% maximum; Registered funds, managed by adviser with 5+ years experience and \$500mm AUM	Complies
Prohibited Securities	Futures and Options; Inverse floaters; Ranges notes, Interest-only strips from mortgaged backed securities; Zero interest accrual securities; Reverse Repurchase Agreements; Securities lending; Foreign currency denominated	Complies
Repurchase Agreements	1 yr max maturity; collateralized 102% of market value; Not used by investment adviser	Complies
Local Agency Investment Fund	Maximum program; Not used by investment adviser	Complies
Callable Securities	20% maximum (does not include "make whole call" securities)	Complies
Max per Issuer	No more than 5% in any single issuer except US Gov, Agencies, Supranationals, Money Market Funds, LAIF, or LGIF	Complies
Maximum Maturity	5 years	Complies



Portfolio Characteristics

City of Solana Beach

	6/30/2018	3/31/2018
Average Maturity (yrs)	1.86	1.72
Modified Duration	1.79	1.60
Average Purchase Yield	n/a	1.54%
Average Market Yield	2.52%	2.34%
Average Quality**	AAA	AA/Aa1
Total Market Value	35,066,089	34,949,940

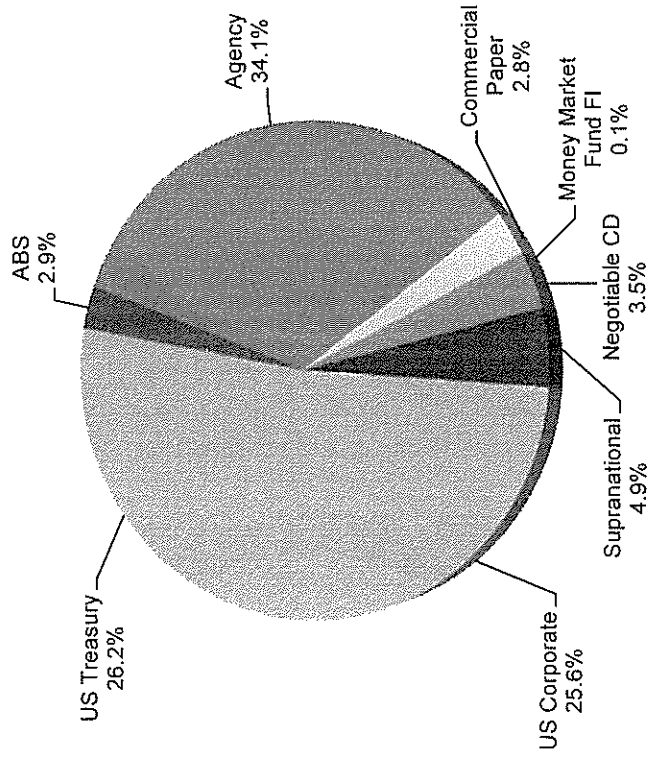
*ICE BAML 1-3 Yr US Treasury/Agency Index

