



# CITY OF SOLANA BEACH

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

## AGENDA

### Joint REGULAR Meeting

Wednesday, December 8, 2021 \* 6:00 p.m.

Teleconference Location Only-City Hall/Council Chambers, 635 S. Highway 101, Solana Beach, California

This meeting will be conducted in accordance with California Government Code sections 54953(e) and 54954.3 and other applicable law.

#### MEETING LOCATION WILL NOT BE OPEN TO THE PUBLIC

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

#### AGENDA MATERIALS

A full City Council agenda packet including relative supporting documentation is posted online [www.cityofsolanabeach.org](http://www.cityofsolanabeach.org) Closed Session Agendas are posted at least 72 hours prior to regular meetings and at least 24 hours prior to special meetings.

#### WATCH THE MEETING

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

#### PUBLIC COMMENTS

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

OR

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

#### Before Meeting

- Alert Clerk's Office. We ask that you alert us that you will joining the meeting to speak. Please email us at [clerkoffice@cosb.org](mailto:clerkoffice@cosb.org) to let us know which item you will speak on. This allows our Staff to manage speakers more efficiently.
- Watch the Meeting and Make a Public Comment  
You can watch the meeting on the Live Meeting button on the Public Meetings page OR on TV at the stations provided above OR on the zoom event:  
<https://cosb-org.zoom.us/j/85164574499?pwd=b1BIWDRiU3lCejRSZGNrTHlmoEJnUT09>  
**Webinar ID: 851 6457 4499 Passcode: 978359**  
If you cannot log on or need to use a phone for audio quality, use one of these call-in numbers:  
**888 475 4499 (Toll Free) or 833 548 0276 (Toll Free)**
- Join/Log-In to the meeting at least 15 minutes prior to the start time so that the City Clerk can verify that you are ready to speak before the meeting begins.
- Audio Accessibility: If your computer does not have a microphone or you have sound issues, you can call-in from a landline or cell phone and use it as your audio (phone # is provided once you log-in to Zoom, see above). If you call in for better audio, mute your computer's speakers to eliminate feedback so that you do not have two audios when you are speaking.

During Meeting:

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

**SPECIAL ASSISTANCE NEEDED - AMERICAN DISABILITIES ACT TITLE 2**

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

<b>CITY COUNCILMEMBERS</b>			
<b>Lesa Heebner, Mayor</b>			
<b>Kristi Becker</b> Deputy Mayor	<b>Kelly Harless</b> Councilmember	<b>David A. Zito</b> Councilmember District 1	<b>Jewel Edson</b> Councilmember District 3

Gregory Wade  
**City Manager**

Johanna Canlas  
**City Attorney**

Angela Ivey  
**City Clerk**

**SPEAKERS:**

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

**READING OF ORDINANCES AND RESOLUTIONS:**

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

**CALL TO ORDER AND ROLL CALL:**

**CLOSED SESSION REPORT:**

**FLAG SALUTE:**

**PROCLAMATIONS/CERTIFICATES:** *Ceremonial*

*None at the posting of this agenda*

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

*None at the posting of this agenda*

**APPROVAL OF AGENDA:**

**ORAL COMMUNICATIONS:**

**Note to Public:** Refer to [Public Participation](#) for information on how to submit public comment.

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submitted written comments for the record to be filed with the record or by registering to join the virtual meeting online to speak live, per the Public Participation instructions on the Agenda. 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 speaker is THREE MINUTES (SBMC 2.04.190).

### **COUNCIL COMMUNITY ANNOUNCEMENTS / COMMENTARY:**

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

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

**Note to Public:** Refer to [Public Participation](#) for information on how to submit public comment.

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

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

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 October 13, 2021 City Council Meeting.

#### **[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 October 23, 2021– November 5, 2021.

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

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

Recommendation: That the City Council

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

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

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**A.4. Local Emergency Teleconferencing.** (File 0240-25)

Recommendation: That the City Council

1. Adopt **Resolution 2021-137** authorizing remote teleconference meetings of the legislative bodies of the City for the period of December 10, 2021 through January 7, 2022 pursuant to the new provisions of the Brown Act.

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

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**A.5. This item was left blank.**

**A.6. State Homeland Security Program Grant 2020.** (File 0240-60)

Recommendation: That the City Council

1. Adopt **Resolution 2021-132:**
  - a. Accepting \$12,679 in federal funds from a 2020 State Homeland Security Program (SHSP) grant awarded to the City of Solana Beach for the purchase of a vortex rescue system kit and structural firefighting turnouts.
  - b. Authorizing the City Manager, or his designee, to sign and submit the required California Governor's Office of Emergency Services FY 2020 Standard Assurances for Cal OES Federal Non-Disaster Grant Programs.
  - c. Approving an appropriation of \$12,679 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 2021/22 Adopted Budget accordingly.

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

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**A.7. Assistance for Firefighters Grant (AFG) Application Approval.** (File 0390-32)

Recommendation: That the City Council

1. Adopt **Resolution 2021-133:**
  - a. Authorizing the City of Solana Beach Fire Department to be included in the FY 2021 Assistance to Firefighters Grant regional application for SCBAs (Self-Contained Breathing Apparatus) submitted by the City of Vista.
  - b. Authorizing the Fire Chief, or his designee, to sign a Memorandum of Understanding, in a form acceptable to the City Attorney, between the six agencies (City of Vista, City of Encinitas, City of Del Mar, City of Solana Beach, North County Fire Protection District, and Rancho Santa Fe Protection District) with respect to the regional application for SCBAs once all participating organizations are authorized to apply.

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

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## **B. PUBLIC HEARINGS: (B.1.)**

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

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

### **B.1. Schedule of User Fees and Charges Update.** (File 0390-23)

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. Adopt **Resolution 2021-136** updating the Schedule of Fees and Charges effective January 1, 2022.

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

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## **C. STAFF REPORTS: (C.1. – C.6.)**

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### **C.1. Solana 101 Final Landscape Plan.** (File 0600-40)

Recommendation: That the City Council

1. Adopt **Resolution 2021-138** approving the final landscape plan for the Solana 101 Project.

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

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**C.2. Chamber of Commerce Visitor Center Agreement.** (File 0130-90)

Recommendation: That the City Council

1. Adopt **Resolution 2021-139**, authorizing the City Manager to execute an Agreement between the City and the Solana Beach Chamber of Commerce in an amount up to \$30,000 for operation of the Visitor Center and the development of visitor serving advertising/outreach.
2. If approved by Council, appropriate up to an additional \$15,000 in the Coastal Area Business & Visitor Assistance Fund to the Contributions to Agencies account.
3. Authorize the City Treasurer to amend the FY 2021/22 Adopted Budget accordingly.

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

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**C.3. COVID Temporary Use Permit Policy for Outdoor Dining.** (File 0230-20)

Recommendation: That the City Council

1. Adopt **Resolution 2021-135** extending the COVID-19 Temporary Use Permit (TUP) Policy for Outdoor Dining through March 30, 2022.

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

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**C.4. Adopt (2<sup>nd</sup> Reading) Ordinance 518 regarding Implementation of Solar Energy, Building Decarbonization and Electric Vehicle Infrastructure Requirements.** (File 0600-05)

Recommendation: That the City Council

1. Adopt **Ordinance 518** (2<sup>nd</sup> Reading) amending Title 15 of the Solana Beach Municipal Code to adopt amendments to the 2019 California Building Code and California Green Building Code to implement Solar Energy, Building Decarbonization and Electric Vehicle Infrastructure requirements for new construction.

[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.*

**C.5. Adopt (2<sup>nd</sup> Reading) Ordinance 521 Providing Regulations Concerning Two-Unit Residential Development in Single-Family Residential Zones and Providing Regulations Concerning Urban Lot Split Subdivisions in Single-Family Residential Zones.** (File 0600-95)

Recommendation: That the City Council

1. Adopt **Ordinance 521** (2<sup>nd</sup> Reading) adding Section 17.20.040(R) and Section 16.48 to the Solana Beach Municipal Code and amending Chapter 17.12 and Section 17.20.020 of the Solana Beach Municipal Code to allow two-unit residential developments and urban lot split subdivisions in single-family residential zones.

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

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**C.6. Annual Deputy Mayor Appointment.** (File 0410-85)

Recommendation: That the City Council

1. Review and consider designation of the 2022 Deputy Mayor for a term of December 8, 2021 to December 14, 2022.

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

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**WORK PLAN COMMENTS:**

*Adopted June 23, 2021*

**COMPENSATION & REIMBURSEMENT DISCLOSURE:**

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

**COUNCIL COMMITTEE REPORTS:** [Council Committees](#)

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

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

- k. SANDAG: Primary-Heebner, 1<sup>st</sup> Alternate-Zito, 2<sup>nd</sup> Alternate-Edson. Subcommittees determined by its members.
- l. SANDAG Shoreline Preservation Committee: Primary-Becker, Alternate-Zito
- m. San Dieguito River Valley JPA: Primary-Harless, Alternate-Becker
- n. San Elijo JPA: Primary-Zito, Primary-Becker, Alternate-City Manager
- o. 22<sup>nd</sup> Agricultural District Association Community Relations Committee: Primary-Edson, Primary-Heebner

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

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

**CITIZEN COMMISSION(S)**

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

**ADJOURN:**

**Special Meeting - December 15, 2021**  
**Next Regularly Scheduled Meeting is January 12, 2022**

*Always refer the City's website Event Calendar for Special Meetings or an updated schedule.*

*Or Contact City Hall 858-720-2400*

[www.cityofsolanabeach.org](http://www.cityofsolanabeach.org)

**AFFIDAVIT OF POSTING**

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

I, Angela Ivey, City Clerk of the City of Solana Beach, do hereby certify that this Agenda for the December 8, 2021 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 December 1, 2021 at 5:00p.m. on the City Bulletin Board at the entrance to the City Council Chambers. Said meeting is held at 6:00 p.m., December 8, 2021, in the Council Chambers, at City Hall, 635 S. Highway 101, Solana Beach, California.

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

**CITIZEN CITY COMMISSION AND COMMITTEE MEETINGS:**

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

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





# CITY OF SOLANA BEACH

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

## MINUTES

Joint – Closed Session

Wednesday, October 13, 2021 ♦ 4:30 p.m.

Teleconference Location Only-City Hall/Council Chambers, 635 S. Highway 101, Solana Beach, California

This meeting will be conducted in accordance with Government Code sections 54953(e) and 54954.3 and other applicable law.

### CITY COUNCILMEMBERS

**Lesa Heebner, Mayor**

**Kristi Becker**  
Deputy Mayor

**Kelly Harless**  
Councilmember

**David A. Zito**  
Councilmember  
District 1

**Jewel Edson**  
Councilmember  
District 3

Gregory Wade  
City Manager

Johanna Canlas  
City Attorney

Angela Ivey  
City Clerk

### CALL TO ORDER AND ROLL CALL:

Mayor Heebner called the meeting to order at 4:34 p.m.

Present: Lesa Heebner, Kristi Becker, Kelly Harless, David A. Zito, Jewel Edson  
Absent: None  
Also: Gregory Wade, City Manager  
Present: 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)  
Three (3) Potential
2. **CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION**  
Pursuant to Government Code Section 54956.9(e)(3)  
Worker’s Compensation Claim No. 201012465
3. **CONFERENCE WITH LEGAL COUNSEL – INITIATION OF LITIGATION**  
Pursuant to Government Code Section 54956.9(d)(4)  
One (1) Potential case(s)

No reportable action.

### ADJOURN:

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

Angela Ivey, City Clerk

Council Approved: \_\_\_\_\_

**AGENDA ITEM # A.1.**



# CITY OF SOLANA BEACH

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AGENCY, PUBLIC FINANCING AUTHORITY, AND HOUSING AUTHORITY

## AGENDA

### Joint REGULAR Meeting

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sections 54953(e) and 54954.3 and other applicable law.

#### Minutes contain a summary of significant discussions and formal actions taken at a City Council meeting.

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#### CITY COUNCILMEMBERS

**Lesa Heebner, Mayor**

**Kristi Becker**  
Deputy Mayor

**Kelly Harless**  
Councilmember

**David A. Zito**  
Councilmember  
District 1

**Jewel Edson**  
Councilmember  
District 3

Gregory Wade  
City Manager

Johanna Canlas  
City Attorney

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#### SPEAKERS:

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#### READING OF ORDINANCES AND RESOLUTIONS:

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#### CALL TO ORDER AND ROLL CALL:

Mayor Heebner called the meeting to order at 6:11 p.m.

Present: Lesa Heebner, Kristi Becker, Kelly Harless, David A. Zito, Jewel Edson

Absent: None

Also Greg Wade, City Manager

Present: Johanna Canlas, City Attorney  
Angela Ivey, City Clerk  
Dan King, Assistant City Manager  
Mo Sammak, City Engineer/Public Works Dir.  
Ryan Smith, Finance Dir.  
Joseph Lim, Community Development Dir.

**CLOSED SESSION REPORT:** None

**FLAG SALUTE:**

## **PROCLAMATIONS/CERTIFICATES:** *Ceremonial*

- Honoring Hispanic and Latino Heritage Month  
Mayor Heebner presented the proclamation.
- Children's Environmental Health Day  
Mayor Heebner presented the proclamation.

Dr. Nguyen, Assistant Chief of Pediatrics at Kaiser and co-chair of their Climate Change and Health Committee accepted the proclamation on behalf of a large coalition of pediatricians throughout San Diego and the American Academy of Pediatrics.

## **APPROVAL OF AGENDA:**

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

## **ORAL COMMUNICATIONS:**

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Cindy Clemons spoke about Seaweeder's Garden Club and a recent donation by EDCO of mulch and the assistance of Teen Volunteer Action Group members who spread the mulch along the slope behind the fire station.

John Bottorf, CleanEarth4Kids.org, spoke about the dangers of wood smoke and requested that Council stop wood-burning fireplaces and gas lines for new construction and divest from all fossil fuel companies.

Suzanne Hume, Educational Director, and founder of CleanEarth4Kids.org, spoke about air pollution, San Diego County has an F in ozone and a D in particulate matter, support for the building electrification ordinance, and banning wood burning fireplaces in new construction.

## **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.)

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#### **A.1. Minutes of the City Council.**

Recommendation: That the City Council

1. Approve the Minutes of the August 25, 2021 City Council meeting.

Approved Minutes [http://www.ci.solana-beach.ca.us/index.asp?SEC=F0F1200D-21C6-4A88-8AE1-0BC07C1A81A7&Type=B\\_BASIC](http://www.ci.solana-beach.ca.us/index.asp?SEC=F0F1200D-21C6-4A88-8AE1-0BC07C1A81A7&Type=B_BASIC)

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

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

Recommendation: That the City Council

1. Ratify the list of demands for September 4, 2021 – September 24, 2021.

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

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

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

Recommendation: That the City Council

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

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

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

#### **A.5. Local Emergency Teleconferencing.** (File 0240-25)

Recommendation: That the City Council

1. Adopt **Resolution 2021-120** authorizing remote teleconference meetings of the legislative bodies of the City for the period of October 13, 2021 through November 12, 2021 pursuant to the new provisions of the Brown Act.

[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 Harless to

approve. **Approved 5/0.** Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

#### **A.6. Americans with Disabilities Act (ADA) Pedestrian Ramps – Notice of Completion.** (File 0820-20)

Recommendation: That the City Council

1. Adopt **Resolution 2021-118:**
  - a. Authorizing the City Council to accept, as complete, the ADA Pedestrian Ramps, Bid No. 2021-02, constructed by PAL General Engineering.
  - b. Authorizing the City Clerk to file a Notice of Completion.

#### [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 Harless to approve. **Approved 5/0.** Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

#### **A.7. Citywide Janitorial Services.** (File 0700-20)

Recommendation: That the City Council

1. Adopt **Resolution 2021-110** authorizing the City Manager to execute an amendment to the Professional Services Agreement with California Office Cleaning, Inc., in an amount not to exceed \$132,772, for Citywide Janitorial Services.

#### [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 Harless to approve. **Approved 5/0.** Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

#### **B. PUBLIC HEARINGS:** (B.1. – B.3.)

**Note to Public:** Refer to [Public Participation](#) for information on how to submit public comment.

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

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

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

**B.1. Public Hearing: 432 Dell Court., Applicant: Jutronich, Case: DRP20-011, SDP20-015.** (File 0600-40)

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

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2021-116** conditionally approving a DRP and SDP to allow for the construction of a first- and second-story addition and remodel to an existing one-story, single-family residence with an attached garage at 432 Dell Court.

[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.

Joe Lim, Community Development Dir., presented a PowerPoint (on file).

Mayor Heebner opened the public hearing.

Council disclosures.

Alex Faulkner, Applicant's Architect, spoke in general about the project.

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

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

**B.2. Public Hearing: 181 South Nardo Avenue., Applicant: Yates, Case: DRP21-002, SDP21-003.** (File 0600-40)

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

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

2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2021-117** conditionally approving a DRP and SDP to allow for the construction of a first-story remodel and new second-story addition to an existing one-story, single-family residence with an attached garage at 181 South Nardo Avenue, Solana Beach.

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

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

Greg Wade, City Manager, introduced the item.

Joe Lim, Community Development Dir., presented a PowerPoint (on file).

Mayor Heebner opened the public hearing.

Council disclosures.

Craig Friehauf, Applicant's Architect, said that they did not have a presentation and were present for any questions.

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

**Motion:** Moved by Councilmember Harless and second by Councilmember Edson to approve.

**Approved 5/0:** Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

**B.3. Public Hearing: 529 Pacific Avenue, Applicant: Pollock, Case: DRP19-010.**  
(File 0600-40)

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 2021-102** conditionally approving an addition and an interior remodel of an existing single-story residence on property at 529 Pacific Avenue.

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

### [Item B.3. Supplemental Docs \(added 10-13-21 at 11:15am\)](#)

*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.

Joe Lim, Community Development Dir., presented a PowerPoint (on file).

Mayor Heebner opened the public hearing.

Council disclosures.

Council and Staff discussed that the GSL (geological setback line) is generated by the applicant's geotechnical engineer and reviewed by our third-party consultant for conformity, the GSL does not change physically on the site, removing trees, one driveway would change to a parking area at a later date which will remove one of the trees in order to expand the parking area,

Jim Knowlton, Geopacifica, City's 3<sup>rd</sup> party consultant, said that he reviewed the letter submitted by Surfrider with some excellent information, that he disagreed with the large erosion rate calculation they referred to since it had lessened due to sea caves having been filled in at those sites, that Geosoils evaluated the erosion rate scaling it up to accommodate for sea level rise, and their factoring in of the safety setback established the GSL at 64 ft., which was a reasonable rate.

Jim Sneed, Applicant's Architect, said that the methodology set forth by the Coastal Commission and that the erosion rate was specific to each site, that the Surfrider letter was not analyzed since it was submitted today, the industry reputation of Dave Skelly, Geosoils, and Walt Crampton, TerraCosta, the review by the City's consultant, Jim Knowlton, and that the 64 ft. set back from the bluff was a conservative approach.

Kristin Brinner, Beach Preservation Committee for the San Diego Chapter of Surfrider Foundation, said that she lives in the City and sees the beaches slowly being destroyed by the relentless redevelopment and armoring of the coastlines, that this geotechnical report underestimates the bluff retreat rate in places that GSL is too close to the bluff's edge, that the Council should not make the finding that the proposed development would be safe, that the homeowner might perform their 49% remodel based on flawed and underestimated bluff retreat rate and later return to the city with a request for a seawall to protect the remaining 51% of existing home taking into account the actual erosion rates in the surrounding sea caves.

Mr. Sneed used his remaining time and said that not all bluffs were the same, that a reef in front of the area was taken into consideration, and that reputable professionals had evaluated the GSL.

Mr. Knowlton said that the sea caves were infilled to prevent collapse and that the Coastal Commission required that the sea cave infills have the same erosion rate as the existing bedrock.

Council and Staff discussed the remodel limitations, that they would not add any floor



area because they were maxed out, the analysis is cumulative so no significant remodels would take place since it would be deemed as going beyond the remodel, and that the applicant would be required by the Coastal Commission to agree not to apply for protection in the future.

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

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

### **C. STAFF REPORTS: (C.1.)**

**Note to Public:** Refer to [Public Participation](#) for information on how to submit public comment.

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

#### **C.1. Permanent Art Acquisition & Installation: Pinion.** (File 0910-45)

Recommendation: That the City Council

1. Adopt **Resolution 2021-121** authorizing the purchase of the *Pinion* as a permanent art piece in the City's art collection, including the necessary expenses required to remove the art piece for refurbishment and replace it back in the same location, as well as construct a new permanent base and aesthetic upgrades at the location for a not to exceed amount of \$35,000.
2. Appropriate \$35,000 to the Improvements expenditure account from the Public Arts Reserve in the TOT Coastal Visitors Fund.

#### [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.*

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

Council and Staff discussed the maintenance that would be required for rusting to maintain the kinetic ability, sustaining the level position, the design of the base was still being completed, and adding landscaping around the base.

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

#### **A.4. 2021/22 Street Maintenance and Repairs Project.** (File 0820-35)

Recommendation: That the City Council

1. Adopt **Resolution 2021-119:**

- a. Approving the list of streets scheduled for maintenance and repairs as part of the 2021/22 Street Maintenance and Repairs Project.
- b. Authorizing the City Engineer to advertise for construction bids for the 2021/22 Street Maintenance and Repairs Project.

[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.*

Deputy Mayor Becker pulled this item from the Consent section for discussion.

Greg Wade, City Manager, introduced the item.

Deputy Mayor Becker said that the project was too small and that a portion of projected surplus in the general fund could be used to enhance the project's budget, adding at least \$200,000 more that could be reallocated at mid-year, some slurry sealing changing drainage patterns, and that damage to N. Rios from the San Elijo Lagoon restoration could be addressed.

**Motion:** Moved by Deputy Mayor Becker and second by Councilmember Zito to approve incorporating an additional \$200,000 of work. **Approved 5/0.** Ayes: Heebner, Becker, Harless, Zito, Edson. Noes: None. Motion carried unanimously.

**COMPENSATION & REIMBURSEMENT DISCLOSURE:** None

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

**COUNCIL COMMITTEE REPORTS:** [Council Committees](#)

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

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

**CITIZEN COMMISSION(S)**

**ADJOURN:**

Mayor Heebner adjourned the meeting at 8:18 p.m.

Angela Ivey, City Clerk

Council Approved \_\_\_\_\_



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** December 8, 2021  
**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- 10/23/21 through 11/05/21

Check Register-Disbursement Fund (Attachment 1)		\$	582,220.20
Net Payroll	October 29, 2021		200,103.03
Federal & State Taxes	October 29, 2021		53,526.66
Retirement Payroll	November 3, 2021		<u>4,501.00</u>
 TOTAL		\$	<u>840,350.89</u>

## **DISCUSSION:**

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

## **CEQA COMPLIANCE STATEMENT:**

Not a project as defined by CEQA.

## **FISCAL IMPACT:**

The register of demands for October 23, 2021 through November 5, 2021 reflects total expenditures of \$840,350.89 from various City sources.

## **WORK PLAN:**

N/A

CITY COUNCIL ACTION: \_\_\_\_\_  
 \_\_\_\_\_

**OPTIONS:**

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

**DEPARTMENT RECOMMENDATION:**

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

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation.



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Gregory Wade, City Manager

Attachments:

1. Check Register – Disbursement Fund



# City of Solana Beach

## Register of Demands

10/23/2021 - 11/5/2021

Department Vendor	Description	Check/EFT Number	Amount
<b>100 - GENERAL FUND</b>			
PREFERRED BENEFIT INS ADMIN INC.	DENTAL OCTOBER 21	100709	\$2,784.70
PREFERRED BENEFIT INS ADMIN INC.	██████████ OCT 21	100709	\$42.90
ICMA PLAN 302817	PLAN NUMBER: 302817	9000367	\$14,172.28
SAN DIEGO COUNTY SHERIFF'S DEPT.	TOW FEE-JULY	100729	(\$109.42)
ICMA RHS 801939	PLAN NUMBER: 801939	9000368	\$2,132.91
MEDICAL EYE SERVICES	VISION OCT 21	100702	\$448.34
MEDICAL EYE SERVICES	██████████ OCT 21	100702	\$20.33
MEDICAL EYE SERVICES	██████████ OCT 21	100702	\$11.29
MEDICAL EYE SERVICES	██████████ OCT 21	100702	\$11.29
MEDICAL EYE SERVICES	██████████ OCT 21	100702	\$11.29
<b>TOTAL GENERAL FUND</b>			<b>\$19,525.91</b>
<b>1005100 - CITY COUNCIL</b>			
INTERFAITH COMMUNITY SERVICES, INC	Winter Shelter FY 21/22	100722	\$4,500.00
<b>TOTAL CITY COUNCIL</b>			<b>\$4,500.00</b>
<b>1005150 - CITY CLERK</b>			
IRON MOUNTAIN	RECORDS STORAGE-OCT	100699	\$487.08
DEL MAR BLUE PRINT COMPANY, INC.	USB/LOT SCAN	100697	\$232.51
DEL MAR BLUE PRINT COMPANY, INC.	LOT SCANS	100697	\$44.69
PITNEY BOWES GLOBAL FINANCIAL SVC	POSTG MTR 07/30-10/29	100708	\$704.94
STAPLES CONTRACT & COMMERCIAL	2932066951-TAPE/WEBCAM	100731	\$120.10
STAPLES CONTRACT & COMMERCIAL	2932980501-PAPER/WIPES	100731	\$49.54
STAPLES CONTRACT & COMMERCIAL	2946197591-MOUSE PAD/STORAGE	100731	\$31.75
CORODATA RECORDS MANAGEMENT, INC	RECORDS STORAGE-AUG	100695	\$576.79
CORODATA RECORDS MANAGEMENT, INC	RECORDS STORAGE-SEPT	100695	\$948.89
WEBQA, INC	FY22 RECORDS REQUEST SOFTWARE	100716	\$4,560.00
CODE PUBLISHING COMPANY INC	MC WEB UPDATE	100694	\$566.25
<b>TOTAL CITY CLERK</b>			<b>\$8,322.54</b>
<b>1005300 - FINANCE</b>			
STAPLES CONTRACT & COMMERCIAL	2946193581-CLNDR-FIN	100731	\$6.45
INTERNAL REVENUE SERVICE	3RD QTR 2021	100700	\$396.94
<b>TOTAL FINANCE</b>			<b>\$403.39</b>
<b>1005350 - SUPPORT SERVICES</b>			
STAPLES CONTRACT & COMMERCIAL	2946193581-SOAP/PENS/TISSUE	100731	\$158.99
STAPLES CONTRACT & COMMERCIAL	2946216691-SOAP	100731	\$7.09
OFFICE DEPOT INC	MASKS/PAPER	100706	\$285.02
<b>TOTAL SUPPORT SERVICES</b>			<b>\$451.10</b>
<b>1005400 - HUMAN RESOURCES</b>			
WAGeworks	FSA ADMIN-OCT	100737	\$134.00

MEDICAL EYE SERVICES	ROUNDING-OCT 21	100702	(\$0.21)
PRIMO INVESTIGATIONS	BCKGRND CK-CODE	100710	\$500.00
	<b>TOTAL HUMAN RESOURCES</b>		<b>\$633.79</b>
<b>1005450 - INFORMATION SERVICES</b>			
COX COMMUNICATIONS INC	CITY INTERNET 10/06-11/05	100696	\$80.87
VERIZON WIRELESS-SD	670601022-09/24-10/23	100736	\$152.04
MANAGED SOLUTION	PROF SVC-SEPT	100701	\$885.07
MANAGED SOLUTION	PROF SVC-SEPT	100701	\$2,636.25
	<b>TOTAL INFORMATION SERVICES</b>		<b>\$3,754.23</b>
<b>1005550 - PLANNING</b>			
STAPLES CONTRACT & COMMERCIAL	PAPER/PENS-PLN	100731	\$125.81
	<b>TOTAL PLANNING</b>		<b>\$125.81</b>
<b>1005560 - BUILDING SERVICES</b>			
STAPLES CONTRACT & COMMERCIAL	MRKRS/FILES/WHT OUT-BLDG	100731	\$284.50
	<b>TOTAL BUILDING SERVICES</b>		<b>\$284.50</b>
<b>1005590 - PARKING ENFORCEMENT</b>			
STAPLES CONTRACT & COMMERCIAL	CARD STOCK-CODE	100731	\$60.32
	<b>TOTAL PARKING ENFORCEMENT</b>		<b>\$60.32</b>
<b>1006110 - LAW ENFORCEMENT</b>			
SAN DIEGO COUNTY SHERIFF'S DEPT.	LAW ENFORCEMENT-JULY	100729	\$390,625.33
SAN DIEGO COUNTY SHERIFF'S DEPT.	TOW FEE-JULY	100729	(\$4,025.58)
SAN DIEGO COUNTY SHERIFF'S DEPT.	OVERTIME-JULY	100729	\$1,288.30
	<b>TOTAL LAW ENFORCEMENT</b>		<b>\$387,888.05</b>
<b>1006120 - FIRE DEPARTMENT</b>			
NORTH COUNTY EVS, INC	ON CALL REPAIR 09/27	100705	\$8,105.71
WEX BANK	AUTO FUEL-SEP	100739	\$1,931.37
WEX BANK	CR EXEMPT TAX-SEP	100739	(\$107.14)
	<b>TOTAL FIRE DEPARTMENT</b>		<b>\$9,929.94</b>
<b>1006130 - ANIMAL CONTROL</b>			
HABITAT PROTECTION, INC	DEAD ANIMAL REMOVAL-10/12	100707	\$145.00
HABITAT PROTECTION, INC	DEAD ANIMAL REMOVAL SVC-OCT	100727	\$145.00
	<b>TOTAL ANIMAL CONTROL</b>		<b>\$290.00</b>
<b>1006510 - ENGINEERING</b>			
BUSINESS PRINTING COMPANY INC	BUSINESS CARDS-M SAMMAK	100693	\$103.18
	<b>TOTAL ENGINEERING</b>		<b>\$103.18</b>
<b>1006520 - ENVIRONMENTAL SERVICES</b>			
MISSION LINEN & UNIFORM INC	LAUNDRY-PUB WORKS	100703	\$12.57
MISSION LINEN & UNIFORM INC	LAUNDRY-PUB WORKS	100703	\$12.57
MISSION LINEN & UNIFORM INC	LAUNDRY-PUBLIC WORKS	100725	\$12.57
AFFORDABLE PIPELINE SERVICES INC	H-STORM DRAIN MAINT	100717	\$1,140.00
CITY OF CARLSBAD	WQIP COST SHR FY21/22	100719	\$2,531.00
CLEAN EARTH ENVIROMENTAL SOLUTIONS	HHW-SEP	100720	\$1,574.38
	<b>TOTAL ENVIRONMENTAL SERVICES</b>		<b>\$5,283.09</b>
<b>1006530 - STREET MAINTENANCE</b>			
MISSION LINEN & UNIFORM INC	LAUNDRY-PUB WORKS	100703	\$21.57
MISSION LINEN & UNIFORM INC	LAUNDRY-PUB WORKS	100703	\$21.57

MISSION LINEN & UNIFORM INC	LAUNDRY-PUBLIC WORKS	100725	\$21.57
SDG&E CO INC	UTILITIES-09/01-10/07	100730	\$580.88
SDG&E CO INC	UTILITIES 09/08-10/07	100730	\$854.18
NISSHO OF CALIFORNIA	CITY-WIDE LANDSCAPE MAINTENANCE SERVICES	100704	\$657.13
NISSHO OF CALIFORNIA	CRT LANDSCAPE SERVICES-SEPT	100726	\$1,910.85
	<b>TOTAL STREET MAINTENANCE</b>		<b>\$4,067.75</b>
<b>1006540 - TRAFFIC SAFETY</b>			
SDG&E CO INC	UTILITIES-09/01-10/07	100730	\$448.90
SDG&E CO INC	UTILITIES 09/08-10/07	100730	\$1,024.34
	<b>TOTAL TRAFFIC SAFETY</b>		<b>\$1,473.24</b>
<b>1006560 - PARK MAINTENANCE</b>			
MISSION LINEN & UNIFORM INC	LAUNDRY-PUB WORKS	100703	\$15.28
MISSION LINEN & UNIFORM INC	LAUNDRY-PUB WORKS	100703	\$15.28
MISSION LINEN & UNIFORM INC	LAUNDRY-PUBLIC WORKS	100725	\$15.28
DIXIELINE LUMBER CO INC	60/40 ROSIN DISPENSER	100721	\$5.13
DIXIELINE LUMBER CO INC	EPOXY/TAPE	100721	\$148.20
NISSHO OF CALIFORNIA	LC PARK RECLM WATER INSP-SEPT	100704	\$270.00
NISSHO OF CALIFORNIA	CRT LANDSCAPE SERVICES-SEPT	100726	\$12,221.08
WEST COAST ARBORISTS, INC.	TREE SERVICES-07/01-07/15	100738	\$400.00
	<b>TOTAL PARK MAINTENANCE</b>		<b>\$13,090.25</b>
<b>1006570 - PUBLIC FACILITIES</b>			
SEASIDE HEATING & AIR CONDITIONING	HVAC MAINT-JULY-FS	100712	\$120.00
RANCHO SANTA FE SECURITY SYS INC	SENSORS REPLACED	100728	\$155.00
DIXIELINE LUMBER CO INC	TAPE/GLOVES	100698	\$65.16
DIXIELINE LUMBER CO INC	GRINDER DISK/RUST-OLEUM	100698	\$15.30
DIXIELINE LUMBER CO INC	BATERIES/GLOVES	100721	\$37.38
DIXIELINE LUMBER CO INC	TAPE/LEVEL	100721	\$21.31
DIXIELINE LUMBER CO INC	DRYWALL SCREW/MOUNT TAPE	100721	\$50.69
SDG&E CO INC	UTILITIES-09/01-10/07	100730	\$2,305.39
SDG&E CO INC	UTILITIES 09/08-10/07	100730	\$6,954.65
NISSHO OF CALIFORNIA	CRT LANDSCAPE SERVICES-SEPT	100726	\$2,509.06
CINTAS CORPORATION NO. 2	FIRST AID SUPPLIES-PW	100718	\$39.56
HABITAT PROTECTION, INC	PEST CONTROL-OCT-PW	100727	\$34.00
HABITAT PROTECTION, INC	PEST CONTROL-OCT-FS	100727	\$40.00
HABITAT PROTECTION, INC	PEST CONTROL-OCT-LC	100727	\$64.00
HABITAT PROTECTION, INC	PEST CONTROL-OCT-CH	100727	\$53.00
HABITAT PROTECTION, INC	PEST CONTROL-OCT-MS	100727	\$63.00
HABITAT PROTECTION, INC	PEST CONTROL-OCT-FC	100727	\$34.00
	<b>TOTAL PUBLIC FACILITIES</b>		<b>\$12,561.50</b>
<b>1007110 - GF-RECREATION</b>			
STAPLES CONTRACT & COMMERCIAL	2946193581-CLNDR-REC	100731	\$12.91
	<b>TOTAL GF-RECREATION</b>		<b>\$12.91</b>
<b>1205460 - SELF INSURANCE RETENTION</b>			
SECTRAN SECURITY INC	COURIER SVC-OCT 21	100713	\$113.37
SECTRAN SECURITY INC	COURIER FUEL-OCT 21	100713	\$21.49
	<b>TOTAL SELF INSURANCE RETENTION</b>		<b>\$134.86</b>
<b>1255465 - WORKERS COMPENSATION</b>			

TRISTAR RISK MANAGEMENT	FY22 CLAIMS SERVICE-Q1	100714	\$7,034.43
TRISTAR RISK MANAGEMENT	FY22 CLAIMS SERVICE-Q2	100714	\$7,034.43
<b>TOTAL WORKERS COMPENSATION</b>			<b>\$14,068.86</b>
<b>1355200 - ASSET REPLACEMENT-CTY MNGR</b>			
TYLER TECHNOLOGIES, INC.	20-216-02 IMPLMNTN-HR	100715	\$6,400.00
TYLER TECHNOLOGIES, INC.	20-216-02 IMPLMNTN-HR	100715	\$6,400.00
TYLER TECHNOLOGIES, INC.	20-216-05 50/50 WORK SPLIT	100715	\$1,349.62
TYLER TECHNOLOGIES, INC.	20-216-05 50/50 WORK SPLIT	100715	\$2,474.30
TYLER TECHNOLOGIES, INC.	20-216-01/05 IMPLMNTN HR-50/50	100734	\$4,064.94
<b>TOTAL ASSET REPLACEMENT-CTY MNGR</b>			<b>\$20,688.86</b>
<b>1355300 - ASSET REPLACEMENT-FINANCE</b>			
TYLER TECHNOLOGIES, INC.	20-216-05 50/50 WORK SPLIT	100715	\$2,850.38
TYLER TECHNOLOGIES, INC.	20-216-05 50/50 WORK SPLIT	100715	\$5,225.70
TYLER TECHNOLOGIES, INC.	20-216-01/05 IMPLMNTN HR-50/50	100734	\$475.06
<b>TOTAL ASSET REPLACEMENT-FINANCE</b>			<b>\$8,551.14</b>
<b>1605360 - OPEB OBLIGATION</b>			
MIDAMERICA	CTYSOLANAG5-NOV 21	9000369	\$6,160.00
<b>TOTAL OPEB OBLIGATION</b>			<b>\$6,160.00</b>
<b>2037510 - HIGHWAY 101 LANDSC #33</b>			
SDG&E CO INC	UTILITIES 09/08-10/07	100730	\$1,138.94
NISSHO OF CALIFORNIA	CRT LANDSCAPE SERVICES-SEPT	100726	\$2,079.50
<b>TOTAL HIGHWAY 101 LANDSC #33</b>			<b>\$3,218.44</b>
<b>2047520 - MID 9C SANTA FE HILLS</b>			
SANTA FE IRRIGATION DISTRICT	005979-029 08/17-10/15	100711	\$981.23
<b>TOTAL MID 9C SANTA FE HILLS</b>			<b>\$981.23</b>
<b>2087580 - COASTAL RAIL TRAIL MAINT</b>			
NISSHO OF CALIFORNIA	CRT LANDSCAPE SERVICES-SEPT	100726	\$3,996.53
<b>TOTAL COASTAL RAIL TRAIL MAINT</b>			<b>\$3,996.53</b>
<b>2117600 - STREET LIGHTING DISTRICT</b>			
SDG&E CO INC	UTILITIES-09/01-10/07	100730	\$7,707.30
<b>TOTAL STREET LIGHTING DISTRICT</b>			<b>\$7,707.30</b>
<b>2135550 - DEVELOPER PASS-THRU- PLANNING</b>			
SUMMIT ENVIROMENTAL GROUP, INC.	21-193/1714.29-SOLANA HIGHLANDS-JULY	100732	\$1,380.00
<b>TOTAL DEVELOPER PASS-THRU- PLANNING</b>			<b>\$1,380.00</b>
<b>2196110 - COPS PROGRAM</b>			
SAN DIEGO COUNTY SHERIFF'S DEPT.	LAW ENFORCEMENT-JULY	100729	\$12,500.00
<b>TOTAL COPS PROGRAM</b>			<b>\$12,500.00</b>
<b>2505570 - COASTAL BUSINESS/VISITORS</b>			
KAYLA MOSHKI	RMB-LITTLE LIBRARY SUPPLIES	100723	\$380.96
<b>TOTAL COASTAL BUSINESS/VISITORS</b>			<b>\$380.96</b>
<b>4506190 - SAND REPLNSHMNT/RETENTION</b>			
SUMMIT ENVIROMENTAL GROUP, INC.	PO 21-38-5/9926 PROF SVC SND-JULY	100732	\$3,545.00
<b>TOTAL SAND REPLNSHMNT/RETENTION</b>			<b>\$3,545.00</b>
<b>4596510 - MISC.CAPITALPROJECTS-ENG</b>			
VAN DYKE LANDSCAPE ARCHITECTS	21-199-02 9441.06 LC PRK DSN-MAY	100735	\$943.00
VAN DYKE LANDSCAPE ARCHITECTS	21-199-01 9438 FC PRK DSN-MAY	100735	\$500.00



VAN DYKE LANDSCAPE ARCHITECTS	21-199-02 9441.06 LC PRK DSN-JUN	100735	\$3,573.56
VAN DYKE LANDSCAPE ARCHITECTS	21-199-01 9438 FC PRK DSN-JUN	100735	\$2,631.12
VAN DYKE LANDSCAPE ARCHITECTS	21-199-02 9441.06 LC PRK DSN-AUG	100735	\$8,820.56
VAN DYKE LANDSCAPE ARCHITECTS	21-199-01 9438 FC PRK DSN-AUG	100735	\$5,261.12
<b>TOTAL MISC.CAPITALPROJECTS-ENG</b>			<b>\$21,729.36</b>

**5097700 - SANITATION**

MISSION LINEN & UNIFORM INC	LAUNDRY-PUB WORKS	100703	\$8.99
MISSION LINEN & UNIFORM INC	LAUNDRY-PUB WORKS	100703	\$8.99
MISSION LINEN & UNIFORM INC	LAUNDRY-PUBLIC WORKS	100725	\$8.99
AFFORDABLE PIPELINE SERVICES INC	O-SEWER CLEANING	100717	\$1,140.00
<b>TOTAL SANITATION</b>			<b>\$1,166.97</b>

**5507750 - SOLANA ENERGY ALLIANCE**

PJ CASTORENA, INC.	POWER CONTENT LABEL 2020	100724	\$2,592.19
TOSDAL APC	SEA PROF SVC-SEP	100733	\$657.00
<b>TOTAL SOLANA ENERGY ALLIANCE</b>			<b>\$3,249.19</b>

**REPORT TOTAL: \$582,220.20**



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** December 8, 2021  
**ORIGINATING DEPT:** Finance  
**SUBJECT:** **Report on Changes Made to the General Fund Adopted Budget for Fiscal Year 2021/22**

**BACKGROUND:**

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

The information provided in this Staff Report lists the changes made through November 10, 2021.

**DISCUSSION:**

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

GENERAL FUND - ADOPTED BUDGET PLUS CHANGES As of November 10, 2021
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General Fund Operations
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Action	Description	Revenues	Expenditures	Transfers from GF	Net Surplus
Reso 2021-092	Adopted Budget	22,694,100	(20,222,560)	(916,100) (1)	\$ 1,555,440
Reso 2021-086	Crossing Guards	121,540	(48,984)	-	1,627,996
Reso 2021-096	FY22 MOU	-	(950)	-	1,627,046
Reso 2021-103	Landscaping Maintenance Services	-	(40,000)	-	1,587,046
Reso 2021-125	Street Maintenance and Repairs Project	-	-	(200,000) (2)	1,387,046
(1)	Transfers to:		150,100		
	Debt Service for Public Facilities		150,100	150,100	
	Transfer to:		766,000		
	City CIP Fund		766,000	766,000	
(2)	Transfer to:		200,000		
	City CIP Fund		200,000	200,000	

General Fund Unreserved Balance
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Action	Description	Revenues	Expenditures	Transfers from GF	Net
Reso 2021-124	FY21 Surplus- PARS Contribution	-	(455,000)		(455,000)

**COUNCIL ACTION:**

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**CEQA COMPLIANCE STATEMENT:**

Not a project as defined by CEQA

**FISCAL IMPACT:**

N/A

**WORK PLAN:**

N/A

**OPTIONS:**

- Receive the report.
- Do not accept the report

**DEPARTMENT RECOMMENDATION:**

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

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation



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Gregory Wade, City Manager



# STAFF REPORT

## CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** December 8, 2021  
**ORIGINATING DEPT:** City Manager Department/City Attorney's Office  
**SUBJECT:** **City Council Consideration and Potential Adoption of Resolution 2021-137 Authorizing Continued Remote Teleconference Meetings of the Legislative Bodies of the City for the Period of December 8, 2021 through January 7, 2022 Pursuant to the Brown Act and Continuing Emergency**

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### **BACKGROUND:**

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

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

COUNCIL ACTION:

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for individuals with disabilities, as specified. Pursuant to Executive Order No. N-29-20, the City Council and City Commissions have met by remote teleconferencing following applicable requirements, preserving and nurturing public access and participation in meetings while preserving public health and safety.

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

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

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

(A) The legislative body has reconsidered the circumstances of the state of emergency.

(B) Any of the following circumstances exist:

(i) The state of emergency continues to directly impact the ability of the members to meet safely in person.

(ii) State or local officials continue to impose or recommend measures to promote social distancing.

On November 10, 2021, the City Council adopted Resolution 2021-127 authorizing continued teleconference meetings of the legislative bodies of the City for the period of November 10, 2021 through December 10, 2021 pursuant to the new provisions of the Brown Act.

The item before the City Council is to consider and adopt Resolution 2021-137 (Attachment 1), reconsidering the circumstances of the state of local emergency and authorizing remote teleconference meetings of the legislative bodies of the City for the period of December 8, 2021 through January 7, 2022 pursuant to the new provisions of the Brown Act and in light of the continuing direct impact on the ability of the members to meet safely in person.

**DISCUSSION:**

The COVID-19 pandemic continues to spread rapidly throughout the State and County and is impacting the health and welfare of the City of Solana Beach. Updated as of August 13, 2021, the Center for Disease Control and Prevention still recommends staying at least six (6) feet from other people. The California Department of Industrial Relations, Division of Occupational Safety and Health's COVID-19 Prevention Emergency Temporary Standards were updated on June 17, 2021 and are still in effect. Those workplace standards place an ongoing requirement on employers to assess workplace hazards and implement controls to prevent transmission of disease, noting that there may be circumstances in which employers determine that physical distancing is necessary in their workplace.

A new strain of COVID-19, known as SARS-CoV-2 Delta Variant (Delta Variant), which is 70% more likely to be spread, has also been identified in the County of San Diego. This strain was originally identified in the United Kingdom. Since persons contracting this strain in the County have had no history of travel, this highly contagious strain is community based. The Delta Variant is highly transmissible in indoor settings, breakthrough cases are becoming more common and hospitalizations have increased throughout San Diego County. On July 28, 2021, the California Department of Public Health issued guidance for the use of face coverings stating that the Delta Variant is two times as contagious as early COVID-19 variants, leading to increasing infections, the Delta Variant accounts for over 80% of cases sequenced, and cases and hospitalizations of COVID-19 are rising throughout the state. In short, COVID-19 continues to threaten the health and lives of City residents.

The Delta Variant has caused, and will continue to cause, conditions of imminent peril to the health safety of persons within the City that are likely beyond the control of services, personnel, equipment and facilities of the City. The local emergency continues and as a result, meeting in person would present imminent risks to the health or safety of attendees.

All meetings of the City's legislative bodies are open and public, as required by the Brown Act (California Government Code §§54950 – 54963), so that any member of the public may attend, participate and watch the City's legislative bodies conduct their business. The recently amended Brown Act, Government Code section 54953(e)(1)(B), allows local legislative bodies to continue meeting by teleconference during a gubernatorial proclaimed state of emergency if the local legislative body determines, by majority vote, that as a result of the emergency, meeting in person would present

imminent risks to the health or safety of attendees and every thirty (30) days thereafter finds by a majority vote under Government Code section 54953(e)(3) that after reconsidering the circumstances of the state of emergency, it continues to directly impact the ability of the members to meet safely in person.

Resolution 2021-137 (Attachment 1) would make the necessary findings under Government Code section 54953(e)(3) and authorize the City's legislative bodies to meet by remote teleconferencing within the requirements of applicable law. To continue to meet by remote teleconference, Council will be required to revisit the Resolution within thirty (30) days and find that the state of emergency continues to directly impact the ability of the members to meet safely in person pursuant to Government Code section 54953(e)(3).

**CEQA COMPLIANCE STATEMENT:**

The proposed City Council action is not subject to the California Environmental Quality Act (CEQA) pursuant to the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, Sections: 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment); 15060(c)(3) (the activity is not a project as defined in Section 15378); and 15061(b)(3), because the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Because there is no possibility that the Resolution may have a significant adverse effect on the environment, the action is exempt from CEQA.

**FISCAL IMPACT:**

There are no direct fiscal impacts related to the adoption of the Resolution.

**WORKPLAN:**

N/A

**OPTIONS:**

- Approve Staff recommendation.
- Approve Staff recommendation with modifications consistent with the Brown Act.
- Do not approve Staff recommendations and resume in person meetings.
- Provide direction / feedback.

**DEPARTMENT RECOMMENDATION:**

Staff recommends that the City Council adopt Resolution 2021-137, authorizing remote teleconference meetings of the legislative bodies of the City for the period of December 10, 2021 through January 7, 2022 pursuant to the new provisions of the Brown Act.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation.



\_\_\_\_\_  
Gregory Wade, City Manager/Director of Emergency Services

1. Resolution 2021-137



## RESOLUTION 2021-137

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AUTHORIZING CONTINUED REMOTE TELECONFERENCE MEETINGS OF THE LEGISLATIVE BODIES OF THE CITY OF SOLANA BEACH FOR THE PERIOD OF DECEMBER 8, 2021 THROUGH JANUARY 7, 2022 PURSUANT TO THE BROWN ACT AND CONTINUING EMERGENCY**

**WHEREAS**, the City of Solana Beach (“City”) is committed to preserving and nurturing public access and participation in meetings of the City Council and the City’s commissions; and

**WHEREAS**, all meetings of the City’s legislative bodies are open and public, as required by the Ralph M. Brown Act (California Government Code §§54950 – 54963), so that any member of the public may attend, participate and watch the City’s legislative bodies conduct their business; and

**WHEREAS**, the Brown Act, Government Code section 54953(e), makes provisions for remote teleconferencing participation in meetings by members of a legislative body, without compliance with the requirements of Government Code section 54953(b)(3), subject to the existence of certain conditions; and

**WHEREAS**, the recently amended Brown Act, Government Code section 54953(e)(1)(B), allows local legislative bodies to continue meeting by teleconference during a gubernatorial proclaimed state of emergency if the local legislative body determines, by majority vote, that as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees; if the state of emergency remains active; and if every thirty (30) days, the local legislative body finds by a majority vote under Government Code section 54953(e)(3) that after reconsidering the circumstances of the state of emergency, it continues to directly impact the ability of the members to meet safely in person; and

**WHEREAS**, on March 4, 2020, Governor Newsom declared a state of emergency due to the Coronavirus (“COVID-19”) pandemic, which remains in effect; and

**WHEREAS**, on March 16, 2020, the City Manager, acting as the Director of Emergency Services, did proclaim the existence of a local state of emergency within the City, pursuant to Section 2.28.060(A)(1) of the Solana Beach Municipal Code and Section 8625 of the California Emergency Services Act (California Government Code §§8550 *et. seq.*), as a result of the Coronavirus (COVID-19) pandemic, which was ratified by the City Council on March 19, 2020 through the adoption of Resolution 2020-036; and

**WHEREAS**, pursuant to Resolution 2020-036, the local emergency was deemed to continue to exist until its termination is proclaimed by the City Council of the City of

Solana Beach and the local emergency does continue to exist; and

**WHEREAS**, COVID-19 continues to threaten the health and lives of City residents;  
and

**WHEREAS**, the SARS-CoV-2 Delta Variant (Delta Variant) is highly transmissible in indoor settings, breakthrough cases are becoming more common and hospitalizations have increased throughout San Diego County; and

**WHEREAS**, on July 28, 2021, the California Department of Public Health issued guidance for the use of face coverings stating that the Delta Variant is two times as contagious as early COVID-19 variants, leading to increasing infections, the Delta Variant accounts for over 80% of cases sequenced, and cases and hospitalizations of COVID-19 are rising throughout the state; and

**WHEREAS**, the Delta Variant has caused, and will continue to cause, conditions of imminent peril to the health safety of persons within the City that are likely beyond the control of services, personnel, equipment and facilities of the City; and

**WHEREAS**, updated as of August 13, 2021, the Center for Disease Control and Prevention recommends staying at least six (6) feet from other people; and

**WHEREAS**, the California Department of Industrial Relations, Division of Occupational Safety and Health's COVID-19 Prevention Emergency Temporary Standards were updated on June 17, 2021, are still in effect and place an ongoing requirement on employers to assess workplace hazards and implement controls to prevent transmission of disease, which may include circumstances in which employers determine that physical distancing is necessary in their workplace; and

**WHEREAS**, on October 13, 2021, the City Council held a regular meeting for the purpose of determining, by majority vote, whether as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees, made such a determination and adopted Resolution 2021-120 authorizing remote teleconference meetings of the legislative bodies of the City for the period of October 13, 2021 through November 12, 2021 pursuant to the new provisions of the Brown Act; and

**WHEREAS**, on November 10, 2021, the City Council reconsidered the circumstances of the state of emergency and adopted Resolution 2021-127 authorizing continued teleconference meetings of the legislative bodies of the City for the period of November 10, 2021 through December 10, 2021 pursuant to the new provisions of the Brown Act; and

**WHEREAS**, the state of emergency remains active.

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

1. That the above recitations are true and correct and incorporated herein as findings.
2. That the City Council has reconsidered the circumstances of the state of emergency.
3. That the state of emergency continues to directly impact the ability of the members of the City's legislative bodies and the public to meet safely in person.
4. That the meetings of the legislative bodies of the City of Solana Beach, including the City Council, standing committees and citizen commissions, shall continue to meet by remote teleconferencing in compliance with applicable law.
5. That the City Manager and Staff are hereby authorized and directed to take all actions necessary to carry out the intent and purpose of this Resolution including, conducting open and public meetings in accordance with Government Code section 54953(e) and other applicable provisions of the Brown Act.
6. That this Resolution shall take effect on December 8, 2021, and shall be effective until the earlier of (a) January 7, 2022 or (b) such time as the City Council adopts a subsequent resolution in accordance with Government Code section 54953(e)(3) to extend the time during which the legislative bodies of the City may continue to teleconference without compliance with Government Code section 54953(b)(3).

**PASSED AND ADOPTED** this 8th day of December, 2021, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

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

\_\_\_\_\_  
LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

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

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



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** December 8, 2021  
**ORIGINATING DEPT:** Fire Department  
**SUBJECT:** **City Council Consideration of Resolution 2021-132 Accepting \$12,679 in 2020 State Homeland Security Program Grant Funds for the Purchase of a Vortex Rescue System Kit and Structural Firefighting Turnouts**

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## **BACKGROUND:**

Activities implemented under State Homeland Security Program (SHSP) grants must support terrorism preparedness by building or enhancing capabilities that relate to the prevention of, protection from, response to and recovery from terrorism in order to be considered eligible. Many capabilities which support terrorism preparedness simultaneously support preparedness for other hazards and catastrophic incidents. The activities must also align with the national, state, and urban area strategic objectives.

The vortex rescue system kit is a highly versatile and portable artificial “high-point” device to be established when conducting elevated rope lines, confined space entries, or cliff rescue operations. This technology allows for a faster, safer, and a more streamlined rescue operation for the rescuers and victims.

Structural firefighting turnouts are a type of personal protective equipment used by firefighters as an outer layer of uniform worn during a fire emergency. These turnouts have high-flame-resistant properties with thicker protective layers, but are lightweight enough to allow for comfortable movement in a crisis.

This item is before the City Council to request approval of Resolution 2021-132 (Attachment 1) accepting \$12,679 in 2020 State Homeland Security Program grant funds for the purchase of a vortex rescue system kit and structure firefighting turnouts.

COUNCIL ACTION:

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## **DISCUSSION:**

The City is directly receiving a total of \$12,679 awarded through the County of San Diego under SHSP for Federal Fiscal Year 2020 (Attachment 2). The funding allocated to the City will enhance its preparedness, prevention, and response capabilities. SHSP grant funds can only be expended on equipment authorized for purchase by the Department of Homeland Security.

The City will apply \$10,772 of the funds from the 2020 program to the cost of purchasing a vortex rescue system kit used to access and egress confined spaces and to negotiate complex edges, such as cliffs. The remaining \$1,907 will be used to purchase a set of structural firefighting turnouts. The goal is to have all firefighters equipped with a second set of structural firefighting turnouts.

This Federal grant is a reimbursement grant and requires the City to expend funds prior to requesting reimbursement. Under SHSP, expenditures must be made by the grant recipient and the reimbursement requested from the County of San Diego Office of Emergency Services. Presently, the deadline to expend funds and request reimbursement is May 31, 2022.

The State of California administers the grant and requires all grant recipients to adhere to the FY 2020 State Grant Program Standard Assurances, which outlines policies and regulations pertaining to the use of federal grant funds (Attachment 3).

## **CEQA COMPLIANCE STATEMENT:**

Not a project as defined by CEQA.

## **FISCAL IMPACT:**

There is no negative fiscal impact associated with this action. The City is not required to provide a matching or cost share for grants under SHSP, nor is it required to fund the replacement of grant funded equipment in the future (at the end of its useful life). Staff does not anticipate incurring any significant increase in costs for maintaining the equipment during its lifespan.

An appropriation is needed in the Public Safety Special Revenue fund to record the expected grant revenue and related expenditure amount of \$12,679.

## **WORK PLAN:**

N/A

## **OPTIONS:**

- Approve Staff recommendation.
- Approve Staff recommendation with alternative amendments / modifications.

- Deny Staff recommendation.

**DEPARTMENT RECOMMENDATION:**

Staff recommends that the City Council approve Resolution 2021-132:

1. Accepting \$12,679 in federal funds from a 2020 State Homeland Security Program (SHSP) grant awarded to the City of Solana Beach for the purchase of a vortex rescue system kit and structural firefighting turnouts.
2. Authorizing the City Manager, or his designee, to sign and submit the required California Governor's Office of Emergency Services Fiscal Year (FY) 2020 Standard Assurances for Cal OES Federal Non-Disaster Grant Programs (Attachment 3).
3. Approving an appropriation of \$12,679 to the Federal Grant revenue account and the Minor Equipment expenditure account for the Fire Department both in the Public Safety Special Revenue fund.
4. Authorizing the City Treasurer to amend the FY 2021/22 Adopted Budget accordingly.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation.



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

Attachments:

1. Resolution 2021-132
2. FY 2020 San Diego County Office of Emergency Services Award Letter to Jurisdictions, dated August 10, 2021
3. California Governor's Office of Emergency Services Standard Assurances for Cal OES Federal Non-Disaster Grant Programs
4. FY 2020 State Homeland Security Program (SHSP) Grant Approved Allocation

## RESOLUTION 2021-132

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING THE PURCHASE OF A VORTEX RESCUE SYSTEM KIT AND STRUCTURAL FIREFIGHTING TURNOUTS IN THE AMOUNT OF \$12,679 AND AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE THE SHSP STANDARD ASSURANCES FOR CAL OES FEDERAL NON-DISASTER GRANT PROGRAM DOCUMENT

**WHEREAS**, the Fire Department responds to various confined space and cliff rescue incidents throughout the year; and

**WHEREAS**, Fire Department personnel wear structural firefighting turnouts as personal protective equipment during fire emergencies; and

**WHEREAS**, the Solana Beach Fire Department received a grant through the State Homeland Security Grant Program (SHSP) in the amount of \$12,679 for the purchase of a vortex rescue system kit and structural firefighting turnouts; and

**WHEREAS**, a Standard Assurances for Cal OES Federal Non-Disaster Grant Program document needs to be executed in order to receive these grant funds.

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

1. That the above recitations are true and correct.
2. That the City Council accepts \$12,679 in federal funds from a 2020 State Homeland Security Program grant awarded to the City of Solana Beach for the purchase of a vortex rescue system kit and structural firefighting turnouts.
3. That the City Council authorizes the City Manager, or his designee, to sign and submit the required California Governor's Office of Emergency Services Fiscal Year 2020 Standard Assurances for Cal OES Federal Non-Disaster Grant Program document and any other documents necessary to receive the grant funds.
4. That the City Council authorizes the appropriation of \$12,679 to the Federal Grant revenue account and Minor Equipment expenditure account for the Fire Department both in the Public Safety Special Revenue Fund.
5. That the City Council authorizes the City Treasurer to amend the FY 2021/22 Adopted Budget accordingly.

**PASSED AND ADOPTED** this 8<sup>th</sup> day of December, 2021 at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

AYES: Councilmembers -  
NOES: Councilmembers -  
ABSTAIN: Councilmembers -  
ABESENT: Councilmembers -

\_\_\_\_\_  
LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

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

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





**County of San Diego Office of Emergency Services**  
5580 Overland Ave., Suite 100  
San Diego, CA 92123 -1251  
Phone: (858) 565-3490 Fax: (858) 565-3499  
Email: [OES\\_Finance@sdcounty.ca.gov](mailto:OES_Finance@sdcounty.ca.gov)



August 10, 2021

City of Solana Beach  
505 S Vulcan Avenue  
Encinitas, CA 92024

**SUBJECT: NOTIFICATION OF FEDERAL FUNDING AWARD**  
FY 2020 Homeland Security Grant Program (HSGP)  
Subaward #2020-0095, Cal OES ID #073-00000

The purpose of this letter is to notify you that the County of San Diego Office of Emergency Services has approved your **FY2020 SHSP** award in the amount of **\$12,679** as listed below:

<b>Subrecipient Name:</b>	<b>City of Solana Beach</b>
<b>Subrecipient DUNS:</b>	<b>078751120</b>
<b>Federal Award ID (FAIN)</b>	EMW-2020-SS-00095-S01
<b>Federal Award Date:</b>	09/01/19 to 08/31/23
<b>Subaward Period of Performance:</b>	09/01/20 to 05/31/22
<b>Subrecipient Award Amount:</b>	\$ 12,679
<b>Federal Award Project Description:</b>	Implementation of homeland security management grant to support state, local, tribal and territorial efforts to prevent terrorism and other catastrophic events
<b>Federal Awarding Agency:</b>	US Department of Homeland Security
<b>CFDA Number:</b>	97.067/Homeland Security Grant Program
<b>Research &amp; Development Award (Y/N):</b>	No
<b>Indirect Cost Rate:</b>	N/A
<b>Match Requirement:</b>	N/A

This grant award is subject to all provisions of Uniform Guidance (2 CFR Part 200), which can be accessed at [www.ecfr.gov](http://www.ecfr.gov). Non-federal entities that expend \$750,000 or more annually in Federal Awards must have a single audit performed each year. Please forward a copy of your most current single audit report to the contact below.

Subrecipients are to comply with all applicable federal, state, and local Environmental Planning and Historic Preservation (EHP) requirements. Additionally, Aviation/Watercraft requests, Establish/Enhance Emergency Operations Center projects, projects requiring EHP review, and noncompetitive procurement requests require additional approvals. Subrecipients must obtain written approval for these activities prior to incurring any costs, in order to be reimbursed for any related costs under this Grant Subaward. Subrecipients are also required to obtain a performance bond prior to the purchase of any equipment item over \$250,000, including any aviation or watercraft financed with homeland security dollars. Performance bonds must be submitted to the contract below no later than the time of reimbursement.

Please complete and return the attached OES Grant Management Assessment Questionnaire, 2020 Grant Assurances and Signature Authorization Form, current procurement policies and salvage guidelines. A hard copy of the Grant Assurances and Signature Authorization Forms must be mailed.

**[Unified San Diego County Emergency Services Organization](#)**


CARLSBAD • CHULA VISTA • CORONADO • COUNTY OF SAN DIEGO • DEL MAR • EL CAJON • ENCINITAS • ESCONDIDO • IMPERIAL BEACH • LA MESA  
LEMON GROVE • NATIONAL CITY • OCEANSIDE • POWAY • SAN DIEGO • SAN MARCOS • SANTEE • SOLANA BEACH • VISTA

Your performance period ends May 31, 2022. Please submit your reimbursement requests in a timely manner, no later than June 30, 2022.

For further assistance, please contact Kevin Preston at (858) 715-2214 or [Kevin.Preston@sdcountry.ca.gov](mailto:Kevin.Preston@sdcountry.ca.gov).

Sincerely,

**Kurian,  
Martin**

 Digitally signed by Kurian,  
Martin  
Date: 2021.08.12  
09:49:45 -07'00'

Martin Kurian, Principal Administrative Analyst  
County of San Diego, Office of Emergency Services

cc:

Attachments: OES Grant Management Assessment Questionnaire  
2020 Grant Assurances  
SHSP 2020 Approved FMFW



## Standard Assurances For Cal OES Federal Non-Disaster Grant Programs

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**As the duly authorized representative of the Applicant, I hereby certify** that the Applicant has the legal authority to apply for federal assistance and the institutional, managerial and financial capability (including funds sufficient to pay any non-federal share of project cost) to ensure proper planning, management, and completion of the project described in this application, within prescribed timelines.

**I further acknowledge that the Applicant is responsible for reviewing and adhering to all requirements within the:**

- (a) Applicable Federal Regulations (see below);
- (b) Federal Program Notice of Funding Opportunity (NOFO);
- (c) Federal Preparedness Grants Manual;
- (d) California Supplement to the NOFO; and
- (e) Federal and State Grant Program Guidelines.

### **Federal Regulations**

Government cost principles, uniform administrative requirements, and audit requirements for federal grant programs are set forth in Title 2, Part 200 of the Code of Federal Regulations (C.F.R.). Updates are issued by the [Office of Management and Budget \(OMB\)](http://www.whitehouse.gov/omb/) and can be found at <http://www.whitehouse.gov/omb/>.

**State and federal grant award requirements are set forth below. The Applicant hereby agrees to comply with the following:**

### **1. Proof of Authority**

The Applicant will obtain proof of authority from the city council, governing board, or authorized body in support of this project. This written authorization must specify that the Applicant and the city council, governing board, or authorized body agree:

- (a) To provide all matching funds required for the grant project and that any cash match will be appropriated as required;
- (b) Any liability arising out of the performance of this agreement shall be the responsibility of the Applicant and the city council, governing board, or authorized body;
- (c) Grant funds shall not be used to supplant expenditures controlled by the city council, governing board, or authorized body;



## Standard Assurances For Cal OES Federal Non-Disaster Grant Programs

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- (d) Applicant is authorized by the city council, governing board, or authorized body to apply for federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-federal share of project cost, if any) to ensure proper planning, management and completion of the project described in this application; and
- (e) Official executing this agreement is authorized by the Applicant.

This Proof of Authority must be maintained on file and readily available upon request.

### 2. Period of Performance

The period of performance is specified in the Award. The Applicant is only authorized to perform allowable activities approved under the award, within the period of performance.

### 3. Lobbying and Political Activities

As required by Section 1352, Title 31 of the United States Code (U.S.C.), for persons entering into a contract, grant, loan, or cooperative agreement from an agency or requests or receives from an agency a commitment providing for the United States to insure or guarantee a loan, the Applicant certifies that:

- (a) No federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement.
- (b) If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying", in accordance with its instructions.
- (c) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.



## **Standard Assurances**

### **For Cal OES Federal Non-Disaster Grant Programs**

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The Applicant will also comply with provisions of the Hatch Act (5 U.S.C. §§ 1501- 1508 and §§ 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with federal funds.

Finally, the Applicant agrees that federal funds will not be used, directly or indirectly, to support the enactment, repeal, modification or adoption of any law, regulation or policy without the express written approval from the California Governor's Office of Emergency Services (Cal OES) or the federal awarding agency.

#### **4. Debarment and Suspension**

As required by Executive Orders 12549 and 12689, and 2 C.F.R. § 200.213 and codified in 2 C.F.R. Part 180, Debarment and Suspension, the Applicant will provide protection against waste, fraud, and abuse by debarring or suspending those persons deemed irresponsible in their dealings with the federal government. The Applicant certifies that it and its principals, recipients, or subrecipients:

- (a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any federal department or agency;
- (b) Have not within a three-year period preceding this application been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state, or local) transaction or contract under a public transaction; violation of federal or state antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
- (c) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (federal, state, or local) with commission of any of the offenses enumerated in paragraph (2)(b) of this certification; and
- (d) Have not within a three-year period preceding this application had one or more public transaction (federal, state, or local) terminated for cause or default.

Where the Applicant is unable to certify to any of the statements in this certification, he or she shall attach an explanation to this application.

#### **5. Non-Discrimination and Equal Employment Opportunity**

The Applicant will comply with all state and federal statutes relating to non-discrimination, including:



## Standard Assurances For Cal OES Federal Non-Disaster Grant Programs

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- (a) Title VI of the Civil Rights Act of 1964 (Public Law (P.L.) 88-352 and 42 U.S.C. § 2000d et. seq.) which prohibits discrimination on the basis of race, color, or national origin and requires that recipients of federal financial assistance take reasonable steps to provide meaningful access to persons with limited English proficiency (LEP) to their programs and services;
- (b) Title IX of the Education Amendments of 1972, (20 U.S.C. §§ 1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex in any federally funded educational program or activity;
- (c) Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794), which prohibits discrimination against those with disabilities or access and functional needs;
- (d) Americans with Disabilities Act (ADA) of 1990 (42 U.S.C. §§ 12101- 12213), which prohibits discrimination on the basis of disability and requires buildings and structures be accessible to those with disabilities and access and functional needs;
- (e) Age Discrimination Act of 1975, (42 U.S.C. §§ 6101-6107), which prohibits discrimination on the basis of age;
- (f) Public Health Service Act of 1912 (42 U.S.C. §§ 290 dd—2), relating to confidentiality of patient records regarding substance abuse treatment;
- (g) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. § 3601 et seq.), relating to nondiscrimination in the sale, rental or financing of housing as implemented by the Department of Housing and Urban Development at 24 C.F.R. Part 100. The prohibition on disability discrimination includes the requirement that new multifamily housing with four or more dwelling units—i.e., the public and common use areas and individual apartment units (all units in buildings with elevators and ground-floor units in buildings without elevators)— be designed and constructed with certain accessible features (See 24 C.F.R. § 100.201);
- (h) Executive Order 11246, which prohibits federal contractors and federally assisted construction contractors and subcontractors, who do over \$10,000 in Government business in one year from discriminating in employment decisions on the basis of race, color, religion, sex, sexual orientation, gender identification or national origin;
- (i) Executive Order 11375, which bans discrimination on the basis of race, color, religion, sex, sexual orientation, gender identification, or national origin in hiring and employment in both the United States federal workforce and on the part of government contractors;
- (j) California Public Contract Code § 10295.3, which prohibits discrimination based on domestic partnerships and those in same sex marriages;



## **Standard Assurances**

### **For Cal OES Federal Non-Disaster Grant Programs**

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- (k) DHS policy to ensure the equal treatment of faith-based organizations, under which all applicants and recipients must comply with equal treatment policies and requirements contained in 6 C.F.R. Part 19;
- (l) The Applicant will comply with California's Fair Employment and Housing Act (FEHA) (California Government Code §§ 12940, 12945, 12945.2), as applicable. FEHA prohibits harassment and discrimination in employment because of ancestry, familial status, race, color, religious creed (including religious dress and grooming practices), sex (which includes pregnancy, childbirth, breastfeeding and medical conditions related to pregnancy, childbirth or breastfeeding), gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, mental and physical disability, genetic information, medical condition, age, pregnancy, denial of medical and family care leave, or pregnancy disability leave, military and veteran status, and/or retaliation for protesting illegal discrimination related to one of these categories, or for reporting patient abuse in tax supported institutions;
- (m) Any other nondiscrimination provisions in the specific statute(s) under which application for federal assistance is being made; and
- (n) The requirements of any other nondiscrimination statute(s) that may apply to this application.

#### **6. Drug-Free Workplace**

As required by the Drug-Free Workplace Act of 1988 (41 U.S.C. § 701 et seq.), the Applicant certifies that it will maintain a drug-free workplace and a drug-free awareness program as outlined in the Act.

#### **7. Environmental Standards**

The Applicant will comply with state and federal environmental standards, including:

- (a) California Environmental Quality Act (CEQA) (California Public Resources Code §§ 21000- 21177), to include coordination with the city or county planning agency;
- (b) CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, §§ 15000- 15387);
- (c) Federal Clean Water Act (CWA) (33 U.S.C. § 1251 et seq.), which establishes the basic structure for regulating discharges of pollutants into the waters of the United States and regulating quality standards for surface waters;
- (d) Federal Clean Air Act of 1955 (42 U.S.C. § 7401) which regulates air emissions from stationary and mobile sources;



## Standard Assurances For Cal OES Federal Non-Disaster Grant Programs

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- (e) Institution of environmental quality control measures under the National Environmental Policy Act (NEPA) of 1969 (P.L. 91-190); the Council on Environmental Quality Regulations for Implementing the Procedural Provisions of NEPA; and Executive Order 12898 which focuses on the environmental and human health effects of federal actions on minority and low-income populations with the goal of achieving environmental protection for all communities;
- (f) Evaluation of flood hazards in floodplains in accordance with Executive Order 11988;
- (g) Executive Order 11514 which sets forth national environmental standards;
- (h) Executive Order 11738 instituted to assure that each federal agency empowered to enter into contracts for the procurement of goods, materials, or services and each federal agency empowered to extend federal assistance by way of grant, loan, or contract shall undertake such procurement and assistance activities in a manner that will result in effective enforcement of the Clean Air Act and the Federal Water Pollution Control Act Executive Order 11990 which requires preservation of wetlands;
- (i) The Safe Drinking Water Act of 1974, (P.L. 93-523);
- (j) The Endangered Species Act of 1973, (P.L. 93-205);
- (k) Assurance of project consistency with the approved state management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.);
- (l) Conformity of Federal Actions to State (Clear Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.);
- (m) Wild and Scenic Rivers Act of 1968 (16 U.S.C. § 1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.

The Applicant shall not be: 1) in violation of any order or resolution promulgated by the State Air Resources Board or an air pollution district; 2) subject to a cease and desist order pursuant to § 13301 of the California Water Code for violation of waste discharge requirements or discharge prohibitions; or 3) determined to be in violation of federal law relating to air or water pollution.





## **Standard Assurances**

### **For Cal OES Federal Non-Disaster Grant Programs**

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#### **8. Audits**

For subrecipients expending \$750,000 or more in federal grant funds annually, the Applicant will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and Title 2 of the Code of Federal Regulations, Part 200, Subpart F Audit Requirements.

#### **9. Access to Records**

In accordance with 2 C.F.R. § 200.336, the Applicant will give the awarding agency, the Comptroller General of the United States and, if appropriate, the state, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award. The Applicant will require any subrecipients, contractors, successors, transferees and assignees to acknowledge and agree to comply with this provision.

#### **10. Conflict of Interest**

The Applicant will establish safeguards to prohibit the Applicant's employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.

#### **11. Financial Management**

False Claims for Payment - The Applicant will comply with 31 U.S.C §§ 3729-3733 which sets forth that no subrecipient, recipient, or subrecipient shall submit a false claim for payment, reimbursement or advance.

#### **12. Reporting - Accountability**

The Applicant agrees to comply with applicable provisions of the Federal Funding Accountability and Transparency Act (FFATA) (P.L. 109-282), specifically (a) the reporting of subawards obligating \$25,000 or more in federal funds and (b) executive compensation data for first-tier subawards. This includes the provisions of FFATA, which includes requirements for executive compensation, and also requirements implementing the Act for the non-federal entity at 2 C.F.R. Part 25 Financial Assistance Use of Universal Identifier and Central Contractor Registration and 2 C.F.R. Part 170 Reporting Subaward and Executive Compensation Information.

#### **13. Whistleblower Protections**

The Applicant also must comply with statutory requirements for whistleblower protections at 10 U.S.C. § 2409, 41 U.S.C. § 4712, and 10 U.S.C. § 2324, 41 U.S.C. § 4304 and § 4310.



## **Standard Assurances For Cal OES Federal Non-Disaster Grant Programs**

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### **14. Human Trafficking**

The Applicant will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act of 2000, as amended (22 U.S.C. § 7104) which prohibits grant award recipients or a subrecipient from: (1) engaging in trafficking in persons during the period of time that the award is in effect; (2) procuring a commercial sex act during the period of time that the award is in effect; (3) using forced labor in the performance of the award or subawards under the award.

### **15. Labor Standards**

The Applicant will comply with the following federal labor standards:

- (a) The Davis-Bacon Act (40 U.S.C. §§ 276a to 276a-7), as applicable, and the Copeland Act (40 U.S.C. § 3145 and 18 U.S.C. § 874) and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§ 327-333), regarding labor standards for federally-assisted construction contracts or subcontracts, and
- (b) The Federal Fair Labor Standards Act (29 U.S.C. § 201 et al.) as they apply to employees of institutes of higher learning (IHE), hospitals and other non-profit organizations.

### **16. Worker's Compensation**

The Applicant must comply with provisions which require every employer to be insured to protect workers who may be injured on the job at all times during the performance of the work of this Agreement, as per the workers compensation laws set forth in California Labor Code §§ 3700 et seq.

### **17. Property-Related**

If applicable to the type of project funded by this federal award, the Applicant will:

- (a) Comply with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of federal or federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of federal participation in purchase;
- (b) Comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires subrecipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more;



## **Standard Assurances**

### **For Cal OES Federal Non-Disaster Grant Programs**

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- (c) Assist the awarding agency in assuring compliance with Section 106 of the
- (d) National Historic Preservation Act of 1966, as amended (16 U.S.C. § 470), Executive Order 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §469a-1 et seq.); and
- (e) Comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. § 4831 and 24 CFR Part 35) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.

#### **18. Certifications Applicable Only to Federally-Funded Construction Projects**

For all construction projects, the Applicant will:

- (a) Not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with federal assistance funds to assure nondiscrimination during the useful life of the project;
- (b) Comply with the requirements of the awarding agency with regard to the drafting, review and approval of construction plans and specifications; and
- (c) Provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.

#### **19. Use of Cellular Device While Driving is Prohibited**

Applicants are required to comply with California Vehicle Code sections 23123 and 23123.5. These laws prohibit driving motor vehicle while using an electronic wireless communications device to write, send, or read a text-based communication. Drivers are also prohibited from the use of a wireless telephone without hands-free listening and talking, unless to make an emergency call to 911, law enforcement, or similar services.



## **Standard Assurances For Cal OES Federal Non-Disaster Grant Programs**

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### **20. California Public Records Act and Freedom of Information Act**

The Applicant acknowledges that all information submitted in the course of applying for funding under this program, or provided in the course of an entity's grant management activities that are under Federal control, is subject to the Freedom of Information Act (FOIA), 5 U.S.C. § 552, and the California Public Records Act, California Government Code section 6250 et seq. The Applicant should consider these laws and consult its own State and local laws and regulations regarding the release of information when reporting sensitive matters in the grant application, needs assessment, and strategic planning process.

### **HOMELAND SECURITY GRANT PROGRAM (HSGP) – PROGRAM SPECIFIC ASSURANCES / CERTIFICATIONS**

### **21. Acknowledgment of Federal Funding from DHS**

All recipients must acknowledge their use of federal funding when issuing statements, press releases, requests for proposals, bid invitations, and other documents describing projects or programs funded in whole or in part with federal funds.

### **22. Activities Conducted Abroad**

All recipients must ensure that project activities carried on outside the United States are coordinated as necessary with appropriate government authorities and that appropriate licenses, permits, or approvals are obtained.

### **23. Best Practices for Collection and Use of Personally Identifiable Information (PII)**

DHS defines personally identifiable information (PII) as any information that permits the identity of an individual to be directly or indirectly inferred, including any information that is linked or linkable to that individual. All recipients who collect PII are required to have a publically-available privacy policy that describes standards on the usage and maintenance of PII they collect. Recipients may also find the DHS Privacy Impact Assessments: Privacy Guidance and Privacy template a useful resource respectively.

### **24. Copyright**

All recipients must affix the applicable copyright notices of 17 U.S.C. §§ 401 or 402 and an acknowledgement of U.S. Government sponsorship (including the award number) to any work first produced under federal financial assistance awards.



## **Standard Assurances**

### **For Cal OES Federal Non-Disaster Grant Programs**

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#### **25. Duplication of Benefits**

Any cost allocable to a particular federal financial assistance award provided for in 2 C.F.R. Part 200, Subpart E may not be charged to other federal financial assistance awards to overcome fund deficiencies, to avoid restrictions imposed by federal statutes, regulations, or federal financial assistance award terms and conditions, or for other reasons. However, these prohibitions would not preclude recipients from shifting costs that are allowable under two or more awards in accordance with existing federal statutes, regulations, or the federal financial assistance award terms and conditions.

#### **26. Energy Policy and Conservation Act**

All recipients must comply with the requirements of 42 U.S.C. § 6201 which contain policies relating to energy efficiency that are defined in the state energy conservation plan issued in compliance with this Act.

#### **27. Federal Debt Status**

All recipients are required to be non-delinquent in their repayment of any federal debt. Examples of relevant debt include delinquent payroll and other taxes, audit disallowances, and benefit overpayments. See OMB Circular A-129.

#### **28. Fly America Act of 1974**

All recipients must comply with Preference for U.S. Flag Air Carriers: (air carriers holding certificates under 49 U.S.C. § 41102) for international air transportation of people and property to the extent that such service is available, in accordance with the International Air Transportation Fair Competitive Practices Act of 1974 (49 U.S.C. § 40118) and the interpretative guidelines issued by the Comptroller General of the United States in the March 31, 1981, amendment to Comptroller General Decision B-138942.

#### **29. Hotel and Motel Fire Safety Act of 1990**

In accordance with Section 6 of the Hotel and Motel Fire Safety Act of 1990, all Applicants must ensure that all conference, meeting, convention, or training space funded in whole or in part with federal funds complies with the fire prevention and control guidelines of the Federal Fire Prevention and Control Act of 1974, as amended, 15 U.S.C. § 2225a.



## Standard Assurances For Cal OES Federal Non-Disaster Grant Programs

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### **30. Non-supplanting Requirement**

All recipients who receive federal financial assistance awards made under programs that prohibit supplanting by law must ensure that federal funds do not replace (supplant) funds that have been budgeted for the same purpose through non-federal sources.

### **31. Patents and Intellectual Property Rights**

Unless otherwise provided by law, recipients are subject to the Bayh-Dole Act, Pub. L. No. 96-517, as amended, and codified in 35 U.S.C. § 200 et seq. All recipients are subject to the specific requirements governing the development, reporting, and disposition of rights to inventions and patents resulting from financial assistance awards located at 37 C.F.R. Part 401 and the standard patent rights clause located at 37 C.F.R. § 401.14.

### **32. SAFECOM**

All recipients who receive federal financial assistance awards made under programs that provide emergency communication equipment and its related activities must comply with the SAFECOM Guidance for Emergency Communication Grants, including provisions on technical standards that ensure and enhance interoperable communications.

### **33. Terrorist Financing**

All recipients must comply with Executive Order 13224 and U.S. law that prohibit transactions with, and the provisions of resources and support to, individuals and organizations associated with terrorism. Recipients are legally responsible to ensure compliance with the Order and laws.

### **34. Reporting of Matters Related to Recipient Integrity and Performance**

If the total value of the recipient's currently active grants, cooperative agreements, and procurement contracts from all federal assistance offices exceeds \$10,000,000 for any period of time during the period of performance of this federal financial assistance award, you must comply with the requirements set forth in the government-wide Award Term and Condition for Recipient Integrity and Performance Matters located at 2 C.F.R. Part 200, Appendix XII, the full text of which is incorporated here by reference in the award terms and conditions.



## **Standard Assurances For Cal OES Federal Non-Disaster Grant Programs**

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### **35. USA Patriot Act of 2001**

All recipients must comply with requirements of the Uniting and Strengthening America by Providing Appropriate Tools Required to Intercept and Obstruct Terrorism Act (USA PATRIOT Act), which amends 18 U.S.C. §§ 175–175c.

### **36. Use of DHS Seal, Logo, and Flags**

All recipients must obtain permission from their DHS Financial Assistance Office, prior to using the DHS seal(s), logos, crests or reproductions of flags or likenesses of DHS agency officials, including use of the United States Coast Guard seal, logo, crests or reproductions of flags or likenesses of Coast Guard officials.



## Standard Assurances For Cal OES Federal Non-Disaster Grant Programs

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### IMPORTANT

The purpose of the assurance is to obtain federal and state financial assistance, including any and all federal and state grants, loans, reimbursement, contracts, etc. The Applicant recognizes and agrees that state financial assistance will be extended based on the representations made in this assurance. This assurance is binding on the Applicant, its successors, transferees, assignees, etc. Failure to comply with any of the above assurances may result in suspension, termination, or reduction of grant funds.

All appropriate documentation, as outlined above, must be maintained on file by the Applicant and available for Cal OES or public scrutiny upon request. Failure to comply with these requirements may result in suspension of payments under the grant or termination of the grant or both and the subrecipient may be ineligible for award of any future grants if the Cal OES determines that any of the following has occurred: (1) the recipient has made false certification, or (2) violates the certification by failing to carry out the requirements as noted above.

All of the language contained within this document must be included in the award documents for all subawards at all tiers. All recipients are bound by the [Department of Homeland Security Standard Terms and Conditions 2020, Version 10.1](https://www.dhs.gov/publication/fy15-dhs-standard-terms-and-conditions), hereby incorporated by reference, which can be found at:  
<https://www.dhs.gov/publication/fy15-dhs-standard-terms-and-conditions>.

**The undersigned represents that he/she is authorized to enter into this agreement for and on behalf of the Applicant.**

Subrecipient: \_\_\_\_\_

Signature of Authorized Agent: \_\_\_\_\_

Printed Name of Authorized Agent: \_\_\_\_\_

Title: \_\_\_\_\_ Date: \_\_\_\_\_



**FY 2020 STATE HOMELAND SECURITY PROGRAM (SHSP) GRANT ALLOCATION PROPOSAL**

JURISDICTION	FY2019 - ALLOCATION			FY2020 - PROPOSAL						
	CITIES	LE - 25% of FY19 Allocation	Non-LE Allocation	TOTAL	Sworn LE Personnel Figures (2019)	LE - 25% of FY20 Allocation	Non-LE Population (2019)	Non-LE Allocation	TOTAL	% Change from FY2019 to FY2020
CARLSBAD	16,609	65,233	81,842	129	19,234	115,241	68,518	87,752	7.22%	
CHULA VISTA	32,351	145,572	177,923	224	33,398	271,411	154,596	187,994	5.66%	
CORONADO	6,499	16,394	22,893	43	6,411	24,199	18,338	24,749	8.11%	
DEL MAR	-	7,271	7,271	-	-	4,451	7,453	7,453	2.50%	
EL CAJON	17,909	60,470	78,379	126	18,787	105,559	63,181	81,968	4.58%	
ENCINITAS	-	38,189	38,189	-	-	63,390	39,939	39,939	4.58%	
ESCONDIDO	22,819	84,601	107,420	159	23,707	152,739	89,185	112,892	5.09%	
ESCONDIDO RINCON DEL DIABLO	-	7,461	7,461	-	-	-	7,826	7,826	4.89%	
IMPERIAL BEACH	-	19,800	19,800	-	-	27,448	20,129	20,129	1.66%	
LA MESA	9,965	37,192	47,157	69	10,288	60,820	38,522	48,810	3.51%	
LEMON GROVE	-	19,101	19,101	-	-	27,208	19,996	19,996	4.69%	
NATIONAL CITY	13,576	37,716	51,292	95	14,164	62,307	39,342	53,506	4.32%	
NATIONAL CITY - LINCOLN ACRES	-	836	836	-	-	-	877	877	4.90%	
OCEANSIDE	32,496	98,203	130,699	225	33,547	178,021	103,120	136,667	4.57%	
POWAY	-	31,384	31,384	-	-	50,320	32,735	32,735	4.30%	
SAN DIEGO	294,626	-	294,626	2,043	304,610	-	-	304,610	3.39%	
SAN MARCOS	-	55,326	55,326	-	-	98,369	59,218	59,218	7.03%	
SAN MARCOS FPD	-	7,504	7,504	-	-	-	7,871	7,871	4.89%	
SANTEE	-	34,950	34,950	-	-	58,408	37,193	37,193	6.42%	
SOLANA BEACH	-	12,324	12,324	-	-	13,933	12,679	12,679	2.88%	
VISTA	-	59,326	59,326	-	-	101,987	61,212	61,212	3.18%	
VISTA FPD	-	10,546	10,546	-	-	-	11,061	11,061	4.88%	
<b>TOTAL CITIES</b>	<b>446,850</b>	<b>849,399</b>	<b>1,296,249</b>	<b>3,113</b>	<b>464,146</b>	<b>1,415,811</b>	<b>892,991</b>	<b>1,357,137</b>	<b>4.70%</b>	
<b>FIRE DISTRICTS/OTHER</b>										
ALPINE FPD	-	13,228	13,228	-	-	15,658	13,630	13,630	3.04%	
DEER SPRINGS FPD	-	11,693	11,693	-	-	12,737	12,020	12,020	2.80%	
JULIAN-CUYAMACA FPD	-	7,145	7,145	-	-	-	-	-	-100.00%	
LAKESIDE FPD	-	37,940	37,940	-	-	62,684	39,550	39,550	4.24%	
NORTH COUNTY FPD	-	32,009	32,009	-	-	51,397	33,329	33,329	4.12%	
PORT OF SAN DIEGO	19,208	-	19,208	134	19,979	-	-	19,979	4.01%	
RANCHO SANTA FE FPD	-	22,883	22,883	-	-	34,031	23,757	23,757	3.82%	
SAN MIGUEL FPD	-	70,844	70,844	-	-	125,300	74,062	74,062	4.54%	
VALLEY CENTER FPD	-	13,738	13,738	-	-	16,628	14,165	14,165	3.11%	
<b>TOTAL FIRE DISTRICTS/OTHER</b>	<b>19,208</b>	<b>209,480</b>	<b>228,688</b>	<b>134</b>	<b>19,979</b>	<b>318,435</b>	<b>210,513</b>	<b>230,492</b>	<b>0.79%</b>	
<b>2-1-1 SAN DIEGO CONTRACT</b>		<b>70,000</b>	<b>70,000</b>				<b>70,000</b>	<b>70,000</b>	<b>0.00%</b>	
<b>COUNTY DEPTS</b>										
UDC SHARE	0	102,357	102,357	-	-	-	102,357	102,357	0.00%	
M&A (5%)	0	169,294	169,294	-	-	-	175,669	175,669	3.77%	
HHSA-EMS	-	80,000	80,000	-	-	-	80,000	80,000	0.00%	
OES	-	1,058,882	1,058,882	-	-	-	1,103,503	1,103,503	4.21%	
SHERIFF	380,416	-	380,416	2,644	394,219	-	-	394,219	3.63%	
<b>TOTAL COUNTY DEPTS</b>	<b>380,416</b>	<b>1,410,533</b>	<b>1,790,949</b>	<b>2,644</b>	<b>394,219</b>	<b>-</b>	<b>1,461,528</b>	<b>1,855,747</b>	<b>3.62%</b>	
<b>TOTAL ALLOCATIONS</b>	<b>846,474</b>	<b>2,539,412</b>	<b>3,385,886</b>	<b>5,891</b>	<b>878,344</b>	<b>1,734,246</b>	<b>2,635,032</b>	<b>3,513,376</b>	<b>3.77%</b>	

**Notes:**

\*Personnel Cap: Each jurisdiction's allocation has a personnel cap of 50%.

\*San Diego Sheriff includes: Unincorporated San Diego County and the contracted cities of Del Mar, Encinitas, Imperial Beach, Lemon Grove, Poway, San Marcos, Santee, Solana Beach and Vista.



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** December 8, 2021  
**ORIGINATING DEPT:** Fire Department  
**SUBJECT:** **City Council Consideration of Resolution 2021-133 for Authorization to Apply for the FY 2021 Assistance for Firefighters Grant (AFG) for Self-Contained Breathing Apparatus (SCBA)**

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## **BACKGROUND:**

The primary goal of the U.S. Department of Homeland Security's Assistance to Firefighters Grant (AFG) Program is to meet the firefighting and emergency response needs of fire departments and nonaffiliated emergency medical service organizations through direct financial assistance. Since 2001, AFG has helped firefighters and other first responders obtain critically needed equipment, protective gear, emergency vehicles, training and other resources needed to protect the public and emergency personnel from fires and other hazardous events, including those requiring medical aid.

Approximately \$414 million in funding has been made available for the FY 2021 AFG program. The application period for 2021 opened November 8, 2021, and closes on December 17, 2021. Awards are expected to be made beginning April 30, 2022.

The application undergoes an electronic pre-scoring process based on established program priorities. If the application is determined to be in the competitive range after pre-scoring, it will proceed to a peer review process, performed by a panel of fire service professionals. Each eligible activity/project in an application is scored on its own merits.

## **DISCUSSION:**

The AFG program identifies the funding of Self-Contained Breathing Apparatus (SCBAs) as a "high" program priority. A SCBA is a device worn by firefighters and other rescue workers to provide breathable air in toxic or hazardous environments that present an

COUNCIL ACTION:

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immediate danger to life and health (IDLH). SCBAs are critical and highly technical pieces of personal protective equipment (PPE) for firefighters that include a high-pressure air tank, pressure regulator and an inhalation connection (mouthpiece, mouth mask or face mask), connected and mounted to a carrying frame. SCBAs utilize lightweight, flame resistant materials that do not interfere with the ability to carry a rescued person over a firefighter's shoulders or inhibit their movement when responding to fires. In addition, modern firefighting SCBAs incorporate a Personal Alert Safety System (PASS) device or an Automotive Distress Signal Unit into their design, which emit distinctive high pitched alarm tones to help locate firefighters in distress.

The AFG program identifies the funding of SCBA as a "high" program priority. The Solana Beach Fire Department currently uses SCBAs purchased in 2012. Applying for the SCBA replacements with a regional grant will allow these agencies better interoperability with local agencies due to purchasing the same SCBAs. The City of Vista will submit the collaborative grant application on behalf of six local agencies (City of Vista, City of Encinitas, City of Del Mar, City of Solana Beach, North County Fire Protection District, and Rancho Santa Fe Protection District).

As a result, Staff is requesting authorization to be part of a regional AFG application, which would include 17 new SCBAs to replace the Solana Beach Fire Department's current equipment – one per seat on each of our apparatus.

**CEQA COMPLIANCE STATEMENT:**

Not a project as defined by CEQA.

**FISCAL IMPACT:**

There is no current fiscal impact associated with applying for the grant. It is estimated that replacing the City's 17 SCBAs and related parts would cost approximately \$282,295. AFG grants require applicants to contribute 10 percent of the cost of the project. Should the regional grant application be accepted, the City's share is estimated to be approximately \$28,230.

If awarded, Staff will return to Council for acceptance of the award and a budget appropriation for the City's 10 percent contribution. A grant award provided by the AFG program can be declined without any penalty.

**WORK PLAN:**

N/A

**OPTIONS:**

- Approve Staff recommendation.
- Approve Staff recommendation with alternative amendments / modifications.
- Deny Staff recommendation.

**DEPARTMENT RECOMMENDATION:**

Staff recommends that the City Council approve Resolution 2021-133:

1. Authorizing the City of Solana Beach Fire Department to be included in the FY21 Assistance to Firefighters Grant regional application for SCBAs submitted by the City of Vista.
2. Authorizing the Fire Chief, or his designee, to sign a Memorandum of Understanding, in a form acceptable to the City Attorney, between the six agencies (City of Vista, City of Encinitas, City of Del Mar, City of Solana Beach, North County Fire Protection District, and Rancho Santa Fe Protection District) with respect to the regional application for SCBAs once all participating organizations are authorized to apply.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation.



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Gregory Wade, City Manager

Attachments:

1. Resolution 2021-133
2. The Department of Homeland Security (DHS) Notice of Funding Opportunity (NOFO) Fiscal Year 2021 Assistance to Firefighters Grant (AFG) Program

## RESOLUTION 2021-133

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AUTHORIZING THE FIRE DEPARTMENT TO APPLY FOR THE FY 2021 ASSISTANCE FOR FIREFIGHTERS GRANT (AFG) FOR SELF-CONTAINED BREATHING APPARATUS (SCBA)

**WHEREAS**, the United States Department of Homeland Security has announced the availability of funds for fire departments to enhance their abilities with respect to fire and fire related hazards; and

**WHEREAS**, the City Council of Solana Beach has identified firefighting services as a priority funding need area; and

**WHEREAS**, Fire Department personnel wear Self-Contained Breathing Apparatus (SCBAs) that provide breathable air in toxic or hazardous environments that present an immediate danger to life and health; and

**WHEREAS**, the City of Solana Beach wishes to obtain funding to replace the current SCBA supply; and

**WHEREAS**, a Memorandum of Understanding (MOU) needs to be executed between the six agencies in the regional application (City of Vista, City of Encinitas, City of Del Mar, City of Solana Beach, North County Fire Protection District, and Rancho Santa Fe Protection District) that will specify responsibilities of each agency with respect to the application and to enable the City of Vista to make the submission.

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

1. That the above recitations are true and correct.
2. That the City of Solana Beach Fire Department is authorized to apply for the FY 2021 Assistance to Firefighters Grant through a regional application submitted by the City of Vista.
3. That the City Council authorizes the Fire Chief, or his designee, to sign an MOU, in a form acceptable to the City Attorney, to enable the regional application for SCBAs to be submitted once all participating organizations are authorized to apply.

**PASSED AND ADOPTED** this 8<sup>th</sup> day of December, 2021 at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

AYES: Councilmembers -  
NOES: Councilmembers -  
ABSTAIN: Councilmembers -  
ABESENT: Councilmembers -

\_\_\_\_\_  
LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

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

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

**The Department of Homeland Security (DHS)  
Notice of Funding Opportunity (NOFO)**

**Fiscal Year 2021 Assistance to Firefighters Grant (AFG) Program**

**NOTE:** If you are going to apply for this funding opportunity and have not obtained an Employer Identification Number (EIN), a Data Universal Numbering System (DUNS) number, are not currently registered in the System for Award Management (SAM), or your SAM registration is not active, please take immediate action to obtain an EIN and DUNS Number, if applicable, and then register immediately in SAM or, if applicable, renew your SAM registration. It may take four weeks or more after you submit your SAM registration before your registration is active in SAM. Information on obtaining a DUNS number and registering in SAM is available from Grants.gov at:

<http://www.grants.gov/web/grants/register.html>. Detailed information regarding DUNS, EIN, and SAM is also provided in Section D of this NOFO under the subsection titled [“How to Register to Apply.”](#) Detailed information regarding the time required for each registration is also provided in Section D of this NOFO under the subsection titled [“Other Key Dates.”](#)

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## **A. Program Description**

### **1. Issued By**

U.S. Department of Homeland Security (DHS)/Federal Emergency Management Agency (FEMA)/Grant Programs Directorate (GPD)

### **2. Assistance Listings Number**

97.044

### **3. Assistance Listings Title**

Assistance to Firefighters Grant (AFG)

### **4. Funding Opportunity Title**

Fiscal Year 2021 Assistance to Firefighters Grant

### **5. Funding Opportunity Number**

DHS-21-GPD-044-00-98

### **6. Authorizing Authority for Program**

Section 33 of the *Federal Fire Prevention and Control Act of 1974*, Pub. L. No. 93-498, as amended (15 U.S.C § 2229); and Section 4013 of the *American Rescue Plan Act of 2021*, Pub. L. No. 117-2

### **7. Appropriation Authority for Program**

*Department of Homeland Security Appropriations Act, 2021* (Pub. L. No. 116-260); and *American Rescue Plan Act of 2021* (Pub. L. No. 117-2)

### **8. Announcement Type**

Initial

### **9. Program Category**

Preparedness: Fire and Life Safety

## **10. Program Overview, Objectives, and Priorities**

### **a. Overview**

The Fiscal Year (FY) 2021 Assistance to Firefighters Grant (AFG) Program is one of three grant programs that constitute the Department of Homeland Security (DHS), Federal Emergency Management Agency's (FEMA's) focus on enhancing the safety of the public and firefighters with respect to fire and fire-related hazards. The AFG Program provides financial assistance directly to eligible fire departments, nonaffiliated emergency medical service (EMS) organizations, and State Fire Training Academies (SFTAs) for critical training and equipment. The AFG Program has awarded approximately \$7.7 billion in grant funding to provide critically needed resources that equip and train emergency personnel to recognized standards, enhance operational efficiencies, foster interoperability, and support community resilience. Information about success stories for this program can be found at [Assistance to Firefighters Grants Program | FEMA.gov](#).

The AFG Program represents part of a comprehensive set of measures authorized by Congress and implemented by DHS. Among the five basic homeland security missions noted

in the [DHS Strategic Plan](#), the AFG Program supports the goal to Strengthen Preparedness and Resilience. In awarding grants, the FEMA Administrator is required to consider:

- The findings and recommendations of the Technical Evaluation Panel (TEP);
- The degree to which an award will reduce deaths, injuries and property damage by reducing the risks associated with fire related and other hazards;
- The extent of an applicant’s need for an AFG Program grant and the need to protect the United States as a whole; and
- The number of calls requesting or requiring a firefighting or emergency medical response received by an applicant.

The [2018-2022 FEMA Strategic Plan](#) creates a shared vision for the field of emergency management and sets an ambitious, yet achievable, path forward to unify and further professionalize emergency management across the country. The AFG Program supports the goal of Readyng the Nation for Catastrophic Disasters. We invite all of our stakeholders and partners to also adopt these priorities and join us in building a stronger Agency and a more prepared and resilient nation.

**b. Objectives**

The objectives of the AFG Program are to provide critically needed resources that equip and train emergency personnel to recognized standards, enhance operational efficiencies, foster interoperability, and support community resilience.

**c. Priorities**

Information on program priorities and objectives for the FY 2021 AFG Program can be found in [Appendix B – Programmatic Information and Priorities](#).

**11. Performance Measures**

The grant recipient is required to collect data to allow FEMA to measure performance of the awarded grant in supporting AFG Program metrics, which are tied to the programmatic objectives and priorities. To measure performance, FEMA may request information throughout the period of performance. In its final performance report submitted at closeout, the recipient must submit sufficient information to demonstrate it has met the performance goal as stated in its award. FEMA will measure the recipient’s performance of the grant by comparing the number of items, supplies, projects and activities needed and requested in its application with the number acquired and delivered by the end of the period of performance using the following programmatic metrics:

- Percentage of AFG Program personal protective equipment (PPE) recipients who equipped 100% of on-duty active members with PPE in compliance with applicable National Fire Protection Association (NFPA) and Occupational Safety and Health Administration (OSHA) standards.
- Percentage of AFG Program equipment recipients who reported that the grant award brought them into compliance with either state, local, NFPA or OSHA standards.
- Percentage of AFG Program grant recipients who reported having successfully replaced their fire vehicles in accordance with industry standards.
- Percentage of AFG Program training recipients who reported that the grant award allows their members to achieve firefighter training level I and firefighter training level II within one year of coming into service.

- Percentage of AFG Program wellness and fitness recipients who reported that the grant award allows their members to achieve minimum physical and/or mental operational readiness requirements through tailored health-related fitness programs.
- Percentage of AFG Program award recipients for modifications to facilities projects who reported that the grant award brought them into compliance with either state, local, NFPA, or OSHA standards on housing and readiness posture.

## **B. Federal Award Information**

1. Available Funding for the NOFO: **\$414 million<sup>1</sup>**
2. Projected Number of Awards: **2,500**
3. Period of Performance: **24 months**

Extensions to the period of performance are allowed. For additional information on period of performance extensions, refer to [Section H](#).

FEMA awards only include one budget period, so it will be same as the period of performance. *See* 2 C.F.R. § 200.1 for definitions of “budget period” and “period of performance.”

4. Projected Period of Performance Start Date(s): **May 1, 2022 (will vary based on award date)**
5. Projected Period of Performance End Date(s): **April 30, 2024 (will vary based on award date)**
6. Funding Instrument Type: **Grant**

## **C. Eligibility Information**

### **1. Eligible Applicants**

- ***Fire Departments:*** Fire departments operating in any of the 50 states, as well as fire departments in the District of Columbia, the Commonwealth of the Northern Mariana Islands, the U.S. Virgin Islands, Guam, American Samoa, the Commonwealth of Puerto Rico,<sup>2</sup> or any federally recognized Indian tribe or tribal organization. A fire department is an agency or organization having a formally recognized arrangement with a state, local, tribal or territorial authority (city, county, parish, fire district, township, town or other

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<sup>1</sup>Note that this figure differs from the total amount appropriated under the *Department of Homeland Security Appropriations Act, 2021*, Pub. L. No. 116-260. In this FY 2021 AFG Program NOFO, percentages of “available grant funds” refers to the total amount appropriated—\$360,000,000—by Pub. L. No. 116-260 to meet the statutory requirements of § 33 of the *Federal Fire Prevention and Control Act of 1974*, as amended (codified at 15 U.S.C. § 2229). A portion of these “available grant funds” will be allocated to the Fire Prevention and Safety (FP&S) Program, which will have a separate NOFO and application period. \$36,000,000 will be allocated to the FP&S Program for FY 2021. Additionally, the total available funding amount includes an additional \$90,000,000 appropriated through the American Rescue Plan Act of 2021, Pub. L. No. 117-2.

<sup>2</sup> The District of Columbia, the Commonwealth of the Northern Mariana Islands, the U.S. Virgin Islands, Guam, American Samoa, and the Commonwealth of Puerto Rico are all defined as “States” in the Federal Fire Prevention and Control Act of 1974. *See* 15 U.S.C. § 2203(10).

governing body) to provide fire suppression to a population within a geographically fixed primary first due response area.

- ***Nonaffiliated EMS organizations:*** Nonaffiliated EMS organizations operating in any of the 50 states, as well as the District of Columbia, the Commonwealth of the Northern Mariana Islands, the U.S. Virgin Islands, Guam, American Samoa, the Commonwealth of Puerto Rico,<sup>2</sup> or any federally recognized Indian tribe or tribal organization. A nonaffiliated EMS organization is an agency or organization that is a public or private nonprofit emergency medical service entity providing medical transport that is not affiliated with a hospital and does not serve a geographic area in which emergency medical services are adequately provided by a fire department. FEMA considers the following as hospitals under the AFG Program:
  - Clinics;
  - Medical centers;
  - Medical college or university;
  - Infirmary;
  - Surgery centers; and
  - Any other institution, association, or foundation providing medical, surgical or psychiatric care and/or treatment for the sick or injured.
  
- ***State Fire Training Academies:*** An SFTA operates in any of the 50 states, as well as the District of Columbia, the Commonwealth of the Northern Mariana Islands, the U.S. Virgin Islands, Guam, American Samoa, and the Commonwealth of Puerto Rico.<sup>2</sup> Applicants must be designated either by legislation or by a Governor's declaration as the sole fire service training agency within a state, territory, or the District of Columbia. The designated SFTA shall be the only agency, bureau, division or entity within that state, territory or the District of Columbia, to be an eligible SFTA applicant under the AFG Program.

An application submitted by an otherwise eligible non-federal entity (i.e., the applicant) may be deemed ineligible when the person that submitted the application is not: ***1) a current employee, personnel, official, staff or leadership of the non-federal entity; and 2) duly authorized to apply for an award on behalf of the non-federal entity at the time of application.***

Further, the Authorized Organization Representative (AOR) must be a duly authorized current employee, personnel, official, staff or leadership of the recipient and ***provide an email address unique to the recipient at the time of application and upon any change in assignment during the period of performance. Consultants or contractors of the recipient are not permitted to be the AOR of the recipient.***

## 2. Eligible Activities

The FY 2021 AFG Program has three activities:

- Operations and Safety;
- Vehicle Acquisition; and
- Regional Projects.

Each activity has its own eligibility requirements. These requirements are outlined in

[Appendix B – Programmatic Information and Priorities.](#)

**3. Other Eligibility Criteria**

**a. National Fire Incident Reporting System (NFIRS)**

Although NFIRS reporting is not a requirement to apply for any AFG Program, fire departments that receive funding under this program must agree to provide information to the NFIRS for the period of performance covered by the assistance. If a recipient does not currently participate in the incident reporting system and does not have the capacity to report at the time of the award, that recipient must agree to provide information to the system for a 12-month period commencing as soon as possible after they develop the capacity to report. Capacity to report to NFIRS must be established prior to the end of the 24-month performance period. The recipient may be asked by FEMA to provide proof of compliance in reporting to NFIRS. Any recipient that stops reporting to NFIRS during their grant's period of performance may be subject to the remedies for noncompliance at 2 C.F.R. § 200.339, unless it has yet to develop the capacity to report to NFIRS, as described above. There is no NFIRS reporting requirement for nonaffiliated EMS organizations or SFTAs.

**Note:** Although data collection is an important tool for understanding and justifying assistance, participation in other data sources, (e.g., National Fire Operations Reporting System [NFORS]) does not satisfy the requirement for reporting to NFIRS.

**b. National Incident Management System (NIMS) Implementation**

AFG Program applicants are not required to comply with NIMS to apply for AFG Program funding or to receive an AFG Program award. However, any applicant who receives an FY 2021 AFG Program award must achieve the level of [NIMS compliance](#) required by the Authority Having Jurisdiction (AHJ) over the applicant's emergency service operations (e.g., a local government) prior to the end of the grant's period of performance.

**4. Maintenance of Effort (MOE)**

Pursuant to 15 U.S.C. § 2229(k)(3), an applicant seeking an AFG Program grant shall agree to maintain, during the term of the grant, the applicant's aggregate expenditures relating to activities allowable under this NOFO, at not less than 80 percent of the average amount of such expenditures in the two fiscal years prior to the fiscal year an AFG Program grant is awarded.

In other words, an applicant agrees that if it receives a grant award, the applicant will keep its overall expenditures during the award's period of performance (including those funded with non-federal funding) for activities that could be allowable costs under this NOFO at a level that is at least 80% or more of the average of what the applicant spent on such costs for those activities in fiscal years 2019 and 2020.

**5. Cost Share or Match**

Recipient cost sharing is generally required as described below and pursuant to 15 U.S.C. § 2229(k)(1). In general, eligible applicants shall agree to make available non-federal funds to carry out an AFG Program award in an amount equal to not less than 15 percent of the grant awarded. Exceptions to this general requirement apply to entities serving smaller communities as follows:

- When serving a jurisdiction of 20,000 residents or fewer, the applicant shall agree to

- make available non-federal funds in an amount equal to not less than 5% of the grant awarded;
- When serving a jurisdiction of more than 20,000 residents but not more than 1 million residents, the applicant shall agree to make available non-federal funds in an amount equal to not less than 10% of the grant awarded;
  - When serving a jurisdiction of more than 1 million residents, the applicant shall agree to make available non-federal funds in an amount equal to not less than 15% of the grant awarded.

The cost share for SFTAs will apply the requirements above based on the total population of the state. The cost share for a Regional application will apply the requirements above based on the aggregate population of the primary first due response areas of the host and participating partner organizations that execute a Memorandum of Understanding (MOU) as described in [Appendix B: Regional Applications](#).

FEMA has developed a cost share calculator tool in order to assist applicants with determining their cost share. The cost share tool is available at: <https://www.fema.gov/grants/preparedness/firefighters/assistance-grants>.

### **Types of Cost Share**

- i. **Cash (Hard Match):** Cost share of non-federal cash is the only allowable recipient contribution for AFG Program activity (Vehicle Acquisition, Operations and Safety, and Regional).
- ii. **Trade-In Allowance/Credit:** On a case-by-case basis, FEMA may allow recipients already owning assets acquired with non-federal cash to use the trade-in allowance/credit value of those assets as cash for the purpose of meeting their cost share obligation. For FEMA to consider a trade-in allowance/credit value as cash, the allowance amount must be reasonable, and the allowance amount must be a separate entry clearly identified in the acquisition documents.
- iii. **In-kind (Soft Match):** In-kind cost share is not allowable for the AFG Program.