**Benchmark is a blended rating of S&P, Moody's, and Fitch. Portfolio is S&P and Moody's respectively.

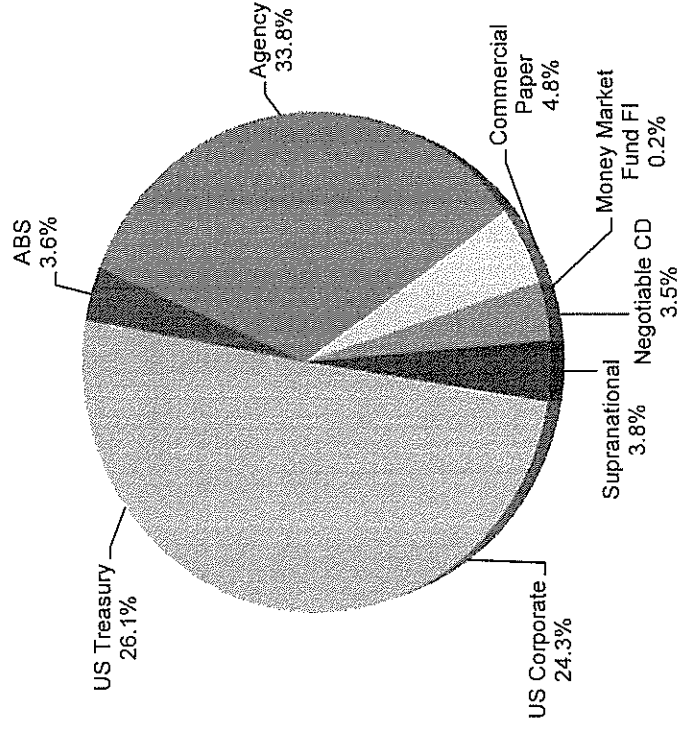
CAI | Sector Distribution

City of Solana Beach

June 30, 2018



March 31, 2018



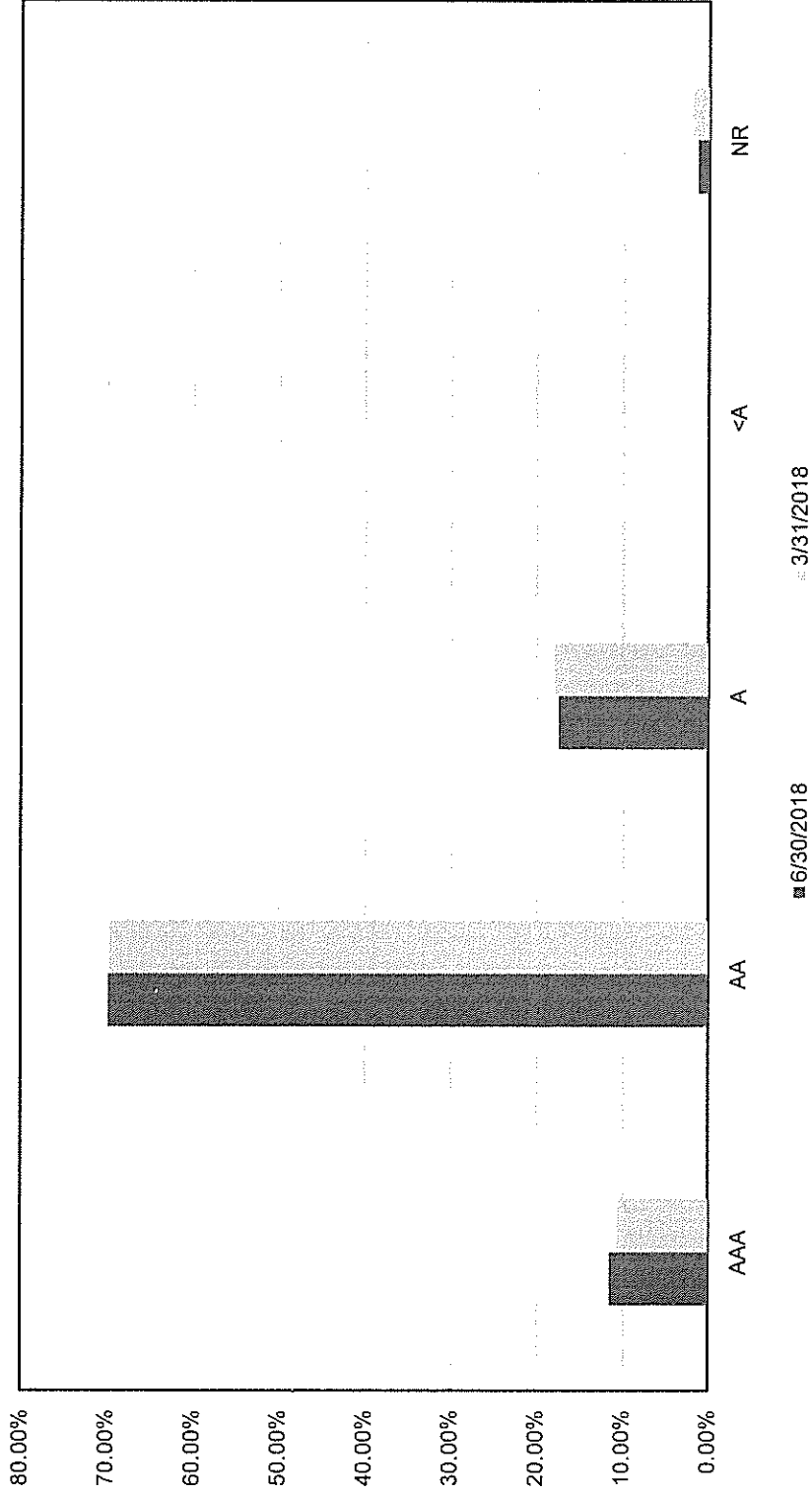
City of Solana Beach – Account #10471

As of 6/30/2018

Issue Name	Investment Type	% Portfolio
Government of United States	US Treasury	26.19%
Federal Farm Credit Bank	Agency	12.74%
Federal National Mortgage Association	Agency	10.92%
Federal Home Loan Mortgage Corp	Agency	6.80%
Federal Home Loan Bank	Agency	3.66%
Inter-American Dev Bank	Supranational	2.45%
Westpac Banking Corp NY	Negotiable CD	2.01%
Intl Bank Recon and Development	Supranational	1.82%
Toyota Motor Corp	US Corporate	1.70%
IBM Corp	US Corporate	1.67%
Bank of Nova Scotia Houston	Negotiable CD	1.44%
BlackRock Inc/New York	US Corporate	1.44%
Bank of New York	US Corporate	1.43%
Rabobank Nederland NV NY	Commercial Paper	1.42%
Cisco Systems	US Corporate	1.41%
Costco Wholesale Corporation	US Corporate	1.40%
US Bancorp	US Corporate	1.28%
PNC Financial Services Group	US Corporate	1.27%
Honda Motor Corporation	US Corporate	1.20%
Home Depot	US Corporate	1.19%
Deere & Company	US Corporate	1.18%
State Street Bank	US Corporate	1.14%
Praxair	US Corporate	1.13%
United Parcel Service	US Corporate	1.11%
Toyota ABS	ABS	1.11%
Oracle Corp	US Corporate	1.10%
Nissan ABS	ABS	1.00%
General Electric Co	US Corporate	1.00%
Exxon Mobil Corp	US Corporate	0.88%
Wells Fargo Corp	US Corporate	0.86%

Issue Name	Investment Type	% Portfolio
Microsoft	US Corporate	0.86%
Apple Inc	US Corporate	0.86%
General Electric Co	Commercial Paper	0.71%
Toyota Motor Corp	Commercial Paper	0.71%
Honda ABS	ABS	0.64%
International Finance Corp	Supranational	0.58%
HSBC Holdings PLC	US Corporate	0.57%
Boeing Company	US Corporate	0.46%
Charles Schwab Corp/The	US Corporate	0.46%
John Deere ABS	ABS	0.14%
First American Govt Oblig Fund	Money Market Fund FI	0.05%
Total		100.00%

City of Solana Beach June 30, 2018 vs. March 31, 2018



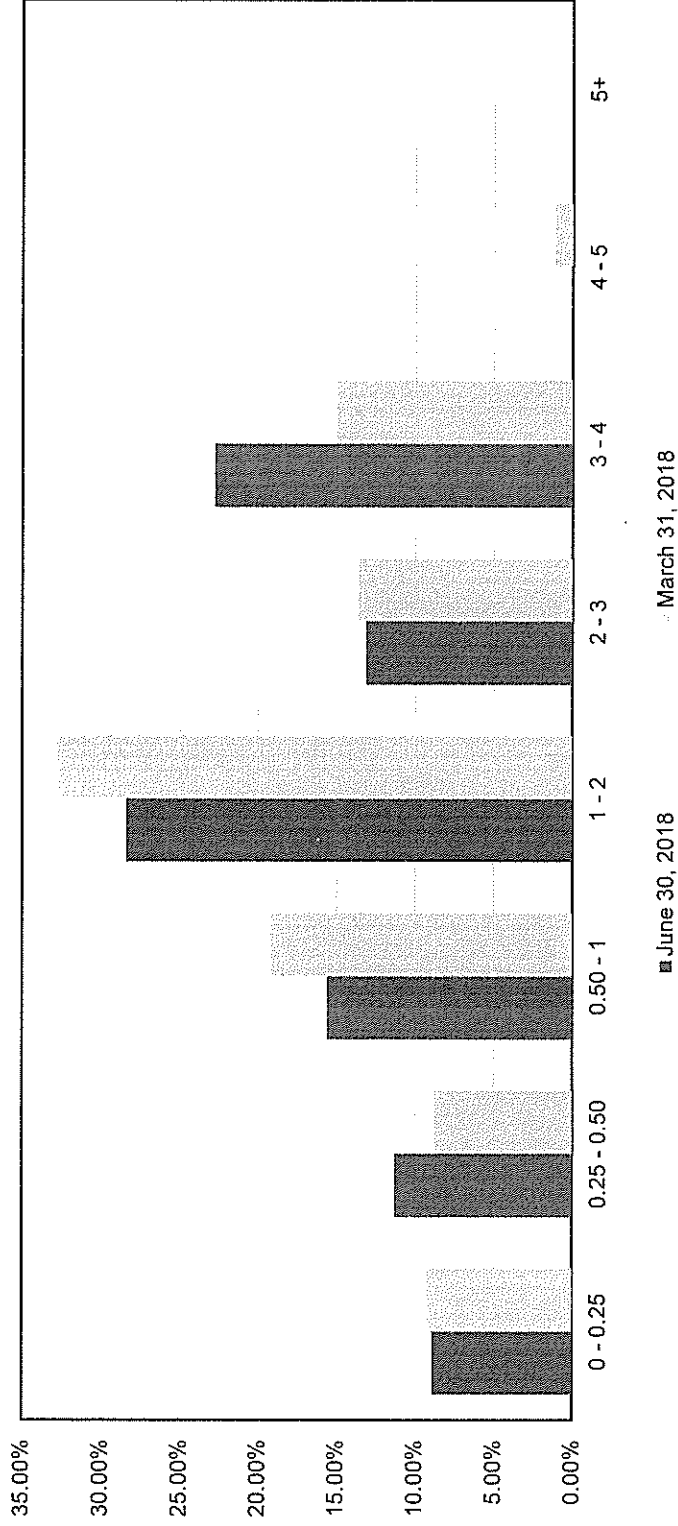
	AAA	AA	A	<A	NR
06/30/18	11.5%	69.8%	17.4%	0.0%	1.3%
03/31/18	10.7%	69.6%	17.9%	0.0%	1.9%

Source: S&P Ratings

CA | Duration Distribution

City of Solana Beach

June 30, 2018 vs. March 31, 2018



	0 - 0.25	0.25 - 0.50	0.50 - 1	1 - 2	2 - 3	3 - 4	4 - 5	5+
06/30/18	8.9%	11.3%	15.6%	28.4%	13.1%	22.8%	0.0%	0.0%
03/31/18	9.3%	8.8%	19.2%	33.0%	13.6%	15.0%	1.1%	0.0%