The award budget will not account for any voluntary committed cost sharing or overmatch. The use of an overmatch is not given additional consideration when scoring applications.

### ***Economic Hardship Waivers***

The FEMA Administrator may waive or reduce recipient cost share or MOE requirements in cases of demonstrated economic hardship. Please see [Appendix C – Award Administration Information](#) for additional information.

## **D. Application and Submission Information**

### **1. Key Dates and Times**

- a. **Application Start Date:** *Nov. 8, 2021*
- b. **Application Submission Deadline:** *Dec. 17, 2021 at 5 p.m. ET*  
All applications **must** be received by the established deadline.

FEMA’s Grants Outcomes System (FEMA GO) automatically records proof of timely submission and the system generates an electronic date/time stamp when FEMA GO successfully receives the application. The individual with the Authorized Organization Representative role that submitted the application will also receive the official date/time stamp and a FEMA GO tracking number in an email serving as proof of their timely submission. For additional information on how an applicant will be notified of application receipt, see the subsection titled “Timely Receipt Requirements and Proof of Timely Submission” in Section D of this NOFO.

**FEMA will not review applications that are received after the deadline or consider these late applications for funding.** FEMA may, however, extend the application deadline on request for any applicant who can demonstrate that good cause exists to justify extending the deadline. Good cause for an extension may include technical problems outside of the applicant’s control that prevent submission of the application by the deadline, other exigent or emergency circumstances, or statutory requirements for FEMA to make an award.

**Applicants experiencing technical problems outside of their control must notify FEMA as soon as possible and before the application deadline.** Failure to timely notify FEMA of the issue that prevented the timely filing of the application may preclude consideration of the award. “Timely notification” of FEMA means the following: prior to the application deadline and within 48 hours after the applicant became aware of the issue.

A list of FEMA contacts can be found in Section G of this NOFO, “DHS Awarding Agency Contact Information.” For technical assistance with the FEMA GO system, please contact the FEMA GO Helpdesk at [femago@fema.dhs.gov](mailto:femago@fema.dhs.gov) or (877) 611-4700, Monday through Friday, 8:00 AM – 6:00 PM Eastern Time (ET). For programmatic or grants management questions, please contact your Program Analyst or Grants Management Specialist. If applicants do not know who to contact or if there are programmatic questions or concerns, please contact the AFG Helpdesk at 866-274-0960 or by e-mail at [FireGrants@fema.dhs.gov](mailto:FireGrants@fema.dhs.gov). The AFG Helpdesk is open Monday through Friday, 8 a.m. AM – 4:30 p.m. ET.

- c. **Anticipated Funding Selection Date:** *No later than April 30, 2022*
- d. **Anticipated Award Date:** Beginning on approximately April 30, 2022 and continuing thereafter until all FY 2021 AFG Program grant awards are issued (but no later than September 30, 2022)
- e. **Other Key Dates**

Event	Suggested Deadline for Completion
Obtaining DUNS Number	Four weeks before actual submission deadline
Obtaining a valid EIN	Four weeks before actual submission deadline
Creating an account with login.gov	Four weeks before actual submission deadline
Registering in SAM or Updating SAM registration	Four weeks before actual submission deadline
Registering Organization in FEMA GO	Prior to beginning application
Submitting complete application in FEMA GO	One week before actual submission deadline

## 2. Agreeing to Terms and Conditions of the Award

By submitting an application, applicants agree to comply with the requirements of this NOFO and the terms and conditions of the award, should they receive an award.

## 3. Address to Request Application Package

Applications are processed through the FEMA GO system. To access the system, go to <https://go.fema.gov/>.

**Note:** Hard copies of the application are not available. However, the Telephone Device for the Deaf (TDD) and/or Federal Information Relay Service (FIRS) number available for this Notice is (800) 462-7585.

## 4. Steps Required to Obtain a Unique Entity Identifier, Register in the System for Award Management (SAM), and Submit an Application

Applying for an award under this program is a multi-step process and requires time to complete. Applicants are encouraged to register early as the registration process can take four weeks or more to complete. Therefore, registration should be done in sufficient time to ensure it does not impact your ability to meet required submission deadlines.

Please review the table above for estimated deadlines to complete each of the steps listed. Failure of an applicant to comply with any of the required steps before the deadline for submitting an application may disqualify that application from funding.

To apply for an award under this program, all applicants must:

- a. Apply for, update, or verify their Data Universal Numbering System (DUNS) number from Dun & Bradstreet and Employer Identification Number (EIN) from the Internal Revenue Service;
- b. In the application, provide a valid DUNS number, which is currently the unique entity identifier;
- c. Have an account with [login.gov](https://login.gov/);
- d. Register for, update, or verify their SAM account and ensure the account is active before submitting the application;
- e. Register in FEMA GO, add the organization to the system, and establish the Authorized Organizational Representative (AOR). The organization's electronic business point of contact (EBiz POC) from the SAM registration may need to be involved in this step. For step-by-step instructions, see <https://www.fema.gov/media-library/assets/documents/181607>;
- f. Submit the complete application in FEMA GO; and
- g. Continue to maintain an active SAM registration with current information at all times during which it has an active federal award or an application or plan under consideration by a federal awarding agency. As part of this, applicants must also provide information on an applicant's immediate and highest-level owner and subsidiaries, as well as on all predecessors that have been awarded federal contracts or federal financial assistance within the last three years, if applicable.

Applicants are advised that FEMA may not make a federal award until the applicant has complied with all applicable DUNS and SAM requirements. Therefore, an applicant's SAM registration must be active not only at the time of application, but also during the application



review period and when FEMA is ready to make a federal award. Further, as noted above, an applicant's or recipient's SAM registration must remain active for the duration of an active federal award. If an applicant's SAM registration is expired at the time of application, expires during application review, or expires any other time before award, FEMA may determine that the applicant is not qualified to receive a federal award and use that determination as a basis for making a federal award to another applicant.

Per 2 C.F.R. § 25.110(c)(2)(ii), if an applicant is experiencing exigent circumstances that prevents it from receiving a DUNS number and completing SAM registration prior to receiving a federal award, the applicant must notify FEMA as soon as possible by contacting [askcsid@fema.dhs.gov](mailto:askcsid@fema.dhs.gov) and providing the details of the circumstances that prevent completion of these requirements. If FEMA determines that there are exigent circumstances and FEMA has decided to make an award, the applicant will be required to obtain a DUNS number and complete SAM registration within 30 days of the federal award date.

## 5. Electronic Delivery

DHS is participating in the Grants.gov initiative to provide the grant community with a single site to find and apply for grant funding opportunities. DHS encourages or requires applicants to submit their applications online through Grants.gov, depending on the funding opportunity. For this funding opportunity, FEMA requires applicants to submit applications through FEMA GO.

## 6. How to Register to Apply

### a. *General Instructions:*

Registering and applying for an award under this program is a multi-step process and requires time to complete. Read the instructions below about registering to apply for FEMA funds. Applicants should read the registration instructions carefully and prepare the information requested before beginning the registration process. Reviewing and assembling the required information before beginning the registration process will alleviate last-minute searches for required information.

**The registration process can take up to four weeks to complete.** To ensure an application meets the deadline, applicants are advised to start the required steps well in advance of their submission.

Organizations must have a Data Universal Numbering System (DUNS) Number, Employer Identification Number (EIN), and an active System for Award Management (SAM) registration.

### b. *Obtain a DUNS Number:*

All entities applying for funding, including renewal funding, must have a DUNS number from Dun & Bradstreet (D&B). Applicants must enter the DUNS number in the data entry field labeled "Organizational DUNS" on the SF-424 form.

For more detailed instructions for obtaining a DUNS number, refer to <https://www.grants.gov/web/grants/applicants/organization-registration/step-1-obtain-duns-number.html>

Note: At some point, the DUNS Number will be replaced by a “new, non-proprietary identifier” requested in, and assigned by, SAM.gov. This new identifier is being called the Unique Entity Identifier (UEI), or the Entity ID. Grants.gov has begun preparing for this transition by educating users about the upcoming changes and updating field labels and references to the DUNS Number (the current identifier) within the Grants.gov system. Users should continue using the DUNS Number in UEI fields until further notice. To learn more about SAM’s rollout of the UEI, please visit <https://gsa.gov/entityid>.

**c. Obtain Employer Identification Number**

In addition to having a DUNS number, all entities applying for funding must provide an Employer Identification Number (EIN). The EIN can be obtained from the IRS by visiting: <https://www.irs.gov/businesses/small-businesses-self-employed/apply-for-an-employer-identification-number-ein-online>.

**d. Create a login.gov account:**

Applicants must have a login.gov account in order to register with SAM or update their SAM registration. Applicants can create a login.gov account here: [https://secure.login.gov/sign\\_up/enter\\_email?request\\_id=34f19fa8-14a2-438c-8323-a62b99571fd3](https://secure.login.gov/sign_up/enter_email?request_id=34f19fa8-14a2-438c-8323-a62b99571fd3).

Applicants only have to create a login.gov account once. For applicants that are existing SAM users, use the same email address for the login.gov account as with SAM.gov so that the two accounts can be linked.

For more information on the login.gov requirements for SAM registration, refer to <https://www.sam.gov/SAM/pages/public/loginFAQ.jsf>.

**e. Register with SAM:**

In addition to having a DUNS number, all organizations applying online through Grants.gov must register with SAM. Failure to register with SAM will prevent your organization from applying through Grants.gov. SAM registration must be renewed annually.

For more detailed instructions for registering with SAM, refer to <https://www.grants.gov/web/grants/applicants/organization-registration/step-2-register-with-sam.html>.

Note: As a new requirement per 2 C.F.R. § 25.200, applicants must also provide the applicant’s immediate and highest-level owner, subsidiaries, and predecessors that have been awarded federal contracts or federal financial assistance within the past three years, if applicable.

**I. ADDITIONAL SAM REMINDERS**

Existing SAM.gov account holders should check their account to make sure it is “ACTIVE.” SAM registration should be completed at the very beginning of the application period and should be renewed annually to avoid being “INACTIVE.” **Please allow plenty of time before the grant application submission deadline to obtain a DUNS number and then to register in SAM. It may be four weeks or more after an applicant submits the SAM registration before the registration is active in SAM, and then it may be an additional 24 hours before FEMA’s system recognizes the information.**

It is imperative that the information applicants provide is correct and current. Please ensure that your organization's name, address, DUNS number, and Employer Identification Number, or EIN, are up to date in SAM and that the DUNS number used in SAM is the same one used to apply for all other FEMA awards. Payment under any FEMA award is contingent on the recipient's having a current SAM registration.

## II. HELP WITH SAM

The SAM quick start guide for new recipient registration and SAM video tutorial for new applicants are tools created by the General Services Administration (GSA) to assist those registering with SAM. If applicants have questions or concerns about a SAM registration, please contact the Federal Support Desk at <https://www.fsd.gov/fsd-gov/home.do> or call toll free (866) 606-822, Monday - Friday 8 a.m. to 8 p.m. ET.

### f. *Register in FEMA GO, Add the Organization to the System, and Establish the AOR:*

Applicants must register in FEMA GO and add their organization to the system. The organization's electronic business point of contact (EBiz POC) from the SAM registration may need to be involved in this step. For step-by-step instructions, see <https://www.fema.gov/media-library/assets/documents/181607>.

Note: FEMA GO will support only the most recent major release of the following browsers:

- Google Chrome
- Internet Explorer
- Mozilla Firefox
- Apple Safari
- Microsoft Edge

Users who attempt to use tablet type devices or other browsers may encounter issues with using FEMA GO.

Applicants will be prompted to submit the standard application information and any program-specific information required as described in Section D.10 of this NOFO, "Content and Form of Application Submission." The Standard Forms (SF) may be accessed in the Forms tab under the [SF-424 family on Grants.gov](https://www.fema.gov/media-library/assets/documents/181607). Applicants should review these forms before applying to ensure they have all the information required.

After submitting the final application, FEMA GO will provide either an error message or a successfully received transmission in the form of an email sent to the AOR that submitted the application. Applicants using slow internet connections, such as dial-up connections, should be aware that transmission can take some time before FEMA GO receives your application.

For additional application submission requirements, including program-specific requirements, please refer to the subsection titled "Content and Form of Application Submission" under Section D of this NOFO.

## 7. Timely Receipt Requirements and Proof of Timely Submission

All applications must be completed in FEMA GO by the application deadline. FEMA GO automatically records proof of timely submission and the system generates an electronic date/time stamp when FEMA GO successfully receives the application. The individual with

the AOR role that submitted the application will also receive the official date/time stamp and a FEMA GO tracking number in an email serving as proof of their timely submission on the date and time that FEMA GO received the application.

**Applicants who experience system-related issues will be addressed until 3p.m. ET on the date applications are due.** No new system-related issues will be addressed after this deadline. Applications not received by the application submission deadline will not be accepted.

Applicants using unreliable internet connections, such as dial-up connections, should be aware that submission can take some time before FEMA GO receives your application. FEMA GO will display red validation errors if areas that need additional information in order to submit the application. Once your application is successfully submitted your application status will change from “pending submission” to “submitted to FEMA”. The FEMA GO Support Center reports that some applicants end the submission because they think that nothing is occurring during the submission process. Do **not** do this as it may cause your application to fail to be submitted and consequently not be considered for funding. Please give the system time to process the application.

## 8. Content and Form of Application Submission

### a. *Standard Required Application Forms and Information*

The following forms or information are required to be submitted via FEMA GO. The Standard Forms (SF) are also available at <https://www.grants.gov/web/grants/forms/sf-424-family.html>.

- **SF-424, Application for Federal Assistance**
- **Grants.gov Lobbying Form, Certification Regarding Lobbying**
- **SF-424A, Budget Information (Non-Construction)**
- **SF-424B, Standard Assurances (Non-Construction)**
- **SF-LLL, Disclosure of Lobbying Activities**
- **Indirect Cost Agreement or Proposal** if the budget includes indirect costs and the applicant is required to have an indirect cost rate agreement or proposal. If the applicant does not have or is not required to have an indirect cost rate agreement or proposal, please see Section D.13 of this NOFO, “Funding Restrictions and Allowable Costs,” for further information regarding allowability of indirect costs and whether alternatives to an indirect cost rate agreement or proposal might be available, or contact the relevant FEMA staff identified in Section G of this NOFO, “DHS Awarding Agency Contact Information” for further instructions.

### b. *Program-Specific Required Forms and Information*

For program-specific required and optional forms and information, please see the Appendices to this NOFO.

## 9. Funding Restrictions and Allowable Costs

All costs charged to awards covered by this NOFO must comply with the Uniform Administrative Requirements, Cost Principles, and Audit Requirements at 2 C.F.R. Part 200, unless otherwise indicated in the NOFO, or the terms and conditions of the award. This includes, among other requirements, that costs must be incurred, and products and services must be delivered, within the period of performance of the award. See 2 C.F.R. § 200.403(h)

(referring to budget periods, which for FEMA awards is the same as the period of performance).

In general, the Cost Principles establish standards for the allowability of costs, provide detailed guidance on the cost accounting treatment of costs as direct or administrative costs, and set forth allowability principles for selected items of cost. More specifically, except as otherwise stated in this NOFO, the terms and condition of an award, or other program materials, costs charged to awards covered by this NOFO must be consistent with the Cost Principles for Federal Awards located at 2 C.F.R. Part 200, Subpart E. In order to be allowable, all costs charged to a FEMA award or applied to the cost share must be reasonable in nature and amount and allocable to the particular FEMA award.

Additionally, all costs charged to awards must comply with the grant program's applicable statutes, policies, requirements in this NOFO as well as with the terms and conditions of the award. If FEMA staff identify costs that are inconsistent with any of these requirements, these costs may be disallowed, and FEMA may recover funds as appropriate, consistent with applicable laws, regulations and policies.

As part of those requirements, grant recipients and subrecipients may only use federal funds or funds applied to a cost share for the purposes set forth in this NOFO and the terms and conditions of the award, and those costs must be consistent with the statutory authority for the award.

Grant funds may not be used for matching funds for other federal grants/cooperative agreements, lobbying, or intervention in federal regulatory or adjudicatory proceedings. In addition, federal funds may not be used to sue the federal government or any other government entity.

***Additionally, federal employees are prohibited from serving in any capacity (paid or unpaid) on the development of any proposal submitted under this program.***

**a. *Prohibitions on Expending FEMA Award Funds for Covered Telecommunications Equipment or Services***

Recipients and subrecipients of FEMA federal financial assistance are subject to the prohibitions described in section 889 of the [John S. McCain National Defense Authorization Act for Fiscal Year 2019 \(FY 2019 NDAA\)](#), Pub. L. No. 115-232 (2018) and 2 C.F.R. §§ 200.216, 200.326, 200.471, and Appendix II to 2 C.F.R. Part 200. Beginning August 13, 2020, the statute – as it applies to FEMA recipients, subrecipients, and their contractors and subcontractors – prohibits obligating or expending federal award funds on certain telecommunications and video surveillance products and contracting with certain entities for national security reasons.

Additional guidance is available at [Prohibitions on Expending FEMA Award Funds for Covered Telecommunications Equipment or Services \(Interim\) FEMA Policy #405-143-1](#).

**Effective August 13, 2020**, FEMA recipients and subrecipients **may not** use any FEMA funds under open or new awards to:

- (1) Procure or obtain any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology of any system;
- (2) Enter into, extend, or renew a contract to procure or obtain any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology of any system; or
- (3) Enter into, extend, or renew contracts with entities that use covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system.

#### **I. REPLACEMENT EQUIPMENT AND SERVICES**

FEMA grant funding may be permitted to procure replacement equipment and services impacted by this prohibition, provided the costs are otherwise consistent with the requirements of the NOFO.

#### **II. DEFINITIONS**

Per section 889(f)(2)-(3) of the FY 2019 NDAA and 2 C.F.R. § 200.216, covered telecommunications equipment or services means:

- i. Telecommunications equipment produced by Huawei Technologies Company or ZTE Corporation, (or any subsidiary or affiliate of such entities);
- ii. For the purpose of public safety, security of Government facilities, physical security surveillance of critical infrastructure, and other national security purposes, video surveillance and telecommunications equipment produced by Hytera Communications Corporation, Hangzhou Hikvision Digital Technology Company, or Dahua Technology Company (or any subsidiary or affiliate of such entities);
- iii. Telecommunications or video surveillance services provided by such entities or using such equipment; or
- iv. Telecommunications or video surveillance equipment or services produced or provided by an entity that the Secretary of Defense, in consultation with the Director of National Intelligence or the Director of the Federal Bureau of Investigation, reasonably believes to be an entity owned or controlled by, or otherwise connected to, the People’s Republic of China.

Examples of the types of products covered by this prohibition include phones, internet, video surveillance, and cloud servers when produced, provided, or used by the entities listed in the definition of “covered telecommunications equipment or services.” *See* 2 C.F.R. § 200.471.

#### **b. Pre-Award Costs**

Generally, grant funds cannot be used to pay for products and services contracted for or obligated prior to the effective date of the award. Fees for grant writers are considered an exception and may be included as a pre-award expenditure, *see* Appendix C for details. Further, other costs incurred after the application deadline, but prior to an offer of award, may be eligible for reimbursement only if the following conditions are met:

- The recipient must request approval from FEMA to incur such pre-award costs. Requests must be sent via email to [FireGrants@fema.dhs.gov](mailto:FireGrants@fema.dhs.gov) and include the

application number and justification narrative. Please note, the recipient must seek approval at the time of acquisition and before the award is announced.

- The recipient must receive written confirmation from FEMA that the expenses have been reviewed and that FEMA has determined the costs to be justified, unavoidable, and consistent with the grant's scope of work.
- The pre-award cost must meet the requirements of 2 C.F.R. § 200.458, which provides that the costs must be necessary for efficient and timely performance of the grant's scope of work. The costs must also be incurred after the date of the Federal award and only with the written approval of the Federal awarding agency.

**Note:** FEMA reserves the right to re-evaluate and disallow pre-award costs at time of award monitoring if it is later determined that the services were not properly procured or do not satisfy the requirements of 2 C.F.R. § 200.458.

See Appendix C for further information regarding grant writer fees and the "Additional Information" section of this NOFO for general procurement under grants requirements.

**c. *Management and Administration (M&A) Costs***

M&A activities are those directly related to the management and administration of the AFG award funds, such as financial management and monitoring. M&A expenses should be based only on actual expenses or known contractual costs. Requests that are simple percentages of the award, without supporting justification or adequate documentation, will not be allowed or considered for reimbursement. No more than 3% of the federal share of AFG Program funds awarded may be expended by the recipient for M&A for purposes associated with the AFG Program award.

**d. *Indirect Facilities & Administrative (F&A) Costs***

Indirect costs are allowable under this program as described in 2 C.F.R. Part 200, including 2 C.F.R. § 200.414. Applicants with a current negotiated indirect cost rate agreement that desire to charge indirect costs to an award must provide a copy of their negotiated indirect cost rate agreement at the time of application. Not all applicants are required to have a current negotiated indirect cost rate agreement. Applicants that are not required by 2 C.F.R. Part 200 to have a negotiated indirect cost rate agreement but are required by 2 C.F.R. Part 200 to develop an indirect cost rate proposal must provide a copy of their proposal at the time of application. Applicants who do not have a current negotiated indirect cost rate agreement (including a provisional rate) and wish to charge the de minimis rate must reach out to [FireGrants@fema.dhs.gov](mailto:FireGrants@fema.dhs.gov) for further instructions. Applicants who wish to use a cost allocation plan in lieu of an indirect cost rate must also reach out to [FireGrants@fema.dhs.gov](mailto:FireGrants@fema.dhs.gov) for further instructions. Post-award requests to charge indirect costs will be considered on a case-by-case basis and based upon the submission of an agreement or proposal as discussed above or based upon on the de minimis rate or cost allocation plan, as applicable.

**e. *Other Direct Costs***

- **Construction:** Construction costs are **not eligible** under the AFG Program. Construction includes major alterations to a building that changes the profile or footprint of the structure. Modifications to facilities activities described in Appendix A Funding Priorities, are not considered construction costs for purposes of general award cost

categorization and may be eligible. However, modifications to facilities activities might be considered “construction” for purposes of applicable procurement under grants requirements or environmental protection and historic preservation purposes.

- **Fire Departments and Nonaffiliated EMS organizations:** The total amount of funding a fire department or nonaffiliated EMS organization recipient may receive under an AFG Program award is limited to the maximum amounts set by § 33(c)(2) of the *Federal Fire Prevention and Control Act of 1974*, as amended (15 U.S.C. § 2229(c)(2)). These award limits are based on two factors: (1) population served and (2) a 1% aggregate amount of available grant funds.

The population of the jurisdiction served by the recipient will determine the maximum amount of AFG Program funding a recipient is eligible to receive but no recipient may receive an award that exceeds 1% of available grant funds in FY 2021, or \$4.6 million. FEMA may waive this aggregate cap in individual cases where FEMA determines that a recipient has an extraordinary need for a grant that exceeds the aggregate cap. FEMA may not waive the statutory funding caps based on population.

The following table explains the maximum funding that a recipient may receive in FY 2021:

Population of the jurisdiction served by the recipient	Maximum award in FY 2021	Statutory waiver available subject to extraordinary need?
100,000 or fewer people	No more than \$1 million	None available
100,001 – 500,000 people	No more than \$2 million	None available
500,001 – 1,000,000 people	No more than \$3 million	None available
1,000,001 – 2,500,000 people	No more than \$4.6 million	Yes, but no more than \$6 million
More than 2,500,000 people	No more than \$4.6 million	Yes, but no more than \$9 million

Regional applicants will be subject to the funding limitations based on the total population served by the host and participating partners. Additionally, Regional grants awarded are included in the host organization’s funding limitations. For example, if a recipient serves a population of 100,000 or fewer and is the recipient of a Regional award for \$1 million, they have met their cap and are no longer eligible for additional funds through the Operations and Safety or Vehicle activities.

- **Allocations and Restrictions of Available Grant Funds by Organization Type**
  - **Fire Departments:** Not less than 25% of available grant funds shall be awarded to career, combination, or volunteer department types (total of 75 percent).
  - **Nonaffiliated EMS Organizations:** Not more than 2% of available grant funds shall be collectively awarded to all nonaffiliated EMS organization recipients.
  - **Emergency Medical Services Providers:** Not less than 3.5% of available grant funds shall fund emergency medical services provided by fire departments and nonaffiliated EMS organizations.
  - **State Fire Training Academy:** Not more than 3% of available grant funds shall be collectively awarded to all SFTA recipients. Further, not more than \$500,000 of available federal grant funds may be awarded per SFTA applicant.



- **Vehicles:** Not more than 25% of available grant funds may be used by recipients for the purchase of vehicles. Of that amount, based on stakeholder recommendations, FEMA intends to allocate 10% of the total vehicle funds for ambulances.
- **Micro Grants:** The selection of the voluntary Micro Grant option (cumulative federal funding of \$50,000) for eligible Operations and Safety activities does not impact an applicant's request or participation under the Vehicle Acquisition or Regional projects. Applicants who select Micro Grants under Operations and Safety as a funding opportunity choice may still apply for a Vehicle Acquisition or Regional project. Of the 25% allocated to each of the career, combination, and volunteer departments, FEMA will aim to fund no less than 25% of the allocation for Micro Grants.

## **E. Application Review Information**

### **1. Application Evaluation Criteria**

#### **a. Programmatic Criteria**

Funding priorities and programmatic criteria for evaluating AFG Program applications are established by FEMA based on the recommendations from the Criteria Development Panel (CDP). Each year, FEMA convenes a panel of fire service professionals to develop funding priorities for the AFG Program. The panel makes recommendations about funding priorities as well as developing criteria for awarding grants.

The **nine major fire service organizations** represented on the panel are:

- International Association of Fire Chiefs
- International Association of Fire Fighters
- National Volunteer Fire Council
- National Fire Protection Association
- National Association of State Fire Marshals
- International Association of Arson Investigators
- International Society of Fire Service Instructors
- North American Fire Training Directors
- Congressional Fire Service Institute

The CDP is charged with making recommendations to FEMA regarding the creation or modification of previously established funding priorities as well as developing criteria for awarding grants. The content of this NOFO reflects implementation of the CDP's recommendations with respect to the priorities, direction, and criteria for awards.

FEMA will rank all complete and submitted applications based on how well they match the program priorities for the type of jurisdiction(s) served. Answers to the application's activity specific questions provide information used to determine each application's ranking relative to the stated program priorities.

#### **b. Financial Integrity Criteria**

Prior to making a federal award, FEMA is required by 31 U.S.C. § 3354, as amended by the Payment Integrity Information Act of 2019, Pub. L. No. 116-117 (2020); 41 U.S.C. § 2313; and 2 C.F.R. § 200.206 to review information available through any Office of Management and Budget (OMB)-designated repositories of governmentwide eligibility qualification or

financial integrity information, including whether the applicant is suspended or debarred. FEMA may also pose additional questions to the applicant to aid in conducting the pre-award risk review. Therefore, application evaluation criteria may include the following risk-based considerations of the applicant:

- i. Financial stability.
- ii. Quality of management systems and ability to meet management standards.
- iii. History of performance in managing federal award.
- iv. Reports and findings from audits.
- v. Ability to effectively implement statutory, regulatory or other requirements.

**c. *Supplemental Financial Integrity Criteria and Review***

Prior to making a federal award where the anticipated total federal share will be greater than the simplified acquisition threshold, currently \$250,000:

- i. FEMA is required to review and consider any information about the applicant, including information on the applicant's immediate and highest-level owner, subsidiaries, and predecessors, if applicable, that is in the designated integrity and performance system accessible through the System for Award Management (SAM), which is currently the [Federal Awardee Performance and Integrity Information System](#) (FAPIIS).
- ii. An applicant, at its option, may review information in FAPIIS and comment on any information about itself that a federal awarding agency previously entered.
- iii. FEMA will consider any comments by the applicant, in addition to the other information in FAPIIS, in making a judgment about the applicant's integrity, business ethics, and record of performance under federal awards when completing the review of risk posed by applicants as described in 2 C.F.R. § 200.206.

**2. Review and Selection Process**

AFG Program applications are reviewed through a multi-phase process. All applications are electronically pre-scored and ranked based on how well they align with the funding priorities outlined in this funding notice.

Applications with the highest pre-score rankings are then scored competitively by no less than three members of a Peer Review Panel. Applications will also be evaluated through a series of internal FEMA review processes for completeness, adherence to programmatic guidelines, technical feasibility, and anticipated effectiveness of the proposed project(s). Below is the process by which applications will be reviewed:

**i. Pre-Scoring Process**

The application undergoes an electronic pre-scoring process based on established program priorities listed in Appendix B and answers to activity specific questions within the online application. Application Narratives are not reviewed during pre-score process. "Request Details" and "Budget" information should comply with program guidance and statutory funding limitations. The pre-score is 50% of the total application score.

## ii. Peer Review Panel Process

Applications with the highest rankings from the pre-scoring process will undergo a Peer Review Panel process. A panel of peer reviewers is composed of fire service representatives recommended by the national organizations from the CDP. Peer reviewers will assess each application's merits based on the narrative statement on the requested activity. The evaluation elements listed in the "Narrative Evaluation Criteria" below will be used to calculate the narrative's score for each activity requested. Panelists will independently score each requested activity within the application, discuss the merits and/or shortcomings of the application with his or her peers, and document the findings. A consensus is not required. The panel score is 50% of the total application score.

## iii. Technical Evaluation Process (TEP)

The highest ranked applications will be considered within the fundable range. Applications that are in the fundable range will undergo both a Technical Review by a Subject-Matter Expert (SME) as well as a FEMA Program Office review prior to being recommended for award. The FEMA Program Office will assess the request with respect to costs, quantities, feasibility, eligibility, and recipient responsibility prior to recommending any application for award.

Once the TEP is complete, each application's cumulative score will be determined, and a final ranking of applications will be created. FEMA will award grants based on this final ranking and the ability to meet statutorily required funding limitations outlined in [Appendix B: Restrictions on Use of Award Funds](#).

## 3. Narrative Evaluation Criteria

The Narrative Statements must provide specific details about the activity for which the applicants seek funding. Applicants must explain how the proposed activity(ies) relate to the Operations and Safety Activity or the Vehicle Acquisition Activity. FEMA conducts reviews of a random sampling of applications to compare them for **duplication including the narrative statements and statistical data**. Therefore, all elements of the narrative statements must be specific and unique to the applying entity, and **all statistical data must be accurate**. Applications with narrative statements that have substantial duplication of statements, sentences or paragraphs to other submitted applications, **and/or inaccurate data** that may mislead reviewers, may be disqualified. Discovery of falsification, fabrication or plagiarism of other grant proposals will disqualify the application(s).

**Note:** FEMA evaluates each application on its merit, veracity, and accuracy to ascertain how the narrative statement(s) outlined within the application depicts the applicant's and their community's uniqueness, their particular risks, and how selecting them over a similarly situated applicant advances the objectives of the AFG program to provide critically needed resources that equip and train emergency personnel to recognized standards, enhance operational efficiencies, foster interoperability, and support community resilience. At any time during application review process, including the technical review stage, FEMA may request additional documentation from applicants, including but not limited to:

- Copies of official or certified documents demonstrating the claimed financial need;

- Copies of the applicant’s needs assessment report, survey, or any documented other efforts undertaken to identify the applicant’s unique project objectives;
- Copies of the risk analysis conducted to ascertain how said project will address the applicant’s unique needs in alignment with their mission and AFG grant purpose;
- Additional information or evidence detailing the applicant’s particular risks; and
- Any other information deemed necessary to adequately weigh the applicant’s assistance request for funding under this discretionary-competitive grant program. No applicant is guaranteed funding.

The narrative statement blocks do not allow for formatting. Do not type the narrative statements using only capital letters. Additionally, do not include tables, special characters, or fonts (e.g., quotation marks, bullets), or graphs. Space for the narrative statements is limited. While each element must have a minimum of 200 characters, the maximum number of characters varies based on the questions being asked.

Peer Review Panelists will evaluate and score each activity based on the following narrative elements within each activity.

**a. Financial Need (25%)**

Applicants should describe their unique financial need and how consistent it is with the intent of the AFG Program. The financial need statement should include details describing the applicant’s financial distress such as summarizing budget constraints, unsuccessful attempts to secure other funding, and proving the financial distress is out of their control.

**b. Project Description and Budget (25%)**

The Project Description and Budget statement should clearly explain the applicant’s unique project objective(s) and its relationship to the applicant’s budget and risk analysis. The applicant should describe various activities, including program priorities or facility modifications, ensuring consistency with project objectives, the applicant’s mission, and national, state and/or local requirements. Applicants should link the proposed expenses to operations and safety, as well as to the completion of the project’s goals.

**c. Cost Benefit (25%)**

Applicants should describe how they plan to address the unique operations and personal safety needs of their organization, including cost effectiveness and asset sharing. The Operations and Safety/Cost Benefit statement should also include details about gaining the maximum benefits from grant funding by citing reasonable or required costs, such as specific overhead and administrative costs. The applicant’s request should also be consistent with their mission and identify how funding will benefit their organization and affected personnel.

**d. Statement of Effect on Operations (25%)**

The Statement of Effect on Operations should explain how the funding request will enhance an organization’s unique overall effectiveness. It should address how an award will improve daily operations and reduce an organization’s particular risk(s). Applicants should include how frequently the requested item(s) will be used and in what capacity. Applicants should also indicate how the requested item(s) will help the community and

increase an organization's ability to save additional lives and property. Jurisdictions that demonstrate their commitment and proactive posture to reducing fire risk by explaining their code enforcement (to include Wildland Urban Interface code enforcement) and mitigation strategies (including whether or not the jurisdiction has a FEMA-approved mitigation strategy) may receive stronger consideration under this criterion.

## **F. Federal Award Administration Information**

In addition to the language below, please see [Appendix C](#) to this NOFO for additional award administration information.

### **1. Notice of Award**

Before accepting the award, the AOR and recipient should carefully read the award package for instructions on administering the grant award and the terms and conditions associated with responsibilities under Federal Awards. The award package includes instructions on administering the grant award and the terms and conditions associated with responsibilities under federal awards. **Recipients must accept all conditions in this funding notice as well as any specific terms and conditions in the Notice of Award to receive an award under this program.**

FEMA will provide the federal award package to the applicant electronically via FEMA GO. Award packages include an Award Letter, Summary Award Memo, Agreement Articles, and Obligating Document. An email notification of the award package will be sent through FEMA's grant application system to the AOR that submitted the application.

Recipients must accept their awards no later than 30 days from the award date. The recipient shall notify FEMA of its intent to accept and proceed with work under the award through the FEMA GO system.

Funds will remain on hold until the recipient accepts the award through the FEMA GO system and all other conditions of the award have been satisfied or until the award is otherwise rescinded. Failure to accept a grant award within the specified timeframe may result in a loss of funds. Recipients may request additional time to accept the award if needed.

### **2. Difference between Application Request and Award**

During the review process for an AFG Program award, FEMA may modify the application request(s). These modifications will be identified in the award package provided upon the offer of an award. If the awarded activities, scope of work, or requested dollar amount(s) do not match the application as submitted, the recipient shall only be responsible for completing the activities actually funded by FEMA. The recipient is under no obligation to start, modify, or complete any activities requested but not funded by the award. The award package will identify any such differences under the Approved Scope of Work section.

### **3. Turndown Notifications**

FEMA GO will provide all applicants who do not receive an FY 2021 AFG Program award with a turndown notification.

#### 4. Administrative and National Policy Requirements

In addition to the requirements in this section and in this NOFO, FEMA may place specific terms and conditions on individual awards in accordance with 2 C.F.R. Part 200.

##### a. *DHS Standard Terms and Conditions*

All successful applicants for DHS grant and cooperative agreements are required to comply with DHS Standard Terms and Conditions, which are available online at: [DHS Standard Terms and Conditions](#).

The applicable DHS Standard Terms and Conditions will be those in effect at the time the award was made. What terms and conditions will apply for the award will be clearly stated in the award package at the time of award.

##### b. *Ensuring the Protection of Civil Rights*

As the Nation works towards achieving the [National Preparedness Goal](#), it is important to continue to protect the civil rights of individuals. Recipients and subrecipients must carry out their programs and activities, including those related to the building, sustainment, and delivery of core capabilities, in a manner that respects and ensures the protection of civil rights for protected populations.

Federal civil rights statutes, such as Section 504 of the Rehabilitation Act of 1973 and Title VI of the Civil Rights Act of 1964, along with DHS and FEMA regulations, prohibit discrimination on the basis of race, color, national origin, sex, religion, age, disability, limited English proficiency, or economic status in connection with programs and activities receiving [federal financial assistance](#) from FEMA.

The DHS Standard Terms and Conditions include a fuller list of the civil rights provisions that apply to recipients. These terms and conditions can be found in the [DHS Standard Terms and Conditions](#). Additional information on civil rights provisions is available at <https://www.fema.gov/about/offices/equal-rights>.

Monitoring and oversight requirements in connection with recipient compliance with federal civil rights laws are also authorized pursuant to 44 C.F.R. Part 7.

##### c. *Environmental Planning and Historic Preservation (EHP) Compliance*

As a federal agency, FEMA is required to consider the effects of its actions on the environment and historic properties to ensure that all activities and programs funded by FEMA, including grant-funded projects, comply with federal EHP laws, Executive Orders, regulations, and policies, as applicable.

**Recipients and subrecipients proposing projects that have the potential to impact the environment, including, but not limited to, the construction of communication towers, modification or renovation of existing buildings, structures and facilities, or new construction including replacement of facilities, must participate in the FEMA EHP review process.** The EHP review process involves the submission of a detailed project description along with any supporting documentation requested by FEMA in order to determine whether the proposed project has the potential to impact environmental resources or historic properties.

In some cases, FEMA is also required to consult with other regulatory agencies and the public in order to complete the review process. Federal law requires EHP review to be completed before federal funds are released to carry out proposed projects. FEMA may not be able to fund projects that are not in compliance with applicable EHP laws, Executive Orders, regulations and policies.

DHS and FEMA EHP policy is found in directives and instructions available on the [FEMA.gov EHP page](#), the FEMA website page that includes documents regarding EHP responsibilities and program requirements, including implementation of the National Environmental Policy Act and other EHP regulations and Executive Orders.

The GPD EHP screening form is located at <https://www.fema.gov/media-library/assets/documents/90195>. Additionally, all recipients under this funding opportunity are required to comply with the FEMA GPD EHP Policy Guidance, FEMA Policy #108-023-1, available at <https://www.fema.gov/media-library/assets/documents/85376>.

All modifications to facility activities, and any renovation to facilities that would qualify as a modification to a facility supporting activities under Training, Equipment, PPE, or Wellness and Fitness, will require an EHP review. Some Equipment activities will require an EHP review as well. Such activities include but are not limited to the installation of:

- Air compressor/fill station/cascade system (fixed) for filling Self-Contained Breathing Apparatus (SCBA)
- Air quality systems
- Fire/smoke/carbon monoxide alarm systems for the facility (life safety)
- Generators (fixed)
- Sprinklers
- Vehicle exhaust systems (fixed)
- Washer/dryer/extractor
- Fixed communication antennas onto a building
- Building renovations such as removal of walls or installation of electrical or water lines
- Training/exercises in natural settings such as rope or swift water
- LED signs
- Any scope of work that involves ground disturbances

The following activities would not require the submission of the FEMA EHP Screening Form:

- Planning and development of policies or processes
- Management, administrative, or personnel actions
- Classroom-based training
- Acquisition of mobile and portable equipment (not involving installation) on or in a building, and does not require a storage area to be constructed
- Purchase of PPE and/or SCBA

**d. *Federal Flood Risk Management Standard***

All non-critical new construction or substantial improvement of structures in a Special Flood Hazard Area must, at a minimum, apply the flood elevations of the Federal Flood Risk

Management Standard's Freeboard Value Approach unless doing so would cause the project to be unable to meet applicable program cost-effectiveness requirements. All other types of projects may choose to apply the flood elevations of the Federal Flood Risk Management Standard's Freeboard Value Approach.

## 5. Reporting

Recipients are required to submit various financial and programmatic reports as a condition of award acceptance. Future awards and funds drawdown may be withheld if these reports are delinquent. Recipients should keep detailed records of all transactions involving the grant. FEMA may at any time request copies of purchasing documentation along with copies of cancelled checks or other proof of payment documentation for verification.

### a. *Financial Reporting Requirements*

#### I. FEDERAL FINANCIAL REPORT (FFR)

Recipients must report obligations and expenditures through the FFR form (SF-425) to FEMA.

Recipients may review the Federal Financial Reporting Form (FFR) (SF-425) at <https://www.grants.gov/web/grants/forms/post-award-reporting-forms.html#sortby=1>

Recipients must file the FFR electronically using FEMA GO.

#### II. FFR REPORTING PERIODS AND DUE DATES

Recipients are required to submit a Federal Financial Report (FFR or SF-425) on a semi-annual basis. The FFR must be submitted through FEMA GO based on the calendar year beginning with the period after the award is made. Grant recipients are required to submit an FFR throughout the entire period of performance of the grant and for closeout. Reports are due:

- **No later than July 30** (for the period January 1 – June 30)
- **No later than January 30** (for the period July 1 – December 31)
- Within 120 days after the end of the Period of Performance

Future awards and fund drawdowns may be withheld if these reports are delinquent, demonstrate lack of progress, or are insufficient in detail.

### b. *Programmatic Performance Reporting Requirements*

#### I. PROGRAMMATIC PERFORMANCE REPORT (PPR)

The recipient is responsible for completing and submitting a PPR using FEMA GO. The PPR is due every six months after the grant's award date, and every six months thereafter until the period of performance ends.

The PPR should include:

- A brief narrative of overall project(s) status;
- A summary of project expenditures; and
- A description of any potential issues that may affect project completion.



### **c. *Closeout Reporting Requirements***

#### **I. CLOSEOUT REPORTING**

Within 120 calendar days after the end of the period of performance for the prime award or after an amendment has been issued to close out an award before the original POP ends, recipients must liquidate all financial obligations and must submit:

- i. The final request for payment, if applicable.
- ii. The final FFR (SF-425).
- iii. The final progress report detailing all accomplishments, including a narrative summary of the impact of those accomplishments throughout the period of performance.
- iv. Other documents required by this NOFO, terms and conditions of the award, or other FEMA guidance.

In addition, pass-through entities are responsible for closing out their subawards as described in 2 C.F.R. § 200.344; subrecipients are still required to submit closeout materials within 90 calendar days of the period of performance end date. When a subrecipient completes all closeout requirements, pass-through entities must promptly complete all closeout actions for subawards in time for the recipient to submit all necessary documentation and information to FEMA during the closeout of the prime award.

After the prime award closeout reports have been reviewed and approved by FEMA, a closeout notice will be completed to close out the grant. The notice will indicate the period of performance as closed, list any remaining funds that will be deobligated, and address the requirement of maintaining the grant records for at least three years from the date of the final FFR. The record retention period may be longer, such as due to an audit or litigation, for equipment or real property used beyond the period of performance, or due to other circumstances outlined in 2 C.F.R. § 200.334.

The recipient is responsible for refunding to FEMA any balances of unobligated cash that FEMA paid that are not authorized to be retained per 2 C.F.R. § 200.344(d).

#### **II. ADMINISTRATIVE CLOSEOUT**

Administrative closeout is a mechanism for FEMA to unilaterally move forward with closeout of an award using available award information in lieu of final reports from the recipient per 2 C.F.R. § 200.344(h)-(i). It is a last resort available to FEMA, and if FEMA needs to administratively close an award, this may negatively impact a recipient's ability to obtain future funding. This mechanism can also require FEMA to make cash or cost adjustments and ineligible cost determinations based on the information it has, which may result in identifying a debt owed to FEMA by the recipient.

When a recipient is not responsive to FEMA's reasonable efforts to collect required reports needed to complete the standard closeout process, FEMA is required under 2 C.F.R. § 200.344(h) to start the administrative closeout process within the regulatory timeframe. FEMA will make at least three written attempts to collect required reports before initiating administrative closeout. If the recipient does not submit all required reports in accordance with 2 C.F.R. § 200.344, this NOFO, and the terms and conditions of the award, FEMA must proceed to administratively close the award with the information available within one year of the period of performance end date. Additionally, if the recipient does not submit all required

reports within one year of the period of performance end date, per 2 C.F.R. § 200.344(i), FEMA must report in FAPIIS the recipient's material failure to comply with the terms and conditions of the award.

If FEMA administratively closes an award where no final FFR has been submitted, FEMA uses that administrative closeout date in lieu of the final FFR submission date as the start of the record retention period under 2 C.F.R. § 200.334.

In addition, if an award is administratively closed, FEMA may decide to impose remedies for noncompliance per 2 C.F.R. § 200.339, consider this information in reviewing future award applications, or apply special conditions to existing or future awards.

**d. *Additional Reporting Requirements***

**I. DISCLOSING INFORMATION PER 2 C.F.R. § 180.335**

This reporting requirement pertains to disclosing information related to government-wide suspension and debarment requirements. Before a recipient enters into a grant award with FEMA, the recipient must notify FEMA if it knows if it or any of the recipient's principals under the award fall under one or more of the four criteria listed at 2 C.F.R. § 180.335:

- i. Are presently excluded or disqualified;
- ii. Have been convicted within the preceding three years of any of the offenses listed in 2 C.F.R. § 180.800(a) or had a civil judgment rendered against it or any of the recipient's principals for one of those offenses within that time period;
- iii. Are presently indicted for or otherwise criminally or civilly charged by a governmental entity (federal, state, or local) with commission of any of the offenses listed in 2 C.F.R. § 180.800(a); or
- iv. Have had one or more public transactions (federal, state, or local) terminated within the preceding three years for cause or default.

At any time after accepting the award, if the recipient learns that it or any of its principals falls under one or more of the criteria listed at 2 C.F.R. § 180.335, the recipient must provide immediate written notice to FEMA in accordance with 2 C.F.R. § 180.350.

**II. REPORTING OF MATTERS RELATED TO RECIPIENT INTEGRITY AND PERFORMANCE**

Per 2 C.F.R. Part 200, Appendix I § F.3, the additional post-award reporting requirements in 2 C.F.R. Part 200, Appendix XII may apply to applicants who, if upon becoming recipients, have a total value of currently active grants, cooperative agreements, and procurement contracts from all federal awarding agencies that exceeds \$10 million for any period of time during the period of performance of an award under this funding opportunity.

Recipients that meet these criteria must maintain current information reported in FAPIIS about civil, criminal, or administrative proceedings described in paragraph 2 of Appendix XII at the reporting frequency described in paragraph 4 of Appendix XII.

**III. SINGLE AUDIT REPORT**

For audits of fiscal years beginning on or after December 26, 2014, recipients that expend \$750,000 or more from all federal funding sources during their fiscal year are required to submit an organization-wide financial and compliance audit report, also known as the single audit report.

The audit must be performed in accordance with the requirements of U.S. Government Accountability Office's (GAO) Government Auditing Standards, located at <https://www.gao.gov/yellowbook/overview>, and the requirements of Subpart F of 2 C.F.R. Part 200, located at <http://www.ecfr.gov/cgi-bin/text-idx?node=sp2.1.200.f>.

## **6. Monitoring and Oversight**

Per 2 C.F.R. § 200.337, FEMA, through its authorized representatives, has the right, at all reasonable times, to make site visits or conduct desk reviews to review project accomplishments and management control systems to review award progress and to provide any required technical assistance. During site visits or desk reviews, FEMA will review recipients' files related to the award. As part of any monitoring and program evaluation activities, recipients must permit FEMA, upon reasonable notice, to review grant-related records and to interview the organization's staff and contractors regarding the program. Recipients must respond in a timely and accurate manner to FEMA requests for information relating to the award.

Effective monitoring and oversight help FEMA ensure that recipients use grant funds for their intended purpose(s); verify that projects undertaken are consistent with approved plans; and ensure that recipients make adequate progress toward stated goals and objectives. Additionally, monitoring serves as the primary mechanism to ensure that recipients comply with applicable laws, rules, regulations, program guidance and requirements. FEMA regularly monitors all grant programs both financially and programmatically in accordance with federal laws, regulations (including 2 C.F.R. Part 200), program guidance, and the terms and conditions of the award. All monitoring efforts ultimately serve to evaluate progress towards grant goals and proactively target and address issues that may threaten grant success during the period of performance.

FEMA staff will periodically monitor recipients to ensure that administrative processes, policies and procedures, budgets, and other related award criteria are meeting Federal Government-wide and FEMA regulations. Aside from reviewing quarterly financial and programmatic reports, FEMA may also conduct enhanced monitoring through either desk-based reviews, onsite monitoring visits, or both. Enhanced monitoring will involve the review and analysis of the financial compliance and administrative processes, policies, activities, and other attributes of each federal assistance award, and it will identify areas where the recipient may need technical assistance, corrective actions, or other support.

Financial and programmatic monitoring are complementary processes within FEMA's overarching monitoring strategy that function together to ensure effective grants management, accountability, and transparency; validate progress against grant and program goals; and safeguard federal funds against fraud, waste and abuse. Financial monitoring primarily focuses on statutory and regulatory compliance with administrative grant requirements, while programmatic monitoring seeks to validate and assist in grant progress, targeting issues that may be hindering achievement of project goals and ensuring compliance with the purpose of the grant and grant program. Both monitoring processes are similar in that they feature initial reviews of all open awards, and additional, in-depth monitoring of grants requiring additional attention.

Recipients and subrecipients who are pass-through entities are responsible for monitoring their subrecipients in a manner consistent with the terms of the federal award at 2 C.F.R. Part 200, including 2 C.F.R. § 200.332. This includes the pass-through entity's responsibility to monitor the activities of the subrecipient as necessary to ensure that the subaward is used for authorized purposes, in compliance with federal statutes, regulations and the terms and conditions of the subaward; and that subaward performance goals are achieved.

In terms of overall award management, recipient and subrecipient responsibilities include, but are not limited to: accounting of receipts and expenditures, cash management, maintaining adequate financial records, reporting and refunding expenditures disallowed by audits, monitoring if acting as a pass-through entity, or other assessments and reviews, and ensuring overall compliance with the terms and conditions of the award or subaward, as applicable, including the terms of 2 C.F.R. Part 200.

## **G. DHS Awarding Agency Contact Information**

### **1. Contact and Resource Information**

#### **a. *AFG Program Help Desk***

The AFG Program Help Desk provides technical assistance to applicants for the online completion and submission of applications into FEMA GO, answers questions concerning applicant eligibility and recipient responsibilities, and helps in the programmatic administration of awards. The AFG Program Help Desk can be contacted at (866) 274-0960 or by email at [FireGrants@fema.dhs.gov](mailto:FireGrants@fema.dhs.gov). Normal hours of operation are from 8 a.m. to 4:30 p.m. ET, Monday through Friday.

#### **b. *Centralized Scheduling and Information Desk (CSID)***

CSID is a non-emergency comprehensive management and information resource developed by FEMA for grants stakeholders. CSID provides general information on all FEMA grant programs and maintains a comprehensive database containing key personnel contact information at the federal, state, and local levels. When necessary, recipients will be directed to a federal point of contact who can answer specific programmatic questions or concerns. CSID can be reached by phone at (800) 368-6498 or by e-mail at [askcsid@fema.dhs.gov](mailto:askcsid@fema.dhs.gov), Monday through Friday, 9 a.m. – 5 p.m. ET.

#### **c. *Grant Programs Directorate (GPD) Award Administration Division***

GPD's Award Administration Division (AAD) provides support regarding financial matters and budgetary technical assistance. Additional guidance and information can be obtained by contacting the AAD's Help Desk via e-mail at [ASK-GMD@fema.dhs.gov](mailto:ASK-GMD@fema.dhs.gov).

#### **d. *FEMA Regional Offices***

Each FEMA region has Fire Program Specialists who can assist applicants with application information, award administration, and technical assistance. FEMA Regional Office contact information is available at <https://www.fema.gov/grants/preparedness/firefighters/regional-contacts>.

#### **e. *Equal Rights***

The FEMA Office of Equal Rights (OER) is responsible for compliance with and enforcement of federal civil rights obligations in connection with programs and services conducted by FEMA and recipients of FEMA financial assistance. All inquiries and

communications about federal civil rights compliance for FEMA grants under this NOFO should be sent to [FEMA-CivilRightsOffice@fema.dhs.gov](mailto:FEMA-CivilRightsOffice@fema.dhs.gov).

**f. *Environmental Planning and Historic Preservation***

GPD's EHP Team provides guidance and information about the EHP review process to recipients and subrecipients. All inquiries and communications about GPD projects under this NOFO or the EHP review process, including the submittal of EHP review materials, should be sent to [gpdehpinfo@fema.dhs.gov](mailto:gpdehpinfo@fema.dhs.gov).

**2. Systems Information**

**a. *FEMA GO***

For technical assistance with the FEMA GO system, please contact the FEMA GO Helpdesk at [femago@fema.dhs.gov](mailto:femago@fema.dhs.gov) or (877) 611-4700, Monday through Friday, 8 a.m. – 6 p.m. ET.

**H. Additional Information**

**1. Termination Provisions**

FEMA may terminate a federal award in whole or in part for one of the following reasons. FEMA and the recipient must still comply with closeout requirements at 2 C.F.R. §§ 200.344-200.345 even if an award is terminated in whole or in part. To the extent that subawards are permitted under this NOFO, pass-through entities should refer to 2 C.F.R. § 200.340 for additional information on termination regarding subawards.

**a. *Noncompliance***

If a recipient fails to comply with the terms and conditions of a federal award, FEMA may terminate the award in whole or in part. If the noncompliance can be corrected, FEMA may first attempt to direct the recipient to correct the noncompliance. This may take the form of a Compliance Notification. If the noncompliance cannot be corrected or the recipient is non-responsive, FEMA may proceed with a Remedy Notification, which could impose a remedy for noncompliance per 2 C.F.R. § 200.339, including termination. Any action to terminate based on noncompliance will follow the requirements of 2 C.F.R. §§ 200.341-200.342 as well as the requirement of 2 C.F.R. § 200.340(c) to report in FAPIIS the recipient's material failure to comply with the award terms and conditions. See also the section on [Actions to Address Noncompliance](#) in this NOFO.

**b. *With the Consent of the Recipient***

FEMA may also terminate an award in whole or in part with the consent of the recipient, in which case the parties must agree upon the termination conditions, including the effective date, and in the case of partial termination, the portion to be terminated.

**c. *Notification by the Recipient***

The recipient may terminate the award, in whole or in part, by sending written notification to FEMA setting forth the reasons for such termination, the effective date, and in the case of partial termination, the portion to be terminated. In the case of partial termination, FEMA may determine that a partially terminated award will not accomplish the purpose of the federal award, so FEMA may terminate the award in its entirety. If that occurs, FEMA will follow the requirements of 2 C.F.R. §§ 200.341-200.342 in deciding to fully terminate the award.

## 2. Period of Performance Extensions

Extensions to the period of performance (POP) for this program are allowed. Extensions to the POP identified in the award will only be considered through formal, written requests via FEMA GO and must contain specific and compelling justifications as to why an extension is required. Recipients are advised to coordinate with the FEMA Fire Program Specialist or Program Analyst as needed when preparing an extension request. Recipients should request extensions sparingly and only under exceptional circumstances. *Approval is not guaranteed.*

All extension requests must address the following:

- a. The grant program, fiscal year, and award number;
- b. Reason for the delay –including details of the legal, policy, or operational challenges that prevent the final outlay of awarded funds by the deadline;
- c. Current status of the activity(ies);
- d. Approved POP termination date and new project completion date;
- e. Amount of funds drawn down to date;
- f. Remaining available funds, both federal and, if applicable, non-federal;
- g. Budget outlining how remaining federal and, if applicable, non-federal funds will be expended;
- h. Plan for completion, including milestones and timeframes for achieving each milestone and the position or person responsible for implementing the plan for completion; and
- i. Certification that the activity(ies) will be completed within the extended POP without any modification to the original statement of work as approved by FEMA.

Extension requests will be granted only due to compelling legal, policy, or operational challenges. Extension requests will only be considered for the following reasons:

- Contractual commitments by the recipient or subrecipient with vendors prevent completion of the project, including delivery of equipment or services, within the existing POP;
- The project must undergo a complex environmental review that cannot be completed within the existing POP;
- Projects are long-term by design, and therefore acceleration would compromise core programmatic goals; or
- Where other special or extenuating circumstances exist.

Recipients should submit all proposed extension requests to FEMA for review and approval at least 60 days prior to the end of the POP to allow sufficient processing time. Extensions are typically granted for no more than a six-month period.

**Example:** Recipients may request an extension when an equipment order was placed during the POP but factors beyond the recipient’s control have resulted in a delay in the expected delivery and receipt of the equipment outside of the existing POP; or where a specific statute or regulation mandates an environmental review that cannot be completed within this timeframe or where other extenuating circumstances warrant a brief extension.

### 3. Disability Integration

Pursuant to Section 504 of the Rehabilitation Act of 1973, recipients of FEMA financial assistance must ensure that their programs and activities do not discriminate against other qualified individuals with disabilities.

Grant recipients should engage with the whole community to advance individual and community preparedness and to work as a nation to build and sustain resilience. In doing so, recipients are encouraged to consider the needs of individuals with disabilities into the activities and projects funded by the grant.

FEMA expects that the integration of the needs of people with disabilities will occur at all levels, including planning; alerting, notification, and public outreach; training; purchasing of equipment and supplies; protective action implementation; and exercises/drills.

The following are examples that demonstrate the integration of the needs of people with disabilities in carrying out FEMA awards:

- Include representatives of organizations that work with/for people with disabilities on planning committees, work groups and other bodies engaged in development and implementation of the grant programs and activities.
- Hold all activities related to the grant in locations that are accessible to persons with physical disabilities to the extent practicable.
- Acquire language translation services, including American Sign Language, that provide public information across the community and in shelters.
- Ensure shelter-specific grant funds are in alignment with FEMA's [Guidance on Planning for Integration of Functional Needs Support Services in General Population Shelters](#).
- If making alterations to an existing building to a primary function area utilizing federal funds, complying with the most recent codes and standards, and making path of travel to the primary function area accessible to the greatest extent possible.
- Implement specific procedures used by public transportation agencies that include evacuation and passenger communication plans and measures for individuals with disabilities.
- Identify, create, and deliver training to address any training gaps specifically aimed toward whole-community preparedness. Include and interact with individuals with disabilities, aligning with the designated program capability.
- Establish best practices in inclusive planning and preparedness that consider physical access, language access, and information access. Examples of effective communication access include providing auxiliary aids and services such as sign language interpreters, Computer Aided Real-time Translation (CART), and materials in Braille or alternate formats.

FEMA grant recipients can fund projects towards the resiliency of the whole community, including people with disabilities, such as training, outreach, and safety campaigns, provided that the project aligns with this NOFO and the terms and conditions of the award.

### 4. Conflicts of Interest in the Administration of Federal Awards or Subawards

For conflicts of interest under grant-funded procurements and contracts, refer to the section on Procurement Integrity in this NOFO and 2 C.F.R. §§ 200.317 – 200.327.

To eliminate and reduce the impact of conflicts of interest in the subaward process, recipients and pass-through entities must follow their own policies and procedures regarding the elimination or reduction of conflicts of interest when making subawards. Recipients and pass-through entities are also required to follow any applicable federal and state, local, tribal or territorial (SLTT) statutes or regulations governing conflicts of interest in the making of subawards.

The recipient or pass-through entity must disclose to the respective Program Analyst or Program Manager, in writing, any real or potential conflict of interest that may arise during the administration of the federal award, as defined by the federal or SLTT statutes or regulations or their own existing policies, within five calendar days of learning of the conflict of interest. Similarly, subrecipients, whether acting as subrecipients or as pass-through entities, must disclose any real or potential conflict of interest to the recipient or next-level pass-through entity as required by the recipient or pass-through entity's conflict of interest policies, or any applicable federal or SLTT statutes or regulations.

Conflicts of interest may arise during the process of FEMA making a federal award in situations where an employee, officer, or agent, any members of his or her immediate family, his or her partner has a close personal relationship, a business relationship, or a professional relationship, with an applicant, subapplicant, recipient, subrecipient or FEMA employee(s).

## 5. Procurement Integrity

Through audits conducted by the DHS Office of Inspector General (OIG) and FEMA grant monitoring, findings have shown that some FEMA recipients have not fully adhered to the proper procurement requirements when spending grant funds. Anything less than full compliance with federal procurement requirements jeopardizes the integrity of the grant as well as the grant program. To assist with determining whether an action is a procurement or instead a subaward, please consult 2 C.F.R. § 200.331.

The below highlights the federal procurement requirements for FEMA recipients when procuring goods and services with federal grant funds. FEMA will include a review of recipients' procurement practices as part of the normal monitoring activities. **All procurement activity must be conducted in accordance with federal procurement standards at 2 C.F.R. §§ 200.317 – 200.327.** Select requirements under these standards are listed below. The recipient and any of its subrecipients must comply with all requirements, even if they are not listed below.

Under 2 C.F.R. § 200.317, when procuring property and services under a federal award, states (including territories) must follow the same policies and procedures they use for procurements from their non-federal funds; additionally, states must now follow 2 C.F.R. § 200.321 regarding socioeconomic steps, 200.322 regarding domestic preferences for procurements, 200.323 regarding procurement of recovered materials, and 2 C.F.R. § 200.327 regarding required contract provisions.

**All other non-federal entities, such as tribes (collectively, non-state entities),** must have and use their own documented procurement procedures that reflect applicable SLTT laws and regulations, provided that the procurements conform to applicable federal law and the



standards identified in 2 C.F.R. Part 200. These standards include, but are not limited to, providing for full and open competition consistent with the standards of 2 C.F.R. § 200.319 and § 200.320.

**a. *Important Changes to Procurement Standards in 2 C.F.R. Part 200***

OMB recently updated various parts of Title 2 of the Code of Federal Regulations, among them, the procurement standards. States are now required to follow the socioeconomic steps in soliciting small and minority businesses, women’s business enterprises, and labor surplus area firms per 2 C.F.R. § 200.321. All non-federal entities should also, to the greatest extent practicable under a federal award, provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States per 2 C.F.R. § 200.322.

The recognized procurement methods in 2 C.F.R. § 200.320 have been reorganized into informal procurement methods, which include micro-purchases and small purchases; formal procurement methods, which include sealed bidding and competitive proposals; and noncompetitive procurements. The federal micro-purchase threshold is currently \$10,000, and non-state entities may use a lower threshold when using micro-purchase procedures under a FEMA award. If a non-state entity wants to use a micro-purchase threshold higher than the federal threshold, it must follow the requirements of 2 C.F.R. § 200.320(a)(1)(iii)-(iv). The federal simplified acquisition threshold is currently \$250,000, and a non-state entity may use a lower threshold but may not exceed the federal threshold when using small purchase procedures under a FEMA award.

See 2 C.F.R. §§ 200.216, 200.471, and Appendix II as well as [Section D.10.a: Prohibitions on Expending FEMA Award Funds for Covered Telecommunications](#) of the NOFO regarding prohibitions on covered telecommunications equipment or services.

**b. *Competition and Conflicts of Interest***

Among the requirements of 2 C.F.R. § 200.319(b) applicable to all non-federal entities other than states, in order to ensure objective contractor performance and eliminate unfair competitive advantage, contractors that develop or draft specifications, requirements, statements of work, or invitations for bids or requests for proposals must be excluded from competing for such procurements. FEMA considers these actions to be an organizational conflict of interest and interprets this restriction as applying to contractors that help a non-federal entity develop its grant application, project plans, or project budget. This prohibition also applies to the use of former employees to manage the grant or carry out a contract when those former employees worked on such activities while they were employees of the non-federal entity.

Under this prohibition, unless the non-federal entity solicits for and awards a contract covering both development and execution of specifications (or similar elements as described above), and this contract was procured in compliance with 2 C.F.R. §§ 200.317 – 200.327, federal funds cannot be used to pay a contractor to carry out the work if that contractor also worked on the development of those specifications. This rule applies to all contracts funded with federal grant funds, including pre-award costs, such as grant writer fees, as well as post-award costs, such as grant management fees.

Additionally, some of the situations considered to be restrictive of competition include, but are not limited to:

- Placing unreasonable requirements on firms for them to qualify to do business;
- Requiring unnecessary experience and excessive bonding;
- Noncompetitive pricing practices between firms or between affiliated companies;
- Noncompetitive contracts to consultants that are on retainer contracts;
- Organizational conflicts of interest;
- Specifying only a “brand name” product instead of allowing “an equal” product to be offered and describing the performance or other relevant requirements of the procurement; and
- Any arbitrary action in the procurement process.

Per 2 C.F.R. § 200.319(c), non-federal entities other than states must conduct procurements in a manner that prohibits the use of statutorily or administratively imposed SLTT geographical preferences in the evaluation of bids or proposals, except in those cases where applicable federal statutes expressly mandate or encourage geographic preference. Nothing in this section preempts state licensing laws. When contracting for architectural and engineering services, geographic location may be a selection criterion provided its application leaves an appropriate number of qualified firms, given the nature and size of the project, to compete for the contract.

Under 2 C.F.R. § 200.318(c)(1), non-federal entities other than states are required to maintain written standards of conduct covering conflicts of interest and governing the actions of their employees engaged in the selection, award, and administration of contracts. **No employee, officer, or agent may participate in the selection, award, or administration of a contract supported by a federal award if he or she has a real or apparent conflict of interest.** Such conflicts of interest would arise when the employee, officer or agent, any member of his or her immediate family, his or her partner, or an organization that employs or is about to employ any of the parties indicated herein, has a financial or other interest in or a tangible personal benefit from a firm considered for a contract.

The officers, employees, and agents of the non-federal entity may neither solicit nor accept gratuities, favors, or anything of monetary value from contractors or parties to subcontracts. However, non-federal entities may set standards for situations in which the financial interest is not substantial, or the gift is an unsolicited item of nominal value. The standards of conduct must provide for disciplinary actions to be applied for violations of such standards by officers, employees, or agents of the non-federal entity. If the recipient or subrecipient (other than states) has a parent, affiliate, or subsidiary organization that is not a state, local, tribal, or territorial government, the non-federal entity must also maintain written standards of conduct covering organizational conflicts of interest. In this context, organizational conflict of interest means that because of a relationship with a parent company, affiliate, or subsidiary organization, the non-federal entity is unable or appears to be unable to be impartial in conducting a procurement action involving a related organization. The non-federal entity must disclose in writing any potential conflicts of interest to FEMA or the pass-through entity in accordance with applicable FEMA policy.

**c. *Supply Schedules and Purchasing Programs***

Generally, a non-federal entity may seek to procure goods or services from a federal supply schedule, state supply schedule, or group purchasing agreement.

**I. GENERAL SERVICES ADMINISTRATION SCHEDULES**

States, tribes, and local governments, and any instrumentality thereof (such as local education agencies or institutions of higher education) may procure goods and services from a General Services Administration (GSA) schedule. GSA offers multiple efficient and effective procurement programs for state, tribal, and local governments, and instrumentalities thereof, to purchase products and services directly from pre-vetted contractors. The GSA Schedules (also referred to as the Multiple Award Schedules and the Federal Supply Schedules) are long-term government-wide contracts with commercial firms that provide access to millions of commercial products and services at volume discount pricing.

Information about GSA programs for states, tribes, and local governments, and instrumentalities thereof, can be found at <https://www.gsa.gov/resources-for/programs-for-State-and-local-governments> and <https://www.gsa.gov/buying-selling/purchasing-programs/gsa-schedules/schedule-buyers/state-and-local-governments>.

For tribes, local governments, and their instrumentalities that purchase off of a GSA schedule, this will satisfy the federal requirements for full and open competition provided that the recipient follows the GSA ordering procedures; however, tribes, local governments, and their instrumentalities will still need to follow the other rules under 2 C.F.R. §§ 200.317 – 200.327, such as solicitation of minority businesses, women’s business enterprises, small businesses, or labor surplus area firms (§ 200.321), domestic preferences (§ 200.322), contract cost and price (§ 200.324), and required contract provisions (§ 200.327 and Appendix II).

**II. OTHER SUPPLY SCHEDULES AND PROGRAMS**

For non-federal entities other than states, such as tribes, local governments, and nonprofits, that want to procure goods or services from a state supply schedule, cooperative purchasing program, or other similar program, in order for such procurements to be permissible under federal requirements, the following must be true:

- The procurement of the original contract or purchasing schedule and its use by the non-federal entity complies with state and local law, regulations, and written procurement procedures;
- The state or other entity that originally procured the original contract or purchasing schedule entered into the contract or schedule with the express purpose of making it available to the non-federal entity and other similar types of entities;
- The contract or purchasing schedule specifically allows for such use, and the work to be performed for the non-federal entity falls within the scope of work under the contract as to type, amount, and geography;
- The procurement of the original contract or purchasing schedule complied with all the procurement standards applicable to a non-federal entity other than states under at 2 C.F.R. §§ 200.317 – 200.327; and
- With respect to the use of a purchasing schedule, the non-federal entity must follow ordering procedures that adhere to applicable state, tribal, and local laws and

regulations and the minimum requirements of full and open competition under 2 C.F.R. Part 200.

If a non-federal entity other than a state seeks to use a state supply schedule, cooperative purchasing program, or other similar type of arrangement, FEMA recommends the recipient discuss the procurement plans with its FEMA Fire Program Specialist or Program Analyst.

**d. Procurement Documentation**

Per 2 C.F.R. § 200.318(i), non-federal entities other than states and territories are required to maintain and retain records sufficient to detail the history of procurement covering at least the rationale for the procurement method, contract type, contractor selection or rejection, and the basis for the contract price. States and territories are encouraged to maintain and retain this information as well and are reminded that in order for any cost to be allowable, it must be adequately documented per 2 C.F.R. § 200.403(g).

Examples of the types of documents that would cover this information include but are not limited to:

- Solicitation documentation, such as requests for quotes, invitations for bids, or requests for proposals;
- Responses to solicitations, such as quotes, bids, or proposals;
- Pre-solicitation independent cost estimates and post-solicitation cost/price analyses on file for review by federal personnel, if applicable;
- Contract documents and amendments, including required contract provisions; and
- Other documents required by federal regulations applicable at the time a grant is awarded to a recipient.

**6. Record Retention**

**a. Record Retention Period**

Financial records, supporting documents, statistical records, and all other non-federal entity records pertinent to a federal award generally must be maintained for at least three years from the date the final FFR is submitted. *See* 2 C.F.R. § 200.334. Further, if the recipient does not submit a final FFR and the award is administratively closed, FEMA uses the date of administrative closeout as the start of the general record retention period.

The record retention period **may be longer than three years or have a different start date** in certain cases. These include:

- Records for real property and equipment acquired with federal funds must be retained for **three years after final disposition of the property**. *See* 2 C.F.R. § 200.334(c).
- If any litigation, claim, or audit is started before the expiration of the three-year period, the records **must be retained until** all litigation, claims, or audit findings involving the records **have been resolved and final action taken**. *See* 2 C.F.R. § 200.334(a).
- The **record retention period will be extended if the recipient is notified in writing** of the extension by FEMA, the cognizant or oversight agency for audit, or the cognizant agency for indirect costs. *See* 2 C.F.R. § 200.334(b).
- Where FEMA requires recipients to report program income after the period of performance ends, the **program income record retention period begins at the end**

**of the recipient's fiscal year in which program income is earned.** *See* 2 C.F.R. § 200.334(e).

- For indirect cost rate proposals, cost allocation plans, or other rate computations records, the start of the record retention period depends on whether the indirect cost rate documents were submitted for negotiation. If the **indirect cost rate documents were submitted for negotiation, the record retention period begins from the date those documents were submitted** for negotiation. If indirect cost rate documents were **not submitted for negotiation, the record retention period begins at the end of the recipient's fiscal year or other accounting period covered by that indirect cost rate.** *See* 2 C.F.R. § 200.334(f).

#### **b. Types of Records to Retain**

FEMA requires that non-federal entities maintain the following documentation for federally funded purchases:

- Specifications
- Solicitations
- Competitive quotes or proposals
- Basis for selection decisions
- Purchase orders
- Contracts
- Invoices
- Canceled checks

Non-federal entities should keep detailed records of all transactions involving the grant. FEMA may at any time request copies of any relevant documentation and records, including purchasing documentation along with copies of cancelled checks for verification. *See, e.g.,* 2 C.F.R. §§ 200.318(i), 200.334, 200.337.

In order for any cost to be allowable, it must be adequately documented per 2 C.F.R. § 200.403(g). Non-federal entities who fail to fully document all purchases may find their expenditures questioned and subsequently disallowed.

### **7. Actions to Address Noncompliance**

Non-federal entities receiving financial assistance funding from FEMA are required to comply with requirements in the terms and conditions of their awards or subawards, including the terms set forth in applicable federal statutes, regulations, NOFOs, and policies. Throughout the award lifecycle or even after an award has been closed, FEMA or the pass-through entity may discover potential or actual noncompliance on the part of a recipient or subrecipient. This potential or actual noncompliance may be discovered through routine monitoring, audits, closeout, or reporting from various sources.

In the case of any potential or actual noncompliance, FEMA may place special conditions on an award per 2 C.F.R. §§ 200.208 and 200.339, FEMA may place a hold on funds until the matter is corrected, or additional information is provided per 2 C.F.R. § 200.339, or it may do both. Similar remedies for noncompliance with certain federal civil rights laws are authorized pursuant to 44 C.F.R. Parts 7 and 19.

In the event the noncompliance is not able to be corrected by imposing additional conditions or the recipient or subrecipient refuses to correct the matter, FEMA might take other remedies allowed under 2 C.F.R. § 200.339. These remedies include actions to disallow costs, recover funds, wholly or partly suspend, or terminate the award, initiate suspension, and debarment proceedings, withhold further federal awards, or take other remedies that may be legally available. For further information on termination due to noncompliance, see the section on Termination Provisions in the NOFO.

FEMA may discover and take action on noncompliance even after an award has been closed. The closeout of an award does not affect FEMA's right to disallow costs and recover funds as long as the action to disallow costs takes place during the record retention period. *See* 2 C.F.R. §§ 200.334, 200.345(a). Closeout also does not affect the obligation of the non-federal entity to return any funds due as a result of later refunds, corrections, or other transactions. 2 C.F.R. § 200.345(a)(2).

The types of funds FEMA might attempt to recover include, but are not limited to, improper payments, cost share reimbursements, program income, interest earned on advance payments, or equipment disposition amounts.

FEMA may seek to recover disallowed costs through a Notice of Potential Debt Letter, a Remedy Notification, or other letter. The document will describe the potential amount owed, the reason why FEMA is recovering the funds, the recipient's appeal rights, how the amount can be paid, and the consequences for not appealing or paying the amount by the deadline.

If the recipient neither appeals nor pays the amount by the deadline, the amount owed will become final. Potential consequences if the debt is not paid in full or otherwise resolved by the deadline include the assessment of interest, administrative fees, and penalty charges; administratively offsetting the debt against other payable federal funds; and transferring the debt to the U.S. Department of the Treasury for collection.

FEMA notes the following common areas of noncompliance for FEMA's grant programs:

- Insufficient documentation and lack of record retention.
- Failure to follow the procurement under grants requirements.
- Failure to submit closeout documents in a timely manner.
- Failure to follow EHP requirements.
- Failure to comply with the POP deadline.

## **8. Audits**

FEMA grant recipients are subject to audit oversight from multiple entities including the DHS OIG, the GAO, the pass-through entity, or independent auditing firms for single audits, and may cover activities and costs incurred under the award. Auditing agencies such as the DHS OIG, the GAO, and the pass-through entity (if applicable), and FEMA in its oversight capacity, must have access to records pertaining to the FEMA award. Recipients and subrecipients must retain award documents for at least three years from the date the final FFR is submitted, and even longer in many cases subject to the requirements of 2 C.F.R. § 200.334. In the case of administrative closeout, documents must be retained for at least three years from the date of closeout, or longer subject to the requirements of 2 C.F.R. § 200.334. If documents are retained longer than the required retention period, the DHS OIG, the GAO,

and the pass-through entity, as well as FEMA in its oversight capacity, have the right to access these records as well. *See* 2 C.F.R. §§ 200.334, 200.337.

Additionally, non-federal entities must comply with the single audit requirements at 2 C.F.R. Part 200, Subpart F. Specifically, non-federal entities, other than for-profit subrecipients, that expend \$750,000 or more in federal awards during their fiscal year must have a single or program-specific audit conducted for that year in accordance with Subpart F. 2 C.F.R. § 200.501. A single audit covers all federal funds expended during a fiscal year, not just FEMA funds. The cost of audit services may be allowable per 2 C.F.R. § 200.425, but non-federal entities must select auditors in accordance with 2 C.F.R. § 200.509, including following the proper procurement procedures. For additional information on single audit reporting requirements, see section F of this NOFO under the header “Single Audit Report” within the subsection “Additional Reporting Requirements.”

The objectives of single audits are to:

- Determine if financial statements conform to generally accepted accounting principles (GAAP);
- Determine whether the schedule of expenditures of federal awards is presented fairly;
- Understand, assess, and test the adequacy of internal controls for compliance with major programs; and
- Determine if the entity complied with applicable laws, regulations, and contracts or grants.

For single audits, the auditee is required to prepare financial statements reflecting its financial position, a schedule of federal award expenditures, and a summary of the status of prior audit findings and questioned costs. The auditee also is required to follow up and take appropriate corrective actions on new and previously issued but not yet addressed audit findings. The auditee must prepare a corrective action plan to address the new audit findings. 2 C.F.R. §§ 200.508, 200.510, 200.511.

Non-federal entities must have an audit conducted, either single or program-specific, of their financial statements and federal expenditures annually or biennially pursuant to 2 C.F.R. § 200.504. Non-federal entities must also follow the information submission requirements of 2 C.F.R. § 200.512, including submitting the audit information to the [Federal Audit Clearinghouse](#) within the earlier of 30 calendar days after receipt of the auditor’s report(s) or nine months after the end of the audit period. The audit information to be submitted include the data collection form described at 2 C.F.R. § 200.512(c) and Appendix X to 2 C.F.R. Part 200 as well as the reporting package described at 2 C.F.R. § 200.512(b).

The non-federal entity must retain one copy of the data collection form and one copy of the reporting package for three years from the date of submission to the Federal Audit Clearinghouse. 2 C.F.R. § 200.512; *see also* 2 C.F.R. § 200.517 (setting requirements for retention of documents by the auditor and access to audit records in the auditor’s possession).

FEMA, the DHS OIG, the GAO, and the pass-through entity (if applicable), as part of monitoring or as part of an audit, may review a non-federal entity’s compliance with the single audit requirements. In cases of continued inability or unwillingness to have an audit conducted in compliance with 2 C.F.R. Part 200, Subpart F, FEMA, and the pass-through

entity, if applicable, are required to take appropriate remedial action under 2 C.F.R. § 200.339 for noncompliance, pursuant to 2 C.F.R. § 200.505.

## **9. Payment Information**

FEMA uses the Direct Deposit/Electronic Funds Transfer (DD/EFT) method of payment to recipients. Payment requests are submitted through FEMA GO.

## **10. Whole Community Preparedness**

Preparedness is a shared responsibility that calls for the involvement of everyone—not just the government—in preparedness efforts. By working together, everyone can help keep the nation safe from harm and help keep it resilient when struck by hazards, such as natural disasters, acts of terrorism, and pandemics.

[Whole Community](#) includes:

- Individuals and families, including those with access and functional needs
- Businesses
- Faith-based and community organizations
- Nonprofit groups
- Schools and academia
- Media outlets
- All levels of government, including state, local, tribal, territorial, and federal partners

The phrase “Whole Community” often appears in preparedness materials, as it is one of the guiding principles. It means two things:

1. Involving people in the development of national preparedness documents.
2. Ensuring their roles and responsibilities are reflected in the content of the materials.



## 11. Appendix A – FY 2021 AFG Program Updates

Appendix A contains a brief list of changes between Fiscal Year 2020 and Fiscal Year 2021 to the AFG Program. The FY 2021 AFG Program funding notice contains some changes to definitions, descriptions and priority categories. Changes include:

- Under the Personal Protective Equipment Activity:  
Inclusion of pre-scoring emphasis for this Activity to ensure replacing out of service and non-compliant PPE is of high priority.

The following PPE priorities and definitions have been updated:

- Increase supply for **new hire/existing firefighters** that do not have one set of turnout gear (PPE) or allocated seated position (SCBA). This includes replacing **out of service** PPE and SCBA as High Priority
- Replace **in-service/in-use/damaged/unsafe/unrepairable** PPE or SCBA to meet current standard as High Priority
- Replace **in-service/in-use/expired/noncompliant** PPE or SCBA to current standard as High Priority
- Upgrade technology to current standard as Low Priority

Additional considerations for PPE and SCBA:

- The applicant's call volume has a lesser impact on scoring and therefore the final funding decision.
- Under the Equipment Activity:  
The following equipment priorities and definitions have been updated:
    - Obtain equipment to achieve minimum operational and deployment standards for existing missions as High Priority
    - Replace non-compliant equipment to current standard as High Priority
    - Obtain equipment for new mission as Medium Priority
    - Upgrade technology to current standard as Low Priority
  - Under Supporting Definitions:
    - Paid on-call/stipend departments are added to the definition of Combination Fire Department
    - Firefighting personnel definition is added
  - Under Modifications to Facility Activity:
    - New first-time installation of exhaust, sprinkler, carbon monoxide and/or smoke/fire detection systems are now listed as High Priority, while replacement or update/upgrade to existing systems is considered a low priority
  - Under Equipment Activity List:
    - Respirator decontamination system is added as Medium Priority item
  - Under Additions to the Application:
    - Question about frequency of live fire training is added for statistical purposes only
    - Question about self-inflicted fatalities within the department is added for statistical purposes only

- Question regarding quantity of equipped ALS Response vehicles (transport and non-transport) is added for statistical purposes only
- Under Allocations and Restrictions of Available Grant Funds by Organization Type:
  - Outline the funding available for Micro Grants applications
- Under Application Tips:
  - Recommendation to consider non-Per- and polyfluoroalkyl substances (PFAS) gear purchase

## 12. Appendix B – Programmatic Information and Priorities

Appendix B contains details on AFG Program information and priorities. Reviewing this information may help applicants make their application(s) more competitive.

### a. Ineligible Applications and/or Organizations

FEMA considers two or more separate fire departments or nonaffiliated EMS organizations with different funding streams, personnel rosters, and EINs but sharing the same facilities as being separate organizations for the purposes of AFG Program eligibility. If two or more organizations share facilities and each submits an application in the same program area (i.e., Equipment, Modify Facilities, PPE, Training, or Wellness and Fitness Programs), FEMA reserves the right to review all of those program area applications for eligibility. This determination is designed to avoid the duplication of benefits.

#### **Examples of ineligible applications and/or organizations include:**

- Nonaffiliated EMS organization requests for any activity that is specific or unique to structural/proximity/wildlands firefighting gear.
- Fire departments that are a Federal Government entity, or contracted by the Federal Government, and are solely responsible under a formally recognized agreement for suppression of fires on federal installations or land.
- Fire departments or nonaffiliated EMS organizations that are not independent entities but are part of, controlled by, or under the day-to-day operational command and control of a larger department, agency or AHJ.
  - However, if a fire department is considered to be the same legal entity as a municipality or other governmental organization, and otherwise meets the eligibility criteria, that municipality or other governmental organization may apply on behalf of that fire department as long as the application clearly states that the fire department is considered part of the same legal entity.
- Fire-based EMS organization applying as a nonaffiliated EMS organization.
- Auxiliaries, hospitals, or fire service associations or interest organizations that are not the AHJ over the applicant.
- Dive teams, search and rescue squads, or similar organizations that do not provide medical transport.
- Fire departments, regional, or nonaffiliated EMS organizations that are for profit.
- State or local agencies, or subsets of any governmental entity, or any authority that do not meet the requirements as defined by 15 U.S.C. §2229(a), (c).
- If an applicant submits two or more applications for the same equipment or other eligible activity (for example, if an applicant submits two or more applications, one under the Regional activity, and one under the Operations and Safety activity for SCBA), both applications may be disqualified. If an applicant submits two separate applications for the same activity (i.e., two separate vehicle applications for exactly the same type of vehicle) during the same application period, both applications may be disqualified.
  - This is different from when an entity is applying on behalf of other organizations that are agencies or instrumentalities of the applicant (e.g., multiple fire departments under the same county, city, borough, parish, or other municipality). In that situation, the applicant may request similar or the same equipment as long as the application clearly states which equipment (including quantities) is for which agency/instrumentality. This is permissible even if that entity submits multiple applications across regional versus direct

applications.

- Eligible applicants may submit only one application for each activity (Operations and Safety or Regional) but may submit for multiple projects within each activity. Under the Vehicle Activity, applicants may submit one application for vehicles for their department and one separate application for a Regional vehicle (the same vehicle may not be requested for both purposes). All duplicate application submissions may be disqualified.

b. **Supporting Definitions for this NOFO**

**Authority Having Jurisdiction (AHJ)** is that person or office charged with enforcing the NFPA codes (Per NFPA101-2015 Edition: Life Safety Code).

**Automatic Aid** is a plan developed between two or more fire departments for immediate joint response on first alarms (Per NFPA 1710 – 2016 edition and NFPA 1720 – 2020).

**Career Fire Department**, as defined in 15 U.S.C. § 2229, means a fire department that has an all-paid force of firefighting personnel other than paid-on-call firefighters.

**Combination Fire Department**, as defined in 15 U.S.C. § 2229, means a fire department that has paid firefighting personnel and volunteer firefighting personnel. FEMA considers a fire department with firefighting personnel paid a stipend on a per event basis, or paid on-call, to be a combination fire department.

**Firefighting Personnel**, as defined in 15 U.S.C. § 2229, means individuals, including volunteers, who are firefighters, officers of fire departments, or emergency medical service personnel of fire departments.

**Mutual Aid** is a written intergovernmental agreement between agencies and/or jurisdictions stating that they will assist one another on request by furnishing personnel, equipment, and/or expertise in a specified manner (NFPA 1710 Standard for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations, and Special Operations to the Public by Career Fire Departments, 2016 and 2020 edition; and NFPA 1720 Standard for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations, and Special Operations to the Public by Volunteer Fire Departments, 2020 Edition).

**Metro Department** is a metropolitan fire department that has a minimum staffing of 350 career firefighters as defined by the International Association of Fire Chiefs (IAFC). DHS/FEMA collects information on metro departments for statistical purposes only. Status as a metro department is not a factor in scoring or funding.

**Primary First Due** is a geographic area surrounding a fire station in which a company from that station is projected to be first to arrive on the scene of an incident.

**Volunteer Fire Department**, as defined in 15 U.S.C. § 2229, means a fire department that has an all-volunteer force of firefighting personnel that do not receive any compensation (does not include length of service award programs).

**c. Community Classifications**

The information the applicant organization supplies in Applicant Characteristics and Community Description of the AFG Program application determines whether the jurisdiction is identified by FEMA as urban, suburban, or rural. The community classification will determine the funding priority.

The US Census Bureau's urban/suburban/rural classifications are fundamentally a delineation of geographical areas. For more information, please visit:

<https://www.census.gov/programs-surveys/geography/guidance/geo-areas/urban-rural.html>.

**FY 2021 demographics for determining urban, suburban, or rural include:**

<b>Community</b>	<b>Urban</b>	<b>Suburban</b>	<b>Rural</b>
<b>Population of primary first due response area</b>	>3,000 sq. mi. or 50,000+ population	1,000-2,999/sq. mi. or 25,000-50,000 population	0-999/sq. mi. or <25,000 population
<b>Water Supply (percentage of primary first due response area covered by hydrant service)</b>	75-100% hydrants (municipal water)	50-74% hydrants	<50% hydrants
<b>Land Use within primary first due response area</b>	<25% for agriculture (based on zoning) >50% industrial and commercial combined	25-49% used for agriculture (based on zoning) 25%-49% industrial and commercial combined	>50% used for agriculture (based on zoning) <25% industrial and commercial combined
<b>Square miles within primary first due response area per station</b>	<3 sq. mi. per station	3-9 sq. mi. per station	>10 sq. mi. per station

**d. Application Tips**

The following information may be useful when preparing a competitive application:

- NFPA “FREE ACCESS”: As part of its commitment to enhancing public safety and supporting the emergency responder, the NFPA makes its codes and standards available online for free. Please visit: <http://www.nfpa.org/freeaccess>.
- Regional Applicants are only eligible to apply for Training, Equipment, PPE, and/or Wellness and Fitness within Operations and Safety, and Vehicle Acquisition.
- SFTA Applicants are only eligible to apply for Equipment and/or PPE within Operations and Safety, and Vehicle Acquisition.
- Successful Regional applicants will be subject to the funding limitations based on the total population served by the host and participating partners. Any Regional award made will impact or be included in the host organization's funding limitations.
- Applications differ based on the applicant type. For example, the SFTA application

for a vehicle will be different from the fire department application for a vehicle. Be sure to select the appropriate applicant type when applying.

- Fire Departments or nonaffiliated EMS organizations that are part of a larger organization with a broader scope should apply through the larger organization to avoid limiting eligible activities. For example, a rescue squad that periodically participates in structural firefighting and that belongs to a county fire and rescue agency should apply through the county for structural PPE; in other words, the county should apply on behalf of the rescue squad.
- FEMA recognizes the number of seated riding positions in front line apparatus as a reasonable measurement of the quantity of PPE or relevant equipment (radios, etc.) to be funded. Exceptions to the front-line seated riding position count may be considered by FEMA if compelling need to include seated riding positions in reserve apparatus can be demonstrated and justified. Applicants that seek to include reserve apparatus seated riding positions in the total seated riding position count must submit a justification narrative.
- There is evidence that exposure to Per-and polyfluoroalkyl substances (PFAS chemicals) may be associated with adverse human health effects. Some firefighting PPE may have been manufactured using PFAS chemicals. While there currently no manufacturers that produce PPE (i.e. pants, coats) that are fully PFAS free, most manufacturers have replaced the outer shell of the protective equipment to remove PFAS from fabrics. However, this does not impact the purchase of PFAS-free gloves, hoods, boots, etc. as these items have matured in development to include readily available PFAS-free items. FEMA encourages applicants to ask potential vendors about their current level of compliance with using PFAS-free materials

e. **Restrictions on Uses of Award Funds**

No AFG Program funds may be used to support hiring (part-time or full-time), salaries, benefits, or fringe benefits (including but not limited to contributions for social security, insurance, workers' compensation, pension, or retirement plans) for any personnel.

- Documented back fill and/or overtime/lost wages costs to support awarded training activities are allowable personnel expenses.
- Instructor's rates/base rates should be provided as part of the application narrative, as well as the market-researched competitive rate for delivering the requested training.
- If the instruction provided for an awarded training activity is delivered by an existing member(s) of the recipient's organization, only the established base rate of compensation, without benefits or overtime, may be eligible for reimbursement.
- Recipients are encouraged to allow other organizations to benefit from an awarded activity; e.g., filling another organization's SCBA cylinders using a grant funded compressor, cleaning another organization's turnout gear, or offering excess capacity training opportunities. If recipients choose to include costs associated with shared benefit (e.g., backfill, overtime, tuition) for members outside of their department, they must apply as a Regional applicant.
- Items requested under additional funding may only be from that same Activity area. Furthermore, improper additional funding requests may be disqualified. For example: requesting PPE gear/SCBAs under the Training activity; requesting training under the Equipment activity that is not related to the equipment being requested, with the exception of:
  - Rapid Intervention Team (RIT) packs supporting a SCBA request under the

PPE activity. RIT packs must be requested under the Equipment activity if not supporting an SCBA request.

- PPE gear bags under the PPE activity (gear bags are only eligible as additional funds in association with a PPE gear request).
- Fit tester supporting an SCBA request under the PPE activity. Fit tester must be requested under the Equipment activity if not supporting an SCBA request.

**f. Funding Priorities**

***I. OPERATIONS AND SAFETY – TRAINING OVERVIEW***

FEMA has determined that hands-on, instructor-led training that meets a national, state, or DHS adopted standard and results in a national or state certification provides the greatest training benefit.

**All of the following are considerations in pre-scoring and peer review determinations:  
HIGH (H), MEDIUM (M), LOW (L)**

<b>Fire Department, Regional, and SFTA Training Priorities by Purpose</b>	
<b>H</b>	<ul style="list-style-type: none"> <li>• Training evaluated using national or state standards</li> </ul>
<b>H</b>	<ul style="list-style-type: none"> <li>• Training that brings a department into compliance with recommended NFPA or other national standards</li> </ul>
<b>H</b>	<ul style="list-style-type: none"> <li>• Instructor-led training that requires student testing to demonstrate academic competence or practical proficiency</li> </ul>
<b>H</b>	<ul style="list-style-type: none"> <li>• Training that benefits the highest percentage of applicable personnel, such as the hazardous materials training within a fire department or training that will be open to other eligible organizations</li> </ul>
<b>M</b>	<ul style="list-style-type: none"> <li>• Training that does not result in certification</li> </ul>
<b>M</b>	<ul style="list-style-type: none"> <li>• Training that is self-directed/validated</li> </ul>
<b>L</b>	<ul style="list-style-type: none"> <li>• Training that will address an identified risk but not associated with compliance to any standards</li> </ul>

<b>Fire Department and Regional Training Priorities by Course Type</b>				
<b>Training</b>	<b>NFPA #</b>	<b>Urban</b>	<b>Suburban</b>	<b>Rural</b>
NFPA 1001 (firefighter I, II)	1001	<b>H</b>	<b>H</b>	<b>H</b>
NFPA 1041 (instructor)	1041	<b>H</b>	<b>H</b>	<b>H</b>
NFPA 472 (Hazmat operations)	472/1072	<b>H</b>	<b>H</b>	<b>H</b>
NFPA 1581(infection control)	1581	<b>H</b>	<b>H</b>	<b>H</b>
Confined space (awareness)	1670	<b>H</b>	<b>H</b>	<b>H</b>
Wildland firefighting (basic)	1143	<b>H</b>	<b>H</b>	<b>H</b>
Wildland firefighting certification (red card)	1051/1143	<b>H</b>	<b>H</b>	<b>H</b>
Wildland Fire Officer	1051	<b>H</b>	<b>H</b>	<b>H</b>
Rapid intervention training	1407	<b>H</b>	<b>H</b>	<b>H</b>
NFPA 1021 (Standard for Fire officer)	1021	<b>H</b>	<b>H</b>	<b>H</b>
Emergency Medical Responder		<b>H</b>	<b>H</b>	<b>H</b>
Firefighter safety and survival	1407	<b>H</b>	<b>H</b>	<b>H</b>

<b>Fire Department and Regional Training Priorities by Course Type</b>				
<b>Training</b>				<b>Rural</b>
Safety officer		H	H	H
Fire Apparatus Driver/Operator	1002	H	H	H
Fire prevention		H	H	H
Fire inspector		H	H	H
Fire investigator		H	H	H
Fire educator		H	H	H
NIMS/Incident Management System (IMS)		H	H	H
Emergency scene rehab		H	H	H
Critical Incident debriefing/Crisis Intervention		H	H	H
Any training to a National/State or NFPA standards		H	H	H
Compliance with federal/state-mandated program		H	H	H
Rescue Technician		H	H	H
Emergency Medical Technician		H	H	H
Advanced Emergency Medical to Paramedic		H	H	H
Paramedic to Community Paramedic		H	H	H
Vehicle rescue		H	H	H
Another officer		H	H	M
NFPA [Aircraft Rescue Firefighting (ARFF)]		H	H	M
Weapons of Mass Destruction (WMD)		H	H	H
Mass casualty		H	H	H
HazMat (technician)		H	H	H
Training to address a local risk not elevated to a national or state		M	M	M
Specialized Training		M	M	M
Maritime Firefighting		L	L	L
Instructor-led training that does not lead to certification		L	L	L
Self-taught courses		L	L	L
Training not elevated to a national or state standard		L	L	L

### **Funding Priorities for Fire Departments and Nonaffiliated EMS Organizations Training**

The AFG Program provides training grants to meet the educational and performance requirements of fire departments and nonaffiliated EMS personnel. Training should align with the U.S. National Highway Traffic Safety Administration (NHTSA), which designs and



specifies a National Standard Curriculum for Emergency Medical Technician (EMT) training and the National Registry of Emergency Medical Technicians (NREMT), a private, central certifying entity whose primary purpose is to maintain a national standard (NREMT also provides certification information for paramedics who relocate to another state).

**A higher priority is assigned to the following due to time and cost of upgrading an organization's response level:**

- Organizations seeking to elevate the response level from Emergency Medical Responder (EMR) to EMT.
- Organizations seeking to elevate the response level from Advanced EMT (AEMT) to Paramedic.
- Organizations seeking to train Community Paramedics: Organizations seeking to train a high percentage of the active EMRs will receive additional consideration when applying under the Training activity.

**Eligible Training Activities for Fire Departments and Regional Applications include but are not limited to:**

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>• Train-the-trainer courses</li> <li>• Alternative fuel firefighting</li> <li>• Response to natural disasters</li> <li>• Minor interior alterations, requested under Additional Funding and limited to \$10,000 total expenditure to support the awarded Training activities (e.g., removal/construction of a non-weight bearing wall)</li> <li>• Overtime expenses paid to career firefighters to attend training or to backfill positions for colleagues who are in training</li> <li>• Rental of facilities to conduct training</li> <li>• Rental of Audio/Visual equipment</li> <li>• Travel expenses associated with attendance at a formal training course or conference (mileage, hotel, and lodging expenses)</li> <li>• Compensation to volunteers (Fire and nonaffiliated EMS) for wages lost to attend training; there is no overtime or backfill for volunteers</li> <li>• Tuition, exam/course fees, and certifications/certification expenses</li> </ul> | <ul style="list-style-type: none"> <li>• Purchase of training curricula and training services (instructors)</li> <li>• Chemical Biological Radiological Nuclear and Explosive (CBRNE) awareness, performance, planning, and management</li> <li>• Travel expenses associated with Type 3 Incident Management Teams (IMT) attending position development/mentoring assignment with national Type 2 or Type 1 IMTs</li> <li>• Supplies or expendables for one-time use items essential for an award's scope of work, such as foam, breaching materials (e.g., wood or sheetrock) for ventilation or rescue props, or the amount of fuel required to sustain an awarded live fire training activity, or per NFPA 1403 Standard on Live Fire Training Evolutions, reasonable safety mitigations to a structure acquired for training</li> <li>• Props (single-use or permanent) for training programs cannot exceed \$50,000 for Operation and Safety requests; this does not apply to SFTA requests</li> </ul> |
|---|---|

<b>Ineligible Training Activities for Fire Departments and Regional Applications include but are not limited to:</b>	
<ul style="list-style-type: none"> <li>• Construction of facilities (buildings, towers, sheds, etc.)</li> <li>• Firefighting equipment or PPE, such as SCBA, used exclusively for training</li> <li>• Remodeling not directly related to grant activities</li> <li>• Any costs associated with planning and/or participating in formal or planned special event exercises to identify user needs, evaluate an organization’s performance capabilities, validate existing capabilities, or to facilitate coordination and asset sharing</li> <li>• Firefighting equipment and PPE rental, as well as training facility personnel costs (such as facility maintenance, cleaning, safety officer services, etc.)</li> </ul>	<ul style="list-style-type: none"> <li>• Site preparation to accommodate or modify any training activity, facility, or prop that is a permanent or semi-permanent improvement, including but not limited to: landscaping, cutting or grading an access road, trenching, paving a training area, exterior stairs or sidewalks, or the installation of utilities</li> <li>• Purchase or lease of real estate (this does not preclude departments from securing necessary training facilities such as classrooms, use of towers, training props, etc.)</li> <li>• Purchase of Unmanned Aerial Vehicles (UAVs) and Drones</li> <li>• Food and beverages</li> </ul>

<b>Eligible Training Activities for Nonaffiliated EMS include but are not limited to:</b>	
<ul style="list-style-type: none"> <li>• EMR</li> <li>• EMT</li> <li>• Advanced EMT (AEMT)</li> <li>• AEMT to Paramedic</li> <li>• Paramedic (applicant must clearly demonstrate plan to accomplish paramedic training within the period of performance)</li> <li>• Community Paramedics (paramedics with Primary Care certification)</li> <li>• Travel expenses associated with attendance at a formal training course or conference: air/rail transportation, mileage, hotel/lodging expenses, etc. (Note: Food and beverages are ineligible travel expenses)</li> </ul>	<ul style="list-style-type: none"> <li>• Attendance at formal training forums or conferences providing continuing education credits</li> <li>• Overtime expenses paid to career nonaffiliated EMS responders to attend training or to backfill positions for colleagues who are in training</li> <li>• Compensation to volunteers for wages lost to attend training (there is no overtime or backfill for volunteers)</li> <li>• Supplies or expendables or one-time use items essential to complete the training activity of a nonaffiliated EMS award’s scope of work; examples include bandages, splints, expendable respiratory supplies, etc.</li> </ul>

## ***II. OPERATIONS AND SAFETY - EQUIPMENT OVERVIEW***

AFG Program grants fund equipment for effective response, firefighting, rescue and emergency medical operations to enhance the public safety.

**Reminder:** When requesting training for any items in this section, enter the request under “Other” within “Additional Funding” in the “Grant Application Request Details” section of the application. Make sure to identify the type and scope of training, time frame, etc. in the Additional Funding explanation section. Training must be specific to the use of the equipment (i.e., vendor training) and

not duplicative of courses listed under the Training activity.

**Also note:**

- Accountability systems are located under the Equipment activity.
- All simulators, tow vehicles, and all mobile or fixed fire/evolution props (e.g., burn trailers, forcible entry, or rescue/smoke mazes) are located under the Equipment activity.
- Request for monitors/defibrillators should be based on the number of transport and non-transport ALS response vehicles in the fleet (medic engine, medic chase vehicle, ALS ambulance, etc.).
- Requests for portable radios should be based on the number of seated riding positions.
- Requests for mobile radios should be based on the number of vehicles in the fleet.
- Requests to replace obsolete or damaged equipment should enable the applicant to meet applicable industry, local, state, and national standards.
- Equipment product lifecycles are assigned an age category of Short (5- 7 years), Intermediate (8-14 years), or Long (15-20 years). These age categories are used to compare like types of equipment of a similar age category. Under this system, an item that should have a useful life of 10 years is only compared to other items that have a similar lifecycle. An application does not score higher or lower based on the product lifecycle of an item. It only serves to ensure a more even scoring of equipment based on type.

**All of the following are considerations in pre-scoring and peer review determinations:**

Priority	Age Category	Fire and Fire Regional	SFTA
<b>BASIC EQUIPMENT</b>			
<b>H</b>	Intermediate	Air Compressor/Fill Station/Cascade System (Fixed or Mobile) for filling SCBA	Air Compressor/Fill Station/Cascade System (Fixed or Mobile) for filling SCBA
<b>H</b>	Long	Appliance(s)/Nozzle(s)/Foam Eductors	Appliance(s)/Nozzle(s)/Foam Eductors
<b>H</b>	Long	Basic Hand Tools (Structural/Wildland)	Basic Hand Tools (Structural/Wildland)
<b>H</b>	Intermediate	Electric/Gas Powered Saws/Tools	Electric/Gas Powered Saws/Tools
<b>H</b>	Short	Fit Tester	Fit Tester
<b>H</b>	Intermediate	Hose (Attack/Supply)	Hose (Attack/Supply)
<b>H</b>	Short	Immediately Dangerous to Life or Health (IDLH) Monitoring Equipment	IDLH Monitoring Equipment
<b>H</b>	Immediate	IDLH Protection for Investigators (This is single-use respiratory protection)	
<b>H</b>	Long	Ladders	Ladders
<b>H</b>	Short	Personal Accountability Systems	Personal Accountability Systems
<b>H</b>	Intermediate	PPE Washer/Extractor/Dryer (Turnout)	PPE Washer/Extractor/Dryer (Turnout)
<b>M</b>	Intermediate	Respirator Decontamination System (SCBA)	Respirator Decontamination System (SCBA)
<b>H M</b>	Intermediate	Props: For Fire Department applicants: <b>M</b> For Regional Applicants: <b>H</b>	Props - <b>H</b>
<b>H</b>	Intermediate	RIT Pack/Cylinder	RIT Pack/Cylinder
<b>M</b>	Intermediate	Generator – Portable	Generator – Portable
<b>H</b>	Intermediate	Tech Rescue (Ropes, Harnesses,	Tech Rescue (Ropes, Harnesses,

Priority	Age Category	Fire and Fire Regional	SFTA
		Carabiners, Pulleys, etc.)	Carabiners, Pulleys, etc.)
<b>H</b> <b>M</b>	Short	Simulators - <b>M</b>	Simulators - <b>H</b>
<b>H</b>	Short	Thermal Imaging Camera (Must be NFPA 1801 compliant)	Thermal Imaging Camera (Must be NFPA 1801 compliant)
<b>H</b>	Short	Software and Learning Management System (LMS) to support training	Software and LMS to support training
<b>M</b>	Short	Computers used in support of training	Computers used in support of training
<b>M</b>	Short	Vehicle Mounted Exhaust Systems	Vehicle Mounted Exhaust Systems
<b>M</b>	Short	Mobile computing devices intended to be used on scene (Tablets)	Mobile computing devices intended to be used on scene (Tablets)
<b>COMMUNICATIONS</b>			
<b>H</b>	Intermediate	Base Station (must be P-25 Compliant)	Base Station (must be P-25 Compliant)
<b>H</b>	Intermediate	Headsets	Headsets
<b>H</b>	Intermediate	Mobile Radios (must be P-25 Compliant)	Mobile Radios (must be P-25 Compliant)
<b>H</b>	Intermediate	Mobile Repeaters (must be P- 25 Compliant)	Mobile Repeaters (must be P-25 Compliant)
<b>H</b> Rural	Intermediate	Pagers (limited to number of active members)	Pagers (limited to number of active members)
<b>H</b>	Intermediate	Portable Radios (must be P-25 Compliant, limited to number of AFG Program-approved seated positions)	Portable Radios (must be P-25 Compliant, limited to number of AFG Program-approved seated positions)
<b>M</b>	Intermediate	Mobile Data Terminal (MDT)	MDT
<b>M</b> Urban/ Suburban	Intermediate	Pagers (limited to number of active members)	Pagers (limited to number of active members)
<b>M</b>	Short	Cell phones/carrier plans/software specifically to enable RoIP	Cell phones/carrier plans/software specifically to enable RoIP
<b>EMS EQUIPMENT</b>			
<b>H</b>	Short	Airway Equipment (Non-Disposable)	Airway Equipment (Non-Disposable)
<b>H</b>	Short	Automated External Defibrillators (AEDs) BLS Level	AEDs BLS Level
<b>H</b>	Short	Automatic Chest Compression Device (CPR)	Automatic CPR
<b>H</b>	Short	EMS Training Aids	EMS Training Aids
<b>H</b>	Short	Monitor/Defibrillator	Monitor/Defibrillator
<b>H</b>	Intermediate	Power Lift Cot	Power Lift Cot
<b>H</b>	Intermediate	Power Lift System	Power Lift System
<b>H</b>	Short	Pulse Oximeters	Pulse Oximeters
<b>H</b>	Short	Responder Rehab Equipment	Responder Rehab Equipment
<b>L</b>	Short	Portable Lift System (i.e., devices, hydraulic or electrical, used to assist with the lifting of patients that are not associated with cots)	Portable Lift System (i.e., devices, hydraulic or electrical, used to assist with the lifting of patients that are not associated with cots)
<b>EXTRICATION</b>			

Priority	Age Category	Fire and Fire Regional	SFTA
H	Intermediate	Cutter/Spreader	Cutter/Spreader
H	Intermediate	Vehicle Extrication Equipment	Vehicle Extrication Equipment

Priority	Age Category	Fire and Fire Regional	SFTA
<b>HAZARDOUS MATERIALS (HazMat)</b>			
M	Intermediate	Basic HazMat Response Equipment	Basic HazMat Response Equipment
M	Intermediate	Decon, Clean-Up, Containment and Packaging Equipment	Decon, Clean-Up, Containment and Packaging Equipment
M	Short	Sampling Devices (HazMat)	Sampling Devices (HazMat)
<b>SPECIALIZED</b>			
H	Intermediate	Skid Unit	Skid Unit
M	Intermediate	Air Quality Device	Air Quality Device
M	Intermediate	Boats	Boats
M	Short	Marine equipment (NFPA 1925: Standard on Marine Fire-Fighting Vessels)	Marine equipment (NFPA 1925: Standard on Marine Fire-Fighting Vessels)
M	Intermediate	Mobile Generator	Mobile Generator
M	Intermediate	Portable Pump	Portable Pump
L	Short	Specialized Equipment (Other)	Specialized Equipment (Other)
<b>CBRNE EQUIPMENT</b>			
L	Short	CBRNE-related Equipment	CBRNE-related Equipment
L	Short	Non-Disposable Biological Detection	Non-Disposable Biological Detection

Priority	Age Category	Tow Vehicles	Applicant Type
<b>Note: Tow vehicles may be applied for under different application types with differing priority levels. Please reference the chart below when applying for tow vehicles.</b>			
H	Long	Tow Vehicle	SFTA
H	Long	Tow Vehicle	Regional
L	Long	Tow Vehicle	Fire Department

Priority	Age Category	NAEMS	NAEMS Regional
<b>COMMUNICATIONS</b>			
H	Intermediate	Base Station (must be P-25 Compliant)	Base Station (must be P-25 Compliant)
H	Intermediate	Mobile Radios (must be P-25 Compliant)	Mobile Radios (must be P-25 Compliant)
H	Intermediate	Mobile Repeaters (must be P-25 Compliant)	Mobile Repeaters (must be P-25 Compliant)
H	Intermediate	Pagers (limited to number of active members)	Pagers (limited to number of active members)
H	Intermediate	Portable Radios (must be P-25 Compliant, limited to number of AFG Program-approved seated positions)	Portable Radios (must be P-25 Compliant, limited to number of AFG Program-approved seated positions)
M	Intermediate	MDT	MDT
M	Intermediate	Headsets	Headsets
M	Short	Cell phones/carrier plans/software specifically to enable RoIP	Cell phones/carrier plans/software specifically to enable RoIP

Priority	Age Category	NAEMS	NAEMS Regional
<b>EMS EQUIPMENT</b>			
<b>H</b>	Short	ALS/BLS Equipment	ALS/BLS Equipment
<b>H</b>	Short	Airway Equipment (Non- Disposable)	Airway Equipment (Non- Disposable)
<b>H</b>	Short	AEDs BLS Level	AEDs BLS Level
<b>H</b>	Short	Automatic CPR	Automatic CPR
<b>H</b>	Short	EMS Training Aids	EMS Training Aids
<b>H</b>	Short	Monitor/Defibrillator - 15 leads	Monitor/Defibrillator - 15 leads
<b>H</b>	Intermediate	Power Lift Cot	Power Lift Cot
<b>H</b>	Intermediate	Power Lift System	Power Lift System
<b>H</b>	Short	Responder Rehab Equipment	Responder Rehab Equipment
<b>H</b>	Short	Suction unit	Suction unit
<b>M</b>	Short	Computers used in support of training	Computers used in support of training
<b>M</b>	Short	Mobile computing devices intended to be used on scene (tablets)	Mobile computing devices intended to be used on scene (tablets)
<b>L</b>	Short	Portable Lift System (i.e., devices, hydraulic or electrical, used to assist with the lifting of patients that are not associated with cots)	Portable Lift System (i.e., devices, hydraulic or electrical, used to assist with the lifting of patients that are not associated with cots)
<b>HazMat</b>			
<b>M</b>	Intermediate	Basic HazMat Response Equipment	Basic HazMat Response Equipment
<b>M</b>	Intermediate	Decon, Clean-Up, Containment and Packaging Equipment	Decon, Clean-Up, Containment and Packaging Equipment
<b>M</b>	Short	Sampling Devices (HazMat)	Sampling Devices (HazMat)

<b>Fire Department, Nonaffiliated EMS, Regional, and SFTA Equipment Priorities</b>		
Priority	Activity	Definition
<b>H</b>	Obtain equipment to achieve minimum operational and deployment standards for existing missions	Applies to requests for equipment needed, and not currently owned, to achieve minimum operational and deployment standards for a department's existing mission requirements. This includes equipment that is no longer usable because it is broken and/or damaged beyond repair. The AFG Program will only fund basic equipment not listed in NFPA 1901/1906 chapters 1 to 28.
<b>H</b>	Replace noncompliant equipment to current standard	Applies to equipment that is deemed obsolete and/or is out of compliance with current standards for that type of equipment. Equipment requested under this reason for purchase has not been deemed inoperable, and while it may not be compliant with current standards it is not broken, damaged, or otherwise unusable.
<b>M</b>	Obtain equipment for new mission	Applies to requests for equipment, supplies, or inventories that are intended to fulfill minimum service requirements associated with new missions that a department is taking on and building the capability for but has not been previously fulfilled. For example, this may include, but is not limited to, establishing a new HazMat capability or Swift Water

**Fire Department, Nonaffiliated EMS, Regional, and SFTA Equipment Priorities**

Priority	Activity	Definition
L	Upgrade technology to current standard	Rescue capability. Applies to requests for equipment that may or may not be owned, but newer technology is available.

**Eligible Equipment Activities for Fire Department, Nonaffiliated EMS, Regional, and SFTA include but are not limited to:**

<ul style="list-style-type: none"> <li>Shipping, taxes, assembly, and installation of the requested equipment</li> <li>Extended warranties and service agreements if acquired concurrent with initial acquisition</li> <li>Minor interior alterations (requested under Additional Funding and limited to \$10,000 total expenditure) to support the awarded equipment activities (e.g., removal/construction of a non-weight bearing wall)</li> <li>Equipment for response to incidents involving CBRNE/WMD</li> </ul>	<ul style="list-style-type: none"> <li>Training specific to the requested equipment</li> <li>Requested support activities for equipment requiring supplies or expendables or “onetime” use items essential for an award’s scope of work, such as foam, breaching materials (e.g., wood or sheetrock) for ventilation or rescue props, or the amount of fuel required to sustain an awarded live fire training activity, or per NFPA 1403 Standard on Live Fire Training Evolutions, reasonable safety mitigations to a structure acquired for training</li> </ul>
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**Ineligible Equipment Activities Fire Department, Nonaffiliated EMS, Regional, and SFTA include but are not limited to:**

<ul style="list-style-type: none"> <li>Construction of facilities, such as buildings, towers, or sheds to house communications</li> <li>All fixed non-mobile repeaters or fixed site amplifiers</li> <li>Sirens or other outdoor warning devices</li> <li>Signage of any kind</li> <li>Phones (telephone/satellite/cell)</li> <li>Investments in emergency communications systems and equipment must meet applicable SAFECOM Guidance</li> <li>Personal Safety/Rescue Bailout System (PPE)</li> <li>Computer assisted dispatch (CAD) systems and software, geographic information systems (GIS), dispatch consoles, workstations, and office furniture</li> <li>Nonaffiliated EMS expendable supplies (including but not limited to medications)</li> </ul>	<ul style="list-style-type: none"> <li>Utility Vehicles and All-Terrain Vehicles (UTV/ATV)</li> <li>UAVs and Drones</li> <li>Bomb disposal equipment and robots</li> <li>Mobile radios for personally owned vehicles (except Chief Fire Officer’s personal vehicle if justified)</li> <li>Supplies or expendables or common one-time use items such as foam, soaps, disinfectant wipes, medical gowns/gloves, bandages, any drug, intravenous bags/fluids, defibrillator pads/electrodes, syringes, cervical collars, batteries, exhaust system filters and splints</li> <li>Flashover or other simulators/props that do not meet NFPA 1402 or 1403 standard (homemade or aftermarket simulators)</li> <li>Subscriptions, memberships, equipment rental or lease to purchase</li> </ul>
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**Additional Considerations for Fire Department, Nonaffiliated EMS, Regional, and SFTA Equipment Priorities**

- Equipment that has a direct effect on firefighters’ health and safety
- Age of equipment considered for replacement
- Equipment that operationally benefits other jurisdictions



- Equipment that brings the department into compliance with a national recommended standard, (e.g., NFPA or statutory compliance like OSHA)

**IMPORTANT:** The only eligible AFG Program activity for interoperable communications equipment is the acquisition of P-25 compliant equipment.

- P-25 compliant interoperable communications equipment has a digital platform that is programmable, scalable, and can communicate in analog mode with legacy radios, and in both analog and digital mode with other P-25 equipment. P-25 compliance enhances interoperability, allowing first responders to communicate with each other to coordinate their response to and mitigate all hazards.
- The procurement of interoperable communications equipment that does not meet P-25 compliance is unallowable; there are no waivers for P-25 compliance.
- All recipients awarded activities with emergency communication equipment and related activities must comply with the SAFECOM Guidance for Emergency Communication Grants, including provisions on technical standards that ensure and enhance interoperable communications. The technical specifications for FY 2021 SAFECOM Guidance on Emergency Communications Grants are available at [https://www.cisa.gov/sites/default/files/publications/FY%202021%20SAFECOM%20Guidance\\_Final\\_508.pdf](https://www.cisa.gov/sites/default/files/publications/FY%202021%20SAFECOM%20Guidance_Final_508.pdf).
- It is the recipient's responsibility to obtain documented evidence that the equipment to be acquired has been tested and has passed all the applicable P-25 compliance requirements and the recipient shall be able to produce such documentation to FEMA upon request.
- AFG Program applicants are not required to identify a specific P-25-compliant product in their application narrative, but they must affirm that the interoperable communications equipment requested or acquired will be P-25 compliant.

**Note:** Recipients using FY 2021 AFG Program funds to support emergency communications activities should review and comply with [SAFECOM | CISA](#), including provisions on technical standards that ensure and enhance interoperable communications. Communication equipment (e.g., portable radios) would be included in this standard. Recipients investing in emergency communications must ensure their projects support the Statewide Communications Interoperability Plan (SCIP) for their state.

### ***III. OPERATIONS AND SAFETY - PERSONAL PROTECTIVE EQUIPMENT (PPE) OVERVIEW***

AFG Program funds used to acquire PPE may only be used to acquire compliant PPE for firefighting and nonaffiliated EMS personnel. Only the acquisition of PPE compliant with the most current edition of NFPA 1971, 1976, 1977, 1981 and/or 1999 are eligible activities. The acquisition of used, refurbished, or updated PPE will be ineligible for reimbursement. PPE requested should have the goal of increasing firefighter safety. When requesting to replace PPE (e.g., Turnout Gear and/or SCBA) applicants will be asked to provide the age of the items being replaced. All PPE items in the current inventory must be accurately described and accounted for in the application narrative.

Based in part on NFPA 1851, Standard on Selection, Care, and Maintenance of Protective Ensembles for Structural Fire Fighting and Proximity Fire Fighting, in order for PPE (to include SCBA) to be considered noncompliant, the items must be a minimum of 2 NFPA

cycles and 10 years of age or older from the date they were manufactured.

- Acquiring or replacing an individual SCBA face piece for each operational member of an organization is High **H** Priority. To the extent a request for additional face pieces exceeds any face pieces requested as part of an SCBA unit, that request should be entered as a separate request line item and will not be considered a request “to increase supplies” (e.g., if the applicant has the need for 35 Face Pieces, and requests 25 SCBA Units, the applicant should also separately request 10 additional Face Pieces).
- FEMA considers a complete set of Structural/Proximity PPE Turnout Gear to be comprised of these NFPA 1971 or 1976 compliant components: one pair of pants, one coat, one helmet, two hoods, one pair of boots, two pairs of gloves, one pair of suspenders, and one pair of goggles. In the AHJ where additional PPE such as a Personal Safety/Rescue Bailout System is statutorily required, FEMA will consider all statutorily required items to be part of a complete PPE set.
- FEMA considers a complete set of EMS PPE Turnout Gear to be comprised of these NFPA 1999 compliant components: one pair of pants, one coat, one helmet, one pair of boots, one pair of gloves, one pair of suspenders, and one pair of goggles.
- FEMA considers a complete set of Wildland PPE Turnout Gear to be comprised of these NFPA 1977 compliant components: one pair of pants, one coat, one jumpsuit, one helmet, one pair of boots, one pair of gloves, one pair of suspenders, one pair of goggles, one fire shelter, web gear, backpack, and canteen/hydration system.
- Funding is limited to one set of PPE Turnout Gear per person.
- FEMA considers PPE gear bags, RIT packs, and/or Fit Tester as eligible items that can be requested under Additional Funding and available as part of excess fund for the PPE activity in support of requests for PPE or SCBA items.
- FEMA considers a complete SCBA unit to be comprised of a harness/backpack, one face piece, and two cylinders.

Training for requested PPE:

- Applicants must certify that all grant-funded PPE will only be used by sufficiently trained personnel (failure to meet this requirement will result in the request for funding deemed ineligible).
- If applicants are requesting training to support a PPE activity, it must be entered in the “Additional Funding” section within the “Grant Request Details” section of the application.

The following are considerations in pre-scoring and peer review determinations:

<b>Fire Department, Nonaffiliated EMS, Joint/Regional, and SFTA PPE Priorities</b>		
<b>Priority</b>	<b>Activity</b>	<b>Definitions</b>
<b>H</b>	Increase supply for new hires and/or existing firefighters that do not have one set of turnout gear (PPE) or allocated seated positions (SCBA). This includes replacing out of service PPE-Turnout Gear and SCBA.	Applies to PPE-Turnout Gear for new firefighters (i.e., new hires or volunteer recruits) and/or existing firefighters that do not currently have one set of PPE-Turnout Gear, and to add SCBA to fill seated riding positions that do not currently have SCBA.
<b>H</b>	Replace in-service or in-use damaged/	Applies to PPE-Turnout Gear and SCBA that is

Fire Department, Nonaffiliated EMS, Joint/Regional, and SFTA PPE Priorities		
Priority	Activity	Definitions
	unsafe/unrepairable PPE/SCBA to meet current standard	deemed damaged unsafe and unrepairable yet still in use at the time of application.
<b>H</b>	Replace in-service/in-use/expired/noncompliant PPE/SCBA to current standard	Applies to PPE-Turnout Gear or SCBA that is deemed obsolete and/or is out of compliance with current standards. PPE-Turnout Gear or SCBA to be replaced is not compliant with current standards; it is not broken, damaged or otherwise unusable.
<b>L</b>	Replace PPE/SCBA to upgrade technology to current standard	Applies to PPE-Turnout Gear or SCBA that is less than 10 years old for PPE-Turnout Gear or compliant within two NFPA cycles for SCBA.

Additional Considerations for Fire Department, Nonaffiliated EMS, Joint/Regional, and SFTA for PPE or SCBA Priorities
<ul style="list-style-type: none"> <li>Higher priority is given to the age of requested PPE, reason for purchase/replacement, priority. Applicant's call volume is a lesser factor. Applicants will be required to provide the age of the PPE being replaced.</li> <li>Applicants with the oldest PPE and/or trying to bring the department into 100 percent NFPA compliance or the number of active members who will have compliant gear.</li> </ul>

PPE List	
Structural/Proximity - <b>H</b>	
<ul style="list-style-type: none"> <li>American National Standards Institute (ANSI) Traffic Vests</li> <li>Boots</li> <li>Coats</li> <li>Complete Set of Turnout Gear</li> <li>Gloves</li> <li>Goggles</li> </ul>	<ul style="list-style-type: none"> <li>Helmets</li> <li>Hoods</li> <li>Pants</li> <li>Pass Devices</li> <li>Personal Safety/Rescue Bailout System</li> <li>Suspenders</li> </ul>

PPE List	
<b>Respiratory - H</b>	
<ul style="list-style-type: none"> <li>• Air-Line Unit</li> <li>• Face Pieces</li> <li>• Respirators</li> </ul>	<ul style="list-style-type: none"> <li>• SCBA Spare Cylinders</li> <li>• SCBA (SCBA Unit includes: Harness/ Backpack, Face Piece, and 2 cylinders)</li> </ul>
<b>Wildland - H</b>	
<ul style="list-style-type: none"> <li>• Jumpsuits/Coveralls</li> <li>• Boots</li> <li>• Coats</li> <li>• Pants</li> <li>• Suspenders</li> </ul>	<ul style="list-style-type: none"> <li>• Goggles</li> <li>• Shelters</li> <li>• Web Gear/Backpacks</li> <li>• Canteens/Hydration Systems</li> <li>• Helmets</li> </ul>
<b>Specialized PPE - M</b>	
<ul style="list-style-type: none"> <li>• Ballistic Protective Equipment (BPE), which includes one vest, one helmet, one triage bag, one pair of goggles</li> <li>• Chemical/Biological Suites (must conform to NFPA 2016 edition)</li> </ul>	<ul style="list-style-type: none"> <li>• Extrication Clothing/Rescue Clothing</li> <li>• Proximity Suits</li> <li>• Splash Suits</li> <li>• Wet and Dry Suits</li> <li>• Encapsulated Suits</li> </ul>

**Eligible PPE Activities for Fire Department, Nonaffiliated EMS, Joint/Regional and SFTA include but are not limited to:**

<ul style="list-style-type: none"> <li>• ANSI approved retro-reflective highway apparel</li> <li>• Training for requested PPE</li> <li>• Turnout gear bags</li> </ul>	<ul style="list-style-type: none"> <li>• Customized helmet shields</li> <li>• Level C suits</li> <li>• Personal Safety/Rescue Bailout System</li> <li>• Face Pieces Regulators</li> </ul>
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**Ineligible PPE Activities for Fire Department, Nonaffiliated EMS, Joint/Regional and SFTA include but are not limited to:**

<ul style="list-style-type: none"> <li>• Three-quarter length rubberboots</li> <li>• Uniforms (formal/parade or station/duty) and uniform items (hats, badges, etc.)</li> <li>• PPE gear bags (ineligible unless requested as additional funds in association with a PPE request)</li> <li>• RIT packs (ineligible unless requested as additional funds in association with SCBA request)</li> <li>• Fit tester (ineligible unless requested as additional funds in association with SCBA request)</li> <li>• Personal Safety/Rescue Bailout System for nonaffiliated EMS organizations</li> <li>• Food and beverages</li> <li>• Integrated thermal imaging cameras (TIC) with heads-up display</li> </ul>	<ul style="list-style-type: none"> <li>• Bomb disposal suits</li> <li>• Any communications equipment (e.g., radios and pagers) in the PPE section</li> <li>• Structural, proximity, wildland firefighting gear, or rescue and extrication gear for nonaffiliated EMS organizations</li> <li>• Any decals, embroidery, engraving, flags, graphics, logos, vehicles, and PPE Turnout lettering that customizes awarded items beyond the normal expectation (except customized helmet shields)</li> <li>• Funding is limited to one set of PPE-Turnout Gear per person</li> <li>• Equipment rental or lease to purchase</li> <li>• <b>Note:</b> Where bailout system is statutorily required, FEMA will consider all statutorily required items to be part of a complete PPE set</li> </ul>
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#### ***IV. OPERATIONS AND SAFETY - WELLNESS AND FITNESS OVERVIEW***

Wellness and Fitness activities are intended to strengthen emergency responders so that their mental, physical, and emotional capabilities are resilient enough to withstand the demands of all hazardous operations. In order to be eligible for funding, applicants must offer, or plan to offer, all five of the following Priority 1 activities as discussed in the table below.

#### **Fire Department and Nonaffiliated EMS Wellness and Fitness Priorities**

**Priority 1** - Below are the five activities required for a complete Wellness and Fitness program:

- Initial medical exams
- Job-related immunization
- Annual medical and fitness evaluation
- Behavioral health
- Cancer Screening Program to meet NFPA 1582

NOTE: Applicants are encouraged to review NFPA 1583 for guidance on the minimum requirements for the development, implementation, and management of a health-related fitness program.

**Priority 2** - Applicants may only apply for Priority 2 Items (listed below) if the applicant offers or is requesting a combination of the five activities required under Priority 1 (listed above):

- Candidate physical ability evaluation
- Injury/illness rehab
- Formal fitness, injury prevention
- International Association of Fire Fighters (IAFF) or IAFC peer fitness trainer program, including transportation, travel, overtime/backfill, and reasonable expenses associated with member participation in Train-the-Trainer for IAFF/IAFC and implementation of a peer fitness trainer programs. Core components included in a firefighter fitness assessment include:
  - Aerobic Capacity,
  - Body Composition,
  - Muscular Strength,
  - Muscular Endurance, and
  - Flexibility.

Departments that have some of the Priority 1 programs in place must apply for funds to implement the missing Priority 1 programs before applying for funds for any additional program or equipment within Priority 2. In addition, all grant-funded physicals (except those for explorers) must meet NFPA 1582 standards (Chapter 6, Medical Evaluations of Candidates 6.1; and Chapter 9, Essential Job Tasks — Specific Evaluation of Medical Conditions in Members). The cost of physicals should be based on local physician or health center prices. Detailed information on implementing NFPA 1582 physicals can be found at <https://www.fstaresearch.org>.

**NOTE:** Simultaneous requests for Priority 1 and Priority 2 activities will receive a lower funding consideration than requests that complete the bundle of the five Priority 1 activities. Applicants should review Health Related Fitness Programs as outlined in NFPA 1583, which is summarized below.

## Fire Department and Nonaffiliated EMS Wellness and Fitness Priorities

### NFPA 1583 Standards on Health-Related Fitness Programs for Fire Department Members

#### Scope.

This standard establishes the minimum requirements for the development, implementation, and management of a health-related fitness program for members of the fire department involved in emergency operations.

#### Purpose.

The purpose of this standard is to provide the minimum requirements for a health-related fitness program for fire department members that enhances the members' ability to perform occupational activities efficiently and safely and reduces the risk of injury, disease, and premature death.

This document is intended to help fire departments develop a health-related fitness program for fire department members that requires mandatory participation but is not punitive.

This document is not intended to establish physical performance criteria.

### Eligible Wellness and Fitness Activities for Fire Department and Nonaffiliated EMS include but are not limited to:

<ul style="list-style-type: none"> <li>• The five Priority 1 items: initial medical exams, job-related immunization, annual medical and fitness evaluation, behavioral health, and cancer screening</li> <li>• Behavioral health programs to include, but not limited to: Critical Incident Stress Management Programs, Employee Assistance Programs</li> <li>• Transportation expenses related to a member's participation in offered Wellness and Fitness activities</li> </ul>	<ul style="list-style-type: none"> <li>• Contractual costs (non-hiring) for personnel (such as nutritional counseling), physical fitness equipment (including shipping charges and sales tax, as applicable), and supplies directly related to physical fitness activities</li> <li>• Minor interior alterations (requested under Additional Funding and limited to \$10,000 total expenditure) to support the awarded Wellness and Fitness activities (e.g., removal/construction of a non-weight bearing wall); note that these will require EHP review</li> </ul>
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### Ineligible Wellness and Fitness Activities for Fire Department and Nonaffiliated EMS include but are not limited to:

<ul style="list-style-type: none"> <li>• Fitness club memberships for participants or their families</li> <li>• Non-cash incentives (e.g., t-shirts or hats of nominal value, vouchers to local businesses, or time-off)</li> <li>• Purchase of real estate</li> <li>• Cash incentives</li> <li>• Food and beverages</li> <li>• Subscriptions and memberships</li> </ul>	<ul style="list-style-type: none"> <li>• Purchase of medical equipment that is not used as part of the Wellness and Fitness program</li> <li>• Contractual services with anyone other than medical professionals (e.g., health care consultants, trainers, and nutritionists) for programs such as smoking cessation</li> <li>• Purchase of equipment or personal protective equipment that is otherwise eligible under the Equipment activity or the PPE activity</li> </ul>
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### ***V. OPERATIONS AND SAFETY - MODIFICATIONS TO FACILITIES OVERVIEW***

AFG Program funds may be used to modify fire stations and other facilities. New fire station construction is not eligible.

Eligible activities include source capturing exhaust, sprinkler, carbon monoxide alarms or smoke/fire detection systems, only for these types of systems and not multi-purpose systems that encompass ineligible features as described below.

All changes to facilities including major or minor modifications and equipment installations require EHP review.

The benchmark for eligibility does not apply to minor interior alterations (requested under Additional Funding and limited to \$10,000 total expenditure) to support Training, or Wellness and Fitness activities (e.g., removal/construction of a non-weight bearing wall). In recognition of the risks posed by exposure to diesel fumes, Source Capture Exhaust Extraction Systems (SCES) are a High Priority item for vehicle exhaust mitigation under Modifications to Facilities.

An SCES is a system where exhaust gases from a vehicle are captured directly via a conduit that attaches to/over the end of the vehicle's exhaust system at the tailpipe. The captured exhaust gases are expelled through the attached conduit via mechanical/pneumatic means to the exterior of the building.

No modification may change the structure's footprint or profile. If requesting multiple items, such as a sprinkler system and exhaust system, the funding for any projects or activities cannot cumulatively exceed \$100,000 (total project cost[s]) for any individual station.

Eligible projects under this activity must have a direct effect on the health and safety of firefighters.

Note: Vehicle Mounted Exhaust Systems are now listed as a "medium" priority in the equipment activity.

#### **Facility Considerations:**

Priority is given to facilities staffed full-time and facilities with sleeping quarters. Facilities without sleeping quarters or with part-time occupancy will receive subsequent consideration. Training facilities, marine fire facilities, and intermittently occupied facilities will be considered next.

**All of the following are considerations in pre-scoring and peer review determinations:**

#### **Eligible Modifications to Facilities Priorities for Fire Department and Nonaffiliated EMS include but are not limited to:**

**H**

- New source capture exhaust systems, sprinkler systems, carbon monoxide, or smoke/fire detection systems – only for these types of systems and not multi-purpose systems that encompass ineligible features as described below.
- Replacement or updates to existing source capture exhaust systems, sprinkler systems, carbon monoxide, or smoke/fire detection systems are considered

**Eligible Modifications to Facilities Priorities for Fire Department and Nonaffiliated EMS include but are not limited to:**

	lower priority over requests submitted for new systems.
<b>M</b>	<ul style="list-style-type: none"> <li>Emergency generators, Air Quality Systems (AQSs)</li> </ul> <p><b>Note:</b> AQSs are fixed equipment that are air purifying, scrubbing, and/or air exchange systems</p>

**g. Regional Applications**

A Regional application is an opportunity for a fire department or a nonaffiliated EMS (NAEMS) organization to act as a host and apply for funding on behalf of itself and any number of other participating AFG Program eligible organizations. A NAEMS organization that serves as a host regional applicant can only host other NAEMS organizations. A fire department that serves as a host regional applicant can apply on behalf of other eligible fire departments and NAEMS organizations within the same application. SFTAs are not eligible to apply under the Regional activity. Eligible Regional activities are Vehicle Acquisition, and Operations and Safety but only for Training, Equipment, Wellness and Fitness, and PPE activities. Regional activities should achieve cost effectiveness, support regional efficiency and resilience, and benefit more than one local jurisdiction (county, parish, town, township, city or village) directly from the activities implemented with the grant funds. To align with the stated program objective of fostering interoperability, departments and agencies party to regional applications must use the same vendor.

Regional applicants will be subject to the funding limitations based on the total population served by the host and participating partners. Additionally, Regional grants awarded are included in the host organization's funding limitations. For example, if a recipient serves a population of 100,000 or fewer and is the recipient of a Regional award for \$1 million, they have met their cap and are no longer eligible for additional funds through the Operations and Safety or Vehicle activities.

The community identification characteristic (e.g., Rural, Urban, or Suburban) and the organizational status of the host applicant (e.g., Career, Combination, or Volunteer) will be entered and used for the Regional application, regardless of the composition of the participating partners.

Regional populations served are the aggregate of the geographically fixed primary first due response areas of the host and participating partner organizations. Exceptions can be made to this requirement in situations where the host is also the parent organization and is responsible for their smaller and independent stations.

Neither the Regional host nor any participating partner is prevented from also applying on behalf of their own organization for any AFG Program activity (Vehicle Acquisition, or Operations and Safety); however, it cannot be for the same item. For example, a department cannot apply for PPE under its own organization and participate in a regional PPE application.



In the application narrative, a Regional host must include a list of all the AFG Program eligible participating organizations benefitting from a proposed Regional project, including validated points of contact, each organization's EIN, and clear and detailed information on the regional activities requested.

Host organizations should provide specific details, fully explaining the distribution of any grant-funded acquisitions or grant-funded contracted services, as well as the responsibilities between the host and the partner organizations.

In order to apply for a Regional project, the host organization must agree, if awarded, to be responsible for all aspects of the grant. This includes, but is not limited to, cost share, accountability for the assets, and all reporting requirements in the Regional application.

The host will be required to enter information that captures the macro demographics (e.g., total square miles) and master listings of information (e.g., combined SCBA inventories) of the partners that serve the region.

All participants of a Regional applicant must be compliant with AFG Program requirements, including being current with past grants, closeouts, and other reporting requirements. Upon notification by the AFG Program Office, the host agency shall not distribute grant-funded assets or provide grant-funded contractual services to non-compliant partner organizations. The host and the delinquent partners will be notified by the AFG Program Office of their specific deficiency.

Regional host applicants and participating partner agencies must execute a Memorandum Of Understanding (MOU) or equivalent document signed by the host and all participating organizations. The agreement should specify the individual and mutual responsibilities of the participating partners, the participant's level of involvement in the project(s), and the proposed distribution of all grant-funded assets and/or contracted services. Copies of the MOU will be requested during the technical evaluation of the application.

***The MOU must specify the individual and mutual responsibilities of the host and participating partners, the host's, and participants' level of involvement in the project(s), the participating partners' EIN numbers, and the proposed distribution of all grant-funded assets or contracted services. Any entity named in the application as benefiting from the award must be an eligible AFG Program organization and must be a party to the MOU or equivalent document.***

#### **h. Vehicle Acquisition**

Vehicles purchased with AFG Program funds must be compliant with NFPA 1901 (Standard for Automotive Fire Apparatus), NFPA 1906 (Standard for Wildland Fire Apparatus), or NFPA 1917 or equivalent (Standard for Automotive Ambulances). Leases, loan payments, or installment plans to obtain a vehicle are not eligible acquisition activities under the AFG Program and will not be reimbursed.

Community Paramedic vehicles are non-transport vehicles and are not intended to have a dual role (e.g., as utility or support vehicles). There is nothing inherent in the delivery of community paramedic services that requires any emergency response packages (e.g., lights,

sirens) or operational equipment (e.g., rescue tools, structural/wildland firefighting equipment). Consequently, such activities are ineligible.

Applicants may apply for more than one vehicle. Requests cannot exceed the financial cap based on population listed in the application. If a department submits multiple types of applications, and more than one of those requests are approved, the department will be held to the same financial cap based on the population listed in the application.

When requesting more than one vehicle, applicants will be asked to fill out a separate line item and answer all the questions including a separate narrative for each vehicle. For example, if an applicant is requesting to replace three ambulances, the applicant must fill out the age and vehicle identification number (VIN) of each vehicle being replaced. Applicants cannot use the same VIN in each line item.

In the case(s) when an applicant is not replacing a vehicle but only changing the service status of a vehicle(s), such as from first due to reserve, a VIN is still required for the narrative and for the vehicle being reassigned.

Applicants requesting fire vehicles that do not have drivers or operators trained to NFPA 1002 or equivalent and are not planning to have a training program in place by the time the awarded vehicle(s) is delivered will not receive a vehicle award.

Applicants requesting nonaffiliated EMS vehicles that do not have drivers or operators trained to the National Standard Emergency Vehicle Operator Curriculum (EVOC) developed by the United States Department of Transportation (DOT), or equivalent, and are not planning to have a training program in place by the time the awarded vehicle(s) is delivered, will not receive a vehicle award.

All applicants may request funding for a driver training program within the “Vehicle Acquisition” section but must add the request in the “Additional Funding” area in the “Grant Request Details” section of the Vehicle Application.

All driver training program(s) must be in place prior to the delivery of the awarded vehicle(s) or the recipient will be considered in violation of the grant agreement. The pre-score evaluation criteria consider the department’s need for the vehicle based on the age/condition of current vehicles and/or the demands on the organization.

<b>Eligible Vehicle Activities for Fire Department, and SFTA include but are not limited to:</b>			
<b>Priority</b>	<b>Urban Communities</b>	<b>Suburban Communities</b>	<b>Rural Communities</b>
<b>H</b>	<ul style="list-style-type: none"> <li>• Aerial</li> <li>• Ambulance</li> <li>• Pumper</li> <li>• Rescue Vehicle Light, Medium, or Heavy</li> <li>• Non-Transport EMS (Community Paramedic/Healthcare)</li> <li>• Quint</li> <li>• Brush Type III or larger</li> </ul>	<ul style="list-style-type: none"> <li>• Aerial</li> <li>• Ambulance</li> <li>• Pumper</li> <li>• Tanker/Tender</li> <li>• Rescue Vehicle Light, Medium or Heavy</li> <li>• Non-Transport EMS (Community Paramedic/Healthcare)</li> <li>• Quint</li> <li>• Brush</li> </ul>	<ul style="list-style-type: none"> <li>• Aerial</li> <li>• Ambulance</li> <li>• Brush/Attack</li> <li>• Pumper</li> <li>• Tanker/Tender</li> <li>• Non-Transport EMS (Community Paramedic/Healthcare)</li> <li>• Quint</li> </ul>
<b>M</b>	<ul style="list-style-type: none"> <li>• Command/Mobile Communications Vehicle</li> <li>• HazMat Unit</li> <li>• Air/Light Unit</li> <li>• Rehab Unit</li> </ul>	<ul style="list-style-type: none"> <li>• Command/Mobile Communications Vehicle</li> <li>• HazMat Unit</li> <li>• Air/Light Unit</li> <li>• Rehab Unit</li> </ul>	<ul style="list-style-type: none"> <li>• Command/Mobile Communications Vehicle</li> <li>• Hazardous Materials Unit</li> <li>• Air/Light Unit</li> <li>• Rescue Vehicle Light, Medium or Heavy</li> </ul>
<b>L</b>	<ul style="list-style-type: none"> <li>• ARFF</li> <li>• Foam Truck</li> <li>• Fire Rescue/Boat</li> <li>• Highway Safety Unit</li> <li>• Hybrid (i.e., Transport Engine)</li> <li>• Tanker/Tender</li> </ul>	<ul style="list-style-type: none"> <li>• ARFF</li> <li>• Foam Truck</li> <li>• Highway Safety Unit</li> <li>• Hybrid (i.e., Transport Engine)</li> <li>• Fire Rescue/Boat</li> </ul>	<ul style="list-style-type: none"> <li>• ARFF</li> <li>• Foam Truck</li> <li>• Highway Safety Unit</li> <li>• Hybrid (i.e., Transport Engine)</li> <li>• Fire Rescue/Boat</li> <li>• Rehab Unit</li> </ul>

<b>Eligible Regional Vehicle Activities for Fire Departments (ALL Community Types)</b>	
<b>H</b>	<ul style="list-style-type: none"> <li>• Aerial</li> <li>• Air/Light Unit</li> <li>• Bariatric Ambulance</li> <li>• Command/Mobile Communications Vehicle</li> <li>• Non-Transport EMS (Community Paramedic/Healthcare)</li> <li>• Rehab Unit</li> <li>• Rescue Vehicle Light, Medium or Heavy</li> <li>• Tow Vehicle (Applied for under equipment)</li> </ul>
<b>M</b>	<ul style="list-style-type: none"> <li>• Highway Safety Unit</li> </ul>
<b>L</b>	<ul style="list-style-type: none"> <li>• Hazardous Materials Unit</li> <li>• Foam Truck</li> </ul>

<b>Eligible Nonaffiliated EMS and Nonaffiliated Regional Vehicle Activities</b>	
<b>H</b>	<ul style="list-style-type: none"> <li>• Ambulances</li> <li>• Bariatric Ambulance</li> <li>• Non-Transport EMS (Community Paramedic/Healthcare)</li> </ul>

### Compliance with Standards

- Ambulances must comply with NFPA 1917, Edition 2016, or GSA Federal Standard KKK-A-1822F
- Applicants must certify that unsafe vehicles will be permanently removed from service if awarded a grant; acceptable uses of unsafe vehicles include farm, nursery, scrap metal, salvage, construction, or donation to a foreign entity
- Applicants should consider adopting the principles of Traffic Incident Management Systems; the USFA report on TIMS can be found at:  
[https://www.usfa.fema.gov/downloads/pdf/publications/fa\\_330.pdf](https://www.usfa.fema.gov/downloads/pdf/publications/fa_330.pdf)
- New fire apparatus must be compliant with NFPA 1901 or 1906 for the year ordered/manufactured

### Additional Considerations (to include, but not limited to)

- Age and mileage of the vehicle being replaced; older equipment receives higher consideration
- Age of the newest vehicle in the department's fleet that is like the vehicle to be replaced
- Average age of the fleet; older equipment within the same class
- Call volume of primary first due response area or region
- Converted vehicles (with an emphasis on tanker/brush trucks) not designed or intended for use in the fire service departments that have automatic aid agreements, mutual aid agreements, or both; a converted vehicle is any vehicle that is not engineered to an NFPA standard, or not being used for its original design, or over its gross vehicle weight
- Vehicles on loan to the organization in the application narrative but not in the organization's inventory
- Damaged vehicles and out of service vehicles in the organization's inventory
- Replacement of open cab/jump seat configurations

### IMPORTANT

Applicants requesting a vehicle(s) may be required to provide additional fleet information after the submission of the application. Vehicle inventory in the application must reflect currently owned vehicles as well as vehicles that are leased or on long-term loan and vehicles that have been ordered or otherwise currently under contract for purchase or lease by the organization but not yet in possession.

Vehicle award recipients must submit a copy of their vehicle purchase contract to the designated Regional FPS or Program Analyst. To locate Regional FPSs, please visit <https://www.fema.gov/fire-grant-contact-information>.

Recipients will be asked to scan the document(s) into a PDF format and email it to the Regional FPS or Program Analyst for inclusion in the grant file. Submitting a vehicle purchase contract will assist in the programmatic monitoring of an award and help ensure programmatic compliance with the Improper Payments Eliminations and Recovery Act of 2012 (Pub. L. No. 112-248). If recipients do not submit a vehicle purchase contract, they will be unable to:

- Submit for an advance of federal funds for partial vehicle payment or chassis payment.
- Submit an amendment requesting a Period of Performance extension for the project.

**Performance Bond Strongly Recommended:** Performance bonds are strongly recommended but not required by the AFG Program. This is for any organization that is going to advance its own funds to their vendor prior to receipt of the vehicle. The bond may be obtained through the vendor or bank. The concept behind this is to ensure the applicant's funds are not lost in the event of a vendor's failure to perform, e.g., not finishing or delivering the vehicle, or going out of business.

**Prepayment Bond Required:** AFG Program vehicle recipients are required to obtain a prepayment bond if the recipient plans to advance federal funds to their vendor for a down payment. This is to safeguard the federal funds against loss if the vendor goes out of business or fails to deliver the vehicle. Prepayment bonds may be obtained through the vendor or bank. The cost of a Prepayment Bond is a reimbursable activity under a vehicle acquisition award.

**Penalty Clause Required:** All contracts for any AFG Program-funded vehicle must contain a penalty clause. Non-delivery by the contract's specified date, or other vendor nonperformance, will require a penalty that is no less than \$100 per day until such time that the vehicle, compliant with the terms of the contract, has been accepted by the recipient.

**Down Payment:** A down payment for the purchase of a vehicle is allowable if required in the vehicle purchase contract, but FEMA will only allow up to 25% of the federal share to be drawn for this purpose. Any costs over-and-above the 25% limit, such as the cost of a chassis or any other fees or services, must be borne by the recipient or deferred until final payment is drawn.

Federal funds may not be requested for any other payments to include but not limited to periodic or progress vehicle payments, loan payments, or the acquisition of NFPA 1901 compliant equipment for the awarded vehicle if they are being supplied under the vehicle contract. Purchases outside of the vehicle contract can be requested for payment, i.e., driver/operator training, physical exams for driver/operator, and NFPA 1901/1906 compliant equipment specific to the type of apparatus awarded.

**Final Payment:** To expedite the acquisition process, and prior to the vehicle being received, inspected, and accepted, the recipient may request the final vehicle payment as an advance payment request. However, the recipient shall not disburse or satisfy the vehicle obligation until after the vehicle is received, inspected and accepted by the recipient.

**Vehicle Loans:** Pursuant to 2 C.F.R. § 200.313(a)(2), recipients may not encumber AFG Program-funded equipment unless approved by FEMA. For example, recipients may not use a vehicle funded with AFG Program funds as collateral for any type of financial loan unless approved by FEMA.

**Eligible Vehicle Activities for Fire Department, Nonaffiliated EMS Organizations, Joint/Regional, and SFTA include but are not limited to:**

<ul style="list-style-type: none"> <li>• Cost of vehicle</li> <li>• Physicals to meet current NFPA 1582/US DOT 649F</li> <li>• Cost of associated equipment that is eligible under current NFPA 1901/1906</li> <li>• Driver/operator training programs that meet applicable standards, current NFPA 1002 or EVOC, or equivalent</li> </ul>	<ul style="list-style-type: none"> <li>• Travel expenses (air/rail transportation, mileage, hotel/lodging) to inspect a requested vehicle during production (if justified in the Vehicles narrative)</li> </ul> <p><b>Note: Food and beverages are ineligible travel expenses</b></p>
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**Ineligible Vehicle Activities for Fire Department, Nonaffiliated EMS Organizations, Joint/Regional, and SFTA include but are not limited to:**

<ul style="list-style-type: none"> <li>• Leasing, rental, or installment purchase of any grant funded vehicle</li> <li>• Aircraft, bulldozers or construction-related equipment</li> <li>• Using the vehicle being awarded as collateral for any financial loan</li> </ul>	<ul style="list-style-type: none"> <li>• UTVs and ATVs</li> <li>• UAVs and drones</li> <li>• Used or refurbished apparatus</li> <li>• Converted vehicles not originally designed for firefighting</li> <li>• Food and beverages</li> </ul>
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**Examples of vehicle types**

- Pumper (an apparatus that carries a minimum of 300 gallons of water and has a pump with the capacity to pump a minimum of 750 gallons per minute [GPM])
- Urban interface vehicles (Type I) pumper (300 gallons of water and 750 GPM)
- Ambulance (vehicle used for transporting patients)
- Tanker/Tender (an apparatus that has water capacity in excess of 1,000 gallons of water)
- Quint Aerial (an aerial ladder, elevating platform, or water tower that is designed to position personnel, handle materials, provide continuous egress, or discharge water)
- Quint (fire apparatus with a permanently mounted fire pump, a water tank, a hose storage area, an aerial ladder or elevating platform with a permanently mounted waterway, and a complement of ground ladders)
- Aerial Ladder (elevating platform, or water tower that is designed to position personnel, handle materials, provide continuous egress, or discharge water)

**Unsafe Vehicles**

If applicants specify the vehicle(s) to be replaced are unsafe, they must certify that if awarded, the unsafe vehicle to be replaced will be permanently removed from emergency service response. Permanently removed from emergency service response means the recipient cannot use the vehicle being replaced for any emergency service response, nor can the recipient sell or otherwise transfer title to any individual or emergency service response organization that will use the unsafe vehicle for emergency service response.

*A recipient who certifies it will remove an unsafe vehicle from service but then sells/transfers the unsafe vehicle to another emergency service response organization, or otherwise does not remove the unsafe vehicle from emergency service response, is considered to be in violation of the grant agreement.*

Acceptable dispositions (donation or sale) of unsafe vehicles include but are not limited to a training facility (NO emergency response off the training grounds), farm use, construction or nursery use, sale to a non-emergency service response entity for refurbishment, scrap metal, salvage or foreign donation.

### 13. Appendix C – Award Administration Information

Appendix C contains detailed information on AFG Program Award Administration. Reviewing this information may help recipients in the programmatic and financial administration of their award(s).

#### *Help FEMA Prevent Fraud, Waste, and Abuse*

If applicants or recipients have information about instances of fraud, waste, abuse, or mismanagement involving FEMA programs or operations, they should contact the DHS Office of Inspector General (OIG) Hotline at (800) 323-8603, by fax at (202) 254-4297, or email [HOTLINE@oig.dhs.gov](mailto:HOTLINE@oig.dhs.gov).

#### ***I. Economic Hardship Waivers of Cost Share and Maintenance of Effort (MOE)***

In cases of demonstrated economic hardship, and upon the request of the recipient, the FEMA Administrator may waive or reduce an AFG Program cost share or MOE requirement for certain recipients (15 U.S.C. § 2229(k)(4)(A)). As required by statute, the FEMA Administrator established guidelines for determining what constitutes economic hardship and published these guidelines in [Information Bulletin No. 427](#).

The applicant is required to submit documentation supporting their request for an Economic Hardship Waiver at the time of the application by attaching the supporting document to the grant application.

To receive an Economic Hardship Waiver the applicant must address the specific conditions as well as format the waiver request submission as specified in Section III – Guidance, Part D: Eligibility – Demonstrating Economic Hardship of [Information Bulletin No. 427](#).

Failure to provide documentation at the time of application or address the conditions or following the prescribed format in [Information Bulletin No. 427](#) will result in a denial of the waiver.

#### ***II. Grant Writer/Preparation Fees***

Fees for grant writers may be included as a pre-award expenditure. For grant writer fees to be eligible as a pre-award expenditure, the services must be competitively sourced, specifically identified, and listed within the “Grant Request Details” section of the application and must satisfy the requirements under 2 C.F.R. § 200.458. FEMA will only consider reimbursements for application preparation, not administration, up to \$1,500 per annum. The allowability of grant writer fees as a pre-award expenditure must be paid between the publication date of the NOFO and up to 30 calendar days after the application period closes. In order for Grant writer fees held either on retainer or subscription basis to be an eligible pre-award cost, the claimed retainer or subscription must have been competitively secured, and the costs are limited to the start of the appropriation period for the underlying award and meet the requirements under 2 C.F.R. § 200.458. Fees payable on a contingency basis are not an eligible expense.

Pursuant to 2 C.F.R. Part 180, recipients may not use federal grant funds to reimburse any entity, including a grant writer or preparer, if that entity is presently suspended or debarred by the Federal Government from receiving funding under federally-funded grants or contracts. Recipients must verify that the contractor is not suspended or debarred from



participating in specified federal procurement or non-procurement transactions pursuant to 2 C.F.R. § 180.300.

***Prior to submission of the application, please review all work produced by grant writers or other third parties for accuracy. By submitting the application, applicants are certifying all of the information contained therein is true and an accurate reflection of the organization, and that regardless of the applicant's intent, the submission of information that is false or misleading may result in actions by FEMA. These actions include but are not limited to the submitted application not being considered for award, temporary withholding of funding under the existing award pending investigation, or referral to the DHS OIG.***

The following documentation shall be provided to FEMA upon request:

- i. A copy of the grant writer's contract for services;
- ii. A copy of the invoice or purchase order;
- iii. A copy of the canceled check (front and back); and
- iv. Evidence that the services were competitively procured.

Failure to provide the requested documentation may result in the grant writer fee being deemed ineligible and the grant reduced accordingly.

**NOTE: FEMA requires that all applicants identify the following as "Application Participants" in the "Contact Information" section of the application:**

Any individual or organization that assisted with the development, preparation, or review of the application to include drafting or writing the narrative and budget, whether that person, entity, or agent is compensated or not and whether the assistance took place prior to submitting the application.

### ***III. Maintenance and Sustainment for AFG Programs***

The use of FEMA preparedness grant funds for the costs of repairs or replacement, as well as maintenance contracts, warranties, and user fees may be allowable.

The intent of eligible Maintenance and Sustainment activities is to provide direct support to the critical capabilities developed using FEMA and other DHS grants and support activities. Routine upkeep and the supplies, expendables, or one-time use items that support routine upkeep (e.g., gasoline, tire replacement, routine oil changes, monthly inspections or grounds and facility maintenance) are the responsibility of the recipient and may not be funded with AFG Program funding.

Generally, when purchasing a maintenance agreement, service contract, or extended warranty for systems or equipment, the period of coverage provided under such a plan may not extend beyond the period of performance of the grant with which the agreement, warranty, or contract is purchased.

The duration of an extended warranty purchased incidental to the original purchase of the equipment may exceed the period of performance as long as the coverage purchased is consistent with that which is typically provided for, or available through, these types of agreements, warranties, or contracts. When purchasing a stand-alone warranty or extending

an existing maintenance contract on an already-owned piece of equipment or system, coverage purchased may not exceed the period of performance of the award used to purchase the maintenance agreement or warranty. As with warranties and maintenance agreements, this policy extends to licenses and user fees as well.

Even if purchased incidental to the original purchase of the equipment, the duration of an extended maintenance agreement or warranty must also be reasonable for the type of equipment or system being purchased. For example, if a vendor offers a 10-year extended warranty incidental to the purchase of a piece of equipment, but the useful life of that equipment being purchased is five years, the purchase of a 10-year extended warranty would not be a reasonable cost and may not be charged to the grant.

#### ***IV. Taxes, Fees, Levies, and Assessments***

Taxes, fees, levies, or assessments that the recipient is legally required to pay and are directly related to any eligible AFG Program acquisition activity may be charged to an AFG Program award pursuant to 2 C.F.R. § 200.470. These charges shall be identified and enumerated in the AFG Program application narrative, as well as the “Grant Request Details” section of the acquisition activity.

Any avoidable and unreasonable costs that result from the action or inaction of a recipient (or recipient’s agent) or that prevent that recipient from enjoying any lawful exemption, waiver, or reduction of any tax, fee, levy, or assessment directly related to any eligible AFG Program acquisition activity, are not chargeable to any AFG Program award.

**Example:** Governmental entities and Public Safety Agencies are exempt from some Federal Communications Commission (FCC) fees\*, but only if the eligible organization submits an exemption or waiver request to the FCC.

*\*Government entities are not required to pay FCC regulatory fees. Nonprofit entities (exempt under Section 501 of the Internal Revenue Code) may also be exempt. The FCC requires that any entity claiming exempt status submit, or have on file with the FCC, a valid Internal Revenue Service Determination Letter documenting its nonprofit status or certification from a governmental authority attesting to its exempt status. For more information, please visit <http://www.fcc.gov>.*

#### ***V. Excess Funds***

After completing the initial project’s purpose in the recipient’s application, some recipients may have unexpended funds remaining in their budget. These excess funds may result from any combination of under-budget acquisition activities or competitive procurement processes.

These cost-shared excess funds may be utilized to address an organization’s local needs or to mitigate identified capability gaps. FEMA expects excess funds to be obligated concurrent with an award’s period of performance to address a known or critical need.

### **Excess Funds Restrictions**

In general, excess funds are limited to no more than \$10,000 for any award. If you have any questions, contact the AFG Help Desk at 866-274-0960 or email [FireGrants@fema.dhs.gov](mailto:FireGrants@fema.dhs.gov). The AFG Helpdesk is open Monday through Friday, 8 a.m. AM – 4:30 p.m. ET.

The \$10,000 maximum is cumulative for any grant, regardless of the number of activities within the award, and will require no amendment except when the use of excess funds is for any eligible activity that would normally require an EHP review.

- Excess funds cannot be used to support Fire Prevention and Safety activities.
- Consistent with the funding priorities set by the panel of fire service professionals and stakeholders, excess funds are limited to the purchase of High Priority items only.
- The opportunity for excess funds is limited when the original uncompleted Scope of Work is changed via an amendment.
- Example: An award for the acquisition of 10 SCBA units is reduced via Amendment to 8 SCBA units. The federal participation and the recipient cost obligation are both reduced and any remaining unliquidated federal funds resulting from the reduction in quantity of awarded items are not allowable as excess funds. FEMA may allow reduction in the quantity of awarded items but not total project cost if compelling justification of need is provided.
- Excess funds cannot be used for grant writer/preparer fees.
- Excess funds may only be used for allowable activities identified in the program guidance for that fiscal year's grant cycle.

Exceptions to the \$10,000 use may be considered by FEMA if urgent and compelling need that can be directly related to a demonstrated event impacting the health and safety of the firefighters within the department can be identified. This request must be submitted in writing via an amendment.

### ***VI. Payments and Amendments***

FEMA uses the Direct Deposit/Electronic Funds Transfer (DD/EFT) method of payment to recipients. AFG Program payment/drawdown requests are generated using FEMA GO. AFG Program payment/drawdown requests from state or local government entities will be governed by applicable federal regulations in effect at the time a grant is awarded to the recipient and may be either advances or reimbursements. Recipients should not expend funds until all special conditions listed on the grant award document have been met, including completion of EHP review, and the request for payment in FEMA GO has been approved. Recipients should draw down funds based upon immediate disbursement requirements; however, FEMA strongly encourages recipients to draw down funds as close to disbursement or expenditure as possible to avoid accruing interest.

Non-federal entities should keep detailed records of all transactions involving the grant. FEMA may at any time request copies of any relevant documentation and records, including purchasing documentation along with copies of canceled checks for verification. See, e.g., 2 C.F.R. §§ 200.318(i), 200.334, 200.337.

### **ADVANCES**

Recipients shall be paid in advance, provided they maintain or demonstrate the willingness and ability to maintain procedures to minimize the time elapsing between the transfer of

funds and its disbursement by the recipient (not to exceed 30 days), and the financial management systems that meet the standards for fund control and accountability as established in 2 C.F.R. Part 200. The recipient shall include invoice(s) and/or purchase orders for advance AFG Program payment/drawdown requests. EHP review requirement must be met prior to advanced payments.

Although advance drawdown requests are permissible, recipients remain subject to applicable federal laws in effect at the time a grant is awarded to the recipient. Governing interest requirements include the Uniform Administrative Requirements Cost Principles, and Audit Requirements for Federal Awards at 2 C.F.R. Part 200 and the Cash Management Improvement Act (CMIA) and its implementing regulations at 31 C.F.R. Part 205. Interest under CMIA will accrue from the time federal funds are credited to a recipient's account until the time the recipient pays out the funds for program purposes. For the rate to use in calculating interest, please visit Treasury Current Value rate at [https://www.fiscal.treasury.gov/fsreports/rpt/cvfr/cvfr\\_home.htm](https://www.fiscal.treasury.gov/fsreports/rpt/cvfr/cvfr_home.htm).

#### **REIMBURSEMENT**

Payment by reimbursement is the preferred method when the requirements to be paid in advance, pursuant to 2 C.F.R. § 200.305, cannot be met. In accordance with U.S. Department of Treasury regulations at 31 C.F.R. Part 205, if applicable, the recipient shall maintain procedures to minimize the time elapsing between the transfer of funds and the disbursement of said funds. As a prerequisite of AFG Program approval for reimbursement requests, recipients shall include proof of purchase, in the form of a canceled check or credit card transaction, and a final invoice(s) in each reimbursement AFG Program payment/drawdown request.

#### **REBATES**

Recipients shall disburse program income, rebates, refunds, contract settlements, audit recoveries, and interest earned on such funds before requesting additional cash payments, in accordance with 2 C.F.R. § 200.305. The reduction of federal financial participation via rebates/refunds may generate excess funds for the recipient if the recipient previously obligated their Cost Share match based upon the original award figures. If the recipient previously obligated their original Cost Share prior to the rebate, then the recipient may have minimum excess funds equal to the difference between the original Cost Share less the rebate adjusted Cost Share.

#### **PAYMENT REQUESTS DURING CLOSEOUT**

A recipient may only submit reimbursement payment requests up to 120 calendar days after the expiration of the period of performance, during an award's closeout reconciliation. Reimbursement payments are the only eligible type of requests to be submitted after a grant's period of performance has expired. The expenditure must have been obligated and received during the period of performance of the award. The recipient's request should contain clear and specific information certifying that the liquidation of federal funds is reimbursement for an obligation properly incurred during the active period of performance; FEMA may request documentation supporting the reimbursement for review at any time.

## AMENDMENTS

FEMA may approve AFG Program award amendments on a case-by-case basis, for the following reasons:

- Extension of the period of performance in order to complete the scope of work;
- Changes to the activity, mission, retroactive approval (pre-award), closeout issues, and some excess funds requests; or
- Budget changes (adding funds to award/non-closeout deobligation of funds).

FEMA will only consider amendments submitted via FEMA GO. These requests must contain specific and compelling justifications for the requested change. Amendments or changes to the scope of work may require additional EHP review. FEMA strongly encourages recipients to expend grant funds in a timely manner, to be consistent with AFG Program goals and objectives.

***NOTE: A recipient may deobligate (i.e., return) unused funds (i.e., those remaining funds previously drawn down via payment request and/or remaining award funding that was never requested) to DHS/FEMA prior to the end of an award's period of performance. To exercise this option, a recipient must submit an amendment via FEMA GO and state in the amendment that the unliquidated funds (i.e., the funds to be returned) are not necessary for the fulfillment or success of the grant's obligations or mission. The recipient must also indicate in the amendment that it understands that the returned funds will be deobligated and unavailable for any future award expenses. Deobligation of funds will decrease the federal portion of the grant and the amount of the recipient's Cost Share obligation. FEMA will confirm deobligation amendments with all points of contact; after confirmation of the recipient's intent to deobligate, FEMA will hold the approved deobligation request for 14 calendar days as a period for recipient reconsideration before FEMA processes the deobligation request. The deobligation of funds cannot be reversed.***

## ***VII. Disposition of Grant Funded Equipment***

A recipient must use, manage, and dispose of AFG Program-funded equipment in accordance with the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards at 2 C.F.R. § 200.313. With the exception of state governments, when original or replacement equipment acquired under an AFG Program award is no longer needed for the original project, program, or other activities currently or previously supported by a federal awarding agency, the recipient must request disposition instructions from FEMA. FEMA strongly recommends contacting a Regional FPS or the AFG Program Help Desk prior to the disposition of AFG Program-funded equipment, to include vehicles.



# STAFF REPORT

## CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** December 8, 2021  
**ORIGINATING DEPT:** Finance  
**SUBJECT:** **City Council Consideration of Resolution 2021-136  
Updating the City’s User Fees and Charges Schedule**

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### **BACKGROUND:**

A Comprehensive Fee Study and Cost Allocation Plan (Fee Study) was initiated by the City of Solana Beach (City) in January 2017. The Fee Study was presented to the City Council on July 11, 2018 for consideration and discussion. The Fee Study was also presented to the Budget and Finance Commission on August 6, 2018 for their review and input.

On November 28, 2018, the City Council adopted Resolution 2018-148 approving the update of the City’s Schedule of Fees for FY 2018/19. As part of Resolution 2018-148, a provision was included that the schedule of fees be adjusted annually effective July 1st of each fiscal year based on the Consumer Price Index (All Urban Consumers – San Diego Region) for the prior calendar year period January through December. Since the Fee Study and fees adopted by Council by Resolution 2018-148 were based on the Fiscal Year (FY) 2017/18 Adopted Budget, the first adjustment of the Schedule of Fees was to be effective July 1, 2019.

The City implemented TRAKiT, a new permitting and land management software, during the summer of 2019. As part of the implementation process, Staff learned that it would be impractical for TRAKiT to accommodate a fee schedule change based on the City’s fiscal year that runs July to June. On November 13, 2019, the City Council approved Resolution 2019-149 approving the update of the City’s Schedule of Fees for Calendar Year 2020. As part of Resolution 2019-149, a provision was included that the schedule of fees be adjusted by inflation annually effective January 1<sup>st</sup> of each calendar year via a new fee resolution based on the San Diego-Carlsbad CPI, All Items, for All Urban Consumers (CPI-U) Index, not to exceed 2.5% annually, for the prior twelve-month period June through May.

COUNCIL ACTION:

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On April 22, 2020, as part of the City Council's actions to provide economic relief to the community due to COVID-19 pandemic, the City Council directed Staff to waive the Calendar Year 2020 Business Certificate Renewal Fees and to charge the Calendar Year 2020 Short Term Vacation Rental Permit Renewal Fee at the FY 2018 rate of \$17.

On November 18, 2020, City Council approved Resolution 2020-141, waiving the annual CPI increase and Business Certificate renewal fees for 2021.

This item is before the City Council to consider adoption of Resolution 2021-136 (Attachment 1) approving the increase of the City's Schedule of Fees by 2.5% effective January 1, 2022.

### **DISCUSSION:**

User fees and charges are collected to recover some or all costs incurred in providing a specific service from which one or more individuals (i.e. permit applicants) obtain a benefit. It is a best practice for cities to perform a comprehensive update of their cost allocation plans every 5 years and to review their schedule of user fees and charges annually.

One of the Council's Work Plan goals is to enhance the City's long-term fiscal sustainability. Adopting a fee methodology and resulting fee adjustments that realigns user fees to more efficiently utilize general revenues (taxes) for services and programs such as public safety, infrastructure maintenance, and economic development can help the City achieve this Work Plan goal.

The California Constitution (Propositions 13, 218 and 26) and various state laws have placed both substantive and procedural limits on cities' ability to impose fees and charges. Proposition 26 contains a more general articulation of the cost of service principle and includes a requirement that the local government bear the burden of proof that 1) "a levy, charge, or other exaction is not a tax; 2) that the amount is no more than necessary to recover the reasonable costs of the government activity; and 3) that the manner in which those costs are allocated to a payor bear a fair or reasonable relationship to the payor's burden on, or benefits received from, the governmental activity." (Cal. Const. art. XIII C, § (e)). It is important to note that rental charges for rooms or facilities, fines, penalties and late charges are not technically user fees and are not required to be based on actual costs. Instead, these types of charges are more typically governed by market rates, reasonableness and other policy driven factors and can legally exceed the cost.

In January 2017, the City released a RFP solicitation for an independent consultant with expertise in municipal finance to update the City's cost allocation plan and conduct a review of its user fee schedule. Revenue & Cost Specialists, LLC (RCS) was selected to provide the requested services.

The Fee Study was carried out in two phases. The first phase was to prepare an updated

cost allocation plan, which spreads the cost of general government and support services across the direct services provided to the public. This phase was completed in February 2018. The second phase, a User Fee Analysis, included a thorough analysis of the total cost of providing services, including all applicable direct, indirect and overhead costs associated with specific services. This was a coordinated effort among all City departments and included many meetings between RCS and City Staff to review updates and provide feedback.

The Fee Study was presented to the City Council on July 11, 2018 for consideration and discussion. The Fee Study was also presented to the Budget and Finance Commission on August 6, 2018 for their review and input. On November 28, 2018, the City Council adopted Resolution 2018-148 approving the update of the City's Schedule of Fees for FY 2018/19.

### Annual Fee Adjustment

A provision was included in Resolution 2018-148 that the schedule of fees be adjusted annually effective July 1<sup>st</sup> of each fiscal year based on the Consumer Price Index (All Urban Consumers – San Diego Region) for the prior calendar year period January through December. Since the Fee Study and fees were based on the FY 2017/18 Adopted Budget, the first adjustment of the Schedule of Fees was to be effective July 1, 2019.

In July 2019, the City implemented its new permitting and land management software, TRAKiT, and continued using the calendar year in the numbering system for plans and permits as was done in the City's old system. Using the calendar year as part of the numbering system allows Staff to better track plans and permits. Subsequent to the software implementation, Staff learned that TRAKiT is only able to accommodate a fee schedule change based on the calendar year with the City's numbering system.

On November 13, 2019, the City Council approved Resolution 2019-149 approving the update of the City's Schedule of Fees for Calendar Year 2020. As part of Resolution 2019-149, a provision was included that the schedule of fees be adjusted by inflation annually effective January 1 of each calendar year via a new fee resolution and shall be based on the San Diego-Carlsbad CPI, All Items, for All Urban Consumers (CPI-U) Index, not to exceed 2.5% annually, for the prior twelve-month period June through May.

The San Diego-Carlsbad CPI-U Index for the prior twelve-month period June 2020 to May 2021 was 5.3%, therefore, the adjustment being recommended in the fee update effective January 1, 2022 is 2.5%.

The recommended adjustment of 2.5% has been applied to all fees on the Schedule of Fees effective January 1, 2022 (Schedule of Fees – Attachment 2) except for the following fees:

- View Assessment fee (S-040) for Claimant and Applicant remains at \$600 per application.



- Fees that require deposits with charges at the fully allocated hourly rates for City personnel (S-021A, S-100A, S-110A, S-110B, S-111A, S-111B, S-115A, S-115B, S-116A, S-116B and S-125A).
- Fees set by ordinance or State law – SMIP fee (S-290), State Building Standards Fee (S-291), SB1186 Fee (S-628), False Alarm fees (S-470), and certain City Clerk fees (S-711, S-720, S-721 and S-760).
- Development Impact and Developer Pass-Thru fees (S-305 through S-315 and S-322 through S-355)
- Junior Lifeguard (S-490) and Day Camp (S-522) program fees. These fees were set by Council Resolution 2020-023.
- Golf Cart Permit fee (S-660) remains at \$10 per permit.

The fees listed above that are not adjusted by 2.5% are highlighted in brown on the Schedule of Fees shown in Attachment 2.

The following rounding factor has been applied to the adjusted fees so that the new fees are in whole dollars:

- Any fee in the amount of \$0.01 to \$0.99 round up to \$1.00 (unless it is as part of a multiplier charge. i.e. x.xx per each additional x).
- Any fee more than \$1.00 with cents totaling from \$0.01 to \$0.49 round down to the nearest whole dollar.
- Any fee more than \$1.00 with cents totaling from \$0.50 to \$0.99 round up to the nearest whole dollar.

All fees that have been adjusted by 2.5% are highlighted in green on the Schedule of Fees in Attachment 2.

### **CEQA COMPLIANCE STATEMENT:**

Not a project as defined by CEQA.

### **FISCAL IMPACT:**

An adjustment to the City's Fee Schedule based on cost-of-living changes helps to maintain user fees at a level sufficient to more adequately and efficiently utilize general revenues (taxes) for costs incurred to provide essential City services, programs and projects such as public safety services, infrastructure maintenance, and a variety of public works projects.

### **WORK PLAN:**

Fiscal Sustainability

**OPTIONS:**

- Adopt the proposed fee resolution recommendations as presented in Resolution 2021-136.
- Deny the fee resolution and keep all Fees and Charges unchanged for Calendar Year 2022.
- Provide alternative direction to Staff.

**DEPARTMENT RECOMMENDATION:**

Staff recommends that the City Council:

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Adopt Resolution 2021-136 updating the Schedule of Fees and Charges effective January 1, 2022.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation.



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Gregory Wade, City Manager

Attachments:

1. Resolution 2021-136 - 2022 Schedule of Fees Update
2. Proposed Schedule of Fees effective January 1, 2022

## RESOLUTION 2021-136

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AMENDING THE SCHEDULE OF FEES EFFECTIVE JANUARY 1, 2022

**WHEREAS**, the City of Solana Beach has conducted an extensive and exhaustive analysis of its services, the costs reasonably borne of providing those services, the beneficiaries of those services, and the revenues produced by those paying fees and charges for special services; and the City desires to provide a review process for landscape plans and site inspections for landscaping of development projects; and

**WHEREAS**, it is the intention of the City Council to conduct such analysis at least every five years to ensure fees are set appropriately to recover costs reasonably borne for providing services; and

**WHEREAS**, the City established a policy for recovering the full costs reasonably borne for providing special services of a voluntary and limited nature, such that general taxes are not diverted from general services of a broad nature and thereby utilized to subsidize unfairly and inequitably such special services; and

**WHEREAS**, pursuant to Government Code Section 66016 the specific fees to be charged for services must be adopted by the City Council by Resolution, after providing notice and holding a public hearing; and

**WHEREAS**, notice of public hearing has been provided per California Government Code Section 6062, oral and written presentations made and received, and the required public hearing held; and

**WHEREAS**, a schedule of fees and charges to be paid by those requesting such special services need be adopted so that the City might carry into effect its policies; and

**WHEREAS**, it is the intention of the City Council to update the schedule of fees annually effective January 1 of each calendar year based on the San Diego-Carlsbad CPI, All Items, for All Urban Consumers (CPI-U) Index, not to exceed 2.5% annually, for the prior twelve month period June through May; and

**WHEREAS**, the City Council recognizes that special circumstances may support the waiving of fees depending upon the nature of the situation; and

**WHEREAS**, pursuant to California Government Code Section 6062, a general explanation of the hereinafter contained schedule of fees and charges has been published as required; and

**WHEREAS**, all requirements of California Government Code Section 66016 are hereby found to have been complied with.

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

1. That the above recitations are true and correct.
2. **Fee Schedule Adoption.** The attached schedule of fees and charges (Exhibit A) are hereby directed to be computed by and applied by the various City departments, and to be collected by the City Finance Department for the herein listed special services when provided by the City or its designated contractors.
3. **Separate Fee for Each Process.** All fees set forth by this resolution are for each identified process; additional fees shall be required for each additional process or service that is requested or required. Where fees are indicated on a per unit of measurement basis, the fee is for each identified unit or portion thereof within the indicated ranges of such units.
4. **Added Fees and Refunds.** Where additional fees need to be charged and collected for completed staff work, or where a refund of excess deposited monies is due, and where such charge or refund is ten dollars (\$10.00) or less, a charge or refund need not be made, consistent with California Government Code Section 29375.1 and amendments thereto.
5. **Listing of Fees and Phase In.** The attached list of fees shall be charged and collected for the enumerated services as scheduled.
6. **Interpretations.** This Resolution may be interpreted by the several City department heads in consultation with the City Manager and, should there be a conflict between two fees, then the lower in dollar amount of the two shall be applied.
7. **Adjustments to Fees.** It is the intention of the City Council to conduct an extensive analysis of its services periodically and review the fees and charges as determined and set out herein based on the City's Annual Budget and all the City's costs reasonably borne as established at that time and, if warranted, to revise such fees. Inflation adjustments made between such periodic review shall be done annually effective January 1 of each calendar year via a new fee resolution and shall be based on the San Diego-Carlsbad CPI, All Items, for All Urban Consumers (CPI-U) Index, not to exceed 2.5% annually, for the prior twelve-month period June through May.
8. **Adjustment to Fees effective January 1, 2022:** The San Diego-Carlsbad CPI, All Items, for All Urban Consumers (CPI-U) Index, for the twelve-month period June 2020 through May 2021 is 5.3%, therefore, the adjustment in fees effective January 1, 2022 will be an adjustment

of 2.5%.

9. **Rounding of Fees**: The following rounding factor has been applied to the adjustment of fees so that the adjusted fees are in whole dollars:
- a. Any fee in the amount of \$0.01 to \$0.99 round up to \$1.00.
  - b. Any fee more than \$1.00 with cents totaling from \$0.01 to \$0.49 round down to the nearest whole dollar.
  - c. Any fee more than \$1.00 with cents totaling from \$0.50 to \$0.99 round up to the nearest whole dollar.
10. **Waiver of Fees**: The City Manager shall have the authority to waive fees for non-profit organizations located within the City and for City sponsored events. All other fee waiver requests shall be reviewed by the City Council.
11. **Constitutionality**. If any portion of this Resolution is declared invalid or unconstitutional then it is the intention of the City Council to have passed the entire Resolution and all its component parts, and all other sections of this Resolution shall remain in full force and effect.

**PASSED AND ADOPTED** this 8<sup>th</sup> day of December 2021, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

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

\_\_\_\_\_  
LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

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

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

**CITY OF SOLANA BEACH  
Proposed Schedule of Fees  
Effective January 1, 2022  
Per Resolution 2021-136**

15% Discount	Service Code #	Dept	Description of Service	Fee for Service Effective 01/01/22	Fee Instructions/Notes	2021 Fee
	<b>COMMUNITY DEVELOPMENT SERVICES</b>					
	S-001	Community Dev	Conditional Use Permit - Processing	All CUPs: \$9099.00	Per application. Bluff retention device CUPs will include deposit based on estimated costs for third-party geotechnical review, consultant review, and legal services. Optional: expediting fee and CEQA document preparation fee, upon request.	\$ 8,877
	S-001A			Bluff Retention Device CUPs & Wireless Communication Facility CUPs Require addtl deposit for various third-party reviews at Cost + 15% (see Service Code S-350)		
	S-002	Community Dev	Conditional Use Permit - Revise/Modify	\$3,199	Per application	\$ 3,121
	S-003	Community Dev	Conditional Use Permit - Time Extension	\$2,385	Per application	\$ 2,327
	S-004	Community Dev	Community Development Directors Use Permit	\$2,963	Per application (Other)	\$ 2,891
	S-004A			\$2,732	Per application (Wireless)	\$ 2,665
	S-004B			Wireless Communications Facility-requires additional deposit for third party reviews plus 15% (see Service Code S-350)		
	S-005	Community Dev	Community Development Dir. Use Permit - Revision	\$1,508	Per application	\$ 1,471
	S-006	Community Dev	Community Development Dir. Use Permit - Time Extension	\$1,276	Per application	\$ 1,245
	S-008	Community Dev	Minor Exception - Review Process	\$1,219	Per application	\$ 1,189
	S-011	Community Dev	Temporary Use Permit - Processing	\$1,560	Per application	\$ 1,522
	S-012	Community Dev	Temporary Use Permit - Time Extension	\$762	Per application	\$ 743
	S-013	Community Dev	Zoning Letter	\$163	Per letter	\$ 159
	S-014	Community Dev	Variance - Processing	\$6,887	Per application	\$ 6,719
	S-016	Community Dev	Pre-application review	\$2,905	Per application. 50% of the fee to be credited against future fees if the project actually goes forward.	\$ 2,834
	S-017	Community Dev	Appeal to the City Council	Resident \$1,718	Per appeal	\$ 1,676
				Others \$4,297		\$ 4,192
	S-018	Community Dev	General Plan Amendment	\$10,000 deposit or a deposit determined by staff with charges at the fully allocated hourly rates for all personnel involved plus any outside costs as determined by Service Code S-350. City staff will track time related to the project so that 100% of costs are recovered.		
	S-019	Community Dev	Rezoning Review/Specific Plan	\$10,000 deposit or a deposit determined by staff with charges at the fully allocated hourly rates for all personnel involved plus any outside costs as determined by Service Code S-350. City staff will track time related to the project so that 100% of costs are recovered.		
	S-020	Community Dev	Zoning Text Amendment	\$10,000 deposit or a deposit determined by staff with charges at the fully allocated hourly rates for all personnel involved plus any outside costs as determined by Service Code S-350. City staff will track time related to the project so that 100% of costs are recovered.		
	S-021	Community Dev	Development Review Permit - Processing	Level I Resident \$5,359 Non-Resident \$10,732	Per application	\$ 5,228
				Level II - \$17,982 per application		\$ 10,470
	S-021A			or a deposit determined by staff with charges at the fully allocated hourly rates for all personnel involved plus any outside costs as determined by Service Code S-350		\$ 17,543
	S-022	Community Dev	Development Review Permit - Revise/Modify	\$3,330	Per application	\$ 3,249
	S-023	Community Dev	Development Review Permit - Time Extension	\$2,175	Per application	\$ 2,122
	S-024	Community Dev	Major Subdivision - Tentative Map	\$14,709	Per application	\$ 14,350
	S-025	Community Dev	Major Subdivision - Final Map	\$5,100	Per application	\$ 4,976
	S-026	Community Dev	Major Subdivision - Amend. Of Condition	\$4,297	Per application	\$ 4,192
	S-027	Community Dev	Major Subdivision - Time Extension	\$3,972	Per application	\$ 3,875

**CITY OF SOLANA BEACH  
Proposed Schedule of Fees  
Effective January 1, 2022  
Per Resolution 2021-136**

15% Discount	Service Code #	Dept	Description of Service	Fee for Service Effective 01/01/22	Fee Instructions/Notes	2021 Fee
		S-028	Community Dev	Minor Subdivision - Tentative Map	\$11,268	Per application
	S-029	Community Dev	Minor Subdivision - Parcel Map	\$4,134	Per application	\$ 4,033
	S-030	Community Dev	Minor Subdivision - Amend. Of Condition	\$3,384	Per application	\$ 3,301
	S-031	Community Dev	Minor Subdivision - Time Extension	\$3,273	Per application	\$ 3,193
	S-032	Community Dev	Environmental Documentation	Deposit for third-party review at Cost + 15% Admin Fee (see Service Code S-350)	Per application	
	S-035	Community Dev	Environmental Impact Report	Deposit for third-party review at Cost + 15% Admin Fee (see Service Code S-350)	Per application	
	S-036	Community Dev	Structure Develop. Permit - Processing	\$3,772	Per application.	\$ 3,680
	S-036A	Community Dev	Structure Develop. Permit - Processing (with S-021)	\$1,132	If in conjunction with a Development Review Permit (S-021), the S-036 fee will instead be \$1,077 per application (30% of the total S-036 fee)	\$ 1,104
	S-036D	Community Dev	Structure Develop. Permit - Processing (with multiple entitlements)	\$3,206	If in conjunction with multiple entitlements, a discount of 15% is applied to the lower cost entitlements, and the S-036 will instead be \$3,052 per application	\$ 3,128
	S-037	Community Dev	Structure Develop. Permit Waiver/Time Extension	\$578	Per application. This fee will not be charged in conjunction with a Development Review Permit-Time Extension (S-023)	\$ 564
	S-037A	Community Dev	Structure Develop. Permit Waiver/Time Extension (with S-023)	\$0		
	S-040	Community Dev	View Assessment - Claimant	\$600 view assessment - claimant	Per application Full refund of application fee will be made if parties settle 2 weeks before a scheduled VAC hearing and a refund of \$300 if parties settle within the 2 week period before a VAC hearing	
		Community Dev	View Assessment - Applicant	\$600 view assessment - applicant		
	S-041	Community Dev	View Assessment Committee (VAC) - Appeal to City Council	\$1,844	Per application	\$ 1,799
	S-042	Community Dev	View Assessment - Community Development Director Appeal to City Council	This fee would be charged as an Appeal to the City Council (S-017) and not as a separate fee.	Per application	
	S-050	Community Dev	Standard Sign Permit - Processing	\$346	Per application	\$ 338
	S-051	Community Dev	Comprehensive Sign Plan - Review Process	\$988	Per application	\$ 964
	S-051A			plus 100% fine of original sign permit if the sign was built without a permit.		
	S-052	Community Dev	Comprehensive Sign Plan - Amendment	\$520	Per application	\$ 507
	S-053	Community Dev	Temporary Sign/Banner	\$116	Per application	\$ 113
	S-060	Community Dev	Landscape Plan Review/Inspection	Deposit for third-party review at Cost + 15% Admin Fee (see Service Code S-350)	Per application	
	S-065	Community Dev	Street Address Change	\$257 for first five addresses plus \$57 for each additional five addresses	Per application	\$251/\$56
	S-067	Community Dev	Planning Public Noticing	\$562 per notice plus actual mailing and newspaper costs If a project has more than one notice, this fee would be charged for each notice.	Per notice	\$ 548
		Community Dev	Multi-permit discount of 15%	A multi-permit discount of 15% is available for each additional Planning Department permit service filed on the same project at the same time as the first permit service. For example, if a Conditional Use Permit (CUP) (\$9,099) is filed simultaneously with a Development Review Permit (DRP) (\$5,359), the required fee would be \$9,099 plus \$5,359 minus 15% of \$5,359, or \$4,555 for the DRP (the discount is applied to the lower cost fee).		

**CITY OF SOLANA BEACH  
Proposed Schedule of Fees  
Effective January 1, 2022  
Per Resolution 2021-136**

15% Discount	Service Code #	Dept	Description of Service	Fee for Service Effective 01/01/22	Fee Instructions/Notes	2021 Fee
	<b>ENGINEERING SERVICES</b>					
	S-100	Engineering	Lot Line Adj./Cert. Of Compliance - Review	\$1928 per application	Per application	\$1,881
	S-100A			or a deposit determined by staff with charges at the fully allocated hourly rates for all personnel involved plus any outside costs as determined by S-350.		
	S-110	Engineering	Grading Plan Check	Construction Valuation *: (\$1,050 minimum fee) \$0-\$10,000: \$1,050 \$10,001-\$20,000: \$1,050 + \$10.50 for each additional \$100 or fraction thereof of the construction value over \$10,000 \$20,001-\$80,000: \$2,100 + \$3.15 for each additional \$100 or fraction thereof of the construction value over \$20,000 \$80,001-\$200,000: \$3,990 + \$10.50 for each additional \$1000 or fraction thereof of the construction value over \$80,000 \$200,001+: \$5,250 + \$10.50 for each \$1000 or fraction thereof of the construction value over \$200,000	Per application	\$1,025 Min \$1,025 \$1,025 + \$10.25 \$2,050 + \$3.08 \$3,898 + \$10.25 \$5,128 + \$10.25
	S-110A			* Per Resolution 2001-85, the City of San Diego Cost Estimate Unit Price List is used for determining valuation		
	S-110B			or a deposit determined by staff with charges at the fully allocated hourly rate for all personnel involved plus any outside costs as determined by S-350.		
	S-110B			Bluff Projects - Deposit determined by staff with charges at the fully allocated hourly rate for all personnel involved plus any outside costs as determined by S-350.		
	S-111	Engineering	Grading Permit/Inspection	Construction Valuation *: (\$1,050 minimum fee) \$0-\$20,000: \$1,050 \$20,001-\$80,000: \$1,050+ \$15.76 for each additional \$1,000 or fraction thereof of the construction value over \$20,000 \$80,001-\$200,000: \$1,996 + \$10.50 for each additional \$1,000 or fraction thereof of the construction value over \$80,000 \$200,001+: \$3,256 + \$10.25 for each \$1000 or fraction thereof of the construction value over \$200,000	Per permit/inspection	\$1,025 Min \$1,025 \$1,025 + \$15.38 \$2,050 + \$10.25 \$3,898 + \$10
	S-111A			* Per Resolution 2001-85, the City of San Diego Cost Estimate Unit Price List is used for determining valuation		
	S-111B			or a deposit determined by staff with charges at the fully allocated hourly rate for all personnel involved plus any outside costs as determined by S-350.		
	S-111B			Bluff Projects - Deposit determined by staff with charges at the fully allocated hourly rate for all personnel involved plus any outside costs as determined by S-350.		
	S-112	Engineering	Grading Deposits	Based on an Engineer's Estimate of the work performed under the permit. Per Resolution 2001-85, the City of San Diego Cost Estimate Unit Price List is used for determining security amount	Per permit/inspection	
	S-115	Engineering	Public Improvement Plan Check	Construction Valuation *: (\$1,050 minimum fee) \$0-\$10,000: \$1,050 \$10,001-\$20,000: \$1,050 + \$10.50 for each additional \$100 or fraction thereof of the construction value over \$10,000 \$20,001-\$80,000: \$2,100 + \$3.15 for each additional \$100 or fraction thereof of the construction value over \$20,000 \$80,001-\$200,000: \$3,990 + \$10.50 for each additional \$1000 or fraction thereof of the construction value over \$80,000 \$200,001+: \$5,250 + \$10.50 for each \$1000 or fraction thereof of the construction value over \$200,000	Per application	\$1,025 Min \$1,025 \$1,025 + \$10.25 \$2,050 + \$3.08 \$3,898 + \$10.25 \$5,128 + \$10.25
	S-115			* Per Resolution 2001-85, the City of San Diego Cost Estimate Unit Price List is used for determining valuation		



**CITY OF SOLANA BEACH  
Proposed Schedule of Fees  
Effective January 1, 2022  
Per Resolution 2021-136**

15% Discount	Service Code #	Dept	Description of Service	Fee for Service Effective 01/01/22	Fee Instructions/Notes	2021 Fee
		S-115A			or a deposit determined by staff with charges at the fully allocated hourly rate for all personnel involved plus any outside costs as determined by S-350.	
	S-115B			Bluff Projects - Deposit determined by staff with charges at the fully allocated hourly rate for all personnel involved plus any outside costs as determined by S-350.		
	S-116	Engineering	Public Improvement Permit/ Inspection	Construction Valuation *: (\$1,050 minimum fee) \$0-\$20,000: \$1,050 \$20,001-\$80,000: \$1,050+ \$15.76 for each additional \$1,000 or fraction thereof of the construction value over \$20,000 \$80,001-\$200,000: \$1,996 + \$10.50 for each additional \$1,000 or fraction thereof of the construction value over \$80,000 \$200,001+: \$3,256 + \$10.25 for each \$1000 or fraction thereof of the construction value over \$200,000 * Per Resolution 2001-85, the City of San Diego Cost Estimate Unit Price List is used for determining valuation	Per permit/inspection	\$1,025 Min \$1,025 \$1,025 + \$15.38 \$2,050 + \$10.25 \$3,898 + \$10
	S-116A			or a deposit determined by staff with charges at the fully allocated hourly rate for all personnel involved plus any outside costs as determined by S-350.		
	S-116B			Bluff Projects - Deposit determined by staff with charges at the fully allocated hourly rate for all personnel involved plus any outside costs as determined by S-350.		
	S-117	Engineering	Public Improvement Deposits	Based on an Engineer's Estimate of the work performed under the permit. Per Resolution 2001-85, the City of San Diego Cost Estimate Unit Price List is used for determining security amount	Per permit/inspection	
	S-120	Engineering	Geotechnical Plan Review/Inspection	Deposit for third-party review at Cost + 15% Admin Fee	Per application	
	S-115	Engineering	Encroachment Permit	Street Cut - \$793 Standard - \$557	Per permit	\$ 774 \$ 543
	S-116	Engineering	Encroachment Permit Deposit	SBMC 11.20.230 - twice the estimated cost of removing the encroachment, but in no case less than \$50.00	Per permit	-
	S-120	Engineering	Miscellaneous Engineering Permit/Inspection	\$232	Per permit/inspection	\$ 226
	S-125	Engineering	Easement Abandon/Street Vacation	\$1,802	Per application	\$ 1,758
	S-125A			or a deposit determined by staff with charges at the fully allocated hourly rate for all personnel involved plus any outside costs as determined by S-350.		-
	S-127	Engineering	Easement/R.O.W Dedication	\$499	Per application	\$ 487
	S-130	Engineering	Subdivision Monuments	security deposit is based on estimate provided by surveyor to set the monuments.	Per application	
	S-135	Engineering	Sewer Connection Fees	Future Capacity = 50%	Per total of \$4,500 per 1.0 EDU	
	S-135A			Ocean Outfall = 27%		
	S-135B			Existing Facility = 23%		
	S-140	Engineering	Marine Safety Permit	Deposit collected for: Ramp Fee - \$6 per round trip Trip Fee - \$3 per ton plus \$29 per day for days 1-30 and \$55 per day for 31 and subsequent days plus actual staffing costs (4 hour min)	Per Permit	

**CITY OF SOLANA BEACH  
Proposed Schedule of Fees  
Effective January 1, 2022  
Per Resolution 2021-136**

15% Discount	Service Code #	Dept	Description of Service	Fee for Service Effective 01/01/22	Fee Instructions/Notes	2021 Fee
	<b>BUILDING SERVICES</b>					
	S-210 TO S-265	Community Dev	Building Plan - Plan Check & Permit/Inspection	See attached valuation tables Attachments A & B	Per application & permit/inspection	
	S-270	Community Dev	CalGreen Building Plan Check	0-50,000 SF - 3% of Building Permit Plan Check Above 50,001 - 1% of Building Permit Plan Check	Per plan check	
	S-272	Community Dev	CalGreen Building Permit/Inspection	0-50,000 SF - 3% of Building Inspection Fee Above 50,001 - 1% of Building Inspection Fee	Per permit/inspection	
	S-275	Community Dev	Commercial Photovoltaic Plan Check	Based on the Project Valuation \$0-\$100,000: \$365 \$100,000-\$500,000: \$454 \$500,000- 1,000,000: \$499 Above \$1,000,000: \$588	Per plan check	\$ 356 \$ 443 \$ 487 \$ 574
	S-277	Community Dev	Commercial Photovoltaic Permit/Inspection	Based on the Project Valuation \$0-\$100,000: \$365 \$100,000-\$500,000: \$454 \$500,000- 1,000,000: \$499 Above \$1,000,000: \$588	Per permit/inspection	\$ 356 \$ 443 \$ 487 \$ 574
	S-278	001-4715	Single Family Single Family Residential Solar Plan Check	\$36 (25% of Single Trade Electrical Permit Fee- Attachment B)	Per plan check	\$ 35
	S-279	001-4320	Single Family Single Family Residential Solar Permit/Inspection	\$194 (Single Trade Electrical Permit Fee- Attachment B)	Per permit/inspection	\$ 189
	S-280	Community Dev	Building Permit Extension Review	\$242	Per application	\$ 236
	S-285	Community Dev	Violation of Building Permit	equal to total of building permit fee that was required (in addition to building permit fee)	Per violation	-
	S-290	Community Dev	SMIP Fee	per Section 2705 of the Public Resources Code		-
	S-291	Community Dev	State Building Standards Fee	per HSC Section 18931.6		-

**CITY OF SOLANA BEACH  
Proposed Schedule of Fees  
Effective January 1, 2022  
Per Resolution 2021-136**

15% Discount	Service Code #	Dept	Description of Service	Fee for Service Effective 01/01/22	Fee Instructions/Notes	2021 Fee				
	<b>DEVELOPMENT IMPACT FEES &amp; DEVELOPER PASS-THRU</b>									
	S-305	Community Dev	Regional Transportation Congestion Program RTCIP Fee	Single family \$3,623 per dwelling unit	Per application; fee set by SANDAG and adjusted annually, no less than 2% per year.					
				Multi-family \$2,899 per dwelling unit						
	S-310	Community Dev	Public Facilities Fee	1% of project valuation						
	S-315	Community Dev	Master Art Policy Fee	0.5% of project valuation	Per application; commercial projects with valuation of \$500,000 or more with 5 or more dwelling units; deposit					
	S-320	Community Dev	Affordable Housing Impact Fee	\$25.91 per SF		\$ 25.28				
	S-322	Engineering	Transportation Impact Fee (TIF)	See Attachment C						
	S-330	Fire	Fire Mitigation Impact Fee (FMIF)	See Attachment C						
	S-332	Community Dev	Park Development Impact Fee (PDFI)	See Attachment C						
	S-334	Community Dev	Public Use Facilities Impact Fee (PUFIF)	See Attachment C						
	S-350A	Various	Third Party Review	Landscape Review	+ 15% of Third Party Review Cost (S-355)					
	S-350B			Wireless Review						
	S-350C			Geotechnical Review						
	S-350D			Biological Review						
	S-350E			Special Counsel Review						
	S-350F			Stormwater Review						
	S-350G			Traffic Review						
	S-350H			Environmental Review						
	S-350I			Shoreline Development Review						
	S-350J			Noise Review						
	S-350K			Cultural Resources Review						
	S-350L			Bluff Retention						
	S-355			Various			Third Party Review Admin	Third Party Review Admin Fee	15% of Third Part Review Cost (S-350)	

**CITY OF SOLANA BEACH  
Proposed Schedule of Fees  
Effective January 1, 2022  
Per Resolution 2021-136**

15% Discount	Service Code #	Dept	Description of Service	Fee for Service Effective 01/01/22	Fee Instructions/Notes	2021 Fee
	<b>PUBLIC SAFETY</b>					
	S-410	Fire	Fire Building Plan Check & Permit/Inspection	Commercial: Plan Check - \$210 per plan	Per plan check. & permit/inspection	\$ 205
	S-411			Permit/Inspection - \$141 per inspection		\$ 138
	S-412			Residential: Plan Check - \$141 per plan		\$ 138
	S-413			Permit/Inspection - \$106 per inspection		\$ 103
	S-414			Reinspection (3rd Inspection) - \$106 per reinspection		\$ 103
	S-420	Fire	Fire Sprinkler Plan Check & Permit (Commercial)	Plan Check: Tenant Improvement - \$69 New - Actual Costs	Per plan check	\$ 67
	S-421			Permit/Inspection: Tenant Improvement - \$141 New - \$551	Per permit/inspection	\$ 138
	S-422	Fire	Fire Sprinkler Plan Check & Inspection (Residential)	Plan Check:  0-2,500 Sq. Ft: \$106 2,501-5,000 Sq. Ft: \$136 5,001-7,000 Sq. Ft: \$141 7,001-10,000 Sq. Ft: \$210 10,000+ Sq. Ft: \$210	Per plan check	\$103 \$133 \$138 \$205 \$205
	S-423			Permit/Inspection:  0-2,500 Sq. Ft: \$106 2,501-5,000 Sq. Ft: \$141 5,001-7,000 Sq. Ft: \$173 7,001-10,000 Sq. Ft: \$210 10,000+ Sq. Ft: \$242	Per permit/inspection	\$103 \$138 \$169 \$205 \$236
	S - 424	Fire	Fire Alarm System - Plan Check & Inspection	Plan Check - \$141 or actual costs with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.	Per plan check	\$ 138
	S - 425			Permit/Inspection - \$452	Per permit/inspection	\$ 441
	S - 426	Fire	Fire Specialty Protection System Plan Check & Permit/Inspection	Plan Check - \$136	Per plan check	\$ 133
	S - 427			Permit/Inspection - \$74	Per permit/inspection	\$ 72
	S-430	Fire	Fire Solar System Plan Check & Permit/Inspection	Single Family Residential - included as part of Building fees	N/A	
	S - 431			Multi-Family, Commercial, or Industrial: Plan Check - \$139	Per plan check	\$ 136
	S - 432			Permit/Inspection - \$139	Per permit/inspection	\$ 136
	S-440	Fire	Fire Alt. Materials & Methods Rev	\$279 per application plus actual costs at the fully allocated hourly rates for all time after two hours	Per application	\$ 272
	S-442	Fire	Underground Tank Installation - Removal P.C. Inspection	\$420	Per permit	\$ 410
	S-444	Fire	New Development Flow Test	This service is provided by the Water District.		
	S-446	Fire	Miscellaneous Fire Inspection	\$141/hour	Per inspection	\$ 138
	S-447	Fire	After Hour Inspection	Actual cost using fully allocated hourly rates (\$279 minimum)	Per inspection	\$ 272
	S-448	Fire	Standby Charge	Actual cost using fully allocated hourly rates (\$630 minimum)	Per request	\$ 615
	S-460	Fire	Business Fire Safety Inspection	B, R2, R2.1 Occupancies: 0-1,000 SF - \$106 1,001-3,500 SF - \$210 3,501-10,000 SF - \$279 10,001 SF - \$835 All Other Occupancies: 0-1,000 SF - \$210 1,001-3,500 SF - \$420 3,501-10,000 SF - \$557 10,001 SF - \$1,114	Per in-City business certificate application (S-620) & renewal (S-626)	\$103 \$205 \$272 \$815 \$205 \$410 \$543 \$1,087

**CITY OF SOLANA BEACH  
Proposed Schedule of Fees  
Effective January 1, 2022  
Per Resolution 2021-136**

15% Discount	Service Code #	Dept	Description of Service	Fee for Service Effective 01/01/22	Fee Instructions/Notes	2021 Fee
		S-470	Community Dev (Codes)	False Alarm	1. \$50 for the first excessive false alarm; 2. \$100 for the second excessive false alarm; 3. \$150 for the third and each successive excessive false alarm	SBMC 4.36
	S-490	Marine Safety	Marine Safety Junior Lifeguard	Track 1- age 9-16 (wk 1-4 & 5-8) Resident - \$375; Non-Resident - \$425 Track 2- age 9-16 (wk 9-10) Resident & Non-Resident - \$300 Track 3- age 7-8 (wk 1-2, 3-4, 5-6, 7-8, 9-10) Resident & Non-Resident - \$300 Track 4- age 14-16 (wk 1-5 & 6-10) - \$575; Track 5- age 9-16 (bi-weekly) - \$300;		

**CITY OF SOLANA BEACH  
Proposed Schedule of Fees  
Effective January 1, 2022  
Per Resolution 2021-136**

15% Discount	Service Code #	Dept	Description of Service	Fee for Service Effective 01/01/22	Fee Instructions/Notes	2021 Fee
	<b>COMMUNITY SERVICES</b>					
	S-510	Community Serv	Special Event Permit	\$50 Resident/Non-profit \$263 Non-resident \$806 for street closure	Per permit; Block Parties are exempt from street closure rate	\$50 \$257 \$786
	S-515	Community Serv	Sound Permit	\$10	per application	\$ 10
	S-519	Finance	Liability Insurance	set by City's Insurance Broker	Per event or rental	
	S-520	Community Serv	Contract Enrichment Classes	100% cost recovery	Per class; Class instructor receives 70% of the class fee and the City receives 30% of the class fee.	
	S-522	Community Serv	Day Camp Program	Day Camp: age 5-11 Resident - \$144, Non-Resident - \$175 Day Camp After Care: age 5-11 Resident - \$43, Non-Resident - \$68 Leader in Training: age 13-17 - \$36	Per camp	
	S-524	Community Serv	Sports Field Admin	Residents \$0 Non-residents \$22	Per hour	\$ 21
	S-526	Community Serv	Facility Rental (Community Center)	\$64 Resident \$69 Non-resident	Per hour	\$62 \$67
	S-540	Community Serv	Public Art Consignment Fee	\$106 + 25% of sale price if sold	Per application for requests from artists to display their art in the public right of way per the MAP guidelines.	\$ 103

**CITY OF SOLANA BEACH  
Proposed Schedule of Fees  
Effective January 1, 2022  
Per Resolution 2021-136**

15% Discount	Service Code #	Dept	Description of Service	Fee for Service Effective 01/01/22	Fee Instructions/Notes	2021 Fee
	<b>PERMIT REGISTRATION SERVICES</b>					
	S-610	Finance	Short Term Vacation Rental Permit	New - \$106 per permit Late Fee - \$106 plus the cost of the Permit Renewal - \$57 per permit Late Fees - 31-90 days late - \$106 plus renewal fee 91+ days late - Per SBMC 4.02.230	Per permit	\$103 \$103 \$56 \$103
	S-620	Finance	New/Changed Business Certificate	Home Base/Located outside the City - \$106 per application Business located within the City - \$237 per application Late Fees: 90 days late - \$106 plus the cost of the Certificate 91+ days late - Per SBMC 4.02.230	Per application + S-460 for Business located within the City	\$103 \$231 \$103
	S-626	Finance	Business Certificate Renewal	\$49 per renewal Plus 100% late fee if received 31 to 90 days late Thereafter Administrative Citation Process	Per renewal + S-460 for Business located within the City	\$ 48
	S-628	Finance	SB 1186	\$4.00 SB 1186 Fee to be paid by all business certificate, regulatory, and STVR applicants	Per application/renewal	\$ 4
	S-629	Finance	Business Certificate Duplicate	\$22	Per duplicate	\$ 21
	S-630	Community Dev (Codes)	Amusement Permit	New - \$252 per permit, plus \$63 per Device, plus DOJ and other State fees	Per Permit	\$ 246
				Renewal - \$141 per permit plus DOJ and other State fees		\$ 138
	S-631	Community Dev (Codes)	Dance Permit	New - \$252 per permit plus DOJ and other State fees	Per Permit	\$ 246
				Renewal - \$141 per permit plus DOJ and other State fees		\$ 138
	S-632	Community Dev (Codes)	Entertainment Permit	New - \$252 per permit plus DOJ and other State fees	Per Permit	\$ 246
				Renewal - \$141 per permit plus DOJ and other State fees		\$ 138
	S-633	Community Dev (Codes)	Firearms Permit	New - \$252 per permit plus DOJ and other State fees	Per Permit	\$ 246
				Renewal - \$141 per permit plus DOJ and other State fees		\$ 138
	S-634	Community Dev (Codes)	Massage Establishment Permit	New - \$252 per permit plus DOJ and other State fees	Per Permit	\$ 246
				Renewal - \$141 per permit plus DOJ and other State fees		\$ 138
	S-635	Community Dev (Codes)	Secondhand Dealer Permit	New - \$252 per permit plus DOJ and other State fees	Per Permit	\$ 246
				Renewal - \$141 per permit plus DOJ and other State fees		\$ 138
	S-636	Community Dev (Codes)	Solicitors Permit	New - \$252 per permit plus \$108 for each additional solicitor plus DOJ and other State fees	Per Permit	\$246/\$105
				Renewal - \$141 per permit plus DOJ and other State fees		\$ 138
	S-637	Community Dev (Codes)	Taxi Business Permit	New - \$363 per permit plus \$22 for each cab plus DOJ and other State fees	Per Permit	\$354/\$21
				Renewal - \$195 per permit plus \$22 for each cab plus DOJ and other State fees		\$ 21
	S-638	Community Dev (Codes)	Tobacco Sales Permit	New - \$252	Per Permit	\$ 246
				Renewal - \$141 per permit plus DOJ and other State fees		\$ 138
	S-660	Engineering	Golf Cart Permit	\$10	Per permit	\$ 10

**CITY OF SOLANA BEACH  
Proposed Schedule of Fees  
Effective January 1, 2022  
Per Resolution 2021-136**

15% Discount	Service Code #	Dept	Description of Service	Fee for Service Effective 01/01/22	Fee Instructions/Notes	2021 Fee
	<b>ADMINISTRATIVE SERVICES</b>					
	S-711	City Clerk	Notary Public Service	\$15 per Signature	Per signature; limited to \$15 by State law.	\$ 15
	S-712	City Clerk	Document Certification	\$41	Per item	\$ 40
	S-715	City Clerk	Audio/Video Tape Reproduction	Audio CD - \$23 DVD - \$23	Per item	\$ 22
				Convert VHS to DVD - \$43 Convert Audio Cassette to CD/MP4 - Actual Costs		\$ 42
	S-716	City Clerk	Annual Agenda Mailing Subscription	\$341 staff costs plus \$60 copying/mailling costs = \$401 per subscriber per year	Per Annual Subscription	\$333 \$59 \$392
	S-717	City Clerk	Annual Agenda Packet Mailing Subscription	\$1,003 staff costs plus \$630 copying/mailling costs = \$1,633 per subscriber per year	Per Annual Subscription	\$979/\$615/\$1,594
	S-718	City Clerk	Special Notice Subscription	\$52 staff costs plus \$4 copying/mailling costs = \$56 per subscriber per year	Per Annual Subscription	\$51/\$4/\$55
	S-719	City Clerk	Document Print/Copy	All Copies - First 10 pages - No Charge \$0.20 per page for every page thereafter Document Imaging - First 10 pages - No Charge \$0.15 per page for every page thereafter Data Copy - \$8 per device Agenda Packet - \$69 Maps/Blueprints - Actual Costs	Per request	\$0.20 \$0.15 \$8 \$67
	S-720	City Clerk	Candidate Processing	\$25	Per application; fee set by the State	\$ 25
	S-721	City Clerk	Initiative Processing	\$200	Per initiative; fee set by the State	\$ 200
	S-722	City Clerk	Verification of Residency	\$19	Per request	\$ 19
	S-740	Finance	NSF Check	\$56	Per incident	\$ 55
	S-750	Finance	Credit Card Convenience Fee	set by City's Third-Party Credit Card Processor	Per credit card charge	
	S-760	Various	Technology Surcharge	Charge 1.025% of all Plan Check and Permit fees and Entitlements (except Impact Fees)		



**ATTACHMENT "A"  
VALUATIONS TABLE**

<b>Occ</b>	<b>Use</b>	<b>Type of Construction</b>	<b>2008-2009</b>
R-2	Apartment Houses	*Type I or II-F.R.	141.69
	Apartment Houses	Type V or III (Masonry)	115.69
	Apartment Houses	Type V Wood Frame	106.60
	Apartment Houses	Type I Basement Garage)	49.40
B	Banks	*Type I or II-F.R.	192.39
	Banks	Type II 1-Hour	141.69
	Banks	Type II-N	137.79
	Banks	Type III 1-Hour	155.99
	Banks	Type III-N	150.79
	Banks	Type V 1-Hour	141.69
	Banks	Type V-N	136.49
B	Car Washes	Type III 1-Hour	91.00
	Car Washes	Type III-N	87.10
	Car Washes	Type V 1-Hour	78.00
	Car Washes	Type V-N	72.80
A-3	Churches	Type I or II-F.R.	128.69
	Churches	Type II 1-Hour	97.50
	Churches	Type II-N	92.30
	Churches	Type III 1-Hour	105.30
	Churches	Type III-N	100.10
	Churches	Type V 1-Hour	98.80
	Churches	Type V-N	92.30
I-2	Convalescent Hospitals	*Type I or II-F.R.	180.69
	Convalescent Hospitals	Type II 1-Hour	126.09
	Convalescent Hospitals	Type III 1-Hour	128.69
	Convalescent Hospitals	Type V 1-Hour	120.89
R-3	Dwellings ***	Type V Adobe	158.59
	Dwellings ***	Type V Masonry	126.09
	Dwellings ***	Type V Wood Frame	119.59
	Dwellings ***	Basements (semi-finished)	29.90
	Dwellings ***	Additions - Wood Frame	142.99
	Dwellings ***	Solariums	120.89
	Dwellings ***	Cabana - Pool House (Type V)	111.79
B/R/S	Fire Stations	Type I or II-F.R.	148.19
	Fire Stations	Type II 1-Hour	97.50
	Fire Stations	Type II-N	92.30
	Fire Stations	Type III 1-Hour	106.60
	Fire Stations	Type III-N	102.70
	Fire Stations	Type V 1-Hour	100.10
	Fire Stations	Type V-N	94.90
A-3	Fitness Centers	Same values as Office Buildings	
I-2	Hospitals	*Type I or II-F.R.	211.89
	Hospitals	Type III 1-Hour	175.49
	Hospitals	Type V 1-Hour	167.69
R-1	Hotels & Motels	*Type I or II-F.R.	131.29
	Hotels & Motels	Type III 1-Hour	114.39
	Hotels & Motels	Type III-N	107.90
	Hotels & Motels	Type V 1-Hour	98.80
	Hotels & Motels	Type V-N	97.50
F	Industrial Plants	Type I or II-F.R.	74.10
	Industrial Plants	Type II 1-Hour	52.00
	Industrial Plants	Type II N (Stock)	48.10
	Industrial Plants	Type III 1-Hour	57.20
	Industrial Plants	Type III-N	53.30
	Industrial Plants	Tilt-up	39.00
	Industrial Plants	Type V 1-Hour	53.30
	Industrial Plants	Type V-N	49.40
B	Medical Offices	*Type I or II-F.R.	155.99
	Medical Offices	Type II 1-Hour	119.59

**ATTACHMENT "A"  
VALUATIONS TABLE**

<b>Occ</b>	<b>Use</b>	<b>Type of Construction</b>	<b>2008-2009</b>
	Medical Offices	Type II-N	114.39
	Medical Offices	Type III 1-Hour	129.99
	Medical Offices	Type III-N	120.89
	Medical Offices	Type V 1-Hour	116.99
	Medical Offices	Type V-N	113.09
B	Offices	*Type I or II-F.R.	139.09
	Offices	Type II 1-Hour	93.60
	Offices	Type II-N	88.40
	Offices	Type III 1-Hour	100.10
	Offices	Type III-N	96.20
	Offices	Type V 1-Hour	93.60
	Offices	Type V-N	88.40
U	Private Garages	Wood Frame - Finished	31.20
	Private Garages	Wood Frame - Unfinished	31.20
	Private Garages	Masonry	36.40
	Private Garages	Open Carports	22.10
B	Public Buildings	*Type I or II-F.R.	159.89
	Public Buildings	Type II 1-Hour	129.99
	Public Buildings	Type II-N	124.79
	Public Buildings	Type III 1-Hour	135.19
	Public Buildings	Type III-N	129.99
	Public Buildings	Type V 1-Hour	123.49
	Public Buildings	Type V-N	119.59
S-2	Public Garages	*Type I or II-F.R.	63.70
	Public Garages	*Type I or II Open Parking	48.10
	Public Garages	Type II-N	36.40
	Public Garages	Type III 1-Hour	48.10
	Public Garages	Type III-N	42.90
	Public Garages	Type V 1-Hour	44.20
A-2	Restaurants	Type III 1-Hour	127.39
	Restaurants	Type III-N	122.19
	Restaurants	Type V 1-Hour	115.69
	Restaurants	Type V-N	111.79
E	Schools	Type I or II-F.R.	144.29
	Schools	Type II 1-Hour	98.80
	Schools	Type III 1-Hour	105.30
	Schools	Type III-N	101.40
	Schools	Type V 1-Hour	98.80
	Schools	Type V-N	94.90
M	Service Stations	Type II-N	87.10
	Service Stations	Type III 1-Hour	91.00
	Service Stations	Type V 1-Hour	78.00
	Service Stations	Canopies	36.40
M	Stores	*Type I or II-F.R.	106.60
	Stores	Type II 1-Hour	65.00
	Stores	Type II-N	63.70
	Stores	Type III 1-Hour	79.30
	Stores	Type III-N	75.40
	Stores	Type V 1-Hour	67.60
	Stores	Type V-N	62.40
	Stores	Retail Garden Center (Type V-N)	51.71
A-1	Theatres	Type I or II-F.R.	142.99
	Theatres	Type III 1-Hour	104.00
	Theatres	Type III-N	98.80
	Theatres	Type V 1-Hour	97.50
	Theatres	Type V-N	92.30
S	Warehouses **	Type I or II-F.R.	63.70
	Warehouses **	Type II 1-Hour	37.70
	Warehouses **	Type II-N	36.40

**ATTACHMENT "A"  
VALUATIONS TABLE**

Occ	Use	Type of Construction	2008-2009
	Warehouses **	Type III 1-Hour	42.90
	Warehouses **	Type III-N	41.60
	Warehouses **	Type V 1-Hour	37.70
	Warehouses **	Type V-N	36.40

**NOTE:** Add 0.5 percent to the total cost for each story over three  
Deduct 11 percent for mini-warehouse  
For subdivisions with 10 or more single family dwellings which have plan check  
and building permit issuances in groups of 10 or more, the valuation or the  
plan check and building permit fees may be increased by 10 percent.

<b>MISCELLANEOUS</b>			
	Agricultural Building.		22.10
	Aluminum Siding.		6.50
	Antennas	Radio over 30 ft. high	4,185.81
	Antennas	Dish, 10 ft. dia.w/decoder	5,089.27
	Awning or Canopy (supported by building)	Aluminum	24.70
	Awning or Canopy (supported by building)	Canvas	10.40
	Balcony		16.90
	Decks (wood)		16.90
	Demolition of Building		5.20
	Fence or Freestanding Wall	Wood or Chain Link	2.60
	Fence or Freestanding Wall	Wood Frame with Stucco	6.50
	Fence or Freestanding Wall	Wire	2.60
	Fence or Freestanding Wall	Masonry	10.40
	Fence or Freestanding Wall	Wrought Iron	6.50
	Foundation Only (25% of value of whole building). Remainder of building will be valued at 75% of the building		
	Greenhouse		6.50
	Manufactured Housing (25% of value of "site built" house)		28.60
	Mobile Home		28.60
	Patio	Wood Frame with Cover	10.40
	Patio	Metal Frame with Cover	13.00
	Patio	Wood Frame Cover & Walls	14.30
	Patio	Metal Frame Cover & Walls	16.90
	Patio	Screen or Plastic Walls	3.90
	Plastering	Inside	3.90
	Plastering	Outside	3.90
	Retaining Wall	Concrete or Masonry	20.80
	Reroofing (1 square = 100 square feet)	Built-up	158.59
	Reroofing (1 square = 100 square feet)	Composition Shingles	148.19
	Reroofing (1 square = 100 square feet)	Fiberglass Shingles	148.19
	Reroofing (1 square = 100 square feet)	Asbestos Cement Shingles	352.28
	Reroofing (1 square = 100 square feet)	Wood Shingles (Class C min)	352.28
	Reroofing (1 square = 100 square feet)	Wood Shakes (Class C min)	352.28
	Reroofing (1 square = 100 square feet)	Aluminum Shingles	531.68
	Reroofing (1 square = 100 square feet)	Clay Tile	445.88
	Reroofing (1 square = 100 square feet)	Concrete Tile	376.98
	Roof Structure Replacement		16.90
	Saunas (Steam)		10,447.63
	Spa or Hot Tub ("Jacuzzi®")		8,571.81
	Stairs		16.90

**ATTACHMENT "A"  
VALUATIONS TABLE**

Occ	Use	Type of Construction	2008-2009
	Stone and Brick Veneer		10.40
	Storage Racks	per CF	1.30
	Swimming Pool (per sf surface area)	Vinyl-lined	40.30
	Swimming Pool (per sf surface area)	Gunite	44.20
	Swimming Pool (per sf surface area)	Fiberglass	48.10
	Tenant Improvements	Medical offices, restaurants, hazardous 'h' occupancies	54.60
	Tenant Improvements	Other such as stores & offices	40.30

General Additions and Modifiers			
	Fire Sprinkler System		3.38
	Air Conditioning-Commercial		5.46
	Air Conditioning-Residential		4.55
	Fireplace-Concrete or masonry		4,185.81
	Fireplace-prefabricated metal		2,845.57
	Pile Foundations	Cast-in-place concrete piles	27.30
	Pile Foundations	Steel piles	67.60

Alterations to Existing Structures <i>(with no additional Floor Area or Roof Cover)</i>			
	Interior Partition		62.40
	Install Windows or Sliding Glass Doors		19.50
	Close Exterior Wall Opening		18.20

Shell Buildings			
B	Banks	*Type I or II-F.R.	153.91
	Banks	Type II 1-Hour	113.35
	Banks	Type II-N	110.24
	Banks	Type III 1-Hour	124.79
	Banks	Type III-N	120.63
	Banks	Type V 1-Hour	113.35
	Banks	Type V-N	109.20
B	Medical Offices	*Type I or II-F.R.	124.79
	Medical Offices	Type II 1-Hour	95.68
	Medical Offices	Type II-N	91.52
	Medical Offices	Type III 1-Hour	104.00
	Medical Offices	Type III-N	96.72
	Medical Offices	Type V 1-Hour	93.60
	Medical Offices	Type V-N	90.48
B	Offices	*Type I or II-F.R.	111.27
	Offices	Type II 1-Hour	74.88
	Offices	Type II-N	70.72
	Offices	Type III 1-Hour	80.08
	Offices	Type III-N	76.96
	Offices	Type V 1-Hour	74.88
	Offices	Type V-N	70.72
A-2	Restaurants	Type III 1-Hour	101.92
	Restaurants	Type III-N	97.76
	Restaurants	Type V 1-Hour	92.56
	Restaurants	Type V-N	89.44
M	Stores	*Type I or II-F.R.	85.28
	Stores	Type II 1-Hour	52.00
	Stores	Type II-N	50.96
	Stores	Type III 1-Hour	63.44
	Stores	Type III-N	60.32
	Stores	Type V 1-Hour	54.08
	Stores	Type V-N	49.92

**ATTACHMENT "B"  
BUILDING PERMIT FEE SCHEDULE**

Service Code #	TOTAL VALUATION *	BASE BUILDING PERMIT FEE *	2021 Fee
S-210	\$1.00 to \$500.00	\$28.00	\$ 28.00
	\$500.01 to \$2,000.00	\$28.00 for the first \$500 plus \$3.68 for each additional \$100, or fraction thereof, to and including \$2,000.00	\$28.00 + \$3.68
	\$2,000.01 to \$25,000.00	\$83.20 for the first \$2,000.00 plus \$16.91 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00	\$81.85 + \$16.50
	\$25,000.01 to \$50,000.00	\$472.13 for the first \$25,000.00 plus \$12.21 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00	\$461.35 + \$11.91
	\$50,000.01 to \$100,000.00	\$777.38 for the first \$50,000.00 plus \$8.46 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00	\$759.10 + \$8.25
	\$100,000.01 to \$500,000.00	\$1,200.89 for the first \$100,000.00 plus \$6.77 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00	\$1,171.60 + \$6.60
	\$500,000.01 to \$1,000,000.00	\$3,908.38 for the first \$500,000.00 plus \$5.74 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00	\$3,811.60 + \$5.60
	\$1,000,000.01+	\$6,778.38 for the first \$1,000,000.00 plus \$3.80 for each additional \$1,000.00, or fraction thereof	\$6,611 + \$3.71

**ASSOCIATED FEES**

S-212	Permit Issuance Fee	\$48.00	\$ 47.00
S-220	Individual Plumbing Permit	\$145.00	\$ 141.00
S-230	Individual Electrical Permit	\$145.00	\$ 141.00
S-240	Individual Mechanical Permit	\$145.00	\$ 141.00
S-233	Water Heater Permit	\$73.00	\$ 71.00

***In Combination with Building Permit***

S-222	Plumbing Permit	7% of Base Permit Fee	
S-232	Electrical Permit	7% of Base Permit Fee	
S-242	Mechanical Permit	7% of Base Permit Fee	
S-250	Energy Surcharge Fee	15% of Base Permit Fee	
S-252	Disabled Access Surcharge Fee	10% of Base Permit Fee	
	(Disabled Access fee applies to Commercial, Industrial, Assembly, Educational and Multi-Family type projects as required by State Building Code)		
S-255	Plan Check Fee	85% of Building Permit Fee	
	(Residential sub-division or tract development projects may have production units that are duplicates of the model units reduced to 30% of the permit fee)		

**NOTES:**

	A Building Permit shall include only a single issuance fee if the permit has a combination of activities (i.e.: Building/Plumbing/Electrical/Mechanical.)		
S-260	Projects requiring plan revisions or having a new scope of work shall be charged a fee determined by using the current preferred hourly rate as established by EsGil Corporation.		
S-262	Expedited processing is only available for unusual circumstances as deemed appropriate by City Staff. Charges for expedited services shall be determined by using an hourly rate of two times the current preferred hourly rate as established by EsGil Corporation.		
S-265	Projects requiring special inspections or additional re-inspections shall be charged a fee determined by using the current preferred hourly rate as established by EsGil Corporation.		
*	Upon initial submittal to the City, permit fees based on valuations will be calculated using the valuations listed in Attachment A of the Fee Schedule. This will be the minimum fee charged for the permit. If upon a subsequent submittal, the valuation decreases, no refund based on the decreased valuation will be provided to the applicant. If the valuation increases, additional permit fees will be calculated based on the difference between the valuation used to calculate the minimum fee and the increased valuation.		