Investment Performance

City of Solana Beach

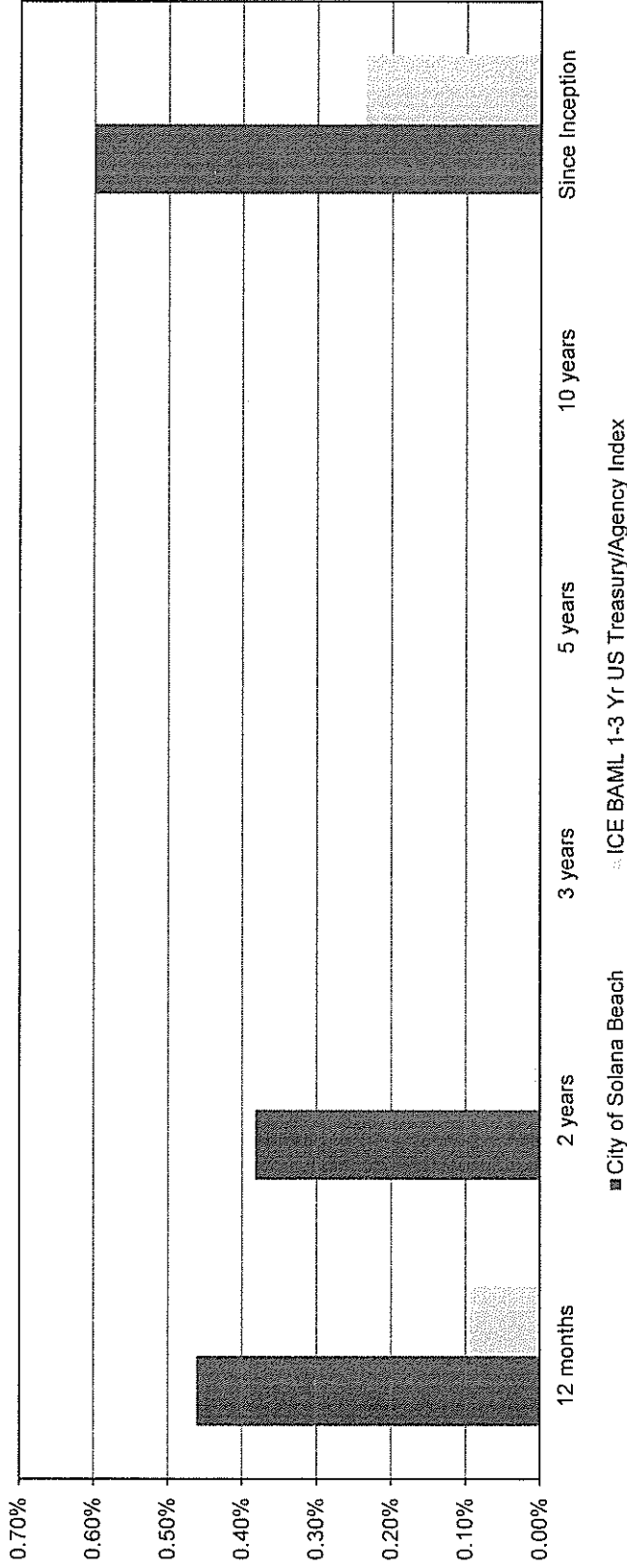
Period Ending

June 30, 2018

Total Rate of Return

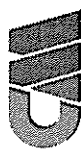
Annualized Since Inception

March 31, 2016



	Annualized						Since Inception
	3 months	12 months	2 years	3 years	5 years	10 years	Since Inception
City of Solana Beach	0.36%	0.46%	0.38%	N/A	N/A	N/A	0.60%
ICE BAML 1-3 Yr US Treasury/Agency Index	0.22%	0.09%	0.01%	N/A	N/A	N/A	0.24%

Total rate of return: A measure of a portfolio's performance over time. It is the internal rate of return, which equates the beginning value of the portfolio with the ending value; it includes interest earnings, realized and unrealized gains and losses in the portfolio.



Investment Comparison

	LAIF EARNINGS ESTIMATE	GROSS INCOME EARNED CHANDLER-MANAGED PORTFOLIO	INCOME EARNED CHANDLER-MANAGED PORTFOLIO*
April 2016	\$5,669	\$3,990	\$2,906
May 2016	\$8,549	\$12,345	\$10,895
June 2016	\$12,371	\$19,460	\$17,572
July 2016	\$13,173	\$21,078	\$19,095
August 2016	\$13,701	\$21,256	\$19,274
September 2016	\$13,722	\$26,073	\$24,091
October 2016	\$14,661	\$26,275	\$24,293
November 2016	\$14,661	\$26,442	\$24,463
December 2016	\$17,263	\$28,930	\$26,866
January 2017	\$18,802	\$30,733	\$28,579
February 2017	\$19,121	\$31,619	\$29,370
March 2017	\$22,719	\$35,228	\$32,884
April 2017	\$24,563	\$35,491	\$33,101
May 2017	\$27,468	\$38,329	\$35,849
June 2017	\$28,649	\$40,113	\$37,588
July 2017	\$31,807	\$40,662	\$38,135
August 2017	\$30,226	\$36,575	\$34,160
September 2017	\$28,903	\$37,017	\$34,718
October 2017	\$31,001	\$37,472	\$35,175
November 2017	\$30,748	\$37,607	\$35,311
December 2017	\$33,556	\$38,316	\$36,021
January 2018	\$37,870	\$39,237	\$36,842
February 2018	\$38,500	\$44,122	\$41,628
March 2018	\$45,967	\$45,823	\$43,328
April 2018	\$48,397	\$46,392	\$43,897
May 2018	\$53,044	\$47,385	\$44,888
June 2018	\$54,085	\$48,351	\$45,852
Total:	\$719,196	\$896,324	\$836,781

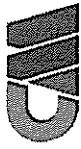
* Income earned net of
Chandler fees



SECTION 3

Portfolio Holdings





Holdings Report

City of Solana Beach - Account #10471

For the Month Ending 6/30/2018

CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
ABS									
43814RAB2	Honda Auto Receivables 2016-4 A2 1.040% Due 04/18/2019	17,140.72	10/18/2016 1.05%	17,140.24 17,140.24	99.93 3.11%	17,128.11 6.44	0.05% (12.13)	NR / AAA AAA	0.80 0.04
89231LAB3	Toyota Auto Receivables Owner 2016-D 1.060% Due 05/15/2019	6,268.44	10/04/2016 1.07%	6,267.94 6,267.94	99.93 9.14%	6,264.35 2.95	0.02% (3.59)	Aaa / AAA NR	0.87 0.03
47787XAB3	John Deere Owner Trust 2017-A A2 1.500% Due 10/15/2019	49,429.24	02/22/2017 1.50%	49,429.04 49,429.04	99.83 2.52%	49,345.35 32.95	0.14% (83.69)	Aaa / NR AAA	1.29 0.17
89231UAD9	Toyota Auto Receivables 2016-B 1.300% Due 04/15/2020	75,331.50	05/02/2016 1.31%	75,327.66 75,327.66	99.47 2.57%	74,935.63 43.52	0.21% (392.03)	Aaa / AAA NR	1.79 0.42
43814QAC2	Honda Auto Receivables 2016-2 A3 1.390% Due 04/15/2020	70,802.75	05/24/2016 1.40%	70,801.38 70,801.38	99.47 2.67%	70,426.20 43.74	0.20% (375.18)	Aaa / NR AAA	1.79 0.41
65478GAB6	Nissan Auto Receivables Owner 2017-B A2A 1.560% Due 05/15/2020	352,830.29	08/16/2017 1.57%	352,816.43 352,816.43	99.58 2.54%	351,358.94 244.63	1.00% (1,457.49)	Aaa / NR AAA	1.88 0.43
89237RAB4	Toyota Auto Receivable 2017-C A2A 1.580% Due 07/15/2020	307,970.80	07/25/2017 1.59%	307,967.87 307,967.87	99.52 2.55%	306,504.21 216.26	0.87% (1,463.66)	Aaa / AAA NR	2.04 0.49
43814UAG4	Honda Auto Receivables 2018-2 A3 3.010% Due 05/18/2022	135,000.00	05/22/2018 3.03%	134,997.06 134,997.06	100.12 2.97%	135,166.05 146.74	0.39% 168.99	NR / AAA AAA	3.88 2.25
Total ABS		1,014,773.74	1.72%	1,014,747.62	2.66%	1,011,128.84 737.23	2.89% (3,618.78)	Aaa / AAA Aaa	2.13 0.67
Agency									
3133EE6G0	FFCB Note 1.150% Due 08/06/2018	150,000.00	04/27/2016 0.98%	150,562.50 150,562.50	99.93 1.83%	149,896.80 694.79	0.43% (665.70)	Aaa / AA+ AAA	0.10 0.10
3133EGFQ3	FFCB Note 0.875% Due 09/14/2018	500,000.00	06/13/2016 0.85%	500,245.00 500,245.00	99.78 1.94%	498,902.50 1,300.35	1.43% (1,342.50)	Aaa / AA+ AAA	0.21 0.20
3136G0E31	FNMA Callable Note 1X 9/27/2013 1.250% Due 09/27/2018	250,000.00	03/29/2016 0.94%	251,902.50 251,902.50	99.82 1.98%	249,558.50 815.97	0.71% (2,344.00)	Aaa / AA+ NR	0.24 0.24
3133EFX69	FFCB Note 0.960% Due 10/05/2018	500,000.00	Various 0.97%	499,846.40 499,846.40	99.71 2.06%	498,551.00 1,146.67	1.43% (1,295.40)	Aaa / AA+ AAA	0.27 0.26
3133EFPJ0	FFCB Note 1.290% Due 11/19/2018	300,000.00	05/31/2016 1.04%	301,842.00 301,842.00	99.71 2.05%	299,127.30 451.50	0.85% (2,714.70)	Aaa / AA+ AAA	0.39 0.38
3133EGM69	FFCB Note 1.100% Due 12/05/2018	600,000.00	12/13/2016 1.26%	598,140.00 598,140.00	99.53 2.19%	597,200.40 476.67	1.70% (939.60)	Aaa / AA+ AAA	0.43 0.43
3135G0G72	FNMA Note 1.125% Due 12/14/2018	260,000.00	04/21/2016 1.02%	260,730.60 260,730.60	99.55 2.13%	258,824.54 138.13	0.74% (1,906.06)	Aaa / AA+ AAA	0.46 0.45
3133EFSJ7	FFCB Note 1.300% Due 12/14/2018	375,000.00	05/18/2016 1.09%	376,995.00 376,995.00	99.62 2.15%	373,563.38 230.21	1.07% (3,431.62)	Aaa / AA+ AAA	0.46 0.45
3133EFZN0	FFCB Note 1.030% Due 02/12/2019	500,000.00	Various 1.02%	500,110.00 500,110.00	99.27 2.22%	496,374.00 1,988.48	1.42% (3,736.00)	Aaa / AA+ AAA	0.62 0.61
3135G0J53	FNMA Note 1.000% Due 02/26/2019	260,000.00	04/12/2016 0.94%	260,421.20 260,421.20	99.17 2.28%	257,842.00 902.78	0.74% (2,579.20)	Aaa / AA+ AAA	0.66 0.65

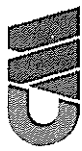


Holdings Report

City of Solana Beach - Account #10471

For the Month Ending 6/30/2018

CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Mood/S&P Fitch	Maturity Duration
3133782M2	FHLB Note 1.500% Due 03/08/2019	500,000.00	Various 0.98%	507,289.40 507,289.40	99.49 2.24%	497,474.00 2,354.17	1.43% (9,815.40)	Aaa / AA+ AAA	0.69 0.68
3133EDVK5	FFCB Note 1.750% Due 03/18/2019	180,000.00	04/22/2016 1.09%	183,398.40 183,398.40	99.62 2.28%	179,323.92 901.25	0.51% (4,074.48)	Aaa / AA+ AAA	0.72 0.70
3137EADZ9	FHLMC Note 1.125% Due 04/15/2019	500,000.00	Various 0.98%	502,101.80 502,101.80	99.08 2.31%	495,390.50 1,187.50	1.42% (6,711.30)	Aaa / AA+ AAA	0.79 0.78
3137EADG1	FHLMC Note 1.750% Due 05/30/2019	260,000.00	04/26/2016 1.14%	264,820.40 264,820.40	99.44 2.37%	258,551.54 391.81	0.74% (6,268.86)	Aaa / AA+ AAA	0.92 0.90
3135G0ZE6	FNMA Note 1.750% Due 06/20/2019	500,000.00	05/18/2016 1.09%	509,910.00 509,910.00	99.38 2.40%	496,913.50 267.36	1.42% (12,996.50)	Aaa / AA+ AAA	0.97 0.96
3135EFW52	FCCB Note 1.150% Due 07/01/2019	500,000.00	Various 1.13%	500,282.80 500,282.80	98.81 2.36%	494,058.50 2,875.00	1.42% (6,224.30)	Aaa / AA+ AAA	1.00 0.98
3137EADK2	FHLMC Note 1.250% Due 08/01/2019	500,000.00	06/23/2016 1.01%	503,620.00 503,620.00	98.75 2.43%	493,736.50 2,604.17	1.42% (9,883.50)	Aaa / AA+ AAA	1.09 1.06
3133EDVE9	FCCB Note 1.900% Due 09/18/2019	229,000.00	05/10/2016 1.04%	235,460.09 235,460.09	99.37 2.43%	227,554.78 1,244.87	0.65% (7,905.31)	Aaa / AA+ AAA	1.22 1.19
3137EADM8	FHLMC Note 1.250% Due 10/02/2019	500,000.00	05/17/2016 1.13%	501,970.00 501,970.00	98.48 2.49%	492,403.00 1,545.14	1.41% (9,567.00)	Aaa / AA+ AAA	1.26 1.23
3135G0R39	FNMA Note 1.000% Due 10/24/2019	300,000.00	11/10/2016 1.22%	298,131.00 298,131.00	98.10 2.48%	294,288.90 568.33	0.84% (3,842.10)	Aaa / AA+ AAA	1.32 1.29
3136FTB73	FNMA Callable Note 1X 2/7/2014 2.000% Due 02/07/2020	650,000.00	05/22/2017 1.51%	658,365.50 658,365.50	99.12 2.56%	644,297.55 5,200.00	1.85% (14,067.95)	Aaa / AA+ AAA	1.61 1.55
3135G0UU5	FNMA Callable Note 1X 3/6/2014 1.750% Due 03/06/2020	280,000.00	05/18/2016 1.33%	284,376.40 284,376.40	98.71 2.54%	276,378.76 1,585.28	0.79% (7,997.64)	Aaa / AA+ AAA	1.68 1.64
3133714H6	FHLB Note 3.000% Due 03/18/2020	100,000.00	04/25/2016 1.35%	106,253.00 106,253.00	100.68 2.59%	100,681.30 858.33	0.29% (5,571.70)	Aaa / AA+ AAA	1.72 1.65
3133EHFL2	FCCB Note 1.550% Due 04/13/2020	650,000.00	04/13/2017 1.51%	650,708.50 650,708.50	98.24 2.56%	638,588.60 2,182.92	1.83% (12,119.90)	Aaa / AA+ AAA	1.79 1.74
3137EAEF2	FHLMC Note 1.375% Due 04/20/2020	650,000.00	04/19/2017 1.48%	647,926.50 647,926.50	97.92 2.56%	636,489.75 1,762.67	1.82% (11,436.75)	Aaa / AA+ AAA	1.81 1.76
3135G0U35	FNMA Note 2.750% Due 06/22/2021	700,000.00	06/28/2018 2.68%	701,295.00 701,295.00	100.09 2.72%	700,621.60 320.83	2.00% (673.40)	Aaa / AA+ AAA	2.98 2.84
3135G0S38	FNMA Note 2.000% Due 01/05/2022	650,000.00	Various 2.04%	649,156.00 649,156.00	97.47 2.76%	633,551.10 6,355.55	1.82% (15,604.90)	Aaa / AA+ AAA	3.52 3.33
313379Q69	FHLB Note 2.125% Due 06/10/2022	700,000.00	06/06/2018 2.81%	681,828.70 681,828.70	97.45 2.81%	682,166.80 867.71	1.95% 338.10	Aaa / AA+ AAA	3.95 3.75
Total Agency		12,044,000.00	1.38%	12,087,688.69	2.39%	11,922,311.02 41,188.44	34.12% (165,377.67)	Aaa / AA+ Aaa	1.37 1.32
Commercial Paper									
36164KGW5	GE Capital Treasury LLC Discount CP 1.910% Due 07/30/2018	250,000.00	01/31/2018 1.96%	247,612.50 249,615.35	99.85 1.96%	249,615.35 0.00	0.71% 0.00	P-1 / A-1 F-1	0.08 0.08