**ATTACHMENT "C"**  
**IMPACT FEE SCHEDULE**

**Service  
Code #**

**S-322 Transportation Impact Fee: Ordinance 479**

<u>Fee Rate Category</u>		<u>Fee Rate</u>		
Residential: Single Family	\$	15,714.00	Per unit	\$ -
Residential: Condo & Multi-Family	\$	11,206.00	Per unit	\$ -
Residential: ADU	\$	3,929.00	Per unit	\$ -
Retail, Commercial & Shopping	\$	17,073.00	Per 1,000 SF	\$ -
Office & Employment Center	\$	10,514.00	Per 1,000 SF	\$ -
Industrial	\$	3,087.00	Per 1,000 SF	\$ -
Lodging & Resort	\$	10,969.00	Per 1,000 SF	\$ -
Educational & Institutional	\$	9,243.00	Per 1,000 SF	\$ -
Other	\$	132.76	Per TDU	\$ -
Sub-Total TIF Due:				\$ -
Residential: Single Family	\$	15,714.00	Per unit	\$ -
Residential: Condo & Multi-Family	\$	11,206.00	Per unit	\$ -
Residential: ADU	\$	3,929.00	Per unit	\$ -
Retail, Commercial & Shopping	\$	17,073.00	Per 1,000 SF	\$ -
Office & Employment Center	\$	10,514.00	Per 1,000 SF	\$ -
Industrial	\$	3,087.00	Per 1,000 SF	\$ -
Lodging & Resort	\$	10,969.00	Per 1,000 SF	\$ -
Educational & Institutional	\$	9,243.00	Per 1,000 SF	\$ -
Other	\$	132.76	Per TDU	\$ -
Sub-Total TIF Reduction:				\$ -
<b>TOTAL TIF DUE:</b>				<b>\$ -</b>

**S-330 Fire Mitigation Impact Fee (FMIF): Ordinance 492/Resolution 2018-147**

Detached Dwelling (units)	\$	1,759.00	\$	-
Attached Dwelling (units)	\$	248.00	\$	-
Hotels/Motels (keyed rooms)	\$	832.00	\$	-
Commercial/Service (sq.ft.)	\$	0.13	\$	-
Office/Professional (sq.ft.)	\$	0.14	\$	-
Light Industrial (sq.ft.)	\$	0.10	\$	-
Public/Institutional Uses (sq.ft.)	\$	0.05	\$	-
Residential Remodel (sq.ft.)	\$	0.67	\$	-
<b>Total FMIF Due:</b>				<b>\$ -</b>

**S-332 Park Development Impact Fee (PDIF): Ordinance 493/ Resolution 2018-147**

Detached Dwelling (units)	\$	6,913.00	\$	-
Attached Dwelling (units)	\$	5,002.00	\$	-
Residential Remodel (Bedroom sq.ft.)				
			New Bedroom SF	
			Bedroom Demo SF	
	\$	18.54	\$	-
<b>Total PDIF Due:</b>				<b>\$ -</b>

**S-334 Public Use Facilities Impact Fee (PUFIF): Ordinance 496/Resolution 2018-147**

Detached Dwelling (units)	\$	640.00	\$	-
Attached Dwelling (units)	\$	463.00	\$	-
Residential Remodel (Bedroom sq.ft.)				
			New Bedroom SF	
			Bedroom Demo SF	
	\$	1.72	\$	-
<b>Total PUFIF Due:</b>				<b>\$ -</b>



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** December 8, 2021  
**ORIGINATING DEPT:** Engineering Department  
**SUBJECT:** **City Council Consideration of Resolution No. 2021-138 – Approving Solana 101 Final Landscape Plan**

---

## **BACKGROUND:**

At the July 10, 2018 City Council Meeting, the City Council conditionally approved a tentative map for a condominium ownership of a maximum of 26 commercial units and one undivided multifamily residential unit for 25 rental apartments located at the north west corner of Highway 101 and Dahlia Drive (Solana 101 Project).

This item is presented to City Council to review and consider Resolution 2021-138 (Attachment 1) approving of the final landscape plan as conditioned by Resolutions 2018-098 and 2018-099.

## **DISCUSSION:**

As outlined in Resolution 2018-099, the City Council approved the conceptual landscape plan and required submittal of the final landscape plan to City Council for review and approval. The Applicant has submitted the final landscape plans which are included as Attachment 2. The final landscape plans contain information related to the landscape buffer, mix of trees and landscape vegetation as conditioned in Resolution 2018-099. The City's landscape architect, Pamela Elliott, has reviewed the final landscape plans and determined that the plans conform to the City's water efficient landscape requirements. While the proposed landscape trees are different from the conceptual landscape plan previously reviewed by City Council, the Applicant has worked with the community to provide a variety of trees that are consistent with the existing tree species that currently exist along the Highway 101 and Sierra Avenue corridor.

If the City Council determines that the final landscape plan is consistent with the conditions of approval in Resolution 2018-099, adoption of Resolution 2021-138 would allow the Applicant to proceed with issuance of building permits for the approved project.

CITY COUNCIL ACTION:

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**CEQA COMPLIANCE STATEMENT:**

At the July 10, 2018 City Council Meeting, the City Council adopted and certified the Final Environmental Impact Report (FEIR) and the Mitigation Monitoring and Reporting Program prepared for the project in compliance with CEQA. The final landscape plan is consistent with the project approvals and environmental analysis conducted as part of the FEIR, therefore, no further environmental analysis is required.

**FISCAL IMPACT:**

There is no fiscal impact as a result of the action recommended in this Staff Report.

**WORK PLAN:**

N/A

**OPTIONS:**

- Adopt Staff recommendation approving the final landscape plan by adopting Resolution 2021-138.
- Adopt Staff recommendation subject to additional specific conditions.
- Provide direction to Staff.

**DEPARTMENT RECOMMENDATION:**

Staff recommends that the City Council adopt Resolution 2021-138 approving the final landscape plan for the Solana 101 Project.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation.



---

Gregory Wade, City Manager

Attachments:

1. Resolution 2021-138
2. Final Landscape Plan



**RESOLUTION 2021-138**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING THE SOLANA 101 FINAL LANDSCAPE PLAN**

**WHEREAS**, at the July 10, 2018 City Council Meeting, the City Council conditionally approved a tentative map for condominium ownership of a maximum of 26 commercial units and one undivided multifamily residential unit for 25 rental apartments located at the northwest corner of Highway 101 and Dahlia Drive (Solana 101 Project); and

**WHEREAS**, the final landscape plan was prepared in conformance with the Resolution No 2018-099; and

**WHEREAS**, a condition of Resolution No. 2018-099 required that the City Council shall review and approve the final landscape plan.

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

1. That the foregoing recitations are true and correct.
2. That the proposed final landscape plan is consistent with the conditions of Resolution 2018-099.
3. That the City Council approves the Solana 101 Project final landscape plan.

**PASSED AND ADOPTED** this 8th day of December, 2021, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

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

\_\_\_\_\_  
LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

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

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

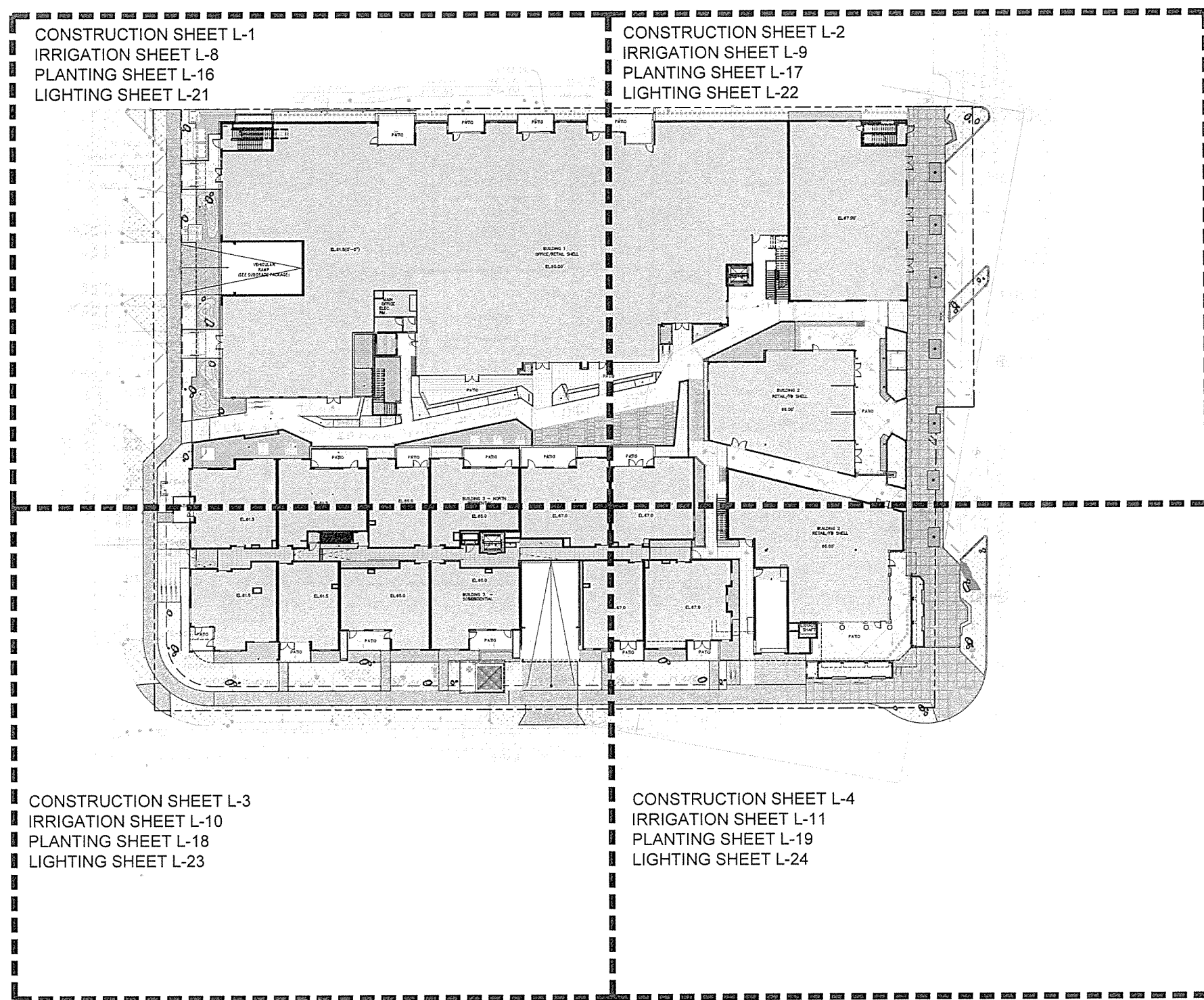
**ATTACHMENT 1**

**Gensler**

225 Broadway Suite 1600 San Diego, CA 92101 United States  
 Tel: 619 557 2500 Fax: 619 557 2520



Carson Douglas Landscape Architecture  
 3051 Broadway San Diego, CA 92102  
 619 595 1305 cd-la.com



CONSTRUCTION SHEET L-1  
 IRRIGATION SHEET L-8  
 PLANTING SHEET L-16  
 LIGHTING SHEET L-21

CONSTRUCTION SHEET L-2  
 IRRIGATION SHEET L-9  
 PLANTING SHEET L-17  
 LIGHTING SHEET L-22

CONSTRUCTION SHEET L-3  
 IRRIGATION SHEET L-10  
 PLANTING SHEET L-18  
 LIGHTING SHEET L-23

CONSTRUCTION SHEET L-4  
 IRRIGATION SHEET L-11  
 PLANTING SHEET L-19  
 LIGHTING SHEET L-24

KEYMAP FOR SHEET LAYOUT REFERENCE ONLY

Date	Description
2019-02-01	100% SCHEMATIC PACKAGE
2019-05-31	SUBTERRANEAN BLDG PERMIT
2019-07-26	SUBTERRANEAN BLDG PERMIT
2019-08-23	GMP ISSUE
2019-08-29	BALANCE OF WORK PERMIT - CITY SUBMITTAL 1
2019-12-20	SUBTERRANEAN BUILDING PERMIT
2020-2-12	PLANNING & FIRE CHECK
2020-3-25	BALANCE OF WORK PERMIT - SUBMITTAL 2
2020-3-30	ADDENDUM PE - BALANCE OF WORK
2020-12-17	BALANCE OF WORK - SUBMITTAL 3
2021-5-21	IFC
2021-6-11	IFC - DELTA 10
2021-8-23	BULLETIN 1

Seal/Signature



Project Name

Solana 101

Project Number

16-036

Description

LANDSCAPE SHEET INDEX

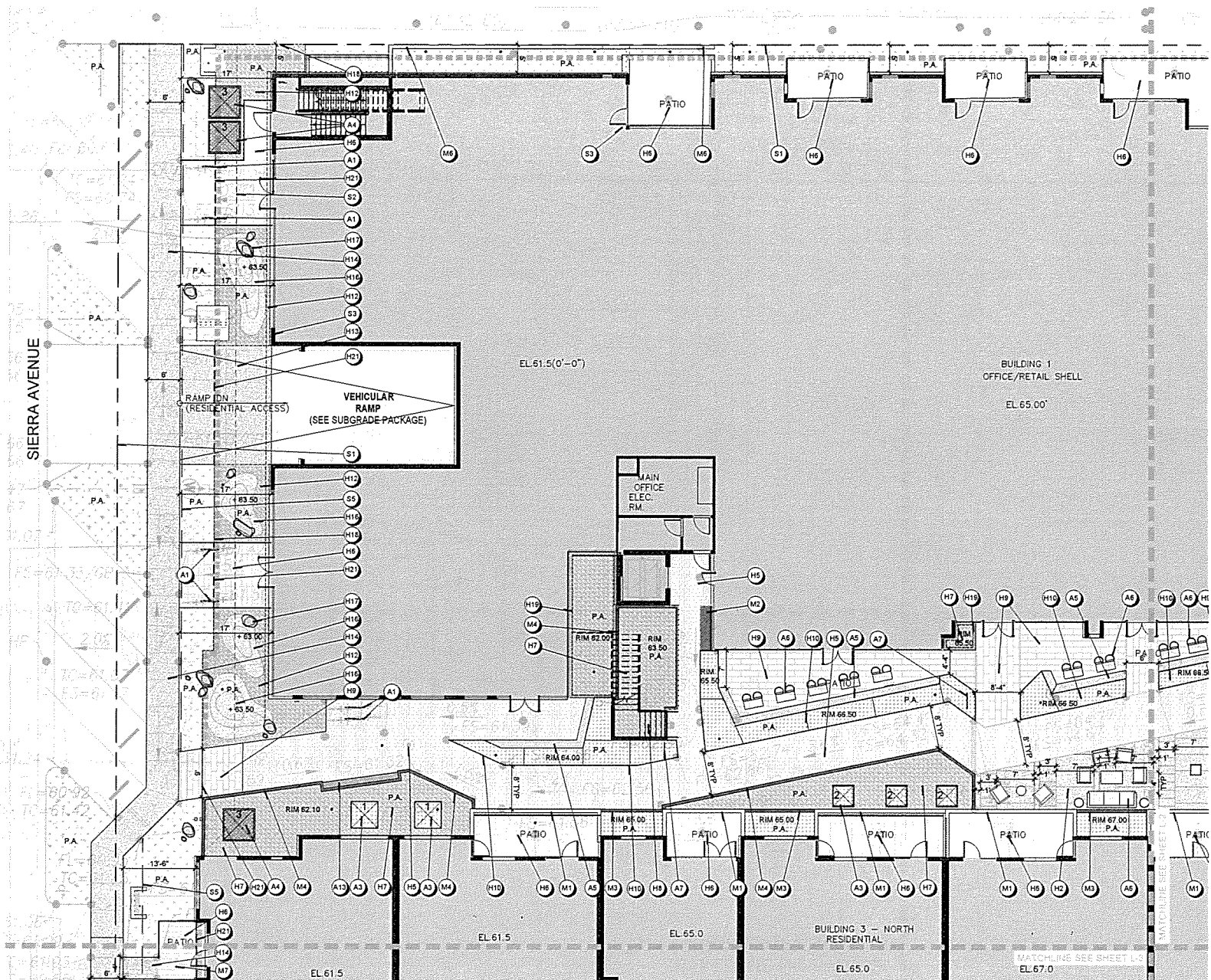
Scale

N.T.S.



**CONSTRUCTION LEGEND**

- SITE FEATURES**
- S1 PROPERTY LINE TO BE FIELD VERIFIED BY SURVEYOR
- S2 BUILDING SETBACK
- S3 PROPOSED BUILDING FOOTPRINT PER ARCHITECTURAL PLANS
- S4 DRAIN LINES & INLETS PER CIVIL ENGINEERING PLANS
- S5 RIGHT OF WAY - FOR ALL AREAS IN RIGHT OF WAY REFER TO SEPARATE RIGHT OF WAY IMPROVEMENT PLANS
- HARDSCAPE & PAVING**
- H1 PIP INTEGRAL COLOR CONCRETE PAVING SHALL BE INSTALLED TO MATCH THE EXISTING 101 SIDEWALK CORRIDOR IN COLOR FINISH AND SQUARE JOINT PATTERN SEE DETAIL A&B/L-5
- H2 PIP CONCRETE COURTYARD AREA - INTEGRAL COLOR DAVIS COLOR PEWTER - MEDIUM ACID ETCH FINISH, CONTROL JOINTS PER PLAN
- H3 PIP CONCRETE PAVING, INTEGRAL COLOR DAVIS PEWTER W/ MEDIUM ACID ETCH FINISH, CONTROL JOINTS PER PLAN, REFER TO CIVIL PLANS FOR PRECISE GRADES
- H4 PIP CONCRETE PAVING - INTEGRAL COLOR DAVIS PEWTER - ALTERNATING LIGHT & HEAVY ACID ETCH PATTERN - 6'X6' SQUARE CONTROL JOINTS PER PLAN. SEE DETAIL A & B / L-5
- H5 STEPSTONE 6"X18"X2.5" STEPSTONE CALARC LARGE SCALE MODULAR PAVERS IN RANDOMIZED MIX OF 40% GRANADA WHITE 30% PORCELAIN 30% FRENCH GRAY ALL W/ LIGHT SANDBLAST FINISH - SEE DETAIL C/L-5
- H6 MORTAR SET TILE OVER SLAB "PIETRA ITALIA" GREY 12"X24". STACKED BOND PATTERN AS SHOWN - GROUT TO MATCH TILE - SEE DETAIL SEE DETAIL G/L-5
- H7 PODIUM PLANTER AREAS WITH 2" LAYER OF KRC ROCK SAN JOAQUIN TAN 1"-1 1/2". USE SOIL MEDIA PER SOIL SPECS
- H8 ARCHITECTURAL STAIRS PER ARCHITECTURE PLANS
- H9 BELGARD SUNDECK PORCELAIN TILE - 11.73"X47.17"X3/4" - COLOR 'SPIRIT', INSTALL OVER CONC. SLAB PER MANUFACTURER'S SPECIFICATIONS
- H10 STEEL PLANTERS PER DETAIL K/L-5
- H11 PARKING GARAGE RAMP NATURAL GRAY, MEDIUM ACID WASH
- H12 OVER PODIUM PLANTER BEDS WITH FINISH GRADE - 1" FROM ADJACENT HARDSCAPE FINISH WITH 3" LAYER OF KRC ROCK SAN JOAQUIN TAN 1"-1 1/2"
- H13 PIP NATURAL GRAY DRIVEWAY CONCRETE PAVING WITH MEDIUM ACID ETCH FINISH - SEE DETAIL A&B/L-2
- H14 PIP NATURAL GRAY SIDEWALK CONCRETE PAVING WITH MEDIUM ACID ETCH FINISH - SEE DETAIL A&B/L-2
- H15 OVERHEAD RUNNEL SPLASH DISSIPATION AREA - INSTALL 2"-3" DIA. BEACH PEBBLE BLACK COBBLE TO A DEPTH OF 6" W/ CRUSHED GRAVEL THE REMAINING DEPTH OF PLANTER - CONNECT TO DEDICATED SUB-DRAIN PER ARCHITECTURAL PLANS - INSTALL .25" CORTEN STEEL DIVIDER WHERE SHOWN TO SEPARATE ROCK FROM PLANTER
- H16 EARTH MOUNDS SHALL BE INSTALLED AS SHOWN - REFER TO CONTOURS AND HIGH POINT ELEVATIONS PER PLAN - CONTRACTOR SHALL SMOOTH TRANSITIONS W/ 2:1 MAX. SLOPES - FINISH WITH 3" LAYER OF KRC CRUSHED WHITE 3/4" - SEE DETAIL C/L-6
- H17 BOULDERS RANGING IN SIZE FROM 2"-4" SHALL BE SELECTED AND PLACED AT THE DIRECTION OF THE LANDSCAPE ARCHITECT. BOULDERS SHALL BE OF THE TYPE 'DESERT SELECT' AVAILABLE FROM KRC ROCK SEE DETAIL H/L-5
- H18 PERMALOC CLEANLINE XL 6" BLACK LANDSCAPE HEADER TO SEPARATE COBBLE AREAS FROM MULCHED PLANTING AREAS
- H19 6" CORTEN STEEL FABRICATED HEADER TO ACHIEVE 6" RETAINED SOIL DEPTH - SEE DETAIL M/L-5
- H20 101 NORTH PLANTER @ RETAIL SEE DETAIL A/L-6
- H21 INSTALL EXPANSION JOINT AT PODIUM SLAB CONNECTION TO GRADE
- H22 2" HT CONCRETE PEDESTAL SEE DETAIL N/L-5
- MASONRY / FENCING**
- M1 ARCHITECTURAL PATIO WALL - REFER TO ARCHITECT'S PLANS
- M2 EXPOSED PODIUM CONCRETE LEDGE PER ARCHITECT'S PLANS
- M3 RAISED CMU PLANTER WALL ON PODIUM - SEE DETAIL F/L-5 - CMU PLANTERS SHALL FEATURE 3" LAYER OF KRC ROCK SAN JOAQUIN TAN 1"-1 1/2"
- M4 RAISED PIP CONC. CURB EDGE PLANTERS OVER PODIUM SEE DETAIL J/L-5
- M5 PIP CONCRETE PLANTER WALLS SEE DETAIL L/L-5
- M6 RETAINING WALL PER CIVIL PLANS
- M7 ARCHITECTURAL RAILING & GATE PER ARCHITECT'S PLANS
- M8 ARCHITECTURAL RESIDENTIAL ENTRY FENCE & GATE PER ARCHITECT'S PLANS
- AMENITIES**
- A1 BIKE RACK 1 DERO 'ARC' RACK - HOLDS 2 BIKES - STAINLESS FINISH, IN GROUND
- A2 BIKE RACK 2 DERO 'ULTRA SPACE SAVER SQUARED' - WALL MOUNTED
- A3 MODULAR PLANTERS - SEE DETAILED PLANTER SCHEDULE AT RIGHT
- A4 BIO CLEAN MODULAR WETLAND REFER TO PLANTING PLAN & CIVIL PLAN FOR DETAILS AND SPECIFICATIONS.
- A5 IPE WOOD BENCH - SEE DETAIL D/L-5
- A6 FURNISHINGS BY OWNER - AT LEAST 5% OF SEATING & STANDING SPACES AT DINING AND WORK SURFACES SHALL COMPLY WITH 11B-902
- A7 SIGNAGE PER ARCHITECT'S PLANS
- A8 ADA RAMP RAILINGS PER ARCHITECT'S PLANS
- A9 OVERHEAD RUNNEL FEATURE PER ARCHITECT'S PLANS - INSTALL SEO RAIN CHAIN MODEL TO-HL COLOR BLACK FROM RAINCHAINS.IP.COM
- A10 5x8" IRONSMITH 'OLYMPIAN' METAL TREE GRATE - #9636 W/ M13 TREE GUARD - CAST IRON FINISH - SEE DETAIL B/L-6
- A11 RESIDENTIAL PLANTERS ON ARCHITECTURAL LEDGE - REFER TO DETAIL I/L-5
- A12 DECORATIVE PLANTERS (SELF WATERING) TBD
- A13 HEAVY TIMBER BENCH FROM SD URBAN TIMBER - 12X16"X16"



**NOTES:**

RIM = PLANTER TOP OF WALL ELEVATION  
 + (PLUS SIGN) INDICATES SPOT ELEVATION

CONTRACTOR TO LOCATE AND CONFIRM ALL UTILITIES PRIOR TO CONSTRUCTION - NOTIFY LANDSCAPE ARCHITECT OF ANY DESIGN CONFLICTS

ALL DRAINAGE & GRADES SHALL BE INSTALLED PER CIVIL PLANS

REFER TO ARCHITECTURAL SITE PLAN FOR ACCESSIBLE ROUTES. ACCESSIBLE ROUTES OF TRAVEL SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES, AND PUBLIC STREETS OR SIDEWALKS TO THE ACCESSIBLE ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE SHALL TO THE EXTENT FEASIBLE, COINCIDE WITH THE ROUTE FOR GENERAL PUBLIC. SEC. 1110A.1.

IF AN ACCESSIBLE ROUTE HAS CHANGES IN LEVEL GREATER THAN 1/4", THEN A CURB RAMP, RAMP, ELEVATOR OR PLATFORM LIFT SHALL BE PROVIDED. STAIRS SHALL NOT BE PART OF AN ACCESSIBLE ROUTE. SECTION 1111A.2.

ALL WALKS AND SIDEWALKS SUBJECT TO THESE REGULATIONS SHALL HAVE CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/4" AND SHALL BE A MINIMUM OF 48" IN WIDTH. WALKS AND SIDEWALKS SERVING INDIVIDUAL DWELLING UNITS IN PRIVATELY-FUNDED MULTIFAMILY BUILDINGS MAY BE REDUCED TO 36" IN CLEAR WIDTH. SECTION 1113A.1.

**PLANTER SCHEDULE**

- SYM. DESC.**
- 1 60"X60"X48" MODERN RECTANGLE PLANTER FROM PLANTERS UNLIMITED COLOR BLACK FOX MATTE - ORDER W/ PRE-DRILLED DRAIN HOLES. FINISH W/ 2" LAYER OF KRC ROCK CRUSHED WHITE 3/4"
  - 2 48"X48"X48" MODERN RECTANGLE PLANTER FROM PLANTERS UNLIMITED COLOR BLACK FOX MATTE - ORDER W/ PRE-DRILLED DRAIN HOLES. FINISH W/ 2" LAYER OF KRC ROCK CRUSHED WHITE 3/4"
  - 3 72"X72"X42" FIBERGLASS MODULAR WETLAND UNIT PER CIVIL PLANS - COLOR & FINISH TO MATCH BLACK FOX MATTE.
  - 4 60"X24"X30"HT CUSTOM FORM AND FIBER BOARDFORM SERIES PLANTER - 6" BOARD W/ MEDIUM JOINTS & 2" DRAINS. FINISH W/ 2" LAYER OF KRC ROCK BEACH PEBBLE BUTTONS
  - 5 55"X24"X30"HT CUSTOM FORM AND FIBER BOARDFORM SERIES PLANTER - 6" BOARD W/ MEDIUM JOINTS & 2" DRAINS. FINISH W/ 2" LAYER OF KRC ROCK BEACH PEBBLE BUTTONS
  - 6 60"X20"X24"HT CUSTOM FORM AND FIBER BOARDFORM SERIES PLANTER - 6" BOARD W/ MEDIUM JOINTS & 2" DRAINS. FINISH W/ 2" LAYER OF KRC ROCK BEACH PEBBLE BUTTONS
  - 7 60"X24"X24" MODERN RECTANGLE PLANTER FROM PLANTERS UNLIMITED COLOR WHITE MATTE - ORDER W/ PRE-DRILLED DRAIN HOLES. FINISH W/ 2" LAYER OF KRC ROCK BEACH PEBBLE BUTTONS.
  - 8 48"X24"X24" MODERN RECTANGLE PLANTER FROM PLANTERS UNLIMITED COLOR WHITE MATTE - ORDER W/ PRE-DRILLED DRAIN HOLES. FINISH W/ 2" LAYER OF KRC ROCK BEACH PEBBLE BUTTONS.
  - 9 60"X18"X24" MADERA PLANTER FROM PLANTERS UNLIMITED COLOR WASHED PINE - ORDER W/ PRE-DRILLED DRAIN HOLES. FINISH W/ 2" LAYER OF KRC ROCK BEACH PEBBLE BUTTONS.

**GENERAL PLANTER NOTES:** ALL PLANTERS SHALL BE PROVIDED W/ IRRIGATION CONNECTIONS PER IRRIGATION PLAN. REFER TO LIGHTING PLAN FOR LIGHTING REQUIREMENTS IN PLANTERS. SET ALL PLANTERS LEVEL AND ENSURE PROPER DRAINAGE. FILL PLANTERS W/ SOIL MEDIA PER SOIL SPECIFICATIONS. ALL PLANTERS SHALL BE FINISHED W/ 2" LAYER OF DECORATIVE ROCK AS DESCRIBED IN THE SCHEDULE ABOVE. FINISH COBBLE LEVEL SHALL BE NO MORE THAN 2" BELOW PLANTER RIM AFTER SETTLING.

P.A. = PLANTING AREA

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

TWO WORKING DAYS BEFORE YOU DIG  
 "CAUTION: A warning flag or USA Color marker indicates only those utilities belonging to the caller. There could be other utilities present at the work site. The caller will obtain price of alarm flag or stake."



**ZEPHYR**

**Gensler**

225 Broadway Suite 1600 San Diego, CA 92101 United States  
 Tel 619 557 2500 Fax 619 557 2520



Canson Douglas Landscape Architecture  
 3051 Broadway San Diego, CA 92102  
 619 555 1306 cd-la.com

Date	Description
2019 02 01	100% SCHEMATIC PACKAGE
2019 05 31	SUBTERRANEAN BLDG PERMIT
2019 07 26	SUBTERRANEAN BLDG PERMIT
2019 08 23	GMP ISSUE
2019 08 29	BALANCE OF WORK PERMIT - CITY SUBMITTAL 1
2019 12 20	SUBTERRANEAN BUILDING PERMIT
2020 2 12	PLANNING & FIRE CHECK
2020 3 25	BALANCE OF WORK PERMIT - SUBMITTAL 2
2020 3 30	ADDENDUM PE - BALANCE OF WORK
2020 12 17	BALANCE OF WORK - SUBMITTAL 3
2021 5 21	IFC
2021 6 11	IFC / DELTA 10
2021 8 23	BULLETIN 1

Scale/Signature



Project Name  
 Solana 101

Project Number  
 16-036

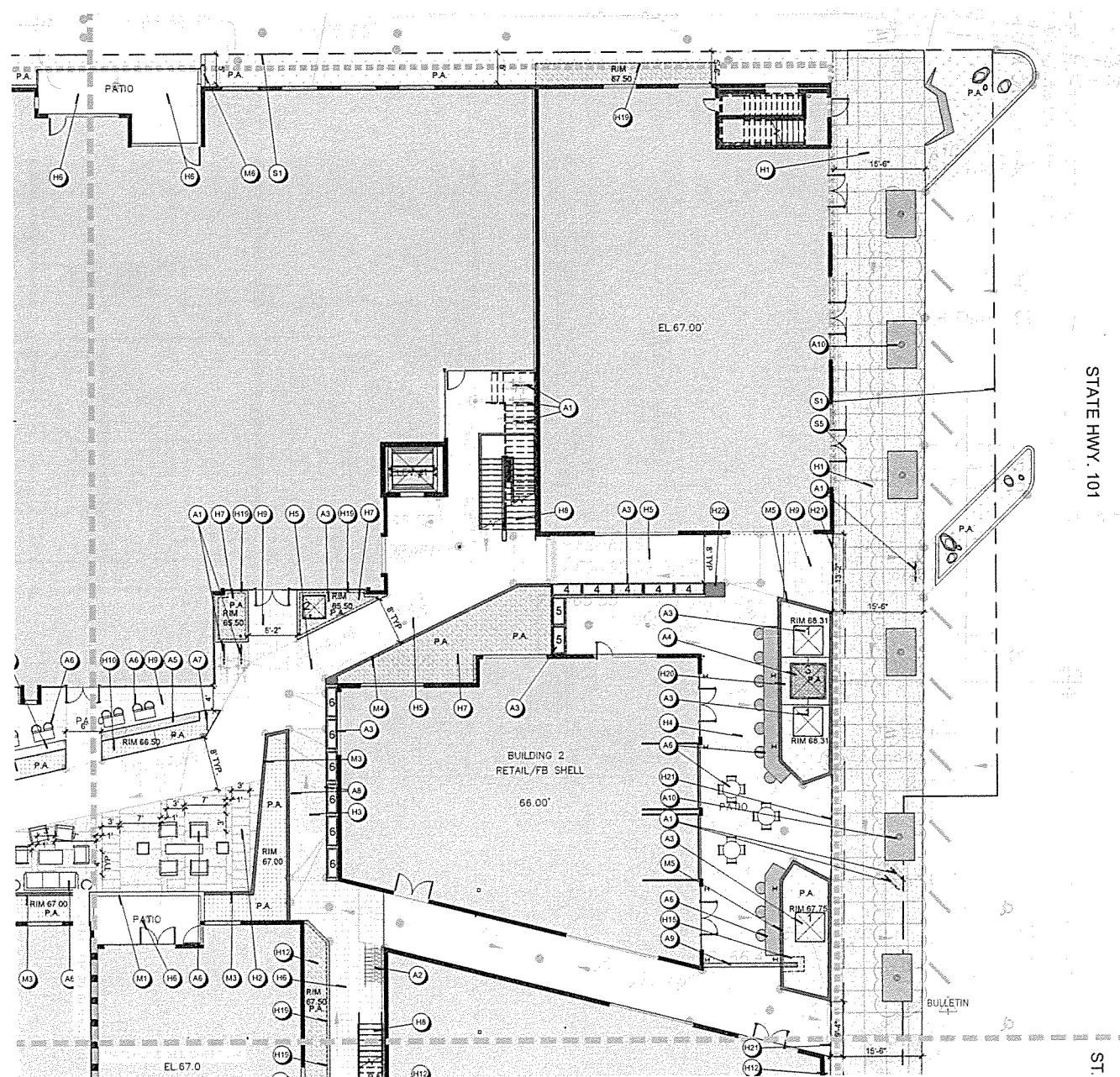
Description  
 LANDSCAPE CONSTRUCTION PLAN

Scale  
 1"=10'

**L-1**

**CONSTRUCTION LEGEND**

- (S1) **SITE FEATURES**  
PROPERTY LINE TO BE FIELD VERIFIED BY SURVEYOR
- (S2) BUILDING SETBACK
- (S3) PROPOSED BUILDING FOOTPRINT PER ARCHITECTURAL PLANS
- (S4) DRAIN LINES & INLETS PER CIVIL ENGINEERING PLANS
- (S5) RIGHT OF WAY - FOR ALL AREAS IN RIGHT OF WAY REFER TO SEPARATE RIGHT OF WAY IMPROVEMENT PLANS
- HARDSCAPE & PAVING**
- (H1) PIP INTEGRAL COLOR CONCRETE PAVING SHALL BE INSTALLED TO MATCH THE EXISTING 101 SIDEWALK CORRIDOR IN COLOR FINISH AND SQUARE JOINT PATTERN SEE DETAIL A&B/L-5
- (H2) PIP CONCRETE COURTYARD AREA - INTEGRAL COLOR DAVIS COLOR PEWTER - MEDIUM ACID ETCH FINISH, CONTROL JOINTS PER PLAN
- (H3) PIP CONCRETE PAVING, INTEGRAL COLOR DAVIS PEWTER W/ MEDIUM ACID ETCH FINISH, CONTROL JOINTS PER PLAN, REFER TO CIVIL PLANS FOR PRECISE GRADES
- (H4) PIP CONCRETE PAVING - INTEGRAL COLOR DAVIS PEWTER - ALTERNATING LIGHT & HEAVY ACID ETCH PATTERN - 6'X6' SQUARE CONTROL JOINTS PER PLAN. SEE DETAIL A & B / L-5
- (H5) STEPSTONE 6"X16"X2.5" STEPSTONE CALARC LARGE SCALE MODULAR PAVERS IN RANDOMIZED MIX OF 40% GRANADA WHITE 30% PORCELAIN 30% FRENCH GRAY ALL W/ LIGHT SANDBLAST FINISH - SEE DETAIL CL-5
- (H6) MORTAR SET TILE OVER SLAB 'PIETRA ITALIA' GREY 12"X24" - STACKED BOND PATTERN AS SHOWN - GROUT TO MATCH TILE - SEE DETAIL SEE DETAIL GL-5
- (H7) PODIUM PLANTER AREAS WITH 2" LAYER OF KRC ROCK SAN JOAQUIN TAN 1" - 1 1/2". USE SOIL MEDIA PER SOIL SPECS
- (H8) ARCHITECTURAL STAIRS PER ARCHITECTURE PLANS
- (H9) BELGARD SUNDECK PORCELAIN TILE - 11.73"X47.17"X3/4" - COLOR 'SPIRIT'. INSTALL OVER CONC. SLAB PER MANUFACTURER'S SPECIFICATIONS
- (H10) STEEL PLANTERS PER DETAIL KL-5
- (H11) PARKING GARAGE RAMP NATURAL GRAY, MEDIUM ACID WASH
- (H12) OVER PODIUM PLANTER BEDS WITH FINISH GRADE -1" FROM ADJACENT HARDSCAPE FINISH WITH 3" LAYER OF KRC ROCK SAN JOAQUIN TAN 1" - 1 1/2"
- (H13) PIP NATURAL GRAY DRIVEWAY CONCRETE PAVING WITH MEDIUM ACID ETCH FINISH - SEE DETAIL A&B/L-2
- (H14) PIP NATURAL GRAY SIDEWALK CONCRETE PAVING WITH MEDIUM ACID ETCH FINISH - SEE DETAIL A&B/L-2
- (H15) OVERHEAD RUNNEL SPLASH DISSIPATION AREA - INSTALL 2"-3" DIA. BEACH PEBBLE BLACK COBBLE TO A DEPTH OF 6" W/ CRUSHED GRAVEL THE REMAINING DEPTH OF PLANTER - CONNECT TO DEDICATED SUB-DRAIN PER ARCHITECTURAL PLANS - INSTALL 25" CORTEN STEEL DIVIDER WHERE SHOWN TO SEPARATE ROCK FROM PLANTER
- (H16) EARTH MOUNDS SHALL BE INSTALLED AS SHOWN - REFER TO CONTOURS AND HIGH POINT ELEVATIONS PER PLAN - CONTRACTOR SHALL SMOOTH TRANSITIONS W/ 2:1 MAX. SLOPES - FINISH WITH 3" LAYER OF KRC CRUSHED WHITE 3/4" - SEE DETAIL CL-6
- (H17) BOULDERS RANGING IN SIZE FROM 2'-4" SHALL BE SELECTED AND PLACED AT THE DIRECTION OF THE LANDSCAPE ARCHITECT. BOULDERS SHALL BE OF THE TYPE 'DESERT SELECT' AVAILABLE FROM KRC ROCK SEE DETAIL HL-5
- (H18) PERMALOC CLEANLINE XL 6" BLACK LANDSCAPE HEADER TO SEPARATE COBBLE AREAS FROM MULCHED PLANTING AREAS
- (H19) 8" CORTEN STEEL FABRICATED HEADER TO ACHIEVE 6" RETAINED SOIL DEPTH - SEE DETAIL ML-5
- (H20) 101 NORTH PLANTER @ RETAIL SEE DETAIL AL-6
- (H21) INSTALL EXPANSION JOINT AT PODIUM SLAB CONNECTION TO GRADE
- (H22) 2" HT CONCRETE PEDESTAL SEE DETAIL NL-5
- MASONRY / FENCING**
- (M1) ARCHITECTURAL PATIO WALL - REFER TO ARCHITECT'S PLANS
- (M2) EXPOSED PODIUM CONCRETE LEDGE PER ARCHITECT'S PLANS
- (M3) RAISED CMU PLANTER WALL ON PODIUM - SEE DETAIL FL-5. CMU PLANTERS SHALL FEATURE 3" LAYER OF KRC ROCK SAN JOAQUIN TAN 1" - 1 1/2"
- (M4) RAISED PIP CONC. CURB EDGE PLANTERS OVER PODIUM SEE DETAIL JL-5
- (M5) PIP CONCRETE PLANTER WALLS SEE DETAIL LL-5
- (M6) RETAINING WALL PER CIVIL PLANS
- (M7) ARCHITECTURAL RAILING & GATE PER ARCHITECT'S PLANS
- (M8) ARCHITECTURAL RESIDENTIAL ENTRY FENCE & GATE PER ARCHITECT'S PLANS
- AMENITIES**
- (A1) BIKE RACK 1 DERO 'ARC' RACK - HOLDS 2 BIKES - STAINLESS FINISH, IN GROUND
- (A2) BIKE RACK 2 DERO 'ULTRA SPACE SAVER SQUARED' - WALL MOUNTED
- (A3) MODULAR PLANTERS - SEE DETAILED PLANTER SCHEDULE AT RIGHT
- (A4) BIO CLEAN MODULAR WETLAND REFER TO PLANTING PLAN & CIVIL PLAN FOR DETAILS AND SPECIFICATIONS.
- (A5) IPE WOOD BENCH - SEE DETAIL DL-5
- (A6) FURNISHINGS BY OWNER - AT LEAST 5% OF SEATING & STANDING SPACES AT DINING AND WORK SURFACES SHALL COMPLY WITH 11B-902
- (A7) SIGNAGE PER ARCHITECT'S PLANS
- (A8) ADA RAMP RAILINGS PER ARCHITECT'S PLANS
- (A9) OVERHEAD RUNNEL FEATURE PER ARCHITECT'S PLANS - INSTALL SEO RAIN CHAIN MODEL TOHL- COLOR BLACK FROM RAINCHAINSJP.COM
- (A10) 5'X8' IRONSMITH 'OLYMPIAN' METAL TREE GRATE - #9536 W/ M13 TREE GUARD - CAST IRON FINISH - SEE DETAIL BL-6
- (A11) RESIDENTIAL PLANTERS ON ARCHITECTURAL LEDGE - REFER TO DETAIL IL-5
- (A12) DECORATIVE PLANTERS (SELF WATERING) TBD
- (A13) HEAVY TIMBER BENCH FROM SD URBAN TIMBER - 12'X16"X16"



**NOTES**

RIM = PLANTER TOP OF WALL ELEVATION  
+ (PLUS SIGN) INDICATES SPOT ELEVATION

CONTRACTOR TO LOCATE AND CONFIRM ALL UTILITIES PRIOR TO CONSTRUCTION - NOTIFY LANDSCAPE ARCHITECT OF ANY DESIGN CONFLICTS  
ALL DRAINAGE & GRADES SHALL BE INSTALLED PER CIVIL PLANS

REFER TO ARCHITECTURAL SITE PLAN FOR ACCESSIBLE ROUTES. ACCESSIBLE ROUTES OF TRAVEL SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES, AND PUBLIC STREETS OR SIDEWALKS TO THE ACCESSIBLE ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE SHALL TO THE EXTENT FEASIBLE, COINCIDE WITH THE ROUTE FOR GENERAL PUBLIC. SEC. 1110A.1.

IF AN ACCESSIBLE ROUTE HAS CHANGES IN LEVEL GREATER THAN 1/4", THEN A CURB RAMP, RAMP, ELEVATOR OR PLATFORM LIFT SHALL BE PROVIDED. STAIRS SHALL NOT BE PART OF AN ACCESSIBLE ROUTE. SECTION 1111A.2.

ALL WALKS AND SIDEWALKS SUBJECT TO THESE REGULATIONS SHALL HAVE CONTINUOUS COMMON SURFACE. NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/4" AND SHALL BE A MINIMUM OF 48" IN WIDTH. WALKS AND SIDEWALKS SERVING INDIVIDUAL DWELLING UNITS IN PRIVATELY-FUNDED MULTIFAMILY BUILDINGS MAY BE REDUCED TO 36" IN CLEAR WIDTH. SECTION 1113A.1.

**PLANTER SCHEDULE**

- SYM DESC
- 1 60"X60"X48" MODERN RECTANGLE PLANTER FROM PLANTERS UNLIMITED COLOR BLACK FOX MATTE - ORDER W/ PRE-DRILLED DRAIN HOLES. FINISH W/ 2" LAYER OF KRC ROCK CRUSHED WHITE 3/4"
- 2 48"X48"X48" MODERN RECTANGLE PLANTER FROM PLANTERS UNLIMITED COLOR BLACK FOX MATTE - ORDER W/ PRE-DRILLED DRAIN HOLES. FINISH W/ 2" LAYER OF KRC ROCK CRUSHED WHITE 3/4"
- 3 72"X72"X42" FIBERGLASS MODULAR WETLAND UNIT PER CIVIL PLANS - COLOR & FINISH TO MATCH BLACK FOX MATTE.
- 4 60"X24"X30"HT CUSTOM FORM AND FIBER BOARDFORM SERIES PLANTER - 6" BOARD W/ MEDIUM JOINTS & 2" DRAINS. FINISH W/ 2" LAYER OF KRC ROCK BEACH PEBBLE BUTTONS
- 5 55"X24"X30"HT CUSTOM FORM AND FIBER BOARDFORM SERIES PLANTER - 6" BOARD W/ MEDIUM JOINTS & 2" DRAINS. FINISH W/ 2" LAYER OF KRC ROCK BEACH PEBBLE BUTTONS
- 6 60"X20"X24"HT CUSTOM FORM AND FIBER BOARDFORM SERIES PLANTER - 6" BOARD W/ MEDIUM JOINTS & 2" DRAINS. FINISH W/ 2" LAYER OF KRC ROCK BEACH PEBBLE BUTTONS
- 7 60"X24"X24" MODERN RECTANGLE PLANTER FROM PLANTERS UNLIMITED COLOR WHITE MATTE - ORDER W/ PRE-DRILLED DRAIN HOLES. FINISH W/ 2" LAYER OF KRC ROCK BEACH PEBBLE BUTTONS
- 8 48"X24"X24" MODERN RECTANGLE PLANTER FROM PLANTERS UNLIMITED COLOR WHITE MATTE - ORDER W/ PRE-DRILLED DRAIN HOLES. FINISH W/ 2" LAYER OF KRC ROCK BEACH PEBBLE BUTTONS
- 9 60"X18"X24" MADERA PLANTER FROM PLANTERS UNLIMITED COLOR WASHED PINE - ORDER W/ PRE-DRILLED DRAIN HOLES. FINISH W/ 2" LAYER OF KRC ROCK BEACH PEBBLE BUTTONS

**GENERAL PLANTER NOTES:** ALL PLANTERS SHALL BE PROVIDED W/ IRRIGATION CONNECTIONS PER IRRIGATION PLAN. REFER TO LIGHTING PLAN FOR LIGHTING REQUIREMENTS IN PLANTERS. SET ALL PLANTERS LEVEL AND ENSURE PROPER DRAINAGE. FILL PLANTERS W/ SOIL MEDIA PER SOIL SPECIFICATIONS. ALL PLANTERS SHALL BE FINISHED W/ 2" LAYER OF DECORATIVE ROCK AS DESCRIBED IN THE SCHEDULE ABOVE. FINISH COBBLE LEVEL SHALL BE NO MORE THAN 2" BELOW PLANTER RIM AFTER SETTLING.

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

REGISTRATION NO. 2013 BEFORE YOU DIG  
CAUTION: Remember that the USA Center notifies only those utilities that are on file with the Center. There could be other utilities in the area. The operator will inform you of what they can locate.



**ZEPHYR**

**Gensler**

205 Broadway Suite 1600 San Diego, CA 92101 United States  
Tel: 619 557 2500 Fax: 619 557 2520



Carson Douglas Landscape Architecture  
3051 Broadway San Diego, CA 92102  
619 955 1306 cd-la.com

Date	Description
2019 02 01	100% SCHEMATIC PACKAGE
2019 05 31	SUBTERRANEAN BLDG PERMIT
2019 07 26	SUBTERRANEAN BLDG PERMIT
2019 08 23	GMP ISSUE
2019 08 29	BALANCE OF WORK PERMIT - CITY SUBMITTAL 1
2019 12 20	SUBTERRANEAN BUILDING PERMIT
2020 2 12	PLANNING & FIRE CHECK
2020 3 25	BALANCE OF WORK PERMIT - SUBMITTAL 2
2020 3 30	ADDENDUM PE - BALANCE OF WORK
2020 12 17	BALANCE OF WORK - SUBMITTAL 3
2021 5 21	IFC
2021 6 11	IFC / DELTA 10
2021 6 23	BULLETIN 1

Seal/Signature



Project Name  
Solana 101

Project Number  
16-036

Description  
LANDSCAPE CONSTRUCTION PLAN

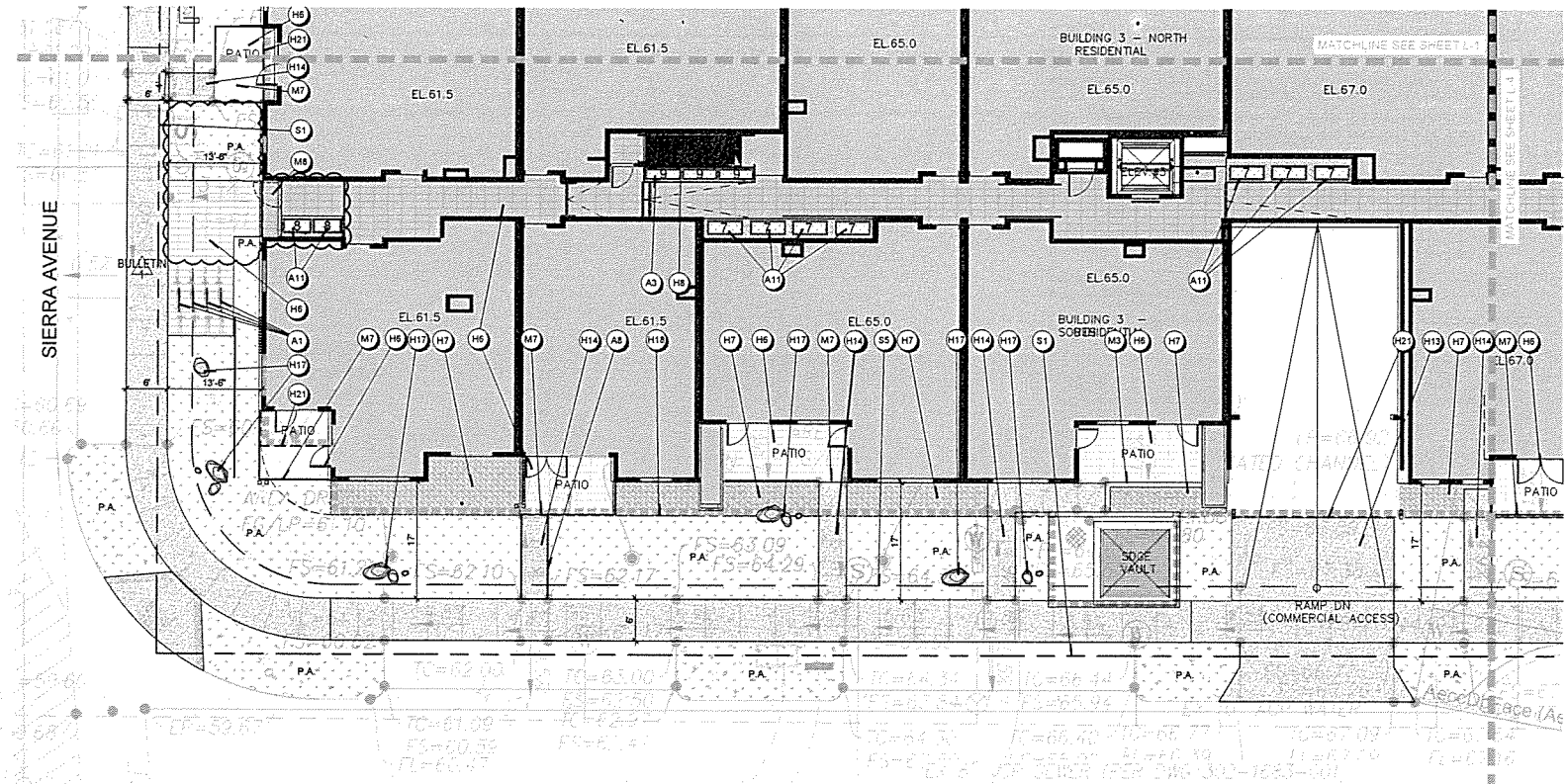
Scale  
1"=10'

L-2



CONSTRUCTION LEGEND

- (S1) SITE FEATURES  
PROPERTY LINE TO BE FIELD VERIFIED BY SURVEYOR
- (S2) BUILDING SETBACK
- (S3) PROPOSED BUILDING FOOTPRINT PER ARCHITECTURAL PLANS
- (S4) DRAIN LINES & INLETS PER CIVIL ENGINEERING PLANS
- (S5) RIGHT OF WAY - FOR ALL AREAS IN RIGHT OF WAY REFER TO SEPARATE RIGHT OF WAY IMPROVEMENT PLANS
- (H1) HARDSCAPE & PAVING  
PIP INTEGRAL COLOR CONCRETE PAVING SHALL BE INSTALLED TO MATCH THE EXISTING 101 SIDEWALK CORRIDOR IN COLOR FINISH AND SQUARE JOINT PATTERN SEE DETAIL A&B/L-5
- (H2) PIP CONCRETE COURTYARD AREA - INTEGRAL COLOR DAVIS COLOR PEWTER - MEDIUM ACID ETCH FINISH, CONTROL JOINTS PER PLAN
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- (H6) MORTAR SET TILE OVER SLAB 'PIETRA ITALIA' GREY 12"X24" - STACKED BOND PATTERN AS SHOWN - GROUT TO MATCH TILE - SEE DETAIL SEE DETAIL GR-5
- (H7) PODIUM PLANTER AREAS WITH 2" LAYER OF KRC ROCK SAN JOAQUIN TAN 1"-1 1/2". USE SOIL MEDIA PER SOIL SPECS
- (H8) ARCHITECTURAL STAIRS PER ARCHITECTURE PLANS
- (H9) BELGARD SUNDECK PORCELAIN TILE - 11.73"X47.17"X3/4" - COLOR 'SPIRIT', INSTALL OVER CONG. SLAB PER MANUFACTURER'S SPECIFICATIONS
- (H10) STEEL PLANTERS PER DETAIL KL-5
- (H11) PARKING GARAGE RAMP NATURAL GRAY, MEDIUM ACID WASH
- (H12) OVER PODIUM PLANTER BEDS WITH FINISH GRADE -1" FROM ADJACENT HARDSCAPE FINISH WITH 3" LAYER OF KRC ROCK SAN JOAQUIN TAN 1"-1 1/2"
- (H13) PIP NATURAL GRAY DRIVEWAY CONCRETE PAVING WITH MEDIUM ACID ETCH FINISH - SEE DETAIL A&B/L-2
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- (H16) EARTH MOUNDS SHALL BE INSTALLED AS SHOWN - REFER TO CONTOURS AND HIGH POINT ELEVATIONS PER PLAN - CONTRACTOR SHALL SMOOTH TRANSITIONS W/ 2" MAX. SLOPES - FINISH WITH 3" LAYER OF KRC CRUSHED WHITE 3/4" - SEE DETAIL CL-6
- (H17) BOULDERS RANGING IN SIZE FROM 2'-4" SHALL BE SELECTED AND PLACED AT THE DIRECTION OF THE LANDSCAPE ARCHITECT. BOULDERS SHALL BE OF THE TYPE 'DESERT SELECT' AVAILABLE FROM KRC ROCK SEE DETAIL HL-5
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- (H19) 6" CORTEN STEEL FABRICATED HEADER TO ACHIEVE 6" RETAINED SOIL DEPTH - SEE DETAIL ML-5
- (H20) 101 NORTH PLANTER @ RETAIL SEE DETAIL AL-6
- (H21) INSTALL EXPANSION JOINT AT PODIUM SLAB CONNECTION TO GRADE
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- (M1) MASONRY / FENCING  
ARCHITECTURAL PATIO WALL - REFER TO ARCHITECT'S PLANS
- (M2) EXPOSED PODIUM CONCRETE LEDGE PER ARCHITECT'S PLANS
- (M3) RAISED CMU PLANTER WALL ON PODIUM - SEE DETAIL FL-5 - CMU PLANTERS SHALL FEATURE 3" LAYER OF KRC ROCK SAN JOAQUIN TAN 1"-1 1/2"
- (M4) RAISED PIP CONC. CURB EDGE PLANTERS OVER PODIUM SEE DETAIL JL-5
- (M5) PIP CONCRETE PLANTER WALLS SEE DETAIL LL-5
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- (A1) AMENITIES  
BIKE RACK 1 DERO 'ARC' RACK - HOLDS 2 BIKES - STAINLESS FINISH, IN GROUND
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- (A4) BIO CLEAN MODULAR WETLAND REFER TO PLANTING PLAN & CIVIL PLAN FOR DETAILS AND SPECIFICATIONS.
- (A5) IPE WOOD BENCH - SEE DETAIL DL-5
- (A6) FURNISHINGS BY OWNER - AT LEAST 5% OF SEATING & STANDING SPACES AT DINING AND WORK SURFACES SHALL COMPLY WITH 11B-902
- (A7) SIGNAGE PER ARCHITECT'S PLANS
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- (A9) OVERHEAD RUNNEL FEATURE PER ARCHITECT'S PLANS - INSTALL SEO RAIN CHAIN MODEL TOHL COLOR BLACK FROM RAINCHAINSJP.COM
- (A10) 5x8" IRONSMITH 'OLYMPIAN' METAL TREE GRATE - #9635 W/ M13 TREE GUARD - CAST IRON FINISH - SEE DETAIL BL-6
- (A11) RESIDENTIAL PLANTERS ON ARCHITECTURAL LEDGE - REFER TO DETAIL IL-5
- (A12) DECORATIVE PLANTERS (SELF WATERING) TBD
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NOTES

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PLANTER SCHEDULE

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



Date	Description
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2020 12 17	BALANCE OF WORK - SUBMITTAL 3
2021 5 21	IFC
2021 6 11	IFC / DELTA 10
2021 6 23	BULLETIN 1



Project Name: Solana 101  
Project Number: 16-036  
Description: LANDSCAPE CONSTRUCTION PLAN

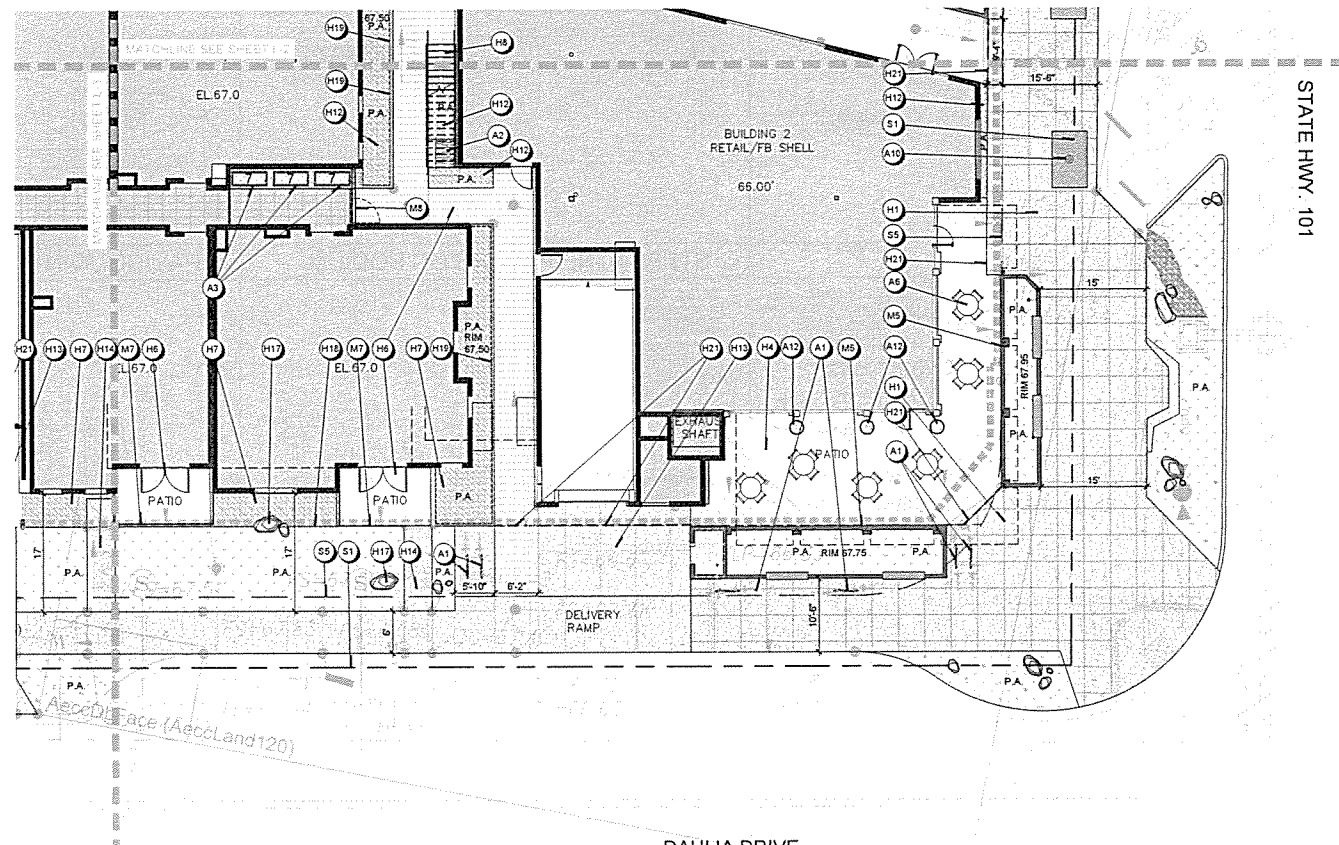
Scale: 1"=10'



Carson Douglas Landscape Architecture  
3051 Broadway San Diego, CA 92102  
619 526 1306 cd-la.com

CONSTRUCTION LEGEND

- SITE FEATURES**
- (S1) PROPERTY LINE TO BE FIELD VERIFIED BY SURVEYOR
- (S2) BUILDING SETBACK
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- (H12) OVER PODIUM PLANTER BEDS WITH FINISH GRADE -1" FROM ADJACENT HARDSCAPE FINISH WITH 3" LAYER OF KRC ROCK SAN JOAQUIN TAN 1'-1 1/2"
- (H13) PIP NATURAL GRAY DRIVEWAY CONCRETE PAVING WITH MEDIUM ACID ETCH FINISH - SEE DETAIL A&B/L-2
- (H14) PIP NATURAL GRAY SIDEWALK CONCRETE PAVING WITH MEDIUM ACID ETCH FINISH - SEE DETAIL A&B/L-2
- (H15) OVERHEAD RUNNEL SPLASH DISSIPATION AREA - INSTALL 2"-3" DIA. BEACH PEBBLE BLACK COBBLE TO A DEPTH OF 6" W/ CRUSHED GRAVEL THE REMAINING DEPTH OF PLANTER - CONNECT TO DEDICATED SUB-DRAIN PER ARCHITECTURAL PLANS - INSTALL 25" CORTEN STEEL DIVIDER WHERE SHOWN TO SEPARATE ROCK FROM PLANTER
- (H16) EARTH MOUNDS SHALL BE INSTALLED AS SHOWN - REFER TO CONTOURS AND HIGH POINT ELEVATIONS PER PLAN - CONTRACTOR SHALL SMOOTH TRANSITIONS W/ 2:1 MAX. SLOPES - FINISH WITH 3" LAYER OF KRC CRUSHED WHITE 3/4" - SEE DETAIL CA-6
- (H17) BOULDERS RANGING IN SIZE FROM 2'-4" SHALL BE SELECTED AND PLACED AT THE DIRECTION OF THE LANDSCAPE ARCHITECT. BOULDERS SHALL BE OF THE TYPE 'DESERT SELECT' AVAILABLE FROM KRC ROCK SEE DETAIL ML-5
- (H18) PERMALOC CLEANLINE XL 6" BLACK LANDSCAPE HEADER TO SEPARATE COBBLE AREAS FROM MULCHED PLANTING AREAS
- (H19) 8" CORTEN STEEL FABRICATED HEADER TO ACHIEVE 6" RETAINED SOIL DEPTH - SEE DETAIL ML-5
- (H20) 101 NORTH PLANTER @ RETAIL SEE DETAIL AAL-6
- (H21) INSTALL EXPANSION JOINT AT PODIUM SLAB CONNECTION TO GRADE
- (H22) 2" HT CONCRETE PEDESTAL SEE DETAIL NL-5
- MASONRY / FENCING**
- (M1) ARCHITECTURAL PATIO WALL - REFER TO ARCHITECT'S PLANS
- (M2) EXPOSED PODIUM CONCRETE LEDGE PER ARCHITECT'S PLANS
- (M3) RAISED CMU PLANTER WALL ON PODIUM - SEE DETAIL FL-5 - CMU PLANTERS SHALL FEATURE 3" LAYER OF KRC ROCK SAN JOAQUIN TAN 1'-1 1/2"
- (M4) RAISED PIP CONC. CURB EDGE PLANTERS OVER PODIUM SEE DETAIL JL-5
- (M5) PIP CONCRETE PLANTER WALLS SEE DETAIL LL-5
- (M6) RETAINING WALL PER CIVIL PLANS
- (M7) ARCHITECTURAL RAILING & GATE PER ARCHITECT'S PLANS
- (M8) ARCHITECTURAL RESIDENTIAL ENTRY FENCE & GATE PER ARCHITECT'S PLANS
- AMENITIES**
- (A1) BIKE RACK 1 DERO 'ARC' RACK - HOLDS 2 BIKES - STAINLESS FINISH, IN GROUND
- (A2) BIKE RACK 2 DERO 'ULTRA SPACE SAVER SQUARED' - WALL MOUNTED
- (A3) MODULAR PLANTERS - SEE DETAILED PLANTER SCHEDULE AT RIGHT
- (A4) BIO CLEAN MODULAR WETLAND REFER TO PLANTING PLAN & CIVIL PLAN FOR DETAILS AND SPECIFICATIONS
- (A5) IPE WOOD BENCH - SEE DETAIL DL-5
- (A6) FURNISHINGS BY OWNER - AT LEAST 5% OF SEATING & STANDING SPACES AT DINING AND WORK SURFACES SHALL COMPLY WITH 11B-802
- (A7) SIGNAGE PER ARCHITECT'S PLANS
- (A8) ADA RAMP RAILINGS PER ARCHITECT'S PLANS
- (A9) OVERHEAD RUNNEL FEATURE PER ARCHITECT'S PLANS - INSTALL SEO RAIN CHAIN MODEL TOHL-COLOR BLACK FROM RAINCHAINSJP.COM
- (A10) 5'X8' IRONSMITH 'OLYMPIAN' METAL TREE GRATE - #9636 W/ M13 TREE GUARD - CAST IRON FINISH - SEE DETAIL BL-6
- (A11) RESIDENTIAL PLANTERS ON ARCHITECTURAL LEDGE - REFER TO DETAIL IL-5
- (A12) DECORATIVE PLANTERS (SELF WATERING) TBD
- (A13) HEAVY TIMBER BENCH FROM SD URBAN TIMBER - 12'X16"X16"



NOTES:

RIM = PLANTER TOP OF WALL ELEVATION  
 + (PLUS SIGN) INDICATES SPOT ELEVATION  
 CONTRACTOR TO LOCATE AND CONFIRM ALL UTILITIES PRIOR TO CONSTRUCTION - NOTIFY LANDSCAPE ARCHITECT OF ANY DESIGN CONFLICTS  
 ALL DRAINAGE & GRADES SHALL BE INSTALLED PER CIVIL PLANS  
 REFER TO ARCHITECTURAL SITE PLAN FOR ACCESSIBLE ROUTES. ACCESSIBLE ROUTES OF TRAVEL SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES, AND PUBLIC STREETS OR SIDEWALKS TO THE ACCESSIBLE ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE SHALL TO THE EXTENT FEASIBLE, COINCIDE WITH THE ROUTE FOR GENERAL PUBLIC. SEC. 11110A.1.  
 IF AN ACCESSIBLE ROUTE HAS CHANGES IN LEVEL GREATER THAN 1/4", THEN A CURB RAMP, RAMP, ELEVATOR OR PLATFORM LIFT SHALL BE PROVIDED. STAIRS SHALL NOT BE PART OF AN ACCESSIBLE ROUTE. SECTION 11111A.2  
 ALL WALKS AND SIDEWALKS SUBJECT TO THESE REGULATIONS SHALL HAVE CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/4" AND SHALL BE A MINIMUM OF 48" IN WIDTH. WALKS AND SIDEWALKS SERVING INDIVIDUAL DWELLING UNITS IN PRIVATELY-FUNDED MULTIFAMILY BUILDINGS MAY BE REDUCED TO 36" IN CLEAR WIDTH. SECTION 11113A.1.

PLANTER SCHEDULE

- SYM DESC
- 1 60"X60"X48" MODERN RECTANGLE PLANTER FROM PLANTERS UNLIMITED COLOR BLACK FOX MATTE - ORDER W/ PRE-DRILLED DRAIN HOLES FINISH W/ 2" LAYER OF KRC ROCK CRUSHED WHITE 3/4"
- 2 48"X48"X48" MODERN RECTANGLE PLANTER FROM PLANTERS UNLIMITED COLOR BLACK FOX MATTE - ORDER W/ PRE-DRILLED DRAIN HOLES FINISH W/ 2" LAYER OF KRC ROCK CRUSHED WHITE 3/4"
- 3 72"X72"X42" FIBERGLASS MODULAR WETLAND UNIT PER CIVIL PLANS - COLOR & FINISH TO MATCH BLACK FOX MATTE
- 4 60"X24"X30"HT CUSTOM FORM AND FIBER BOARDFORM SERIES PLANTER - 6" BOARD W/ MEDIUM JOINTS & 2" DRAINS. FINISH W/ 2" LAYER OF KRC ROCK BEACH PEBBLE BUTTONS
- 5 55"X24"X30"HT CUSTOM FORM AND FIBER BOARDFORM SERIES PLANTER - 6" BOARD W/ MEDIUM JOINTS & 2" DRAINS. FINISH W/ 2" LAYER OF KRC ROCK BEACH PEBBLE BUTTONS
- 6 60"X20"X24"HT CUSTOM FORM AND FIBER BOARDFORM SERIES PLANTER - 6" BOARD W/ MEDIUM JOINTS & 2" DRAINS. FINISH W/ 2" LAYER OF KRC ROCK BEACH PEBBLE BUTTONS
- 7 60"X24"X24" MODERN RECTANGLE PLANTER FROM PLANTERS UNLIMITED COLOR WHITE MATTE - ORDER W/ PRE-DRILLED DRAIN HOLES FINISH W/ 2" LAYER OF KRC ROCK BEACH PEBBLE BUTTONS
- 8 48"X24"X24" MODERN RECTANGLE PLANTER FROM PLANTERS UNLIMITED COLOR WHITE MATTE - ORDER W/ PRE-DRILLED DRAIN HOLES FINISH W/ 2" LAYER OF KRC ROCK BEACH PEBBLE BUTTONS
- 9 60"X18"X24" MADERA PLANTER FROM PLANTERS UNLIMITED COLOR WASHED PINE - ORDER W/ PRE-DRILLED DRAIN HOLES FINISH W/ 2" LAYER OF KRC ROCK BEACH PEBBLE BUTTONS

GENERAL PLANTER NOTES: ALL PLANTERS SHALL BE PROVIDED W/ IRRIGATION CONNECTIONS PER IRRIGATION PLAN. REFER TO LIGHTING PLAN FOR LIGHTING REQUIREMENTS IN PLANTERS. SET ALL PLANTERS LEVEL AND ENSURE PROPER DRAINAGE. FILL PLANTERS W/ SOIL MEDIA PER SOIL SPECIFICATIONS. ALL PLANTERS SHALL BE FINISHED W/ 2" LAYER OF DECORATIVE ROCK AS DESCRIBED IN THE SCHEDULE ABOVE. FINISH COBBLE LEVEL SHALL BE NO MORE THAN 2" BELOW PLANTER RIM AFTER SETTLING.

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



Date	Description
2019 02 01	100% SCHEMATIC PACKAGE
2019 05 31	SUBTERRANEAN BLDG PERMIT
2019 07 26	SUBTERRANEAN BLDG PERMIT
2019 08 23	GMP ISSUE
2019 08 29	BALANCE OF WORK PERMIT - CITY SUBMITTAL 1
2019 12 20	SUBTERRANEAN BUILDING PERMIT
2020 2 12	PLANNING & FIRE CHECK
2020 3 25	BALANCE OF WORK PERMIT - SUBMITTAL 2
2020 3 30	ADDENDUM PE - BALANCE OF WORK
2020 12 17	BALANCE OF WORK - SUBMITTAL 3
2021 5 21	IFC
2021 6 11	IFC / DELTA 10
2021 8 23	BULLETIN 1

Seal/Signature

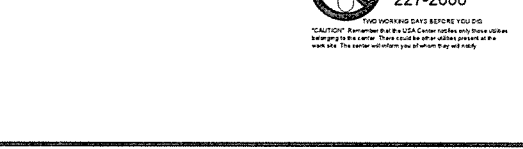
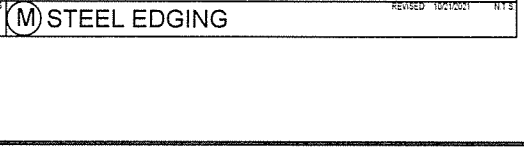
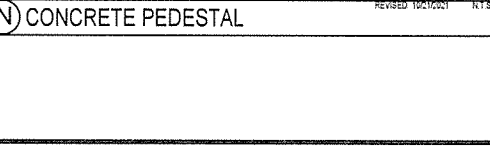
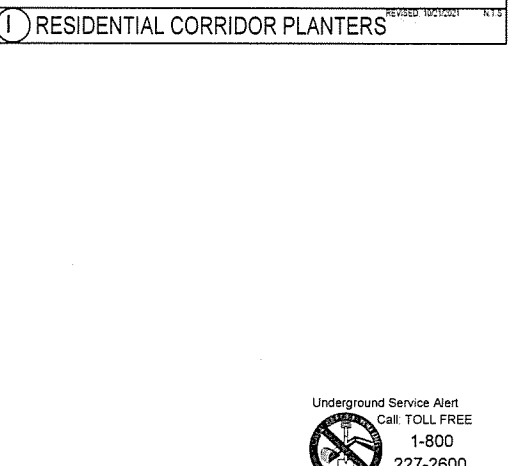
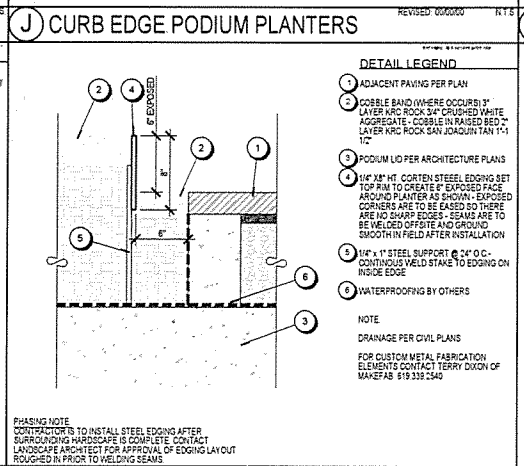
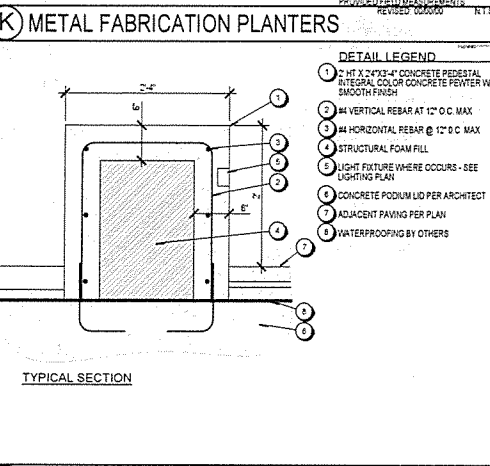
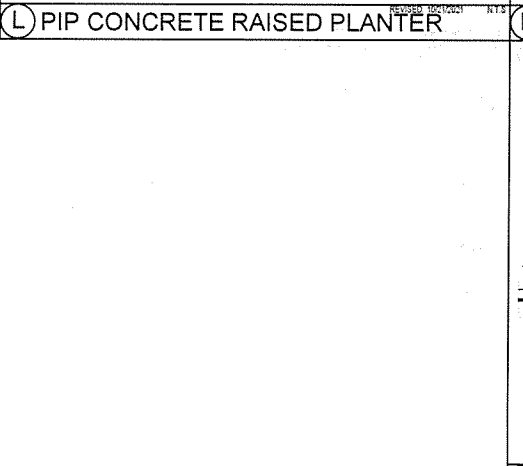
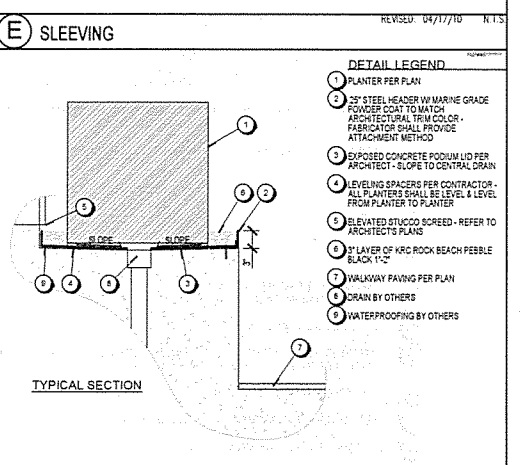
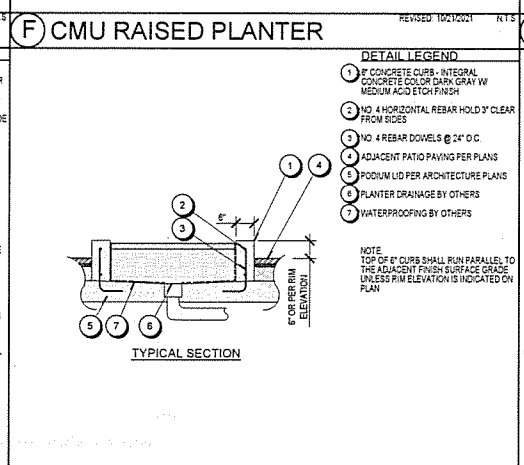
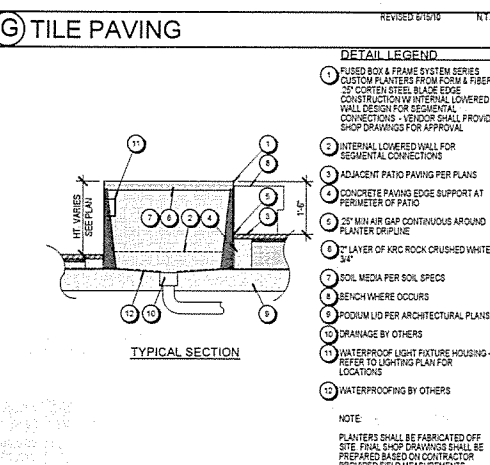
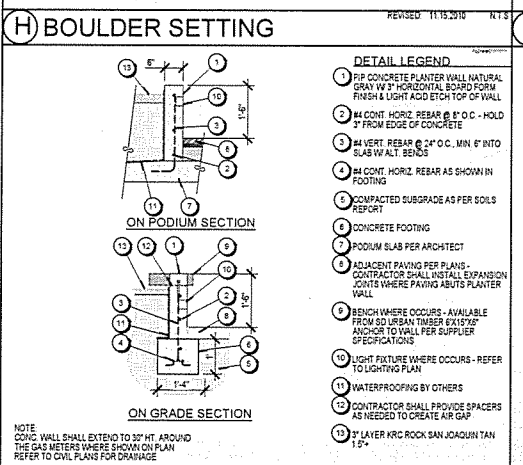
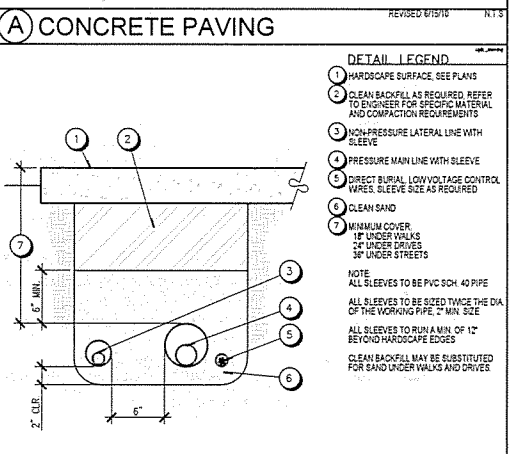
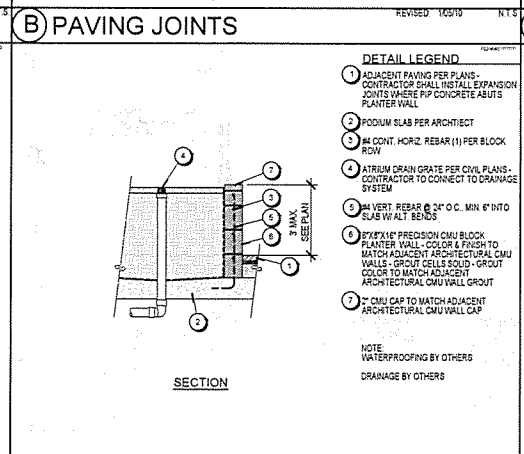
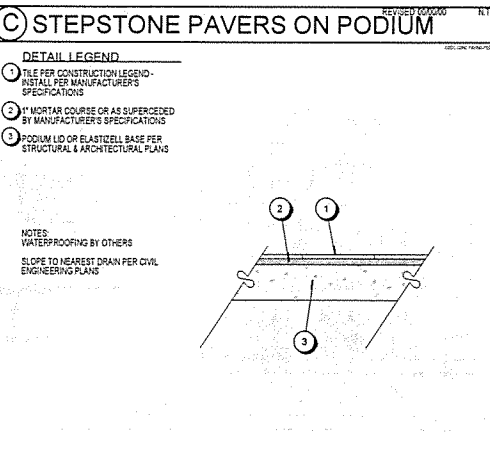
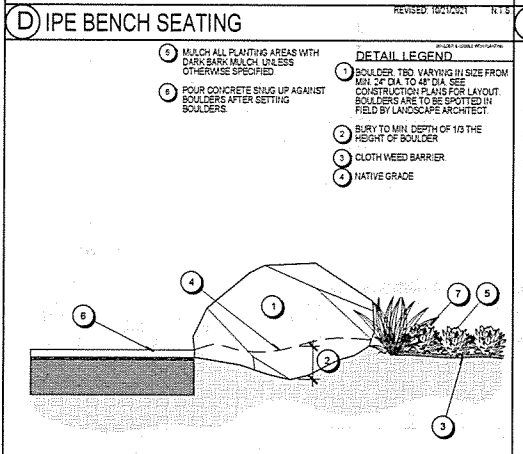
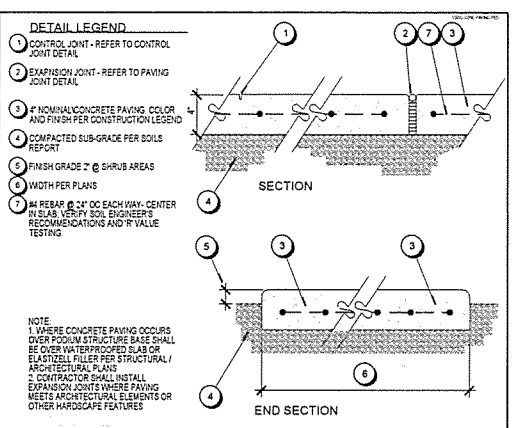
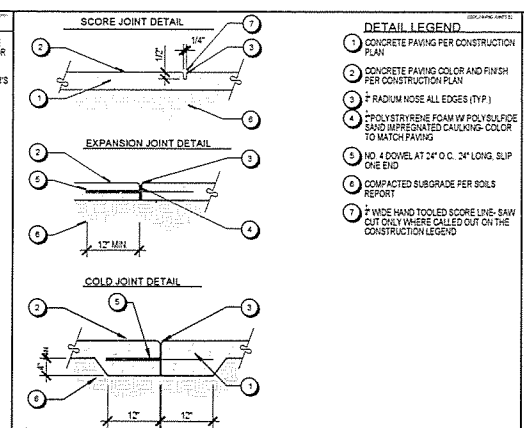
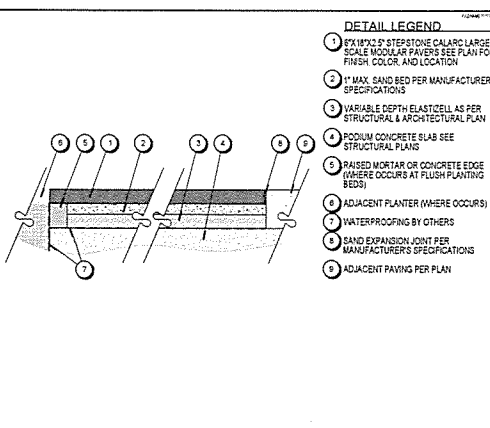
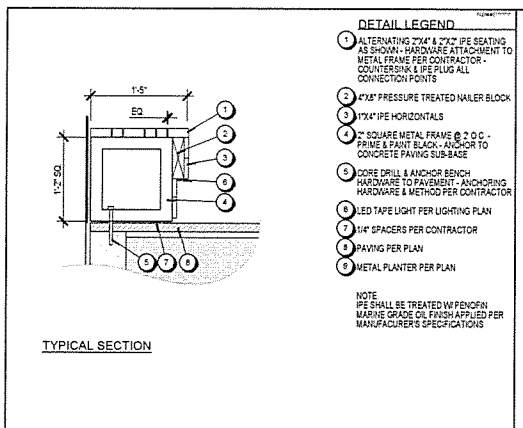


Project Name  
Seana 101

Project Number  
16-036

Description  
LANDSCAPE CONSTRUCTION PLAN

Scale  
1"=10'



**ZEPHYR**

**Gensler**

225 Broadway Suite 1600 San Diego, CA 92101 United States

Tel 619 557 2500 Fax 619 557 2520

Carson Douglas Landscape Architecture

3051 Broadway San Diego, CA 92102 619 955 1306 cd-la.com

Date	Description
2019 02 01	100% SCHEMATIC PACKAGE
2019 05 31	SUBTERRANEAN BLDG PERMIT
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2021 5 21	IFC
2021 6 11	IFC DELTA 10
2021 8 23	BULLETIN 1



Project Name: Solana 101

Project Number: 16-036

Description: CONSTRUCTION DETAILS

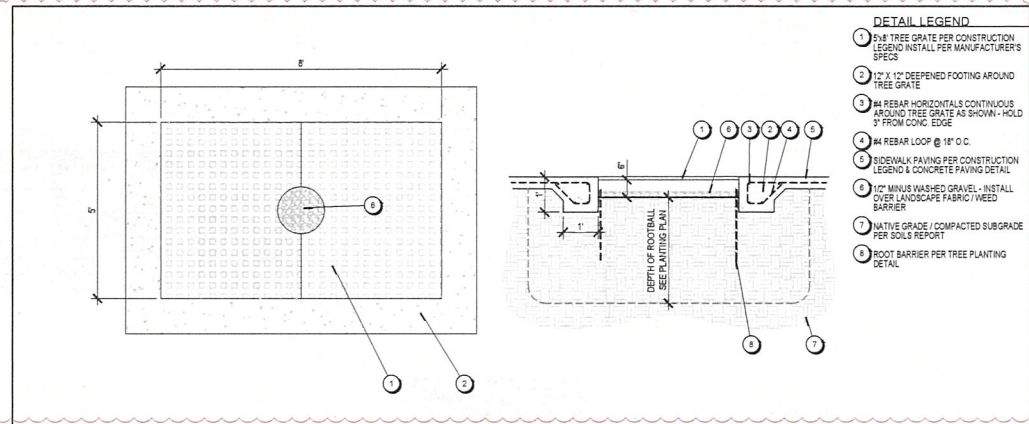
Scale: 1"=10'

Underground Service Alert

Call TOLL FREE 1-800-227-2600

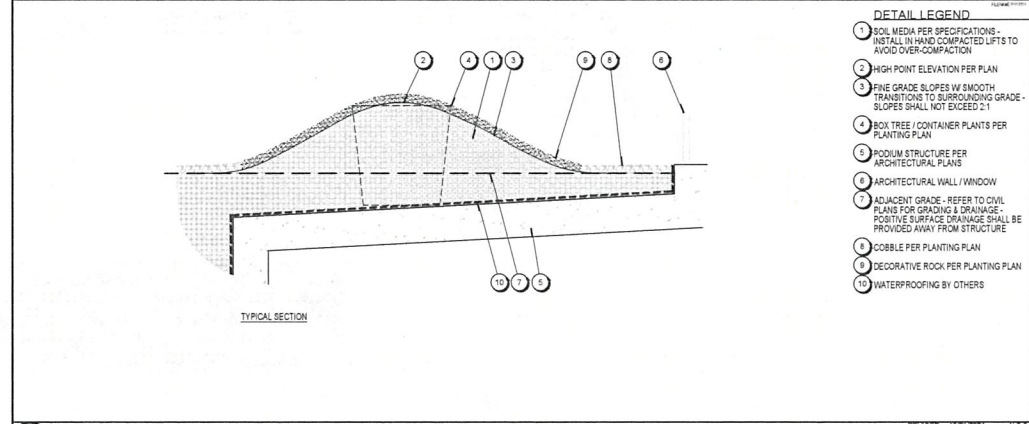
CAUTION: Remember that you could be injured or killed if you do not follow the instructions on the label. This notice is for your protection.

BULLETIN



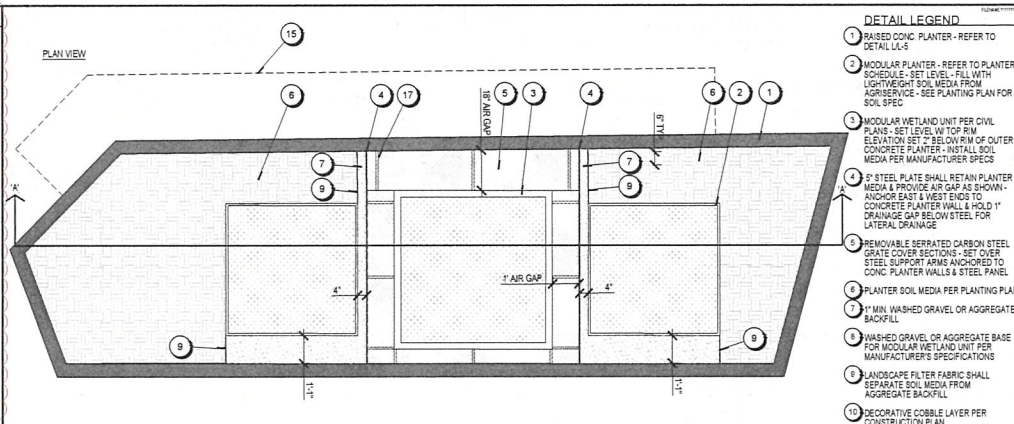
- DETAIL LEGEND**
- 1 6" TREE GRATE PER CONSTRUCTION LEGEND INSTALL PER MANUFACTURER'S SPEC
  - 2 12" X 12" DEEPEED FOOTING AROUND TREE GRATE
  - 3 #4 REBAR HORIZONTALS CONTINUOUS AROUND TREE GRATE AS SHOWN - HOLD 3" FROM CONC. EDGE
  - 4 #4 REBAR LOOP @ 18" O.C.
  - 5 SIDEWALK PAVING PER CONSTRUCTION LEGEND & CONCRETE PAVING DETAIL
  - 6 1/2" MINUS WASHED GRAVEL - INSTALL OVER LANDSCAPE FABRIC / WEED BARRIER
  - 7 NATIVE GRADE / COMPACTED SUBGRADE PER SOILS REPORT
  - 8 ROOT BARRIER PER TREE PLANTING DETAIL

**B) TREE GRATE**

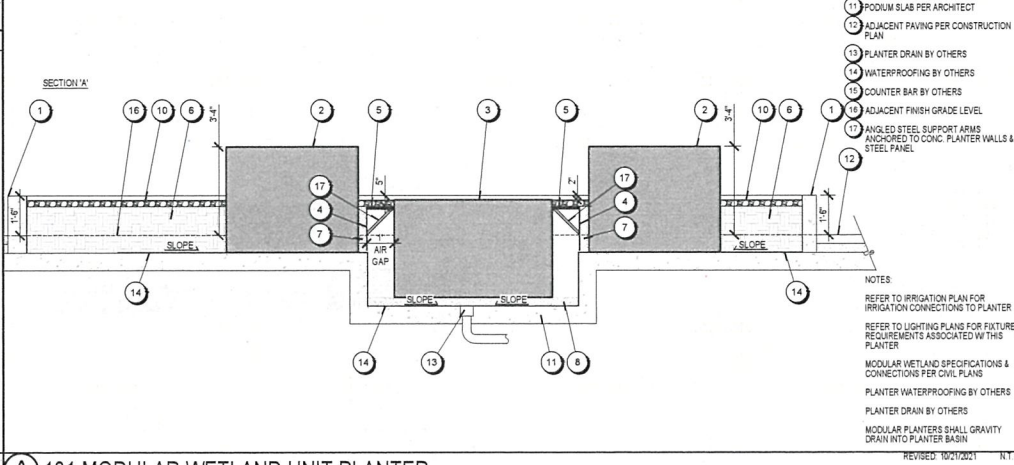


- DETAIL LEGEND**
- 1 SOIL MEDIA PER SPECIFICATIONS - INSTALL IN HAND COMPACTED LIFTS TO AVOID OVER-COMPACTION
  - 2 HIGH POINT ELEVATION PER PLAN
  - 3 FINE GRADE SLOPES W/ SMOOTH TRANSITIONS TO SURROUNDING GRADE - SLOPES SHALL NOT EXCEED 2:1
  - 4 BOX TREE / CONTAINER PLANTS PER PLANTING PLAN
  - 5 PODIUM STRUCTURE PER ARCHITECTURAL PLANS
  - 6 ARCHITECTURAL WALL / WINDOW
  - 7 ADJACENT GRADE - REFER TO CIVIL PLANS FOR GRADING & DRAINAGE. POSITIVE SURFACE DRAINAGE SHALL BE PROVIDED AWAY FROM STRUCTURE
  - 8 COBBLE PER PLANTING PLAN
  - 9 DECORATIVE ROCK PER PLANTING PLAN
  - 10 WATERPROOFING BY OTHERS

**C) EARTH MOUNDS**

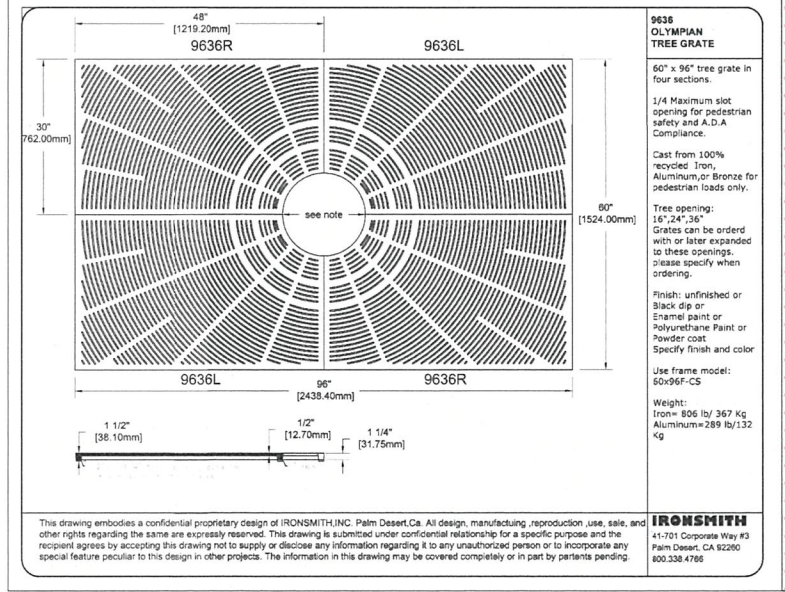


- DETAIL LEGEND**
- 1 RAISED CONC. PLANTER - REFER TO DETAIL LLS
  - 2 MODULAR PLANTER - REFER TO PLANTER SCHEDULE - SET LEVEL - FILL WITH LIGHTWEIGHT SOIL MEDIA FROM AGRISERVICE - SEE PLANTING PLAN FOR SOIL SPEC
  - 3 MODULAR WETLAND UNIT PER CIVIL PLANS - SET LEVEL W/ TOP RIM ELEVATION SET 2" BELOW RIM OF OUTER CONCRETE PLANTER - INSTALL SOIL MEDIA PER MANUFACTURER SPEC
  - 4 6" STEEL PLATE SHALL RETAIN PLANTER MEDIA & PROVIDE AIR GAP AS SHOWN - ANCHOR EAST & WEST ENDS TO CONCRETE PLANTER WALL & HOLD 1" DRAINAGE GAP BELOW STEEL FOR LATERAL DRAINAGE
  - 5 REMOVABLE SERRATED CARBON STEEL GRATE COVER SECTIONS - SET OVER STEEL SUPPORT ARMS ANCHORED TO CONC. PLANTER WALLS & STEEL PANEL
  - 6 PLANTER SOIL MEDIA PER PLANTING PLAN
  - 7 1" MIN. WASHED GRAVEL OR AGGREGATE BACKFILL
  - 8 WASHED GRAVEL OR AGGREGATE BASE FOR MODULAR WETLAND UNIT PER MANUFACTURER'S SPECIFICATIONS
  - 9 LANDSCAPE FILTER FABRIC SHALL SEPARATE SOIL MEDIA FROM AGGREGATE BACKFILL
  - 10 DECORATIVE COBBLE LAYER PER CONSTRUCTION PLAN
  - 11 PODIUM SLAB PER ARCHITECT
  - 12 ADJACENT PAVING PER CONSTRUCTION PLAN
  - 13 PLANTER DRAIN BY OTHERS
  - 14 WATERPROOFING BY OTHERS
  - 15 COUNTER BAR BY OTHERS
  - 16 ADJACENT FINISH GRADE LEVEL
  - 17 ANGLED STEEL SUPPORT ARMS ANCHORED TO CONC. PLANTER WALLS & STEEL PANEL



- NOTES**
- REFER TO IRRIGATION PLAN FOR IRRIGATION CONNECTIONS TO PLANTER
  - REFER TO LIGHTING PLANS FOR FIXTURE REQUIREMENTS ASSOCIATED W/ THIS PLANTER
  - MODULAR WETLAND SPECIFICATIONS & CONNECTIONS PER CIVIL PLANS
  - PLANTER WATERPROOFING BY OTHERS
  - PLANTER DRAIN BY OTHERS
  - MODULAR PLANTERS SHALL GRAVITY DRAIN INTO PLANTER BASIN

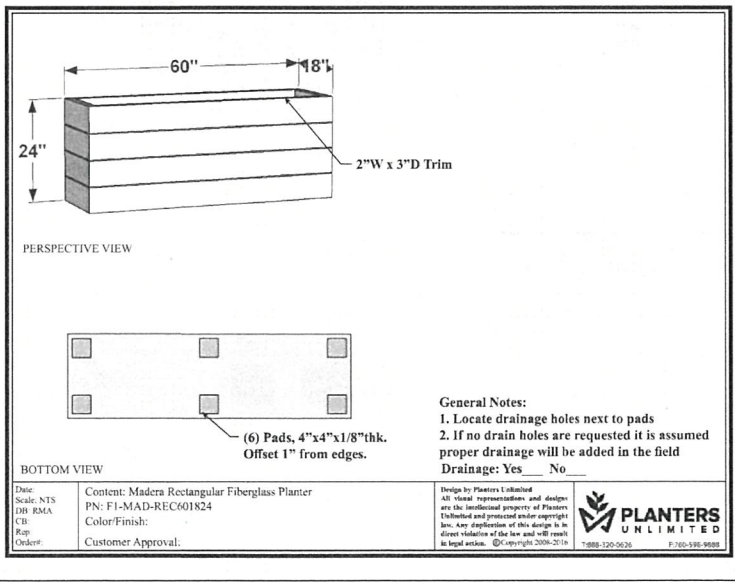
**A) 101 MODULAR WETLAND UNIT PLANTER**



**9636 OLYMPIAN TREE GRATE**  
 60" x 96" tree grate in four sections.  
 1/4" Maximum slot opening for pedestrian safety and A.D.A. Compliance.  
 Cast from 100% recycled Iron, Aluminum, or Bronze for pedestrian loads only.  
 Tree opening: 16"-24", 36"  
 Grates can be ordered with or later expanded to these openings. Please specify when ordering.  
 Finish: unfinished or Black dip or Enamel paint or Polyurethane Paint or Powder coat. Specify finish and color.  
 Use frame model: 50x96F-CS  
 Weight: Iron= 806 lb/ 367 Kg Aluminum=289 lb/132 Kg

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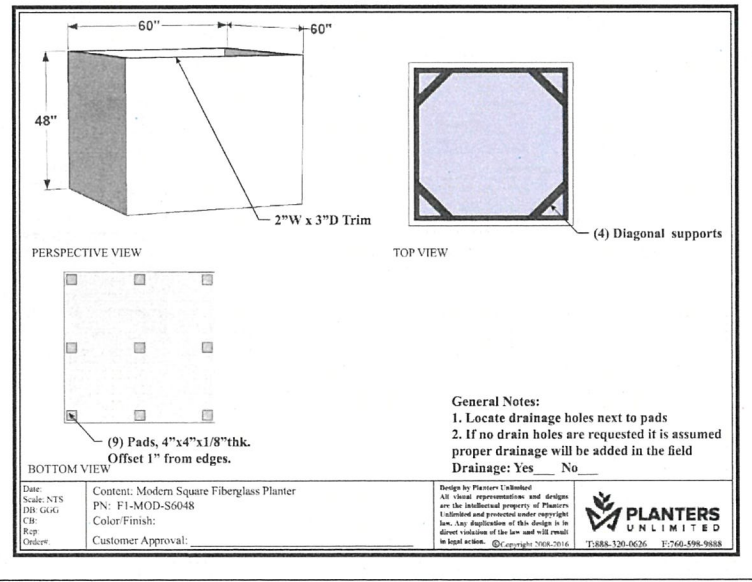


- General Notes:**
1. Locate drainage holes next to pads
  2. If no drain holes are requested it is assumed proper drainage will be added in the field
- Drainage: Yes \_\_\_ No \_\_\_

Date: Scale: NTS  
 DB: RMA  
 CB:  
 Rev:  
 Order:  
 Content: Madera Rectangular Fiberglass Planter  
 PN: FI-MAD-REC01824  
 Color/Finish:  
 Customer Approval:

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 1-888-120-0626 F-360-596-9888



- General Notes:**
1. Locate drainage holes next to pads
  2. If no drain holes are requested it is assumed proper drainage will be added in the field
- Drainage: Yes \_\_\_ No \_\_\_

Date: Scale: NTS  
 DB: G.G.G.  
 CB:  
 Rev:  
 Order:  
 Content: Modern Square Fiberglass Planter  
 PN: FI-MOD-S6048  
 Color/Finish:  
 Customer Approval:

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BULLETIN

**ZEPHYR**

**Gensler**

225 Broadway Suite 1600 San Diego, CA 92101 United States  
 Tel 619.557.2500 Fax 619.557.2520



Carson Douglas Landscape Architecture  
 3051 Broadway San Diego, CA 92102  
 619.995.1306 cd-la.com

Date	Description
2019.02.01	100% SCHEMATIC PACKAGE
2019.05.31	SUBTERRANEAN BLDG PERMIT
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2020.12.17	BALANCE OF WORK - SUBMITTAL 3
2021.5.21	IFC
2021.6.11	IFC / DELTA 10
2021.8.23	BULLETIN 1

Seal/Signature



Project Name  
 Solana 101

Project Number  
 16-036

Description  
 CONSTRUCTION DETAILS & CUT SHEETS

Scale  
 1"=10'

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



TWO WORKING DAYS BEFORE YOU DIG  
 "CAUTION" - Remember that the USA Center notices only those utilities being dug by the contractor. There could be other utilities present at the work site. The center will inform you of whom they will notify.



**ULTRA SPACE SAVER SQUARED**  
Submittal Sheet

**CAPACITY** Module construction 1 block per sq ft

**MATERIALS** Hanger is T square tube with steel side head with tempered coating tube. Supports T square tube. Feet are A36 C11 x 1.1 galvanized steel channel. Crossbeams are 2" square galvanized pipe.

**FINISHES**

- Powder Coat (Interior Use) Our interior powder coat finish assures a high level of adhesion and durability for indoor use by following these steps:
  1. Sandblast
  2. Final thick TGIC polyester powder coat
- Powder Coat (Exterior Use) Additional Coat Our exterior powder coat finish assures a high level of adhesion and durability for outdoor use by following these steps:
  1. Sandblast
  2. Epoxy primer electrostatically applied
  3. Final thick TGIC polyester powder coat
- Galvanized An electrocoat non-toxic galvanized finish is our standard option.
- Floor Mount Ultra Space Saver Squared has steel channel with 2" x 2" single holes and 3" x 3" double holes and which must be anchored to the floor.
- Wall Mount A wall mounted unit which contains special brackets is also available for CMU or solid concrete walls. Cannot be used on shelled walls without additional support.

**MOUNT OPTIONS**

**WHEEL STOPS**

As a general guideline, this space can fit approximately 60 bicycles.

The Ultra Space Saver Squared works most sites every 18" with a typical line extending for 40' from the wall.

**DERO** www.dero.com | 1-888-337-6729

**FORM AND FIBER TECHNICAL SHEET**

**FRAME RETAINING SYSTEMS**

**CONSTRUCTION**

1. Form and Fiber Retaining Systems are manufactured in Carbon Steel, Galvanized Steel, and Aluminum alloys. Thickness ranges include 3/16", 1/4", 3/8", 1/2", and based on designer specifications, and for manufacturer's recommendations for size and length of run.
2. Form and Fiber systems are constructed with horizontal stiffeners, vertical gaskets, and 6" base plates for anchor. Specific dimensions for spacing of vertical stiffeners, anchors, or base size processed and a minimum of 4" spacing for anchors, and 2" for gaskets.
3. Form and Fiber 2003 2007 provide anchoring methods for connection of face plate to sub base.
4. Form and Fiber 2003 and 2007 provide water-protection gaskets, caulking or sealant for specific connections.

**POWDER COAT FINISH**

1. Material shall meet minimum standards as stated in table and meet minimum as noted.
2. Non-powder coat finishes and finishes are available and may require an additional air charge per sq. ft.