Holdings Report

City of Solana Beach - Account #10471

For the Month Ending 6/30/2018

CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
89233HGX6	Toyota Motor Credit Discount CP 1.850% Due 07/31/2018	250,000.00	01/26/2018 1.89%	247,648.96 249,614.58	99.85 1.89%	249,614.58 0.00	0.71% 0.00	P-1/A-1+ NR	0.08 0.08
21687BH61	Rabobank Nederland NV NY Discount CP 1.900% Due 08/06/2018	500,000.00	02/01/2018 1.94%	495,223.61 499,050.00	99.81 1.94%	499,050.00 0.00	1.42% 0.00	P-1/A-1 NR	0.10 0.10
Total Commercial Paper		1,000,000.00	1.93%	990,485.07 998,279.93	1.93%	998,279.93 0.00	2.85% 0.00	P-1/A-1 F-1	0.09 0.09
Money Market Fund FI									
31846V203	First American Govt Obligation Fund	18,611.98	Various 1.50%	18,611.98 18,611.98	1.00 1.50%	18,611.98 0.00	0.05% 0.00	Aaa / AAA AAA	0.00 0.00
Total Money Market Fund FI		18,611.98	1.50%	18,611.98 18,611.98	1.50%	18,611.98 0.00	0.05% 0.00	Aaa / AAA Aaa	0.00 0.00
Negotiable CD									
06417GYU6	Bank of Nova Scotia Yankee CD 1.660% Due 09/21/2018	500,000.00	01/29/2018 2.00%	498,870.72 498,870.72	99.77 2.00%	498,870.72 6,501.67	1.44% 0.00	P-1/A-1+ F-1+	0.23 0.23
96121T6G8	Westpac Banking Corp Yankee CD 2.060% Due 11/01/2018	700,000.00	01/30/2018 2.06%	700,000.00 700,000.00	100.00 2.06%	700,000.00 6,048.39	2.01% 0.00	P-1/A-1+ F-1+	0.34 0.34
Total Negotiable CD		1,200,000.00	2.03%	1,198,870.72 1,198,870.72	2.03%	1,198,870.72 12,550.06	3.45% 0.00	Aaa / AAA Aaa	0.29 0.29
Supranational									
459058FA6	Intl. Bank Recon & Development Note 1.375% Due 03/30/2020	650,000.00	02/27/2017 1.63%	645,060.00 645,060.00	97.88 2.62%	636,213.50 2,259.20	1.82% (8,846.50)	Aaa / AAA AAA	1.75 1.71
4581X0CX4	Inter-American Dev Bank Note 1.625% Due 05/12/2020	480,000.00	04/05/2017 1.70%	478,862.40 478,862.40	98.31 2.56%	471,869.76 1,061.67	1.35% (6,992.64)	Aaa / AAA AAA	1.87 1.82
45950KCM0	International Finance Corp Note 2.250% Due 01/25/2021	205,000.00	01/18/2018 2.35%	204,397.30 204,397.30	98.81 2.73%	202,568.09 1,998.75	0.58% (1,829.21)	Aaa / AAA NR	2.58 2.45
4581X0CN6	Inter-American Dev Bank Note 1.750% Due 04/14/2022	400,000.00	04/24/2018 2.92%	382,616.00 382,616.00	96.33 2.78%	385,338.00 1,497.22	1.10% 2,722.00	Aaa / AAA AAA	3.79 3.62
Total Supranational		1,735,000.00	2.03%	1,710,935.70 1,710,935.70	2.65%	1,695,989.35 6,816.84	4.86% (14,946.35)	Aaa / AAA Aaa	2.35 2.26
US Corporate									
097014AM6	Boeing Capital Corp Callable Note Cont 7/15/18 2.900% Due 08/15/2018	160,000.00	05/02/2016 1.11%	166,408.00 166,408.00	100.02 2.38%	160,033.76 1,752.89	0.46% (6,374.24)	A2 / A A	0.13 0.04
89236TAY1	Toyota Motor Credit Corp Note 2.000% Due 10/24/2018	150,000.00	03/29/2016 1.35%	152,460.00 152,460.00	99.84 2.51%	149,756.70 558.33	0.43% (2,703.30)	Aa3 / AA- A	0.32 0.31
94974BFQ8	Wells Fargo Corp Note 2.150% Due 01/15/2019	300,000.00	Various 1.59%	304,455.80 304,455.80	99.67 2.77%	299,003.10 2,974.16	0.86% (5,452.70)	A2 / A- A+	0.55 0.53
30231GAP7	Exxon Mobil Corp Note 1.708% Due 03/01/2019	150,000.00	06/07/2016 1.32%	151,548.00 151,548.00	99.50 2.47%	149,244.45 854.00	0.43% (2,303.55)	Aaa / AA+ NR	0.67 0.66



Holdings Report

City of Solana Beach - Account #10471

For the Month Ending 6/30/2018

CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
30231GAD4	Exxon Mobil Corp Callable Note Cont 2/15/2019 1.819% Due 03/15/2019	160,000.00	04/19/2016 1.26%	162,516.80 162,516.80	99.50 2.64%	159,194.08 856.95	0.46% (3,322.72)	Aaa / AA+	0.71 0.61
91159HHH6	US Bancorp Callable Note Cont 3/25/2019 2.200% Due 04/25/2019	450,000.00	Various 1.71%	454,552.50 454,552.50	99.62 2.67%	448,271.55 1,815.00	1.28% (6,280.95)	A1 / A+	0.82 0.80
037833AQ3	Apple Inc Note 2.100% Due 05/06/2019	300,000.00	Various 1.33%	306,734.80 306,734.80	99.69 2.46%	299,081.70 962.50	0.86% (7,653.10)	Aa1 / AA+	0.85 0.83
89236TDE2	Toyota Motor Credit Corp Note 1.400% Due 05/20/2019	150,000.00	05/17/2016 1.45%	149,790.00 149,790.00	98.91 2.64%	148,371.00 239.17	0.42% (1,419.00)	Aa3 / AA-	0.89 0.87
02665WBE0	American Honda Finance Note 1.200% Due 07/12/2019	225,000.00	10/07/2016 1.46%	223,434.00 223,434.00	98.45 2.73%	221,513.40 1,267.50	0.64% (1,920.60)	A2 / A+	1.03 1.01
584918BN3	Microsoft Note 1.100% Due 08/08/2019	305,000.00	08/01/2016 1.14%	304,685.85 304,685.85	98.43 2.55%	300,215.16 1,332.68	0.86% (4,470.69)	Aaa / AAA	1.11 1.08
06406HCW7	Bank of New York Callable Note Cont 8/11/2019 2.300% Due 09/11/2019	500,000.00	Various 1.74%	508,003.60 508,003.60	99.46 2.80%	497,294.00 3,513.89	1.43% (10,709.60)	A1 / A	1.20 1.08
24422ETJ8	John Deere Capital Corp Note 1.250% Due 10/09/2019	419,000.00	Various 1.51%	416,207.35 416,207.35	98.15 2.73%	411,267.36 1,192.98	1.18% (4,939.99)	A2 / A	1.28 1.25
36962G7M0	General Electric Capital Corp Callable Note 1X 12/9/2019 2.200% Due 01/09/2020	350,000.00	12/13/2016 2.06%	351,459.50 351,459.50	98.80 3.01%	345,810.85 3,678.89	1.00% (5,648.65)	A2 / A	1.53 1.47
89236TDU6	Toyota Motor Credit Corp Note 1.950% Due 04/17/2020	150,000.00	04/24/2017 1.91%	150,154.50 150,154.50	98.28 2.94%	147,419.55 601.25	0.42% (2,734.95)	Aa3 / AA-	1.80 1.74
69353REP9	PNC Bank Callable Note 5/2/2020 2.300% Due 06/01/2020	450,000.00	06/07/2017 2.03%	453,442.50 453,442.50	98.48 3.12%	443,173.05 862.50	1.27% (10,269.45)	A2 / A	1.92 1.86
437076BQ4	Home Depot Note 1.800% Due 06/05/2020	425,000.00	05/24/2017 1.82%	424,753.50 424,753.50	98.20 2.76%	417,355.53 552.50	1.19% (7,397.97)	A2 / A	1.93 1.88
40428HPV8	HSBC USA Inc Note 2.750% Due 08/07/2020	200,000.00	05/18/2017 2.16%	203,620.00 203,620.00	99.08 3.21%	198,159.80 2,200.00	0.57% (5,460.20)	A2 / A	2.11 2.00
857477AS2	State Street Bank Note 2.550% Due 08/18/2020	400,000.00	Various 2.52%	401,010.00 401,010.00	99.19 2.95%	396,742.40 3,768.34	1.14% (4,267.60)	A1 / A	2.14 2.04
02666WAZ4	American Honda Finance Note 2.450% Due 09/24/2020	200,000.00	02/07/2017 2.16%	201,980.00 201,980.00	98.74 3.04%	197,476.80 1,320.28	0.57% (4,503.20)	A2 / A+	2.24 2.14
74009FBP8	Praxair Note 2.250% Due 09/24/2020	400,000.00	04/25/2017 1.98%	403,524.00 403,524.00	98.48 2.96%	393,920.00 2,425.00	1.13% (9,604.00)	A2 / A	2.24 2.15
44932HAB9	IBM Credit Corp Note 1.800% Due 01/20/2021	600,000.00	12/14/2017 2.26%	591,738.00 591,738.00	96.90 3.07%	581,406.00 4,830.00	1.67% (10,332.00)	A1 / A+	2.56 2.45
17275RBD3	Cisco Systems Note 2.200% Due 02/28/2021	500,000.00	03/28/2018 2.83%	491,265.00 491,265.00	98.11 2.94%	490,550.00 3,758.33	1.41% (7,150.00)	A1 / AA-	2.67 2.54
22160KAJ4	Costco Wholesale Corp Note 2.150% Due 05/18/2021	500,000.00	Various 2.05%	501,777.00 501,777.00	97.81 2.95%	489,050.50 1,284.03	1.40% (12,726.50)	A1 / A+	2.88 2.76
808513AW5	Charles Schwab Corp Callable Note Cont 4/21/2021 3.250% Due 05/21/2021	160,000.00	05/17/2018 3.25%	159,995.20 159,995.20	100.40 3.10%	160,639.36 563.33	0.46% 644.16	A2 / A	2.89 2.66
66389XBK0	Oracle Corp Callable Note Cont 8/01/21 1.900% Due 09/15/2021	250,000.00	10/12/2017 2.11%	248,072.50 248,072.50	95.24 3.48%	238,104.75 1,398.61	0.68% (9,967.75)	A1 / AA-	3.21 3.05



Holdings Report

City of Solana Beach - Account #10471

For the Month Ending 6/30/2018

CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
89236TDP7	Toyota Motor Credit Corp Note 2.600% Due 01/11/2022	150,000.00	04/18/2018 3.10%	147,382.50 147,382.50	97.95 3.22%	146,927.25 1,941.67	0.42% (455.25)	Aa3 / AA- A	3.54 3.30
68389XB80	Oracle Corp Callable Note Cont 3/15/2022 2.500% Due 05/15/2022	150,000.00	06/13/2018 3.21%	146,086.50 146,086.50	97.37 3.23%	146,057.70 479.17	0.42% (28.80)	A1 / AA- A+	3.88 3.64
911312BC9	UPS Callable Note Cont 4/16/2022 2.350% Due 05/16/2022	400,000.00	04/10/2018 2.99%	390,204.00 390,204.00	97.02 3.17%	388,086.80 1,175.00	1.11% (2,117.20)	A1 / A+ NR	3.88 3.66
09247XAJ0	Blackrock Inc Note 3.375% Due 06/01/2022	500,000.00	06/07/2018 3.20%	503,220.00 503,220.00	100.77 3.16%	503,873.00 1,406.25	1.44% 653.00	Aa3 / AA- NR	3.92 3.64
Total US Corporate		9,054,000.00	2.07%	9,070,481.40	2.90%	8,927,999.60	25.60% (142,481.30)	A1 / A+ A+	2.01 1.91
US Treasury									
912828K82	US Treasury Note 1.000% Due 08/15/2018	450,000.00	05/24/2016 0.98%	450,230.02 450,230.02	99.89 1.83%	449,521.20 1,690.61	1.29% (708.82)	Aaa / AA+ AAA	0.13 0.13
912828A34	US Treasury Note 1.250% Due 11/30/2018	260,000.00	04/29/2016 0.88%	262,418.06 262,418.06	99.66 2.08%	259,106.12 275.27	0.74% (3,311.94)	Aaa / AA+ AAA	0.42 0.41
912828N63	US Treasury Note 1.125% Due 01/15/2019	500,000.00	05/18/2016 0.97%	502,091.52 502,091.52	99.44 2.18%	497,187.50 2,594.96	1.43% (4,904.02)	Aaa / AA+ AAA	0.55 0.53
912828TC4	US Treasury Note 1.000% Due 06/30/2019	260,000.00	04/21/2016 1.02%	259,828.22 259,828.22	98.67 2.35%	256,546.94 7.07	0.73% (3,281.28)	Aaa / AA+ AAA	1.00 0.99
912828S43	US Treasury Note 0.750% Due 07/15/2019	500,000.00	10/03/2016 0.90%	497,970.43 497,970.43	98.34 2.37%	491,719.00 1,729.97	1.41% (6,251.43)	Aaa / AA+ AAA	1.04 1.02
912828TN0	US Treasury Note 1.000% Due 08/31/2019	260,000.00	04/14/2016 0.98%	260,183.68 260,183.68	98.38 2.41%	255,785.14 869.02	0.73% (4,398.54)	Aaa / AA+ AAA	1.17 1.15
912828TR1	US Treasury Note 1.000% Due 09/30/2019	260,000.00	04/14/2016 0.99%	260,051.65 260,051.65	98.25 2.43%	255,439.86 653.55	0.73% (4,611.79)	Aaa / AA+ AAA	1.25 1.23
912828UB4	US Treasury Note 1.000% Due 11/30/2019	525,000.00	Various 1.01%	524,848.25 524,848.25	97.97 2.46%	514,356.68 444.67	1.47% (10,491.57)	Aaa / AA+ AAA	1.42 1.39
912828UF5	US Treasury Note 1.125% Due 12/31/2019	260,000.00	04/26/2016 1.20%	259,320.40 259,320.40	98.02 2.48%	254,850.70 7.95	0.73% (4,469.70)	Aaa / AA+ AAA	1.50 1.47
912828H52	US Treasury Note 1.250% Due 01/31/2020	450,000.00	05/18/2016 1.21%	450,581.58 450,581.58	98.09 2.49%	441,386.55 2,346.34	1.27% (9,195.03)	Aaa / AA+ AAA	1.59 1.55
912828M98	US Treasury Note 1.625% Due 11/30/2020	450,000.00	03/08/2017 1.90%	445,606.98 445,606.98	97.76 2.59%	439,810.10 619.36	1.26% (5,696.88)	Aaa / AA+ AAA	2.42 2.35
912828S27	US Treasury Note 1.125% Due 06/30/2021	200,000.00	06/28/2017 1.68%	195,688.17 195,688.17	95.68 2.63%	191,359.40 6.11	0.55% (4,328.77)	Aaa / AA+ AAA	3.00 2.92
912828T34	US Treasury Note 1.125% Due 09/30/2021	600,000.00	08/14/2017 1.67%	586,923.89 586,923.89	95.28 2.65%	571,663.80 1,696.72	1.64% (15,260.09)	Aaa / AA+ AAA	3.25 3.15
912828T67	US Treasury Note 1.250% Due 10/31/2021	400,000.00	08/30/2017 1.64%	393,673.22 393,673.22	95.54 2.66%	382,156.40 842.39	1.09% (11,516.82)	Aaa / AA+ AAA	3.34 3.22
912828U81	US Treasury Note 2.000% Due 12/31/2021	700,000.00	01/30/2018 2.41%	689,226.56 689,226.56	97.78 2.67%	684,468.40 38.04	1.95% (4,758.16)	Aaa / AA+ AAA	3.51 3.35