**POWDER COAT STANDARD STOCK COLORS**

White	Light Gray	Dark Gray	Black	Dark Green	Dark Blue
Light Green	Medium Green	Dark Green	Black	Dark Blue	Dark Red

**WATERPROOFING**

1. All joints shall be continuously sealed and Form and Fiber will apply sealant to these areas only. These areas will be waterproofed in the construction.
2. At the discretion of the installing contractor, and as a suggestion only made by Form and Fiber, waterproofing gaskets or caulking may be applied between metal connecting brackets and for along connection seams.
3. Form and Fiber makes no recommendation for specific product used, but is responsible for method of installation, including substrate, and/or surface of such waterproofing materials applied by installing contractor.

**PRE-WEATHERED CORTEN STEEL FINISH**

Form and Fiber Inc. All rights reserved. © 2016. Made in the USA.

**FORM AND FIBER**  
contract outdoor accessories

**Construction and Finish**

1. The Boardform Series Planters are a line of completely customizable planter pots. Units range from 3" x 4" thick and are manufactured according to designer's specifications. They are manufactured with standard 1" x 1 1/2" x 2" drain holes, no drain holes. They have an average strength tested at 28-30 days of 5.810 ps.
2. Planters come with steel logo cast within trade of planter for branding/flooring the unit.
3. Planters are light weight plastic made to enhance color and protect surfaces from moisture, dirt, and stains.
4. 95% of Form and Fiber's boardform planters are cast using a standard gray cement base, with no integral pigment.
5. Integral pigments can be added for an upcharge per unit. However, pigment can "mud" the grain pattern and create a monochromatic effect making it visually difficult to see. Standard Gray allows for the highest level of grain expression in units cast.

**Wall Thickness**

1. The standard wall thickness cast for Form and Fiber's boardform planters is as follows:
  - 3.0" Minimum wall thickness for planters up to 6" O.L.
  - 3.5" thickness for planters over 6" O.L. (72")
  - 4.0" thickness for planters over 8" O.L. (96") with manufacturer approval for overall size of base.
2. Limitations in size will apply over 8" O.L. and/or over 5,000 lbs.

**Limitations in Customization**

1. Form and Fiber is able to cast a variety of sizes of boardform planters. However, limitations do apply:
  - 9" O.L. MAX with a width of 5" O.L. or less for this length.
  - Units 5,000 lbs. or less.

**BOARDFORM SERIES**  
concrete planters

**Sundeck**

**WOOD FINISH**

**Available Colors**

**Shapes & Sizes**

23 1/2" x 33 1/2" x 1 1/2" H  
11 1/2" x 17 1/2" x 1 1/2" H  
18 1/2" x 23 1/2" x 1 1/2" H

**Resistant**

- To freeze/thaw
- To chemical aggression
- To abrasion
- To stains

**Easier**

- To clean
- To lay
- To remove
- For you

**Get Social**

**Belgard** Oldcastle Architectural

**ARC RACK**  
Submittal Sheet

**CAPACITY** 2 Bikes

**MATERIALS** 2" x 2" x 1/8" square tube

**FINISHES**

- Galvanized An after fabrication hot dipped galvanized finish is our standard option.
- Powder Coat Our powder coat finish assures a high level of adhesion and durability by following these steps:
  1. Sandblast
  2. Epoxy primer electrostatically applied
  3. Final thick TGIC polyester powder coat
- Stainless Stainless Steel 304 grade stainless steel material finished in either a high polished shine or a satin finish.

**MOUNT OPTIONS**

- In-ground In-ground mount is embedded into concrete base. Specify in ground mount for this option.
- Surface Foot Mount has two 2.5" x 2.5" x .25" feet with two anchors per foot. Specify foot mount for this option.
- Add Lean Bar

**OPTIONAL LEAN BAR**

**DERO** www.dero.com | 1-888-337-6729

**Stepstone, Inc.** 17025 G.D. MAIN ST. GARDENA, CA 90248, 310-327-7474

**LARGE SCALE CALIC PAVERS**

8'x12'x2-1/2"	12'x12'x2-1/2"
8'x18'x2-1/2"	12'x18'x2-1/2"
8'x24'x2-1/2"	12'x24'x2-1/2"
8'x36'x2-1/2"	12'x36'x2-1/2"
8'x48'x2-1/2"	12'x48'x2-1/2"
24'x36'x2-1/2"	24'x48'x2-1/2"

**JOINT TO BE FILLED WITH ASTM D-444 SAND AND SEALED WITH SAND JOINT STABILIZER OR ACCEPTABLE POLYMERIC SAND**

**EXISTING SOIL SUBGRADE**

**COMPACTED AGGREGATE BASE PER ASTM D-996 OR D-1007**

**STEPSTONE**

**DRAWN BY:** Fernando C. **DATE:** 05-20-2016

**SCALE:** NOT TO SCALE

**ARIZONA TILE**

**PIETRA ITALIA SERIES**

**MADE IN ITALY**

**PRODUCT TYPE** Rectified Through Body Porcelain

**COLORS**

- Pietra Italia Sage
- Pietra Italia Black
- Pietra Italia Grey
- Pietra Italia White
- Shades
- Shower Floors

**STOCKED SIZES**

- 12 x 24 x 10mm
- 24 x 24 x 10mm
- 24 x 48 x 10mm
- 12 x 24 x 15mm x 311 Anti-Slip
- 12 x 48 x 10mm x 311 Anti-Slip (Edge Only)

**STOCKED TRIM**

- 3 x 12 x 10mm slab

**D.C.O.F. WET = 0.42** (Standard Finish)

**PEI RATING: 4**

**FROSTPROOF: Yes**

**PIETRA ITALIA** is a rectified through body porcelain that simulates a limestone. It provides a clean, natural stone look to any environment.

It is available in three sizes. Because this material is a porcelain product, minimal maintenance is required. Prior to placement, it is recommended to mix tiles from several boxes at a time during installation to achieve the best range of color. When mixing also within a series, shade, texture and coloration differences should be expected. This series is suitable for residential and commercial applications. For proper bonding, LPT3341 mortar for large format and heavy tiles should be used when installing tiles with a dimensional length greater than 15", and rectangular shape and plank tile. Per industry standards proper drainage coverage is also necessary and in some cases, back-buttering of tile may be required.

SIZE	SWITCH	PROFILING	FINISH	NOISE/SLIP	FINISH
12 x 24 x 10mm	1.564	0	15.4441	32	493.5236
12 x 24 x 15mm x 311 Anti-Slip	1.564	0	15.4441	32	493.5236
24 x 24 x 10mm	3.128	4	15.4441	32	493.5236
12 x 48 x 10mm	3.128	2	15.4441	32	493.5236
12 x 48 x 15mm x 311 Anti-Slip	3.128	2	15.4441	32	493.5236
Edge White Brick	0.914	N/A	N/A	N/A	N/A
3 x 12 x 10mm	0.914	0	15.4441	32	493.5236

**ZEPHYR**

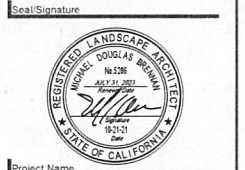
**Gensler**

225 Broadway Suite 1600 San Diego, CA 92101 United States  
Tel 619.557.2500 Fax 619.557.2520



Carson Douglas Landscape Architecture  
3051 Broadway San Diego, CA 92102 619.995.1306 cd-la.com

Date	Description
2019.02.01	100% SCHEMATIC PACKAGE
2019.05.31	SUBTERRANEAN BLDG PERMIT
2019.07.26	SUBTERRANEAN BLDG PERMIT
2019.08.23	GMP ISSUE
2019.08.29	BALANCE OF WORK PERMIT - CITY SUBMITTAL 1
2019.12.20	SUBTERRANEAN BUILDING PERMIT
2020.2.12	PLANNING & FIRE CHECK
2020.3.25	BALANCE OF WORK PERMIT - SUBMITTAL 2
2020.3.30	ADDENDUM PE - BALANCE OF WORK
2020.12.17	BALANCE OF WORK - SUBMITTAL 3
2021.5.21	IFC
2021.6.11	IFC / DELTA 10
2021.8.23	BULLETIN 1



**Project Name**  
Solana 101

**Project Number**  
16-036

**Description**  
CONSTRUCTION CUT SHEETS

**Scale**  
1"=10'

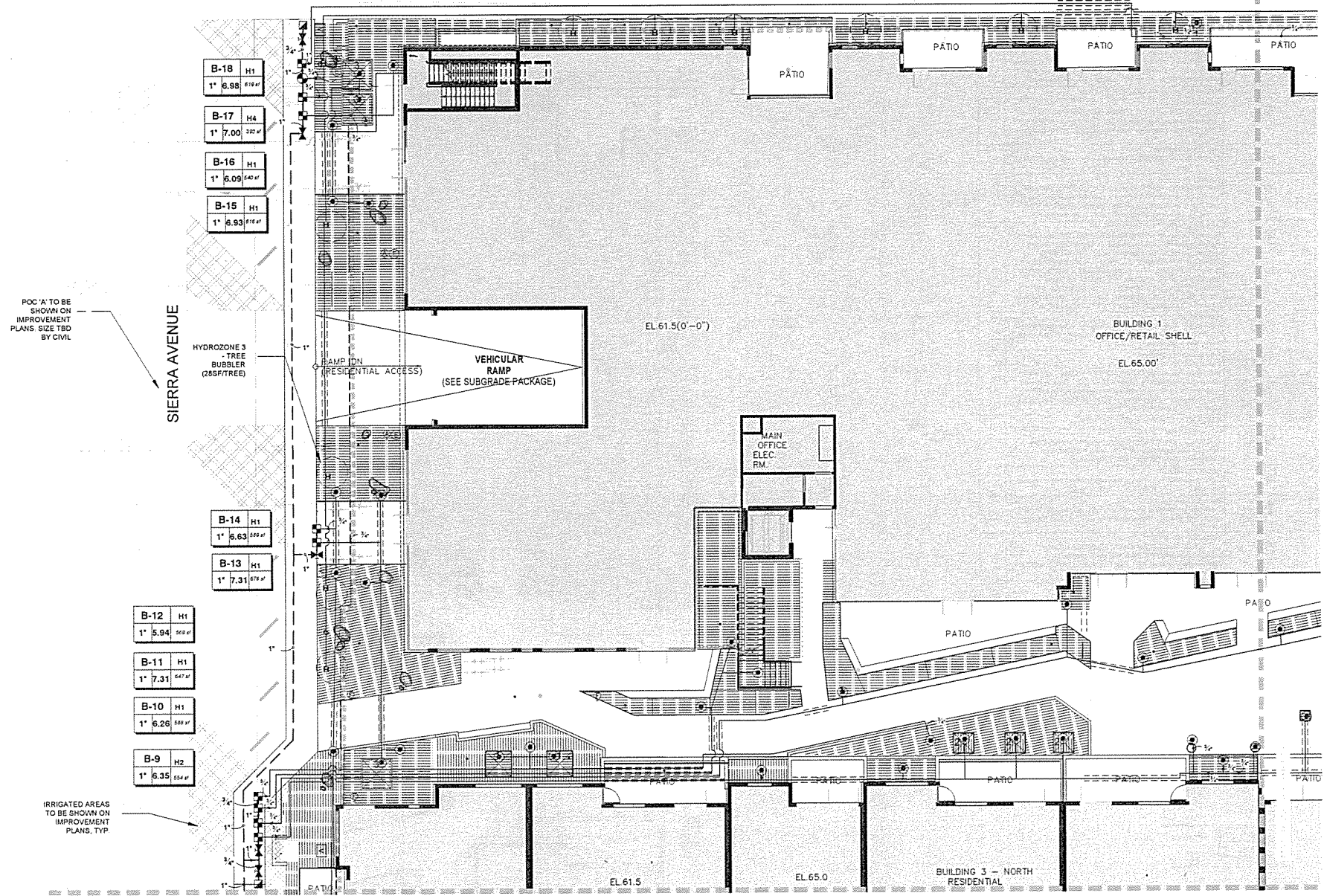


Underground Service Alert  
Call: TOLL FREE  
1-800-227-2600

NO WORKING DAYS BEFORE YOU DIG  
CAUTION: Remember that the USA Center reflects only those utilities belonging to the center. There could be other utilities present at the work site. The center will return you to earth, they will not.

**IRRIGATION SCHEDULE**

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
	Hunter RZVS-18-CV 18" long RZVS with installed 25gpm or 50gpm bubbler options. Check Valve, 1/2" swing joint for connection to 1/2" pipe. For Establishment only. To be removed after tree is established.	25
	Hunter ICZ-101-LF Drip Control Zone Kit. 1" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation 25psi. Flow Range: 5 GPM to 15 GPM. 150 mesh stainless steel screen. Install in standard valve box.	
	Pipe Transition Point Ranibred MOCF Fittings for Connections between lateral lines and drip tubing.	
	Flush Valve Hunter PLD-BLV Flush Cap provided at end of drip discharge header. Install flush valves inside a separate valve box, one at each end of the tubing runs in each direction. Install 18" from paving. To be located at the lowest point in each drip zone.	
	Hunter PLD-AVR PLD-AVR allows for air to escape a RESIDENTIAL drip irrigation system to prevent blockage and water hammering. 1/2" MPT connection with 80 PSI maximum rating. INSTALL WITH COMBINATION PLD-075 TEE AND A 3/4" x 1/2" REDUCER BUSHING. INSTALL AIR RELIEF ASSEMBLY INSIDE A 6" ROUND VALVE BOX AT THE HIGH POINT OF EACH PLANTER. MIN 1 AIRY PER 500' OF DISTRIBUTION TUBING USING AIR LATERAL. CONNECT AIR RELIEF VALVE TO ALL DRIP LINE LATERALS WITHIN THE ELEVATED AREA.	
	Hunter ECO-ID ECO-ID 1/2" FPT connection with 12-60 PSI operating pressure. Specify with Hunter SJ swing joint. To be located at the highest point of each drip zone.	
	Area to Receive Dripline Hunter HDL-09-12-PC HDL-09-12-PC Hunter Dripline with 0.9 GPH flow. Light brown tubing with black striping. Emitters at 12" O.C. Dripline laterals spaced at 16" apart, with emitters offset for triangular pattern. Install with Hunter PLD barbed or PLD-LOC fittings. For use on flat areas with Moderate/Sandy Soils.	
	Hunter ICV-G-FS 1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves. Globe Configuration, with NPT Threaded Inlet/Outlet for Commercial/Municipal Use. With Filter Sentry.	
	Hunter HD-44-LRC Quick coupler valve, yellow rubber locking cover, red brass and stainless steel, with 1" NPT inlet, 2-piece body.	
	Nibco T-113-K Class 125 bronze gate shut off valve with cross handle, same size as mainline pipe diameter at valve location. Size Range - 1/4" - 3"	
	Hunter IBV-151-G-FS 1", 1-1/2", 2", and 3" Brass Electric Master Valve. Globe Configuration, with NPT Threaded Inlet/Outlet for Commercial/Municipal Use. With Filter Sentry Factory Installed Option.	
	Zum 975XL 1" Reduced Pressure Backflow device.	
	Hunter ACC-3600-S5 36 Station Outdoor Modular Controller. With four ACM-600 module. High-End Commercial Use. Stainless Steel Cabinet.	
	Hunter WGS Wireless Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and i-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket.	
	Hunter HC-100-FLOW 1" Flow meter for use with Hydrowise enabled controller to monitor flow and provide system alerts. Also functions as stand alone flow totalizer/sub meter on any residential or commercial irrigation system.	
	Actual Manifold Location Actual Valve Box & Manifold Locations. Verify location in field, to be clear of obstacles or utilities. Refer to irrigation notes & details for installation. Valve symbols shown on the plan are diagrammatic only.	
	VALVE CALLOUT Valve Number Hydrozone Area Valve Size	
	ELECTRICAL CONNECTION 120 V Electrical connection location for controller, to be installed by licensed electrician. Verify location in field.	
	Penetration Point Through Structural Slab Connection from Valve to planter areas on podium. See waterproofing detail per Architect's plan. For line type and routing, see MEP plans.	
	Point of Connection TBD	
	Irrigation Lateral Line PVC Class 200 SDR 21	
	Irrigation Mainline PVC Schedule 40	
	Pipe Sleeve PVC Class 200 SDR 21	



Carson Douglas Landscape Architecture  
3051 Broadway San Diego, CA 92102  
619.935.1306 cd-la.com

Date	Description
2019.02.01	100% SCHEMATIC PACKAGE
2019.05.31	SUBTERRANEAN BLDG PERMIT
2019.07.26	SUBTERRANEAN BLDG PERMIT
2019.08.23	GMP ISSUE
2019.08.29	BALANCE OF WORK PERMIT - CITY SUBMITTAL 1
2019.12.20	SUBTERRANEAN BUILDING PERMIT
2020.2.12	PLANNING & FIRE CHECK
2020.3.25	BALANCE OF WORK PERMIT - SUBMITTAL 2
2020.3.30	ADDENDUM PE - BALANCE OF WORK
2020.12.17	BALANCE OF WORK - SUBMITTAL 3
2021.5.21	IFC
2021.6.11	IFC / DELTA 10
2021.7.23	BULLETIN 1

Seal/Signature

Project Name  
Solana 101

Project Number  
16-036

Description  
LANDSCAPE IRRIGATION PLAN

Scale  
1"=10'

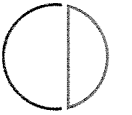
Underground Service Alert  
Call: TOLL FREE  
1-800-227-2600

WORKING DAYS BEFORE YOU DIG  
"CAUTION" Remember that the USA Center notifies only those utilities listed on the service. This is a liability. Please advise permit of the work. The center will inform you, if you are not notified.



**Gensler**

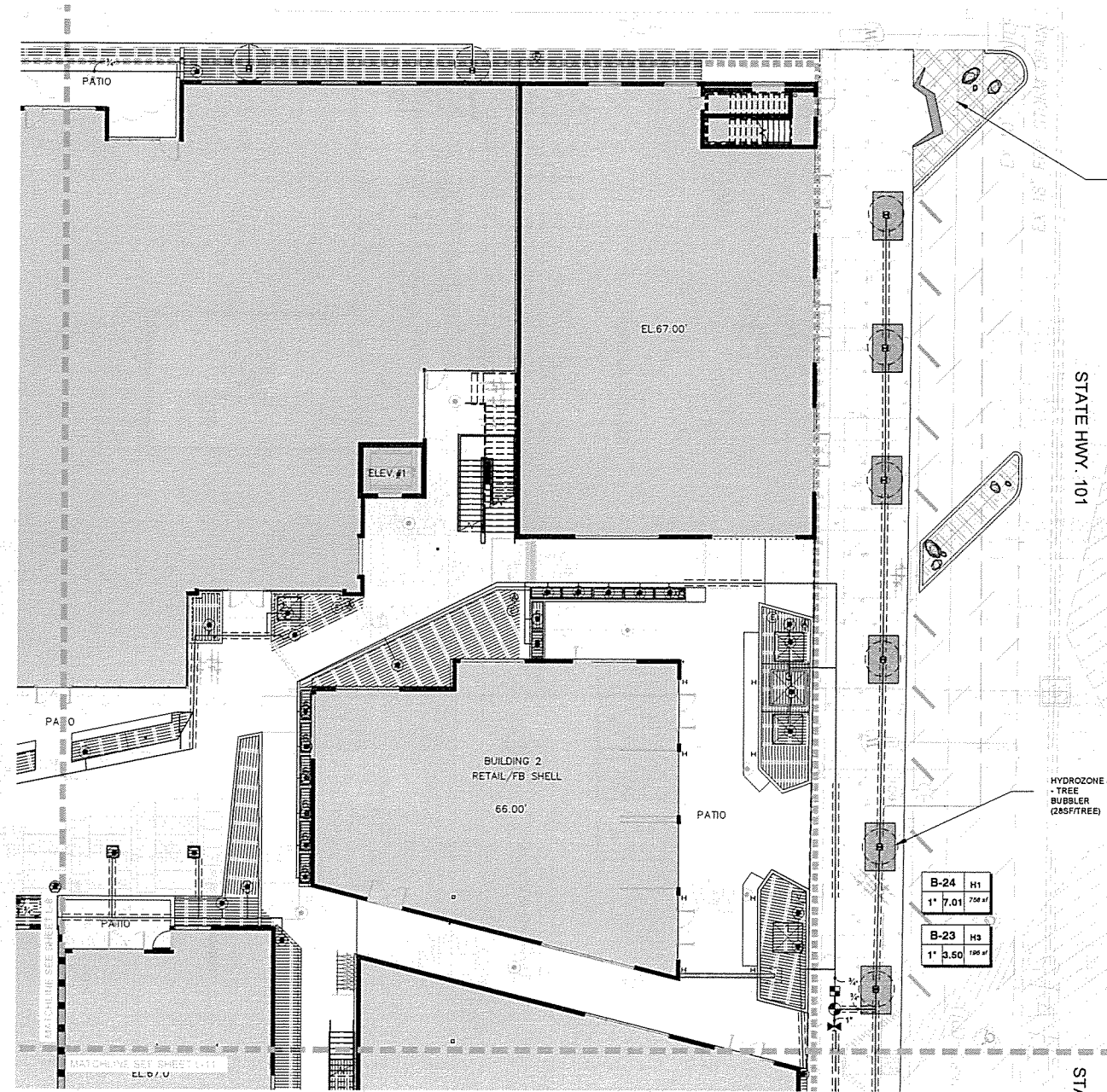
225 Broadway Tel: 619.557.2500  
 Suite 1600 Fax: 619.557.2520  
 San Diego, CA 92101  
 United States



Carson Douglas Landscape Architecture  
 3051 Broadway  
 San Diego, CA 92102  
 619.695.1306  
 cd-la.com

**IRRIGATION SCHEDULE**

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
	Hunter RZWS-18-CV 18" long RZWS with installed .25gpm or .50gpm bubbler options. Check Valve. 1/2" swing joint for connection to 1/2" pipe. For Establishment only. To be removed after tree is established.	25
	Hunter ICZ-101-LF Drip Control Zone Kit. 1" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 25psi. Flow Range: 5 GPM to 15 GPM. 150 mesh stainless steel screen. Install in standard valve box.	
	Pipe Transition Point Rainbird MDCF Fittings for Connections between lateral lines and drip tubing.	
	Flush Valve Hunter PLD-BLV Flush Cap provided at end of drip discharge header, install flush valves inside a separate valve box, one at each end of the tubing runs in each direction, install 18" from paving. To be located at the lowest point in each drip zone.	
	Hunter PLD-AVR PLD-AVR allows for air to escape a RESIDENTIAL drip irrigation system to prevent blockage and water hammering. 1/2" MPT connection with 80 PSI maximum rating. INSTALL WITH COMBINATION PLD-07S TEE AND A 3/4" x 1/2" REDUCER BUSHING. INSTALL AIR RELIEF ASSEMBLY INSIDE A 6" ROUND VALVE BOX AT THE HIGH POINT OF EACH PLANTER, MIN 1 ARV PER 500' OF DISTRIBUTION TUBING. USING AIR LATERAL, CONNECT AIR RELIEF VALVE TO ALL DRIP LINE LATERALS WITHIN THE ELEVATED AREA.	
	Hunter ECO-ID ECO-ID: 1/2" FPT connection with 12-60 PSI operating pressure. Specify with Hunter SJ swing joint. To be located at the highest point of each drip zone.	
	Area to Receive Dripline Hunter HDL-09-12-PC HDL-09-12-PC: Hunter Dripline with 0.9 GPH flow. Light brown tubing with black striping. Emitters at 12" O.C. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern. Install with Hunter PLD barbed or PLD-LOC fittings. For use on flat sites with Moderate/Sandy Soils.	
	Hunter ICV-G-FS 1", 1-1/2", 2" and 3" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use. With Filter Santry.	
	Hunter HQ-4LR Quick coupler valve, yellow rubber locking cover, red brass and stainless steel, with 1" NPT inlet, 2-piece body.	
	Niboo T-113-K Class 125 bronze gate shut off valve with cross handle, same size as mainline pipe diameter at valve location. Size Range - 1/4" - 3"	
	Hunter IBV-151-G-FS 1", 1-1/2", 2", and 3" Brass Electric Master Valve, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use. With Filter Santry Factory Installed Option.	
	Zurn 975XL 1" Reduced Pressure Backflow device	
	Hunter ACC-3600-SS 36 Station Outdoor Modular Controller. With four ACM-600 module. High-End Commercial Use. Stainless Steel Cabinet.	
	Hunter WSS Wireless Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket.	
	Hunter HC-100-FLOW 1" Flow meter for use with Hydramis enabled controller to monitor flow and provide system alerts. Also functions as stand alone flow totalizer/sub-meter on any residential or commercial irrigation system.	
	Actual Manifold Location Actual Valve Box & Manifold Locations. Verify location in field, to be clear of obstacles or utilities. Refer to irrigation notes & details for installation. Valve symbols shown on the plan are diagrammatic only.	
<b>VALVE CALLOUT</b>		
	Valve Number	Hydrozone
	Area	Valve Flow
	Valve Size	
	<b>ELECTRICAL CONNECTION</b> 120 V Electrical connection location for controller, to be installed by licensed electrician. Verify location in field.	
	Penetration Point Through Structural Slab Connection from Valve to planter areas on podium. See waterproofing detail per Architect's plan. For line type and routing, see MEP plans.	
	Point of Connection 1" TBD	
	Irrigation Lateral Line: PVC Class 200 SDR 21	
	Irrigation Mainline: PVC Schedule 40	
	Pipe Sleeve: PVC Class 200 SDR 21	



IRRIGATED AREAS TO BE SHOWN ON IMPROVEMENT PLANS, TYP.

STATE HWY. 101

HYDROZONE 4  
TREE BUBBLER (285FT/TREE)

B-24 H1  
1" 7.01 708 ft

B-23 H3  
1" 3.50 199 ft

Date	Description
2019.02.01	100% SCHEMATIC PACKAGE
2019.05.31	SUBTERRANEAN BLDG PERMIT
2019.07.26	SUBTERRANEAN BLDG PERMIT
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2020.3.25	BALANCE OF WORK PERMIT - SUBMITTAL 2
2020.3.30	ADDENDUM PE - BALANCE OF WORK
2020.12.17	BALANCE OF WORK - SUBMITTAL 3
2021.5.21	IFC
2021.6.11	IFC / DELTA 10
2021.7.23	BULLETIN 1

Seal/Signature



Project Name

Solana 101

Project Number

16-036

Description

LANDSCAPE IRRIGATION PLAN

Scale

1"=10'

L-9

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

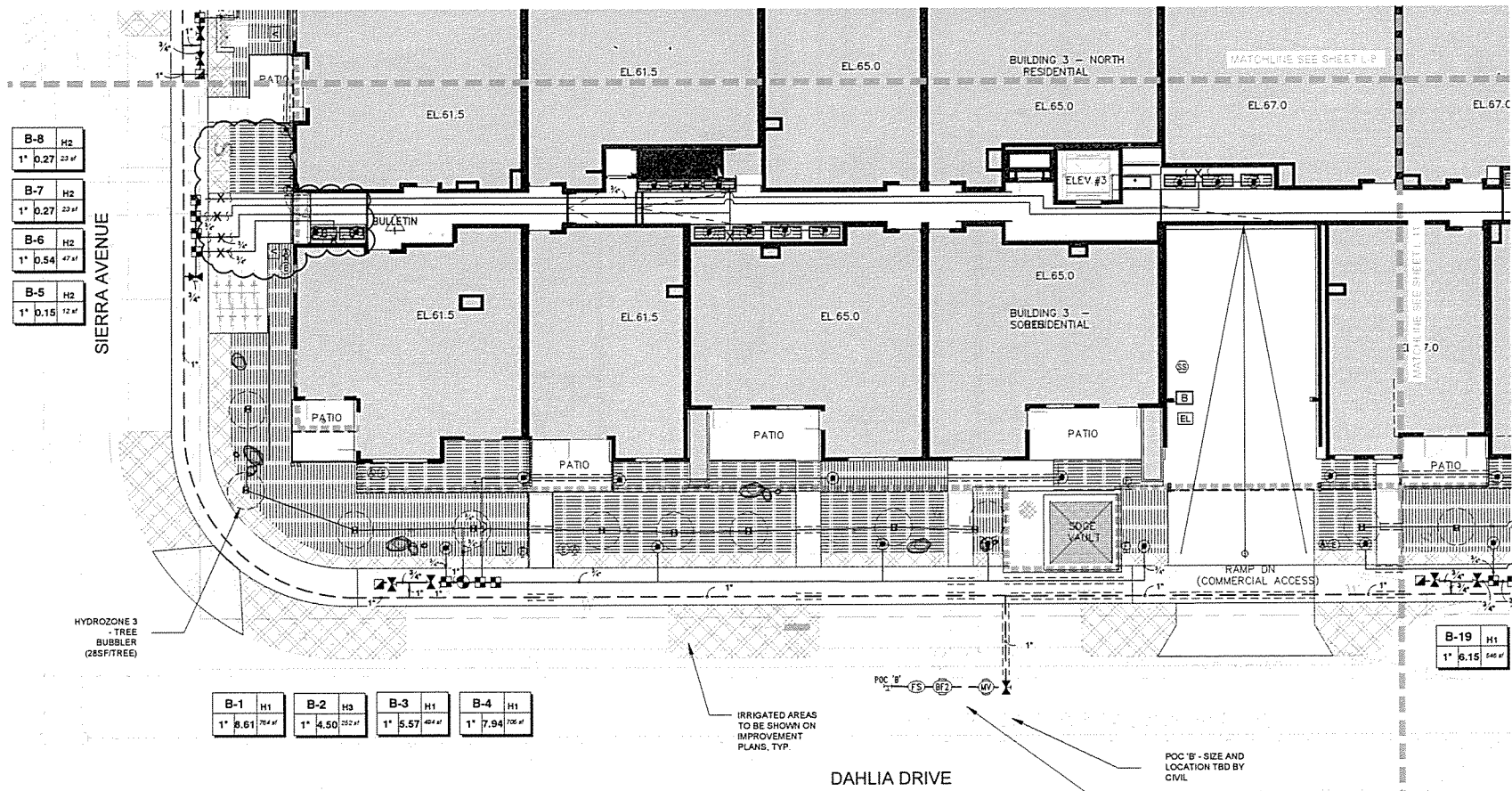


TWO WORKING DAYS BEFORE YOU DIG  
 "CAUTION" - International Symbol for Excavation - Call before you dig. Only those who have been trained in the proper use of the call before you dig system should use the call before you dig system. The system will not protect you if you do not use it properly.



**IRRIGATION SCHEDULE**

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
	Hunter RZVWS-18-CV 18" long RZVWS with installed 25gpm or 50gpm bubbler options. Check Valve, 1/2" swing joint for connection to 1/2" pipe. For Establishment only. To be removed after tree is established.	25
	Hunter ICZ-101-LF Drip Control Zone Kit. 1" ICV Globe Valve with 1" H1000 filter system. Pressure Regulation: 25psi. Flow Range: 5 GPM to 15 GPM. 150 mesh stainless steel screen. Install in standard valve box.	
	Pipe Transition Point Raining MOCF Fittings for Connections between lateral lines and drip tubing.	
	Flush Valve Hunter PLD-BLV Flush Cap provided at end of drip discharge header, install flush valves inside a separate valve box, one at each end of the tubing runs in each direction, install 18" from paving. To be located at the lowest point in each drip zone.	
	Hunter PLD-AVR PLD-AVR allows for air to escape a RESIDENTIAL drip irrigation system to prevent blockage and water hammering. 1/2" MPT connection with 80 PSI maximum rating. INSTALL WITH COMBINATION PLD-D75 TEE AND A 3/4" x 1/2" REDUCER BUSHING. INSTALL AIR RELIEF ASSEMBLY INSIDE A 4" ROUND VALVE BOX AT THE HIGH POINT OF EACH PLANTER. MIN 1 ARV PER 500' OF DISTRIBUTION TUBING USING AIR LATERAL. CONNECT AIR RELIEF VALVE TO ALL DRIP LINE LATERALS WITHIN THE ELEVATED AREA.	
	Hunter ECO-ID ECO-ID 1/2" FPT connection with 12-60 PSI operating pressure. Specify with Hunter SJ swing joint. To be located at the highest point of each drip zone.	
	Area to Receive Dripline Hunter HDL-09-12-PC HDL-09-12-PC: Hunter Dripline with 0.9 GPH flow. Light brown tubing with black striping. Emitters at 12" O.C. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern. Install with Hunter PLD barbed or PLD-LOC fittings. For use on flat sites with Moderate/Sandy Soils.	
	Hunter ICV-G-FS 1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use. With Filter Sentry.	
	Hunter HQ-4LRC Quick coupler valve, yellow rubber locking cover, red brass and stainless steel, with 1" NPT inlet, 2-piece body.	
	Nibco T-113-K Class 125 bronze gate shut-off valve with cross handle, same size as mainline pipe diameter at valve location. Size Range - 1/4" - 3"	
	Hunter IBV-151-G-FS 1" 1", 1-1/2", 2", and 3" Brass Electric Master Valve, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use. With Filter Sentry Factory Installed Option.	
	Zum 975XL 1" Reduced Pressure Backflow device	
	Hunter ACC-3500-SS 35 Station Outdoor Modular Controller With four ACM-600 module. High-End Commercial Use. Stainless Steel Cabinet.	
	Hunter VWSB Wireless Solar, rain freeze sensor with outdoor interface, connects to Hunter POC, Pro-C, and i-Cone Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket.	
	Hunter HC-100-FLOW 1" Flow meter for use with Hydramis enabled controller to monitor flow and provide system alerts. Also functions as stand alone flow totalizer/sub meter on any residential or commercial irrigation system.	
	Actual Manifold Location Actual Valve Box & Manifold Locations. Verify location in field, to be clear of obstacles or utilities. Refer to Irrigation notes & details for installation. Valve symbols shown on the plan are diagrammatic only.	
VALVE CALLOUT		
	Valve Number	Hydrozone
	Area	Flow
	Valve Size	
	ELECTRICAL CONNECTION 120 V Electrical connection location for controller, to be installed by licensed electrician. Verify location in field.	
	Penetration Point Through Structural Slab Connection from Valve to planter areas on podium. See waterproofing detail per Architect's plan. For line type and routing, see MEP plans.	
	Point of Connection 1" TBD	
	Irrigation Lateral Line: PVC Class 200 SDR 21	
	Irrigation Mainline: PVC Schedule 40	
	Pipe Sleeve: PVC Class 200 SDR 21	



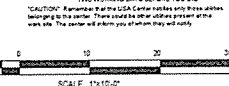
**GENERAL IRRIGATION NOTES**

- ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR IN CASE OF CONFLICT BETWEEN THE SPECIFICATIONS, DRAWINGS, AND/OR CODE. THE MORE STRINGENT REQUIREMENT SHALL PREVAIL.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
- THE MAINLINE AND SLEEVING IS DIAGRAMMATIC. ALL PIPING IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED WITHIN LIMIT OF WORK BOUNDARIES AND IN SHRUB PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES.
- IRRIGATION EQUIPMENT AS SHOWN IS DIAGRAMMATIC. INSTALL ALL THE IRRIGATION REMOTE CONTROL VALVES, QUICK COUPLERS, MASTER VALVES, FLOW SENSORS, BACKFLOWS, AIR/VACUUM DEVICES, BALL VALVES, AND ANCILLARY EQUIPMENT, IN SHRUB PLANTING AREAS WHEN FEASIBLE OR AS APPROVED BY OWNER'S REPRESENTATIVE AND THE LANDSCAPE IRRIGATION DESIGNER.
- DO NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.
- INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.
- CONTRACTOR TO PROVIDE AN ADDITIONAL PILOT WIRE FROM CONTROLLER ALONG ENTIRETY OF MAINLINE TO THE LAST RCV ON EACH AND EVERY LEG OF MAIN LINE LABEL SPARE WIRES AT BOTH ENDS.
- ALL PIPE UNDER PAVED AREAS, HARDSCAPE, OR AS DIRECTED BY OWNERS REPRESENTATIVE TO BE INSTALLED IN SLEEVING, TWICE THE DIAMETER OF PIPE OR WIRE BUNDLE CARRIED. ALL 2" AND 3" SLEEVING FOR NON-VEHICULAR PAVING SHALL BE PVC1220 SCH 40, TYPE 1, GRADE 2 MATERIAL CONFORMING TO ASTM STANDARD D-1785-4. ALL 4" AND LARGER SLEEVING BELOW VEHICULAR PAVING SHALL BE PVC1220 SCH.80 SDR21, TYPE 1, GRADE 2 MATERIAL CONFORMING TO ASTM STANDARD D-2241. SLEEVES UNDER BROW DITCHES SHALL BE ENCASED IN CONCRETE A MINIMUM OF 6" THICK ON ALL SIDES OF PIPE. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF PAVING.
- ALL QUICK COUPLER VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK COUPLER VALVES WITHIN 18" OF HARDSCAPE.
- IRRIGATION HEADS ADJACENT TO THE STREET SHALL BE HELD A MINIMUM OF 2 FEET FROM EDGE OF PAVEMENT. ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS. WHEN VERTICAL OBSTRUCTIONS (PROPS, STREET LIGHTS, TREES, ETC.) INTERFERE WITH THE SPRAY PATTERN OF THE SPRINKLER HEADS PREVENTING PROPER COVERAGE, THE IRRIGATION CONTRACTOR SHALL FIELD ADJUST THE SPRINKLER SYSTEM BY INSTALLING A QUARTER CIRCLE OR HALF CIRCLE SPRINKLER HEAD ON EACH SIDE OF THE OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
- THE IRRIGATION CONTRACTOR SHALL ADJUST THE PRESSURE REGULATOR ON EACH ELECTRIC CONTROL VALVE SO THAT THE SPRINKLER HEAD FARTHEST AND HIGHEST IN ELEVATION FROM ITS RESPECTIVE CONTROL VALVE OPERATES WITHIN THE OPERATING PRESSURE SHOWN ON THE IRRIGATION LEGEND. NOT TO EXCEED FIVE (5) PSI ABOVE THE GIVEN OPERATING PRESSURE FROM THE SPECIFIED PRESSURE LOCATED ON THE IRRIGATION LEGEND.
- THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE IRRIGATION DRAWINGS AT EACH POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE VIA DIRECT FIELD MEASUREMENT PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READINGS AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO START OF CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS, AND COSTS ASSOCIATED WITH SAID REVISIONS.
- SHOULD FIELD CONDITIONS REQUIRE PIPE INSTALLATION OTHER THAN THAT SHOWN ON PLANS, THE CONTRACTOR SHALL LIMIT EXCESS FLOW AND SIZE ALL PIPE NOT TO EXCEED A VELOCITY OF 5 FEET PER SECOND (FPS) IN PVC PIPE AND CAST IRON PIPE. FLOW THROUGH ANCILLARY EQUIPMENT, STEEL AND COPPER PIPE SHALL NOT EXCEED A VELOCITY OF 7 1/2 FPS. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
- CHECK VALVES SHALL BE USED TO PREVENT ALL LOW HEAD DRAINAGE.

DAHIA DRIVE

CONTRACTOR TO INSTALL PRESSURE REGULATOR ONLY IF STATIC PRESSURE IS ABOVE 80PSI. CONTRACTOR TO DETERMINE ON SITE STATIC PRESSURE PRIOR TO BIDDING AND INSTALLATION.

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



**ZEPHYR**

**Genster**

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3051 Broadway San Diego, CA 92102 619.955.1306 cd-la.com

Date	Description
2019.02.01	100% SCHEMATIC PACKAGE
2019.05.31	SUBTERRANEAN BLDG PERMIT
2019.07.26	SUBTERRANEAN BLDG PERMIT
2019.08.23	GMP ISSUE
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2020.3.30	ADDENDUM PE - BALANCE OF WORK
2020.12.17	BALANCE OF WORK - SUBMITTAL 3
2021.5.21	IFC
2021.8.11	IFC / DELTA 10
2021.7.23	BULLETIN 1



Project Name: Solana 101

Project Number: 16-036

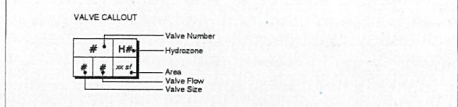
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Scale: 1"=10'

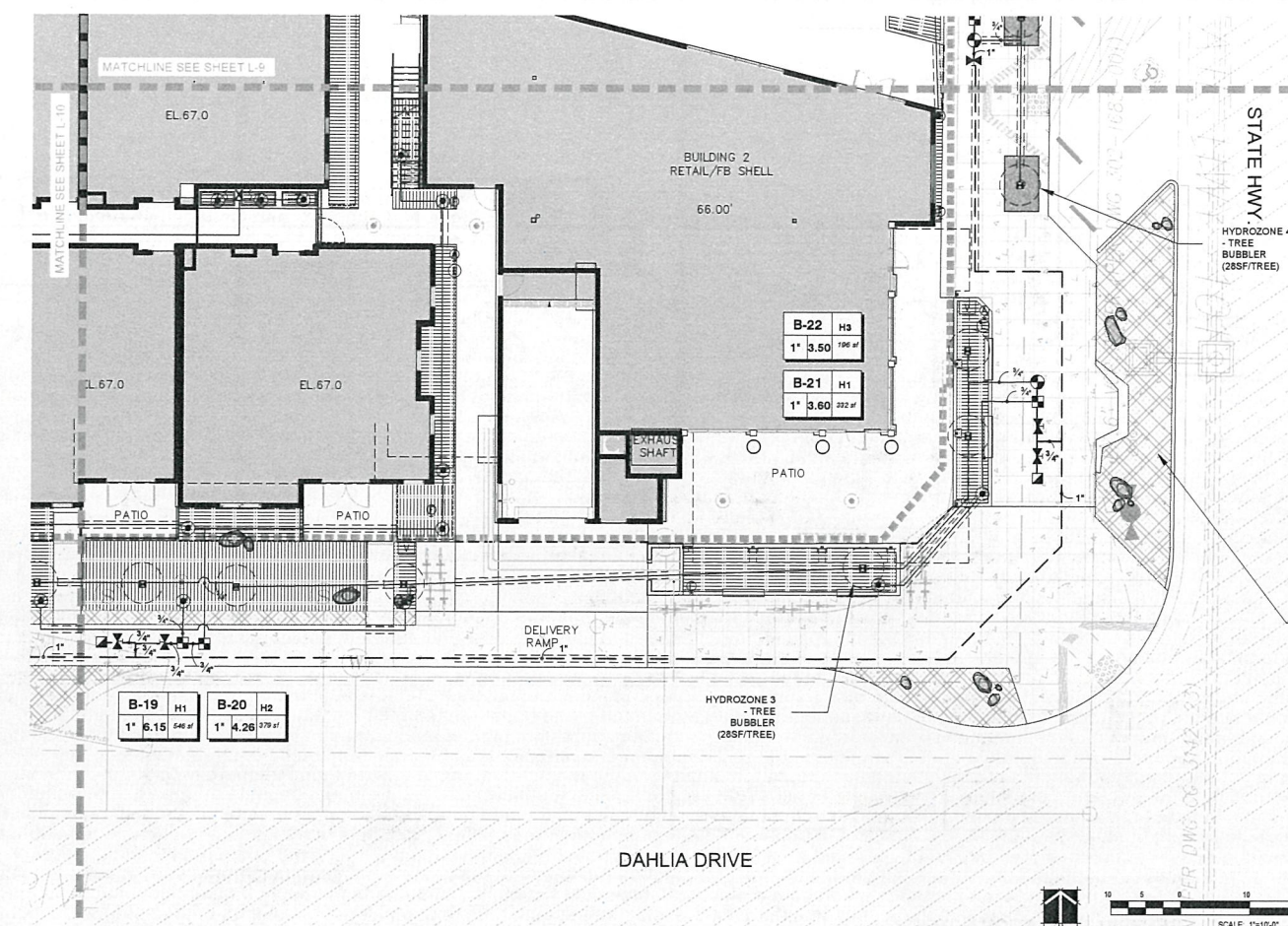
L-10

**IRRIGATION SCHEDULE**

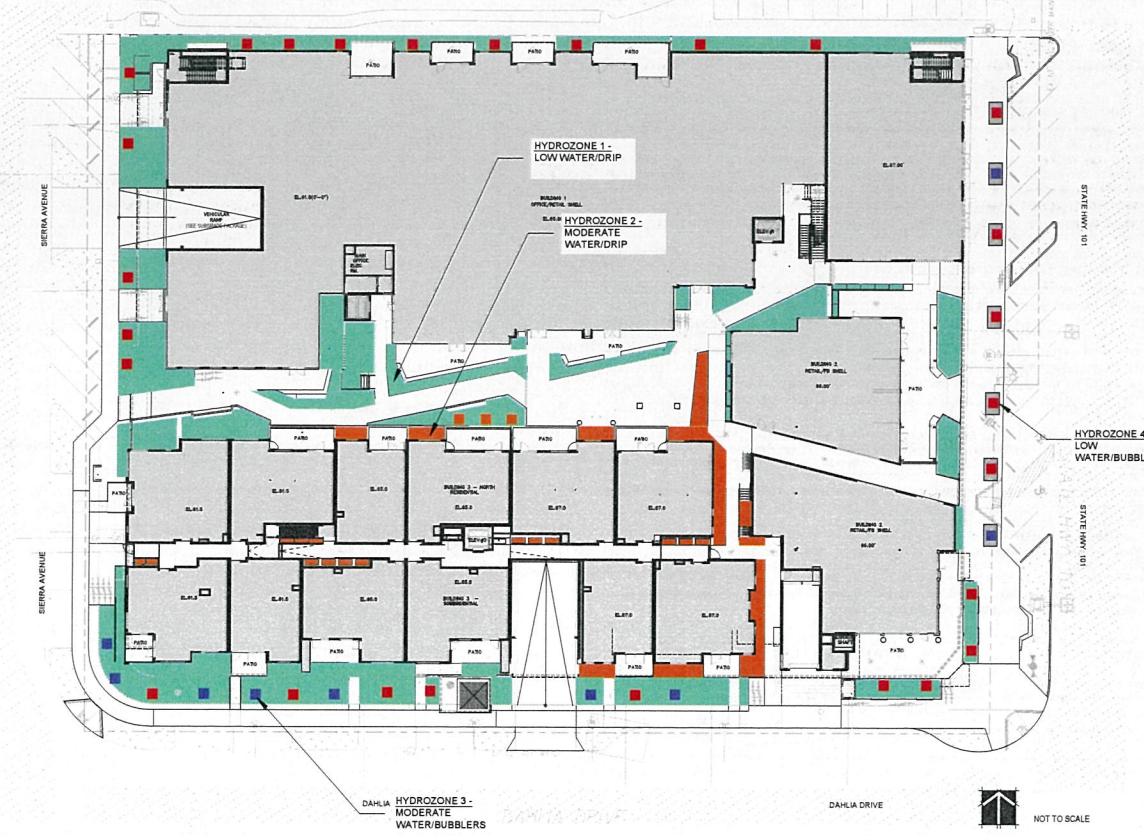
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
	Hunter RZWS-18-CV 18" long RZWS with installed 25gpm or 50gpm bubbler options. Check Valve, 1/2" swing joint for connection to 1/2" pipe. For Establishment only. To be removed after tree is established.	25
	Hunter IC2-101-LF Drip Control Zone Kit. 1" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 25psi. Flow Range: 5 GPM to 15 GPM. 150 mesh stainless steel screen. Install in standard valve box.	
	Pipe Transition Point Rainbird MDCF Fittings for Connections between lateral lines and drip tubing	
	Flush Valve Hunter PLD-BLV Flush Cap provided at end of drip discharge header. Install flush valves inside a separate valve box, one at each end of the tubing runs in each direction, install 18" from paving. To be located at the lowest point in each drip zone.	
	Hunter PLD-AVR PLD-AVR allows for air to escape a RESIDENTIAL drip irrigation system to prevent blockage and water hammering. 1/2" MPT connection with 80 PSI maximum rating. INSTALL WITH COMBINATION PLD-075 TEE AND A 3/4" x 1/2" REDUCER BUSHING. INSTALL AIR RELIEF ASSEMBLY INSIDE A 6" ROUND VALVE BOX AT THE HIGH POINT OF EACH PLANTER. MIN 1 ARV PER 500' OF DISTRIBUTION TUBING. USING AIR LATERAL. CONNECT AIR RELIEF VALVE TO ALL DRIP LINE LATERALS WITHIN THE ELEVATED AREA.	
	Hunter ECO-ID ECO-ID: 1/2" FPT connection with 12-40 PSI operating pressure. Specify with Hunter SJ swing joint. To be located at the highest point of each drip zone.	
	Area to Receive Dripline Hunter HDL-09-12-PC HDL-09-12-PC: Hunter Dripline with 0.9 GPH flow. Light brown tubing with black striping. Emitters at 12" O.C. Dripline laterals spaced at 16" apart, with emitters offset for triangular pattern. Install with Hunter PLD based or PLD-LOC fittings. For use on flat sites with Moderate/Sandy Soils.	
	Hunter ICV-G-FS 1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves. Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use. With Filter Sentry.	
	Hunter HQ-44LRC Quick coupler valve, yellow rubber locking cover, red brass and stainless steel, with 1" NPT inlet, 2-piece body.	
	Nilco 1-113-K Class 125 bronze gate shut off valve with cross handle, same size as mainline pipe diameter at valve location. Size Range - 1/4" - 3"	
	Hunter BV-151-G-FS 1" 1", 1-1/2", 2", and 3" Brass Electric Master Valve, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use. With Filter Sentry Factory Installed Option.	
	Zurn 87SXL 1" Reduced Pressure Backflow device	
	Hunter ACC-3800-S5 36 Station Outdoor Modular Controller. With four ACM-800 module. High-End Commercial Use. Stainless Steel Cabinet.	
	Hunter WSS Wireless Solar, rain freeze sensor with outdoor interface, connects to Hunter POC, Pro-C, and Core Controllers. Install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket.	
	Hunter HC-100-FLOW 1" Flow meter for use with Hydraflex enabled controller to monitor flow and provide system alerts. Also functions as stand alone flow totalizer/sub meter on any residential or commercial irrigation system.	
	Actual Manifold Location Actual Valve Box & Manifold Locations. Verify location in field, to be clear of obstacles or utilities. Refer to Irrigation notes & details for installation. Valve symbols shown on the plan are diagrammatic only.	



	<b>ELECTRICAL CONNECTION</b> 120 V Electrical connection location for controller, to be installed by licensed electrician. Verify location in field.
	Penetration Point Through Structural Slab Connection from Valve to planter areas on podium. See waterproofing detail per Architect's plan. For line type and routing, see MEP plans.
	Point of Connection 1" TBD
	Irrigation Lateral Line: PVC Class 200 SDR 21
	Irrigation Mainline: PVC Schedule 40
	Pipe Sleeve: PVC Class 200 SDR 21



**HYDROZONE MAP**



**WATER USE CALCULATIONS**

**CITY OF BOLANA BEACH ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET**

Irrigation Point of Connection (P.O.C.) 1"

LINE	HYDROZONE 1 (DRIP)	HYDROZONE 2 (DRIP)	HYDROZONE 3 (TREE BUBBLER)	HYDROZONE 4 (TREE BUBBLER)	SLA
1			41		
2			0.82		
3			25.42		
4	0.30		0.80	0.30	
5	8445	1038	644	588	
6	2533.5	622.6	386.4	176.4	
7	0.81	0.81	0.75	0.75	
8	3127.78	768.85	515.20	336.20	
9			4.847		
10			116.128		

**MAXIMUM APPLIED WATER ALLOWANCE (MAWA)**

ET = 41 in/yr  
 LA = 10775 sq ft  
 SLA = 0 in/yr  
 ETAF = 0.45

$$MAWA = \frac{(ET)(0.62)(ETAF \times LA) + (1 - ETAF) \times SLA}{(0.62)(0.45) + (1 - 0.45)(0.45)}$$

MAWA = 25.42 x 10775 sq ft = 273,668.885 gpa per year

**MAXIMUM APPLIED WATER ALLOWANCE = 273,668.885**

**PRESSURE LOSS CALCULATION**

Generated: 2020-01-29 09:51

P.O.C. NUMBER: 02  
 Water Source Information: TBD

**FLOW AVAILABLE**  
 Point of Connection Size: 1"  
 Flow Available: 20.24 gpm

**PRESSURE AVAILABLE**  
 Static Pressure at POC: 60.00 psi  
 Pressure Available: 60.00 psi

**DESIGN ANALYSIS**  
 Maximum Station Flow: 8.61 gpm  
 Flow Available at POC: 20.24 gpm  
 Residual Flow Available: 11.63 gpm

**Critical Station:** B-24  
 Design Pressure: 25.00 psi  
 Friction Loss: 1.86 psi  
 Fittings Loss: 0.17 psi  
 Elevation Loss: 0.00 psi  
 Loss through Valve: 10.20 psi  
 Pressure Req. at Critical Station: 37.03 psi  
 Loss for Fittings: 0.45 psi  
 Loss for Main Line: 4.47 psi  
 Loss for POC to Valve Elevation: 0.00 psi  
 Loss for Backflow: 11.50 psi  
 Loss for Master Valve: 2.70 psi  
 Critical Station Pressure at POC: 56.14 psi  
 Pressure Available: 60.00 psi  
 Residual Pressure Available: 3.86 psi

IRRIGATED AREAS TO BE SHOWN ON IMPROVEMENT PLANS, TYP.



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 cd-la.com

Date	Description
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2019.05.31	SUBTERRANEAN BLDG PERMIT
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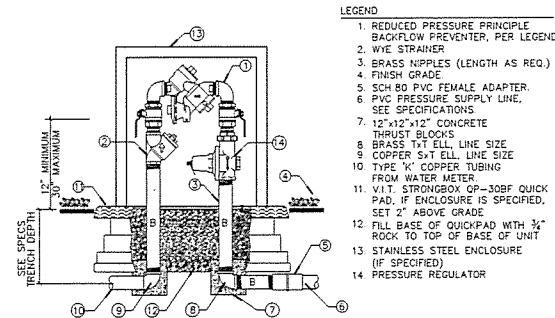
Project Name: Solana 101

Project Number: 16-036

Description: LANDSCAPE IRRIGATION PLAN

Scale: 1"=10'



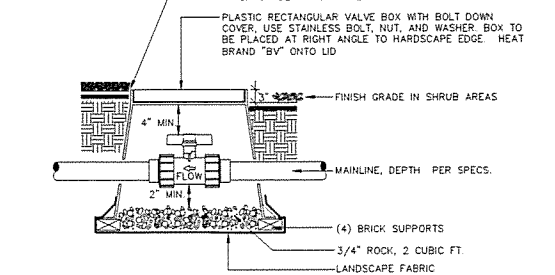


- LEGEND
- REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER, PER LEGEND
  - WIRE STRAINER
  - BRASS NIPPLES (LENGTH AS REQ.)
  - FINISH GRADE
  - SCH 80 PVC FEMALE ADAPTER, SEE SPECIFICATIONS
  - PVC PRESSURE SUPPLY LINE, SEE SPECIFICATIONS
  - 12"x12"x12" CONCRETE THRUST BLOCK
  - BRASS 1x1 ELL, LINE SIZE
  - COPPER SxT ELL, LINE SIZE
  - TYPE 1/2" COPPER TUBING FROM WATER METER
  - V.I.T. STRONGBOX OR 30BF QUICK PAD, IF ENCLOSURE IS SPECIFIED, SET 2" ABOVE GRADE
  - FILL BASE OF QUICKPAD WITH 3/4" ROCK TO TOP OF BASE OF UNIT
  - STAINLESS STEEL ENCLOSURE (IF SPECIFIED)
  - PRESSURE REGULATOR

NOTES:

- INSTALLATION MUST CONFORM TO LOCAL CODES
- CONTRACTOR MUST PROVIDE BACKFLOW CERTIFICATION
- ALL THREADED CONNECTIONS TO HAVE TEFLON TAPE OR PASTE
- ALL BRASS OR COPPER BELOW GRADE SHALL HAVE AWWA C209 APPROVED PIPE TAPE

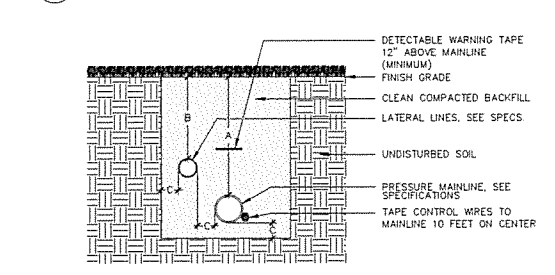
**A BACKFLOW DEVICE**  
SCALE: N.T.S.



NOTE:

BOX TO BE INSTALLED TO ALLOW FOR PROPER OPERATION OF BALL VALVE HANDLE. INSTALL AT RIGHT ANGLE TO HARDSCAPE EDGE. INSTALL VALVE BOX EXTENSIONS AS REQUIRED TO ACHIEVE PROPER VALVE INSTALLATION AT MAINLINE DEPTH. ALL THREADED CONNECTIONS SHALL HAVE TEFLON TAPE OR PASTE.

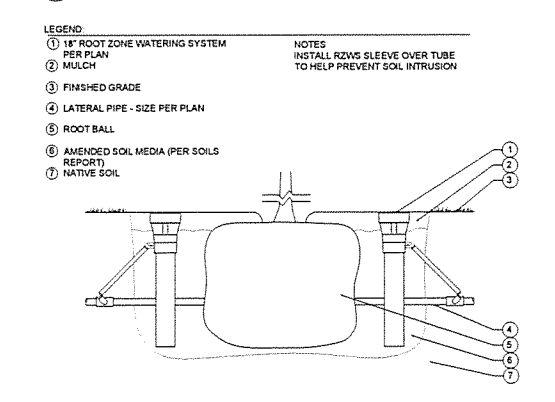
**E BALL VALVE**  
SCALE: N.T.S.



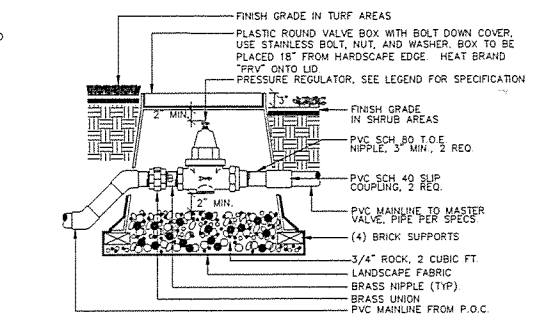
DIMENSION	A	B	C
1/2" TO 2-1/2" IN SIZE	18"	12"	6"
3" IN SIZE	24"	6"	
4" AND LARGER	30"	6"	

BACKFILL SHOULD BE PLACED IN 6" LAYERS AND TAMPED

**I PIPE INSTALLATION, POTABLE**  
SCALE: N.T.S.



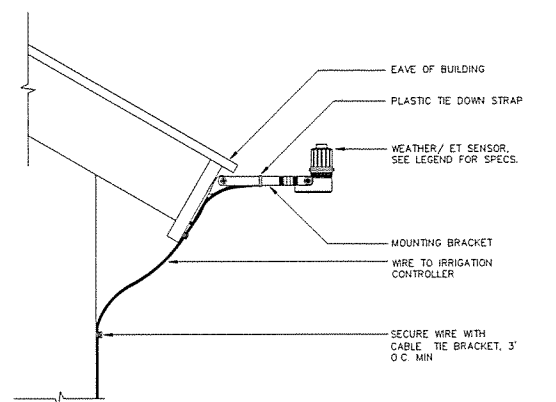
**M DEEP WATERING TREE BUBBLER**  
SCALE: N.T.S.



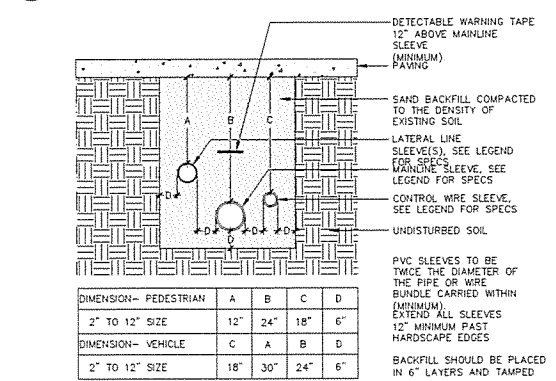
NOTE:

USE 45 DEGREE ELLS TO ACHIEVE MAINLINE DEPTH FROM SUPPLY SIDE OF THE PRESSURE REGULATOR ASSEMBLY. ALL THREADED CONNECTIONS TO HAVE TEFLON TAPE OR PASTE.

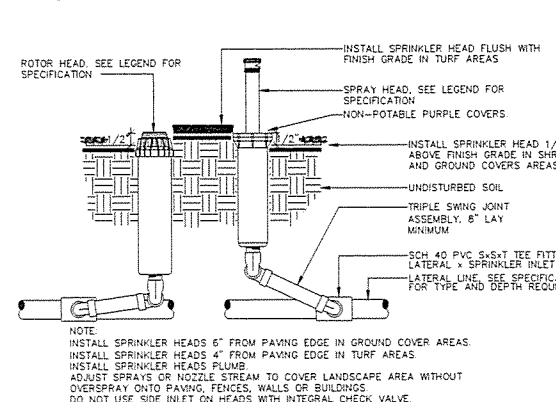
**B PRESSURE REGULATOR**  
SCALE: N.T.S.



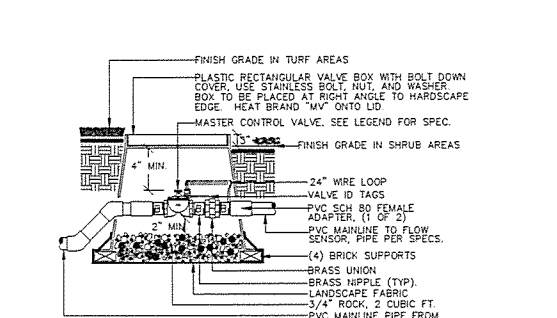
**F WEATHER/ET SENSOR MOUNTED ON EAVE**  
SCALE: N.T.S.



**J SLEEVE INSTALLATION, POTABLE**  
SCALE: N.T.S.



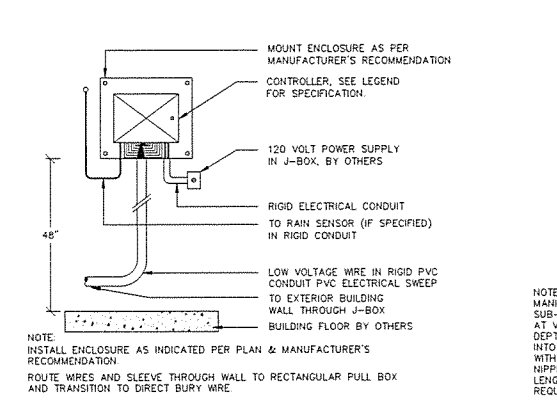
**N POP-UP SPRINKLER**  
SCALE: N.T.S.



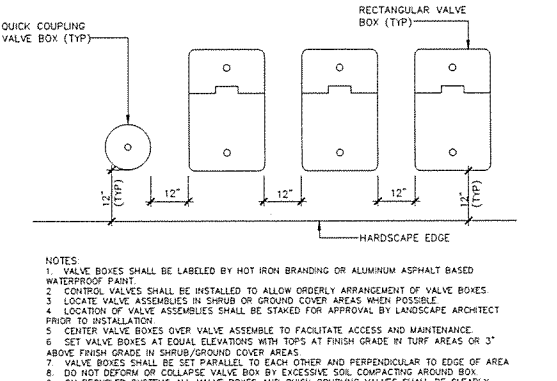
NOTE:

INSTALL ENCLOSURE AS INDICATED PER PLAN & MANUFACTURER'S RECOMMENDATION. ROUTE WIRES AND SLEEVE THROUGH WALL TO RECTANGULAR PULL BOX AND TRANSITION TO DIRECT BURY WIRE.

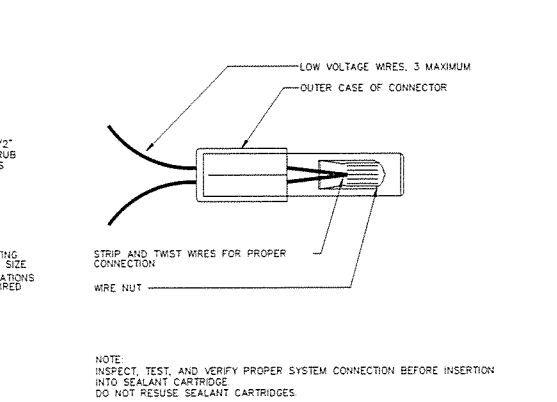
**C MASTER VALVE**  
SCALE: N.T.S.



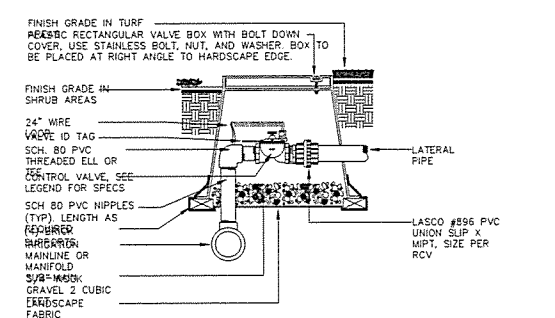
**G WALL MOUNT CONTROLLER**  
SCALE: N.T.S.



**K VALVE BOX LAYOUT**  
SCALE: N.T.S.



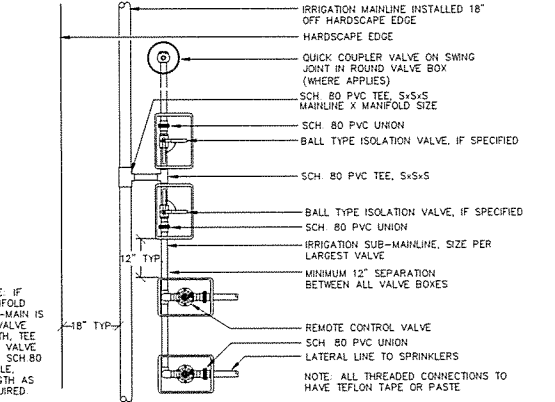
**O WIRE CONNECTIONS**  
SCALE: N.T.S.



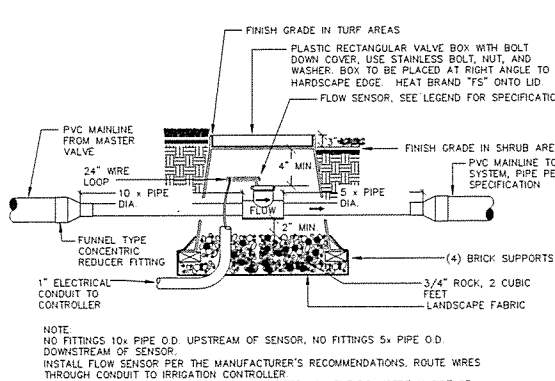
NOTE:

ALL THREADED CONNECTIONS TO HAVE TEFLON TAPE OR PASTE. IF MAINLINE OR MANIFOLD SUB-MAIN IS AT VALVE DEPTH, TEE INTO VALVE WITH SCH 80 NIPPLE, LENGTH AS REQUIRED.

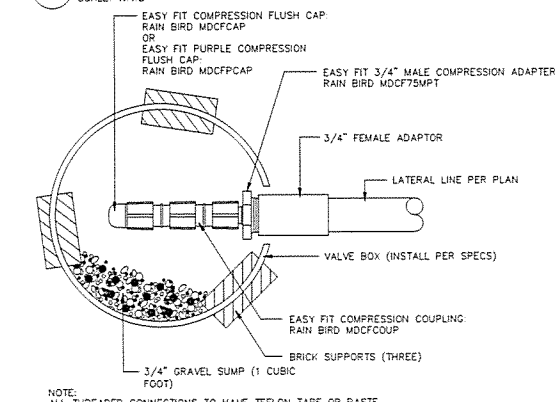
**D REMOTE CONTROL VALVE**  
SCALE: N.T.S.



**H MANIFOLD INSTALLATION**  
SCALE: N.T.S.



**L FLOW SENSOR**  
SCALE: N.T.S.



**P MDGF FLUSH CAP**  
SCALE: N.T.S.

**ZEPHYR**

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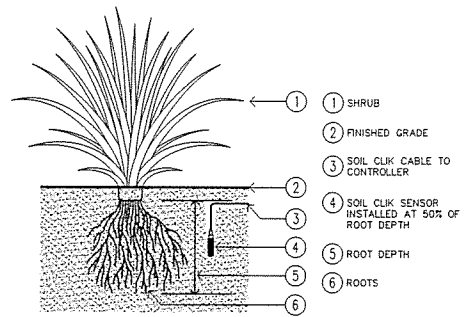
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Project Name: Solana 101

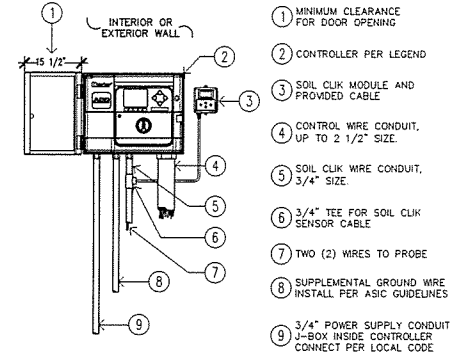
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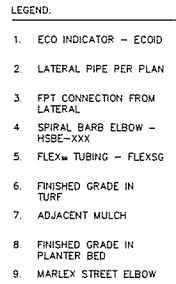
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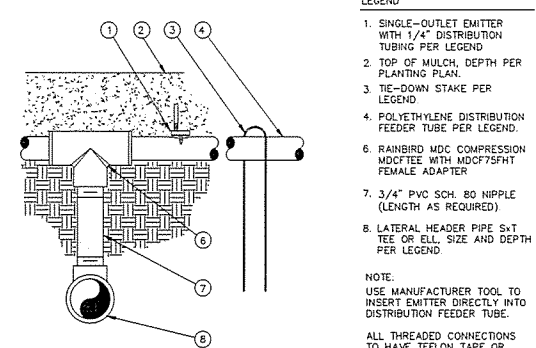
**Q** SOIL CLIK SENSOR IN PLANTING AREA  
SCALE: N.T.S.



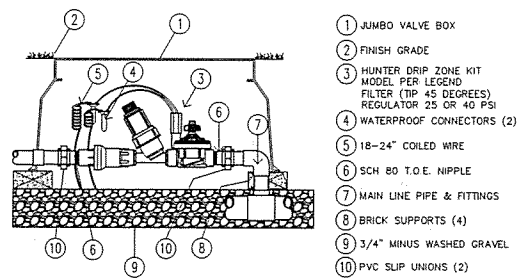
**R** SOIL CLIK INSTALLED AT CONTROLLER  
SCALE: N.T.S.



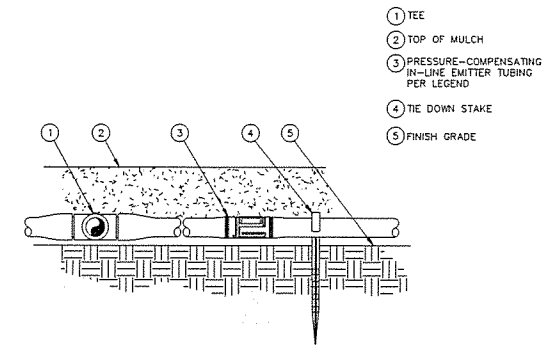
**S** ECO-INDICATOR  
SCALE: N.T.S.



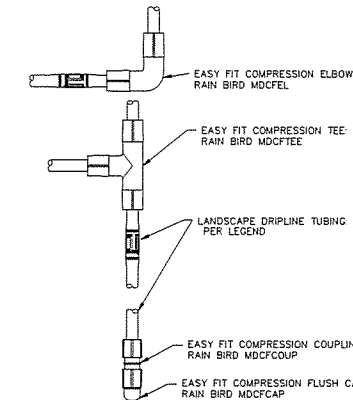
**T** PVC HEADER TO TUBING CONNECTION  
SCALE: N.T.S.



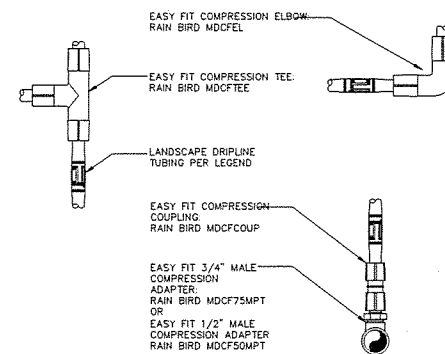
**U** DRIP CONTROL ZONE KIT  
SCALE: N.T.S.



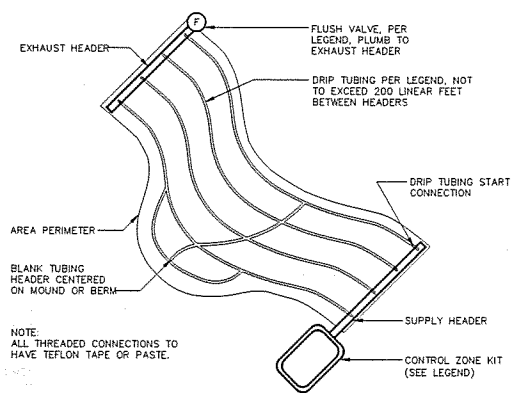
**V** LANDSCAPE DRIPLINE  
SCALE: N.T.S.



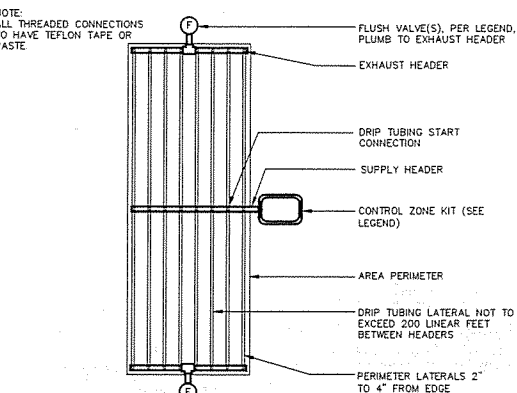
**W** EASY FIT COMPRESSION FITTINGS  
SCALE: N.T.S.



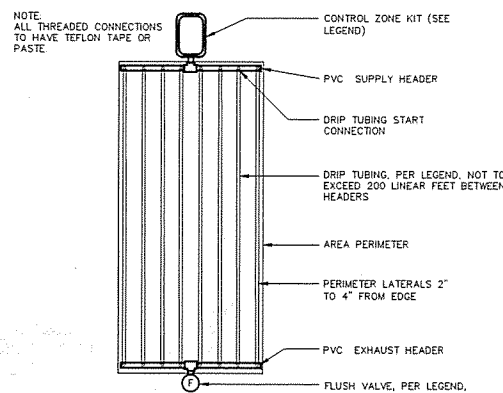
**X** MDC FITTINGS  
SCALE: N.T.S.



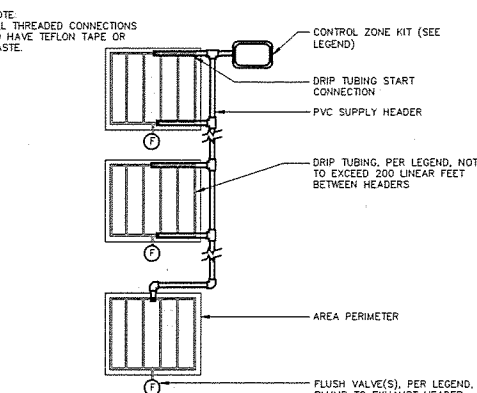
**Y** DRIP ZONE LAYOUT - ODD CURVES  
SCALE: N.T.S.



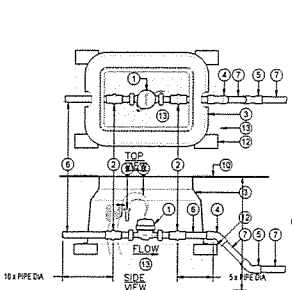
**Z** DRIP ZONE LAYOUT - CENTER FEED  
SCALE: N.T.S.



**AA** DRIP ZONE LAYOUT - END FEED  
SCALE: N.T.S.



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



**HC-XX** FLOW METER  
SCALE: N.T.S.

**LEGEND:**  
 1 HUNTER HC FLOW METER WITH UNION CONNECTIONS, SIZE PER LEGEND  
 2 SCH 80 PVC FEMALE ADAPTER (S X T)  
 3 RECTANGULAR VALVE BOX PER SPECIFICATIONS  
 4 SCH 80 PVC 45 DEGREE ELBOW (S X S) TO LOWER MAIN LINE TO PROPER DEPTH (SIZE FOR LARGER MAIN LINE AS NEEDED)  
 5 SCH 80 PVC 45 DEGREE ELBOW (S X S) TO LOWER MAIN LINE TO PROPER DEPTH  
 MAIN LINE AT INLET & OUTLET - SEE FLOWMETER SPECIFICATIONS  
 6 MAIN LINE TO SYSTEM (SEE LEGEND) AND FLANS FOR TYPE AND SIZE  
 7 TWO WIRES TO FLOW SENSOR TERMINAL AT CONTROLLER WIRE WITH DIFFERENT COLOR FROM CONTROL/Common WIRE  
 8 WEATHERPROOF WIRE  
 9 FINISH GRADE  
 10 SPECIFIED SOIL COVER (SEE LEGEND)  
 COMMON BRICK

FLOW METER MODEL	HC-075	HC-100	HC-150	HC-200
INLET/OUTLET CONNECTION SIZE	3/4" NPT BODY, MALE THREAD WITH 1" NPT MALE ADAPTER	1" NPT BODY, MALE THREAD WITH 1.5" NPT MALE ADAPTER	1.5" NPT BODY, MALE THREAD WITH 2" NPT MALE ADAPTER	2" NPT BODY, MALE THREAD WITH 3" NPT MALE ADAPTER
MANIFOLD AT INLET/OUTLET INTERNAL DIA.	1"	1.5"	2"	3"
MIN FLOW	0.22 GPM	0.30 GPM	0.85 GPM	2.00 GPM
MAX. RECOMMENDED FLOW	115 GPM	130 GPM	165 GPM	185 GPM
MAX. FLOW RATE	21 GPM	34 GPM	88 GPM	132 GPM
DIAL READING	1 PULSE PER 0.1 US GALLON	1 PULSE PER 1 US GALLON	1 PULSE PER 1 US GALLON	1 PULSE PER 1 US GALLON
WORKING PRESSURE	1-230 PSI	1-230 PSI	2-230 PSI	3-230 PSI

**NOTE:** INLET PIPE ENTERING METER, LENGTH MUST BE A MIN. OF 10 X PIPE DIA. OUTLET PIPE LEAVING METER LENGTH MUST BE MIN. OF 5 X PIPE DIA. INLET AND OUTLET PIPE MUST BE STRAIGHT PIPE WITH NO FITTINGS OR FLANS UNTIL AFTER THESE SPECIFIED LENGTHS. PIPE AND FITTINGS MAY BE SCH 80 PVC SOLVENT WELD, THREADED SCH 80 PVC OR BRASS, AS REQUIRED FOR PROJECT.

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**CAUTION:** Remember that the safe color marking and these other markings by the owner. This could be other utility present at the work site. The service will return you to safety.

**ZEPHYR**  
**Gensler**  
 225 Broadway Suite 1800 San Diego, CA 92101 United States  
 Tel 619.557.2500 Fax 619.557.2520

Carson Douglas Landscape Architecture  
 3051 Broadway San Diego, CA 92102 619.995.1306 cd-la.com

Date	Description
2019.02.01	100% SCHEMATIC PACKAGE
2019.05.31	SUBTERRANEAN BLDG PERMIT
2019.07.26	SUBTERRANEAN BLDG PERMIT
2019.08.23	GMP ISSUE
2019.08.29	BALANCE OF WORK PERMIT - CITY SUBMITTAL 1
2019.12.20	SUBTERRANEAN BUILDING PERMIT
2020.2.12	PLANNING & FIRE CHECK
2020.3.25	BALANCE OF WORK PERMIT - SUBMITTAL 2
2020.3.30	ADDENDUM PE - BALANCE OF WORK
2020.12.17	BALANCE OF WORK - SUBMITTAL 3
2021.5.21	IFC
2021.6.11	IFC / DELTA 10
2021.7.23	BULLETIN 1

Project Name  
 Solana 101

Project Number  
 16-036

Description  
 LANDSCAPE IRRIGATION DETAILS

Scale  
 1"=10'

IRRIGATION SPECIFICATIONS

LANDSCAPE IRRIGATION  
PART I - GENERAL

- 1.01 SUMMARY
- A. IT IS THE INTENT OF THE SPECIFICATIONS AND DRAWINGS THAT THE FINISHED SYSTEM IS COMPLETE IN EVERY RESPECT AND SHALL BE READY FOR OPERATION SATISFACTORY TO THE OWNER.
- B. THE WORK SHALL INCLUDE ALL MATERIALS, LABOR, SERVICES, TRANSPORTATION, AND EQUIPMENT NECESSARY TO PERFORM THE WORK AS INDICATED ON THE DRAWINGS, IN THIS SPECIFICATION, AND AS NECESSARY TO COMPLETE THE CONTRACT.
- 1.02 CONSTRUCTION DRAWINGS
- A. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC. WHICH MAY BE REQUIRED. THE CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF HIS WORK AND PLAN HIS WORK ACCORDINGLY, FURNISHING SUCH FITTINGS, ETC. AS MAY BE REQUIRED TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEMS, PLANTING, AND ARCHITECTURAL FEATURES.
- B. ALL WORK CALLED FOR ON THE DRAWINGS BY NOTES OR DETAILS SHALL BE FURNISHED AND INSTALLED WHETHER OR NOT SPECIFICALLY MENTIONED IN THE SPECIFICATIONS. WHEN AN ITEM IS SHOWN ON THE PLANS BUT NOT SHOWN ON THE SPECIFICATIONS OR VICE VERSA, IT SHALL BE DEEMED TO BE AS SHOWN ON BOTH. THE LANDSCAPE ARCHITECT SHALL HAVE FINAL AUTHORITY FOR CLARIFICATION.
- C. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DISCREPANCIES IN AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AS SOON AS DETECTED. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISION NECESSARY.
- 1.03 QUALITY ASSURANCE
- A. PROVIDE AT LEAST ONE ENGLISH SPEAKING PERSON WHO SHALL BE PRESENT AT ALL TIMES DURING EXECUTION OF THIS PORTION OF THE WORK AND WHO SHALL BE THOROUGHLY FAMILIAR WITH THE TYPE OF MATERIALS BEING INSTALLED AND THE MANUFACTURER'S RECOMMENDED METHODS OF INSTALLATION AND WHO SHALL DIRECT ALL WORK PERFORMED UNDER THIS SECTION.
- B. MANUFACTURER'S DIRECTIONS AND DETAILED DRAWINGS SHALL BE FOLLOWED IN ALL CASES WHERE THE MANUFACTURER OF ARTICLES USED IN THIS CONTRACT FURNISH DIRECTIONS COVERING POINTS NOT SHOWN IN THE DRAWINGS AND SPECIFICATIONS.
- C. ALL LOCAL, MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS, AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR. ANYTHING CONTAINED IN THESE SPECIFICATIONS SHALL NOT BE CONSTRUED TO CONFLICT WITH ANY OF THE ABOVE RULES AND REGULATIONS OF THE SAME. HOWEVER, WHEN THESE SPECIFICATIONS AND DRAWINGS CALL FOR OR DESCRIBE MATERIALS, WORKMANSHIP, OR CONSTRUCTION OF A BETTER QUALITY, HIGHER STANDARD, OR LARGER SIZE THAN IS REQUIRED BY THE ABOVE RULES AND REGULATIONS, THE PROVISIONS OF THESE SPECIFICATIONS AND DRAWINGS SHALL TAKE PRECEDENCE.
- D. ALL MATERIALS SUPPLIED FOR THIS PROJECT SHALL BE NEW AND FREE FROM ANY DEFECTS. ALL DEFECTIVE MATERIALS SHALL BE REPLACED IMMEDIATELY AT NO ADDITIONAL COST TO OWNER.
- E. THE CONTRACTOR SHALL SECURE THE REQUIRED LICENSES AND PERMITS INCLUDING PAYMENTS OF CHARGES AND FEES, GIVE REQUIRED NOTICES TO PUBLIC AUTHORITIES, VERIFY PERMITS SECURED OR ARRANGEMENTS MADE BY OTHERS AFFECTING THE WORK OF THIS SECTION.
- 1.04 SUBMITTALS
- A. MATERIALS LIST
1. AFTER AWARD OF CONTRACT AND BEFORE ANY IRRIGATION SYSTEM MATERIALS ARE DELIVERED TO THE JOB SITE, SUBMIT TO THE OWNER A COMPLETE LIST OF ALL IRRIGATION SYSTEMS, MATERIALS, OR PROCESSES PROPOSED TO BE FURNISHED AND INSTALLED AS PART OF THIS CONTRACT.
2. SHOW MANUFACTURER'S NAME AND CATALOG NUMBER FOR EACH ITEM, FURNISH COMPLETE CATALOG CUTS AND TECHNICAL DATA, FURNISH THE MANUFACTURER'S RECOMMENDATIONS AS TO THE METHOD OF INSTALLATION.
3. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT PRIOR WRITTEN ACCEPTANCE BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
4. MANUFACTURER'S WARRANTIES SHALL NOT RELIEVE THE CONTRACTOR OF HIS LIABILITY UNDER THE GUARANTEE. SUCH WARRANTIES SHALL ONLY SUPPLEMENT THE GUARANTEE.
- B. SUBSTITUTIONS
- IF THE IRRIGATION CONTRACTOR WISHES TO SUBSTITUTE ANY EQUIPMENT OR MATERIALS FOR THOSE EQUIPMENT OR MATERIALS LISTED ON THE IRRIGATION DRAWINGS AND SPECIFICATIONS HE MAY DO SO BY PROVIDING THE FOLLOWING INFORMATION TO THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE AND CITY INSPECTOR FOR APPROVAL.
1. PROVIDE A WRITTEN STATEMENT INDICATING THE REASON FOR MAKING THE SUBSTITUTION.
2. PROVIDE CATALOG CUT SHEETS, TECHNICAL DATA, AND PERFORMANCE INFORMATION FOR EACH SUBSTITUTE ITEM.

3. PROVIDE IN WRITING THE DIFFERENCE IN INSTALLED PRICE IF THE ITEM IS ACCEPTED.
- 1.05 EXISTING CONDITIONS
- A. THE CONTRACTOR SHALL VERIFY AND BE FAMILIAR WITH THE LOCATIONS, SIZE AND DETAIL OF POINTS OF CONNECTION PROVIDED AS THE SOURCE OF WATER, ELECTRICAL SUPPLY, AND ANY TELEPHONE LINE CONNECTION TO THE IRRIGATION SYSTEM.
- B. IRRIGATION DESIGN IS BASED ON THE AVAILABLE STATIC WATER PRESSURE SHOWN ON THE DRAWINGS. CONTRACTOR SHALL VERIFY STATIC WATER ON THE PROJECT PRIOR TO THE START OF CONSTRUCTION. SHOULD A DISCREPANCY EXIST, NOTIFY THE LANDSCAPE ARCHITECT AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION.
- C. PRIOR TO CUTTING INTO THE SOIL, THE CONTRACTOR SHALL LOCATE ALL CABLES, CONDUITS, SEWER SEPTIC TANKS, AND OTHER UTILITIES AS ARE COMMONLY ENCOUNTERED UNDERGROUND AND HE SHALL TAKE PROPER PRECAUTIONS NOT TO DAMAGE OR DISTURB SUCH IMPROVEMENTS. IF A CONFLICT EXISTS BETWEEN THE SUCH OBSTACLES AND THE PROPOSED WORK, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE LANDSCAPE ARCHITECT AND OWNER WHO WILL ARRANGE FOR RELOCATIONS. THE CONTRACTOR WILL PROCEED IN THE SAME MANNER IF A ROCK LAYER OR ANY OTHER SUCH CONDITIONS ARE ENCOUNTERED.
- D. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND FEATURES TO REMAIN ON AND ADJACENT TO THE PROJECT SITE DURING CONSTRUCTION. CONTRACTOR SHALL REPAIR, AT HIS OWN COST, ALL DAMAGE RESULTING FROM HIS OPERATIONS OR NEGLIGENCE.
- E. THE IRRIGATION CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR FOR INSTALLATION OF REQUIRED SLEEVING AS SHOWN ON THE PLANS.
- 1.06 INSPECTIONS
- A. THE CONTRACTOR SHALL PERMIT THE LANDSCAPE ARCHITECT, OWNER'S AUTHORIZED REPRESENTATIVE AND CITY INSPECTOR TO VISIT AND INSPECT AT ALL TIMES ANY PART OF THE WORK AND SHALL PROVIDE SAFE ACCESS FOR SUCH VISITS.
- B. WHERE THE SPECIFICATIONS REQUIRE WORK TO BE TESTED BY THE CONTRACTOR, IT SHALL NOT BE COVERED OVER UNTIL ACCEPTED BY THE LANDSCAPE ARCHITECT, OWNER'S AUTHORIZED REPRESENTATIVE, AND/OR GOVERNING AGENCIES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR NOTIFYING THE LANDSCAPE ARCHITECT, OWNER, AND GOVERNING AGENCIES, A MINIMUM OF 48 HOURS IN ADVANCE, WHERE AND WHEN THE WORK IS READY FOR TESTING. SHOULD ANY WORK BE COVERED WITHOUT TESTING OR ACCEPTANCE, IT SHALL BE, IF SO ORDERED, UNCOVERED AT THE CONTRACTOR'S EXPENSE.
- C. INSPECTIONS WILL BE REQUIRED FOR THE FOLLOWING AT A MINIMUM:
1. SYSTEM LAYOUT
  2. PRESSURE TEST OF IRRIGATION MAIN LINE (FOUR HOURS AT 125 PSI OR 120% OF STATIC WATER PRESSURE, WHICHEVER IS GREATER) APPROVAL REQUIRED BY CITY INSPECTOR.
  3. COVERAGE TEST OF IRRIGATION SYSTEM (APPROVAL REQUIRED BY CITY INSPECTOR).
  4. FINAL INSPECTION PRIOR TO START OF MAINTENANCE PERIOD.
  5. FINAL ACCEPTANCE.
- D. SITE OBSERVATIONS AND TESTING WILL NOT COMMENCE WITHOUT THE RECORD DRAWINGS AS PREPARED BY THE IRRIGATION CONTRACTOR. RECORD DRAWINGS MUST COMPLETE AND UP TO DATE FOR EACH SITE VISIT.
- E. WORK WHICH FAILS TESTING AND IS NOT ACCEPTED WILL BE RETESTED HOURLY RATES AND EXPENSES OF THE LANDSCAPE ARCHITECT, OWNER'S AUTHORIZED REPRESENTATIVE, AND GOVERNING AGENCIES FOR REINSPECTION OR RETESTING WILL BE PAID BY THE IRRIGATION CONTRACTOR AT NO ADDITIONAL EXPENSE TO OWNER.
- 1.07 STORAGE AND HANDLING
- A. USE ALL MEANS NECESSARY TO PROTECT IRRIGATION SYSTEM MATERIALS BEFORE, DURING, AND AFTER INSTALLATION AND TO PROTECT THE INSTALLATION WORK AND MATERIALS OF ALL OTHER TRADES. IN THE EVENT OF DAMAGE, IMMEDIATELY MAKE ALL REPAIRS AND REPLACEMENTS NECESSARY TO THE ACCEPTANCE OF THE LANDSCAPE ARCHITECT AND OWNER AND AT NO ADDITIONAL COST TO THE OWNER.
- B. EXERCISE CARE IN HANDLING, LOADING, UNLOADING, AND STORING PLASTIC PIPE AND FITTINGS UNDER COVER UNTIL READY TO INSTALL. TRANSPORT PLASTIC PIPE ONLY ON A VEHICLE WITH A BED LONG ENOUGH TO ALLOW THE PIPE TO LAY FLAT TO AVOID UNDUE BENDING AND CONCENTRATED EXTERNAL LOAD.
- 1.08 CLEANUP AND DISPOSAL
- A. DISPOSE OF WASTE, TRASH, AND DEBRIS IN ACCORDANCE WITH APPLICABLE LAWS AND ORDINANCES AND AS PRESCRIBED BY AUTHORITIES HAVING JURISDICTION. BURY NO SUCH WASTE MATERIAL AND DEBRIS ON THE SITE. BURNING OF TRASH AND DEBRIS WILL NOT BE PERMITTED. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF RUBBISH AND DEBRIS GENERATED BY HIS WORK AND WORKMEN AT FREQUENT INTERVALS OR WHEN ORDERED TO DO SO BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- B. AT THE TIME OF COMPLETION THE ENTIRE SITE WILL BE CLEARED OF TOOLS, EQUIPMENT, RUBBISH AND DEBRIS WHICH SHALL BE DISPOSED OF OFF-SITE IN A LEGAL DISPOSAL AREA.
- 1.09 TURNOVER ITEMS
- A. RECORD DRAWINGS
1. RECORD ACCURATELY ON ONE SET OF CONTRACT DRAWINGS ALL CHANGES IN THE WORK CONSTITUTING DEPARTURES FROM THE ORIGINAL CONTRACT DRAWINGS.
  2. THE CHANGES AND DIMENSIONS SHALL BE RECORDED IN A LEGIBLE AND WORKMANLIKE MANNER TO THE SATISFACTION OF THE OWNER. PRIOR TO FINAL INSPECTION OF WORK, SUBMIT RECORD DRAWINGS TO THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
  3. DIMENSIONS FROM/TO PERMANENT POINTS OF REFERENCE SUCH AS BUILDINGS, SIDEWALKS, CURBS, ETC. SHALL BE SHOWN. DATA ON RECORD DRAWINGS SHALL BE RECORDED ON A DAY TO DAY BASIS AS THE PROJECT IS BEING INSTALLED. ALL LETTERING ON DRAWINGS SHALL BE MINIMUM 1/8" HIGH IN SIZE.
  4. SHOW LOCATIONS AND DEPTHS OF THE FOLLOWING ITEMS:

- A. POINT OF CONNECTION (INCLUDING WATER METERS, BACKFLOW PREVENTERS, MASTER CONTROL VALVES, ETC.)
- B. ROUTING OF SPRINKLER PRESSURE LINES (DIMENSIONS SHOWN AT A MAXIMUM OF 100 FEET ALONG ROUTING)
- C. GATE VALVES
- D. AUTOMATIC REMOTE CONTROL VALVES AND ISOLATION BALL VALVES
- E. QUICK COUPLING VALVES AND ISOLATION BALL VALVES
- F. ROUTING OF CONTROL WIRES
- G. IRRIGATION CONTROLLERS
- H. RELATED EQUIPMENT (AS MAY BE DIRECTED)
5. MAINTAIN RECORD DRAWINGS ON SITE AT ALL TIMES. UPON COMPLETION OF WORK, TRANSFER ALL AS-BUILT INFORMATION AND DIMENSIONS TO REPRODUCIBLE SEPIA PRINTS.
- B. CONTROLLER CHARTS
1. RECORD DRAWINGS MUST BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE BEFORE CHARTS ARE PREPARED.
  2. PROVIDE ONE CONTROLLER CHART FOR EACH AUTOMATIC CONTROLLER. CHART SHALL SHOW THE AREA COVERED BY THE PARTICULAR CONTROLLER.
  3. THE CHART IS TO BE A REDUCED COPY OF THE ACTUAL "RECORD" DRAWING. IN THE EVENT THE CONTROLLER SEQUENCE IS NOT LEGIBLE WHEN THE DRAWING IS REDUCED, IT SHALL BE ENLARGED TO A READABLE SIZE.
  4. WHEN COMPLETED AND APPROVED, THE CHART SHALL BE HERMETICALLY SEALED BETWEEN TWO PIECES OF PLASTIC, EACH PIECE BEING A MINIMUM 20 MILS IN THICKNESS.
- C. OPERATION AND MAINTENANCE MANUALS
1. TWO INDIVIDUALLY BOUND COPIES OF OPERATION AND MAINTENANCE MANUALS SHALL BE DELIVERED TO THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE AT LEAST 10 CALENDAR DAYS PRIOR TO FINAL INSPECTION. THE MANUALS SHALL DESCRIBE THE MATERIAL INSTALLED AND THE PROPER OPERATION OF THE SYSTEM.
  2. EACH COMPLETE, BOUND MANUAL SHALL INCLUDE THE FOLLOWING INFORMATION:
    - A. INDEX SHEET STATING CONTRACTOR'S ADDRESS AND TELEPHONE NUMBER, DURATION OF GUARANTEE PERIOD, LIST OF EQUIPMENT INCLUDING NAMES AND ADDRESSES OF LOCAL MANUFACTURER REPRESENTATIVES.
    - B. OPERATING AND MAINTENANCE INSTRUCTIONS FOR ALL EQUIPMENT.
    - C. SPARE PARTS LISTS AND RELATED MANUFACTURER INFORMATION FOR ALL EQUIPMENT.
  - D. EQUIPMENT
    1. SUPPLY AS A PART OF THIS CONTRACT THE FOLLOWING ITEMS:
    - A. TWO (2) WRENCHES FOR DISASSEMBLY AND ADJUSTMENT OF EACH TYPE OF SPRINKLER HEAD USED IN THE IRRIGATION SYSTEM.
    - B. THREE 30-INCH SPRINKLER KEYS FOR MANUAL OPERATION OF CONTROL VALVES.
    - C. TWO KEYS FOR EACH AUTOMATIC CONTROLLER.
    - D. FIVE QUICK COUPLER KEYS WITH A BRONZE HOSE THREAD 90 DEGREE SWIVEL ATTACHMENT AND FIVE COUPLER LID KEYS.
    - E. FIVE VALVE BOX COVER KEY OR WRENCH.
    - F. ONE 5-FOOT TEE WRENCH FOR OPERATING GATE VALVES 3 INCHES OR LARGER (IF USED).
    - G. SIX EXTRA SPRINKLER HEADS OF EACH SIZE AND TYPE PER IRRIGATION P.O.C.
  2. THE ABOVE EQUIPMENT SHALL BE TURNED OVER TO OWNER'S AUTHORIZED REPRESENTATIVE AT THE FINAL INSPECTION.
- 1.10 COMPLETION
- A. AT THE TIME OF THE PRE-MAINTENANCE PERIOD INSPECTION, THE LANDSCAPE ARCHITECT, OWNER'S AUTHORIZED REPRESENTATIVE, AND GOVERNING AGENCIES WILL INSPECT THE WORK, AND IF NOT ACCEPTED, WILL PREPARE A LIST OF ITEMS TO BE COMPLETED BY THE CONTRACTOR. AT THE TIME OF THE POST-MAINTENANCE PERIOD OR FINAL INSPECTION THE WORK WILL BE REINSPECTED AND FINAL ACCEPTANCE WILL BE IN WRITING BY THE LANDSCAPE ARCHITECT, OWNER'S AUTHORIZED REPRESENTATIVE, AND GOVERNING AGENCIES.
- B. THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL HAVE FINAL AUTHORITY ON ALL PORTIONS OF THE WORK.
- C. AFTER THE SYSTEM HAS BEEN COMPLETED, THE CONTRACTOR SHALL INSTRUCT OWNER'S AUTHORIZED REPRESENTATIVE IN THE OPERATION AND MAINTENANCE OF THE IRRIGATION SYSTEM AND SHALL FURNISH A COMPLETE SET OF OPERATING AND MAINTENANCE INSTRUCTIONS.
- D. ANY SETTLING OF TRENCHES WHICH MAY OCCUR DURING THE ONE-YEAR PERIOD FOLLOWING ACCEPTANCE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION BY THE CONTRACTOR WITHOUT ANY ADDITIONAL EXPENSE TO THE OWNER. REPAIRS SHALL INCLUDE THE COMPLETE RESTORATION OF ALL DAMAGE TO PLANTING, PAVING OR OTHER IMPROVEMENTS OF ANY KIND AS A RESULT OF THE WORK.
- 1.11 GUARANTEE
- A. THE ENTIRE SPRINKLER SYSTEM, INCLUDING ALL WORK DONE UNDER THIS CONTRACT, SHALL BE UNCONDITIONALLY GUARANTEED AGAINST ALL DEFECTS AND FAULT OF MATERIAL AND WORKMANSHIP, INCLUDING SETTLING OF BACK FIELD AREAS BELOW GRADE, FOR A PERIOD OF ONE (1) YEAR FOLLOWING THE FILING OF THE NOTICE OF COMPLETION. SHOULD ANY PROBLEM WITH THE IRRIGATION SYSTEM BE DISCOVERED WITHIN THE GUARANTEE PERIOD, IT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO OWNER WITHIN TEN (10) CALENDAR DAYS OF RECEIPT OF WRITTEN NOTICE FROM OWNER. WHEN THE NATURE OF THE REPAIRS AS DETERMINED BY THE OWNER CONSTITUTE AN EMERGENCY (I.E. BROKEN PRESSURE LINE) THE OWNER MAY PROCEED TO MAKE REPAIRS AT THE CONTRACTOR'S EXPENSE. ANY AND ALL DAMAGES TO EXISTING IMPROVEMENT RESULTING EITHER FROM FAULTY MATERIALS OR WORKMANSHIP, OR FROM THE NECESSARY REPAIRS TO CORRECT SAME, SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER BY THE CONTRACTOR, ALL AT NO ADDITIONAL COST TO THE OWNER.
- B. GUARANTEE SHALL BE SUBMITTED ON CONTRACTORS OWN LETTERHEAD AS FOLLOWS: GUARANTEE FOR SPRINKLER IRRIGATION SYSTEM WE HEREBY GUARANTEE THAT THE SPRINKLER IRRIGATION SYSTEM WE HAVE FURNISHED AND INSTALLED IS FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP, AND THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, ORDINARY WEAR AND TEAR AND UNUSUAL ABUSE, OR NEGLECT EXCEPTED. WE AGREE TO REPAIR OR REPLACE ANY DEFECTIVE MATERIAL.

DURING THE PERIOD OF ONE YEAR FROM DATE OF FILING OF THE NOTICE OF COMPLETION AND ALSO TO REPAIR OR REPLACE ANY DAMAGE RESULTING FROM THE REPAIRING OR REPLACING OF SUCH DEFECTS AT NO ADDITIONAL COST TO THE OWNER. WE SHALL MAKE SUCH REPAIRS OR REPLACEMENTS WITHIN 10 CALENDAR DAYS FOLLOWING WRITTEN NOTIFICATION BY THE OWNER. IN THE EVENT OF OUR FAILURE TO MAKE SUCH REPAIRS OR REPLACEMENTS WITHIN THE TIME SPECIFIED AFTER RECEIPT OF WRITTEN NOTICE FROM OWNER, WE AUTHORIZE THE OWNER TO PROCEED TO HAVE SAID REPAIRS OR REPLACEMENTS MADE AT OUR EXPENSE AND WE WILL PAY THE COSTS AND CHARGES THEREFORE UPON DEMAND.

PROJECT NAME:  
PROJECT LOCATION:  
CONTRACTOR NAME:  
ADDRESS:  
TELEPHONE:  
SIGNED:  
DATE:

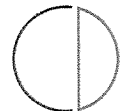
PART II - MATERIALS

- 2.01 SUMMARY
- USE ONLY NEW MATERIALS OF THE MANUFACTURER, SIZE AND TYPE SHOWN ON THE DRAWINGS AND SPECIFICATIONS. MATERIALS OR EQUIPMENT INSTALLED OR FURNISHED THAT DO NOT MEET LANDSCAPE ARCHITECT'S, OWNER'S, OR GOVERNING AGENCIES STANDARDS WILL BE REJECTED AND SHALL BE REMOVED FROM THE SITE AT NO EXPENSE TO THE OWNER.
- 2.02 PIPE
- A. PRESSURE SUPPLY LINE FROM POINT OF CONNECTION THROUGH BACKFLOW PREVENTION UNIT SHALL BE TYPE K "HARD" COPPER PIPE OR BRASS NIPPLES (LENGTH AS REQUIRED).
- B. PRESSURE SUPPLY LINES 2 INCHES IN DIAMETER AND UP TO 2.5 INCHES IN DIAMETER DOWNSTREAM OF BACKFLOW PREVENTION UNIT SHALL BE CLASS 315 SOLVENT WELD PVC PIPING SHALL CONFORM TO ASTM D2241.
- C. PRESSURE SUPPLY LINES 3 INCHES IN DIAMETER AND UP TO 8 INCHES IN DIAMETER DOWNSTREAM OF BACKFLOW PREVENTION UNIT SHALL BE CLASS 200 GASKET JOINT PVC PIPING SHALL CONFORM TO ASTM D2241.
- D. PRESSURE SUPPLY LINES 1.5 INCHES IN DIAMETER AND SMALLER OF THE BACKFLOW PREVENTION UNIT SHALL BE SCHEDULE 40 SOLVENT WELD PVC CONFORMING TO ASTM D1785.
- E. NON-PRESSURE LINES 75 INCHES IN DIAMETER AND LARGER DOWNSTREAM OF THE REMOTE CONTROL VALVE SHALL BE SCH. 40 PVC.
- F. ALL SPECIALIZED PIPING SHALL BE AS INDICATED ON THE DRAWING LEGEND OR DETAILS.
- 2.03 METAL PIPE AND FITTINGS
- A. BRASS PIPE SHALL BE 85 PERCENT RED BRASS, ANSI, IP5 STANDARD 125 POUNDS, SCHEDULE 40 SCREWED PIPE.
- B. BRASS FITTINGS SHALL BE MEDIUM BRASS, SCREWED 125-POUND CLASS.
- C. COPPER PIPE SHALL BE "HARD" TYPE K OR AS NOTED ON THE DRAWING LEGEND OR DETAILS.
- D. COPPER FITTINGS SHALL BE SOLDERED TYPE.
- 2.04 PLASTIC PIPE AND FITTINGS
- A. PIPE SHALL BE MARKED CONTINUOUSLY WITH MANUFACTURER'S NAME, NOMINAL PIPE SIZE, SCHEDULE OR CLASS, PVC TYPE AND GRADE, NATIONAL SANITATION FOUNDATION APPROVAL, COMMERCIAL STANDARDS DESIGNATION, AND DATE OF EXTRUSION.
- B. ALL PLASTIC PIPE SHALL BE EXTRUDED OF AN IMPROVED PVC VIRGIN PIPE COMPOUND IN ACCORDANCE WITH ASTM D2241 OR ASTM D1784.
- C. ALL PVC FITTINGS SHALL BE STANDARD WEIGHT SCHEDULE 40 AND SHALL BE INJECTION MOLDED OF AN IMPROVED VIRGIN PVC FITTING COMPOUND. SLIP PVC FITTINGS SHALL BE THE "DEEP SOCKET" BRACKETED TYPE. THREADED PLASTIC FITTINGS SHALL BE INJECTION MOLDED. ALL TEES AND ELLS SHALL BE SIDE GATED. ALL FITTINGS SHALL CONFORM TO ASTM D2466.
- D. ALL THREADED NIPPLES SHALL BE STANDARD WEIGHT SCHEDULE 80 WITH MOLDED THREADS AND SHALL CONFORM TO ASTM D1785.
- E. ALL SOLVENT CEMENTING OF PLASTIC PIPE AND FITTINGS SHALL BE A TWO-STEP PROCESS, USING PRIMER AND SOLVENT CEMENT APPLIED PER THE MANUFACTURER'S RECOMMENDATIONS. CEMENT SHALL BE OF A FLUID CONSISTENCY, NOT GEL-LIKE OR ROPY. SOLVENT CEMENTING SHALL BE IN CONFORMANCE WITH ASTM D2564 AND ASTM D2855.
- F. WHEN CONNECTION IS PLASTIC TO METAL, FEMALE ADAPTERS SHALL BE HAND TIGHTENED, PLUS ONE TURN WITH A STRAP WRENCH JOINT COMPOUND SHALL BE NON-LEAD BASE TEFLON PASTE, TAPE, OR EQUAL.

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Date	Description
2019.02.01	100% SCHEMATIC PACKAGE
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2021.7.23	BULLETIN 1

Seal/Signature



Project Name  
Solana 101

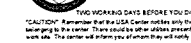
Project Number  
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Description  
LANDSCAPE IRRIGATION SPECIFICATIONS

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IRRIGATION SPECIFICATIONS

PART II - MATERIALS (CONT.)