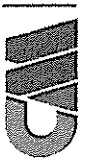


Holdings Report

City of Solana Beach - Account #10471

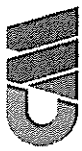
For the Month Ending 6/30/2018

CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
912828H86	US Treasury Note 1.500% Due 01/31/2022	550,000.00	08/15/2017 1.77%	543,578.01	96.00 2.68%	527,978.55 3,441.30	1.52% (15,599.46)	Aaa / AA+	3.59 3.43
912828W55	US Treasury Note 1.875% Due 02/28/2022	700,000.00	Various 2.03%	695,585.94	97.21 2.68%	680,476.30 4,386.89	1.95% (15,109.64)	Aaa / AA+	3.67 3.49
912828J76	US Treasury Note 1.750% Due 03/31/2022	600,000.00	09/15/2017 1.77%	599,509.82	96.69 2.68%	580,125.00 2,639.34	1.66% (19,384.82)	Aaa / AA+	3.75 3.58
912828XR6	US Treasury Note 1.750% Due 05/31/2022	725,000.00	Various 2.61%	700,125.97	96.50 2.70%	699,596.73 1,074.62	2.00% (529.24)	Aaa / AA+	3.92 3.75
912828XW5	US Treasury Note 1.750% Due 06/30/2022	750,000.00	Various 2.56%	725,751.95	96.41 2.70%	723,105.75 35.66	2.06% (2,646.20)	Aaa / AA+	4.00 3.83
Total US Treasury		9,400,000.00	1.55%	9,303,194.32	2.52%	9,156,740.12 25,399.84	26.19% (146,454.20)	Aaa / AA+ Aaa	2.51 2.42
TOTAL PORTFOLIO		35,466,385.72	1.71%	35,395,015.50 35,402,810.36	2.55%	34,929,931.56 136,157.61	100.00% (472,878.80)	Aa1 / AA Aaa	1.83 1.71
TOTAL MARKET VALUE PLUS ACCRUALS						35,066,089.17			



SECTION 4

Transactions



Transaction Ledger

City of Solana Beach - Account #10471

March 31, 2018 through June 30, 2018

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Paid/Sold	Total Amount	Gain/Loss
ACQUISITIONS										
Purchase	04/12/2018	911312BC9	400,000.00	UPS Callable Note Cont 4/16/2022 2.35% Due: 05/16/2022	97.551	2.99%	390,204.00	3,812.22	394,016.22	0.00
Purchase	04/20/2018	89236TDP7	150,000.00	Toyota Motor Credit Corp Note 2.6% Due: 01/11/2022	98.255	3.10%	147,382.50	1,072.50	148,455.00	0.00
Purchase	04/26/2018	4581X0CN6	400,000.00	Inter-American Dev Bank Note 1.75% Due: 04/14/2022	95.654	2.92%	382,616.00	233.33	382,849.33	0.00
Purchase	05/22/2018	808513AW5	160,000.00	Charles Schwab Corp Callable Note Cont 4/21/2021 3.25% Due: 05/21/2021	99.997	3.25%	159,995.20	0.00	159,995.20	0.00
Purchase	05/30/2018	43814UAG4	135,000.00	Honda Auto Receivables 2018-2 A3 3.01% Due: 05/18/2022	99.998	3.03%	134,997.06	0.00	134,997.06	0.00
Purchase	05/31/2018	912828XW5	350,000.00	US Treasury Note 1.75% Due: 06/30/2022	96.590	2.64%	338,064.45	2,554.90	340,619.35	0.00
Purchase	06/07/2018	313379Q69	700,000.00	FHLB Note 2.125% Due: 06/10/2022	97.404	2.81%	681,828.70	7,313.54	689,142.24	0.00
Purchase	06/11/2018	09247XAJ0	500,000.00	Blackrock Inc Note 3.375% Due: 06/01/2022	100.644	3.20%	503,220.00	468.75	503,688.75	0.00
Purchase	06/15/2018	68389XBB0	150,000.00	Oracle Corp Callable Note Cont 3/15/2022 2.5% Due: 05/15/2022	97.391	3.21%	146,086.50	312.50	146,399.00	0.00
Purchase	06/29/2018	3135G0UJ5	700,000.00	FNMA Note 2.75% Due: 06/22/2021	100.185	2.68%	701,295.00	213.89	701,508.89	0.00
			Subtotal				3,585,689.41	15,981.63	3,601,671.04	0.00
TOTAL ACQUISITIONS			3,645,000.00				3,585,689.41	15,981.63	3,601,671.04	0.00
DISPOSITIONS										
Call	06/25/2018	808513AJ4	250,000.00	Charles Schwab Corp Callable Note Cont 6/25/2018 2.2% Due: 07/25/2018	100.000	2.20%	250,000.00	2,291.65	252,291.65	-3201.50
			Subtotal				250,000.00	2,291.65	252,291.65	-3,201.50
Maturity	04/09/2018	3137EAEA3	475,000.00	FHLMC Note 0.75% Due: 04/09/2018	100.000		475,000.00	0.00	475,000.00	1444.75



Transaction Ledger

City of Solana Beach - Account #10471

March 31, 2018 through June 30, 2018

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
Maturity	04/18/2018	3133EF3B1	250,000.00	FFCB Note 0.75% Due: 04/18/2018	100.000		250,000.00	0.00	250,000.00	340.00
Maturity	05/15/2018	857477AK9	160,000.00	Slate Street Bank Note 1.35% Due: 05/15/2018	100.000		160,000.00	0.00	160,000.00	-340.80
Maturity	05/18/2018	747525AG8	300,000.00	Qualcomm Inc Note 1.4% Due: 05/18/2018	100.000		300,000.00	0.00	300,000.00	-1453.80
Maturity	05/29/2018	06538CEV9	700,000.00	Bank of Tokyo Mitsubishi NY Discount CP 1.83% Due: 05/29/2018	99.375		700,000.00	0.00	700,000.00	0.00
Maturity	06/05/2018	3130A8EJ8	500,000.00	FHLB Note 0.85% Due: 06/05/2018	100.000		500,000.00	0.00	500,000.00	80.00
Maturity	06/15/2018	912828XF2	260,000.00	US Treasury Note 1.125% Due: 06/15/2018	100.000		260,000.00	0.00	260,000.00	-1382.12
Maturity	06/24/2018	166764AE0	150,000.00	Chevron Corp Callable Note Cont 5/24/2018 1.718% Due: 06/24/2018	100.000		150,000.00	0.00	150,000.00	-1564.50
	Subtotal		2,795,000.00				2,795,000.00	0.00	2,795,000.00	-2,876.47
TOTAL DISPOSITIONS			3,438,477.12				3,438,477.12	6,716.96	3,445,194.08	-6,065.24

2018 Chandler Asset Management, Inc, An Independent Registered Investment Adviser.

Information contained herein is confidential. Prices are provided by IDC, an independent pricing source. In the event IDC does not provide a price or if the price provided is not reflective of fair market value, Chandler will obtain pricing from an alternative approved third party pricing source in accordance with our written valuation policy and procedures. Our valuation procedures are also disclosed in Item 5 of our Form ADV Part 2A.

Performance results are presented gross-of-fees and represent the client's Total Return. These results include the reinvestment of dividends and other earnings. Past performance may not be indicative of future results. Therefore, no current or prospective client should assume that future performance of any specific investment or investment strategy will be profitable or equal to past performance levels. All investment strategies have the potential for profit or loss. Economic factors, market conditions or changes in investment strategies, contributions or withdrawals may materially alter the performance and results of your portfolio.

Index returns assume reinvestment of all distributions. Historical performance results for investment indexes generally do not reflect the deduction of transaction and/or custodial charges or the deduction of an investment management fee, the incurrence of which would have the effect of decreasing historical performance results. It is not possible to invest directly in an index.

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Fixed income investments are subject to interest, credit and market risk. Interest rate risk: the value of fixed income investments will decline as interest rates rise. Credit risk: the possibility that the borrower may not be able to repay interest and principal. Low rated bonds generally have to pay higher interest rates to attract investors willing to take on greater risk. Market risk: the bond market in general could decline due to economic conditions, especially during periods of rising interest rates.