- 2.05 BACKFLOW PREVENTION UNITS
  - A. THE BACKFLOW PREVENTION UNIT SHALL BE OF THE MANUFACTURER, SIZE, AND TYPE INDICATED ON THE DRAWINGS
  - B. THE BACKFLOW PREVENTION UNIT SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH BY LOCAL CODES
  - C. THE BACKFLOW PREVENTION ASSEMBLY SHALL CONSIST OF BRASS PIPING, UNIONS AND FITTINGS
- 2.06 VALVES
  - A. GATE VALVES
    - 1. GATE VALVES SHALL BE OF THE MANUFACTURER, SIZE, AND TYPE INDICATED ON THE DRAWINGS
    - 2. GATE VALVES SHALL BE CONSTRUCTED OF A BRONZE BODY, BONNET AND DISC, AND A MALLEABLE IRON HANDWHEEL. GATE VALVES SHALL HAVE THREADED CONNECTIONS
    - 3. ALL GATE VALVES SHALL HAVE A MINIMUM WORKING PRESSURE OF NOT LESS THAN 150 PSI AND SHALL CONFORM TO AWWA STANDARDS
  - B. BALL VALVES
    - 1. BALL VALVES SHALL BE OF THE MANUFACTURER, SIZE, AND TYPE INDICATED ON THE DRAWINGS
    - 2. BALL VALVES SHALL BE CONSTRUCTED OF A BRONZE BODY, STAINLESS STEEL BALL AND STEM, MALLEABLE IRON HANDLE. BALL VALVES SHALL HAVE THREADED CONNECTIONS
    - 3. ALL BALL VALVES SHALL HAVE A MINIMUM WORKING PRESSURE OF NOT LESS THAN 150 PSI AND SHALL CONFORM TO AWWA STANDARDS
  - C. QUICK COUPLER VALVES
    - 1. QUICK COUPLER VALVES SHALL BE OF THE MANUFACTURER, SIZE, AND TYPE INDICATED ON THE DRAWINGS
    - 2. QUICK COUPLER VALVES SHALL BE BRASS WITH A WALL THICKNESS GUARANTEED TO WITHSTAND NORMAL WORKING PRESSURE OF 150 PSI WITHOUT LEAKAGE. VALVES SHALL HAVE FEMALE THREADS OPENING AT BASE, WITH TWO-PIECE BODY. VALVES TO BE OPERATED ONLY WITH A COUPLER KEY, DESIGNED FOR THAT PURPOSE. COUPLER KEY IS INSERTED INTO VALVE AND A POSITIVE, WATERTIGHT CONNECTION SHALL BE MADE BETWEEN THE COUPLER KEY AND VALVE. HINGE COVER SHALL BE THE LOCKING TYPE CONSTRUCTED OF BRASS WITH A RUBBER-LIKE VINYL COVER
    - 3. VINYL QUICK COUPLER COVER FOR RECLAIMED WATER QUICK COUPLER VALVES TO BE PURPLE IN COLOR WITH THE WORDS "WARNING-RECYCLED (RECLAIMED) WATER-DO NOT DRINK PERMANENTLY MARKED ON LID FOR RECYCLED SYSTEM
  - D. AUTOMATIC CONTROL VALVES
    - 1. AUTOMATIC CONTROL VALVES SHALL BE OF THE MANUFACTURER, SIZE, AND TYPE INDICATED ON THE DRAWINGS
    - 2. AUTOMATIC CONTROL VALVES SHALL BE ELECTRICALLY OPERATED
  - E. ANTI-DRAIN VALVES
    - 1. ANTI-DRAIN VALVES SHALL BE OF THE MANUFACTURER, SIZE, AND TYPE INDICATED ON THE DRAWINGS
    - 2. ANTI-DRAIN VALVES SHALL HAVE 18-8 STAINLESS STEEL SPRINGS AND VALVE STEMS WITH Buna-N SEALS
    - 3. ANTI-DRAIN VALVES WILL HAVE THREADED CONNECTIONS THE SIZE OF THE RISER OR PIPE THEY ARE TO BE INSTALLED ONTO, OR THE NEXT AVAILABLE SIZE. NO SLP CONNECTION ANTI-DRAIN VALVES ARE ALLOWED
- 2.07 VALVE BOXES
  - A. VALVE BOXES SHALL BE FABRICATED FROM A DURABLE, WEATHER-RESISTANT PLASTIC MATERIAL RESISTANT TO SUNLIGHT AND CHEMICAL ACTION OF SOILS
  - B. THE VALVE BOX COVER SHALL BE GREEN IN COLOR AND SECURED WITH BOLTS
  - C. THE COVER AND BOX SHALL BE CAPABLE OF SUSTAINING A LOAD OF 1,500 POUNDS
  - D. VALVE BOX EXTENSIONS SHALL BE BY THE SAME MANUFACTURER AS THE VALVE BOX
  - E. AUTOMATIC CONTROL AND MASTER VALVE BOXES SHALL BE 16"x11"x12" RECTANGULAR SIZE. VALVE BOX COVERS SHALL BE "HEAT BRANDED" IN 2" HIGH LETTERS WITH EITHER "RCV" WITH THE VALVE IDENTIFICATION NUMBERS OR "MCV"
  - F. SPECIALTY "JUMBO" BOXES MAY BE INDICATED ON DRAWINGS AND SHALL BE 25"x15"x12" RECTANGULAR SIZE
  - G. BALL VALVE, GATE VALVE, AND QUICK COUPLER VALVE BOXES SHALL BE CIRCULAR 10" SIZE. VALVE BOX COVERS SHALL BE "HEAT BRANDED" IN 2" HIGH LETTERS WITH EITHER "BV", "GV", OR "OCV"
- 2.08 IRRIGATION CONTROLLER
  - A. CONTROLLER SHALL BE OF THE MANUFACTURER, SIZE AND TYPE INDICATED ON THE DRAWINGS
  - B. THE CONTROLLER ENCLOSURE SHALL BE OF THE MANUFACTURER, SIZE AND TYPE INDICATED ON THE DRAWINGS. THE ENCLOSURE SHALL ALSO ENCLOSE THE CONTROLLER ELECTRICAL METER

THE CONTROLLER SHALL BE OF THE MANUFACTURER, SIZE AND TYPE REQUIRED BY THE CITY OF SOLANA BEACH
- 2.09 ELECTRICAL
  - A. ALL ELECTRICAL EQUIPMENT SHALL BE NEMA TYPE 3, WATERPROOFED FOR EXTERIOR INSTALLATIONS
  - B. ALL ELECTRICAL WORK SHALL CONFORM TO LOCAL CODES AND ORDINANCES
- 2.10 LOW VOLTAGE CONTROL WIRING
  - A. REMOTE CONTROL WIRE SHALL BE DIRECT-BURIAL AWG-UF TYPE, SIZE AS INDICATED ON THE DRAWINGS, AND IN NO CASE SMALLER THAN 14 GAUGE
  - B. CONNECTIONS SHALL BE EITHER EPOXY-SEALED PACKET TYPE OR PENN-TITE CONNECTORS. SPLICES ARE NOT ACCEPTABLE
  - C. COMMON WIRES SHALL BE WHITE IN COLOR, AND IN NO CASE SMALLER THAN 14 GAUGE. CONTROL WIRES SHALL BE RED (WHERE TWO OR MORE CONTROLLERS ARE USED), THE CONTROL WIRES SHALL BE A DIFFERENT COLOR FOR EACH CONTROLLER
  - D. TWO ADDITIONAL WIRES SHALL BE RUN FROM THE CONTROLLERS TO THE LAST VALVE/VALVE MANFOLD ON THE MAINLINE. AN ADDITIONAL TWO WIRES SHALL BE RUN FOR EACH SPLIT IN THE MAINLINE. A TRACER WIRE SHALL BE RUN ALONG THE ENTIRE LENGTH OF THE MAINLINE
  - E. GROUND WIRES SHALL BE GREEN IN COLOR, AND IN NO CASE SMALLER THAN 6 GAUGE
  - F. PROVIDE A 24" LONG EXPANSION LOOP FOR ALL DIRECTIONAL CHANGES IN CONTROL WIRE ROUTING
- 2.11 IRRIGATION HEADS
  - A. SPRINKLER HEADS SHALL BE OF THE MANUFACTURER SIZE, TYPE, WITH RADIUS OF THROW, OPERATING PRESSURE, AND DISCHARGE RATE INDICATED ON THE DRAWINGS
  - B. POP-UP HEADS AND RISER HEADS SHALL BE USED AS INDICATED ON THE DRAWINGS

PART III - EXECUTION

- 3.01 SITE CONDITIONS
  - A. INSPECTIONS
    - 1. PRIOR TO ALL WORK OF THIS SECTION, CAREFULLY INSPECT THE INSTALLED WORK OF ALL OTHER TRADES AND VERIFY THAT ALL SUCH WORK IS COMPLETE TO THE POINT WHERE THIS INSTALLATION MAY PROPERLY COMMENCE
    - 2. VERIFY THAT IRRIGATION SYSTEM MAY BE INSTALLED IN STRICT ACCORDANCE WITH ALL PERTINENT CODES AND REGULATIONS, THE ORIGINAL DESIGN, THE REFERENCED STANDARDS, AND THE MANUFACTURER'S RECOMMENDATIONS
  - B. DISCREPANCIES
    - 1. IN THE EVENT OF DISCREPANCY, IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE
    - 2. DO NOT PROCEED WITH INSTALLATION IN AREAS OF DISCREPANCY UNTIL ALL DISCREPANCIES HAVE BEEN RESOLVED
  - C. GRADES
    - 1. BEFORE STARTING WORK, CAREFULLY CHECK ALL GRADES TO DETERMINE THAT WORK MAY SAFELY PROCEED, KEEPING WITHIN THE SPECIFIED MATERIAL DEPTHS WITH RESPECT TO FINISH GRADE
    - 2. FINAL GRADES SHALL BE ACCEPTED BY THE ENGINEER BEFORE WORK ON THIS SECTION WILL BE ALLOWED TO BEGIN
  - D. FIELD MEASUREMENTS
    - 1. MAKE ALL NECESSARY MEASUREMENTS IN THE FIELD TO ENSURE PRECISE FIT OF ITEMS IN ACCORDANCE WITH THE ORIGINAL DESIGN. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL IRRIGATION MATERIALS WITH ALL OTHER WORK
    - 2. ALL SCALED DIMENSIONS ARE APPROXIMATE. THE CONTRACTOR SHALL CHECK AND VERIFY ALL SIZE DIMENSIONS PRIOR TO PROCEEDING WITH WORK UNDER THIS SECTION
    - 3. EXERCISE EXTREME CARE IN EXCAVATING AND WORKING NEAR EXISTING UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO UTILITIES WHICH ARE CAUSED BY HIS OPERATIONS. NEGLECT
  - E. DIAGRAMMATIC INTENT
    - 1. THE DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC. THE SIZE AND LOCATION OF EQUIPMENT AND FIXTURES ARE DRAWN TO SCALE WHERE POSSIBLE. PROVIDE OFFSETS IN PIPING CHANGES IN EQUIPMENT LOCATIONS AS NECESSARY TO CONFORM WITH STRUCTURES AND TO AVOID OBSTRUCTIONS OR CONFLICTS WITH OTHER WORK AT NO ADDITIONAL EXPENSE TO OWNER
  - F. LAYOUT
    - 1. PRIOR TO INSTALLATION, THE CONTRACTOR SHALL STAKE OUT ALL PRESSURE SUPPLY LINES, ROUTING AND LOCATION OF SPRINKLER HEADS, VALVES, BACKFLOW PREVENTER, AND AUTOMATIC CONTROLLER
    - 2. LAYOUT IRRIGATION SYSTEM AND MAKE MINOR ADJUSTMENTS REQUIRED DUE TO DIFFERENCES BETWEEN SITE AND DRAWINGS. WHERE PIPING IS SHOWN ON DRAWINGS UNDER PAVED AREAS, BUT RUNNING PARALLEL AND ADJACENT TO PLANTED AREAS, INSTALL THE PIPING IN THE PLANTED AREAS
  - G. WATER SUPPLY CONNECTIONS TO, OR THE INSTALLATION OF, THE WATER SUPPLY SHALL BE AT THE LOCATIONS SHOWN ON THE DRAWINGS. MINOR CHANGES CAUSED BY ACTUAL SITE CONDITIONS SHALL BE MADE AT NO ADDITIONAL EXPENSE TO OWNER
  - H. ELECTRICAL SERVICE
    - 1. CONNECTIONS TO THE ELECTRICAL SUPPLY SHALL BE AT THE LOCATIONS SHOWN ON THE DRAWINGS. MINOR CHANGES CAUSED BY SITE CONDITIONS SHALL BE MADE AT NO ADDITIONAL EXPENSE TO OWNER
    - 2. CONTRACTOR SHALL MAKE 120 VOLT CONNECTION TO THE IRRIGATION CONTROLLERS. ELECTRICAL POWER SOURCE TO CONTROLLER LOCATIONS SHALL BE PROVIDED BY OTHERS
- 3.02 TRENCHING
  - A. EXCAVATIONS SHALL BE STRAIGHT WITH VERTICAL SIDES, EVEN GRADE, AND SUPPORT PIPE CONTINUOUSLY ON BOTTOM OF TRENCH. TRENCHING EXCAVATION SHALL FOLLOW LAYOUT INDICATED ON DRAWINGS TO THE DEPTHS BELOW FINISHED GRADE AND AS NOTED. WHERE LINES OCCUR UNDER PAVED AREA, THESE DIMENSIONS SHALL BE CONSIDERED BELOW SUBGRADE
  - B. PROVIDE MINIMUM COVER OF 18 INCHES ON PRESSURE SUPPLY LINES 2 1/2 INCHES AND SMALLER, PROVIDE MINIMUM COVER OF 24 INCHES ON PRESSURE SUPPLY LINES 3 INCHES, AND 36 INCHES OF COVER ON PRESSURE SUPPLY LINES 4 INCH AND LARGER
  - C. PROVIDE MINIMUM COVER OF 18 INCHES FOR CONTROL WIRES
  - D. PROVIDE MINIMUM COVER OF 12 INCHES FOR NON-PRESSURE LINES
  - E. PIPES INSTALLED IN A COMMON TRENCH SHALL HAVE A 4 INCH MINIMUM SPACE BETWEEN PIPES
  - F. PROVIDE SAND BACKFILL A MINIMUM OF 4 INCHES OVER AND UNDER ALL MAINLINE PIPING
- 3.03 BACKFILLING
  - A. BACKFILL MATERIAL ON ALL LINES SHALL BE THE SAME AS ADJACENT SOIL FREE OF DEBRIS, LITTER, AND ROCKS OVER 1/2 INCH IN DIAMETER
  - B. BACKFILL SHALL BE TAMPED IN 4-INCH LAYERS UNDER THE PIPE AND UNIFORMLY ON BOTH SIDES FOR THE FULL WIDTH OF THE TRENCH AND THE FULL LENGTH OF THE PIPE. BACKFILL MATERIALS SHALL BE SUFFICIENTLY DAMP TO PERMIT THOROUGH COMPACTION, FREE OF VOIDS. BACKFILL SHALL BE COMPACTED TO DRY DENSITY EQUAL TO ADJACENT UNDISTURBED SOIL AND SHALL CONFORM TO ADJACENT GRADES
  - C. FLOODING IN LIEU OF TAMPING IS NOT ALLOWED
  - D. UNDER NO CIRCUMSTANCES SHALL TRUCK WHEELS BE USED TO COMPACT BACKFILL
  - E. PROVIDE SAND BACKFILL A MINIMUM OF 6 INCHES OVER AND UNDER ALL PIPING UNDER PAVED AREAS

- 3.04 PIPING
  - A. PIPING UNDER EXISTING PAVEMENT MAY BE INSTALLED BY JACKING, BORING, OR HYDRAULIC DRIVING. NO HYDRAULIC DRIVING IS PERMITTED UNDER ASPHALT PAVEMENT
  - B. CUTTING OR BREAKING OF EXISTING PAVEMENT IS NOT PERMITTED
  - C. CAREFULLY INSPECT ALL PIPE AND FITTINGS BEFORE INSTALLATION, REMOVING DIRT, SCALE, BURRS, REAMING. INSTALL PIPE WITH ALL MARKINGS UP FOR VISUAL INSPECTION AND VERIFICATION
  - D. REMOVE ALL DENTED AND DAMAGED PIPE SECTIONS
  - E. ALL LINES SHALL HAVE A MINIMUM CLEARANCE OF 6 INCHES FROM EACH OTHER AND 12 INCHES FROM LINES OF OTHER TRADES
  - F. PARALLEL LINES SHALL NOT BE INSTALLED DIRECTLY OVER EACH OTHER
  - G. IN SOLVENT WELDING, USE ONLY THE SPECIFIED PRIMER AND SOLVENT CEMENT AND MAKE ALL JOINTS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED METHODS INCLUDING Wiping ALL EXCESS SOLVENT FROM EACH WELD. ALLOW SOLVENT WELDS AT LEAST 15 MINUTES SETUP TIME BEFORE MOVING OR HANDLING AND 24 HOURS CURING TIME BEFORE FILLING
  - H. PVC PIPE SHALL BE INSTALLED IN A MANNER WHICH WILL PROVIDE FOR EXPANSION CONTRACTION AS RECOMMENDED BY THE PIPE MANUFACTURER
  - I. CENTERLOAD ALL PLASTIC PIPE PRIOR TO PRESSURE TESTING
  - J. ALL THREADED PLASTIC-TO-PLASTIC CONNECTIONS SHALL BE ASSEMBLED USING TEFLON TAPE OR TEFLON PASTE
  - K. FOR PLASTIC-TO-METAL CONNECTIONS, WORK THE METAL CONNECTIONS FIRST. USE A NON-HARDENING PIPE DOPE ON ALL THREADED PLASTIC-TO-METAL CONNECTIONS, EXCEPT WHERE NOTED OTHERWISE. ALL PLASTIC-TO-METAL CONNECTIONS SHALL BE MADE WITH PLASTIC FEMALE ADAPTERS
  - L. ALL CONNECTIONS BETWEEN PVC LATERAL LINES SHALL BE MADE USING SCH 40 PVC FITTINGS WITH COMPRESSION ADAPTERS. ALL CONNECTIONS BETWEEN DRIPPER LINES TO BE MADE USING COMPRESSION FITTINGS OF MANUFACTURER OF THE DRIPPERLINE. USE NO PIPE DOPE, TEFLON TAPE, PRIMER OR SOLVENT CEMENT ON COMPRESSION FITTINGS
- 3.05 CONTROLLER
  - A. THE EXACT LOCATION OF THE CONTROLLER SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE BEFORE INSTALLATION. THE ELECTRICAL SERVICE SHALL BE COORDINATED WITH THIS LOCATION
  - B. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL ELECTRICAL HOOK UP TO IRRIGATION CONTROLLER
  - C. THE IRRIGATION SYSTEM SHALL BE PROGRAMMED TO OPERATE DURING THE PERIODS OF MINIMAL USE OF THE DESIGN AREA
  - D. INSTALL CONTROLLER ENCLOSURE AS RECOMMENDED BY THE MANUFACTURER
- 3.06 CONTROL WIRING
  - A. LOW VOLTAGE CONTROL WIRING SHALL OCCUPY THE SAME TRENCH AND SHALL BE INSTALLED ALONG THE SAME ROUTE AS THE PRESSURE SUPPLY LINES WHENEVER POSSIBLE
  - B. WHERE MORE THAN ONE WIRE IS PLACED IN A TRENCH, THE WIRING SHALL BE TAPED TOGETHER IN A BUNDLE AT INTERVALS OF 10 FEET. BUNDLE SHALL BE SECURED TO THE MAINLINE WITH TAPE AT INTERVALS OF 20 FEET
  - C. ALL CONNECTIONS SHALL BE OF AN APPROVED TYPE AND SHALL OCCUR IN A VALVE BOX. PROVIDE AN 18 INCH SERVICE LOOP AT EACH CONNECTION
  - D. AN EXPANSION LOOP OF 12 INCHES SHALL BE PROVIDED AT EACH WIRE CONNECTION AND/OR DIRECTIONAL CHANGE, AND ONE OF 24 INCHES SHALL BE PROVIDED AT EACH REMOTE CONTROL VALVE
  - E. A CONTINUOUS RUN OF WIRE SHALL BE USED BETWEEN A CONTROLLER AND EACH REMOTE CONTROL VALVE. UNDER NO CIRCUMSTANCES SHALL SPLICES BE USED WITHOUT PRIOR APPROVAL
- 3.07 VALVES
  - A. AUTOMATIC CONTROL VALVES, BALL VALVES, GATE VALVES, AND QUICK COUPLER VALVES SHALL BE INSTALLED IN THE APPROXIMATE LOCATIONS INDICATED ON THE DRAWINGS
  - B. VALVE SHALL BE INSTALLED IN SHRUB AREAS WHENEVER POSSIBLE
  - C. INSTALL ALL VALVES AS INDICATED IN THE DETAIL DRAWINGS
  - D. VALVES TO BE INSTALLED IN VALVE BOXES SHALL BE INSTALLED ONE VALVE PER BOX
  - E. REMOTE CONTROL VALVES AND QUICK COUPLER VALVES SHALL BE ISOLATED FROM THE MAINLINE BY A BALL VALVE SIZED PER THE LARGEST R.C.V. IN THE MANFOLD OR 1 1/2 INCH FOR O.C.V.'S
- 3.08 VALVE BOXES
  - A. VALVE BOXES SHALL BE INSTALLED IN SHRUB AREAS WHENEVER POSSIBLE
  - B. EACH VALVE BOX SHALL BE INSTALLED ON A FOUNDATION OF 3/4 INCH GRAVEL BACKFILL, 2 CUBIC FEET MINIMUM. VALVE BOXES SHALL BE INSTALLED WITH THEIR TOPS 1/2 INCH ABOVE THE SURFACE OF SURROUNDING FINISH GRADE IN LAWN AREAS AND 3 INCHES ABOVE FINISH GRADE IN GROUND COVER AREAS
- 3.09 BACKFLOW PREVENTERS
  - A. INSTALL BACKFLOW PREVENTER UNIT AS INDICATED IN THE DETAIL DRAWINGS
  - B. INSTALL BACKFLOW ASSEMBLIES AT LOCATIONS APPROVED IN THE FIELD AND AT HEIGHT REQUIRED BY LOCAL CODES
  - C. INSTALL WYE STRAINERS AND PRESSURE REGULATORS ON THE BACKFLOW ASSEMBLY
  - D. IF BACKFLOW PREVENTER IS INSTALLED ADJACENT TO A BUILDING, WALL, OR OTHER OBSTRUCTION, INSTALL UNIT SO THAT THE TEST COCKS ARE FACING OUTWARD AWAY FROM THE OBSTRUCTION
  - E. INSTALL BACKFLOW ENCLOSURE AS RECOMMENDED BY THE MANUFACTURER

- 3.10 SPRINKLER HEADS
  - A. SPRINKLER HEADS SHALL BE INSTALLED AS INDICATED ON THE DRAWINGS
  - B. SPACING OF HEADS SHALL NOT EXCEED MAXIMUM INDICATED ON THE DRAWINGS
  - C. RISER NIPPLES SHALL BE OF THE SAME SIZE AS THE RISER OPENING IN THE SPRINKLER BODY
  - D. POP-UP SPRINKLER HEADS SHALL NOT BE INSTALLED USING SIDE OUTLET OPENINGS
  - E. RISER NIPPLES ON RECYCLED WATER SYSTEMS SHALL BE IDENTIFIED WITH ADHESIVE VINYL MARKERS BELOW SPRINKLER HEAD AND A MINIMUM OF 10 INCHES ABOVE FINISH GRADE
- 3.11 MISCELLANEOUS EQUIPMENT
  - A. INSTALL ALL ASSEMBLIES SPECIFIED HEREIN ACCORDING TO THE RESPECTIVE DETAIL DRAWINGS OR SPECIFICATIONS, USING BEST STANDARD PRACTICES
  - B. QUICK COUPLER VALVES SHALL BE SET APPROXIMATELY 12 INCHES FROM WALKS, CURBS, HEADER BOARDS, OR PAVED AREAS WHERE APPLICABLE
  - C. UNLESS DESIGNED AS AN INTEGRAL PART OF THE IRRIGATION HEAD, ANTI-DRAIN VALVES WILL BE INSTALLED UNDER EVERY HEAD. THE ANTI-DRAIN VALVE WILL BE THE SAME DIAMETER AS THE RISER AND BE INTEGRAL TO THE RISER ASSEMBLY
  - D. INSTALL RAIN SENSOR AS INDICATED ON THE DRAWINGS AND AS RECOMMENDED BY THE MANUFACTURER
- 3.12 FLUSHING THE SYSTEM
  - A. PRIOR TO INSTALLATION OF SPRINKLER NOZZLES, THE VALVES SHALL BE OPENED AND A FULL HEAD OF WATER USED TO FLUSH OUT THE LINES AND RISERS
  - B. SPRINKLER NOZZLES SHALL BE INSTALLED AFTER FLUSHING THE SYSTEM HAS BEEN COMPLETED
- 3.13 ADJUSTING THE SYSTEM
  - A. CONTRACTOR SHALL ADJUST VALVES, ALIGN HEADS, AND CHECK COVERAGE OF EACH SYSTEM PRIOR TO COVERAGE TEST
  - B. IF IT IS DETERMINED BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE THAT ADDITIONAL ADJUSTMENTS OR NOZZLE CHANGES WILL BE REQUIRED TO PROVIDE PROPER COVERAGE, ALL NECESSARY CHANGES OR ADJUSTMENTS SHALL BE MADE PRIOR TO ANY PLANTING
  - C. THE ENTIRE SYSTEM SHALL BE OPERATING PROPERLY BEFORE ANY PLANTING OPERATIONS COMMENCE
  - D. AUTOMATIC CONTROL VALVES ARE TO BE ADJUSTED SO THAT THE SPRINKLER HEADS OPERATE AT THE PRESSURE RECOMMENDED BY THE MANUFACTURER
- 3.14 TESTING AND OBSERVATION
  - A. DO NOT ALLOW OR CAUSE ANY OF THE WORK OF THIS SECTION TO BE COVERED UP OR ENCLOSED UNTIL IT HAS BEEN OBSERVED, TESTED AND ACCEPTED BY THE LANDSCAPE ARCHITECT, OWNER, AND GOVERNING AGENCIES
  - B. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR NOTIFYING THE LANDSCAPE ARCHITECT, OWNER, AND GOVERNING AGENCIES, A MINIMUM OF 48 HOURS IN ADVANCE, WHERE AND WHEN THE WORK IS READY FOR TESTING
  - C. WHEN THE SPRINKLER SYSTEM IS COMPLETED, THE CONTRACTOR SHALL PERFORM A COVERAGE TEST OF EACH SYSTEM IN ITS ENTIRETY TO DETERMINE IF THE WATER COVERAGE FOR THE PLANTED AREAS IS COMPLETE AND ADEQUATE IN THE PRESENCE OF THE LANDSCAPE ARCHITECT
  - D. THE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK REQUIRED TO CORRECT ANY INADEQUACIES OF COVERAGE DUE TO DEVIATIONS FROM THE PLANS, OR WHERE THE SYSTEM HAS BEEN WILLFULLY INSTALLED AS INDICATED ON THE DRAWINGS WHEN IT IS OBVIOUSLY INADEQUATE, WITHOUT BRINGING THIS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THIS TEST SHALL BE ACCEPTED BY THE LANDSCAPE ARCHITECT AND ACCOMPLISHED BEFORE STARTING ANY PLANTING
  - E. FINAL INSPECTION WILL NOT COMMENCE WITHOUT RECORD DRAWINGS AS PREPARED BY THE IRRIGATION CONTRACTOR

- 3.15 MAINTENANCE
  - DURING THE MAINTENANCE PERIOD THE CONTRACTOR SHALL ADJUST AND MAINTAIN THE IRRIGATION SYSTEM IN A FULLY OPERATIONAL CONDITION PROVIDING COMPLETE IRRIGATION COVERAGE TO ALL INTENDED PLANTINGS
- 3.16 COMPLETION CLEANING
  - CLEAN-UP SHALL BE MADE AS EACH PORTION OF THE WORK PROGRESSES. REFUSE AND EXCESS DIRT SHALL BE REMOVED FROM THE SITE, ALL WALKS AND PAVING SHALL BE BROOMED, AND ANY DAMAGE SUSTAINED ON THE WORK OF OTHERS SHALL BE REPAIRED TO ORIGINAL CONDITIONS

END OF SECTION

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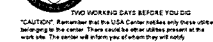
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Call: TOLL FREE  
1-800-227-2600

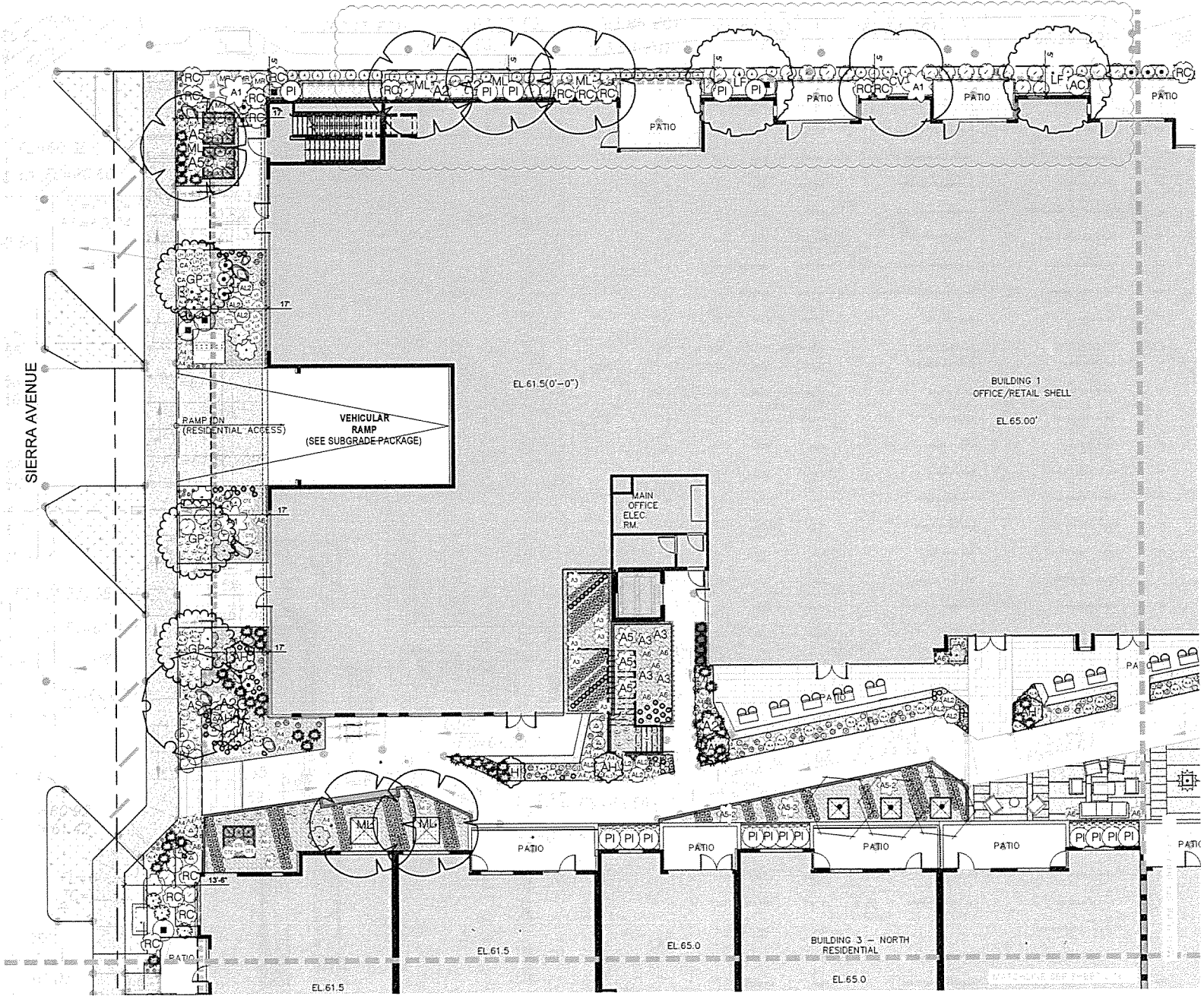


THE WORKING DAYS BEFORE YOU DIG  
"CAUTION" - Remember that the USA Center makes only those calls as requested by the caller. There could be other utilities present at the work site. The center will return your call when they can.

PLANT SCHEDULE

BULLETIN

TREES	CODE	BOTANICAL NAME	COMMON NAME	CONTAINER	WUCOLS	MAX HT.	QTY
AS	AS	Acacia stenophylla	Shoestring Acacia STD	48" box	LOW	25'	4
AH	AH	Aloe hercules	Tree Aloe STD	24" BOX	LOW	30'	9
BI	BI	Banksia integrifolia	Coast Banksia STD	36" BOX	VERY LOW	40'	4
BB	BB	Bauhinia x blakeana	Hong Kong Orchid Tree STD	36" BOX	MEDIUM	30'	3
CV	CV	Callistemon viminalis	Weeping Bottlebrush STD	36" BOX	LOW	20'	3
GP	GP	Geliera parviflora	Australian Willow STD	36" BOX	LOW	30'	8
LF	LF	Lyonothamnus floribundus	Catalina Ironwood STD	36" BOX	LOW	40'	2
ML	ML	Melaleuca leucadendra	Cajuput Tree STD	36" BOX	LOW	30'	7
ME	ME	Metrosideros excelsa	New Zealand Christmas Tree STD	36" BOX	MEDIUM	30'	4
MM	MM	Metrosideros excelsa	New Zealand Christmas Tree Multi-Trunk	36" BOX	MEDIUM	30'	2
TT	TT	Tipuana tipu	Tipu Tree STD	48" box	LOW	30'	3
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	CONTAINER	WUCOLS	MAX HT.	QTY
AC	AC	Acca sellowiana	Pineapple Guava	15 gal.	LOW	15'	14
A1	A1	Agave americana	Century Plant	15 gal.	LOW	<5'	6
A2	A2	Agave attenuata	Foxtail Agave	15 gal.	LOW	<5'	9
A3	A3	Agave sisera	Century Plant	5 gal.	LOW	<5'	19
A4	A4	Agave parryi-coeslii	Parry's Agave	5 gal.	LOW	<5'	52
AS-2	AS-2	Agave x 'Blue Flame'	Blue Flame Agave	1 gal.	LOW	<5'	15
AS	AS	Agave x 'Blue Flame'	Blue Flame Agave	15 gal.	LOW	<5'	8
AS-2	AS-2	Agave x 'Blue Glow'	Blue Glow Agave	1 gal.	LOW	<5'	10
A6	A6	Agave x 'Blue Glow'	Blue Glow Agave	5 gal.	LOW	<5'	49
AL1	AL1	Aloe arborescens	Tree Aloe	15 gal.	LOW	8'	12
AL2	AL2	Aloe plicatilis	Fan Aloe	5 gal.	LOW	<5'	14
AL3	AL3	Aloe striata	Coral Aloe	5 gal.	LOW	<5'	13
AL4	AL4	Aloe vera	Medicinal Aloe	5 gal.	LOW	<5'	111
AL5	AL5	Aloe x 'Grassy Lassie'	Aloe	5 gal.	LOW	<5'	179
CAR	CAR	Carex tumulicola	Berkeley Sedge	5 gal.	LOW	<5'	115
CTE	CTE	Chondropetalum tectorum 'El Campo'	Cape Rush	15 gal.	LOW	<5'	53
CO	CO	Cotyledon orbiculata 'Silver Waves'	Pig's Ear	5 gal.	LOW	<5'	204
CA	CA	Crassula arborescens	Silver Dollar Plant	5 gal.	LOW	<5'	36
DW	DW	Dasylium wheeleri	Grey Desert Spoon	15 gal.	LOW	<5'	21
DD	DD	Dracaena draco	Dragon Tree	24" box	LOW	15'	1
DM	DM	Dracaena marginata	Red Edged Dracaena	24" box	MEDIUM	15'	3
DS	DS	Dyckia x 'Silver Superstar'		1 gal.	LOW	<5'	50
EG	EG	Echinocactus grusonii	Golden Barrel Cactus	1 gal.	LOW	<5'	129
HAS	HAS	Hakonechloa macro 'Stripe It Rich'	Japanese Forest Grass	5 gal.	MEDIUM	<5'	21
HP	HP	Hesperaloe parviflora 'Brakelights' TM	Brakelights Red Yucca	5 gal.	LOW	<5'	9
HA	HA	Heteromeles arbutifolia	Toyon	15 gal.	LOW	10'	9
KB	KB	Kalanchoe bracteata	Silver Teaspoons	5 gal.	LOW	<5'	62
KF	KF	Kalanchoe farnesii	Kalanchoe of Somalia	5 gal.	LOW	<5'	28
LH	LH	Lavandula heterophylla	Lavender	5 gal.	LOW	<5'	17
LB	LB	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	5 gal.	LOW	<5'	126
LS	LS	Lygeum spartum	False Espanto Grass	1 gal.	MEDIUM	<5'	33
MHE	MHE	Mahonia eurybracteata 'Soft Caress'	Soft Caress Mahonia	5 gal.	LOW	<5'	58
MAH	MAH	Mahonia repens	Creeping Mahonia	5 gal.	LOW	<5'	31
MR	MR	Muhlenbergia rigens	Deer Grass	5 gal.	LOW	<5'	4
FI	FI	Podocarpus x 'Icee Blue'	Icee Blue Podocarpus	15 gal.	MEDIUM	20'	29
RC	RC	Rhamnus californica (no yellow variegation)	California Coffee Berry	5 gal.	LOW	6-8'	43
SW	SW	Salvia clevelandii 'Winifred Gilman'	Cleveland Sage	5 gal.	LOW	<5'	20
SAN	SAN	Sarcocolla filifolia	Mother-in-law's Tongue	5 gal.	LOW	<5'	65
SR	SR	Sempervivum x 'Red Rubin'	Hen-and-Chicks	1 gal.	LOW	<5'	228
SEN	SEN	Senecio radicans 'Fishhooks'	Senecio Fishhooks	1 gal.	LOW	<5'	50
SS	SS	Senecio serpens	Blue Chalksticks	1 gal.	LOW	<5'	128

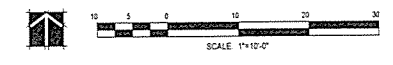


PLANT SCHEDULE CONT'D

TP	TP	Trichocereus pachanoi	San Pedro Cactus	2'-4" BTH	LOW	8-10'	89
YE	YE	Yucca elephantipes	Soft-tipped Yucca	2'-4" BTH	LOW	15'	15
SHRUB AREAS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	SPACING	QTY
SED MOR		Sedum morganianum	Burro's Tail	6"	LOW	12" o.c.	338

NOTE: ALL SOIL MIX ON STRUCTURE SHALL BE LIGHTWEIGHT SOIL MEDIA PROVIDED BY AGRISERVICE CONTACT MARY @ AGRISERVICE 3720 OCEANIC WAY, SUITE 204 OCEANSIDE, CA 92056. PH. 760-295-6255

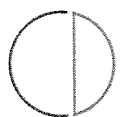
- NOTE:
- A COMPLETE AGRONOMIC SOILS TEST MUST BE PERFORMED PRIOR TO PLANTING & THE RECOMMENDED AMENDMENTS REVIEWED BY THE LANDSCAPE ARCHITECT OF RECORD PRIOR TO PLANTING. THE TEST MUST INCLUDE PH, ORGANIC MATTER PERCENTAGE, INFILTRATION RATE AND A COMPLETE CHEMICAL ANALYSIS (NH4, NO3, N, P, K, CA, MG, SO4, NA, B, CU, ZN, MN, FE). THE FOLLOWING TESTS ARE ALSO RECOMMENDED: TOTAL EXCHANGE CAPACITY (TEC), EFFECTIVE CATION EXCHANGE (ECE) & SODIUM ABSORPTION RATIO (SAR). WATPOINT ANALYTICAL AND WALLACE LABORATORIES ARE SOURCES FOR THIS TEST.
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  - 3" OF TOP DRESS MULCH MUST BE INSTALLED TO ALL AREAS WHERE EXPOSED SOIL IS PRESENT.
  - AT THE TIME OF COMPLETION OF THE INSTALLATION, A CERTIFICATION OF COMPLETION USING THE CITY'S FORM AND SIGNED BY THE LICENSED PROFESSIONAL WHO PREPARED THE LANDSCAPE PLANS WILL BE REQUIRED. THE FOLLOWING MUST BE SUBMITTED WITH THE CERTIFICATION OF COMPLETION FORM:
    - A COPY OF THE AGRONOMIC SOILS REPORT.
    - A MAINTENANCE SCHEDULE FOR PLANTING AND IRRIGATION.
    - AN IRRIGATION SCHEDULE THAT Delineates IRRIGATION TIMES AND WATER USAGE CONSISTENT WITH THE APPROVED PLANS ESTIMATED TOTAL WATER USE (ETWU) AND CURRENT SANTA FE IRRIGATION DISTRICT REQUIREMENTS.



ZEPHYR

Gensler

225 Broadway Suite 1600 San Diego, CA 92101 United States  
Tel: 619 557 2500 Fax: 619 557 2500



Carson Douglas Landscape Architecture  
3051 Broadway San Diego, CA 92102  
619 556 1306 cd-la.com

Date	Description
2019 02 01	100% SCHEMATIC PACKAGE
2019 05 31	SUBTERRANEAN BLDG PERMIT
2019 07 26	SUBTERRANEAN BLDG PERMIT
2019 08 23	GMP ISSUE
2019 08 29	BALANCE OF WORK PERMIT - CITY SUBMITTAL 1
2019 12 20	SUBTERRANEAN BUILDING PERMIT
2020 2 12	PLANNING & FIRE CHECK
2020 3 25	BALANCE OF WORK PERMIT - SUBMITTAL 2
2020 3 30	ADDENDUM PE - BALANCE OF WORK
2020 12 17	BALANCE OF WORK - SUBMITTAL 3
2021 5 21	IFC
2021 6 11	IFC - DELTA 10
2021 7 23	BULLETIN 1



Project Name: Solana 101  
Project Number: 16-036  
Description: LANDSCAPE PLANTING PLAN

Scale: 1"=10'

L-16

PLANT SCHEDULE

BULLETTIN

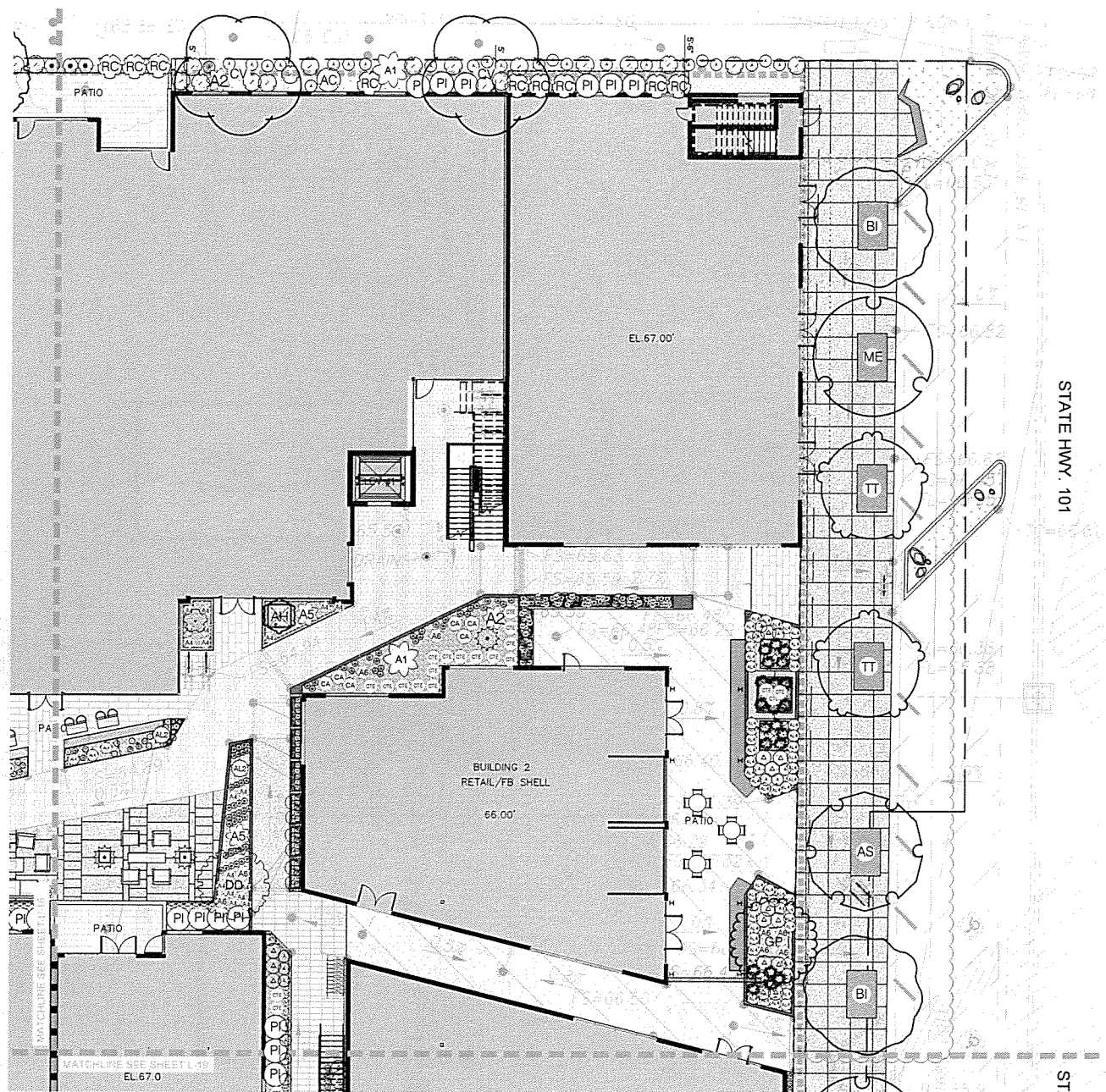
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A4	A4	Agave parryi coustii	Parry's Agave	5 gal.	LOW	<5'	52
A5-2	A5-2	Agave x 'Blue Flame'	Blue Flame Agave	1 gal.	LOW	<5'	15
A5	A5	Agave x 'Blue Flame'	Blue Flame Agave	15 gal.	LOW	<5'	8
A6-2	A6-2	Agave x 'Blue Glow'	Blue Glow Agave	1 gal.	LOW	<5'	10
A6	A6	Agave x 'Blue Glow'	Blue Glow Agave	5 gal.	LOW	<5'	49
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CO	CO	Cotyledon orbiculata 'Silver Waves'	Pig's Ear	5 gal.	LOW	<5'	204
CA	CA	Crassula arborescens	Silver Dollar Plant	5 gal.	LOW	<5'	36
DW	DW	Dasyliroa wheeleri	Gray Desert Spoon	15 gal.	LOW	<5'	21
DD	DD	Dracaena draco	Dragon Tree	24" box	LOW	15'	1
DM	DM	Dracaena marginata	Red Edged Dracaena	24" box	MEDIUM	15'	3
DS	DS	Dyckia x 'Silver Superstar'		1 gal.	LOW	<5'	50
EG	EG	Echinocactus grusonii	Golden Barrel Cactus	1 gal.	LOW	<5'	129
HAS	HAS	Hakonechloa macra 'Stripe n Rich'	Japanese Forest Grass	5 gal.	MEDIUM	<5'	21
HP	HP	Hesperaloe parviflora 'Brakelights' TM	Brakelights Red Yucca	5 gal.	LOW	<5'	9
HA	HA	Heteromeles arbustolia	Toyon	15 gal.	LOW	10'	9
KB	KB	Kalanchoe bracteata	Silver Teaspoons	5 gal.	LOW	<5'	62
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LS	LS	Lygeum spartum	False Esparto Grass	1 gal.	MEDIUM	<5'	33
MHE	MHE	Mahonia eurybracteata 'Soft Caress'	Soft Caress Mahonia	5 gal.	LOW	<5'	56
MAH	MAH	Mahonia repens	Creeping Mahonia	5 gal.	LOW	<5'	31
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SAN	SAN	Sansevieria trifasciata	Mother-in-law's Tongue	5 gal.	LOW	<5'	65
SR	SR	Sempervivum x 'Red Rubin'	Han-and-Chicks	1 gal.	LOW	<5'	228
SEN	SEN	Senecio radicans 'Fishhooks'	Senecio Fishhooks	1 gal.	LOW	<5'	50
SS	SS	Senecio serpens	Blue Chalksticks	1 gal.	LOW	<5'	128

PLANT SCHEDULE CONT'D

TP	TP	Trichocereus pachanoi	San Pedro Cactus	2-4" BTH	LOW	8-10'	89
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SHRUB AREAS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	SPACING	QTY
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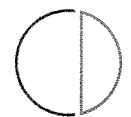
NOTE:  
 A. A COMPLETE AGRONOMIC SOILS TEST MUST BE PERFORMED PRIOR TO PLANTING & THE RECOMMENDED AMENDMENTS REVIEWED BY THE LANDSCAPE ARCHITECT OF RECORD PRIOR TO PLANTING. THE TEST MUST INCLUDE PH, ORGANIC MATTER PERCENTAGE, INFILTRATION RATE AND COMPLETE CHEMICAL ANALYSIS (NH4, NO3, N, P, K, CA, MG, SO4, NA, B, CU, ZN, MN, FE). THE FOLLOWING TESTS ARE ALSO RECOMMENDED: TOTAL EXCHANGE CAPACITY (TEC), EFFECTIVE CATION EXCHANGE (ECE) & SODIUM ABSORPTION RATIO (SAR). WAYPOINT ANALYTICAL AND WALLACE LABORATORIES ARE SOURCES FOR THIS TEST.  
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 C. 3" OF TOP DRESS MULCH MUST BE INSTALLED TO ALL AREAS WHERE EXPOSED SOIL IS PRESENT.  
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ZEPHYR

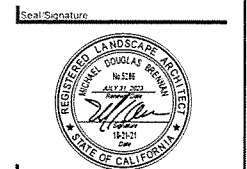
Gensler

225 Broadway Suite 1600 San Diego, CA 92101 United States  
 Tel: 619.557.2500 Fax: 619.557.2520



Carson Douglas Landscape Architecture  
 3051 Broadway San Diego, CA 92102  
 619.595.1306 cd-la.com

Date	Description
2019.02.01	100% SCHEMATIC PACKAGE
2019.05.31	SUBTERRANEAN BLDG PERMIT
2019.07.26	SUBTERRANEAN BLDG PERMIT
2019.08.23	GMP ISSUE
2019.08.29	BALANCE OF WORK PERMIT - CITY SUBMITTAL 1
2019.12.20	SUBTERRANEAN BUILDING PERMIT
2020.2.12	PLANNING & FIRE CHECK
2020.3.25	BALANCE OF WORK PERMIT - SUBMITTAL 2
2020.3.30	ADDENDUM PE - BALANCE OF WORK
2020.12.17	BALANCE OF WORK - SUBMITTAL 3
2021.5.21	IFC
2021.6.11	IFC / DELTA 10
2021.7.23	BULLETIN 1



Project Name: Solana 101  
 Project Number: 16-036  
 Description: LANDSCAPE PLANTING PLAN

Scale: 1"=10'

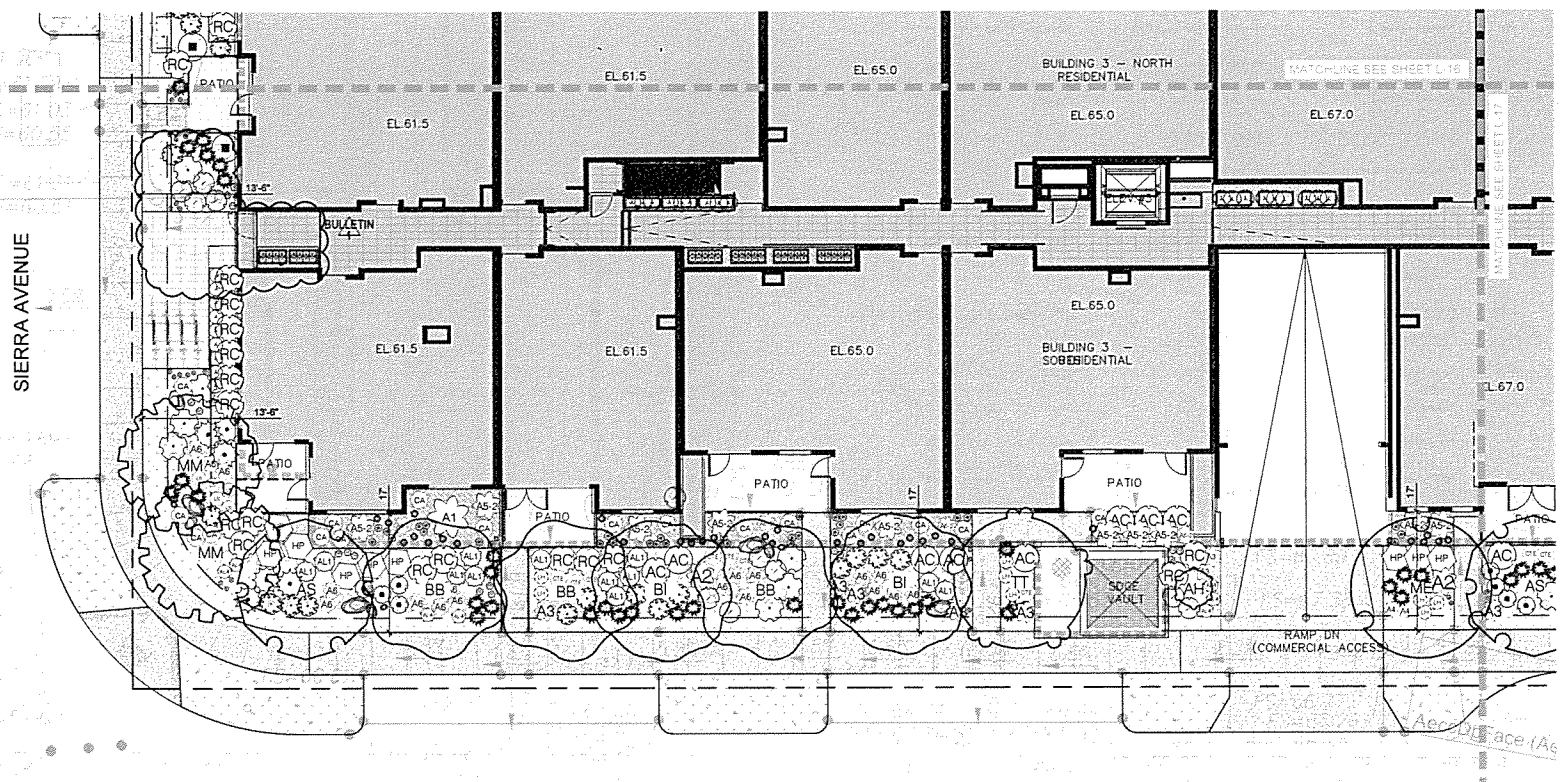
Underground Service Alert  
 Call: TOLL FREE 1-800-227-2600  
 DING WORKING SITES BEFORE YOU DIG



L-17

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	CONTAINER	WUCOLS	MAXHT	QTY
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SS	SS	Senecio serpens	Blue Chalksticks	1 gal.	LOW	<5'	128



PLANT SCHEDULE CONT'D

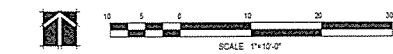
TP	TP	Trichocereus pachanoi	San Pedro Cactus	2-4' BTH	LOW	8-10'	89
YE	YE	Yucca elephantipes	Soft topped Yucca	2-4' BTH	LOW	15'	15
SHRUB AREAS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	SPACING	QTY
SED MOR	SED MOR	Sedum morganianum	Burno's Tail	6"	LOW	12" o.c.	338

NOTE: ALL SOIL MIX ON STRUCTURE SHALL BE LIGHTWEIGHT SOIL MEDIA PROVIDED BY AGRISERVICE CONTACT MARY @ AGRISERVICE 3720 OCEANIC WAY, SUITE 204 OCEANSIDE, CA 92056, PH. 760-295-2555

- NOTE:
- A COMPLETE AGRONOMIC SOILS TEST MUST BE PERFORMED PRIOR TO PLANTING & THE RECOMMENDED AMENDMENTS REVIEWED BY THE LANDSCAPE ARCHITECT OF RECORD PRIOR TO PLANTING. THE TEST MUST INCLUDE PH, ORGANIC MATTER PERCENTAGE, INFILTRATION RATE AND A COMPLETE CHEMICAL ANALYSIS (NH4, NO3, N, P, K, CA, MG, SO4, NA, B, CU, ZN, MN, FE). THE FOLLOWING TESTS ARE ALSO RECOMMENDED: TOTAL EXCHANGE CAPACITY (TEC), EFFECTIVE CATION EXCHANGE (ECE) & SODIUM ABSORPTION RATIO (SAR). WAYPOINT ANALYTICAL AND WALLACE LABORATORIES ARE SOURCES FOR THIS TEST.
  - THE SOIL PREP MUST INCLUDE AT A MINIMUM 4 CUBIC YARDS OF COMPOST/1000 SF INCORPORATE TO A DEPTH OF 6 INCHES INTO THE SOIL.
  - 3" OF TOP DRESS MULCH MUST BE INSTALLED TO ALL AREAS WHERE EXPOSED SOIL IS PRESENT.
  - AT THE TIME OF COMPLETION OF THE INSTALLATION, A CERTIFICATION OF COMPLETION USING THE CITY'S FORM AND SIGNED BY THE LICENSED PROFESSIONAL WHO PREPARED THE LANDSCAPE PLANS, WILL BE REQUIRED. THE FOLLOWING MUST BE SUBMITTED WITH THE CERTIFICATION OF COMPLETION FORM:
    - A COPY OF THE AGRONOMIC SOILS REPORT.
    - A MAINTENANCE SCHEDULE FOR PLANTING AND IRRIGATION.
    - AN IRRIGATION SCHEDULE THAT DELINEATES IRRIGATION TIMES AND WATER USAGE CONSISTENT WITH THE APPROVED PLANS ESTIMATED TOTAL WATER USE (ETWU) AND CURRENT SANTA FE IRRIGATION DISTRICT REQUIREMENTS.

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**ZEPHYR**

**Gensler**

225 Broadway Suite 1600 San Diego, CA 92101 United States

Tel: 619 557 2500 Fax: 619 557 2520

Carson Douglas Landscape Architecture  
3051 Broadway San Diego, CA 92102 619 995 1306 cd-la.com

Date	Description
2019 02 01	100% SCHEMATIC PACKAGE
2019 05 31	SUBTERRANEAN BLDG PERMIT
2019 07 26	SUBTERRANEAN BLDG PERMIT
2019 08 23	GMP ISSUE
2019 08 29	BALANCE OF WORK PERMIT - CITY SUBMITTAL 1
2019 12 20	SUBTERRANEAN BUILDING PERMIT
2020 2 12	PLANNING & FIRE CHECK
2020 3 26	BALANCE OF WORK PERMIT - SUBMITTAL 2
2020 3 30	ADDENDUM PE - BALANCE OF WORK
2020 12 17	BALANCE OF WORK - SUBMITTAL 3
2021 5 21	IFC
2021 6 11	IFC / DELTA 10
2021 7 23	BULLETIN 1

Seal/Signature

Product Name  
Solana 101

Project Number  
16-036

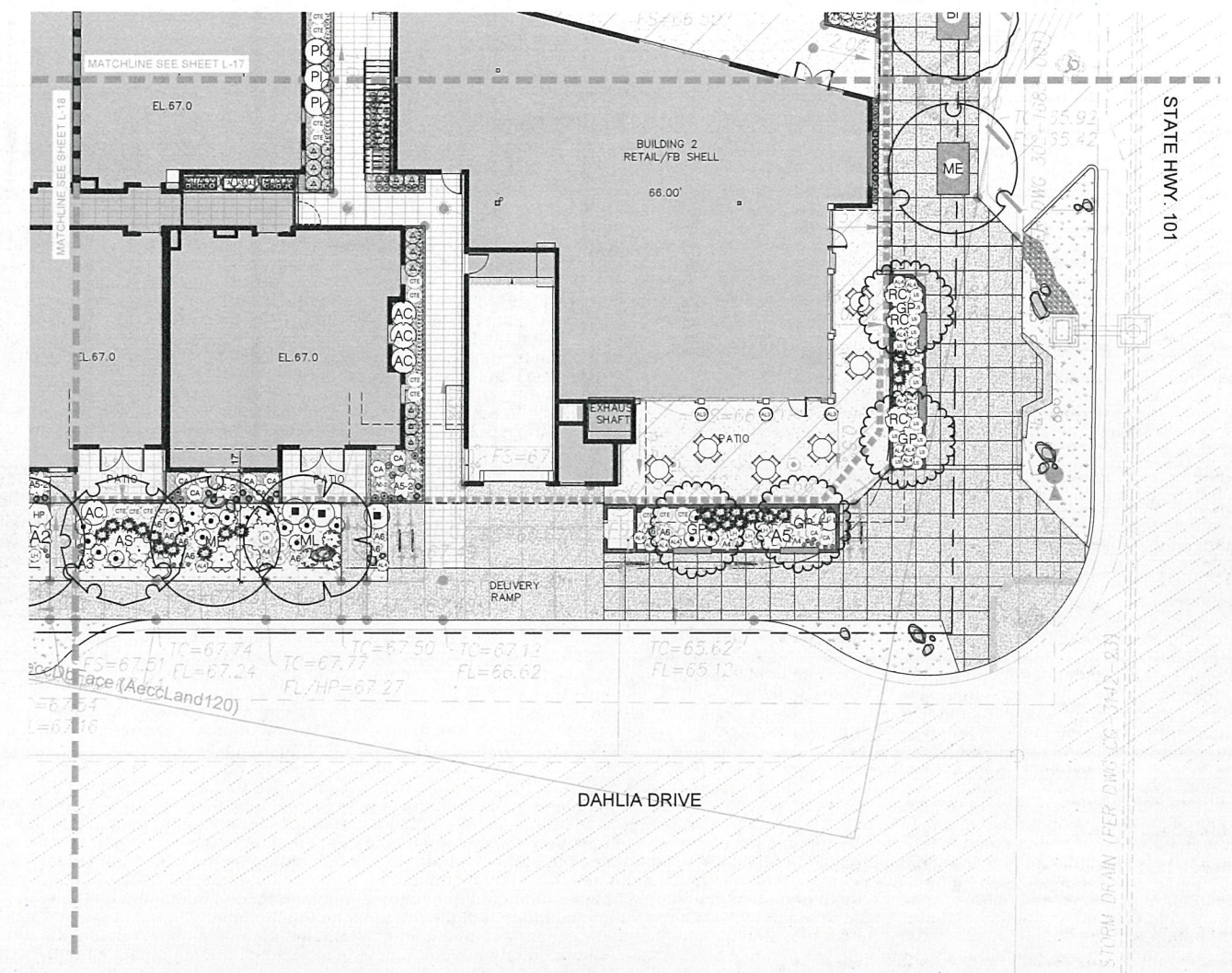
Description  
LANDSCAPE PLANTING PLAN

Scale  
1"=10'

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	CONTAINER	WUCOLS	MAX HT.	QTY
AS	AS	Acacia stenophylla	Shoestring Acacia STD	48" box	LOW	25'	4
AH	AH	Aloe hercules	Tree Aloe STD	24" BOX	LOW	30'	9
BI	BI	Banksia integrifolia	Coast Banksia STD	36" BOX	VERY LOW	40'	4
BB	BB	Bauhinia x blakeana	Hong Kong Orchid Tree STD	36" BOX	MEDIUM	30'	3
CV	CV	Callistemon viminalis	Weeping Bottlebrush STD	36" BOX	LOW	20'	3
GP	GP	Geijera parviflora	Australian Willow STD	36" BOX	LOW	30'	8
LF	LF	Lyonothamnus floribundus	Catalina Ironwood STD	36" BOX	LOW	40'	2
ML	ML	Metaleuca leucadendra	Cajuput Tree STD	36" BOX	LOW	30'	7
ME	ME	Metrosideros excelsa	New Zealand Christmas Tree STD	36" BOX	MEDIUM	30'	4
MM	MM	Metrosideros excelsa	New Zealand Christmas Tree Multi-Trunk	36" BOX	MEDIUM	30'	2
TT	TT	Tipuana tipu	Tipu Tree STD	48" box	LOW	30'	3
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	CONTAINER	WUCOLS	MAX HT.	QTY
AC	AC	Acca sellowiana	Pineapple Guava	15 gal.	LOW	15'	14
A1	A1	Agave americana	Century Plant	15 gal.	LOW	<5'	6
A2	A2	Agave attenuata	Foxtail Agave	15 gal.	LOW	<5'	9
A3	A3	Agave filifera	Century Plant	5 gal.	LOW	<5'	19
A4	A4	Agave parryi coustii	Parry's Agave	5 gal.	LOW	<5'	52
A5-2	A5-2	Agave x 'Blue Flame'	Blue Flame Agave	1 gal.	LOW	<5'	15
A5	A5	Agave x 'Blue Flame'	Blue Flame Agave	15 gal.	LOW	<5'	8
A6-2	A6-2	Agave x 'Blue Glow'	Blue Glow Agave	1 gal.	LOW	<5'	10
A6	A6	Agave x 'Blue Glow'	Blue Glow Agave	5 gal.	LOW	<5'	49
AL1	AL1	Aloe arborescens	Tree Aloe	15 gal.	LOW	8'	12
AL2	AL2	Aloe picatilis	Fan Aloe	5 gal.	LOW	<5'	14
AL3	AL3	Aloe striata	Coral Aloe	5 gal.	LOW	<5'	13
AL4	AL4	Aloe vera	Medicinal Aloe	5 gal.	LOW	<5'	111
AL5	AL5	Aloe x 'Grassy Lassie'	Aloe	5 gal.	LOW	<5'	179
CAR	CAR	Carex tumulicola	Berkeley Sedge	5 gal.	LOW	<5'	115
CTE	CTE	Chondropetalum tectorum 'El Campo'	Cape Rush	15 gal.	LOW	<5'	53
CO	CO	Cotyledon orbiculata 'Silver Waves'	Pig's Ear	5 gal.	LOW	<5'	204
CA	CA	Crassula arborescens	Silver Dollar Plant	5 gal.	LOW	<5'	36
DW	DW	Dasyliroa wheeleri	Grey Desert Spoon	15 gal.	LOW	<5'	21
DD	DD	Dracaena draco	Dragon Tree	24" box	LOW	15'	1
DM	DM	Dracaena marginata	Red Edged Dracaena	24" box	MEDIUM	15'	3
DS	DS	Dyckia x 'Silver Superstar'		1 gal.	LOW	<5'	50
EG	EG	Echinocactus grusonii	Golden Barrel Cactus	1 gal.	LOW	<5'	129
HAS	HAS	Hakonechloa macra 'Stripe it Rich'	Japanese Forest Grass	5 gal.	MEDIUM	<5'	21
HP	HP	Hesperaloe parviflora 'Brakelights'™	Brakelights Red Yucca	5 gal.	LOW	<5'	9
HA	HA	Heteromeles arbutifolia	Toyon	15 gal.	LOW	10'	9
KB	KB	Kalanchoe bracteata	Silver Teaspoons	5 gal.	LOW	<5'	62
KF	KF	Kalanchoe flammula	Kalanchoe of Somalia	5 gal.	LOW	<5'	28
LH	LH	Lavandula heterophylla	Lavender	5 gal.	LOW	<5'	17
LB	LB	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	5 gal.	LOW	<5'	128
LS	LS	Lygeum spartum	False Esparto Grass	1 gal.	MEDIUM	<5'	33
MHE	MHE	Mahonia eurybracteata 'Soft Caress'	Soft Caress Mahonia	5 gal.	LOW	<5'	58
MAH	MAH	Mahonia repens	Creeping Mahonia	5 gal.	LOW	<5'	31
MR	MR	Muhlenbergia rigens	Dear Grass	5 gal.	LOW	<5'	4
PI	PI	Podocarpus x 'Icee Blue'	Icee Blue Podocarpus	15 gal.	MEDIUM	20'	29
RC	RC	Rhamnus californica (no yellow variegation)	California Coffee Berry	5 gal.	LOW	6-8'	43
SW	SW	Salvia clevelandii 'Winifred Gilman'	Cleveland Sage	5 gal.	LOW	<5'	20
SAN	SAN	Sansevieria trifasciata	Mother-in-law's Tongue	5 gal.	LOW	<5'	65
SR	SR	Sempervivum x 'Red Rubin'	Hen-and-Chicks	1 gal.	LOW	<5'	228
SEN	SEN	Senecio radicans 'Fishhooks'	Senecio Fishhooks	1 gal.	LOW	<5'	50
SS	SS	Senecio serpens	Blue Chalksticks	1 gal.	LOW	<5'	128

BULLETIN 19



PLANT SCHEDULE CONT'D

TP	TP	Trichocereus pachanoi	San Pedro Cactus	2-4" BTH	LOW	8-10'	89
YE	YE	Yucca elephantipes	Soft-tipped Yucca	2-4" BTH	LOW	15'	15

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Date	Description
2019.02.01	100% SCHEMATIC PACKAGE
2019.05.31	SUBTERRANEAN BLDG PERMIT
2019.07.26	SUBTERRANEAN BLDG PERMIT
2019.08.23	GMP ISSUE
2019.08.29	BALANCE OF WORK PERMIT - CITY SUBMITTAL 1
2019.12.20	SUBTERRANEAN BUILDING PERMIT
2020.2.12	PLANNING & FIRE CHECK
2020.3.25	BALANCE OF WORK PERMIT - SUBMITTAL 2
2020.3.30	ADDENDUM PE - BALANCE OF WORK
2020.12.17	BALANCE OF WORK - SUBMITTAL 3
2021.5.21	IFC
2021.6.11	IFC / DELTA 10
2021.7.23	BULLETIN 1

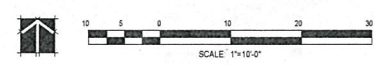
Project Name  
Solana 101

Project Number  
16-036

Description  
LANDSCAPE PLANTING PLAN

Scale  
1"=10'

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



## PLANTING AND SOIL SPECIFICATIONS

1. A. THE PLANTING PLAN IS DIAGRAMMATIC. ALL PLANT LOCATIONS ARE APPROXIMATE. PLANT SYMBOLS TAKE PRECEDENCE OVER PLANT QUANTITIES SPECIFIED.
- B. QUANTITIES SHOWN ON THE PLANTING PLAN ARE APPROXIMATE AND ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY.
- C. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF THE DISCREPANCIES BETWEEN QUANTITIES AND SYMBOLS SHOWN.
2. LANDSCAPE CONTRACTOR SHALL APPLY AN ORGANIC OR ALL NATURAL CONTACT HERBICIDE, WHERE WEEDS ARE PRESENT, PER MANUFACTURER'S 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. AS AN ALTERNATIVE WEEDS MAY ALSO BE REMOVED MANUALLY FROM THE ROOTS.
3. THE SOIL ANALYSIS REPORT DATED 6/28/16 PREPARED BY FALLBROOK AG-LABORATORY, INC. SHALL BE FOLLOWED AND SUPERSEDE THE RECOMMENDATIONS HEREIN.
4. IMMEDIATELY FOLLOWING PLANTING, IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL AND PLANTING AREAS SHALL BE THOROUGHLY SOAKED.
5. ALL AREAS TO BE PLANTED, WHICH HAVE A SLOPE OF LESS THAN 10%, SHALL BE CROSS-RIPPED TO A DEPTH OF SIX (6") INCHES AND THE FOLLOWING AMENDMENTS SPREAD EVENLY AND THOROUGHLY BLENDED IN (QUANTITIES AS PER SOIL ANALYSIS AND MANUFACTURER'S RECOMMENDATION).
  - A. NITROGEN FORTIFIED REDWOOD SHAVINGS
  - B. ORGANIC FERTILIZER PER MANUFACTURER'S RECOMMENDATIONS
6. EACH PLANT SHALL RECEIVE ORGANIC FERTILIZER AS PER MANUFACTURER'S RECOMMENDATIONS FOR EACH PLANT TYPE AND SIZE
7. PLANT BACK FILL SHALL BE 50% SITE SOIL, AND 50% ORGANIC AMENDMENTS BY VOLUME
8. ALL PLANTING AREAS SHALL INCLUDE A MINIMUM OF FOUR (4) CUBIC YARDS OF COMPOST PER 1,000 SQ. FT. OF AREA TO A DEPTH OF SIX (6) INCHES
9. PLANT PITS SHALL BE TWICE THE SIZE OF THE DESIGNATED NURSERY CONTAINER.
10. PLANT MATERIAL SHALL NOT BE ROOT BOUND. FIVE GALLON PLANTS AND LARGER SHALL HAVE BEEN GROWN IN CONTAINERS FOR A MINIMUM OF 6 MONTHS AND A MAXIMUM OF TWO YEARS.
11. PLANTS SHALL EXHIBIT HEALTHY GROWTH AND BE FREE OF DISEASES AND PESTS.
12. STAKE ALL TREES PER STANDARD DETAIL.
13. REMOVE NURSERY STAKES ON ALL VINES AND ATTACH TO ADJACENT FENCES WITH GALV. NAILS AND GREEN NURSERY TAPE OR AS SHOWN IN DETAILS.
14. REMOVE NURSERY STAKES AND TIES FROM ALL CONTAINER STOCK. MAINTAIN SIDE GROWTH ON ALL TREES.
15. PLANTS SHALL NOT BE PLACED WITHIN TWELVE (12") INCHES OF SPRINKLER HEADS
16. SHRUBS SHOWN IN PLANT AREAS SHALL BE UNDER-PLANTED WITH GROUND COVER SHOWN BY ADJACENT SYMBOL, TO WITHIN 12" OF MAIN PLANT STEM.
17. LANDSCAPE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 2% DRAINAGE AWAY FROM ALL BUILDINGS, STRUCTURES, AND WALLS. NUISANCE ROCKS SHALL BE REMOVED AND FINISHED GRADES SHALL BE SMOOTHED TO ELIMINATE PUDDLING OR STANDING WATER. POSITIVE SURFACE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS.
18. FINISHED GRADES SHALL BE ONE (1) INCH BELOW THE TOP OF CURBS, SILLS, AND WALKWAYS IN ALL AREAS, WHERE SOIL IS LAID NEXT TO THESE IMPROVEMENTS. FINISH GRADE BEFORE LAYING SOIL SHALL BE 1-1/2" BELOW THE TOP.
19. THE LANDSCAPE CONTRACTOR SHALL LEAVE SITE IN A CLEAN CONDITION, REMOVING ALL UNUSED MATERIAL, TRASH, AND TOOLS.
20. LANDSCAPE CONTRACTOR SHALL MAINTAIN AND GUARANTEE ALL PLANTINGS FOR A PERIOD OF SIXTY (60) DAYS AFTER COMPLETION. ALL AREAS SHALL BE KEPT CLEAN, WATERED, AND WEED FREE.
21. AT COMPLETION OF ALL WORK OUTLINED IN THESE PLANS, THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNER AND ARRANGE FOR A WALK THROUGH TO DETERMINE THAT ALL ASPECTS OF WORK ARE COMPLETED. WORK MUST BE FULLY COMPLETED ACCORDING TO ALL PLANS AND SPECIFICATIONS AND MUST BE COMPLETED IN A GOOD WORKMANSHIP MANNER AND MUST BE ACCEPTED BY THE OWNER IN WRITING PRIOR TO THE BEGINNING OF THE MAINTENANCE PERIOD.
22. THE MAINTENANCE PERIOD SHALL INCLUDE THE FOLLOWING SCOPE OF WORK:
  - A. DAILY WATERING OF ALL PLANT MATERIAL.
  - B. WEEKLY MOWING OF ALL TURF AREAS.
  - C. WEEDING AND REMOVAL OF ALL WEEDS FROM GROUND COVER AREAS.
  - D. REPLACEMENT OF ANY DEAD, DYING, OR DAMAGED TREES, SHRUBS, OR GROUND COVERS.
  - E. FILLING AND REPLANTING OF ANY LOW AREAS WHICH MAY CAUSE STANDING WATER.
  - F. ADJUSTING OF SPRINKLER HEAD HEIGHT AND WATERING SYSTEM.
  - G. FILLING AND RECOMPACTION OF ERODED AREAS.
  - H. WEEKLY REMOVAL OF ALL TRASH, LITTER, CLIPPINGS, AND ALL FOREIGN DEBRIS.
  - I. AT 120 DAYS AFTER PLANTING AND PRIOR TO THE END OF THE MAINTENANCE PERIOD, ORGANIC FERTILIZER SHALL BE APPLIED TO PLANTING AREAS AS PER MANUFACTURER'S RECOMMENDATIONS.
  - J. AT 60 DAYS ORGANIC FERTILIZER SHALL BE APPLIED TO TURF AREAS AS PER MANUFACTURER'S RECOMMENDATIONS.
23. 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.
24. ALL GROUND COVERS SHALL BE GUARANTEED BY THE CONTRACTOR AS TO GROWTH AND HEALTH FOR A PERIOD OF SIXTY (60) DAYS AFTER THE COMPLETION OF MAINTENANCE PERIOD AND FINAL ACCEPTANCE. ALL SHRUBS SHALL BE GUARANTEED BY THE CONTRACTOR AS TO GROWTH AND HEALTH FOR A PERIOD OF NINETY (90) DAYS AFTER COMPLETION OF MAINTENANCE PERIOD AND FINAL ACCEPTANCE. ALL TREES SHALL BE GUARANTEED BY THE CONTRACTOR TO LIVE AND GROW IN AN ACCEPTABLE UPRIGHT POSITION FOR A PERIOD OF ONE (1) YEAR AFTER COMPLETION OF THE SPECIFIED MAINTENANCE PERIOD AND FINAL ACCEPTANCE.
25. THE CONTRACTOR, WITHIN FIFTEEN (15) DAYS OF WRITTEN NOTIFICATION BY THE LANDSCAPE ARCHITECT, SHALL REMOVE AND REPLACE ALL GUARANTEED PLANT MATERIALS, WHICH FOR ANY REASON FAIL TO MEET THE REQUIREMENTS OF THE GUARANTEE. REPLACEMENT SHALL BE MADE WITH PLANT MATERIALS AS INDICATED OR SPECIFIED ON THE ORIGINAL PLANS, AND ALL SUCH REPLACEMENT MATERIALS SHALL BE GUARANTEED AS SPECIFIED FOR THE ORIGINAL MATERIAL GUARANTEE.
26. ALL MECHANICAL EQUIPMENT AND UTILITIES SHALL BE SCREENED BY PLANTING. IF NOT ALREADY INDICATED ON THE PLAN, ALLOW EIGHT 5-GALLON SHRUBS PER UTILITY TO BE PLACED DURING PLANT INSTALLATION AS NEEDED TO PROVIDE REQUIRED SCREENING.

- GENERAL NOTES:**
1. ALL BARE SOIL AREAS NOT SHOWN WITH COBBLE SHALL BE COVERED WITH A 3" LAYER OF NATURAL SHREDDED BARK MULCH. SAMPLE SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
  2. ALL TREES PLANTED WITHIN OR NEXT TO PEDESTRIAN AREAS SHALL BE SOURCED WITH SCAFFOLD BRANCHES NO LOWER THAN 60" ABOVE PEDESTRIAN FINISHED GRADE.
  3. ALL POOLIUM PLANTERS SHALL BE FILLED WITH AGRISERVICE LIGHTWEIGHT SOIL MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS. CONTACT MARY MATAVA WITH AGRISERVICE 760 295 8255
  4. ALL STREET TREES PLANTED WITHIN TREE GRATES SHALL BE PROVIDED WITH STRUCTURAL SOIL WITHIN A 4" RADIUS OF EACH TREE AND A DEPTH EQUAL TO THE ROOT BALL. INSTALL STRUCTURAL SOIL PER MANUFACTURER SPECIFICATIONS.
  5. ALL PLANT MATERIAL SIZE 15 GAL AND LARGER SHALL BE APPROVED BY PHOTO SUBMITTAL TO THE LANDSCAPE ARCHITECT.
  6. ALL TRICHOCEREUS AND SIMILAR VERTICAL CACTI SHALL BE PROVIDED WITH TEMPORARY STAKING THROUGH THE ESTABLISHMENT PERIOD.
  7. ALL TREES PLANTED WITHIN 5' OF HARDSCAPE MUST BE INSTALLED WITH A ROOT BARRIER ALONG THE HARDSCAPE EDGE SPANNING OUT 5' IN EACH DIRECTION FROM THE CENTER OF THE TREE FOR A TOTAL LENGTH OF 10' - REFER TO ROOT BARRIER DETAIL.
  8. REFER TO PLANTING DETAILS & SPECIFICATIONS FOR PLANTING INSTRUCTIONS.
  9. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE COUNTY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SOLANA BEACH MUNICIPAL CODE ALONG WITH ALL OTHER APPLICABLE STANDARDS.
  10. CONTRACTOR SHALL ENSURE THAT ALL TREE LOCATIONS ARE SPOTTED PER LANDSCAPE ARCHITECT'S SITE DIRECTION. TREE INSTALLATION SHALL ALSO INCLUDE COORDINATION OF DELIVERY AND PROTECTION OF TREES PRIOR TO INSTALLATION, KNOWLEDGE OF UNDERGROUND UTILITIES, PROPER DRAINAGE, AND STAKING PER STANDARD DETAIL.
  11. PRIOR TO PLANTING, LANDSCAPE CONTRACTOR SHALL PROVIDE AN AGRICULTURAL SOILS ANALYSIS FROM ON-GRADE PLANTING AREAS OF THE SITE AND SHALL AMEND SOIL PER ANALYSIS RECOMMENDATIONS.
  12. THE ENTIRE PROPERTY WILL BE PERMANENTLY MAINTAINED BY THE PROPERTY OWNER.

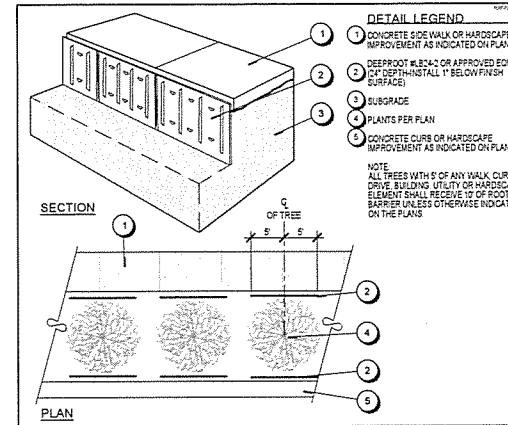
**TREE SETBACKS**  
PROVIDE THE FOLLOWING MINIMUM SEPARATION BETWEEN TREE TRUNK AND ADJACENT:

PROPERTY LINE	3 FEET
ANY UTILITY	4 FEET
FIRE HYDRANT	10 FEET
STREET LIGHT	20 FEET

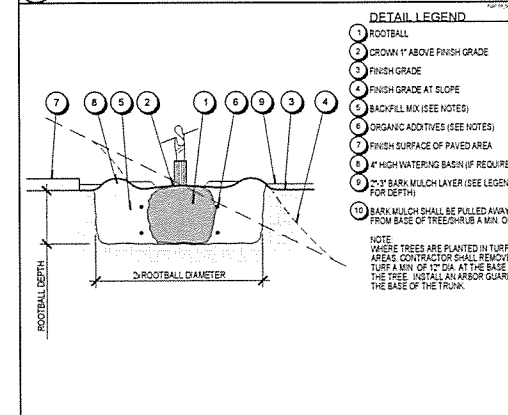
PROVIDE THE FOLLOWING MINIMUM LMB CLEARANCES OVER:

STREET	15 FEET
BIKE AND PEDESTRIAN AREAS	8 FEET

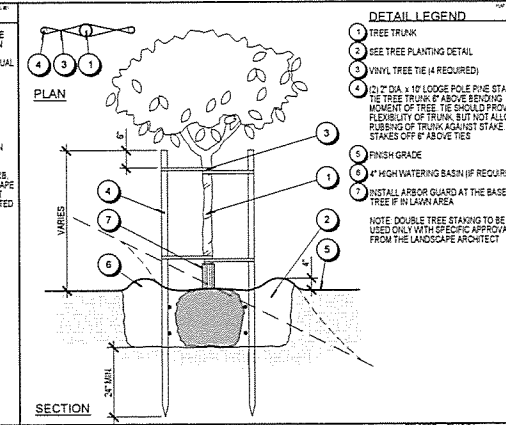
**MAINTENANCE NOTE**  
OWNER SHALL BE RESPONSIBLE FOR PROPER MAINTENANCE OF THE LANDSCAPE INCLUDING RIGHT OF WAY IN A HEALTHY DISEASE FREE CONDITION



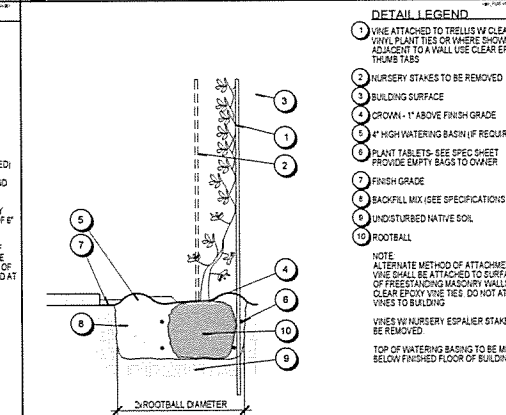
**ROOT BARRIER**



**TREE AND SHRUB PLANTING**



**TREE DOUBLE STAKING**



**VINE PLANTING**

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

NO WORKING DAYS BEFORE YOU DIG  
CAUTION: Remember that the USA Center 888-888-8888 and those utilizing it are not responsible for any damage to the work. The service will inform you of what they will do.

ZEPHYR

Gensler

225 Broadway Suite 1600 San Diego, CA 92101 United States  
Tel 619 557 2500 Fax 619 557 2520



Carson Douglas Landscape Architecture  
3051 Broadway San Diego, CA 92102  
619 255 1206 cd-la.com

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2021 7 23	BULLETIN 1

Seal/Signature



Project Name

Solana 101

Project Number

16-036

Description

LANDSCAPE PLANTING DETAILS & NOTES

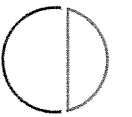
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L-20

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225 Broadway Suite 1600 San Diego, CA 92101 United States  
 Tel: 619 557 2500 Fax: 619 557 2520



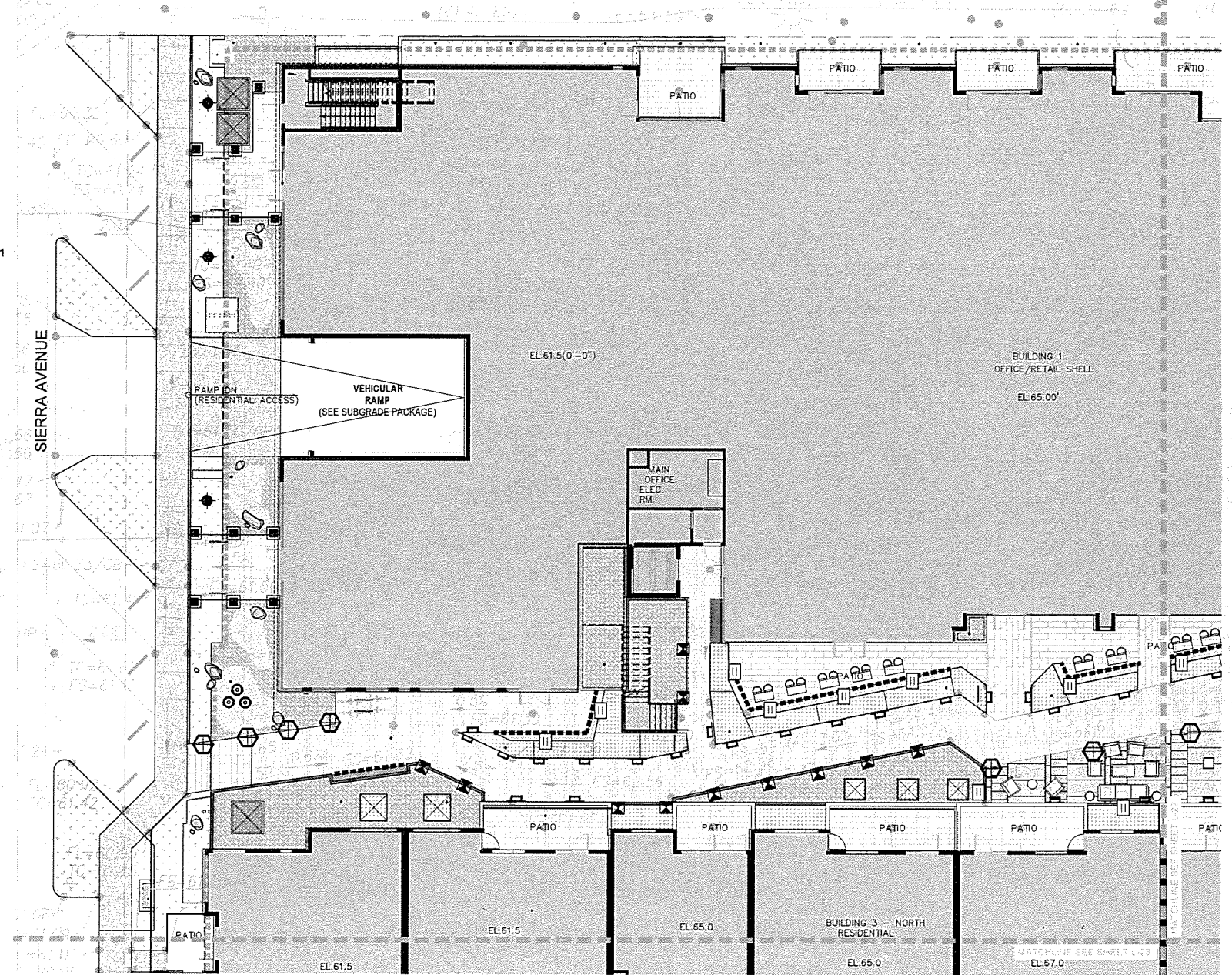
Carson Douglas Landscape Architecture  
 3051 Broadway San Diego, CA 92102  
 619 595 1306 cd-la.com

**LIGHTING LEGEND**

- (L4) BOLLARD LIGHT - BEGA LIGHTING, MODEL # 84 602 BLACK FINISH
- (L5A) PATH LIGHT LUMIERE 303 B1 LED 120V T2 BRONZE FINISH
- (L5B) PATH LIGHT LUMIERE 303 B1 LED 120V T4 BRONZE FINISH
- (L6) WALL / PLANTER FLUSH MOUNT - SPJ MSL2-12 MATTE BRONZE 120V
- (L7) ALLOY LED TAPE LIGHT
- (L8) PEDESTRIAN AREA TREE LIGHT HEVI LITE HL3682B BRONZE 8 LED E MF LA1 WITH TREE MOUNT SM-2-2X-2B B2
- DECORATIVE TREE PENDANT AURORALIGHT HDL-11-HL 12V
- SUGGESTED CONVENIENCE POWER LOCATION

**NOTE:**

1. EXTERIOR LIGHT POLLUTION MUST COMPLY WITH CGC SEC. 5.106.8.
2. CONCEPTUAL PLAN ONLY - PHOTOMETRIC STUDY SHALL BE PERFORMED BY ARCHITECT. CONTACT TAZZ LIGHTING FOR SPEC BOOK, TRANSFORMER AND CONTROLLER INFORMATION.
3. ALL FIXTURES SHALL BE PROVIDED AT COLOR TEMPERATURE 2700. WIRING DESIGN & TRANSFORMER SPECIFICATIONS BY OTHERS. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING THE CORRECT TRANSFORMER FOR THE LIGHTING DEMAND AND CONCEALING TRANSFORMERS WITHIN THE LANDSCAPE OR IN A MECHANICAL ROOM(S) IN COORDINATION WITH THE DESIGN TEAM. LOW VOLTAGE FIXTURES SHALL INCLUDE TRANSFORMER(S) IN STAINLESS STEEL ENCLOSURE(S). WIRING RUNS & TRANSFORMERS SHALL BE INSTALLED IN ACCORDANCE W/ MANUFACTURER RECOMMENDATIONS. LINE VOLTAGE FIXTURES SHALL BE COORDINATED WITH MEP CONSULTANT.
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6. REFER TO ARCHITECT'S PLANS FOR EXTERIOR ARCHITECTURAL LIGHTING.



Date	Description
2019 02 01	100% SCHEMATIC PACKAGE
2019 05 31	SUBTERRANEAN BLDG PERMIT
2019 07 26	SUBTERRANEAN BLDG PERMIT
2019 08 23	GMP ISSUE
2019 08 29	BALANCE OF WORK PERMIT - CITY SUBMITTAL 1
2019 12 20	SUBTERRANEAN BUILDING PERMIT
2020 2 12	PLANNING & FIRE CHECK
2020 3 25	BALANCE OF WORK PERMIT - SUBMITTAL 2
2020 3 30	ADDENDUM PE - BALANCE OF WORK
2020 12 17	BALANCE OF WORK - SUBMITTAL 3
2021 5 21	IFC
2021 6 11	IFC / DELTA 10
2021 7 23	BULLETIN 1

Seal/Signature



Project Name

Solana 101

Project Number

16-036

Description

LANDSCAPE LIGHTING PLAN

Scale

1"=10'

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



TWO WORKING DAYS BEFORE YOU DIG  
 "Call Before You Dig" is a national program that helps locate underground utilities. It is a free service provided by the National Call Before You Dig Council. For more information, visit www.callbeforeyoudig.com. This is not a guarantee of the accuracy of the information provided. The caller will assume all liability for any damage to property or injury to persons resulting from the use of this information.





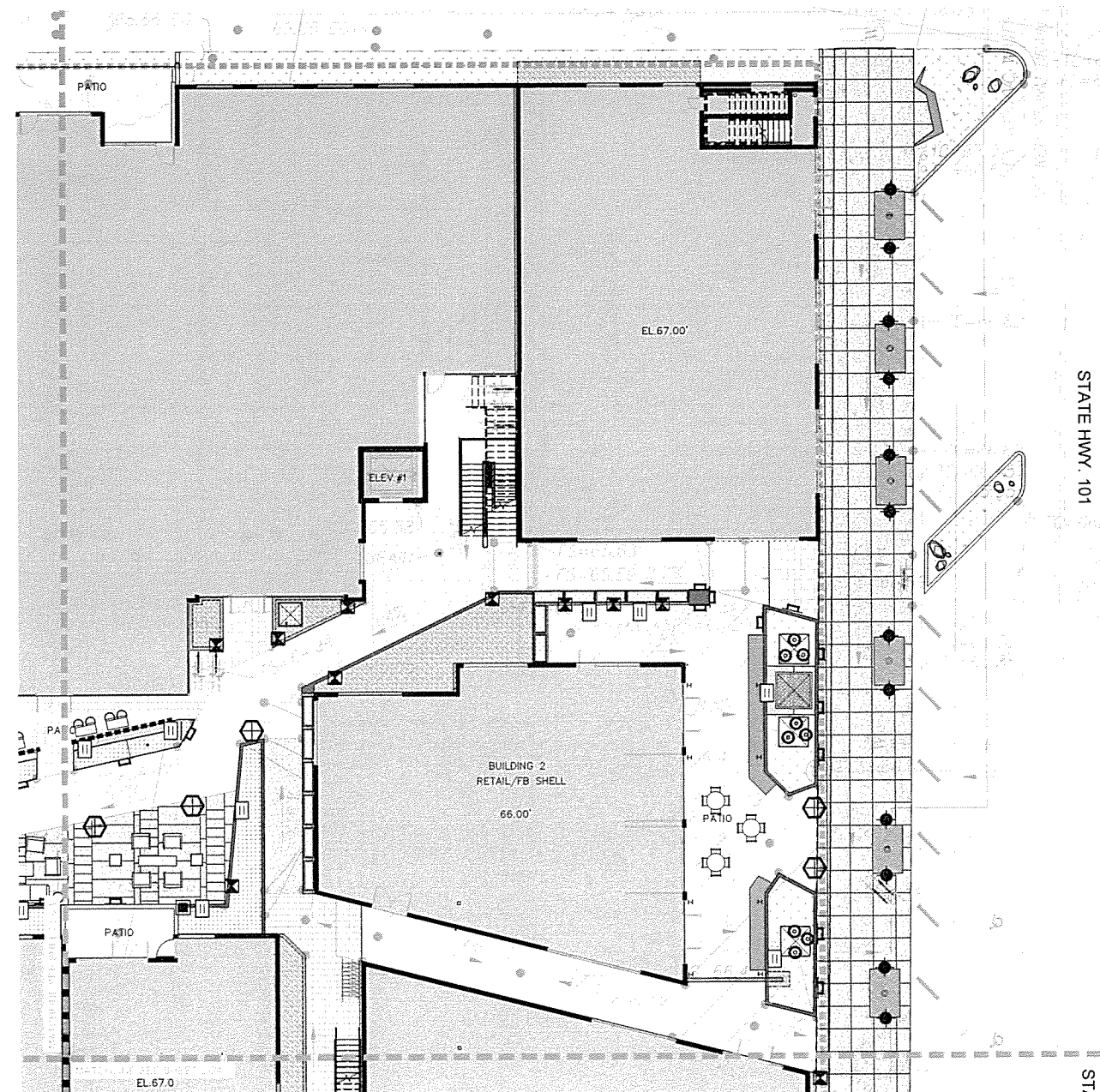
Carson Douglas Landscape Architecture  
3051 Broadway San Diego, CA 92102  
619.556.1306 cd-la.com

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Date	Description
2019.02.01	100% SCHEMATIC PACKAGE
2019.05.31	SUBTERRANEAN BLDG PERMIT
2019.07.26	SUBTERRANEAN BLDG PERMIT
2019.08.23	GMP ISSUE
2019.08.29	BALANCE OF WORK PERMIT - CITY SUBMITTAL 1
2019.12.20	SUBTERRANEAN BUILDING PERMIT
2020.2.12	PLANNING & FIRE CHECK
2020.3.25	BALANCE OF WORK PERMIT - SUBMITTAL 2
2020.3.30	ADDENDUM PE - BALANCE OF WORK
2020.12.17	BALANCE OF WORK - SUBMITTAL 3
2021.5.21	IFC
2021.6.11	IFC / DELTA 10
2021.7.23	BULLETIN 1

Seal/Signature



Project Name

Solana 101

Project Number

16-036

Description

LANDSCAPE LIGHTING PLAN

Scale

1"=10'



NO WORKING DAYS BEFORE YOU DIG  
"CAUTION" Remember that the USA Center notifies with their address designed by the center. There should be other address around at the work site. The center will return you at whom they will notify.









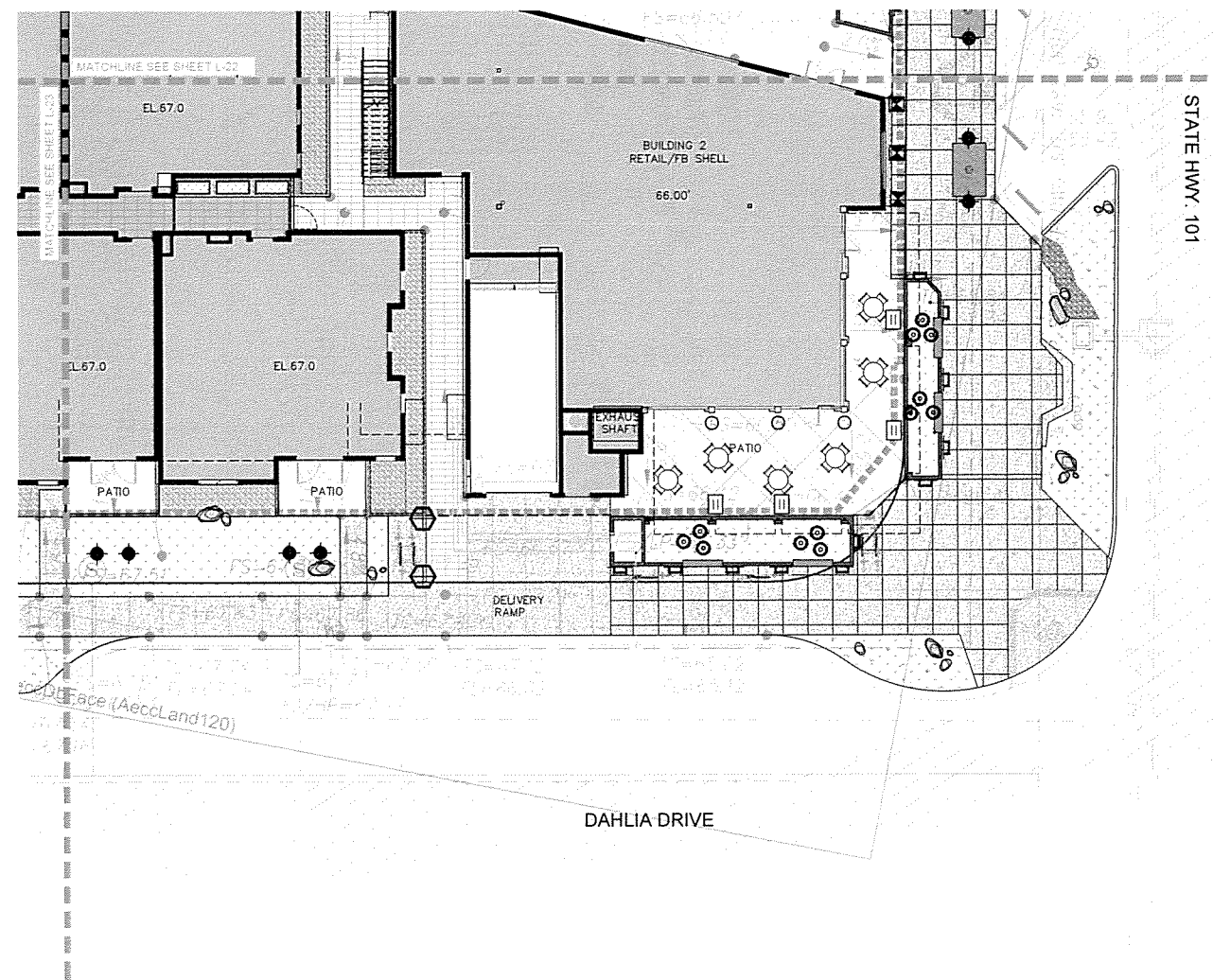
Carson Douglas Landscape Architecture  
3051 Broadway  
San Diego, CA 92102  
619 595 1305  
cd-la.com

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2021 7 23	BULLETIN 1

Seal/Signature



Project Name  
Solana 101

Project Number  
16-036

Description  
LANDSCAPE LIGHTING PLAN

Scale  
1"=10'

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

TWO WORKING DAYS BEFORE YOU DIG  
"ALWAYS" investigate for the USA Call before and then call 811  
before you dig. There could be other utilities present at the  
work site. The owner will inform you of when they will dig.





Forever Bright

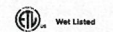
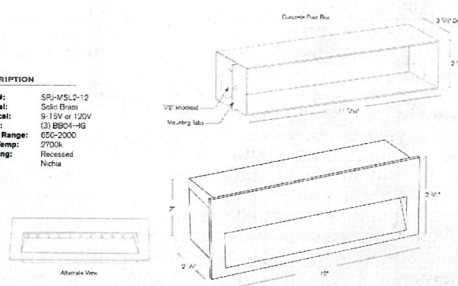
SPECIFICATION FEATURES

Finish: Our specially etched finishes will withstand the test of time. All finishes are individually treated ensuring consistency. Our meticulous application results in a lustrous finish that becomes a work of art.

Electrical: Available in 9-15V or 120V

Label: ETC, Standard Wet Label (SCL)

DESCRIPTION
Model#: SPJ-MSL-12
Material: Solid Brass
Electrical: 9-15V or 120V
Lumen Range: (3) 800K-90
Color Temp: 2700K
Mounting: Recessed
LED: Nichia



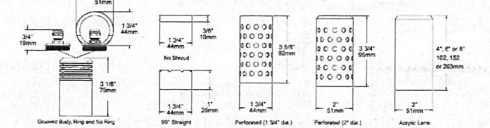
ORDERING INFORMATION table with columns for Model#, Finishes, Voltage, Optics, Lumen Range, Color Temp, Electrical.

PROJECT NAME: SOLANA 101
LIGHTING FIXTURE CUT SHEET PROJECT #:
TYPE R4/L6

TJAZZ LIGHTING • 9555 Distribution Avenue, #101 • San Diego, CA 92121 • tel 858 433 0650 • fax 858 444 8885

auroralight HDL11-HL TAOS

The compact HDL11-HL lighting light is engineered around Auroralight's interchangeable LED module to deliver brilliant LED performance in a small package. Ideal for illuminating patios, in fresco dining areas and outdoor courtyard steps. When hung from tree canopies, the effect is magical.



ORDERING GUIDE (HDL11-HL)
Model#: HDL11-HL
Material: Solid Brass or Solid Copper and Brass Construction

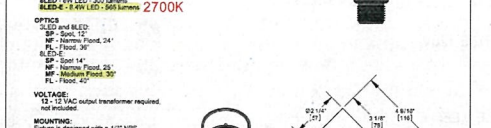


PROJECT NAME: SOLANA 101
LIGHTING FIXTURE CUT SHEET PROJECT #:
TYPE L9

TJAZZ LIGHTING • 9555 Distribution Avenue, #101 • San Diego, CA 92121 • tel 858 433 0650 • fax 858 444 8885

SPECIFICATIONS

DESCRIPTION: Compact MR16 adjustable accent fixture with interchangeable LED module. Suitable for photography location installation.



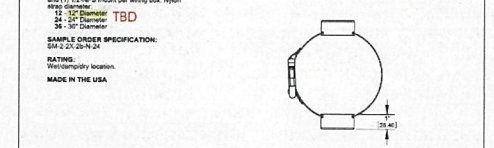
ORDER SPECIFICATION:
PROJECT:
APPROVED:
NOTE:
TYPE: HL-368

PROJECT NAME: SOLANA 101
LIGHTING FIXTURE CUT SHEET PROJECT #:
TYPE L8

TJAZZ LIGHTING • 9555 Distribution Avenue, #101 • San Diego, CA 92121 • tel 858 433 0650 • fax 858 444 8885

SPECIFICATIONS

DESCRIPTION: Premium finish surface mount for (2) fixtures with adjustable motor strap. Suitable for residential location installation.



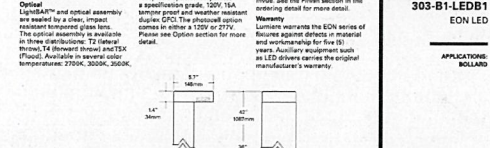
ORDER SPECIFICATION:
PROJECT:
APPROVED:
NOTE:
TYPE: SM-2-2X

PROJECT NAME: SOLANA 101
LIGHTING FIXTURE CUT SHEET PROJECT #:
TYPE L8

TJAZZ LIGHTING • 9555 Distribution Avenue, #101 • San Diego, CA 92121 • tel 858 433 0650 • fax 858 444 8885

Lumière

DESCRIPTION: Eon 303-B1-LEDB1 is a compact, low profile, dimmable, LED bollard that provides downlight only with a fixed head. 303-B1-LEDB1 has a single head on one side of the luminaire. The bollard comes standard with universal male LED driver (120-277V, 50/60 Hz). Connector is provided with a standard 1/2" NPT mounting hole for easy installation. The bollard is finished with a standard powder coat finish. The bollard may be used indoors or outdoors and easy on IP68 rating. The standard Luminaire will be finished with a standard powder coat finish. The bollard is finished with a standard powder coat finish. The bollard is finished with a standard powder coat finish.



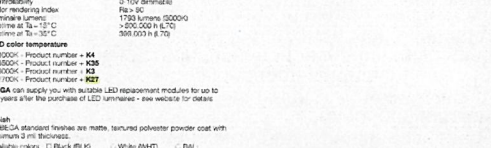
ORDERING INFORMATION:
Model#: 303-B1-LEDB1
Material: Solid Brass or Solid Copper and Brass Construction

PROJECT NAME: SOLANA 101
LIGHTING FIXTURE CUT SHEET PROJECT #:
TYPE L5

TJAZZ LIGHTING • 9555 Distribution Avenue, #101 • San Diego, CA 92121 • tel 858 433 0650 • fax 858 444 8885

LED bollard - Unshielded symmetrical light distribution

Application: LED bollard luminaires with unshielded symmetrical light distribution. These bollard luminaires are suitable for outdoor areas. Product with mounting system that allows the luminaires to be adjusted independent of ground level.



ORDER SPECIFICATION:
PROJECT:
APPROVED:
NOTE:
TYPE: L4

PROJECT NAME: SOLANA 101
LIGHTING FIXTURE CUT SHEET PROJECT #:
TYPE L4

TJAZZ LIGHTING • 9555 Distribution Avenue, #101 • San Diego, CA 92121 • tel 858 433 0650 • fax 858 444 8885

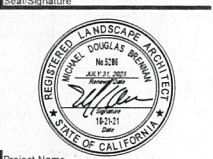
ZEPHYR

Gensler

225 Broadway Suite 1800 San Diego, CA 92101 United States

Carson Douglas Landscape Architecture 3051 Broadway San Diego, CA 92102 619.905.1306 cd-la.com

Table with columns Date and Description listing project milestones from 2019.02.01 to 2021.7.23.



Project Name: Solana 101

Project Number: 16-036

Description: LANDSCAPE LIGHTING CUT SHEETS

Scale: 1"=10'

L-25



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

CAUTION: Remember that the USA Center notifies only those utilities displaying its logo. There may be other utilities present at the work site. The caller will inform you of whom they will notify.

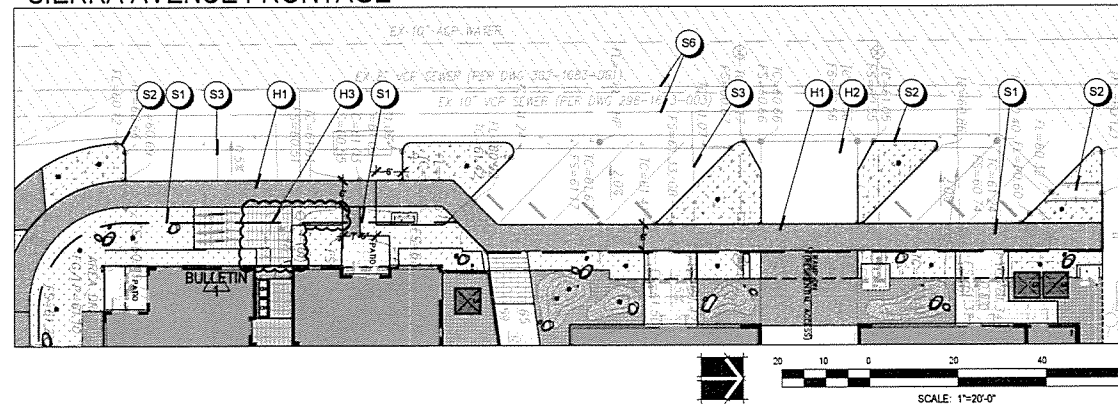
**LANDSCAPE CONSTRUCTION LEGEND**

- SITE FEATURES**  
 PROPOSED RIGHT OF WAY BOUNDARY SHALL BE VERIFIED BY SURVEYOR
- S2 CURB GUTTER & DRAINAGE INFRASTRUCTURE PER CIVIL ENGINEER'S PLANS
  - S3 PARKING PAVING & WHEEL STOPS WHERE SHOWN PER CIVIL ENGINEER'S PLANS
  - S4 ADA PARKING PER CIVIL ENGINEER'S PLANS
  - S5 ACCESSIBLE PEDESTRIAN RAMP PER CIVIL ENGINEER'S PLANS
  - S6 ALL UTILITIES PER CIVIL ENGINEER'S PLANS
- HARDSCAPE & PAVING**  
 PIP NATURAL GRAY SIDEWALK CONCRETE PAVING WITH MEDIUM ACID ETCH FINISH - SEE DETAIL A&B/L-2
- H2 PIP NATURAL GRAY DRIVEWAY APRON CONCRETE PAVING WITH MEDIUM ACID ETCH FINISH - SEE DETAIL A&B/L-2
  - H3 FINISHED TILE SURFACE OVER CONCRETE AT ENTRY TO RESIDENTIAL BUILDING - TILE TBD - SEE DETAIL C/L-2
  - H4 PIP INTEGRAL COLOR CONCRETE PAVING SHALL BE INSTALLED TO MATCH THE EXISTING 101 SIDEWALK CORRIDOR IN COLOR FINISH AND JOINT PATTERN SEE DETAIL A&B/L-2
  - H5 P.I.P. CONCRETE BENCH - SEE DETAIL E/L-2
  - H6 RECTANGULAR STEEL TREE GRATE SHALL BE INSTALLED PER BUILDING SET OF PLANS
  - H7 BOULDERS RANGING IN SIZE FROM 2'-4' SHALL BE SELECTED AND PLACED AT THE DIRECTION OF THE LANDSCAPE ARCHITECT. BOULDERS SHALL BE OF THE TYPE 'DESERT SELECT' AVAILABLE FROM KRC ROCK SEE DETAIL D/L-2
  - H8 P.I.P. NATURAL GRAY CONCRETE PARKING MAINTENANCE STRIPS PER CITY STANDARD
  - H9 3" LAYER OF DECORATIVE COBBLE 'SAN QUINTIN SHELL & PEBBLE' 3/8" - 7/8" FROM KRC ROCK - COBBLE FINISH SURFACE SHALL NOT IMPEDE WATER FLOW. REFER TO FINISH GRADES PER CIVIL PLAN

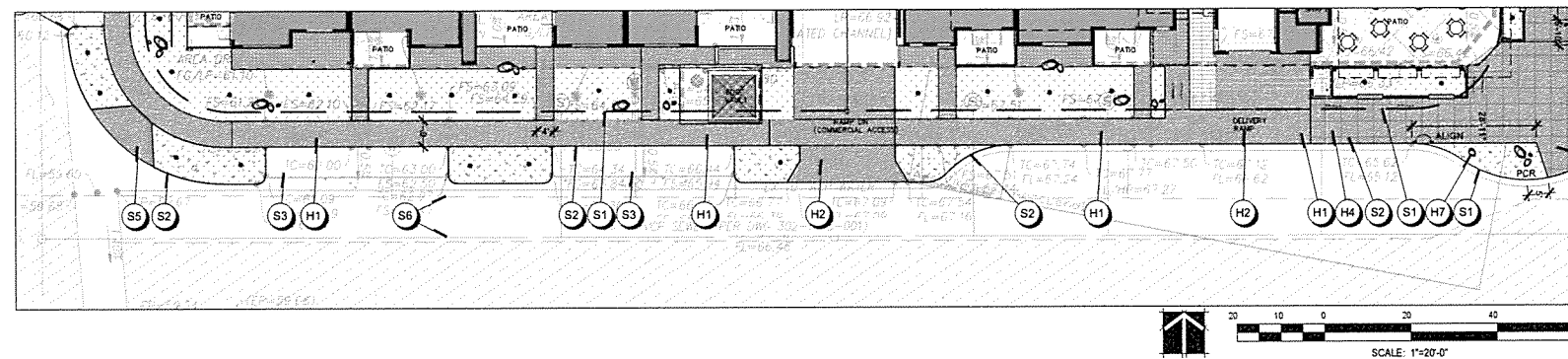
NOTES:  
 CONTRACTOR TO LOCATE AND CONFIRM ALL UTILITIES PRIOR TO CONSTRUCTION - NOTIFY LANDSCAPE ARCHITECT OF ANY DESIGN CONFLICTS

ALL DRAINAGE SHALL BE INSTALLED PER CIVIL PLANS

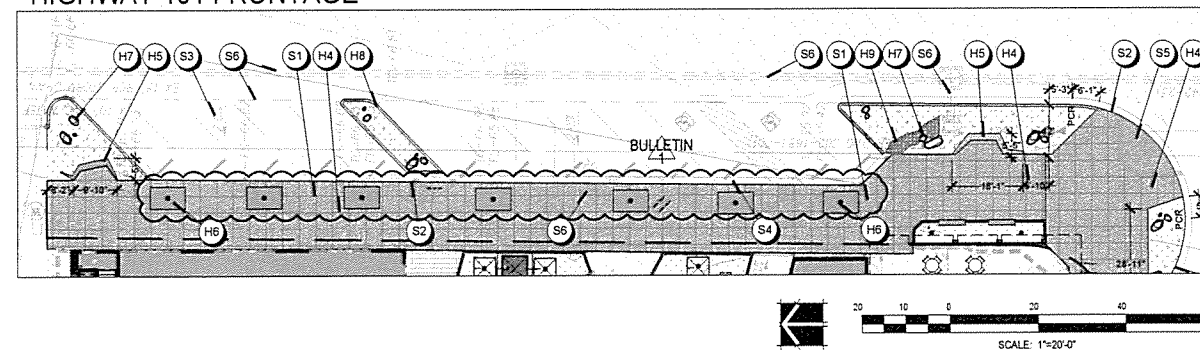
**SIERRA AVENUE FRONTAGE**



**DAHLIA DRIVE FRONTAGE**

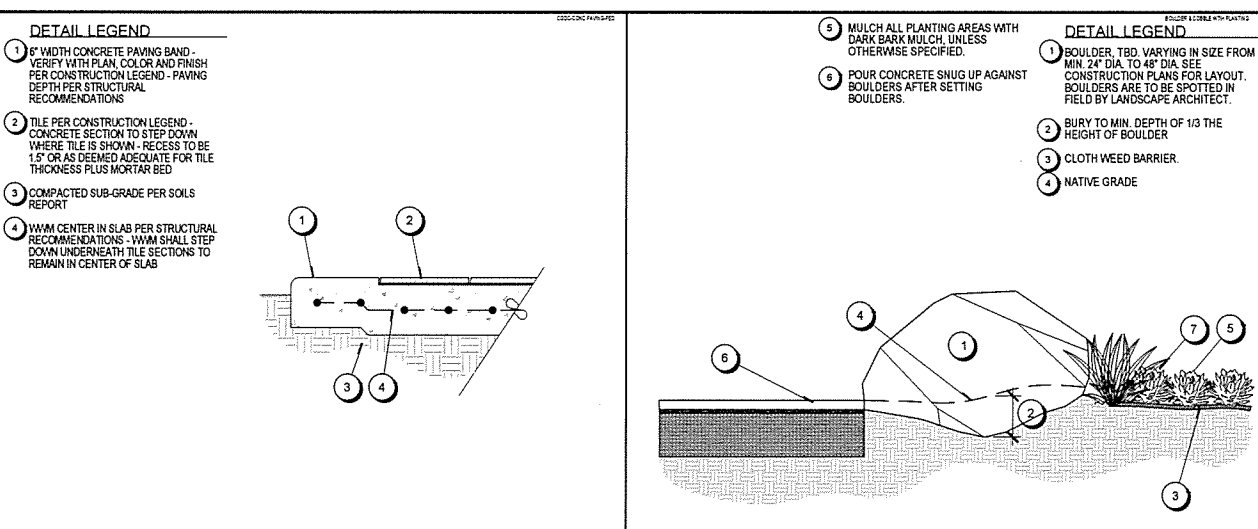
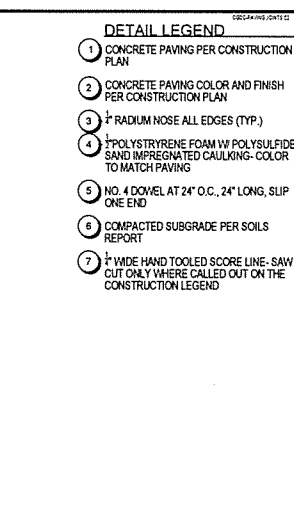
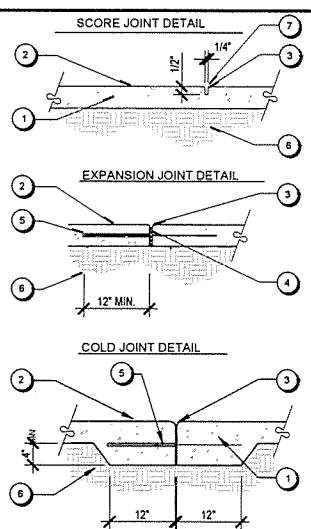
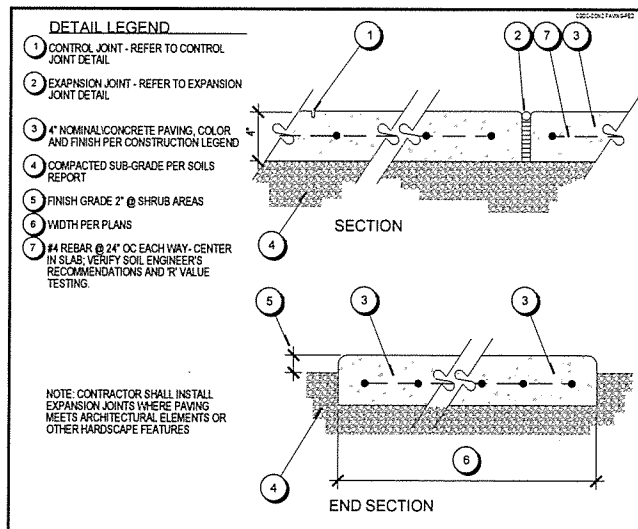


**HIGHWAY 101 FRONTAGE**



AS-BUILT  
 By: \_\_\_\_\_ Date: \_\_\_\_\_  
 R.C.E.: \_\_\_\_\_ Exp: \_\_\_\_\_

SOLANA BEACH FIRE DEPARTMENT	SANTA FE IRRIGATION DISTRICT	ENGINEER OF WORK	CITY APPROVED CHANGES	APP'D DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	ENGINEERING DEPARTMENT	DRAWING NO.
By: _____ Fire Chief Date: _____	Reviewed By: _____ District Representative Date: _____	Drawn By: _____ Date: _____			By: _____ Date: _____	By: Mohammad Sammak, City Engineer R.C.E.: 37146 Exp: 6/30/20	THE BENCHMARK FOR THIS SURVEY IS G.P.S. STATION NO. 2001 (SOLB-1) 2.5" CITY OF SOLANA BEACH BRASS DISC ON CONCRETE DRAINAGE INLET ON THE EAST SHOULDER OF HIGHWAY 101, 0.1 MILE SOUTH OF LOMAS SANTA FE DRIVE. ELEV.: 69.28 N.G.V.D. 29 DATUM: M.S.L.	IMPROVEMENT PLANS FOR: <b>SOLANA BEACH 101</b>		CG-3180 Sheet 10 of 18

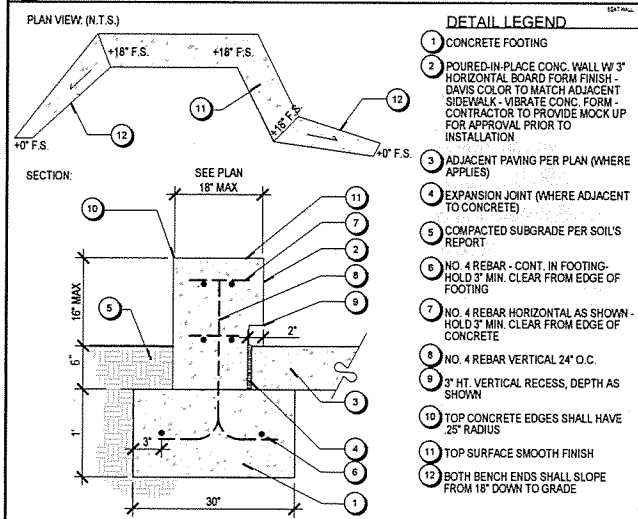


**A) CONCRETE PAVING** REVISED: 6/15/10 N.T.S.

**B) PAVING JOINTS** REVISED: 1/25/10 N.T.S.

**C) CONCRETE W/ TILE PAVING** REVISED: 6/15/10 N.T.S.

**D) BOULDER SETTING** REVISED: 11.15.2010 N.T.S.



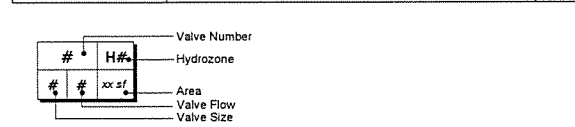
**E) P.I.P. CONCRETE SEAT WALL** REVISED: 01/11 N.T.S.



AS-BUILT  
By: \_\_\_\_\_ Date: \_\_\_\_\_  
R.C.E.: \_\_\_\_\_ Exp: \_\_\_\_\_

SOLANA BEACH FIRE DEPARTMENT	SANTA FE IRRIGATION DISTRICT	ENGINEER OF WORK	CITY APPROVED CHANGES	APP'D DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	ENGINEERING DEPARTMENT	DRAWING NO.
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IRRIGATION SCHEDULE		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
▲	Hunter PROS-PRS30-04-PCN Flood Bubbler, 4.0" pop-up.	30
■	Hunter RZWS-18-CV 18" long RZWS with installed 25gpm or 50gpm bubbler options, Check Valve, 1/2" swing joint for connection to 1/2" pipe. For Establishment only. To be removed after tree is established	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	
□	Hunter IC2-101-LF Drip Control Zone Kit. 1" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 25psi Flow Range: 5 GPM to 15 GPM. 150 mesh stainless steel screen. Install in standard valve box	
▣	Pipe Transition Point Rainbird MDCF Fittings for Connections between lateral lines and drip tubing	
⊕	Flush Valve Hunter PLD-BLV Flush Cap provided at end of drip discharge header, install flush valves inside a separate valve box, one at each end of the tubing runs in each direction, install 18" from paving. To be located at the lowest point in each drip zone.	
⊙	Hunter PLD-AVR PLD-AVR allows for air to escape a RESIDENTIAL drip irrigation system to prevent blockage and water hammering. 1/2" MPT connection with 80 PSI maximum rating. To be located at the highest point of each drip zone.	
▨	Area to Receive Dripline Hunter HDL-06-12-PC HDL-06-12-PC: Hunter Dripline with 0.6 GPH flow. Light brown tubing with gray striping. Emitters at 12" O.C. Dripline laterals spaced at 16" apart, with emitters offset for triangular pattern. Install with Hunter PLD barbed or PLD-LOC fittings. For use on flat sites with moderate/clay soils.	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	
⊙	Hunter ICV-G-FS 1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use. With Filter Sentry.	
▣	Hunter HQ-44LRC Quick coupler valve, yellow rubber locking cover, red brass and stainless steel, with 1" NPT inlet, 2-piece body.	
⊕	Nibco T-113-K Class 125 bronze gate shut off valve with cross handle, same size as mainline pipe diameter at valve location. Size Range - 1/4" - 3"	
⊙	Hunter IBV-151-G-FS 1" 1", 1-1/2", 2", and 3" Brass Electric Master Valve, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use. With Filter Sentry Factory Installed Option.	
▲	Pressure Reducing Valve WILKINS - 500-HLR series pressure reducing valve with 10-125 PSI spring range, size and pressure setting as noted. Pressure limited to 62.60 PSI	
⊕	Zurn 975XL 3/4" Reduced Pressure Backflow device	
⊕	Hunter HCC-X00-PED-SS Wi-Fi enabled, full-functioning controller with touchscreen, 8-54 Station fixed controller, 120 VAC, Outdoor model.	
⊕	Hunter WSS Wireless Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket.	
⊕	Hunter HC-100-FLOW 1" Flow meter for use with Hydrowise enabled controller to monitor flow and provide system alerts. Also functions as stand alone flow totalizer/sub meter on any residential or commercial irrigation system.	
POC ROW	Point of Connection 1" TBD	
	Irrigation Lateral Line: PVC Class 200 SDR 21	
	Irrigation Mainline: PVC Schedule 40	
	Pipe Sleeve: PVC Class 200 SDR 21	



### WATER CALCULATIONS

CITY OF SOLANA BEACH ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET						
LINE	HYDROZONE 1	HYDROZONE 2	HYDROZONE 3	HYDROZONE 4	HYDROZONE 5	SLA
EVAPOTRANSPIRATION RATE (Eto)	41					
CONVERSION FACTOR - 0.62	0.62					
LINE 1 X LINE 2	25.42					
PLANT FACTOR (PF)	4	0.30	3	0.50		
HYDROZONE AREA (HA)	5	3207	224	56		
LINE 4 X LINE 5	6	962.1	67.2	28.0		
IRRIGATION EFFICIENCY (IE)	7	0.81	0.75	0.75		
LINE 6 / LINE 7	8	1187.78	89.65	37.33		
TOTAL OF ALL LINE 8 BOXES	9	1,315				
LINE 3 X LINE 9 - ESTIMATED TOTAL WATER USE (ETWU)	10	33,420				

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)	
ETo =	41 imp/yr
LA =	3487 sq ft
SLA =	0 sq ft
ETAF =	0.45
MAWA =	$(Eto) \times (0.62) \times (ETAF \times LA) + (1 - ETAF) \times SLA$
MAWA =	25.42 [(45 x 3487) + (1 - 0.45) x 0]
	<b>MAXIMUM APPLIED WATER ALLOWANCE = 39887.793</b> gal per year

### PRESSURE LOSS

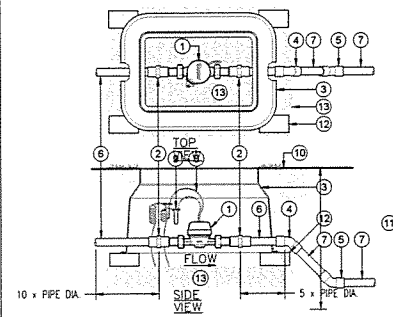
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 Water Source Information: SANTA FE  
 IRRIGATION DISTRICT

FLOW AVAILABLE  
 Point of Connection Size: 1"  
 Flow Available: 20.24 gpm

PRESSURE AVAILABLE  
 Static Pressure at POC: 60.00 psi  
 Pressure Available: 60.00 psi

DESIGN ANALYSIS  
 Maximum Station Flow: 7.47 gpm  
 Flow Available at POC: 20.24 gpm  
 Residual Flow Available: 12.77 gpm

Critical Station: A-6  
 Design Pressure: 20.00 psi  
 Friction Loss: 0.63 psi  
 Fittings Loss: 0.06 psi  
 Elevation Loss: 0.00 psi  
 Loss through Valve: 9.65 psi  
 Pressure Req. at Critical Station: 30.34 psi  
 Loss for Fittings: 0.60 psi  
 Loss for Main Line: 5.98 psi  
 Loss for POC to Valve Elevation: 0.00 psi  
 Loss for Backflow: 10.81 psi  
 Loss for Master Valve: 2.61 psi  
 Critical Station Pressure at POC: 50.34 psi  
 Pressure Available: 60.00 psi  
 Residual Pressure Available: 9.66 psi



HC-XX FLOW METER  
 SCALE: N.T.S.

- LEGEND:**
- HUNTER HC FLOW METER WITH UNION CONNECTIONS - SIZE PER LEGEND
  - SCH 80 PVC FEMALE ADAPTER (S X 1)
  - RECTANGULAR VALVE BOX PER SPECIFICATIONS
  - SCH 80 PVC 45 DEGREE ELBOW (S X S) TO LOWER MAIN LINE TO PROPER DEPTH (SIZE FOR LARGER MAIN LINE AS NEEDED)
  - SCH 80 PVC 45 DEGREE ELBOW (S X S) TO LOWER MAIN LINE TO PROPER DEPTH
  - MAIN LINE AT INLET & OUTLET - SEE FLOW METER SPECIFICATIONS
  - MAIN LINE TO SYSTEM (SEE LEGEND AND PLANS FOR TYPE AND SIZE)
  - TWO WIRES TO FLOW SENSOR TERMINALS AT CONTROLLER. MIN. 14 AWG-UF (12.05 mm²) WIRE WITH DIFFERENT COLOR FROM CONTROL/Common WIRE.
  - WEATHERPROOF WIRE CONNECTOR
  - FINISH GRADE
  - SPECIFIED SOIL COVER (SEE LEGEND)
  - COMMON BRICK GRAVEL BASE 6" (15 cm)
- NOTE:** INLET PIPE ENTERING METER. LENGTH MUST BE A MIN. OF 10 X PIPE DIA. OUTLET PIPE LEAVING METER. LENGTH MUST BE MIN. OF 5 X PIPE DIA. INLET AND OUTLET PIPE MUST BE STRAIGHT PIPE WITH NO FITTINGS OR TURNS UNTIL AFTER THESE SPECIFIED LENGTHS. PIPE AND FITTINGS MAY BE SCH 80 PVC SOLVENT WELD, THREADED SCH 80 PVC OR BRASS, AS REQUIRED FOR PROJECT.

FLOW METER MODEL	HC-075	HC-100	HC-150	HC-200
INLET / OUTLET CONNECTION SIZE	3/4" NPT BODY, MALE THREAD WITH 1" NPT MALE ADAPTER	1" NPT BODY, MALE THREAD WITH 1.5" NPT MALE ADAPTER	1.5" NPT BODY, MALE THREAD WITH 2" NPT MALE ADAPTER	2" NPT BODY, MALE THREAD WITH 3" NPT MALE ADAPTER
MANLINE AT INLET/OUTLET	1"	1.5"	2"	3"
INTERNAL DIA	3/4"	1"	1 1/2"	2"
MIN FLOW	0.22 GPM	0.30 GPM	0.88 GPM	2.00 GPM
MAX RECOMMENDED FLOW	15 GPM	30 GPM	66 GPM	105 GPM
MAX FLOW RATE	21 GPM	34 GPM	88 GPM	132 GPM
DIAL READING	1 PULSE PER 01 US GALLON	1 PULSE PER 1 US GALLON	1 PULSE PER 1 US GALLON	1 PULSE PER 1 US GALLON
WORKING PRESSURE	1-230 PSI	1-230 PSI	2-230 PSI	3-230 PSI

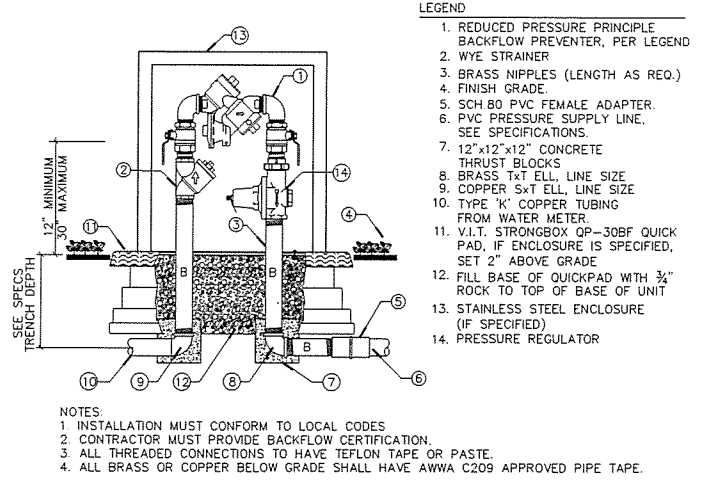
### GENERAL IRRIGATION NOTES

- ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR IN CASE OF CONFLICT BETWEEN THE SPECIFICATIONS, DRAWINGS, AND/OR CODE, THE MORE STRINGENT REQUIREMENT SHALL PREVAIL.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
- THE MAINLINE AND SLEEVING IS DIAGRAMMATIC. ALL PIPING IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED WITHIN LIMIT OF WORK BOUNDARIES AND IN SHRUB PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES.
- IRRIGATION EQUIPMENT AS SHOWN IS DIAGRAMMATIC. INSTALL ALL THE IRRIGATION REMOTE CONTROL VALVES, QUICK COUPLERS, MASTER VALVES, FLOW SENSORS, BACKFLOWS, AIR/VACUUM DEVICES, BALL VALVES, AND ANCLLARY EQUIPMENT, IN SHRUB PLANTING AREAS WHEN FEASIBLE OR AS APPROVED BY OWNER'S REPRESENTATIVE AND THE LANDSCAPE IRRIGATION DESIGNER.
- DO NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.
- INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.
- CONTRACTOR TO PROVIDE AN ADDITIONAL PILOT WIRE FROM CONTROLLER ALONG ENTIRETY OF MAINLINE TO THE LAST RCV ON EACH AND EVERY LEG OF MAIN LINE. LABEL SPARE WIRES AT BOTH ENDS.
- ALL PIPE UNDER PAVED AREAS, HARDSCAPE, OR AS DIRECTED BY OWNERS REPRESENTATIVE TO BE INSTALLED IN SLEEVING, TWICE THE DIAMETER OF PIPE OR WIRE BUNDLE CARRIED. ALL 2" AND 3" SLEEVING FOR NON-VIHCULAR PAVING SHALL BE PVC1220 SCH. 40, TYPE 1, GRADE 2 MATERIAL CONFORMING TO ASTM STANDARD D-1785-4. ALL 4" AND LARGER SLEEVING BELOW VEHICULAR PAVING SHALL BE PVC1220 SCH.80 SDR21, TYPE 1, GRADE 2 MATERIAL CONFORMING TO ASTM STANDARD D-2241. SLEEVES UNDER BROW DITCHES SHALL BE ENCASED IN CONCRETE A MINIMUM OF 6" THICK ON ALL SIDES OF PIPE. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF PAVING.
- ALL QUICK COUPLER VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK COUPLER VALVES WITHIN 18" OF HARDSCAPE.
- IRRIGATION HEADS ADJACENT TO THE STREET SHALL BE HELD A MINIMUM OF 2 FEET FROM EDGE OF PAVEMENT ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS. WHEN VERTICAL OBSTRUCTIONS (PROPS, STREET LIGHTS, TREES, ETC.) INTERFERE WITH THE SPRAY PATTERN OF THE SPRINKLER HEADS PREVENTING PROPER COVERAGE, THE IRRIGATION CONTRACTOR SHALL FIELD ADJUST THE SPRINKLER SYSTEM BY INSTALLING A QUARTER CIRCLE OR HALF CIRCLE SPRINKLER HEAD ON EACH SIDE OF THE OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
- THE IRRIGATION CONTRACTOR SHALL ADJUST THE PRESSURE REGULATOR ON EACH ELECTRIC CONTROL VALVE SO THAT THE SPRINKLER HEAD FARTHEST AND HIGHEST IN ELEVATION FROM ITS RESPECTIVE CONTROL VALVE OPERATES WITHIN THE OPERATING PRESSURE SHOWN ON THE IRRIGATION LEGEND NOT TO EXCEED FIVE (5) PSI ABOVE THE GIVEN OPERATING PRESSURE FROM THE SPECIFIED PRESSURE LOCATED ON THE IRRIGATION LEGEND.
- THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE IRRIGATION DRAWINGS AT EACH POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE VIA DIRECT FIELD MEASUREMENT PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO START OF CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS, AND COSTS ASSOCIATED WITH SAID REVISIONS.
- SHOULD FIELD CONDITIONS REQUIRE PIPE INSTALLATION OTHER THAN THAT SHOWN ON PLANS, THE CONTRACTOR SHALL LIMIT EXCESS FLOW AND SIZE ALL PIPE NOT TO EXCEED A VELOCITY OF 5 FEET PER SECOND (FPS) IN PVC PIPE AND CAST IRON PIPE. FLOW THROUGH ANCLLARY EQUIPMENT, STEEL AND COPPER PIPE SHALL NOT EXCEED A VELOCITY OF 7 1/2 FPS. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
- CHECK VALVES SHALL BE USED TO PREVENT ALL LOW HEAD DRAINAGE.

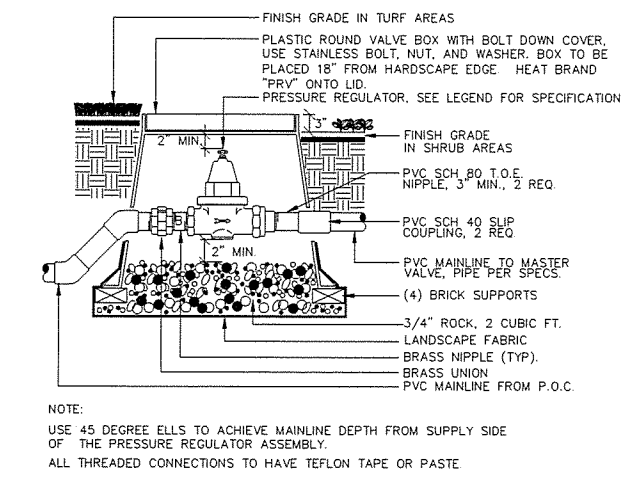
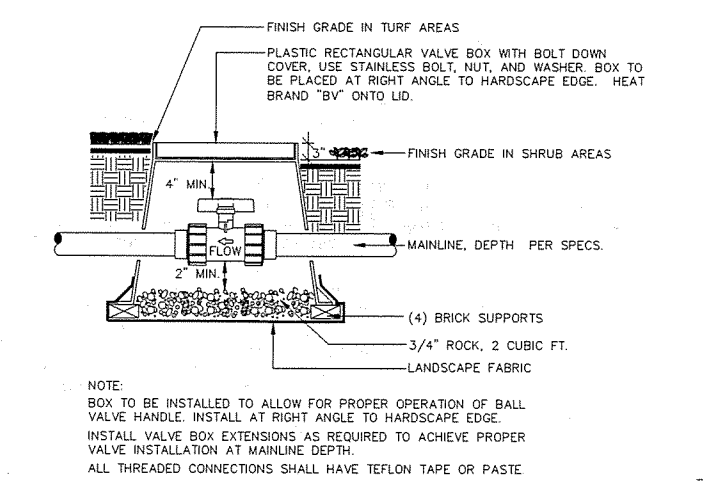


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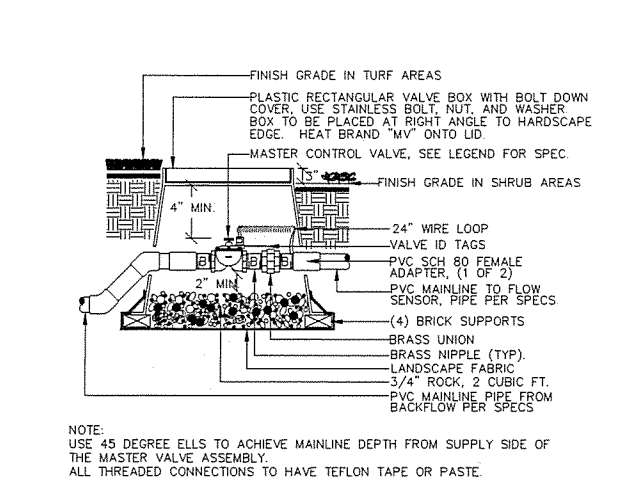
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By: _____ Fire Chief	Reviewed By: _____ District Representative	By: _____ Date: _____			By: _____ Date: _____	By: _____ Date: _____ Mohammad Sammak, City Engineer R.C.E.: 37146 Exp: 6/30/20		IMPROVEMENT PLANS FOR: <b>SOLANA BEACH 101</b>		CG-3180 Sheet 12 of 18



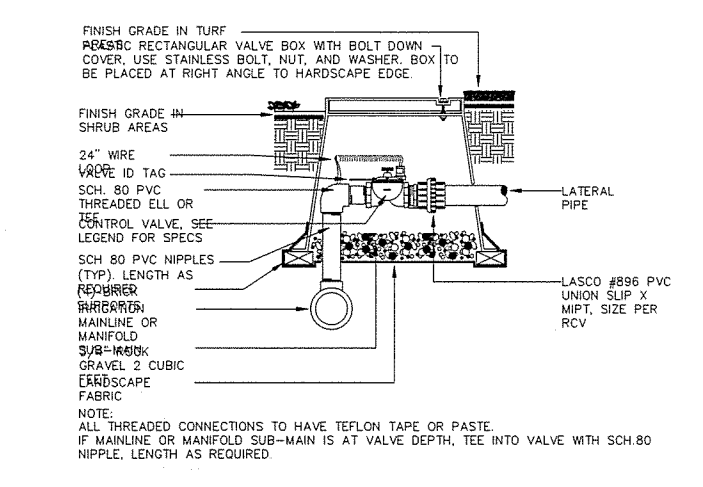
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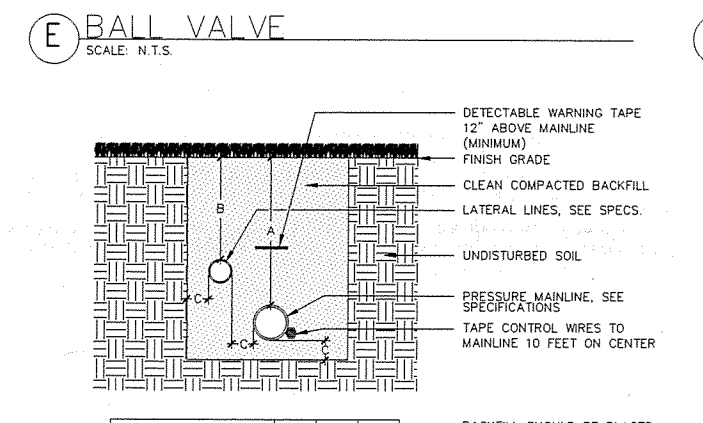
**B PRESSURE REGULATOR**  
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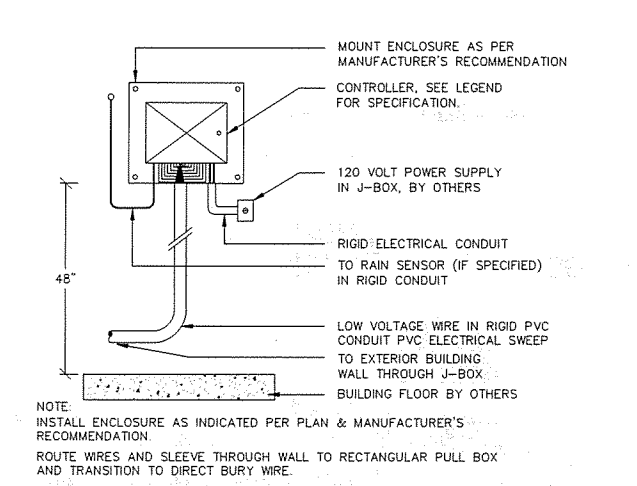
**C MASTER VALVE**  
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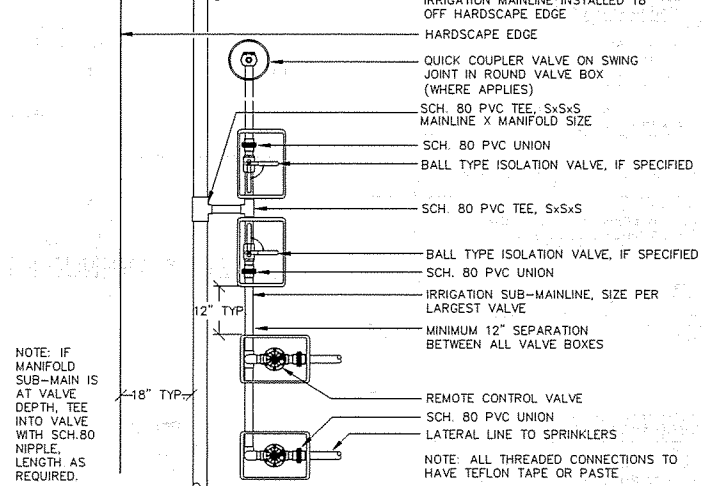
**D REMOTE CONTROL VALVE**  
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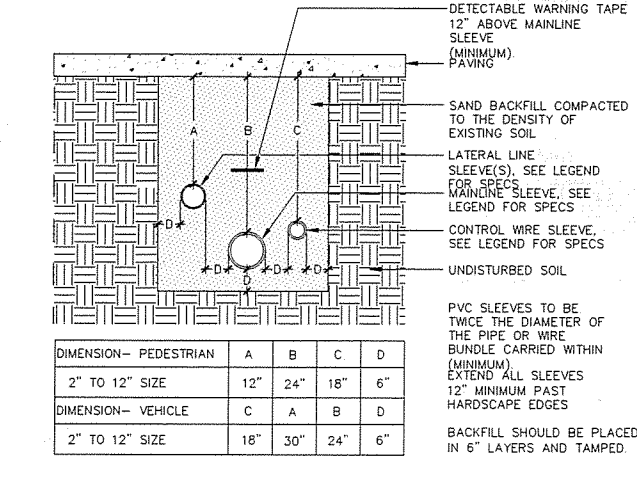
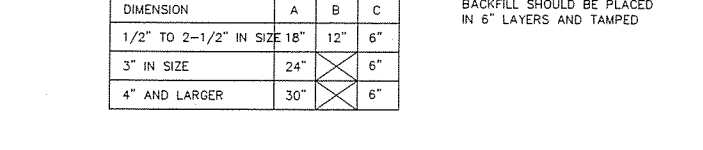
**E BALL VALVE**  
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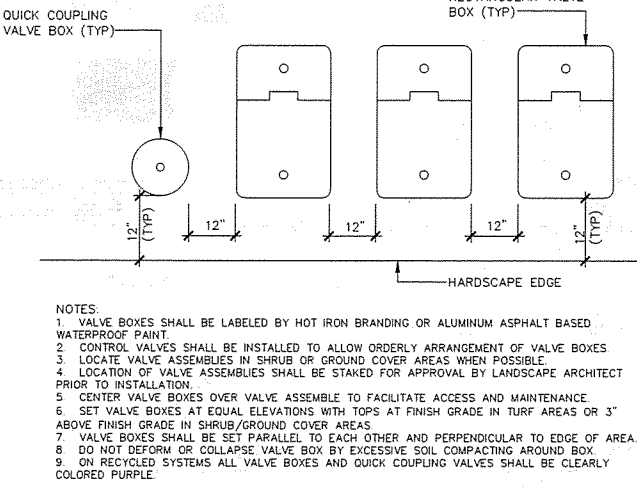
**F WEATHER/ET SENSOR MOUNTED ON EAVE**  
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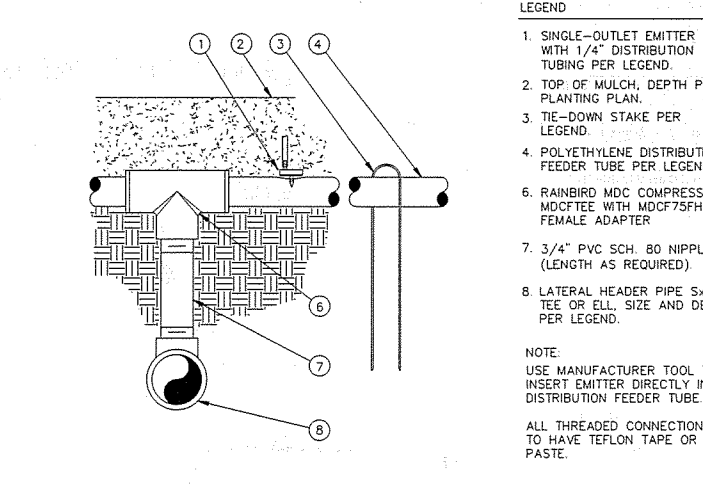
**G WALL MOUNT CONTROLLER**  
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**H MANIFOLD INSTALLATION**  
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**I PIPE INSTALLATION, POTABLE**  
SCALE: N.T.S.



**J SLEEVE INSTALLATION, POTABLE**  
SCALE: N.T.S.

**K VALVE BOX LAYOUT**  
SCALE: N.T.S.



**M PIPE INSTALLATION, POTABLE**  
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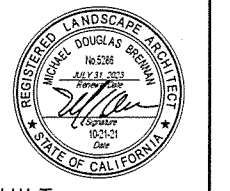
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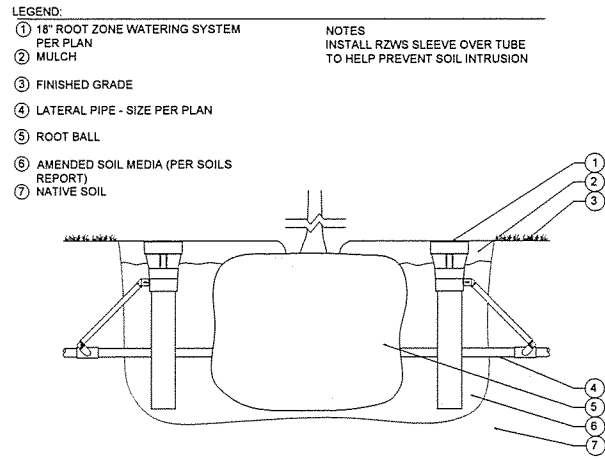
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**L PVC HEADER TO TUBING CONNECTION**  
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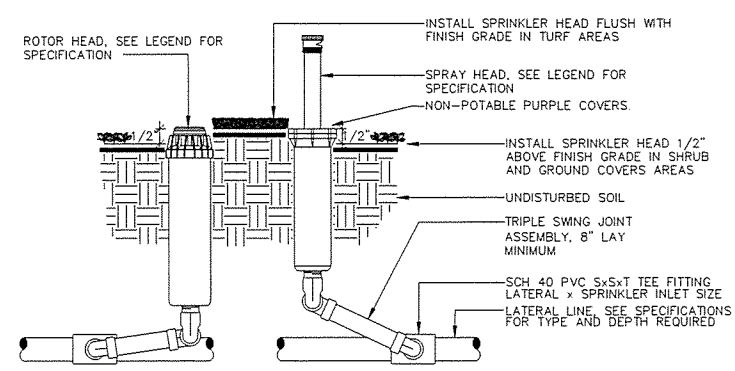
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R.C.E.: \_\_\_\_\_ Exp: \_\_\_\_\_

SOLANA BEACH FIRE DEPARTMENT	SANTA FE IRRIGATION DISTRICT	ENGINEER OF WORK	CITY APPROVED CHANGES	APP'D DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	ENGINEERING DEPARTMENT	DRAWING NO.
By: _____ Fire Chief Date: _____	Reviewed By: _____ District Representative Date: _____	By: _____ Date: _____			By: _____ Date: _____	By: _____ Date: _____ Mohammad Sammak, City Engineer R.C.E.: 37146 Exp: 6/30/20	THE BENCHMARK FOR THIS SURVEY IS G.P.S. STATION NO. 2001 (SOLB-1) 2.5' CITY OF SOLANA BEACH BRASS DISC ON CONCRETE DRAINAGE INLET ON THE EAST SHOULDER OF HIGHWAY 101, 0.1 MILE SOUTH OF LOMAS SANTA FE DRIVE. ELEV.: 69.28 N.G.V.D. 29 DATUM: M.S.L.	IMPROVEMENT PLANS FOR: <b>SOLANA BEACH 101</b>		CG-3180 Sheet 13 of 18

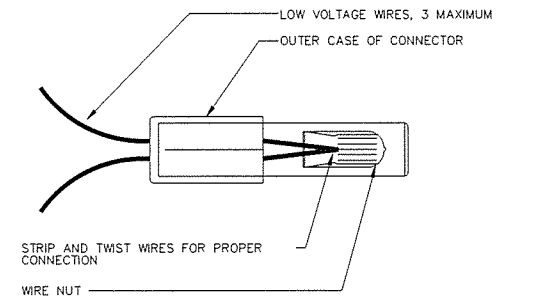




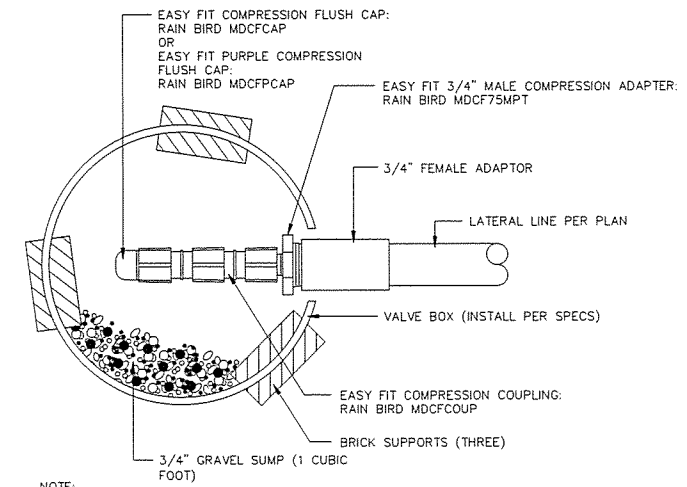
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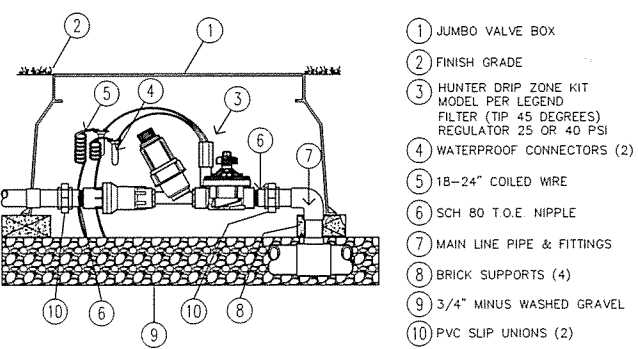
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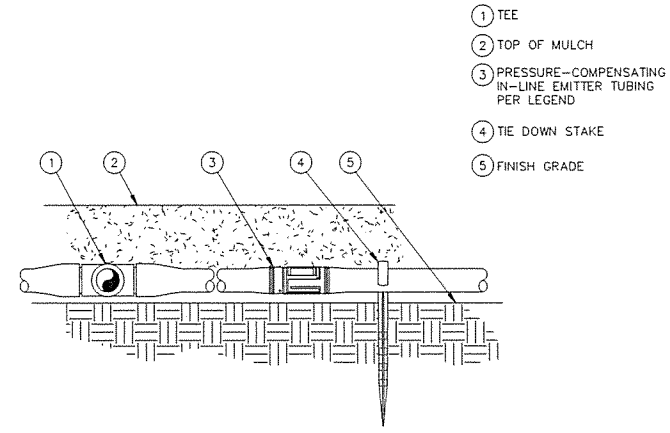
**O WIRE CONNECTIONS**  
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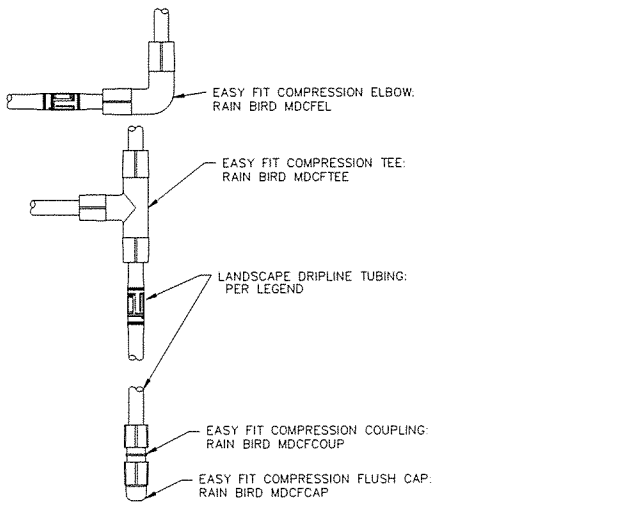
**P MDCF FLUSH CAP**  
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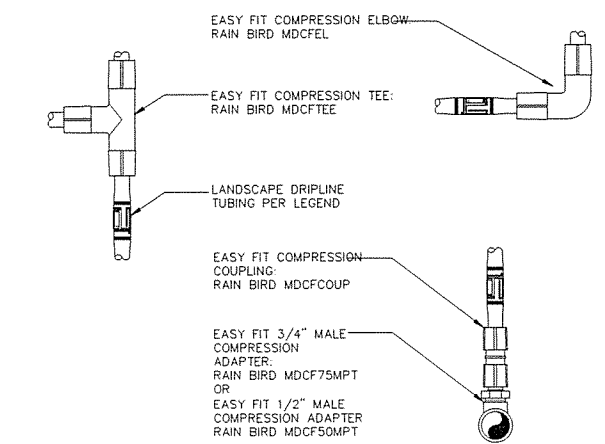
**Q DRIP CONTROL ZONE KIT**  
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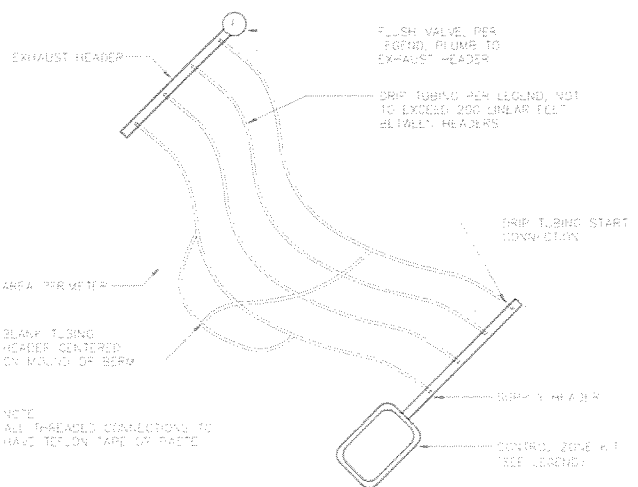
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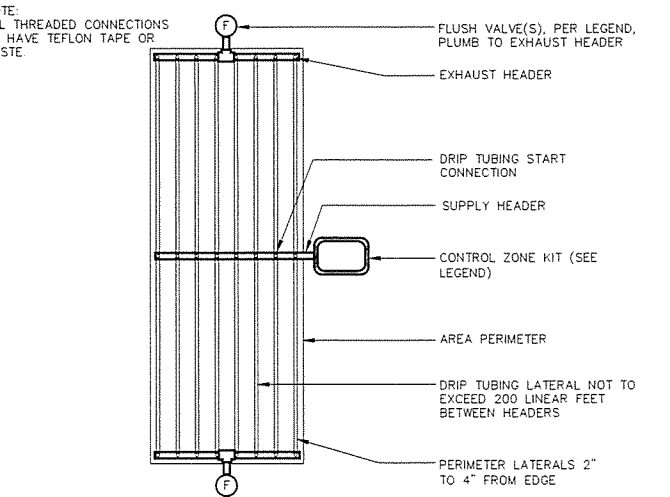
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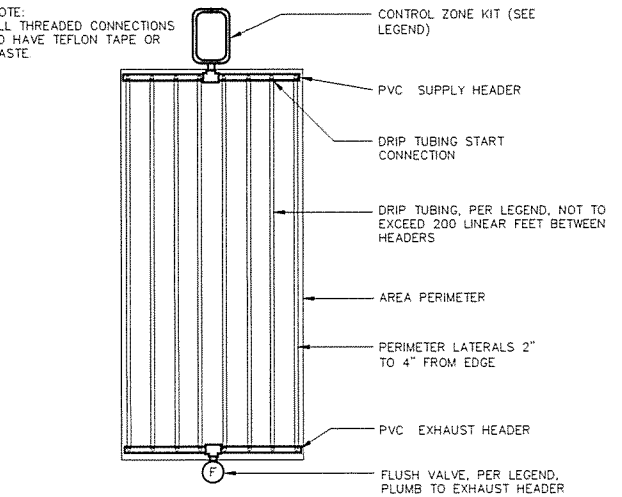
**T MDC FITTINGS**  
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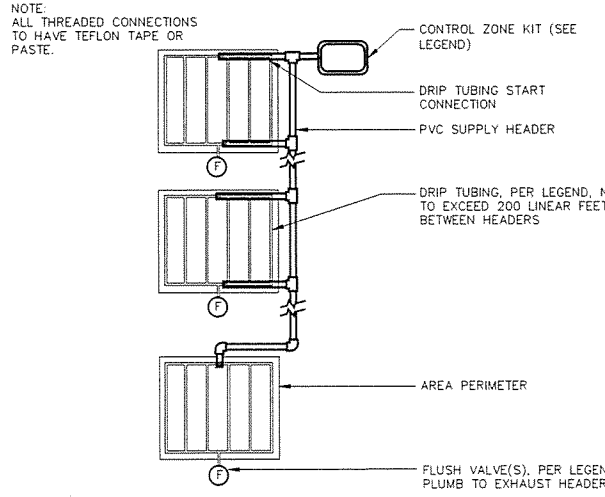
**U DRIP ZONE LAYOUT - ODD CURVES**  
SCALE: N.T.S.



**V DRIP ZONE LAYOUT - CENTER FEED**  
SCALE: N.T.S.



**W DRIP ZONE LAYOUT - END FEED**  
SCALE: N.T.S.



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



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By: \_\_\_\_\_ Date: \_\_\_\_\_  
R.C.E.: \_\_\_\_\_ Exp: \_\_\_\_\_

SOLANA BEACH FIRE DEPARTMENT	SANTA FE IRRIGATION DISTRICT	ENGINEER OF WORK	CITY APPROVED CHANGES	APP'D DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	ENGINEERING DEPARTMENT	DRAWING NO.
By: _____ Fire Chief Date: _____	Reviewed By: _____ District Representative Date: _____	By: _____ Date: _____			By: _____ Date: _____	By: Mohammad Sammak, City Engineer R.C.E.: 37146 Exp: 6/30/20	THE BENCHMARK FOR THIS SURVEY IS G.P.S. STATION NO. 2001 (SOLB-1) 2.5" CITY OF SOLANA BEACH BRASS DISC ON CONCRETE DRAINAGE INLET ON THE EAST SHOULDER OF HIGHWAY 101, 0.1 MILE SOUTH OF LOMAS SANTA FE DRIVE. ELEV.: 69.28 N.G.V.D. 29 DATUM: M.S.L.	IMPROVEMENT PLANS FOR: <b>SOLANA BEACH 101</b>		CG-3180 Sheet 14 of 18



IRRIGATION SPECIFICATIONS

LANDSCAPE IRRIGATION

PART I - GENERAL

- 1.01 SUMMARY
  - A. IT IS THE INTENT OF THE SPECIFICATIONS AND DRAWINGS THAT THE FINISHED SYSTEM IS COMPLETE IN EVERY RESPECT AND SHALL BE READY FOR OPERATION SATISFACTORY TO THE OWNER.
  - B. THE WORK SHALL INCLUDE ALL MATERIALS, LABOR, SERVICES, TRANSPORTATION, AND EQUIPMENT NECESSARY TO PERFORM THE WORK AS INDICATED ON THE DRAWINGS, IN THESE SPECIFICATION, AND AS NECESSARY TO COMPLETE THE CONTRACT.
- 1.02 CONSTRUCTION DRAWINGS
  - A. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC. WHICH MAY BE REQUIRED. THE CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF HIS WORK AND PLAN HIS WORK ACCORDINGLY, FURNISHING SUCH FITTINGS, ETC. AS MAY BE REQUIRED TO MEET SUCH CONDITIONS. DRAWINGS ARE GENERALLY DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. THE WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEMS, PLANTING, AND ARCHITECTURAL FEATURES.
  - B. ALL WORK CALLED FOR ON THE DRAWINGS BY NOTES OR DETAILS SHALL BE FURNISHED AND INSTALLED WHETHER OR NOT SPECIFICALLY MENTIONED IN THE SPECIFICATIONS. WHEN AN ITEM IS SHOWN ON THE PLANS BUT NOT SHOWN ON THE SPECIFICATIONS OR VICE VERSA, IT SHALL BE DEEMED TO BE AS SHOWN ON BOTH. THE LANDSCAPE ARCHITECT SHALL HAVE FINAL AUTHORITY FOR CLARIFICATION.
  - C. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DISCREPANCIES IN AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AS SOON AS DETECTED. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISION NECESSARY.
- 1.03 QUALITY ASSURANCE
  - A. PROVIDE AT LEAST ONE ENGLISH SPEAKING PERSON WHO SHALL BE PRESENT AT ALL TIMES DURING EXECUTION OF THIS PORTION OF THE WORK AND WHO SHALL BE THOROUGHLY FAMILIAR WITH THE TYPE OF MATERIALS BEING INSTALLED AND THE MANUFACTURER'S RECOMMENDED METHODS OF INSTALLATION AND WHO SHALL DIRECT ALL WORK PERFORMED UNDER THIS SECTION.
  - B. MANUFACTURER'S DIRECTIONS AND DETAILED DRAWINGS SHALL BE FOLLOWED IN ALL CASES WHERE THE MANUFACTURER OF ARTICLES USED IN THIS CONTRACT FURNISH DIRECTIONS COVERING POINTS NOT SHOWN IN THE DRAWINGS AND SPECIFICATIONS.
  - C. ALL LOCAL, MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS, AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR. ANYTHING CONTAINED IN THESE SPECIFICATIONS SHALL NOT BE CONSTRUED TO CONFLICT WITH ANY OF THE ABOVE RULES AND REGULATIONS OF THE SAME. HOWEVER, WHEN THESE SPECIFICATIONS AND DRAWINGS CALL FOR OR DESCRIBE MATERIALS, WORKMANSHIP, OR CONSTRUCTION OF A BETTER QUALITY, HIGHER STANDARD, OR LARGER SIZE THAN IS REQUIRED BY THE ABOVE RULES AND REGULATIONS, THE PROVISIONS OF THESE SPECIFICATIONS AND DRAWINGS SHALL TAKE PRECEDENCE.
  - D. ALL MATERIALS SUPPLIED FOR THIS PROJECT SHALL BE NEW AND FREE FROM ANY DEFECTS. ALL DEFECTIVE MATERIALS SHALL BE REPLACED IMMEDIATELY AT NO ADDITIONAL COST TO OWNER.
  - E. THE CONTRACTOR SHALL SECURE THE REQUIRED LICENSES AND PERMITS INCLUDING PAYMENTS OF CHARGES AND FEES, GIVE REQUIRED NOTICES TO PUBLIC AUTHORITIES, VERIFY PERMITS SECURED OR ARRANGEMENTS MADE BY OTHERS AFFECTING THE WORK OF THIS SECTION.
- 1.04 SUBMITTALS
  - A. MATERIALS LIST:
    - 1. AFTER AWARD OF CONTRACT AND BEFORE ANY IRRIGATION SYSTEM MATERIALS ARE DELIVERED TO THE JOB SITE, SUBMIT TO THE OWNER A COMPLETE LIST OF ALL IRRIGATION SYSTEMS, MATERIALS, OR PROCESSES PROPOSED TO BE FURNISHED AND INSTALLED AS PART OF THIS CONTRACT.
    - 2. SHOW MANUFACTURER'S NAME AND CATALOG NUMBER FOR EACH ITEM, FURNISH COMPLETE CATALOG CUTS AND TECHNICAL DATA, FURNISH THE MANUFACTURER'S RECOMMENDATIONS AS TO THE METHOD OF INSTALLATION.
    - 3. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT PRIOR WRITTEN ACCEPTANCE BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
    - 4. MANUFACTURER'S WARRANTIES SHALL NOT RELIEVE THE CONTRACTOR OF HIS LIABILITY UNDER THE GUARANTEE. SUCH WARRANTIES SHALL ONLY SUPPLEMENT THE GUARANTEE.
  - B. SUBSTITUTIONS:
    - IF THE IRRIGATION CONTRACTOR WISHES TO SUBSTITUTE ANY EQUIPMENT OR MATERIALS FOR THOSE EQUIPMENT OR MATERIALS LISTED ON THE IRRIGATION DRAWINGS AND SPECIFICATIONS HE MAY DO SO BY PROVIDING THE FOLLOWING INFORMATION TO THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE AND CITY INSPECTOR FOR APPROVAL.
      - 1. PROVIDE A WRITTEN STATEMENT INDICATING THE REASON FOR MAKING THE SUBSTITUTION.
      - 2. PROVIDE CATALOG CUT SHEETS, TECHNICAL DATA, AND PERFORMANCE INFORMATION FOR EACH SUBSTITUTE ITEM.

- 3. PROVIDE IN WRITING THE DIFFERENCE IN INSTALLED PRICE IF THE ITEM IS ACCEPTED.
- 1.05 EXISTING CONDITIONS
  - A. THE CONTRACTOR SHALL VERIFY AND BE FAMILIAR WITH THE LOCATIONS, SIZE AND DETAIL OF POINTS OF CONNECTION PROVIDED AS THE SOURCE OF WATER, ELECTRICAL SUPPLY, AND ANY TELEPHONE LINE CONNECTION TO THE IRRIGATION SYSTEM.
  - B. IRRIGATION DESIGN IS BASED ON THE AVAILABLE STATIC WATER PRESSURE SHOWN ON THE DRAWINGS. CONTRACTOR SHALL VERIFY STATIC WATER ON THE PROJECT PRIOR TO THE START OF CONSTRUCTION. SHOULD A DISCREPANCY EXIST, NOTIFY THE LANDSCAPE ARCHITECT AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION.
  - C. PRIOR TO CUTTING INTO THE SOIL, THE CONTRACTOR SHALL LOCATE ALL CABLES, CONDUITS, SEWER SEPTIC TANKS, AND OTHER UTILITIES AS ARE COMMONLY ENCOUNTERED UNDERGROUND AND HE SHALL TAKE PROPER PRECAUTIONS NOT TO DAMAGE OR DISTURB SUCH IMPROVEMENTS. IF A CONFLICT EXISTS BETWEEN THE SUCH OBSTACLES AND THE PROPOSED WORK, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE LANDSCAPE ARCHITECT AND OWNER WHO WILL ARRANGE FOR RELOCATIONS. THE CONTRACTOR WILL PROCEED IN THE SAME MANNER IF A ROCK LAYER OR ANY OTHER SUCH CONDITIONS ARE ENCOUNTERED.
  - D. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND FEATURES TO REMAIN ON AND ADJACENT TO THE PROJECT SITE DURING CONSTRUCTION. CONTRACTOR SHALL REPAIR, AT HIS OWN COST, ALL DAMAGE RESULTING FROM HIS OPERATIONS OR NEGLIGENCE.
  - E. THE IRRIGATION CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR FOR INSTALLATION OF REQUIRED SLEEVING AS SHOWN ON THE PLANS.
- 1.06 INSPECTIONS
  - A. THE CONTRACTOR SHALL PERMIT THE LANDSCAPE ARCHITECT, OWNER'S AUTHORIZED REPRESENTATIVE AND CITY INSPECTOR TO VISIT AND INSPECT AT ALL TIMES ANY PART OF THE WORK AND SHALL PROVIDE SAFE ACCESS FOR SUCH VISITS.
  - B. WHERE THE SPECIFICATIONS REQUIRE WORK TO BE TESTED BY THE CONTRACTOR, IT SHALL NOT BE COVERED OVER UNTIL ACCEPTED BY THE LANDSCAPE ARCHITECT, OWNER'S AUTHORIZED REPRESENTATIVE, AND/OR GOVERNING AGENCIES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR NOTIFYING THE LANDSCAPE ARCHITECT, OWNER, AND GOVERNING AGENCIES, A MINIMUM OF 48 HOURS IN ADVANCE, WHERE AND WHEN THE WORK IS READY FOR TESTING. SHOULD ANY WORK BE COVERED WITHOUT TESTING OR ACCEPTANCE, IT SHALL BE, IF SO ORDERED, UNCOVERED AT THE CONTRACTOR'S EXPENSE.
  - C. INSPECTIONS WILL BE REQUIRED FOR THE FOLLOWING AT A MINIMUM:
    - 1. SYSTEM LAYOUT
    - 2. PRESSURE TEST OF IRRIGATION MAIN LINE (FOUR HOURS AT 125 PSI OR 120% OF STATIC WATER PRESSURE, WHICH EVER IS GREATER) APPROVAL REQUIRED BY CITY INSPECTOR.
    - 3. COVERAGE TEST OF IRRIGATION SYSTEM (APPROVAL REQUIRED BY CITY INSPECTOR).
    - 4. FINAL INSPECTION PRIOR TO START OF MAINTENANCE PERIOD
    - 5. FINAL ACCEPTANCE
  - D. SITE OBSERVATIONS AND TESTING WILL NOT COMMENCE WITHOUT THE RECORD DRAWINGS AS PREPARED BY THE IRRIGATION CONTRACTOR. RECORD DRAWINGS MUST COMPLETE AND UP TO DATE FOR EACH SITE VISIT.
  - E. WORK WHICH FAILS TESTING AND IS NOT ACCEPTED WILL BE RETESTED. HOURLY RATES AND EXPENSES OF THE LANDSCAPE ARCHITECT, OWNER'S AUTHORIZED REPRESENTATIVE, AND GOVERNING AGENCIES FOR REINSPECTION OR RETESTING WILL BE PAID BY THE IRRIGATION CONTRACTOR AT NO ADDITIONAL EXPENSE TO OWNER.
- 1.07 STORAGE AND HANDLING
  - A. USE ALL MEANS NECESSARY TO PROTECT IRRIGATION SYSTEM MATERIALS BEFORE, DURING, AND AFTER INSTALLATION AND TO PROTECT THE INSTALLATION WORK AND MATERIALS OF ALL OTHER TRADES. IN THE EVENT OF DAMAGE, IMMEDIATELY MAKE ALL REPAIRS AND REPLACEMENTS NECESSARY TO THE ACCEPTANCE OF THE LANDSCAPE ARCHITECT AND OWNER AND AT NO ADDITIONAL COST TO THE OWNER.
  - B. EXERCISE CARE IN HANDLING, LOADING, UNLOADING, AND STORING PLASTIC PIPE AND FITTINGS UNDER COVER UNTIL READY TO INSTALL. TRANSPORT PLASTIC PIPE ONLY ON A VEHICLE WITH A BED LONG ENOUGH TO ALLOW THE PIPE TO LAY FLAT TO AVOID UNDUE BENDING AND CONCENTRATED EXTERNAL LOAD.
- 1.08 CLEANUP AND DISPOSAL
  - A. DISPOSE OF WASTE, TRASH, AND DEBRIS IN ACCORDANCE WITH APPLICABLE LAWS AND ORDINANCES AND AS PRESCRIBED BY AUTHORITIES HAVING JURISDICTION. BURY NO SUCH WASTE MATERIAL AND DEBRIS ON THE SITE. BURNING OF TRASH AND DEBRIS WILL NOT BE PERMITTED. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF RUBBISH AND DEBRIS GENERATED BY HIS WORK AND WORKMEN AT FREQUENT INTERVALS OR WHEN ORDERED TO DO SO BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
  - B. AT THE TIME OF COMPLETION THE ENTIRE SITE WILL BE CLEARED OF TOOLS, EQUIPMENT, RUBBISH AND DEBRIS WHICH SHALL BE DISPOSED OF OFF-SITE IN A LEGAL DISPOSAL AREA.
- 1.09 TURNOVER ITEMS
  - A. RECORD DRAWINGS.
    - 1. RECORD ACCURATELY ON ONE SET OF CONTRACT DRAWINGS ALL CHANGES IN THE WORK CONSTITUTING DEPARTURES FROM THE ORIGINAL CONTRACT DRAWINGS.
    - 2. THE CHANGES AND DIMENSIONS SHALL BE RECORDED IN A LEGIBLE AND WORKMANLIKE MANNER TO THE SATISFACTION OF THE OWNER. PRIOR TO FINAL INSPECTION OF WORK, SUBMIT RECORD DRAWINGS TO THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
    - 3. DIMENSIONS FROM/TO PERMANENT POINTS OF REFERENCE SUCH AS BUILDINGS, SIDEWALKS, CURBS, ETC SHALL BE SHOWN. DATA ON RECORD DRAWINGS SHALL BE RECORDED ON A DAY TO DAY BASIS AS THE PROJECT IS BEING INSTALLED. ALL LETTERING ON DRAWINGS SHALL BE MINIMUM 1/8 INCH IN SIZE.
    - 4. SHOW LOCATIONS AND DEPTHS OF THE FOLLOWING ITEMS:
      - A. POINT OF CONNECTION (INCLUDING WATER METERS, BACKFLOW PREVENTERS, MASTER CONTROL VALVES, ETC.)
      - B. ROUTING OF SPRINKLER PRESSURE LINES (DIMENSIONS SHOWN AT A MAXIMUM OF 100 FEET ALONG ROUTING)
      - C. GATE VALVES
      - D. AUTOMATIC REMOTE CONTROL VALVES AND ISOLATION BALL VALVES
      - E. QUICK COUPLING VALVES AND ISOLATION BALL VALVES
      - F. ROUTING OF CONTROL WIRES
      - G. IRRIGATION CONTROLLERS
      - H. RELATED EQUIPMENT (AS MAY BE DIRECTED)
      - 5. MAINTAIN RECORD DRAWINGS ON SITE AT ALL TIMES. UPON COMPLETION OF WORK, TRANSFER ALL AS-BUILT INFORMATION AND DIMENSIONS TO REPRODUCIBLE SEPIA PRINTS.
  - B. CONTROLLER CHARTS:
    - 1. RECORD DRAWINGS MUST BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE BEFORE CHARTS ARE PREPARED.
    - 2. PROVIDE ONE CONTROLLER CHART FOR EACH AUTOMATIC CONTROLLER. CHART SHALL SHOW THE AREA COVERED BY THE PARTICULAR CONTROLLER.
    - 3. THE CHART IS TO BE A REDUCED COPY OF THE ACTUAL "RECORD" DRAWING. IN THE EVENT THE CONTROLLER SEQUENCE IS NOT LEGIBLE WHEN THE DRAWING IS REDUCED, IT SHALL BE ENLARGED TO A READABLE SIZE.
    - 4. WHEN COMPLETED AND APPROVED, THE CHART SHALL BE HERMETICALLY SEALED BETWEEN TWO PIECES OF PLASTIC, EACH PIECE BEING A MINIMUM 20 MILS IN THICKNESS.
  - C. OPERATION AND MAINTENANCE MANUALS:
    - 1. TWO INDIVIDUALLY BOUND COPIES OF OPERATION AND MAINTENANCE MANUALS SHALL BE DELIVERED TO THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE AT LEAST 10 CALENDAR DAYS PRIOR TO FINAL INSPECTION. THE MANUALS SHALL DESCRIBE THE MATERIAL INSTALLED AND THE PROPER OPERATION OF THE SYSTEM.
    - 2. EACH COMPLETE, BOUND MANUAL SHALL INCLUDE THE FOLLOWING INFORMATION:
      - A. INDEX SHEET STATING CONTRACTOR'S ADDRESS AND TELEPHONE NUMBER, DURATION OF GUARANTEE PERIOD, LIST OF EQUIPMENT INCLUDING NAMES AND ADDRESSES OF LOCAL MANUFACTURER REPRESENTATIVES.
      - B. OPERATING AND MAINTENANCE INSTRUCTIONS FOR ALL EQUIPMENT.
      - C. SPARE PARTS LISTS AND RELATED MANUFACTURER INFORMATION FOR ALL EQUIPMENT.
    - D. EQUIPMENT:
      - 1. SUPPLY AS A PART OF THIS CONTRACT THE FOLLOWING ITEMS:
        - A. TWO (2) WRENCHES FOR DISASSEMBLY AND ADJUSTMENT OF EACH TYPE OF SPRINKLER HEAD USED IN THE IRRIGATION SYSTEM.
        - B. THREE 30-INCH SPRINKLER KEYS FOR MANUAL OPERATION OF CONTROL VALVES
        - C. TWO KEYS FOR EACH AUTOMATIC CONTROLLER.
        - D. FIVE QUICK COUPLER KEYS WITH A BRONZE HOSE THREAD 90 DEGREE SWIVEL ATTACHMENT AND FIVE COUPLER LID KEYS.
        - E. FIVE VALVE BOX COVER KEY OR WRENCH.
        - F. ONE 5-FOOT TEE WRENCH FOR OPERATING GATE VALVES 3 INCHES OR LARGER (IF USED)
        - G. SIX EXTRA SPRINKLER HEADS OF EACH SIZE AND TYPE PER IRRIGATION P.O.C.
- 1.10 COMPLETION
  - A. AT THE TIME OF THE PRE-MAINTENANCE PERIOD INSPECTION, THE LANDSCAPE ARCHITECT, OWNER'S AUTHORIZED REPRESENTATIVE, AND GOVERNING AGENCIES WILL INSPECT THE WORK, AND IF NOT ACCEPTED, WILL PREPARE A LIST OF ITEMS TO BE COMPLETED BY THE CONTRACTOR. AT THE TIME OF THE POST-MAINTENANCE PERIOD OR FINAL INSPECTION THE WORK WILL BE REINSPECTED AND FINAL ACCEPTANCE WILL BE IN WRITING BY THE LANDSCAPE ARCHITECT, OWNER'S AUTHORIZED REPRESENTATIVE, AND GOVERNING AGENCIES.
  - B. THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL HAVE FINAL AUTHORITY ON ALL PORTIONS OF THE WORK.
  - C. AFTER THE SYSTEM HAS BEEN COMPLETED, THE CONTRACTOR SHALL INSTRUCT OWNER'S AUTHORIZED REPRESENTATIVE IN THE OPERATION AND MAINTENANCE OF THE IRRIGATION SYSTEM AND SHALL FURNISH A COMPLETE SET OF OPERATING AND MAINTENANCE INSTRUCTIONS.
  - D. ANY SETTILING OF TRENCHES WHICH MAY OCCUR DURING THE ONE-YEAR PERIOD FOLLOWING ACCEPTANCE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION BY THE CONTRACTOR WITHOUT ANY ADDITIONAL EXPENSE TO THE OWNER. REPAIRS SHALL INCLUDE THE COMPLETE RESTORATION OF ALL DAMAGE TO PLANTING, PAVING OR OTHER IMPROVEMENTS OF ANY KIND AS A RESULT OF THE WORK.
- 1.11 GUARANTEE
  - A. THE ENTIRE SPRINKLER SYSTEM, INCLUDING ALL WORK DONE UNDER THIS CONTRACT, SHALL BE UNCONDITIONALLY GUARANTEED AGAINST ALL DEFECTS AND FAULT OF MATERIAL AND WORKMANSHIP, INCLUDING SETTILING OF BACK FIELD AREAS BELOW GRADE, FOR A PERIOD OF ONE (1) YEAR FOLLOWING THE FILING OF THE NOTICE OF COMPLETION. SHOULD ANY PROBLEM WITH THE IRRIGATION SYSTEM BE DISCOVERED WITHIN THE GUARANTEE PERIOD, IT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO OWNER WITHIN TEN (10) CALENDAR DAYS OF RECEIPT OF WRITTEN NOTICE FROM OWNER. WHEN THE NATURE OF THE REPAIRS AS DETERMINED BY THE OWNER CONSTITUTE AN EMERGENCY (I.E. BROKEN PRESSURE LINE) THE OWNER MAY PROCEED TO MAKE REPAIRS AT THE CONTRACTOR'S EXPENSE. ANY AND ALL DAMAGES TO EXISTING IMPROVEMENT RESULTING EITHER FROM FAULTY MATERIALS OR WORKMANSHIP, OR FROM THE NECESSARY REPAIRS TO CORRECT SAME, SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER BY THE CONTRACTOR. ALL AT NO ADDITIONAL COST TO THE OWNER.
  - B. GUARANTEE SHALL BE SUBMITTED ON CONTRACTORS OWN LETTERHEAD AS FOLLOWS: GUARANTEE FOR SPRINKLER IRRIGATION SYSTEM WE HEREBY GUARANTEE THAT THE SPRINKLER IRRIGATION SYSTEM WE HAVE FURNISHED AND INSTALLED IS FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP, AND THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, ORDINARY WEAR AND TEAR AND UNUSUAL ABUSE, OR NEGLECT EXCEPTED. WE AGREE TO REPAIR OR REPLACE ANY DEFECTIVE MATERIAL

DURING THE PERIOD OF ONE YEAR FROM DATE OF FILING OF THE NOTICE OF COMPLETION AND ALSO TO REPAIR OR REPLACE ANY DAMAGE RESULTING FROM THE REPAIRING OR REPLACING OF SUCH DEFECTS AT NO ADDITIONAL COST TO THE OWNER. WE SHALL MAKE SUCH REPAIRS OR REPLACEMENTS WITHIN 10 CALENDAR DAYS FOLLOWING WRITTEN NOTIFICATION BY THE OWNER. IN THE EVENT OF OUR FAILURE TO MAKE SUCH REPAIRS OR REPLACEMENTS WITHIN THE TIME SPECIFIED AFTER RECEIPT OF WRITTEN NOTICE FROM OWNER, WE AUTHORIZE THE OWNER TO PROCEED TO HAVE SAID REPAIRS OR REPLACEMENTS MADE AT OUR EXPENSE AND WE WILL PAY THE COSTS AND CHARGES THEREFORE UPON DEMAND.

PROJECT NAME:  
PROJECT LOCATION:  
CONTRACTOR NAME:  
ADDRESS:  
TELEPHONE:  
SIGNED:  
DATE:

PART II - MATERIALS

- 2.01 SUMMARY
  - USE ONLY NEW MATERIALS OF THE MANUFACTURER, SIZE AND TYPE SHOWN ON THE DRAWINGS AND SPECIFICATIONS. MATERIALS OR EQUIPMENT INSTALLED OR FURNISHED THAT DO NOT MEET LANDSCAPE ARCHITECT'S, OWNER'S, OR GOVERNING AGENCIES STANDARDS WILL BE REJECTED AND SHALL BE REMOVED FROM THE SITE AT NO EXPENSE TO THE OWNER.
- 2.02 PIPE
  - A. PRESSURE SUPPLY LINE FROM POINT OF CONNECTION THROUGH BACKFLOW PREVENTION UNIT SHALL BE TYPE K "HARD" COPPER PIPE OR BRASS NIPPLES (LENGTH AS REQUIRED).
  - B. PRESSURE SUPPLY LINES 2 INCHES IN DIAMETER AND UP TO 2.5 INCHES IN DIAMETER DOWNSTREAM OF BACKFLOW PREVENTION UNIT SHALL BE CLASS 315 SOLVENT WELD PVC. PIPING SHALL CONFORM TO ASTM D2241.
  - C. PRESSURE SUPPLY LINES 3 INCHES IN DIAMETER AND UP TO 8 INCHES IN DIAMETER DOWNSTREAM OF BACKFLOW PREVENTION UNIT SHALL BE CLASS 200 GASKET JOINT PVC. PIPING SHALL CONFORM TO ASTM D2241.
  - D. PRESSURE SUPPLY LINES 1.5 INCHES IN DIAMETER AND SMALLER OF THE BACKFLOW PREVENTION UNIT SHALL BE SCHEDULE 40 SOLVENT WELD PVC CONFORMING TO ASTM D1785.
  - E. NON-PRESSURE LINES .75 INCHES IN DIAMETER AND LARGER DOWNSTREAM OF THE REMOTE CONTROL VALVE SHALL BE SCH. 40 PVC.
  - F. ALL SPECIALIZED PIPING SHALL BE AS INDICATED ON THE DRAWING LEGEND OR DETAILS.
- 2.03 METAL PIPE AND FITTINGS
  - A. BRASS PIPE SHALL BE 85 PERCENT RED BRASS, ANSI, IPS STANDARD 125 POUNDS, SCHEDULE 40 SCREWED PIPE.
  - B. BRASS FITTINGS SHALL BE MEDIUM BRASS, SCREWED 125-POUND CLASS.
  - C. COPPER PIPE SHALL BE "HARD" TYPE K OR AS NOTED ON THE DRAWING LEGEND OR DETAILS.
  - D. COPPER FITTINGS SHALL BE SOLDERED TYPE.
- 2.04 PLASTIC PIPE AND FITTINGS
  - A. PIPE SHALL BE MARKED CONTINUOUSLY WITH MANUFACTURER'S NAME, NOMINAL PIPE SIZE, SCHEDULE OR CLASS, PVC TYPE AND GRADE, NATIONAL SANITATION FOUNDATION APPROVAL, COMMERCIAL STANDARDS DESIGNATION, AND DATE OF EXTRUSION.
  - B. ALL PLASTIC PIPE SHALL BE EXTRUDED OF AN IMPROVED PVC VIRGIN PIPE COMPOUND IN ACCORDANCE WITH ASTM D2241 OR ASTM D1784.
  - C. ALL PVC FITTINGS SHALL BE STANDARD WEIGHT SCHEDULE 40 AND SHALL BE INJECTION MOLDED OF AN IMPROVED VIRGIN PVC FITTING COMPOUND. SLIP PVC FITTINGS SHALL BE THE "DEEP SOCKET" BRACKETED TYPE. THREADED PLASTIC FITTINGS SHALL BE INJECTION MOLDED. ALL TEES AND ELLS SHALL BE SIDE GATED. ALL FITTINGS SHALL CONFORM TO ASTM D2466.
  - D. ALL THREADED NIPPLES SHALL BE STANDARD WEIGHT SCHEDULE 80 WITH MOLDED THREADS AND SHALL CONFORM TO ASTM D1785.
  - E. ALL SOLVENT CEMENTING OF PLASTIC PIPE AND FITTINGS SHALL BE A TWO-STEP PROCESS, USING PRIMER AND SOLVENT CEMENT APPLIED PER THE MANUFACTURER'S RECOMMENDATIONS. CEMENT SHALL BE OF A FLUID CONSISTENCY, NOT GEL-LIKE OR ROPY. SOLVENT CEMENTING SHALL BE IN CONFORMANCE WITH ASTM D2564 AND ANSI D2855.
  - F. WHEN CONNECTION IS PLASTIC TO METAL, FEMALE ADAPTERS SHALL BE HAND TIGHTENED, PLUS ONE TURN WITH A STRAP WRENCH. JOINT COMPOUND SHALL BE NON-LEAD BASE TEFLON PASTE, TAPE, OR EQUAL.



AS-BUILT

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

R.C.E.: \_\_\_\_\_ Exp: \_\_\_\_\_

SOLANA BEACH FIRE DEPARTMENT	SANTA FE IRRIGATION DISTRICT	ENGINEER OF WORK	CITY APPROVED CHANGES	APP'D DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	ENGINEERING DEPARTMENT	DRAWING NO.
By: _____ Fire Chief Date: _____	Reviewed By: _____ District Representative Date: _____	By: _____ Date: _____ Drawn By: _____			By: _____ Date: _____	By: _____ Date: _____ Mohammad Sammak, City Engineer R.C.E.: 37146 Exp: 6/30/20	THE BENCHMARK FOR THIS SURVEY IS G.P.S. STATION NO. 2001 (SOLB-1) 2.5" CITY OF SOLANA BEACH BRASS DISC ON CONCRETE DRAINAGE INLET ON THE EAST SHOULDER OF HIGHWAY 101, 0.1 MILE SOUTH OF LOMAS SANTA FE DRIVE. ELEV.: 69.28 N.G.V.D. 29 DATUM: M.S.L.	IMPROVEMENT PLANS FOR: <b>SOLANA BEACH 101</b>		CG-3180 Sheet 15 of 18

# IRRIGATION SPECIFICATIONS

## PART II - MATERIALS (CONT.)

- 2.05 BACKFLOW PREVENTION UNITS
- A. THE BACKFLOW PREVENTION UNIT SHALL BE OF THE MANUFACTURER, SIZE, AND TYPE INDICATED ON THE DRAWINGS.
- B. THE BACKFLOW PREVENTION UNIT SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH BY LOCAL CODES.
- C. THE BACKFLOW PREVENTION ASSEMBLY SHALL CONSIST OF BRASS PIPING, UNIONS AND FITTINGS.
- 2.06 VALVES
- A. GATE VALVES:  
1. GATE VALVES SHALL BE OF THE MANUFACTURER, SIZE, AND TYPE INDICATED ON THE DRAWINGS.  
2. GATE VALVES SHALL BE CONSTRUCTED OF A BRONZE BODY, BONNET AND DISC, AND A MALLEABLE IRON HANDWHEEL. GATE VALVES SHALL HAVE THREADED CONNECTIONS.  
3. ALL GATE VALVES SHALL HAVE A MINIMUM WORKING PRESSURE OF NOT LESS THAN 150 PSI AND SHALL CONFORM TO AWWA STANDARDS.
- B. BALL VALVES:  
1. BALL VALVES SHALL BE OF THE MANUFACTURER, SIZE, AND TYPE INDICATED ON THE DRAWINGS.  
2. BALL VALVES SHALL BE CONSTRUCTED OF A BRONZE BODY, STAINLESS STEEL BALL AND STEM, MALLEABLE IRON HANDLE. BALL VALVES SHALL HAVE THREADED CONNECTIONS.  
3. ALL BALL VALVES SHALL HAVE A MINIMUM WORKING PRESSURE OF NOT LESS THAN 150 PSI AND SHALL CONFORM TO AWWA STANDARDS.
- C. QUICK COUPLER VALVES  
1. QUICK COUPLER VALVES SHALL BE OF THE MANUFACTURER, SIZE, AND TYPE INDICATED ON THE DRAWINGS.  
2. QUICK COUPLER VALVES SHALL BE BRASS WITH A WALL THICKNESS GUARANTEED TO WITHSTAND NORMAL WORKING PRESSURE OF 150 PSI WITHOUT LEAKAGE. VALVES SHALL HAVE FEMALE THREADS OPENING AT BASE, WITH TWO-PIECE BODY VALVES TO BE OPERATED ONLY WITH A COUPLER KEY, DESIGNED FOR THAT PURPOSE. COUPLER KEY IS INSERTED INTO VALVE AND A POSITIVE, WATERTIGHT CONNECTION SHALL BE MADE BETWEEN THE COUPLER KEY AND VALVE. HINGE COVER SHALL BE THE LOCKING TYPE CONSTRUCTED OF BRASS WITH A RUBBER-LIKE VINYL COVER.  
3. VINYL QUICK COUPLER COVER FOR RECLAIMED WATER QUICK COUPLER VALVES TO BE PURPLE IN COLOR WITH THE WORDS "WARNING-RECYCLED (RECLAIMED) WATER-DO NOT DRINK PERMANENTLY" MARKED ON LID FOR RECYCLED SYSTEM.
- D. AUTOMATIC CONTROL VALVES:  
1. AUTOMATIC CONTROL VALVES SHALL BE OF THE MANUFACTURER, SIZE, AND TYPE INDICATED ON THE DRAWINGS.  
2. AUTOMATIC CONTROL VALVES SHALL BE ELECTRICALLY OPERATED.
- E. ANTI-DRAIN VALVES  
1. ANTI-DRAIN VALVES SHALL BE OF THE MANUFACTURER, SIZE, AND TYPE INDICATED ON THE DRAWINGS.  
2. ANTI-DRAIN VALVES SHALL HAVE 18-8 STAINLESS STEEL SPRINGS AND VALVE STEMS WITH Buna-N SEALS.  
3. ANTI-DRAIN VALVES WILL HAVE THREADED CONNECTIONS THE SIZE OF THE RISER OR PIPE THEY ARE TO BE INSTALLED ONTO, OR THE NEXT AVAILABLE SIZE. NO SLP CONNECTION ANTI-DRAIN VALVES ARE ALLOWED.
- 2.07 VALVE BOXES
- A. VALVE BOXES SHALL BE FABRICATED FROM A DURABLE, WEATHER-RESISTANT PLASTIC MATERIAL RESISTANT TO SUNLIGHT AND CHEMICAL ACTION OF SOILS.
- B. THE VALVE BOX COVER SHALL BE GREEN IN COLOR AND SECURED WITH BOLTS.
- C. THE COVER AND BOX SHALL BE CAPABLE OF SUSTAINING A LOAD OF 1,500 POUNDS.
- D. VALVE BOX EXTENSIONS SHALL BE BY THE SAME MANUFACTURER AS THE VALVE BOX.
- E. AUTOMATIC CONTROL AND MASTER VALVE BOXES SHALL BE 16"x11"x12" RECTANGULAR SIZE. VALVE BOX COVERS SHALL BE "HEAT BRANDED" IN 2" HIGH LETTERS WITH EITHER "RCV" WITH THE VALVE IDENTIFICATION NUMBERS OR "MCV".
- F. SPECIALITY "JUMBO" BOXES MAY BE INDICATED ON DRAWINGS AND SHALL BE 25"x15"x12" RECTANGULAR SIZE.
- G. BALL VALVE, GATE VALVE, AND QUICK COUPLER VALVE BOXES SHALL BE CIRCULAR 10" SIZE. VALVE BOX COVERS SHALL BE "HEAT BRANDED" IN 2" HIGH LETTERS WITH EITHER "BV", "GV", OR "OCV".
- 2.08 IRRIGATION CONTROLLER
- A. CONTROLLER SHALL BE OF THE MANUFACTURER, SIZE AND TYPE INDICATED ON THE DRAWINGS.
- B. THE CONTROLLER ENCLOSURE SHALL BE OF THE MANUFACTURER, SIZE AND TYPE INDICATED ON THE DRAWINGS. THE ENCLOSURE SHALL ALSO ENCLOSE THE CONTROLLER ELECTRICAL METER.
- THE CONTROLLER SHALL BE OF THE MANUFACTURER, SIZE AND TYPE REQUIRED BY THE CITY OF SOLANA BEACH.
- 2.09 ELECTRICAL
- A. ALL ELECTRICAL EQUIPMENT SHALL BE NEMA TYPE 3, WATERPROOFED FOR EXTERIOR INSTALLATIONS.
- B. ALL ELECTRICAL WORK SHALL CONFORM TO LOCAL CODES AND ORDINANCES.
- 2.10 LOW VOLTAGE CONTROL WIRING
- A. REMOTE CONTROL WIRE SHALL BE DIRECT-BURIAL AWG-UF TYPE, SIZE AS INDICATED ON THE DRAWINGS, AND IN NO CASE SMALLER THAN 14 GAUGE.
- B. CONNECTIONS SHALL BE EITHER EPOXY-SEALED PACKET TYPE OR PENN-TITE CONNECTORS. SPICES ARE NOT ACCEPTABLE.
- C. COMMON WIRES SHALL BE WHITE IN COLOR, AND IN NO CASE SMALLER THAN 14 GAUGE. CONTROL WIRES SHALL BE RED (WHERE TWO OR MORE CONTROLLERS ARE USED), THE CONTROL WIRES SHALL BE A DIFFERENT COLOR FOR EACH CONTROLLER.
- D. TWO ADDITIONAL WIRES SHALL BE RUN FROM THE CONTROLLERS TO THE LAST VALVE/VALVE MANIFOLD ON THE MAINLINE. AN ADDITIONAL TWO WIRES SHALL BE RUN FOR EACH SPLIT IN THE MAINLINE. A TRACER WIRE SHALL BE RUN ALONG THE ENTIRE LENGTH OF THE MAINLINE.
- E. GROUND WIRES SHALL BE GREEN IN COLOR, AND IN NO CASE SMALLER THAN 6 GAUGE.
- F. PROVIDE A 24" LONG EXPANSION LOOP FOR ALL DIRECTIONAL CHANGES IN CONTROL WIRE ROUTING.
- 2.11 IRRIGATION HEADS
- A. SPRINKLER HEADS SHALL BE OF THE MANUFACTURER SIZE, TYPE, WITH RADIUS OF THROW, OPERATING PRESSURE, AND DISCHARGE RATE INDICATED ON THE DRAWINGS.
- B. POP-UP HEADS AND RISER HEADS SHALL BE USED AS INDICATED ON THE DRAWINGS.

## PART III - EXECUTION

- 3.01 SITE CONDITIONS
- A. INSPECTIONS:  
1. PRIOR TO ALL WORK OF THIS SECTION, CAREFULLY INSPECT THE INSTALLED WORK OF ALL OTHER TRADES AND VERIFY THAT ALL SUCH WORK IS COMPLETE TO THE POINT WHERE THIS INSTALLATION MAY PROPERLY COMMENCE.  
2. VERIFY THAT IRRIGATION SYSTEM MAY BE INSTALLED IN STRICT ACCORDANCE WITH ALL PERTINENT CODES AND REGULATIONS, THE ORIGINAL DESIGN, THE REFERENCED STANDARDS, AND THE MANUFACTURER'S RECOMMENDATIONS.
- B. DISCREPANCIES:  
1. IN THE EVENT OF DISCREPANCY, IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.  
2. DO NOT PROCEED WITH INSTALLATION IN AREAS OF DISCREPANCY UNTIL ALL DISCREPANCIES HAVE BEEN RESOLVED.
- C. GRADES:  
1. BEFORE STARTING WORK, CAREFULLY CHECK ALL GRADES TO DETERMINE THAT WORK MAY SAFELY PROCEED, KEEPING WITHIN THE SPECIFIED MATERIAL DEPTHS WITH RESPECT TO FINISH GRADE.  
2. FINAL GRADES SHALL BE ACCEPTED BY THE ENGINEER BEFORE WORK ON THIS SECTION WILL BE ALLOWED TO BEGIN.
- D. FIELD MEASUREMENTS:  
1. MAKE ALL NECESSARY MEASUREMENTS IN THE FIELD TO ENSURE PRECISE FIT OF ITEMS IN ACCORDANCE WITH THE ORIGINAL DESIGN. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL IRRIGATION MATERIALS WITH ALL OTHER WORK.  
2. ALL SCALED DIMENSIONS ARE APPROXIMATE. THE CONTRACTOR SHALL CHECK AND VERIFY ALL SIZE DIMENSIONS PRIOR TO PROCEEDING WITH WORK UNDER THIS SECTION.  
3. EXERCISE EXTREME CARE IN EXCAVATING AND WORKING NEAR EXISTING UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO UTILITIES WHICH ARE CAUSED BY HIS OPERATIONS. NEGLECT.
- E. DIAGRAMMATIC INTENT:  
THE DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC. THE SIZE AND LOCATION OF EQUIPMENT AND FIXTURES ARE DRAWN TO SCALE WHERE POSSIBLE. PROVIDE OFFSETS IN PIPING CHANGES IN EQUIPMENT LOCATIONS AS NECESSARY TO CONFORM WITH STRUCTURES AND TO AVOID OBSTRUCTIONS OR CONFLICTS WITH OTHER WORK AT NO ADDITIONAL EXPENSE TO OWNER.
- F. LAYOUT:  
1. PRIOR TO INSTALLATION, THE CONTRACTOR SHALL STAKE OUT ALL PRESSURE SUPPLY LINES, ROUTING AND LOCATION OF SPRINKLER HEADS, VALVES, BACKFLOW PREVENTER, AND AUTOMATIC CONTROLLER.  
2. LAYOUT IRRIGATION SYSTEM AND MAKE MINOR ADJUSTMENTS REQUIRED DUE TO DIFFERENCES BETWEEN SITE AND DRAWINGS WHERE PIPING IS SHOWN ON DRAWINGS UNDER PAVED AREAS, BUT RUNNING PARALLEL AND ADJACENT TO PLANTED AREAS, INSTALL THE PIPING IN THE PLANTED AREAS.
- G. WATER SUPPLY CONNECTIONS TO, OR THE INSTALLATION OF, THE WATER SUPPLY SHALL BE AT THE LOCATIONS SHOWN ON THE DRAWINGS. MINOR CHANGES CAUSED BY ACTUAL SITE CONDITIONS SHALL BE MADE AT NO ADDITIONAL EXPENSE TO OWNER.
- H. ELECTRICAL SERVICE:  
1. CONNECTIONS TO THE ELECTRICAL SUPPLY SHALL BE AT THE LOCATIONS SHOWN ON THE DRAWINGS. MINOR CHANGES CAUSED BY SITE CONDITIONS SHALL BE MADE AT NO ADDITIONAL EXPENSE TO OWNER.  
2. CONTRACTOR SHALL MAKE 120 VOLT CONNECTION TO THE IRRIGATION CONTROLLER'S ELECTRICAL POWER SOURCE TO CONTROLLER LOCATIONS SHALL BE PROVIDED BY OTHERS.
- 3.02 TRENCHING
- A. EXCAVATIONS SHALL BE STRAIGHT WITH VERTICAL SIDES, EVEN GRADE, AND SUPPORT PIPE CONTINUOUSLY ON BOTTOM OF TRENCH. TRENCHING EXCAVATION SHALL FOLLOW LAYOUT INDICATED ON DRAWINGS TO THE DEPTHS BELOW FINISHED GRADE AND AS NOTED. WHERE LINES OCCUR UNDER PAVED AREA, THESE DIMENSIONS SHALL BE CONSIDERED BELOW SUBGRADE.
- B. PROVIDE MINIMUM COVER OF 18 INCHES ON PRESSURE SUPPLY LINES 2 1/2 INCHES AND SMALLER. PROVIDE MINIMUM COVER OF 24 INCHES ON PRESSURE SUPPLY LINES 3 INCHES, AND 36 INCHES OF COVER ON PRESSURE SUPPLY LINES 4 INCH AND LARGER.
- C. PROVIDE MINIMUM COVER OF 18 INCHES FOR CONTROL WIRES.
- D. PROVIDE MINIMUM COVER OF 12 INCHES FOR NON-PRESSURE LINES.
- E. PIPES INSTALLED IN A COMMON TRENCH SHALL HAVE A 4 INCH MINIMUM SPACE BETWEEN PIPES.
- F. PROVIDE SAND BACKFILL A MINIMUM OF 4 INCHES OVER AND UNDER ALL MAINLINE PIPING.
- 3.03 BACKFILLING
- A. BACKFILL MATERIAL ON ALL LINES SHALL BE THE SAME AS ADJACENT SOIL FREE OF DEBRIS, LITTER, AND ROCKS OVER 1/2 INCH IN DIAMETER.
- B. BACKFILL SHALL BE TAMPED IN 4-INCH LAYERS UNDER THE PIPE AND UNIFORMLY ON BOTH SIDES FOR THE FULL WIDTH OF THE TRENCH AND THE FULL LENGTH OF THE PIPE. BACKFILL MATERIALS SHALL BE SUFFICIENTLY DAMP TO PERMIT THOROUGH COMPACTION, FREE OF VOIDS. BACKFILL SHALL BE COMPACTED TO DRY DENSITY EQUAL TO ADJACENT UNDISTURBED SOIL AND SHALL CONFORM TO ADJACENT GRADES.
- C. FLOODING IN LIEU OF TAMPING IS NOT ALLOWED.
- D. UNDER NO CIRCUMSTANCES SHALL TRUCK WHEELS BE USED TO COMPACT BACKFILL.
- E. PROVIDE SAND BACKFILL A MINIMUM OF 6 INCHES OVER AND UNDER ALL PIPING UNDER PAVED AREAS.

- 3.04 PIPING
- A. PIPING UNDER EXISTING PAVEMENT MAY BE INSTALLED BY JACKING, BORING, OR HYDRAULIC DRIVING. NO HYDRAULIC DRIVING IS PERMITTED UNDER ASPHALT PAVEMENT.
- B. CUTTING OR BREAKING OF EXISTING PAVEMENT IS NOT PERMITTED.
- C. CAREFULLY INSPECT ALL PIPE AND FITTINGS BEFORE INSTALLATION, REMOVING DIRT, SCALE, BURRS REAMING. INSTALL PIPE WITH ALL MARKINGS UP FOR VISUAL INSPECTION AND VERIFICATION.
- D. REMOVE ALL DENTED AND DAMAGED PIPE SECTIONS.
- E. ALL LINES SHALL HAVE A MINIMUM CLEARANCE OF 6 INCHES FROM EACH OTHER AND 12 INCHES FROM LINES OF OTHER TRADES.
- F. PARALLEL LINES SHALL NOT BE INSTALLED DIRECTLY OVER EACH OTHER.
- G. IN SOLVENT WELDING, USE ONLY THE SPECIFIED PRIMER AND SOLVENT CEMENT AND MAKE ALL JOINTS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED METHODS INCLUDING WIPING ALL EXCESS SOLVENT FROM EACH WELD. ALLOW SOLVENT WELDS AT LEAST 15 MINUTES SETUP TIME BEFORE MOVING OR HANDLING AND 24 HOURS CURING TIME BEFORE FILLING.
- H. PVC PIPE SHALL BE INSTALLED IN A MANNER WHICH WILL PROVIDE FOR EXPANSION CONTRACTION AS RECOMMENDED BY THE PIPE MANUFACTURER.
- I. CENTERLOAD ALL PLASTIC PIPE PRIOR TO PRESSURE TESTING.
- J. ALL THREADED PLASTIC-TO-PLASTIC CONNECTIONS SHALL BE ASSEMBLED USING TEFLON TAPE OR TEFLON PASTE.
- K. FOR PLASTIC-TO-METAL CONNECTIONS, WORK THE METAL CONNECTIONS FIRST. USE A NON-HARDENING PIPE DOPE AN ALL THREADED PLASTIC-TO-METAL CONNECTIONS, EXCEPT WHERE NOTED OTHERWISE. ALL PLASTIC-TO-METAL CONNECTIONS SHALL BE MADE WITH PLASTIC FEMALE ADAPTERS.
- L. ALL CONNECTIONS BETWEEN PVC LATERAL LINES SHALL BE MADE USING SCH. 40 PVC FITTINGS WITH COMPRESSION ADAPTERS. ALL CONNECTIONS BETWEEN DRIPPERLINES TO BE MADE USING COMPRESSION FITTINGS OF MANUFACTURER OF THE DRIPPERLINE. USE NO PIPE DOPE, TEFLON TAPE, PRIMER OR SOLVENT CEMENT ON COMPRESSION FITTINGS.
- 3.05 CONTROLLER
- A. THE EXACT LOCATION OF THE CONTROLLER SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE BEFORE INSTALLATION. THE ELECTRICAL SERVICE SHALL BE COORDINATED WITH THIS LOCATION.
- B. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL ELECTRICAL HOOK UP TO IRRIGATION CONTROLLER.
- C. THE IRRIGATION SYSTEM SHALL BE PROGRAMMED TO OPERATE DURING THE PERIODS OF MINIMAL USE OF THE DESIGN AREA.
- D. INSTALL CONTROLLER ENCLOSURE AS RECOMMENDED BY THE MANUFACTURER.
- 3.06 CONTROL WIRING
- A. LOW VOLTAGE CONTROL WIRING SHALL OCCUPY THE SAME TRENCH AND SHALL BE INSTALLED ALONG THE SAME ROUTE AS THE PRESSURE SUPPLY LINES WHENEVER POSSIBLE.
- B. WHERE MORE THAN ONE WIRE IS PLACED IN A TRENCH, THE WIRING SHALL BE TAPED TOGETHER IN A BUNDLE AT INTERVALS OF 10 FEET. BUNDLE SHALL BE SECURED TO THE MAINLINE WITH TAPE AT INTERVALS OF 20 FEET.
- C. ALL CONNECTIONS SHALL BE OF AN APPROVED TYPE AND SHALL OCCUR IN A VALVE BOX. PROVIDE AN 18 INCH SERVICE LOOP AT EACH CONNECTION.
- D. AN EXPANSION LOOP OF 12 INCHES SHALL BE PROVIDED AT EACH WIRE CONNECTION AND/OR DIRECTIONAL CHANGE, AND ONE OF 24 INCHES SHALL BE PROVIDED AT EACH REMOTE CONTROL VALVE.
- E. A CONTINUOUS RUN OF WIRE SHALL BE USED BETWEEN A CONTROLLER AND EACH REMOTE CONTROL VALVE UNDER NO CIRCUMSTANCES SHALL SPLICES BE USED WITHOUT PRIOR APPROVAL.
- 3.07 VALVES
- A. AUTOMATIC CONTROL VALVES, BALL VALVES, GATE VALVES, AND QUICK COUPLER VALVES SHALL BE INSTALLED IN THE APPROXIMATE LOCATIONS INDICATED ON THE DRAWINGS.
- B. VALVE SHALL BE INSTALLED IN SHRUB AREAS WHENEVER POSSIBLE.
- C. INSTALL ALL VALVES AS INDICATED IN THE DETAIL DRAWINGS.
- D. VALVES TO BE INSTALLED IN VALVE BOXES SHALL BE INSTALLED ONE VALVE PER BOX.
- E. REMOTE CONTROL VALVES AND QUICK COUPLER VALVES SHALL BE ISOLATED FROM THE MAINLINE BY A BALL VALVE SIZED PER THE LARGEST R.C.V. IN THE MANIFOLD OR 1 1/2 INCH FOR O.C.V.'S.
- 3.08 VALVE BOXES
- A. VALVE BOXES SHALL BE INSTALLED IN SHRUB AREAS WHENEVER POSSIBLE.
- B. EACH VALVE BOX SHALL BE INSTALLED ON A FOUNDATION OF 3/4 INCH GRAVEL BACKFILL, 2 CUBIC FEET MINIMUM. VALVE BOXES SHALL BE INSTALLED WITH THEIR TOPS 1/2 INCH ABOVE THE SURFACE OF SURROUNDING FINISH GRADE IN LAWN AREAS AND 3 INCHES ABOVE FINISH GRADE IN GROUND COVER AREAS.
- 3.09 BACKFLOW PREVENTERS
- A. INSTALL BACKFLOW PREVENTER UNIT AS INDICATED IN THE DETAIL DRAWINGS.
- B. INSTALL BACKFLOW ASSEMBLIES AT LOCATIONS APPROVED IN THE FIELD AND AT HEIGHT REQUIRED BY LOCAL CODES.
- C. INSTALL WYE STRAINERS AND PRESSURE REGULATORS ON THE BACKFLOW ASSEMBLY.
- D. IF BACKFLOW PREVENTER IS INSTALLED ADJACENT TO A BUILDING, WALL, OR OTHER OBSTRUCTION, INSTALL UNIT SO THAT THE TEST COCKS ARE FACING OUTWARD AWAY FROM THE OBSTRUCTION.
- E. INSTALL BACKFLOW ENCLOSURE AS RECOMMENDED BY THE MANUFACTURER.