**City of Solana Beach
Cash and Investment Report
September 30, 2017 (Amended*)**

Type of Investment	Custodian	Maturity	Current Stated Yield	Percent of Portfolio	Cost Value (Rounded)	Market Value (Rounded)	Current Quarter Yield	Quarter Interest Earned (Rounded)	Fiscal Year Interest Earned (Rounded)
General Checking Account	Union Bank of California	On Demand	N/A	2.24%	\$ 821,499	\$ 821,499	N/A	N/A	N/A
Payroll Account	Union Bank of California	On Demand	N/A	0.05%	21,112	21,112	N/A	N/A	N/A
Worker's Comp - Checking	Union Bank of California	On Demand	N/A	0.02%	5,777	5,777	N/A	N/A	N/A
Successor Agency - Checking	Union Bank of California	On Demand	N/A	0.65%	237,638	237,638	N/A	N/A	N/A
Local Agency Investment Fund	State of CA	On Demand	N/A	7.53%	2,768,615	2,767,539	0.92%	4,677	4,677
Chandler Asset Management (CMA) Investment Portfolio	US Bank	1 to 3 years	N/A	85.91%	31,574,263	31,411,450	1.31%	110,564	110,564
Public Agency Retirement Services (PARS) US Bank	US Bank	Varied	N/A	2.95%	1,084,813	1,109,229	2.46%	8,628	8,628
Wells Fargo Advantage Money Market 2006 Tax Allocation Bonds (Cash with Fiscal Agent)	Wells Fargo Bank	Varied	N/A	0.64%	236,182	235,883	0.00%	299	299
Blackrock Institutional Funds 2006 Sewer Revenue Bonds (Cash with Fiscal Agent)	Union Bank of California	Varied	N/A	0.00%	738	738	0.91%	1,118	1,118
Total Cash and Investments					\$ 36,750,637	\$ 36,670,865		\$ 125,286	\$ 125,286

⁽¹⁾ Funds may be withdrawn with 24 hours notice

⁽²⁾ Source: Monthly Pooled Money Investment Account Market Valuation as reported by LAIF (if available)

⁽³⁾ Source: US Bank Asset Summary

⁽⁴⁾ Source: fiscal agent month-end statements

⁽⁵⁾ Source: CMA statements

⁽⁶⁾ Includes accrued interest

⁽⁷⁾ Includes realized investment gains/losses

⁽⁸⁾ Quarter Yield as of Aug 17 PARS statement

I certify that this report accurately reflects all pooled investments and is in compliance with Government Code Section 53640-53645 as amended January 1, 1996 as well as the investment policy of the City of Solana Beach as approved annually by the City Council

Furthermore, I certify that sufficient investment liquidity and anticipated revenues are available to meet the City's budgeted expenditure requirements for the next six months

Date 8/14/18

Approved by Mane Marion Bertuti
 Finance Manager/Treasurer

Prepared by Catherine Wong
 Accountant

*Amended to correct Chandler Asset Management (CMA) Investment Portfolio "Quarter Interest Earned" and "Fiscal Year to Date Interest Earned" amounts

**City of Solana Beach
Cash and Investment Report
December 31, 2017 (Amended*)**

Type of Investment	Custodian	Maturity	Current Stated Yield	Percent of Portfolio	Cost Value (Rounded)	Market Value (Rounded)	Current Quarter Yield	Quarter Interest Earned (Rounded)	Fiscal Year Interest Earned (Rounded)
General Checking Account	Union Bank of California	On Demand ⁽¹⁾	N/A	2.10%	\$ 799,183	\$ 799,183	N/A	N/A	N/A
Payroll Account	Union Bank of California	On Demand ⁽¹⁾	N/A	0.07%	25,411	25,411	N/A	N/A	N/A
Worker's Comp - Checking	Union Bank of California	On Demand ⁽¹⁾	N/A	0.10%	36,564	36,564	N/A	N/A	N/A
Successor Agency - Checking	Union Bank of California	On Demand ⁽¹⁾	N/A	0.63%	237,638	237,638	N/A	N/A	N/A
Local Agency Investment Fund	State of CA	On Demand ⁽¹⁾	N/A	9.67%	3,673,292	3,672,216 ⁽²⁾	1.20%	2,697	7,374
Chandler Asset Management (CMA) Investment Portfolio	US Bank	1 to 3 years	N/A	83.34%	31,673,201	31,365,319 ⁽³⁾	1.38%	120,523	231,087 ⁽⁴⁾
Public Agency Retirement Services (PARS) US Bank	US Bank	Varied	N/A	4.10%	1,536,657	1,645,429 ⁽⁵⁾	2.66%	40,956	49,584 ⁽⁷⁾
Wells Fargo Advantage Money Market 2006 Tax Allocation Bonds (Cash with Fiscal Agent)	Wells Fargo Bank	Varied	N/A	0.00%	0	0	0.00%	343	642
Blackrock Institutional Funds 2005 Sewer Revenue Bonds (Cash with Fiscal Agent)	Union Bank of California	Varied	N/A	0.00%	1	1	0.00%	4	1,122
					Total Cash and Investments	\$ 38,003,947		\$ 164,522	\$ 289,809

⁽¹⁾ Funds may be withdrawn with 24 hours notice
⁽²⁾ Source: Monthly Pooled Money Investment Account Market Valuation as reported by LAIF (if available)
⁽³⁾ Source: US Bank Asset Summary
⁽⁴⁾ Source: fiscal agent month-end statements
⁽⁵⁾ Source: CMA statements
⁽⁶⁾ Includes accrued interest
⁽⁷⁾ Includes realized investment gains/losses

I certify that this report accurately reflects all pooled investments and is in compliance with Government Code Section 53640-53645 as amended January 1, 1995 as well as the investment policy of the City of Solana Beach as approved annually by the City Council

Furthermore, I certify that sufficient investment liquidity and anticipated revenues are available to meet the City's budgeted expenditure requirements for the next six months

Date: 8/14/18
 Approved by: Nani Harrison-Bakhti
 Maire Marron Bakhti
 Finance Manager/Treasurer
 Prepared by: Catherine Wong
 Catherine Wong
 Accountant

*Amended to correct Chandler Asset Management (CMA) Investment Portfolio "Quarter Interest Earned" and "Fiscal Year to Date Interest Earned" amounts

**City of Solana Beach
Cash and Investment Report
March 31, 2018 (Amended*)**

Type of Investment	Custodian	Maturity	Current Stated Yield	Percent of Portfolio	Cost Value (Rounded)	Market Value (Rounded)	Current Quarter Yield	Quarter		Fiscal Year
								Interest Earned (Rounded)	Interest to Date (Rounded)	
General Checking Account	Union Bank of California	On Demand	N/A	0.94%	\$ 376,871	\$ 378,871	N/A	N/A	N/A	N/A
Payroll Account	Union Bank of California	On Demand	N/A	0.05%	21,672	21,672	N/A	N/A	N/A	N/A
Worker's Comp - Checking	Union Bank of California	On Demand	N/A	0.06%	23,952	23,952	N/A	N/A	N/A	N/A
Successor Agency - Checking	Union Bank of California	On Demand	N/A	1.30%	527,681	527,681	N/A	N/A	N/A	N/A
Local Agency Investment Fund	State of CA	On Demand	N/A	6.61%	2,675,989	2,674,912	1.51%	12,275	19,649	19,649
Chandler Asset Management (CMA) Investment Portfolio	US Bank	1 to 3 years	N/A	87.16%	35,278,321	34,819,035	2.34%	114,661	345,948	345,948
Public Agency Retirement Services (PARS) US Bank	US Bank	Varied	N/A	3.87%	1,565,343	1,632,376	0.70%	9,094	58,678	58,678
Wells Fargo Advantage Money Market RDA Refunding Bond Series 2017	Wells Fargo Bank (Cash with Fiscal Agent)	Varied	N/A	0.00%	1,697	1,697	0.00%	5	647	647
Total Cash and Investments							\$ 40,473,526	\$ 40,080,196	\$ 136,235	\$ 424,921

(1) Funds may be withdrawn with 24 hours notice
 (2) Source: Monthly Pooled Money Investment Account Market Valuation as reported by LAIF (if available)
 (3) Quarter Yield as of Feb 18 PARS statement
 (4) Source: US Bank Asset Summary
 (5) Source: fiscal agent month-end statements
 (6) Source: CMA US Bank statements
 (7) Includes realized investment gains/losses
 (8) Includes accrued interest

I certify that this report accurately reflects all pooled investments and is in compliance with Government Code Section 53640-53646 as amended January 1, 1996, as well as the investment policy of the City of Solana Beach as approved annually by the City Council.

Furthermore, I certify that sufficient investment liquidity and anticipated revenues are available to meet the City's budgeted expenditure requirements for the next six months.

Date: 8/14/18
 Approved by: Marie Maron Beukel
 Finance Manager/Treasurer
 Prepared by: Catherine Wong
 Accountant

*Amended to correct Chandler Asset Management (CMA) Investment Portfolio "Quarter Interest Earned" and "Fiscal Year to Date Interest Earned" amounts