- 3.10 SPRINKLER HEADS
- A. SPRINKLER HEADS SHALL BE INSTALLED AS INDICATED ON THE DRAWINGS.
- B. SPACING OF HEADS SHALL NOT EXCEED MAXIMUM INDICATED ON THE DRAWINGS.
- C. RISER NIPPLES SHALL BE OF THE SAME SIZE AS THE RISER OPENING IN THE SPRINKLER BODY.
- D. POP-UP SPRINKLER HEADS SHALL NOT BE INSTALLED USING SIDE OUTLET OPENINGS.
- E. RISER NIPPLES ON RECYCLED WATER SYSTEMS SHALL BE IDENTIFIED WITH ADHESIVE VINYL MARKERS BELOW SPRINKLER HEAD AND A MINIMUM OF 10 INCHES ABOVE FINISH GRADE.
- 3.11 MISCELLANEOUS EQUIPMENT
- A. INSTALL ALL ASSEMBLIES SPECIFIED HEREIN ACCORDING TO THE RESPECTIVE DETAIL DRAWINGS OR SPECIFICATIONS, USING BEST STANDARD PRACTICES.
- B. QUICK COUPLER VALVES SHALL BE SET APPROXIMATELY 12 INCHES FROM WALKS, CURBS, HEADER BOARDS, OR PAVED AREAS WHERE APPLICABLE.
- C. UNLESS DESIGNED AS AN INTEGRAL PART OF THE IRRIGATION HEAD, ANTI-DRAIN VALVES WILL BE INSTALLED UNDER EVERY HEAD. THE ANTI-DRAIN VALVE WILL BE THE SAME DIAMETER AS THE RISER AND BE INTEGRAL TO THE RISER ASSEMBLY.
- D. INSTALL RAIN SENSOR AS INDICATED ON THE DRAWINGS AND AS RECOMMENDED BY THE MANUFACTURER.
- 3.12 FLUSHING THE SYSTEM
- A. PRIOR TO INSTALLATION OF SPRINKLER NOZZLES, THE VALVES SHALL BE OPENED AND A FULL HEAD OF WATER USED TO FLUSH OUT THE LINES AND RISERS.
- B. SPRINKLER NOZZLES SHALL BE INSTALLED AFTER FLUSHING THE SYSTEM HAS BEEN COMPLETED.
- 3.13 ADJUSTING THE SYSTEM
- A. CONTRACTOR SHALL ADJUST VALVES, ALIGN HEADS, AND CHECK COVERAGE OF EACH SYSTEM PRIOR TO COVERAGE TEST.
- B. IF IT IS DETERMINED BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE THAT ADDITIONAL ADJUSTMENTS OR NOZZLE CHANGES WILL BE REQUIRED TO PROVIDE PROPER COVERAGE, ALL NECESSARY CHANGES OR ADJUSTMENTS SHALL BE MADE PRIOR TO ANY PLANTING.
- C. THE ENTIRE SYSTEM SHALL BE OPERATING PROPERLY BEFORE ANY PLANTING OPERATIONS COMMENCE.
- D. AUTOMATIC CONTROL VALVES ARE TO BE ADJUSTED SO THAT THE SPRINKLER HEADS OPERATE AT THE PRESSURE RECOMMENDED BY THE MANUFACTURER.
- 3.14 TESTING AND OBSERVATION
- A. DO NOT ALLOW OR CAUSE ANY OF THE WORK OF THIS SECTION TO BE COVERED UP OR ENCLOSED UNTIL IT HAS BEEN OBSERVED, TESTED AND ACCEPTED BY THE LANDSCAPE ARCHITECT, OWNER, AND GOVERNING AGENCIES.
- B. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR NOTIFYING THE LANDSCAPE ARCHITECT, OWNER, AND GOVERNING AGENCIES, A MINIMUM OF 48 HOURS IN ADVANCE, WHERE AND WHEN THE WORK IS READY FOR TESTING.
- C. WHEN THE SPRINKLER SYSTEM IS COMPLETED, THE CONTRACTOR SHALL PERFORM A COVERAGE TEST OF EACH SYSTEM IN ITS ENTIRETY TO DETERMINE IF THE WATER COVERAGE FOR THE PLANTED AREAS IS COMPLETE AND ADEQUATE IN THE PRESENCE OF THE LANDSCAPE ARCHITECT.
- D. THE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK REQUIRED TO CORRECT ANY INADEQUACIES OF COVERAGE DUE TO DEVIATIONS FROM THE PLANS, OR WHERE THE SYSTEM HAS BEEN WILLFULLY INSTALLED AS INDICATED ON THE DRAWINGS WHEN IT IS OBVIOUSLY INADEQUATE, WITHOUT BRINGING THIS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THIS TEST SHALL BE ACCEPTED BY THE LANDSCAPE ARCHITECT AND ACCOMPLISHED BEFORE STARTING ANY PLANTING.
- E. FINAL INSPECTION WILL NOT COMMENCE WITHOUT RECORD DRAWINGS AS PREPARED BY THE IRRIGATION CONTRACTOR.
- 3.15 MAINTENANCE
- DURING THE MAINTENANCE PERIOD THE CONTRACTOR SHALL ADJUST AND MAINTAIN THE IRRIGATION SYSTEM IN A FULLY OPERATIONAL CONDITION PROVIDING COMPLETE IRRIGATION COVERAGE TO ALL INTENDED PLANTINGS.
- 3.16 COMPLETION CLEANING
- CLEAN-UP SHALL BE MADE AS EACH PORTION OF THE WORK PROGRESSES. REFUSE AND EXCESS DIRT SHALL BE REMOVED FROM THE SITE, ALL WALKS AND PAVING SHALL BE BROOMED, AND ANY DAMAGE SUSTAINED ON THE WORK OF OTHERS SHALL BE REPAIRED TO ORIGINAL CONDITIONS.
- END OF SECTION



AS-BUILT

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

R.C.E.: \_\_\_\_\_ Exp: \_\_\_\_\_

SOLANA BEACH FIRE DEPARTMENT	SANTA FE IRRIGATION DISTRICT	ENGINEER OF WORK	CITY APPROVED CHANGES	APP'D	DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	ENGINEERING DEPARTMENT	DRAWING NO.
By: _____ Fire Chief Date: _____	Reviewed By: _____ District Representative Date: _____	By: _____ Date: _____				By: _____ Date: _____	By: _____ Date: _____ Mohammad Sammak, City Engineer R.C.E.: 37146 Exp: 6/30/20	THE BENCHMARK FOR THIS SURVEY IS G.P.S. STATION NO. 2001 (SOLB-1) 2.5" CITY OF SOLANA BEACH BRASS DISC ON CONCRETE DRAINAGE INLET ON THE EAST SHOULDER OF HIGHWAY 101, 0.1 MILE SOUTH OF LOWAS SANTA FE DRIVE. ELEV.: 69.28 N.G.V.D. 29 DATUM: M.S.L.	IMPROVEMENT PLANS FOR: <b>SOLANA BEACH 101</b>		CG-3180 Sheet 16 of 18

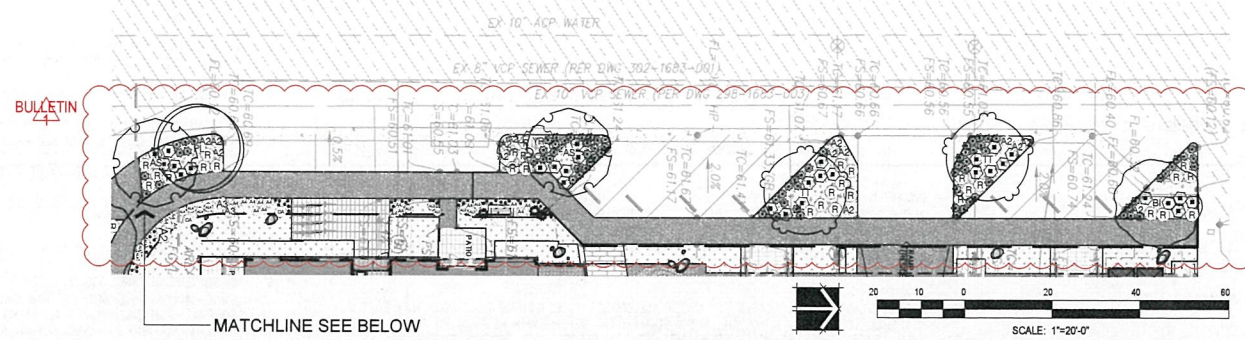
**PLANT SCHEDULE**

BULLETIN

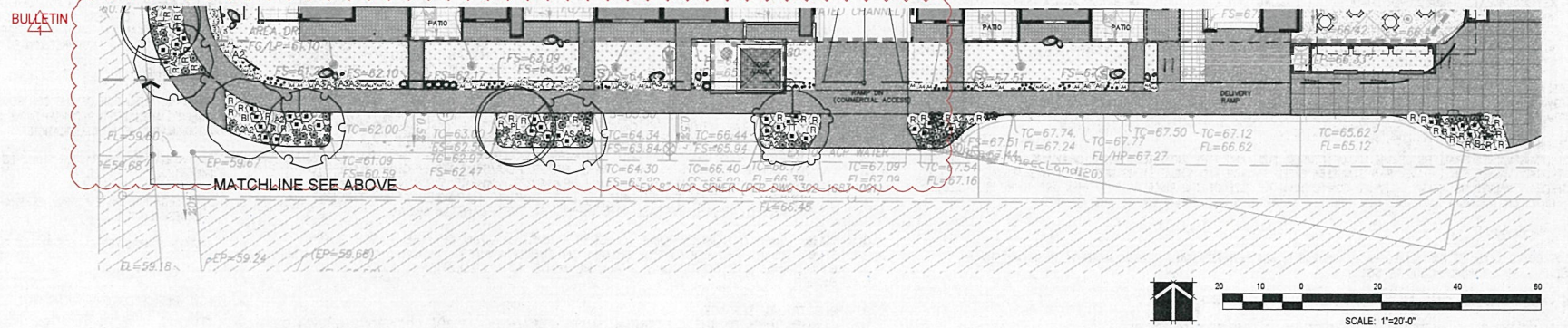
TREES	BOTANICAL NAME	COMMON NAME	CONTAINER	WUCOLS	QTY	MAX HT.
66	Acacia stenophylla	Shoestring Acacia STD	48" box	LOW	4	25'
68	Banksia integrifolia	Coast Banksia STD	36" BOX	VERY LOW	2	40'
70	Platanus racemosa	California Sycamore STD	48" box	MEDIUM	2	30'
71	Tipuana tipu	Tipu Tree STD	48" box	LOW	3	30'
SHRUBS	BOTANICAL NAME	COMMON NAME	CONTAINER	WUCOLS	QTY	MAX HT.
A2	Agave attenuata	Foxtail Agave	15 gal.	LOW	48	<5'
A3	Agave filifera	Century Plant	5 gal.	LOW	9	<5'
A4	Agave parryi couesii	Parry's Agave	5 gal.	LOW	41	<5'
A6	Agave x 'Blue Glow'	Blue Glow Agave	5 gal.	LOW	2	<5'
AL3	Aloe striata	Coral Aloe	5 gal.	LOW	6	<5'
AL2	Aloe vera	Medicinal Aloe	15 gal.	LOW	209	<5'
AL4	Aloe vera	Medicinal Aloe	5 gal.	LOW	20	<5'
CA	Crassula arborescens	Silver Dollar Plant	5 gal.	LOW	2	<5'
DR	Dracaena draco	Dragon Tree	24" box	LOW	1	15'
LH	Lavandula heterophylla	Lavender	5 gal.	LOW	5	<5'
LM	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	5 gal.	LOW	9	<5'
MH	Mahonia eurybracteata 'Soft Caress'	Soft Caress Mahonia	5 gal.	LOW	2	<5'
MU	Muhlenbergia rigens	Deer Grass	5 gal.	LOW	99	<5'
RO	Rosmarinus officinalis 'Lockwood de Forest'	Dwarf Rosemary	5 gal.	LOW	91	<5'
SE	Senecio serpens	Blue Chalksticks	1 gal.	LOW	99	<5'
YR	Yucca rostrata 'Sapphire Skies'	Sapphire Skies Beaked Blue Yucca	15 gal.	LOW	8	15'

NOTE:  
\*TYPICAL MAXIMUM HEIGHT. SPECIES HAS BEEN OBSERVED TO GROW TO A 50' HEIGHT IN RARE CONDITIONS

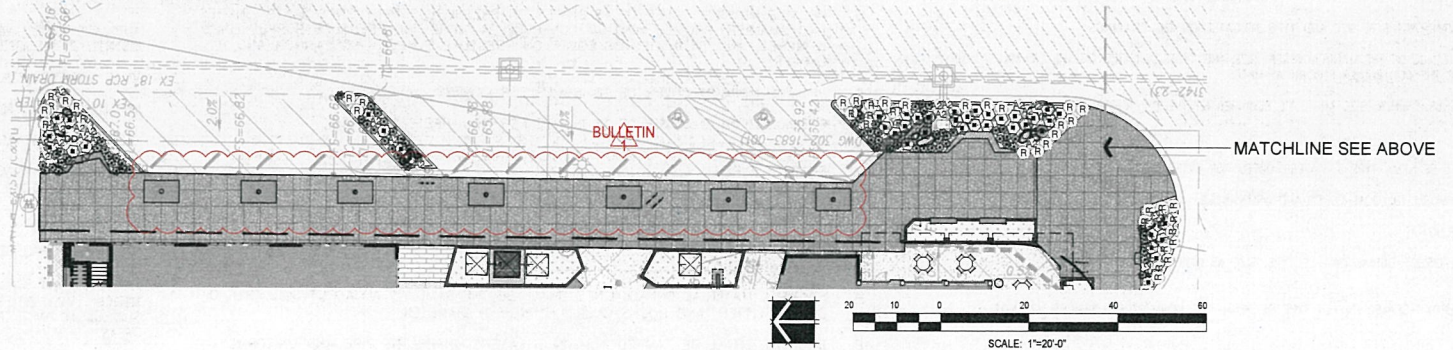
**SIERRA AVENUE FRONTAGE**



**DAHLIA DRIVE FRONTAGE**



**HIGHWAY 101 FRONTAGE**

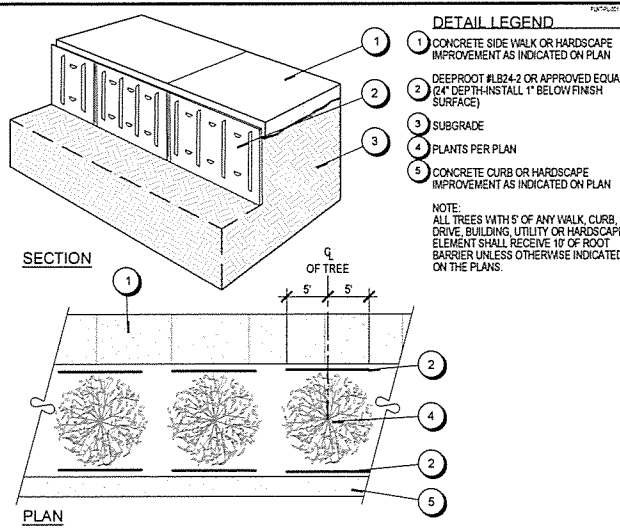


AS-BUILT

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

R.C.E.: \_\_\_\_\_ Exp: \_\_\_\_\_

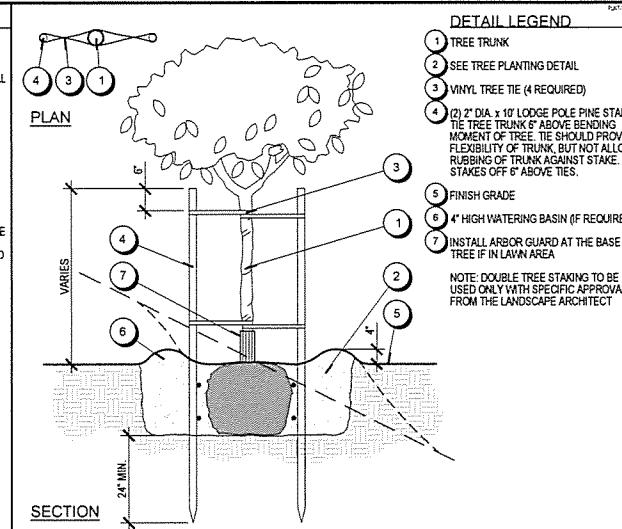
SOLANA BEACH FIRE DEPARTMENT	SANTA FE IRRIGATION DISTRICT	ENGINEER OF WORK	CITY APPROVED CHANGES	APP'D DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	ENGINEERING DEPARTMENT	DRAWING NO.
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- DETAIL LEGEND**
- 1 CONCRETE SIDE WALK OR HARDSCAPE IMPROVEMENT AS INDICATED ON PLAN
  - 2 DEEPROOT #LB24-2 OR APPROVED EQUAL (24" DEPTH-INSTALL 1" BELOW FINISH SURFACE)
  - 3 SUBGRADE
  - 4 PLANTS PER PLAN
  - 5 CONCRETE CURB OR HARDSCAPE IMPROVEMENT AS INDICATED ON PLAN

NOTE:  
ALL TREES WITH 5' OF ANY WALK, CURB, DRIVE, BUILDING, UTILITY OR HARDSCAPE ELEMENT SHALL RECEIVE 10' OF ROOT BARRIER UNLESS OTHERWISE INDICATED ON THE PLANS.

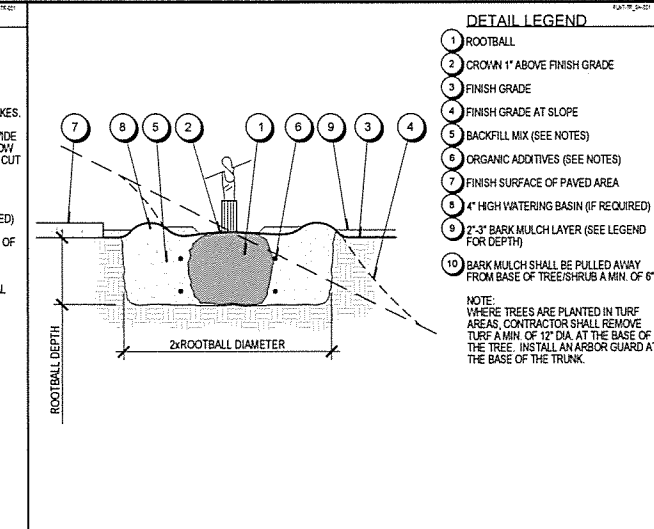
**ROOT BARRIER** REVISED: 03/10/04 N.T.S.



- DETAIL LEGEND**
- 1 TREE TRUNK
  - 2 SEE TREE PLANTING DETAIL
  - 3 VINYL TREE TIE (4 REQUIRED)
  - 4 (2) 2" DIA. x 10' LODGE POLE PINE STAKES. THE TREE TRUNK 8" ABOVE BENDING MOMENT OF TREE. TIE SHOULD PROVIDE FLEXIBILITY OF TRUNK, BUT NOT ALLOW RUBBING OF TRUNK AGAINST STAKE. CUT STAKES OFF 6" ABOVE TIES.
  - 5 FINISH GRADE
  - 6 4" HIGH WATERING BASIN (IF REQUIRED)
  - 7 INSTALL ARBOR GUARD AT THE BASE OF TREE IF IN LAWN AREA

NOTE: DOUBLE TREE STAKING TO BE USED ONLY WITH SPECIFIC APPROVAL FROM THE LANDSCAPE ARCHITECT

**TREE DOUBLE STAKING** REVISED: 03/10/04 N.T.S.



- DETAIL LEGEND**
- 1 ROOTBALL
  - 2 CROWN 1" ABOVE FINISH GRADE
  - 3 FINISH GRADE
  - 4 FINISH GRADE AT SLOPE
  - 5 BACKFILL MIX (SEE NOTES)
  - 6 ORGANIC ADDITIVES (SEE NOTES)
  - 7 FINISH SURFACE OF PAVED AREA
  - 8 4" HIGH WATERING BASIN (IF REQUIRED)
  - 9 2"-3" BARK MULCH LAYER (SEE LEGEND FOR DEPTH)
  - 10 BARK MULCH SHALL BE PULLED AWAY FROM BASE OF TREE/SHRUB A MIN. OF 6"

NOTE:  
WHERE TREES ARE PLANTED IN TURF AREAS, CONTRACTOR SHALL REMOVE TURF A MIN. OF 12" DIA. AT THE BASE OF THE TREE. INSTALL AN ARBOR GUARD AT THE BASE OF THE TRUNK.

**TREE AND SHRUB PLANTING** REVISED: 03/10/04 N.T.S.

**PLANTING AND SOIL SPECIFICATIONS**

1. A. THE PLANTING PLAN IS DIAGRAMMATIC. ALL PLANT LOCATIONS ARE APPROXIMATE. PLANT SYMBOLS TAKE PRECEDENCE OVER PLANT QUANTITIES SPECIFIED.
- B. QUANTITIES SHOWN ON THE PLANTING PLAN ARE APPROXIMATE AND ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY.
- C. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF THE DISCREPANCIES BETWEEN QUANTITIES AND SYMBOLS SHOWN.
2. LANDSCAPE CONTRACTOR SHALL APPLY AN ORGANIC OR ALL NATURAL 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. AS AN ALTERNATIVE WEEDS MAY ALSO BE REMOVED MANUALLY FROM THE ROOTS.
3. A SOIL ANALYSIS REPORT SHALL BE PREPARED AND FOLLOWED. REPORT FINDINGS SHALL SUPERSEDE THE RECOMMENDATIONS HEREIN.
4. IMMEDIATELY FOLLOWING PLANTING, IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL AND PLANTING AREAS SHALL BE THOROUGHLY SOAKED.
5. ALL AREAS TO BE PLANTED, WHICH HAVE A SLOPE OF LESS THAN 10%, SHALL BE CROSS-RIPPED TO A DEPTH OF SIX (6") INCHES AND THE FOLLOWING AMENDMENTS SPREAD EVENLY AND THOROUGHLY BLENDED IN (QUANTITIES AS PER SOIL ANALYSIS AND MANUFACTURER'S RECOMMENDATION):
  - A. NITROGEN FORTIFIED REDWOOD SHAVINGS
  - B. ORGANIC FERTILIZER PER MANUFACTURER'S RECOMMENDATIONS
6. EACH PLANT SHALL RECEIVE ORGANIC FERTILIZER AS PER MANUFACTURER'S RECOMMENDATIONS FOR EACH PLANT TYPE AND SIZE
7. PLANT BACK FILL SHALL BE 50% SITE SOIL, AND 50% ORGANIC AMENDMENTS BY VOLUME.
8. ALL PLANTING AREAS SHALL INCLUDE A MINIMUM OF FOUR (4) CUBIC YARDS OF COMPOST PER 1,000 SQ. FT. OF AREA TO A DEPTH OF SIX (6) INCHES.
9. PLANT PITS SHALL BE TWICE THE SIZE OF THE DESIGNATED NURSERY CONTAINER.
10. PLANT MATERIAL SHALL NOT BE ROOT BOUND. FIVE GALLON PLANTS AND LARGER SHALL HAVE BEEN GROWN IN CONTAINERS FOR A MINIMUM OF 6 MONTHS AND A MAXIMUM OF TWO YEARS.
11. PLANTS SHALL EXHIBIT HEALTHY GROWTH AND BE FREE OF DISEASES AND PESTS.
12. STAKE ALL TREES PER STANDARD DETAIL.
13. REMOVE NURSERY STAKES ON ALL VINES AND ATTACH TO ADJACENT FENCES WITH GALV. NAILS AND GREEN NURSERY TAPE OR AS SHOWN IN DETAILS.
14. REMOVE NURSERY STAKES AND TIES FROM ALL CONTAINER STOCK. MAINTAIN SIDE GROWTH ON ALL TREES.
15. PLANTS SHALL NOT BE PLACED WITHIN TWELVE (12") INCHES OF SPRINKLER HEADS.
16. SHRUBS SHOWN IN PLANT AREAS SHALL BE UNDER-PLANTED WITH GROUND COVER SHOWN BY ADJACENT SYMBOL, TO WITHIN 12" OF MAIN PLANT STEM.
17. LANDSCAPE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 2% DRAINAGE AWAY FROM ALL BUILDINGS, STRUCTURES, AND WALLS. NUISANCE ROCKS SHALL BE REMOVED AND FINISHED GRADES SHALL BE SMOOTHED TO ELIMINATE PUDDLING OR STANDING WATER. POSITIVE SURFACE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS.
18. FINISHED GRADES SHALL BE ONE (1) INCH BELOW THE TOP OF CURBS, SILLS, AND WALKWAYS IN ALL AREAS. WHERE SOD IS LAID NEXT TO THESE IMPROVEMENTS-FINISH GRADE BEFORE LAYING SOD SHALL BE 1-1/2" BELOW THE TOP.
19. THE LANDSCAPE CONTRACTOR SHALL LEAVE SITE IN A CLEAN CONDITION, REMOVING ALL UNUSED MATERIAL, TRASH, AND TOOLS.
20. LANDSCAPE CONTRACTOR SHALL MAINTAIN AND GUARANTEE ALL PLANTINGS FOR A PERIOD OF SIXTY (60) DAYS AFTER COMPLETION. ALL AREAS SHALL BE KEPT CLEAN, WATERED, AND WEED FREE.
21. AT COMPLETION OF ALL WORK OUTLINED IN THESE PLANS, THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNER AND ARRANGE FOR A WALK THROUGH TO DETERMINE THAT ALL ASPECTS OF WORK ARE COMPLETED. WORK MUST BE FULLY COMPLETED ACCORDING TO ALL PLANS AND SPECIFICATIONS AND MUST BE COMPLETED IN A GOOD WORKMANSHIP MANNER AND MUST BE ACCEPTED BY THE OWNER IN WRITING PRIOR TO THE BEGINNING OF THE MAINTENANCE PERIOD.
22. THE MAINTENANCE PERIOD SHALL INCLUDE THE FOLLOWING SCOPE OF WORK:
  - A. DAILY WATERING OF ALL PLANT MATERIAL.
  - B. WEEKLY MOWING OF ALL TURF AREAS.
  - C. WEEDING AND REMOVAL OF ALL WEEDS FROM GROUND COVER AREAS.
  - D. REPLACEMENT OF ANY DEAD, DYING, OR DAMAGED TREES, SHRUBS, OR GROUND COVERS.
  - E. FILLING AND REPLANTING OF ANY LOW AREAS WHICH MAY CAUSE STANDING WATER.
  - F. ADJUSTING OF SPRINKLER HEAD HEIGHT AND WATERING SYSTEM.
  - G. FILLING AND RECOMPACTION OF ERODED AREAS.
  - H. WEEKLY REMOVAL OF ALL TRASH, LITTER, CLIPPINGS, AND ALL FOREIGN DEBRIS.
23. AT 60 DAYS AFTER PLANTING AND PRIOR TO THE END OF THE MAINTENANCE PERIOD, ORGANIC FERTILIZER SHALL BE APPLIED TO PLANTING AREAS AS PER MANUFACTURER'S RECOMMENDATIONS.
24. 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.
25. ALL GROUND COVERS SHALL BE GUARANTEED BY THE CONTRACTOR AS TO GROWTH AND HEALTH FOR A PERIOD OF SIXTY (60) DAYS AFTER THE COMPLETION OF MAINTENANCE PERIOD AND FINAL ACCEPTANCE. ALL SHRUBS SHALL BE GUARANTEED BY THE CONTRACTOR AS TO GROWTH AND HEALTH FOR A PERIOD OF NINETY (90) DAYS AFTER COMPLETION OF MAINTENANCE PERIOD AND FINAL ACCEPTANCE. ALL TREES SHALL BE GUARANTEED BY THE CONTRACTOR TO LIVE AND GROW IN AN ACCEPTABLE UPRIGHT POSITION FOR A PERIOD OF ONE (1) YEAR AFTER COMPLETION OF THE SPECIFIED MAINTENANCE PERIOD AND FINAL ACCEPTANCE.
26. THE CONTRACTOR, WITHIN FIFTEEN (15) DAYS OF WRITTEN NOTIFICATION BY THE LANDSCAPE ARCHITECT, SHALL REMOVE AND REPLACE ALL GUARANTEED PLANT MATERIALS, WHICH FOR ANY REASON FAIL TO MEET THE REQUIREMENTS OF THE GUARANTEE. REPLACEMENT SHALL BE MADE WITH PLANT MATERIALS AS INDICATED OR SPECIFIED ON THE ORIGINAL PLANS, AND ALL SUCH REPLACEMENT MATERIALS SHALL BE GUARANTEED AS SPECIFIED FOR THE ORIGINAL MATERIAL GUARANTEE.
27. ALL MECHANICAL EQUIPMENT AND UTILITIES SHALL BE SCREENED BY PLANTING. IF NOT ALREADY INDICATED ON THE PLAN, ALLOW EIGHT 5-GALLON SHRUBS PER UTILITY TO BE PLACED DURING PLANT INSTALLATION AS NEEDED TO PROVIDE REQUIRED SCREENING.

**GENERAL NOTES:**

1. ALL BARE SOIL AREAS SHALL BE COVERED WITH A 3" LAYER OF DARK BROWN BARK MULCH UNLESS SHOWN OTHERWISE ON PLAN. DECORATIVE GRAVEL SHALL BE USED WITHIN 12" OF A STRUCTURE.
2. ALL STREET TREES HAVE BEEN SELECTED (AND SHALL BE MAINTAINED) SUCH THAT AT MATURE SIZE SCAFFOLD BRANCHES WILL BE A MINIMUM OF 60" ABOVE THE FINISHED GRADE.
3. ALL SUCCULENTS REQUIRE CACTUS MIX OR OTHER APPROVED SOIL TYPE TO BE PLACED MIN. 12" AROUND THE BASE OF EACH PLANT. NO BARK MULCH.
4. ALL TREES PLANTED WITHIN 5' OF HARDSCAPE MUST BE INSTALLED WITH A ROOT BARRIER ALONG THE HARDSCAPE EDGE SPANNING OUT 5' IN EACH DIRECTION FROM THE CENTER OF THE TREE FOR A TOTAL LENGTH OF 10' - REFER TO ROOT BARRIER DETAIL.
5. REFER TO PLANTING DETAILS FOR PLANTING INSTRUCTIONS
6. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE COUNTY-WIDE LANDSCAPE REGULATIONS AND THE SOLANA BEACH GUIDELINES ALONG WITH ALL OTHER APPLICABLE STANDARDS
9. CONTRACTOR TO ENSURE THAT TREE LOCATIONS AVOID UTILITIES AND ARE SPOTTED PER LANDSCAPE ARCHITECT'S SITE DIRECTION. TREE INSTALLATION SHALL ALSO INCLUDE COORDINATION OF DELIVERY AND PROTECTION OF TREES PRIOR TO INSTALLATION, KNOWLEDGE OF UNDERGROUND UTILITIES, PROPER DRAINAGE, AND STAKING PER STANDARD DETAIL.
10. PRIOR TO PLANTING, LANDSCAPE CONTRACTOR SHALL PROVIDE AN AGRICULTURAL SOILS ANALYSIS AND AMEND SOIL PER ANALYSIS RECOMMENDATIONS
11. THE ENTIRE PROPERTY SHALL BE PERMANENTLY MAINTAINED BY THE APPLICANT OR SUBSEQUENT OWNER.



AS-BUILT

By: \_\_\_\_\_ Date: \_\_\_\_\_  
R.C.E.: \_\_\_\_\_ Exp: \_\_\_\_\_

SOLANA BEACH FIRE DEPARTMENT	SANTA FE IRRIGATION DISTRICT	ENGINEER OF WORK	CITY APPROVED CHANGES	APP'D DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	ENGINEERING DEPARTMENT	DRAWING NO.
By: _____ Fire Chief	Reviewed By: _____ District Representative	By: _____ Date: _____			By: _____ Date: _____	By: _____ Date: _____ Mohammad Sammak, City Engineer R.C.E.: 37146 Exp: 6/30/20	THE BENCHMARK FOR THIS SURVEY IS G.P.S. STATION NO. 2001 (SOLB-1) 2.5" CITY OF SOLANA BEACH BRASS DISC ON CONCRETE DRAINAGE INLET ON THE EAST SHOULDER OF HIGHWAY 101, 0.1 MILE SOUTH OF LOWAS SANTA FE DRIVE. ELEV.: 69.28 N.G.V.D. 29 DATUM: M.S.L.	IMPROVEMENT PLANS FOR <b>SOLANA BEACH 101</b>		CG-3180 Sheet 18 of 18



# STAFF REPORT

## CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** December 8, 2021  
**ORIGINATING DEPT:** City Manager's Office  
**SUBJECT:** **City Council Consideration of Resolution 2021-139 Approving the Chamber of Commerce Visitor Center Agreement and Consideration of the Chamber of Commerce's Request for an Additional \$15,000 to the FY 2021/22 Coastal Business/Visitors' Budget**

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### **BACKGROUND:**

The Chamber of Commerce (Chamber) and the City of Solana Beach (City) have a mutual interest in the promotion and marketing of the City to the general public and have partnered in this endeavor since 1999. Accordingly, the City has contracted with the Chamber to provide information and assistance to visitors, and the City includes an amount in its annual budget that subsidizes a portion of the operations of the Visitor Center (Center) as well as other visitor serving advertising/outreach which directly benefits the City by providing information and assistance to visitors. The Center is the Chamber office located at 210 Plaza Street, however, a visitor information kiosk at the Train Station is still maintained by the Chamber but does not have staffing.

This item is before the Council to consider approval of Resolution 2021-139 (Attachment 1) approving the Fiscal Year 2021/22 Agreement (Agreement).

### **DISCUSSION:**

The City has been contractually providing funding of \$15,000 annually to the Chamber of Commerce to operate the Center since 1999. The past agreements state that the Chamber shall utilize City funding to partially offset the cost of operating the Visitor Center, shall manage the Center, and furnish marketing for Solana Beach attractions, lodging, and hospitalities by providing information and assistance to visitors and tourists with the goal of increasing travel and tourism to the City.

COUNCIL ACTION:

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Chamber staff has recently approached City Staff to discuss possible modifications to the Agreement for this fiscal year. The Chamber has identified some key modifications that they suggest will improve the services that they are offering to the community and visitors and would be of great benefit to the business community. These increased services could also help the business community recover from the unprecedented COVID-19 pandemic. The suggested modifications include a request for additional fiscal support from the City in the amount of \$15,000, for a total contract amount of \$30,000. The following is a brief summary of tasks that the Chamber has proposed to include in a new Agreement along with their associated costs:

<b><u>Task:</u></b>	<b><u>Cost:</u></b>
• Maintaining/updating the Visit Solana Beach website ( <a href="http://www.VisitSolanaBeach.com">www.VisitSolanaBeach.com</a> ) & map	\$2,000
• Printing, distribution and ongoing management of map and QR code distributed throughout all of Solana Beach	\$5,000
• Costs associated with developing and executing quarterly marketing campaigns	\$10,000 (\$2,500 per campaign)
• Staffing & operational funds to help support and oversee visitor information and interaction	\$13,000

If approved, the Chamber has committed to providing detailed data on the effectiveness of the new requests, specifically the website hits/interactions and QR code visits.

The Chamber will continue to offer a variety of local area and regional guides, travel brochures, maps, etc. at the kiosk at the Train Station and the Chamber Office, and act as the ambassador of the community. The Chamber will also continue to respond to email, mail, and phone inquiries regarding Solana Beach and provide the financial report outlining how the City's financial assistance was spent, including a tally of the number of visits to the Visitor Center at the Chamber Office on Plaza Street. Due to the COVID-19 pandemic, the kiosk at the Train Station was closed and the Visitor's Center at the Chamber Office had severely limited hours, so last year's data was skewed. However, Chamber staff indicated that on average, there were 40 visits per month to the Center during the past fiscal year. Moving forward, the Chamber will now also provide the number of website visitors to the upgraded [www.VisitSolanaBeach.com](http://www.VisitSolanaBeach.com) website.

**CEQA COMPLIANCE STATEMENT:**

Not a project as defined by CEQA.

**FISCAL IMPACT:**

City financial assistance to the Chamber of Commerce of \$15,000 is budgeted in the FY 2021/22 Coastal Business/Visitors' adopted budget. However, should Council approve the increased contract request, an additional allocation of up to \$15,000 would be required.

**WORKPLAN:** N/A

**OPTIONS:**

- Approve Staff recommendation
- Approve Staff recommendation with alternative amendments / modifications
- Deny Staff recommendation

**DEPARTMENT RECOMMENDATION:**

Staff recommends that the City Council:

1. Adopt Resolution No. 2021-139 (Attachment 1), authorizing the City Manager to execute an Agreement between the City and the Solana Beach Chamber of Commerce in an amount up to \$30,000 for operation of the Visitor Center and the development of visitor serving advertising/outreach.
2. If approved by Council, appropriate up to an additional \$15,000 in the Coastal Area Business & Visitor Assistance Fund to the Contributions to Agencies account.
3. Authorize the City Treasurer to amend the FY 2021/22 Adopted Budget accordingly.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation.



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

Attachments:

1. Resolution 2021-139

## RESOLUTION 2021-139

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING AN AGREEMENT WITH THE SOLANA BEACH CHAMBER OF COMMERCE FOR THE OPERATION OF THE VISITOR CENTER FOR FISCAL YEAR 2021/22 AND APPROPRIATING UP TO AN ADDITIONAL \$15,000 TO THE FY 2021/22 COASTAL BUSINESS/VISITORS' BUDGET

**WHEREAS**, the City of Solana Beach and the Chamber of Commerce have a mutually beneficial interest in the promotion and marketing of the City to the general public; and

**WHEREAS**, the City of Solana Beach has maintained a contract with the Chamber of Commerce to provide funding assistance for the Visitor Center to partially offset the cost of operating the Visitor Center, to manage the Center, and to furnish marketing for Solana Beach attractions, lodging, and hospitalities by providing information and assistance to visitors and tourists with the goal of increasing travel and tourism to the City; and

**WHEREAS**, it is an important service for the City to provide public information and assistance to visitors; and

**WHEREAS**, increasing travel and tourism to the City is a benefit to the businesses in the City and to the public generally.

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

1. That the above recitations are true and correct.
2. That the City Council approves an agreement with the Solana Beach Chamber of Commerce for the partial funding of the Visitor Center in the amount of up to \$30,000 and in exchange for the Chamber of Commerce performing certain services for the City.
3. That the City Manager is authorized to negotiate and execute an agreement, in a form acceptable to the City Attorney, with the Solana Beach Chamber of Commerce on behalf of the City of Solana Beach.
4. That the City Council appropriates \$15,000 in the Coastal Area Business & Visitor Assistance Fund to the Contributions to Agencies account.
5. That the City Council authorizes the City Treasurer to amend the FY 2021/22 Adopted Budget accordingly.



**PASSED AND ADOPTED** this 8<sup>th</sup> day of December, 2021, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

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

\_\_\_\_\_  
LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

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

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



# STAFF REPORT

## CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** December 8, 2021  
**ORIGINATING DEPT:** City Manager's Department/City Attorney's Office  
**SUBJECT:** **City Council Consideration and Potential Adoption of Resolution 2021-135 Extending COVID-19 Temporary Use Permits (TUPs) For Outdoor Dining Through March 30, 2022, and to Discuss and Provide Guidance on Permanent Outdoor Dining Provisions**

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### **BACKGROUND:**

On March 16, 2020, pursuant to Section 2.28.060(A)(1) of the Solana Beach Municipal Code (SBMC), the Director of Emergency Services/City Manager proclaimed a state of local emergency in the City of Solana Beach due to COVID-19, which was ratified by the City Council through adoption of Resolution 2020-036. Since that time, there have been numerous Orders and Guidance by the California Department of Public Health (CDPH) and the Health Officer of the County of San Diego to curtail the spread of COVID-19. In June 2020, the City Council adopted Resolution 2020-087 which established a COVID-19 Temporary Use Permit process and requirements for temporary outdoor dining. In April 2021, the City Council adopted Resolution 2021-049 extending the COVID-19 TUP Policy through January 1, 2022.

The item before the City Council is to consider the adoption of Resolution 2021-135 (Attachment 1) to further extend COVID-19 Temporary Use Permits for outdoor dining through March 30, 2022, and to discuss and provide guidance on provisions within the SBMC that may allow for permanent outdoor dining.

### **DISCUSSION:**

Since the City Council's approval of the COVID-19 TUP Policy, the City of Solana Beach (City) has conditionally approved 33 COVID-19 TUP applications, 24 of which are for businesses with outdoor dining services. Of the 24 businesses with outdoor

COUNCIL ACTION:

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dining, 19 of those are utilizing parking areas, two of which (Pillbox Tavern & Saddle Bar) are utilizing public parking spaces. The other five businesses with outdoor dining are utilizing public and/or private sidewalk areas for the outdoor dining. No new TUP applications have been filed since the April 2021 extension. Temporary outdoor dining activities continue to be utilized by most of the businesses. Other uses that were permitted to conduct outdoor activities due to COVID-19 requirements such as nail salons and hair salons have since eliminated their outdoor activities.

There continues to be a desire by the businesses, business districts, Chamber of Commerce and the public to allow for permanent outdoor dining activities. Consequently, Council included in the Fiscal Year (FY) 2021-22 Work Plan the evaluation of maintaining this outdoor dining City-wide in a manner that minimizes conflict with parking. If the City Council wishes to maintain this outdoor dining/business expansion on a more permanent basis, therefore, several items should be considered. These items include, but are not limited to, the use of public parking areas, the use of private property including parking spaces and walkways, the use of public sidewalks, what, if any, parking requirements would apply, and the type of permit that would be required for such use.

The SBMC allows certain sidewalk cafes and outdoor eating areas with approval of a Director's Use Permit or Conditional Use Permit pursuant to SBMC Section 17.60.130 (see Attachment 2). While the purpose and intent of these regulations is to encourage outdoor eating areas and sidewalk cafes as visual amenities that intensify pedestrian activity and make street life more attractive in commercial areas, Staff is unaware of any applications for such a use permit being considered since the inception of these provisions in 1993. While there may be many reasons for the lack of such applications, one contributing factor may be the requirement to comply with current parking requirements for such outdoor eating areas. Pursuant to SBMC Section 17.52.040, parking for outdoor seating/eating areas requires 1 space per 100 square feet of gross floor. Since most commercial properties within which cafes and restaurants are located were developed prior to incorporation and, therefore, have little if any available onsite parking, providing additional parking onsite or even shared parking can be problematic.

On October 25, 2006, the City Council adopted Ordinance No. 350 that amended SBMC Section 17.52.040 to provide a limited exemption for outdoor dining by allowing up to two incidental tables and eight chairs for outdoor dining without having to provide additional parking. However, this SBMC Amendment specifically prohibited this parking exemption for tables and chairs located within the public right-of-way or for dining areas facing an adjacent residential area unless specifically permitted by the City Council as part of a discretionary permit.

If the City Council feels modification of the sidewalk café and outdoor eating area provisions is appropriate, Staff would seek additional direction on regulations and conditions that might allow such uses to gain approval. Some specific questions to help guide a draft ordinance are as follows:

- Shall outdoor dining be allowed in public parking spaces?
- Shall outdoor dining be allowed in private parking spaces?
- Shall outdoor dining on public sidewalks be subject to additional requirements?

- Shall outdoor dining be allowed on private sidewalks and open areas?
- What, if any, parking standards shall apply to outdoor dining areas?
- Shall the outdoor dining areas be limited in size?
  - Establish a maximum square footage or a proportion of the existing businesses floor area or existing seating?
- Shall there be use limitations of outdoor eating areas when adjacent to residential uses to address noise?

It should be noted that Staff has not received any complaints about the use of public sidewalks, nor about the use of private parking and private walkways for outdoor eating areas for businesses that have received approval of a COVID-19 TUP. However, there have been concerns and complaints raised about public parking being utilized for outdoor dining on a permanent basis, particularly at the public parking lot on the south side of Plaza Street. Additionally, based on discussions that other jurisdictions have had with the California Coastal Commission, use of public parking spaces for outdoor eating on a permanent basis will likely be discouraged, if not prohibited.

It should also be noted that Assembly Bill (AB) 61, approved by Governor Newsom on October 8, 2021, impacts certain outdoor dining from January 1, 2022 until January 1, 2024. Per AB 61, under Government Code section 65907(a), to the extent that outdoor expansion mitigates COVID-19 pandemic restrictions on indoor dining, required parking spaces must be reduced by the number of spaces that the local jurisdiction determines are needed to accommodate an expanded outdoor dining area.

Given the variety of issues to consider in preparing more permanent outdoor dining regulations, Staff is seeking Council direction on an extension of the provisions of Resolution 2021-049 until a specified date or until the emergency order limiting indoor dining and social distancing requirements is lifted. As the City Council has expressed a desire to encourage and/or allow these outdoor eating areas, Staff is requesting discussion of SBMC modifications and conditions that would allow these uses to be maintained or created. At City Council's direction, Staff would then bring forward draft ordinance language at a future Council meeting that would further encourage and allow for outdoor eating areas.

#### **CEQA COMPLIANCE STATEMENT:**

The proposed City Council action is not subject to the California Environmental Quality Act (CEQA) pursuant to the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, Sections: 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment); 15060(c)(3) (the activity is not a project as defined in Section 15378); and 15061(b)(3), because the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Because there is no possibility that the Resolution may have a significant adverse effect on the environment, the action is exempt from CEQA.

#### **FISCAL IMPACT:**

There are no direct fiscal impacts related to the adoption of the Resolution.

**WORKPLAN:**

Evaluation of maintaining outdoor dining (City-wide) that minimizes conflict with parking is identified as a key task in the FY 2021-22 Work Plan under the Community Character Priorities for the Highway 101 Specific Plan.

**OPTIONS:**

- Approve Staff recommendation adopting Resolution 2021-135 and provide direction / feedback on outdoor eating area provisions.
- Approve Staff recommendation with modifications.
- Do not approve Staff recommendations.

**DEPARTMENT RECOMMENDATION:**

Staff recommends that the City Council adopt Resolution 2021-135.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation.



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Gregory Wade, City Manager/Director of Emergency Services

1. Resolution 2021-135
2. SBMC Sidewalk Café and Outdoor Eating Area Regulations

**RESOLUTION 2021-135**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, EXTENDING COVID-19 TEMPORARY USE PERMIT POLICY**

**WHEREAS**, on June 10, 2020, the City Council adopted Resolution 2020-087 approving, among other actions, a COVID-19 Temporary Use Permit Policy to allow specified uses to operate outdoors; and

**WHEREAS**, on November 18, 2020, the City Council adopted Resolution 2020-148 extending the COVID-19 Temporary Use Permit Policy to allow specified uses to operate outdoors; and

**WHEREAS**, on April 28, 2021, the City Council adopted Resolution 2021-049 extending the COVID-19 Temporary Use Permit Policy to allow specified uses to operate outdoors through January 1, 2022; and

**WHEREAS**, the City Council wishes to support and encourage economic growth and the business community in the City while being responsive to the COVID-19 pandemic and County Public Health Orders.

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

1. That the above recitations are true and correct.
2. That Council authorizes an extension of the COVID Temporary Use Permit Policy until March 30, 2022.

**PASSED AND ADOPTED** this 8<sup>th</sup> day of December, 2021, at a regular meeting of the City Council of the City of Solana Beach, California by the following vote:

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

\_\_\_\_\_  
LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

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

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

## ATTACHMENT 2

### SOLANA BEACH MUNICIPAL CODE SIDEWALK CAFÉ AND OUTDOOR EATING AREA REGULATIONS

#### Chapter 17.60 SPECIAL REGULATIONS

##### 17.60.130 Sidewalk cafes and outdoor eating areas.

A. Purpose and Intent. The purpose and intent of these regulations is to encourage outdoor eating areas and sidewalk cafes as visual amenities which intensify pedestrian activity and make street life more attractive in commercial areas, to promote and protect public health, safety, and general welfare, to preserve and enhance the character of neighborhoods, and to ensure adequate space for pedestrians.

##### B. Definitions.

1. An “outdoor eating area” is a portion of a restaurant, located between the front setback of a building and the street, which is used exclusively for dining, drinking and circulation therein. Outdoor eating areas include sidewalk cafes.

2. A “sidewalk cafe” is a portion of a restaurant, located within the sidewalk area of the public right-of-way, which is used exclusively for dining, drinking and circulation therein. A sidewalk cafe may provide waiter or waitress service or self-service.

C. Conditional Use Permit Required. A sidewalk cafe shall only be permitted by conditional use permit issued by the director of community development or city council in accordance with SBMC [17.68.010](#). Specific conditions providing for the development, operation, and design of such a use shall be imposed by the director of community development or the city council.

Outdoor eating areas which do not include a sidewalk cafe do not require a conditional use permit but shall comply with all applicable regulations below.

D. Regulations. All outdoor eating areas, including sidewalk cafes, shall comply with the following regulations as applicable:

##### 1. Clear Path.

a. For sidewalk cafes, there shall be a minimum clear distance, which is free of all obstructions, of 50 percent of the sidewalk width or four feet, whichever is greater. The minimum distance may be measured from any point within the sidewalk width; provided the clear path is maintained in a continuous line conforming to the curvature of the sidewalk. Portions of the sidewalk cafe may be located on either side of the clear path thereby creating two distinct perimeters. In no event may recesses in the sidewalk cafe frontage be used to satisfy this unobstructed width requirement except that corners of the sidewalk cafe may be rounded or mitered. For the purposes of the minimum clear path, parking meters, traffic signs, and trees which have gratings flush to grade, without fence or guards, shall not count as obstructions. Within a sidewalk cafe perimeter located on the street side of a clear path, tables and chairs may be located between sidewalk obstructions such as trees, light standards, planters, news racks, mailboxes, benches and similar fixtures; provided such public facilities remain accessible.

b. At the intersection of streets a minimum clearance, free of all obstructions, measured from the outer edge of the sidewalk cafe to the curb side or nearest obstruction, shall be required as determined by the city engineer. The corner of the sidewalk cafe wall may be rounded or mitered.

2. Cafe Boundary. No portion of a sidewalk cafe, such as gates or any objects placed within a sidewalk cafe, shall swing or project beyond the designated exterior perimeter of the sidewalk cafe. However, fire exit doors, which are used exclusively as emergency exit doors, shall be exempt from this provision.

3. Location. No portion of an outdoor eating area shall be located within eight feet of the entrance to a ground floor commercial use other than an entrance to an outdoor eating area. An exception to the minimum distance between outdoor eating areas and adjacent business entrances may be granted up to zero feet after review of existing conditions in that commercial area on that particular street by the director of community development and all other appropriate departments, and upon the affected adjacent property and first floor tenant(s) having given notarized written permission for an encroachment. The review will take into consideration the effect that the exception may have on adjoining businesses in terms of visibility and access.

4. Access For Persons with Physical Disabilities. An outdoor eating area and its restaurant shall be directly accessible to persons with physical disabilities. In the event the main restaurant has provided such access, the outdoor eating area shall be accessible to persons with disabilities from the interior of the restaurant. In order to ensure access for persons with physical disabilities:

a. At least one door leading into the outdoor eating area or restaurant from the adjoining sidewalk shall be not less than three feet wide.

b. A ramp with nonskid surface, if there is change of grade, having a minimum width of three feet and a slope of not greater than one inch in height for every 12 inches of horizontal distance shall be provided. Such ramp may be of portable type for cafes which are six feet wide or less, except if the cafe is 180 square feet in area or greater.

5. General Design Considerations.

a. Fixtures.

i. Sidewalk cafes may contain readily removable railings or fencing or any combination of removable railings, fencing, and landscaping in planter boxes to separate the encroachment area from the remainder of the sidewalk.

ii. No solid walls shall be permitted in the right-of-way. Solid walls and wind screens are permitted in outdoor eating areas outside of the right-of-way.

iii. The furnishings of the interior of a sidewalk cafe shall consist of readily movable tables, movable chairs, and movable umbrellas. For the purposes of this section "readily movable" shall mean that no object such as a table, chair, planter, or any other fixture, shall be leaded, cemented, nailed, bolted, power riveted, screwed, or affixed, even in a temporary manner, to either the sidewalk or to any other structure which it abuts.

iv. Landscaping may be placed either in movable planters or planted in the ground inside the defined cafe area adjacent to any barrier, railing fence, or combination thereof.

v. Lighting and heating fixtures may be permanently affixed onto the exterior front of the main building. Portable heating units may be used in all outdoor cafes.

b. Signage. Only the following signs are permitted within an outdoor eating area or sidewalk cafe:

i. The name and type of establishment may appear on the umbrellas or the valance of an awning.

ii. A movable menu board, not to exceed eight square feet, shall be allowed within the boundaries of the outdoor eating area or sidewalk cafe.

c. Refuse Storage Area. No structure or enclosure to accommodate the storage of trash or garbage shall be erected or placed on, adjacent to, or separate from a sidewalk cafe on the public right-of-way.

d. Safety.



i. All barriers, railings, or fences placed around a sidewalk cafe shall be contiguous to the sidewalk. The barriers shall be adequately designed so that unsafe conditions are not created for the physically disabled, blind and partially sighted. In order to maximize visual access and pedestrian safety, the height of the railing, barrier, fence, or planter within the right-of-way shall not exceed three feet in elevation.

ii. Adequate lighting of barriers and railings for stairways and sidewalks shall be provided.

iii. No cantilevered projections over a public right-of-way or other pedestrian walkway shall be permitted. A change in paving pattern and texture may be required to alert pedestrians of a change in sidewalk use.

iv. Awnings or umbrellas may be used in conjunction with all outdoor eating areas. For sidewalk cafes within the public right-of-way, awnings shall be adequately secured, retractable and shall be constructed and installed to the satisfaction of the building official. At no point shall the height of the awning including the valance be less than seven feet from the floor of a sidewalk cafe.

v. Sidewalk cafes should be at the same elevation as the adjoining sidewalk. However, in the event of a grade change, consideration may be given to permit the floor level of the sidewalk cafe to be elevated or depressed.

#### 6. Environmental Compatibility.

a. The outdoor eating area should fit in with the character of the area and reinforce the aspect of outdoor pedestrian plazas/park settings.

b. The scale of an outdoor cafe should be compact, and suggest intimacy, charm and functionality through materials, landscaping, signs, and use.

c. The hours of operation of an outdoor eating area shall be limited to the hours of operation of the associated eating or drinking establishment.

E. Encroachment Permit Required. An encroachment permit shall be required for a sidewalk cafe in accordance with the provisions of SBMC [11.20.200](#) and shall be applied for and processed concurrently with the application for a conditional use permit.

F. Liability Insurance. The permittee shall agree to hold the city of Solana Beach harmless and indemnify the city of Solana Beach from and against all claims, demands, costs, losses, damages, injuries, litigation, and liability arising out of or related to the use of the public property by the permittee or permittee's agents, employees, contractors, or guests. The permittee shall also give evidence of liability insurance in an amount determined by the issuing authority to be sufficient to deal with the maximum amount of potential liability related to permittee's use of the public property, and such additional terms as the issuing authority deems appropriate. The issuing authority may require an additional bond to be posted as security for the performance of permittee's obligation to repair all public property damaged as a result of permittee's use of the public property. (Ord. 185 § 2, 1993)



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** December 8, 2021  
**ORIGINATING DEPT:** City Manager's Department  
**SUBJECT:** **Adopt (2<sup>nd</sup> Reading) of Ordinance No. 518 Adopting Additions to and Amending Title 15 of the Solana Beach Municipal Code to Adopt Amendments to the 2019 California Building Code and California Green Building Code to Implement Solar Energy, Building Decarbonization and Electric Vehicle Infrastructure Requirements**

## **BACKGROUND:**

On November 10, 2021, the City Council (Council) introduced Ordinance No. 518 to amend Title 15 of the Solana Beach Municipal Code. If the Ordinance is adopted, the revised SBMC will amend the 2019 California Building Code and California Green Building Code to implement solar energy, building decarbonization and electric vehicle (EV) installation requirement with the goal of decreasing greenhouse gas (GHG) emissions.

This item is before the Council to consider adoption (2<sup>nd</sup> Reading) of Ordinance 518 amending Title 15 of the Solana Beach Municipal Code.

## **DISCUSSION:**

Council introduced and discussed Ordinance 518 at their meeting on November 10, 2021. After some discussion about the various provisions, Council passed a motion to approve the Ordinance with some modifications as recommended by the Climate Action Commission and by Council. These modifications are reflected in blue font in Attachment 1. Minor, clerical edits are shown in red font. Attachment 2 is a clean copy of the ordinance with all changes incorporated. In addition, Council directed Staff to begin tracking the metrics relevant to this Ordinance as residential and non-residential

CITY COUNCIL ACTION:

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construction projects are submitted to the Community Development Department for review.

### **Energy Code Amendments – Chapter 15.22 of SBMC**

Ordinance 518 includes Reach Code provisions that would amend the energy requirements in the City's local Building Code as follows:

- All newly constructed non-residential properties must install photovoltaic (PV) systems in accordance with sizing requirements based on square footage or Time Dependent Valuation (TDV) factors.
  - **Cost implications:** Solar photovoltaic systems on new non-residential construction are cost effective across modeled non-residential scenarios including retail buildings, office buildings and hotel buildings. Scale of solar requirements depends on electrification requirements. The more systems that are electrified, the more cost-effective solar becomes.
  - **Greenhouse gas impacts:** The amount of GHG savings varies by the size of the characteristics of the building and the size of the solar system.
- In new residential and commercial construction, all space conditioning, water heating and clothes dryer systems will be electric only.
  - **Cost implications:** Based on studies conducted by the statewide Codes and Standards Team, electrifying the above listed building systems and appliances is cost-effective. The largest cost savings opportunity identified in the study was that of avoided gas infrastructure. Cost savings would be less if gas infrastructure is still installed to accommodate cooking and grills.
  - **Greenhouse gas impacts:** According to the 2018 RMI report, The Economics of Electrifying Buildings, 87% of building end use emissions come from space and water heating. Please note: this number does not account for the methane leakage from gas infrastructure.

### **Green Building Code Amendments – Chapter 15.23 of the SBMC**

Ordinance 518 also includes Reach Code provisions that create a local amendment to the State Green Building Code, which is an action that does not require California Energy Commission (CEC) approval, but the City, nonetheless, will submit them together with the Energy Code amendments to the CEC as one complete Reach Code package. The Green Building Code provisions in Ordinance 518 include the following requirements:

- All new residential and non-residential construction must be pre-wired for battery storage that would accommodate backup loads for a minimum of 5 kWh.
- All new residential and non-residential construction must install sufficient electrical capacity for future electrification of all non-electric appliances.

- All new residential and non-residential construction must install EV infrastructure in accordance with the requirements outlined in Section 15.23.060 of the proposed ordinance.

The State does not require cost-effectiveness studies to be submitted in support of these measures. However, as California transitions to clean electric power, these measures have relatively small upfront costs at the time of new construction and potentially significant future retrofit cost avoidance.

### Substantial Remodels as New Construction

Ordinance 518 applies to new residential and non-residential construction. Because Solana Beach is a relatively built-out community, much of the construction activity in the City consists of remodels to existing homes and buildings rather than entirely new construction. At times, the extent of the remodeling is extensive enough that most of the structure is essentially “new” construction. According to the proposed Ordinance, the parameters that follow will determine when a remodel should be considered as “New Construction” as follows:

#### A. Residential Remodel.

1. Any construction that Remodels more than fifty percent (50%) of any of the following major structural components:
  - (i) exterior walls (measured by linear feet);
  - (ii) interior walls (measured by linear feet), except where the building or structure is less than 1200 square feet;
  - (iii) roof (measured by square footage);
  - (iv) floor and/or foundation (measured by square footage); or
2. The addition of seven hundred (700) or more square feet of floor area.

#### B. Non-Residential Remodel.

1. Any construction that Remodels more than fifty percent (50%) of any of the following major structural components:
  - (i) exterior walls (measured by linear feet);
  - (ii) interior walls (measured by linear feet);
  - (iii) roof (measured by square footage);
  - (iv) floor and/or foundation (measured by square footage); or

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

### Next Steps

If approved by Council, Staff will submit the Ordinance and cost-effectiveness studies as a Reach Code package to the CEC to be filed with the California Building Standards Commission (CBSC) prior to implementation, as required by Public Resources Code Section 25402.1(h)(2). The Ordinance will go into effect only after formal approval by the CEC is granted at which time the provisions will apply to any projects that have not been deemed as complete by the Community Development Department by that date.

The City will have to follow the reach code adoption process once again as early as August or September of 2022 if Council would like any of the requirements to remain in place for the next triennial adoption of the revised California Building Codes. The 2022 Building Codes will be adopted by the State as of January 1, 2022 and go into effect on January 1, 2023.

### **CEQA COMPLIANCE STATEMENT:**

The proposed Ordinance is exempt from the provisions of the California Environmental Quality Act ("CEQA") pursuant to Sections 15307 and 15308 of the CEQA Guidelines (14 CCR 15307 and 15308) because it is an activity undertaken to assure the maintenance, restoration, enhancement and protection of the environment and pursuant to Section 15061(b)(3) because there is no possibility that the activity in question may have a significant effect on the environment.

### **FISCAL IMPACT:**

The Reach Code amendments parallel the structure and terms of the State Building Code and as such, any incremental plan check and inspection time should be minimal. The provisions will require plan checkers and inspectors to develop and apply additional checklists but are not expected to require significant additional Staff time. Any incremental costs of administering these requirements will be covered through existing permit fees.

### **WORK PLAN:**

This item is included in the Environmental Sustainability section of the FY 2021/2022 Work Plan.

**OPTIONS:**

- Adopt Ordinance 518 amending Title 15 of the Solana Beach Municipal Code to adopt amendments to the 2019 California Building Code and California Green Building Code to implement Solar Energy, Building Decarbonization and Electric Vehicle Infrastructure requirements for new construction.
- Do not adopt Ordinance 518 and provide direction.

**DEPARTMENT RECOMMENDATION:**

Staff recommends the City Council adopt Ordinance 518 amending Title 15 of the Solana Beach Municipal Code to adopt amendments to the 2019 California Building Code and California Green Building Code to implement Solar Energy, Building Decarbonization and Electric Vehicle Infrastructure requirements for new construction.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation.



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

**Attachments:**

1. Ordinance 518 – Redline Copy
2. Ordinance 518 – Clean Copy

## ORDINANCE 518

### AN ORDINANCE OF THE CITY COUNCIL OF SOLANA BEACH, CALIFORNIA, ADOPTING ADDITIONS TO CHAPTER 15.22 (ENERGY CODE) AND CHAPTER 15.23 (GREEN BUILDING CODE) OF TITLE 15 (BUILDING AND CONSTRUCTION) OF THE SOLANA BEACH MUNICIPAL CODE TO ADOPT THE 2019 CALIFORNIA BUILDING CODE AND CALIFORNIA GREEN BUILDING CODE WITH CERTAIN AMENDMENTS, ADDITIONS, AND DELETIONS RELATED TO CLIMATE ACTION THROUGH ENERGY EFFICIENCY, SOLAR ENERGY, BUILDING ELECTRIFICATION, AND ELECTRIC VEHICLE INFRASTRUCTURE

**WHEREAS**, consensus exists among the world's leading climate scientists that climate change caused by greenhouse gas (GHG) emissions from human activities is among the most significant problems facing the world today; and

**WHEREAS**, the City of Solana Beach declared a Climate Emergency in 2020; and

**WHEREAS**, the City of Solana Beach adopted a Climate Action Plan (CAP) that directs the City in reducing approximately 70,000 metric tons of GHG emissions annually by the year 2035 to meet reduction goals consistent with California's GHG targets; and

**WHEREAS**, measures in the CAP aim to curb the use of fossil fuels, a primary contributor to GHG emissions, in buildings and transportation; and

**WHEREAS**, reach codes that extend beyond the California building code are being adopted by cities state-wide to accelerate GHG reductions from new construction by limiting the use of natural gas, increasing local solar production, and installing electric vehicle (EV) infrastructure to charge a greater number of EV's beyond state code requirements; and

**WHEREAS**, [fifty-one](#) cities and counties in California have passed ordinances restricting or disincentivizing the use of natural gas in residential, commercial and multi-family buildings; and

**WHEREAS**, cost effectiveness is demonstrated by the statewide studies (included by reference) "2019 Costeffectiveness Study: Low-Rise Residential New Construction", prepared by Frontier Energy, Inc. and Misti Bruceri & Associates, LLC, dated July 17, 2019, and "2019 Nonresidential New Construction Reach Code Cost Effectiveness Study", prepared by TRC and EnergySoft, dated July 15, 2019; and

**WHEREAS**, the assumptions for climate zones, building types, cost effectiveness, and the provisions of the model reach code are applicable to the City of Solana Beach; and

**WHEREAS**, the City of Solana Beach wishes to adopt the reach code ordinance ~~with modifications~~ to enhance building electrification, on-site solar electricity generation, and EV infrastructure within the City as part of Title 15 of the Municipal Code.

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

### **SECTION ONE. FINDINGS.**

The City Council finds and determines the foregoing recitals are true and correct and are hereby incorporated herein as findings and determinations of the City Council. The recitals constitute findings in this matter and, together with the staff report, other written reports, public testimony and other information contained in the record, are an adequate and appropriate evidentiary basis for the actions taken in this Ordinance.

### **SECTION TWO. ENVIRONMENTAL REVIEW.**

This Ordinance is exempt from the provisions of the California Environmental Quality Act (“CEQA”) pursuant to Sections 15307 and 15308 of the CEQA Guidelines (14 CCR 15307 and 15308) because it is an activity undertaken to assure the maintenance, restoration, enhancement and protection of the environment and pursuant to Section 15061(b)(3) because there is no possibility that the activity in question may have a significant effect on the environment.

### **SECTION THREE. ADDITION OF SECTIONS 15.22.020 THROUGH 15.22.050 AND 15.23.020 THROUGH 15.23.060 TO THE SOLANA BEACH MUNICIPAL CODE.**

Sections 15.22.020 through 15.22.050 and 15.23.020 through 15.23.060 of the Solana Beach Municipal Code are hereby added to amend the 2019 California Building Code, California Code of Regulations, Title 24, Part 6 and Part 11 and shall read as follows:

## **CHAPTER 15.22 ENERGY CODE**

### **15.22.020 Applicability**



- A. The requirements of this Chapter shall apply at the time of building permit application for all Newly Constructed buildings, as defined in Section 15.22.030.
- B. The requirements of this Chapter shall not apply to the use of portable propane appliances for use outside of the building envelope, such as outdoor cooking and outdoor heating appliances.

### 15.22.030 Definitions

For purposes of this Chapter and Chapter 15.23, the following definitions shall apply:

**“Mixed-Fuel building”** means a building that is plumbed for the use of natural gas or propane as fuel for any systems.

**“New Construction”** (or **“Newly Constructed”**) means a building that is new construction, previously unoccupied or substantially Remodeled (as defined herein). Any construction work, alteration, remodel, replacement, repair, or renovation of any building(s) or structure(s) (collectively “Remodel”) shall ~~constitute~~ be considered “New Construction” when:

#### A. Residential Remodel.

- 1. Any construction that Remodels more than fifty percent (50%) of any of the following major structural components:
  - (i) exterior walls (measured by linear feet);
  - (ii) interior walls (measured by linear feet), except where the building or structure is less than 1200 square feet;
  - (iii) roof (measured by ~~multiplying the length by width~~ square footage);
  - (iv) floor and/or foundation (measured by ~~multiplying the length by width~~ square footage); or
- 2. The addition of seven hundred (700) or more square feet of floor area.

#### B. Non-Residential Remodel.

- 1. Any construction that Remodels more than fifty percent (50%) of any of the following major structural components:
  - (i) exterior walls (measured by linear feet);

- (ii) interior walls (measured by linear feet);
  - (iii) roof (measured by ~~multiplying the length by width~~square footage);
  - (iv) floor and/or foundation (measured by ~~multiplying the length by width~~square footage); or
2. The addition of fifty percent (50%) or more of floor area to the building (measured by square footage); or
  3. The Remodel project has a permit valuation of four hundred thousand dollars (\$400,000) or more.

“**Non-Residential**” means buildings with the following occupancies: non-residential; residential of four (4) or more stories; hotel and motel; and commercial (e.g., retail, restaurant, office, and industrial).

“**Low-Rise Residential**” means all single-family residential and low-rise multifamily buildings of three (3) stories or fewer.

#### **15.22.040 Non-Residential Photovoltaic System Required**

A. All New Construction of Non-Residential buildings shall be required to install a minimum five (5) kilowatt direct current (kWdc) on-site photovoltaic system, except as provided in 15.22.040(C) through (G), inclusive, below.

The required photovoltaic system shall be sized based on gross floor area of the building (or gross floor area of the leased premises if the applicant is a tenant in a multi-tenant building or owner of a condominium in a building consisting of two or more condominiums). If the gross floor area of the building (or premises in a multi-tenant or condominium building) is more than two thousand (2,000) square feet, then for each square foot of the gross floor area that exceeds two thousand (2,000) square feet the size of the photovoltaic system shall be increased by three (3) watts per square foot.

Note to Section 15.22.040(A): When a Remodel of a Non-Residential multi-tenant building (whether to a tenant’s leased premises within the building or to the common area of the building or project) qualifies as New Construction, compliance with the requirements herein concerning the size of the photovoltaic system shall be based on the gross floor area controlled by the applicant.

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

(ii) Where there is construction to the common area of a building or project, the size of the photovoltaic system will be based on the gross floor area of the common area of the building or project that is owned or controlled by the property owner consisting of interior lobbies, hallways, bathrooms, and mailrooms located inside the building and the exterior walls of the building (excluding exterior walkways, parking areas, and other common areas on the exterior of the building). (For example, a Remodel of a building that only affects common area of the building or project.)

B. The building official may reduce (by the minimum extent necessary) or waive the requirements of this Section 15.22.040(A) if the official determines that (i) there are sufficient "practical challenges" to make compliance with the requirements infeasible or (ii) that the size of the photovoltaic system required herein exceeds the reasonable average annual electricity demand for the proposed use of the building or premises. "Practical challenges" may be a result of the building site location, limited rooftop availability, or shading from nearby structures, topography, or vegetation. The applicant is responsible for submitting written documentation which demonstrates (i) the infeasibility of the requirement or (ii) that the electrical demand for the building (or leased premises) based on the proposed use of the building (or leased premises) is lower than the electricity production from the required system size. The applicant's request for modification or exemption from this requirement shall include a written report from a certified energy analyst and other qualified consultants as may be required by the building official which demonstrate the infeasibility of the requirement or that the electrical demand for the building based on the proposed use of the building. The City's certified energy analyst and/or other consultants shall confirm the report and analysis provided by the applicant.

D.C. The building official may waive or reduce, by the extent necessary, the provisions of this section 15.22.040(A) above if the official determines that the building has satisfied the purpose and intent of this provision through the use of alternate on-site zero carbon, renewable generation systems such as wind energy systems.

E.D. In lieu of Sections 15.22.040(A) ~~or (B)~~, all Newly Constructed Non-Residential buildings may install a solar PV system based on Time Dependent Valuation (TDV) such that the installed system will offset 80% of the building's TDV energy on an annual basis. The system sizing requirement shall be based upon total building TDV energy use including both conditioned and unconditioned space and calculated using modeling software or other methods approved by the building official.

Note to Section 15.22.040(E): Where appropriate and when approved by the Community Development Director or his or her designee, TDV may be based on the scope of the application where the system size reflects only the load controlled by the applicant, such as a tenant improvement that only affects a tenant's portion of a building or a general renovation of a nonresidential building by a property owner that only affects common areas. Applicant specific TDV shall be the minimum requirement unless an applicant can demonstrate to the Community Development Director or ~~their~~his or her designee that serving common area load is infeasible per Section 15.22.040(C).

F.E. Greenhouse structures used for commercial cultivation, educational purposes, or the conservancy of plants or animals are exempted from the requirements of this Section 15.22.040. The Community Development Director or his or her designee may exempt other greenhouse structure uses on a case- by-case basis.

G.F. An applicant may install a ground-mounted solar PV system that meets the requirements of Section 15.22.040(A) ~~or (B)~~ as a voluntary alternative to installing rooftop solar PV. The ground-mounted solar photovoltaic system shall comply with all existing health and safety requirements and limitations in the City.

### **15.22.050 Required Electric End Uses**

- A. All Newly Constructed buildings shall use electricity as the source of energy for its space heating, water heating (including pools and spas), and clothes drying appliances, except as provided in 15.22.050(B) below.
- B. Solar thermal pool and spa heating are exempt from section 15.22.050(A) above.

## **CHAPTER 15.23 GREEN BUILDING CODE**

### **15.23.020 Applicability**

- A. The requirements of this Chapter shall apply at the time of building permit application for all Newly Constructed buildings, as defined in Section 15.22.030.
- B. The requirements of this Chapter shall not apply to the use of portable propane appliances for use outside of the building envelope, such as outdoor cooking and outdoor heating appliances.

### **15.23.030 Definitions**

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

**“EV Capable Space”** means a parking space linked to a listed electrical panel with sufficient capacity to provide at least 220/240 volts and 40 amperes to the parking space. Raceways must be at least 1” in diameter and may be sized for multiple circuits as allowed by the California Electrical Code. The panel circuit directory shall identify the overcurrent protective device space(s) reserved for EV charging as “EV CAPABLE.” Construction documents shall indicate future completion of raceway from the panel to the parking space, via the installed raceways.

**“Level 2 EV Ready Space”** means a parking space served by a complete electric circuit with 208/240 volt, 40-ampere capacity including electrical panel capacity, overprotection device, a minimum 1” diameter raceway that may include multiple circuits as allowed by the California Electrical Code, wiring, and either a) a receptacle labeled “Electric Vehicle Outlet” with at least a ½” font adjacent to the parking space, or b) electric vehicle supply equipment (EVSE) with a minimum capacity of 30 amperes.

**“Electric Vehicle Charging Station” or “EVSE”** means a parking space (or spaces in the event of multiple spaces for which a single charging station with a dedicated charging port for each space) that includes installation of electric vehicle supply equipment (EVSE) with a minimum capacity of 30 amperes connected to a circuit serving a Level 2 EV Ready Space. EVSE installation may be used to satisfy a Level 2 EV Ready Space requirement.

**“Mixed-Fuel building”** has the same meaning as in Section 15.22.030.

**“Newly Constructed” or “New Construction”** has the same meaning as in Section 15.22.030.

**“Low-Rise Residential”** has the same meaning as in Section 15.22.030.

#### **15.23.040 Electric-Readiness**

A. In Newly Constructed Mixed-Fuel buildings, where natural gas- or propane-plumbed systems and appliances are installed, raceways and electrical capacity shall be installed for future electrification of each system or appliances. Electric ready measures include panel capacity and raceways (or conductors) from the electrical panel(s) to the location of each gas outlet sufficiently sized to meet future electric power requirements at the time of construction so that wall penetrations and demolition work is avoided at or minimized when the systems and appliances are

converted to electric-powered systems. The locations of specific gas appliances shall be made electric-ready as follows:

- 1) Combined Cooktop and Oven or Stand Alone Cooktop. Buildings plumbed for natural gas or propane equipment shall include the following components for each gas terminal or stub out:
  - a) A dedicated 240 volt, 40 amp or greater circuit and 50 amp or greater electrical receptacle located within three (3) feet of the equipment and accessible with no obstructions;
  - b) The electrical receptacle shall be labeled with the words “For Future Electric Range” and be electrically isolated; and
  - c) A double pole circuit breaker in the electrical panel labeled with the words “For Future Electric Range”.
- 2) Stand Alone Cooking Oven. Buildings plumbed for natural gas or propane equipment shall include the following components for each gas terminal or stub out:
  - a) A dedicated 240 volt, 20 amp or greater receptacle within three (3) feet of the appliance and accessible with no obstructions;
  - b) The electrical receptacle shall be labeled with the words “For Future Electric Oven” and be electrically isolated; and
  - c) A double pole circuit breaker in the electrical panel labeled with the words “For Future Electric Oven”.
- 3) Service Capacity
  - a) All newly installed electrical panels and subpanels serving common loads in a Mixed-Fuel Building shall have both space for overcurrent protective devices as well as bus bars of adequate capacity to meet all of the building’s potential future electrical requirements as specified in California Electric Code, Title 24, Part 3, Article 220 Sections 220.50.1 and 220.50.2.
  - b) All newly installed raceways in a Mixed-Fuel Building between the main electric panel and any subpanels, and the point at which the conductors serving the building connect to the common conductors of the utility distribution system, shall be sized for conductors adequate to serve all of the building’s potential future electrical requirements as specified in California Electric Code, Title 24, Part 3, Article 220 Sections 220.50.1 and 220.50.2.
  - c) The service capacity requirements of this section shall be determined in accordance with California Electric Code, Title 24, Part 3, Article 220 Section 220.50.4.
- 4) Conductor, Raceway and Subpanel Sizing.
  - a) Raceway and subpanel capacity shall be sized to be large enough to meet the requirements at the service voltage.
  - b) The electrical capacity requirements may be adjusted for demand factors in accordance with the California Electric Code, Title 24, Part 3, Article 220.

c) For purposes of gas pipe equivalence, gas pipe capacity shall be determined in accordance with the California Plumbing Code, Title 24, Part 5, Section 1208.4.

B. If the design includes bus bar capacity, raceway or conductor capacity, and space necessary for the installation of electrical equipment that can serve the intended function of the gas equipment, as calculated and documented by a licensed design professional associated with the project, it shall be exempt from the requirements of Section 15.23.040(A)(3).

### 15.23.050 Energy Storage Pre-Wiring

All [New Construction](#) shall be prewired for the installation of battery storage. The pre-wiring shall be in accordance with California Building, Residential, and Electrical Codes and be adequately sized by a licensed professional to accommodate the backup loads installed in the critical load panel with a minimum of five (5) kwh.

### 15.23.060 Electric Vehicle Charging

A. California Green Building Code, Title 24, Part 11, Residential Mandatory Measures, Section 4.106.4 is amended as follows (~~strikeouts~~ indicated deletions and underscores indicate additions):

**4.106.4.1 New one and two-family dwellings and townhouses with attached private garages.** For each dwelling unit with one parking space, one Level 2 EV Ready Space shall be installed. For each dwelling unit with two or more parking spaces, at least one Level 2 EV Ready Space and one EV Capable Space shall be installed.

**4.106.4.1.1 Identification.** ~~The service panel or subpanel circuit directory shall identify the overcurrent protective device space (s) reserved for future EV charging as "Level 2 EV CAPABLE."~~ The raceway termination location shall be permanently and visibly marked as "EV CAPABLE" "EV READY" or "EV CAPABLE", as the case may be.

**4.106.4.2 New multifamily dwellings.** If residential parking is provided, ~~ten (10)~~ at least twenty five percent (25%) of the total number of parking spaces on a building site, ~~provided for all types of parking facilities~~ but in no case less than one, shall have an EVSE installed, with the remaining parking facilities-spaces being ~~be~~ electric vehicle charging spaces (EV Capable Spaces) capable of supporting future EVSE. Calculations for the required number of EVSE spaces shall be rounded up to the nearest whole number.

**4.106.4.3 New hotels and motels.** At least twenty-five percent (25%) of the total number of parking spaces in-on a building site for Newly Constructed hotels and motels-provided for all types of parking facilities, but in no case less than one, -shall be equipped with functional 240V (Level 2) EVSE. All other parking spaces in Newly Constructed hotels and motels shall provide EV Capable Spaces capable of supporting future installation of EVSE. The construction documents shall identify the location of the EV Capable Spaces.

**4.106.4.3.1 Number of required EV spaces.** ~~The number of required EV spaces shall be based on the total number of parking spaces provided for all types of parking facilities in accordance with Table 4.106.4.3.1. Calculations for the required number of EVSE spaces shall be rounded up to the nearest whole number.~~

B. California Green Building Code, Title 24, Part 11, Nonresidential Mandatory Measures, Section 5.106.5.3.3 is amended as follows:

**5.106.5.3.3 EV charging space calculation.** Where parking is included in the project scope, at least twenty percent (20%) of the total number of parking spaces on a building site , provided for all types of parking facilities, shall have an EVSE installed with an additional twenty percent (20%) of parking facilities-spaces being electric vehicle charging spaces (EV Capable Spaces) capable of supporting future EVSE. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number. [N] ~~Table 5.106.5.3.3 shall be used to determine if single or multiple charging space requirements apply for the future installation of EVSE.~~

#### **SECTION FOUR. SEVERABILITY.**

If any section, subsection, paragraph, sentence, clause, phrase or term (each a "Provision") in this Ordinance, or any Provision's application to any person or circumstance, is held illegal, invalid or unconstitutional by a court of competent jurisdiction, all other Provisions not held illegal, invalid or unconstitutional, or such Provision's application to other persons or circumstances, shall not be affected. The City Council declares that it would have passed this Ordinance, and each Provision therein, whether any one or more Provisions be declared illegal, invalid or unconstitutional.

**SECTION FIVE. PUBLICATION AND EFFECTIVE DATE.** Within fifteen (15) days after its adoption, the City Clerk of the City of Solana Beach shall cause this Ordinance to be published pursuant to the provisions of Government Code Section 36933. This Ordinance shall become effective 30 days after its adoption and shall be in full force and effect following submission to and approval by the California Energy Commission pursuant to applicable law.



**INTRODUCED AND FIRST READ** at a regular meeting of the City Council of the City of Solana Beach, California held on the 10th day of November 2021, and thereafter,

**PASSED, APPROVED AND ADOPTED** at a regular meeting of the City Council of the City of Solana Beach, California, on the 8th day of December 2021, by the following vote:

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

\_\_\_\_\_  
LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

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

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

## ORDINANCE 518

### AN ORDINANCE OF THE CITY COUNCIL OF SOLANA BEACH, CALIFORNIA, ADOPTING ADDITIONS TO CHAPTER 15.22 (ENERGY CODE) AND CHAPTER 15.23 (GREEN BUILDING CODE) OF TITLE 15 (BUILDING AND CONSTRUCTION) OF THE SOLANA BEACH MUNICIPAL CODE TO ADOPT THE 2019 CALIFORNIA BUILDING CODE AND CALIFORNIA GREEN BUILDING CODE WITH CERTAIN AMENDMENTS, ADDITIONS, AND DELETIONS RELATED TO CLIMATE ACTION THROUGH ENERGY EFFICIENCY, SOLAR ENERGY, BUILDING ELECTRIFICATION, AND ELECTRIC VEHICLE INFRASTRUCTURE

**WHEREAS**, consensus exists among the world's leading climate scientists that climate change caused by greenhouse gas (GHG) emissions from human activities is among the most significant problems facing the world today; and

**WHEREAS**, the City of Solana Beach declared a Climate Emergency in 2020; and

**WHEREAS**, the City of Solana Beach adopted a Climate Action Plan (CAP) that directs the City in reducing approximately 70,000 metric tons of GHG emissions annually by the year 2035 to meet reduction goals consistent with California's GHG targets; and

**WHEREAS**, measures in the CAP aim to curb the use of fossil fuels, a primary contributor to GHG emissions, in buildings and transportation; and

**WHEREAS**, reach codes that extend beyond the California building code are being adopted by cities state-wide to accelerate GHG reductions from new construction by limiting the use of natural gas, increasing local solar production, and installing electric vehicle (EV) infrastructure to charge a greater number of EV's beyond state code requirements; and

**WHEREAS**, fifty-one cities and counties in California have passed ordinances restricting or disincentivizing the use of natural gas in residential, commercial and multi-family buildings; and

**WHEREAS**, cost effectiveness is demonstrated by the statewide studies (included by reference) "2019 Costeffectiveness Study: Low-Rise Residential New Construction", prepared by Frontier Energy, Inc. and Misti Bruceri & Associates, LLC, dated July 17, 2019, and "2019 Nonresidential New Construction Reach Code Cost Effectiveness Study", prepared by TRC and EnergySoft, dated July 15, 2019; and

**WHEREAS**, the assumptions for climate zones, building types, cost effectiveness, and the provisions of the model reach code are applicable to the City of Solana Beach; and

**WHEREAS**, the City of Solana Beach wishes to adopt the reach code ordinance to enhance building electrification, on-site solar electricity generation, and EV infrastructure within the City as part of Title 15 of the Municipal Code.

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

### **SECTION ONE. FINDINGS.**

The City Council finds and determines the foregoing recitals are true and correct and are hereby incorporated herein as findings and determinations of the City Council. The recitals constitute findings in this matter and, together with the staff report, other written reports, public testimony and other information contained in the record, are an adequate and appropriate evidentiary basis for the actions taken in this Ordinance.

### **SECTION TWO. ENVIRONMENTAL REVIEW.**

This Ordinance is exempt from the provisions of the California Environmental Quality Act (“CEQA”) pursuant to Sections 15307 and 15308 of the CEQA Guidelines (14 CCR 15307 and 15308) because it is an activity undertaken to assure the maintenance, restoration, enhancement and protection of the environment and pursuant to Section 15061(b)(3) because there is no possibility that the activity in question may have a significant effect on the environment.

### **SECTION THREE. ADDITION OF SECTIONS 15.22.020 THROUGH 15.22.050 AND 15.23.020 THROUGH 15.23.060 TO THE SOLANA BEACH MUNICIPAL CODE.**

Sections 15.22.020 through 15.22.050 and 15.23.020 through 15.23.060 of the Solana Beach Municipal Code are hereby added to amend the 2019 California Building Code, California Code of Regulations, Title 24, Part 6 and Part 11 and shall read as follows:

## **CHAPTER 15.22 ENERGY CODE**

### **15.22.020 Applicability**

- A. The requirements of this Chapter shall apply at the time of building permit application for all Newly Constructed buildings, as defined in Section 15.22.030.
- B. The requirements of this Chapter shall not apply to the use of portable propane appliances for use outside of the building envelope, such as outdoor cooking and outdoor heating appliances.

### **15.22.030 Definitions**

For purposes of this Chapter and Chapter 15.23, the following definitions shall apply:

**“Mixed-Fuel building”** means a building that is plumbed for the use of natural gas or propane as fuel for any system.

**“New Construction”** (or **“Newly Constructed”**) means a building that is new construction, previously unoccupied or substantially Remodeled (as defined herein). Any construction work, alteration, remodel, replacement, repair, or renovation of any building(s) or structure(s) (collectively **“Remodel”**) shall be considered “New Construction” when:

#### A. Residential Remodel.

- 1. Any construction that Remodels more than fifty percent (50%) of any of the following major structural components:
  - (i) exterior walls (measured by linear feet);
  - (ii) interior walls (measured by linear feet), except where the building or structure is less than 1200 square feet;
  - (iii) roof (measured by square footage);
  - (iv) floor and/or foundation (measured by square footage); or
- 2. The addition of seven hundred (700) or more square feet of floor area.

#### B. Non-Residential Remodel.

- 1. Any construction that Remodels more than fifty percent (50%) of any of the following major structural components:
  - (i) exterior walls (measured by linear feet);
  - (ii) interior walls (measured by linear feet);

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

**“Non-Residential”** means buildings with the following occupancies: non-residential; residential of four (4) or more stories; hotel and motel; and commercial (e.g., retail, restaurant, office, and industrial).

**“Low-Rise Residential”** means all single-family residential and low-rise multifamily buildings of three (3) stories or fewer.

#### **15.22.040 Non-Residential Photovoltaic System Required**

A. All New Construction of Non-Residential buildings shall be required to install a minimum five (5) kilowatt direct current (kWdc) on-site photovoltaic system, except as provided in 15.22.040(C) through (G), inclusive, below.

The required photovoltaic system shall be sized based on gross floor area of the building (or gross floor area of the leased premises if the applicant is a tenant in a multi-tenant building or owner of a condominium in a building consisting of two or more condominiums). If the gross floor area of the building (or premises in a multi-tenant or condominium building) is more than two thousand (2,000) square feet, then for each square foot of the gross floor area that exceeds two thousand (2,000) square feet the size of the photovoltaic system shall be increased by three (3) watts per square foot.

Note to Section 15.22.040(A): When a Remodel of a Non-Residential multi-tenant building (whether to a tenant’s leased premises within the building or to the common area of the building or project) qualifies as New Construction, compliance with the requirements herein concerning the size of the photovoltaic system shall be based on the gross floor area controlled by the applicant.

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

(ii) Where there is construction to the common area of a building or project, the size of the photovoltaic system will be based on the gross floor area of the common area of the building or project that is owned or controlled by the property owner consisting of interior lobbies, hallways, bathrooms, and mailrooms located inside the building and the exterior walls of the building (excluding exterior walkways, parking areas, and other common areas on the exterior of the building). (For example, a Remodel of a building that only affects common area of the building or project.)

B. The building official may reduce (by the minimum extent necessary) or waive the requirements of this Section 15.22.040(A) if the official determines that (i) there are sufficient “practical challenges” to make compliance with the requirements infeasible or (ii) that the size of the photovoltaic system required herein exceeds the reasonable average annual electricity demand for the proposed use of the building or premises. “Practical challenges” may be a result of the building site location, limited rooftop availability, or shading from nearby structures, topography, or vegetation. The applicant is responsible for submitting written documentation which demonstrates (i) the infeasibility of the requirement or (ii) that the electrical demand for the building (or leased premises) based on the proposed use of the building (or leased premises) is lower than the electricity production from the required system size. The applicant’s request for modification or exemption from this requirement shall include a written report from a certified energy analyst and other qualified consultants as may be required by the building official which demonstrate the infeasibility of the requirement or that the electrical demand for the building based on the proposed use of the building. The City’s certified energy analyst and/or other consultants shall confirm the report and analysis provided by the applicant.

C. The building official may waive or reduce, by the extent necessary, the provisions of this section 15.22.040(A) above if the official determines that the building has satisfied the purpose and intent of this provision through the use of alternate on-site zero carbon, renewable generation systems such as wind energy systems.

D. In lieu of Sections 15.22.040(A), all Newly Constructed Non-Residential buildings may install a solar PV system based on Time Dependent Valuation (TDV) such that the installed system will offset 80% of the building’s TDV energy on an annual basis. The system sizing requirement shall be based upon total building TDV energy use including both conditioned and unconditioned space and calculated using modeling software or other methods approved by the building official.

Note to Section 15.22.040(E): Where appropriate and when approved by the Community Development Director or his or her designee, TDV may be based on the scope of the application where the system size reflects only the load controlled by the applicant, such as a tenant improvement that only affects a tenant’s portion of a building or a general renovation of a nonresidential building by a property owner that only affects common

areas. Applicant specific TDV shall be the minimum requirement unless an applicant can demonstrate to the Community Development Director or his or her designee that serving common area load is infeasible per Section 15.22.040(C).

E. Greenhouse structures used for commercial cultivation, educational purposes, or the conservancy of plants or animals are exempted from the requirements of this Section 15.22.040. The Community Development Director or his or her designee may exempt other greenhouse structure uses on a case- by-case basis.

F. An applicant may install a ground-mounted solar PV system that meets the requirements of Section 15.22.040(A) as a voluntary alternative to installing rooftop solar PV. The ground-mounted solar photovoltaic system shall comply with all existing health and safety requirements and limitations in the City.

#### **15.22.050 Required Electric End Uses**

A. All Newly Constructed buildings shall use electricity as the source of energy for its space heating, water heating (including pools and spas), and clothes drying appliances, except as provided in 15.22.050(B) below.

B. Solar thermal pool and spa heating are exempt from section 15.22.050(A) above.

### **CHAPTER 15.23 GREEN BUILDING CODE**

#### **15.23.020 Applicability**

A. The requirements of this Chapter shall apply at the time of building permit application for all Newly Constructed buildings, as defined in Section 15.22.030.

B. The requirements of this Chapter shall not apply to the use of portable propane appliances for use outside of the building envelope, such as outdoor cooking and outdoor heating appliances.

#### **15.23.030 Definitions**

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

**“EV Capable Space”** means a parking space linked to a listed electrical panel with sufficient capacity to provide at least 220/240 volts and 40 amperes to the parking space. Raceways must be at least 1” in diameter and may be sized for multiple circuits as allowed

by the California Electrical Code. The panel circuit directory shall identify the overcurrent protective device space(s) reserved for EV charging as “EV CAPABLE.” Construction documents shall indicate future completion of raceway from the panel to the parking space, via the installed raceways.

**“Level 2 EV Ready Space”** means a parking space served by a complete electric circuit with 208/240 volt, 40-ampere capacity including electrical panel capacity, overprotection device, a minimum 1” diameter raceway that may include multiple circuits as allowed by the California Electrical Code, wiring, and either a) a receptacle labeled “Electric Vehicle Outlet” with at least a ½” font adjacent to the parking space, or b) electric vehicle supply equipment (EVSE) with a minimum capacity of 30 amperes.

**“Electric Vehicle Charging Station” or “EVSE”** means a parking space (or spaces in the event of multiple spaces for which a single charging station with a dedicated charging port for each space) that includes installation of electric vehicle supply equipment (EVSE) with a minimum capacity of 30 amperes connected to a circuit serving a Level 2 EV Ready Space. EVSE installation may be used to satisfy a Level 2 EV Ready Space requirement.

**“Mixed-Fuel building”** has the same meaning as in Section 15.22.030.

**“Newly Constructed” or “New Construction”** has the same meaning as in Section 15.22.030.

**“Low-Rise Residential”** has the same meaning as in Section 15.22.030.

#### **15.23.040 Electric-Readiness**

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

- 1) Combined Cooktop and Oven or Stand Alone Cooktop. Buildings plumbed for natural gas or propane equipment shall include the following components for each gas terminal or stub out:



- a) A dedicated 240 volt, 40 amp or greater circuit and 50 amp or greater electrical receptacle located within three (3) feet of the equipment and accessible with no obstructions;
  - b) The electrical receptacle shall be labeled with the words “For Future Electric Range” and be electrically isolated; and
  - c) A double pole circuit breaker in the electrical panel labeled with the words “For Future Electric Range”.
- 2) Stand Alone Cooking Oven. Buildings plumbed for natural gas or propane equipment shall include the following components for each gas terminal or stub out:
- a) A dedicated 240 volt, 20 amp or greater receptacle within three (3) feet of the appliance and accessible with no obstructions;
  - b) The electrical receptacle shall be labeled with the words “For Future Electric Oven” and be electrically isolated; and
  - c) A double pole circuit breaker in the electrical panel labeled with the words “For Future Electric Oven”.
- 3) Service Capacity
- a) All newly installed electrical panels and subpanels serving common loads in a Mixed-Fuel Building shall have both space for overcurrent protective devices as well as bus bars of adequate capacity to meet all of the building’s potential future electrical requirements as specified in California Electric Code, Title 24, Part 3, Article 220 Sections 220.50.1 and 220.50.2.
  - b) All newly installed raceways in a Mixed-Fuel Building between the main electric panel and any subpanels, and the point at which the conductors serving the building connect to the common conductors of the utility distribution system, shall be sized for conductors adequate to serve all of the building’s potential future electrical requirements as specified in California Electric Code, Title 24, Part 3, Article 220 Sections 220.50.1 and 220.50.2.
  - c) The service capacity requirements of this section shall be determined in accordance with California Electric Code, Title 24, Part 3, Article 220 Section 220.50.4.
- 4) Conductor, Raceway and Subpanel Sizing.
- a) Raceway and subpanel capacity shall be sized to be large enough to meet the requirements at the service voltage.
  - b) The electrical capacity requirements may be adjusted for demand factors in accordance with the California Electric Code, Title 24, Part 3, Article 220.
  - c) For purposes of gas pipe equivalence, gas pipe capacity shall be determined in accordance with the California Plumbing Code, Title 24, Part 5, Section 1208.4.
- B. If the design includes bus bar capacity, raceway or conductor capacity, and space necessary for the installation of electrical equipment that can serve the intended function of the gas equipment, as calculated and documented by a licensed design

professional associated with the project, it shall be exempt from the requirements of Section 15.23.040(A)(3).

### **15.23.050 Energy Storage Pre-Wiring**

All New Construction shall be prewired for the installation of battery storage. The pre-wiring shall be in accordance with California Building, Residential, and Electrical Codes and be adequately sized by a licensed professional to accommodate the backup loads installed in the critical load panel with a minimum of five (5) kwh.

### **15.23.060 Electric Vehicle Charging**

A. California Green Building Code, Title 24, Part 11, Residential Mandatory Measures, Section 4.106.4 is amended as follows (~~strikeouts~~ indicated deletions and underscores indicate additions):

**4.106.4.1 New one and two-family dwellings and townhouses with attached private garages.** For each dwelling unit with one parking space, one Level 2 EV Ready Space shall be installed. For each dwelling unit with two or more parking spaces, at least one Level 2 EV Ready Space and one EV Capable Space shall be installed.

**4.106.4.1.1 Identification.** ~~The service panel or subpanel circuit directory shall identify the overcurrent protective device space (s) reserved for future EV charging as "Level 2 EV CAPABLE."~~ The raceway termination location shall be permanently and visibly marked as "EV CAPABLE" "EV READY" or "EV CAPABLE", as the case may be.

**4.106.4.2 New multifamily dwellings.** If residential parking is provided, ~~ten (10)~~ at least twenty five percent (25%) of the total number of parking spaces on a building site, but in no case less than one, shall have an EVSE installed, with the remaining parking spaces being electric vehicle charging spaces (EV Capable Spaces) capable of supporting future EVSE. Calculations for the required number of EVSE spaces shall be rounded up to the nearest whole number.

**4.106.4.3 New hotels and motels.** At least twenty-five percent (25%) of the total number of parking spaces on a building site for Newly Constructed hotels and motels, but in no case less than one, shall be equipped with functional 240V (Level 2) EVSE. All other parking spaces in Newly Constructed hotels and motels shall provide EV Capable Spaces capable of supporting future installation of EVSE. The construction documents shall identify the location of the EV Capable Spaces.

**4.106.4.3.1 Number of required EV spaces.** ~~The number of required EV spaces shall be based on the total number of parking spaces provided for all types of parking facilities in accordance with Table 4.106.4.3.1. Calculations for the required number of EVSE spaces shall be rounded up to the nearest whole number.~~

B. California Green Building Code, Title 24, Part 11, Nonresidential Mandatory Measures, Section 5.106.5.3.3 is amended as follows:

**5.106.5.3.3 EV charging space calculation.** Where parking is included in the project scope, at least twenty percent (20%) of the total number of parking spaces on a building site shall have an EVSE installed with an additional twenty percent (20%) of parking spaces being electric vehicle charging spaces (EV Capable Spaces) capable of supporting future EVSE. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number. ~~[N] Table 5.106.5.3.3 shall be used to determine if single or multiple charging space requirements apply for the future installation of EVSE.~~

#### **SECTION FOUR. SEVERABILITY.**

If any section, subsection, paragraph, sentence, clause, phrase or term (each a "Provision") in this Ordinance, or any Provision's application to any person or circumstance, is held illegal, invalid or unconstitutional by a court of competent jurisdiction, all other Provisions not held illegal, invalid or unconstitutional, or such Provision's application to other persons or circumstances, shall not be affected. The City Council declares that it would have passed this Ordinance, and each Provision therein, whether any one or more Provisions be declared illegal, invalid or unconstitutional.

**SECTION FIVE. PUBLICATION AND EFFECTIVE DATE.** Within fifteen (15) days after its adoption, the City Clerk of the City of Solana Beach shall cause this Ordinance to be published pursuant to the provisions of Government Code Section 36933. This Ordinance shall become effective 30 days after its adoption and shall be in full force and effect following submission to and approval by the California Energy Commission pursuant to applicable law.

**INTRODUCED AND FIRST READ** at a regular meeting of the City Council of the City of Solana Beach, California held on the 10th day of November 2021, and thereafter,

**PASSED, APPROVED AND ADOPTED** at a regular meeting of the City Council of the City of Solana Beach, California, on the 8th day of December 2021, by the following vote:

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

\_\_\_\_\_  
LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

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

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



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** December 8, 2021  
**ORIGINATING DEPT:** Community Development  
**SUBJECT:** **Adopt (2<sup>nd</sup> Reading) Ordinance 521 – Providing Regulations Concerning Two-Unit Residential Development in Single-Family Residential Zones and Providing Regulations Concerning Urban Lot Split Subdivisions in Single-Family Residential Zones**

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## **BACKGROUND:**

On November 10, 2021, the City Council introduced Ordinance 521 (Attachment 1), which is now before Council for the second reading and adoption to establish regulations concerning two-unit residential development and urban lot split subdivisions in single-family residential zones in order to implement SB9.

## **DISCUSSION:**

The City of Solana Beach currently allows single-family development and Accessory Dwelling Units (ADUs) pursuant to subsection (D) of Section 17.20.040 of the Municipal Code in single-family residential zones. However, the State legislature adopted SB 9 to require local jurisdictions to approve infill developments in existing single-family zones, subject only to objective local standards that would permit at least two units of 800 square feet per lot in single-family zones and that allow for the division of one existing lot into two lots of at least 1,200 square feet. Pursuant to Government Code Section 65852.21(j), a local agency may adopt an ordinance to implement the provisions of SB 9. Therefore, Staff recommends this proposed ordinance be adopted to comply with and implement State law. The ordinance would create a process for ministerial review and approval of applications for two-unit development and urban lot split subdivisions, subject to limitations provided for in SB 9.

## **CEQA COMPLIANCE STATEMENT:**

This Ordinance is exempt from the provisions of the California Environmental Quality Act (“CEQA”) pursuant to Government Code Sections 65852.21(j) and 66411.7(n),

CITY COUNCIL ACTION:

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because the adoption of an ordinance to implement SB 9 shall not be considered a project under Division 13 of the Public Resources Code.

**FISCAL IMPACT:** N/A

**WORK PLAN:**

N/A

**OPTIONS:**

- Approve Staff recommendation and adopt Ordinance 521.
- Approve Staff recommendation with alternative amendments/modifications.
- Deny Staff recommendation - If no action is taken, state law will govern the application for the construction or development of two-unit development and urban lot split subdivisions in single-family residential zones in the City.

**DEPARTMENT RECOMMENDATION:**

Staff recommends that the City Council adopt Ordinance 521 (2<sup>nd</sup> Reading) adding Section 17.20.040(R) and Section 16.48 to the Solana Beach Municipal Code, and amending Chapter 17.12 and Section 17.20.020 of the Solana Beach Municipal Code to allow two-unit residential developments and urban lot split subdivisions in single-family residential zones.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation.



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Gregory Wade, City Manager

Attachments:

1. Ordinance 521

## ORDINANCE 521

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, ADDING SECTION 17.20.040(R) TO THE SOLANA BEACH MUNICIPAL CODE TO PROVIDE FOR REGULATIONS CONCERNING TWO-UNIT RESIDENTIAL DEVELOPMENTS IN SINGLE FAMILY RESIDENTIAL ZONES, AMENDING CHAPTER 17.12 AND SECTION 17.20.020 MAKING TWO-UNIT RESIDENTIAL DEVELOPMENTS A PERMITTED USE IN SINGLE-FAMILY RESIDENTIAL ZONES, AND ADDING CHAPTER 16.48 TO THE SOLANA BEACH MUNICIPAL CODE TO PROVIDE REGULATIONS CONCERNING URBAN LOT SPLIT SUBDIVISIONS IN SINGLE-FAMILY RESIDENTIAL ZONES**

**WHEREAS**, the City Council of the City of Solana Beach seeks to implement Senate Bill 9 (SB 9) (Chapter 162, Statutes 2021) through the implementation of regulations concerning two-unit residential developments and urban lot split subdivisions in single-family residential zones; and

**WHEREAS**, state lawmakers are increasingly concerned about the lack of supply of housing units in the State of California; and

**WHEREAS**, the State Legislature adopted SB 9 in order to require local jurisdictions to approve infill developments of up to four units in existing single-family zones, subject only to objective local standards that would permit at least two units of 800 square feet per lot in single family zones; and

**WHEREAS**, this ordinance is exempt from the California Environmental Quality Act pursuant to Government Code Sections 65852.21(j) and 66411.7(n) because the adoption of an ordinance to implement SB 9 shall not be considered a project under Division 13 (commencing with Section 21000) of the Public Resources Code.

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

Section 1. All of the statements set forth in the recitals above are true and correct and are incorporated herein.

Section 2. Section 17.20.040(R) "Two-unit residential developments in single family zones" is added to Chapter 17.20 "Specific Requirements" of the Solana Beach Municipal Code to read as follows:

**"17.20.040(R) Two-unit residential developments in single family zones.**

A. Purpose and Findings.

1. The purpose of this section is to provide regulations for the establishment of two-unit residential developments in single-family residential zones and to define an approval process for such two-unit residential developments consistent with Government Code Section 65852.21, or any successor statute. The intent of this section is to provide opportunities for more housing in existing single family residential zones as mandated by state law. It is also the goal to provide development standards to ensure the orderly development of these units in appropriate areas of the City.

2. Two-unit residential developments are residential uses consistent with the uses permitted in zones that allow for single-family residential development.

3. Government Code Section 65852.21 preempts the density limitations established by the General Plan and the underlying zones in which two-unit residential developments created pursuant to the requirements of this subsection are permitted. Incompatibility with the City's density limitations shall not provide a basis to deny a two-unit residential development that otherwise conforms to the requirements of this section.

B. A two-unit residential development containing no more than two residential units within a single-family residential zone shall be considered ministerially, without discretionary review or a hearing, if the proposed housing meets all of the standards set forth below. For purposes of this section, a two-unit residential development contains two residential units if the development proposes two new units or if it proposes to add one new unit to one existing unit.

1. If a parcel includes an existing single family home, one additional unit of not more than 825 square feet may be developed pursuant to this section. No more than 25 percent of the existing exterior structural walls shall be demolished to create the two-unit residential development, unless the existing single family home has not been occupied by a tenant in the last three years.

2. If a parcel does not include an existing single family home, or if an existing single family home is proposed to be demolished in connection with the creation of a two-unit residential development, two units of not more than 825 square feet each may be developed pursuant to this section.



3. Each unit in a two-unit residential development shall be separated by a distance of at least ten feet from any other structure on the parcel; however, units may be adjacent or connected if the structures meet building code safety standards and are sufficient to allow separate conveyance.

4. Unit Count. The following limitations apply to the number of units that may be created on a single parcel.

a. If a parcel was created subject to the urban lot split subdivision provisions of Chapter 16.48, no more than two units -- including primary dwelling units, accessory dwelling units, and/or junior accessory dwelling units in any combination -- shall be permitted on a parcel.

i. If a parcel was created subject to the urban lot split subdivision provisions of Chapter 16.48 and includes an existing or proposed two-unit development, then no accessory dwelling units or junior accessory dwelling units shall be permitted on the parcel.

ii. If a parcel was created subject to the urban lot split subdivision provisions of Chapter 16.48 and includes one primary dwelling unit only, then one accessory dwelling unit or one junior accessory dwelling unit for each primary dwelling unit is permitted.

b. If a parcel was not created subject to the urban lot split subdivision provisions of Chapter 16.48, no more than four units -- including primary dwelling units, accessory dwelling units, and/or junior accessory dwelling units in any combination -- shall be permitted on a parcel.

i. If a parcel was not created subject to the urban lot split subdivision provisions of Chapter 16.48 and includes an existing or proposed two-unit development, then one accessory dwelling unit may be developed for each primary dwelling unit on the parcel.

ii. If a parcel was not created subject to the urban lot split subdivision provisions of Chapter 16.48 and includes a single primary dwelling unit, then one accessory dwelling unit and one junior accessory dwelling unit may be developed instead of a two-unit residential development.

C. A two-unit residential development shall be prohibited in each of the following circumstances:

1. The two-unit residential development would require demolition or alteration of any of the following types of housing:
  - a. Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income.
  - b. Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.
  - c. Housing that has been occupied by a tenant in the last three years. An applicant for a two-unit residential development must demonstrate whether any existing housing on the parcel was owner occupied or vacant to Director's satisfaction.
2. The parcel subject to the proposed housing development is a parcel on which an owner of residential real property has exercised the owner's rights under Government Code Section 7060 et seq. to withdraw accommodations from rent or lease within 15 years before the date that the development proponent submits an application.
3. The parcel subject to the proposed housing development is located within a historic district or property included on the State Historic Resources Inventory, as defined in Public Resources Code Section 5020.1, or within a site that is designated or listed as a city or county landmark or historic property or district pursuant to a city or county ordinance.
4. If the two-unit residential development is on a parcel that is any of the following:
  - a. Either prime farmland or farmland of statewide importance, as defined pursuant to United States Department of Agriculture land inventory and monitoring criteria, as modified for California, and designated on the maps prepared by the Farmland Mapping and Monitoring Program of the Department of Conservation, or land zoned or designated for agricultural

protection or preservation by a local ballot measure that was approved by the voters of that jurisdiction.

b. Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).

c. Within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Government Code Section 51178, or within a high or very high fire hazard severity zone as indicated on maps adopted by the Department of Forestry and Fire Protection pursuant to Section 4202 of the Public Resources Code. This subparagraph does not apply to sites excluded from the specified hazard zones by a local agency, pursuant to subdivision (b) of Section 51179 of the Government Code, or sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development.

d. A hazardous waste site that is listed pursuant to Government Code Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code, unless the State Department of Public Health, State Water Resources Control Board, or Department of Toxic Substances Control has cleared the site for residential use or residential mixed uses.

e. Within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2.

f. Within a special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency. If a development proponent is able

to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, a local government shall not deny the application on the basis that the development proponent did not comply with any additional permit requirement, standard, or action adopted by that local government that is applicable to that site. A development may be located on a site described in this subparagraph if either of the following are met: (i) The site has been subject to a Letter of Map Revision prepared by the Federal Emergency Management Agency and issued to the local jurisdiction; or (ii) The site meets Federal Emergency Management Agency requirements necessary to meet minimum flood plain management criteria of the National Flood Insurance Program pursuant to Part 59 (commencing with Section 59.1) and Part 60 (commencing with Section 60.1) of Subchapter B of Chapter I of Title 44 of the Code of Federal Regulations.

g. Within a regulatory floodway as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency, unless the development has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations. If a development proponent is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, a local government shall not deny the application on the basis that the development proponent did not comply with any additional permit requirement, standard, or action adopted by that local government that is applicable to that site.

h. Lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish and Game Code), habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or other adopted natural resource protection plan.

i. Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species

protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code).

j. Lands under conservation easement.

5. If the two-unit residential development would cause there to be more than four total units – including primary dwelling units, accessory dwelling units, and/or junior accessory dwelling units – on any single parcel or on any two parcels that were created using the urban lot split subdivision provisions of Chapter 16.48.

D. Any construction of a two-unit residential development shall conform to all property development regulations of the zone in which the property is located including, but not limited to, height limits, setback, lot coverage, landscape, and floor area ratio (FAR), as well as all fire, health, safety and building provisions of this title, subject to the following exceptions:

1. No setback shall be required for an existing structure or a structure constructed in the same location and to the same dimensions as an existing structure. Verification of size and location of the existing and proposed structure by City staff requires the applicant to provide pre- and post-construction surveys by a California licensed land surveyor to the City's satisfaction.
2. For all other dwelling units proposed in connection with a two-unit residential development, a minimum setback of four feet, or the applicable setback for the zone district, whichever is less, is required from the rear and side property lines.
3. Limits on lot coverage, floor area ratio, open space, and size must permit two units of 800 square feet each in connection with a two-unit residential development.
4. New dwelling units proposed in connection with a two-unit residential development shall not exceed 16 feet in height measured from preexisting grade or finished grade, whichever is lower, to the highest point of the roof.

5. For a two-unit residential development connected to an onsite wastewater treatment system, the applicant shall provide a percolation test completed within the last 5 years, or, if the percolation test has been recertified, within the last 10 years.
6. All dwelling units created in connection with a two-unit residential development shall have independent exterior access.
7. For applications that do not involve an urban lot split subdivision pursuant to Chapter 16.48, one of the dwellings on the lot must be the bona fide principal residence of at least one legal owner of the lot containing the dwelling, as evidenced at the time of approval of the two-unit residential development by appropriate documents of title and residency. Prior to the issuance of a building permit, the applicant shall provide evidence that a covenant has been recorded stating that one of the dwelling units on the lot shall remain owner occupied.
8. Two-unit residential developments shall only be used for rentals of terms of longer than thirty (30) days.
9. To ensure compliance with the provisions of the California Coastal Act of 1976, the following parking requirements apply:
  - a. One off-street parking space shall be required for each residential unit.
  - c. If a two-unit residential development replaces an existing garage or other required parking, replacement spaces shall be provided in accordance with the requirements of the underlying zone.
10. Design. When a two-unit residential development dwelling unit is proposed on a parcel with an existing single family dwelling unit, the new unit shall utilize the same exterior materials and colors as the existing dwelling unit.
11. Two-unit residential developments shall provide a new separate gas, electric, and water utility connection directly between each dwelling unit and the utility. The connection may be subject to a connection fee or capacity charge.
12. Two-unit residential developments shall be required to provide fire sprinklers.

13. Two-unit residential developments shall be required to provide a solar photovoltaic (PV) system as an electricity source.

14. In no event shall grading pursuant to an application submitted under this chapter exceed one hundred (100) cubic yards.

E. Applications for two-unit residential developments located in the Coastal Zone must be submitted together with a copy of a valid Coastal Development Permit issued by the California Coastal Commission.

F. Applications for two-unit residential developments conforming to the requirements of this section shall be considered ministerially without discretionary review or a hearing by the director of community development. Incomplete applications will be returned with an explanation of what additional information is required.

G. A proposed two-unit residential development may be denied if the director of community development makes a written finding, based upon a preponderance of the evidence, that the proposed housing development project would have a specific, adverse impact, as defined and determined in paragraph (2) of subdivision (d) of Section 65589.5 of the Government Code, upon public health and safety or the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

H. Prior to the issuance of a building permit for a two-unit residential development dwelling unit, the property owner shall record a covenant with the County Recorder's Office, the form and content of which is satisfactory to the City Attorney. The covenant shall notify future owners of the owner occupancy requirements, the approved size and attributes of the units, and minimum rental period restrictions. The covenant shall also reflect the number of units approved and provide that no more than four total units may be created on any single parcel or on any two parcels created using urban lot split subdivision procedures. If an urban lot split subdivision was approved, the covenant shall provide that no variances shall be permitted other than those code deviations expressly allowed by this Chapter. This covenant shall remain in effect so long as a two-unit residential development exists on the parcel.

I. In cases of conflict between this section and any other provision of this title, the provisions of this section shall prevail. To the extent that any provision of this section is

in conflict with State law, the applicable provision of State law shall control, but all other provisions of this section shall remain in full force and effect.”

Section 3. Subparagraph D.1 of Section 17.12.010 of the Solana Beach Municipal Code is amended to read as follows:

“b. Two-Unit Residential Development. Any primary dwelling units designed and used to house two households living independently of each other on the same legal lot. Dwelling units may be attached or detached and are subject to the provisions of Section 17.20.040(R).

“c. Duplex. Any building(s) designed and used to house three or more families living independently of each other on the same legal lot. Dwelling unit may be attached or detached. Minimum separation between principal structures on the same lot is 15 feet.”

Section 4. Table 17.12.020-A in Section 17.12.020 of the Solana Beach Municipal Code is amended to read as follows (changes shown in underline and strikeout):

		ZONE															
USE		ER-1	ER-2	LR	LMR	MR	MHR	HR	C	SC	LC	OP	PI	LI	A	OSR	ROW
1. RESIDENTIAL USES																	
1	Single-Family Dwellings	P	P	P	P	P	P	P	E	E	E	E	E	E	P	PL	E
<u>1.5</u>	<u>Two-Unit Residential Development</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>
2	<u>Duplex Two-Family Dwellings (duplex)</u>	E	E	E	E	P	P	P	PL	PL	PL	E	E	E	E	E	E

Section 5. Section 17.20.020 of the Solana Beach Municipal Code is amended by adding a new subparagraph “E” to read as follows:

“E. Two-unit Residential Developments. Two-unit residential developments shall be permitted in the (ER-1), (ER-2), (LR), (LMR) zones pursuant to SBMC 17.20.040(R) (Two-unit Residential Developments in Single-Family Zones).”

Section 6. Chapter 16.48. “Urban Lot Split Requirements” of the Solana Beach Municipal Code is hereby added to read as follows:



**“Chapter 16.48  
URBAN LOT SPLIT SUBDIVISION REQUIREMENTS**

Sections:

- 16.48.010 Urban lot split subdivision.**
- 16.48.020 Preparation of urban lot split map.**
- 16.48.030 Application.**
- 16.48.040 Information to be filed with urban lot split map.**
- 16.48.050 Requirements for urban lot split map.**
- 16.48.060 Application of objective standards.**
- 16.48.070 Grading plan.**
- 16.48.080 Preliminary title report.**
- 16.48.090 Revised urban lot split map.**
- 16.48.100 City Engineer – Duties.**
- 16.48.110 Consideration of urban lot split map – Notice of decision.**
- 16.48.120 Disapproval of urban lot split map.**
- 16.48.130 Transmittal of urban lot split map to County Recorder.**
- 16.48.140 Correction and amendment of urban lost split map.**

**16.48.010 Urban lot split subdivision.**

No person shall create an urban lot split subdivision except by the filing of an urban lot split map approved pursuant to this title and the Subdivision Map Act.

**16.48.020 Preparation of urban lot split map.**

The urban lot split map shall be prepared by or under the direction of a registered civil engineer or licensed land surveyor, shall show the location of streets and property lines bounding the property and shall conform to all of the following provisions:

- A. The provisions of Section 66445 of the Subdivision Map Act.
- B. Shall be based upon a field survey made in conformity with the Land Surveyors Act. (Gov. Code § 66448)

**16.48.030 Application.**

A. A subdivider applying for an urban lot split subdivision plat shall file an application with the City Engineer, together with copies of an urban lot split map. An applicant for an urban lot split subdivision shall sign and submit with the application an affidavit stating that the applicant intends to occupy one of the housing units as their principal residence for a minimum of three (3) years from the date of the approval of the urban lot split. An affidavit shall not be required of an applicant that is either a “community land trust” or a “qualified nonprofit corporation” as defined in the Revenue and Taxation Code.

B. The City Engineer shall not accept an application or map for processing unless the Department finds that the urban lot split map is consistent with the zoning provisions of this code and that all approvals and permits required by the city zoning provisions for the project have been given or issued.

C. The City Engineer shall not accept an application or map an urban lot split located in the Coastal Zone unless it is submitted together with a copy of a valid Coastal Development Permit issued by the California Coastal Commission.

D. Notwithstanding the provisions of subsection B of this section, an urban lot split map may be processed concurrently with documents, permits or approvals required by the zoning provisions of this code, if the applicant first waives the time limits for processing, approving or conditionally approving or disapproving an urban lot split map provided by this title or the Subdivision Map Act.

**16.48.040 Information to be filed with urban lot split map.**

Such information as may be prescribed by the rules and regulations approved by the city council and such additional information as the City Engineer may find necessary with respect to any particular case to implement the provisions of this title shall accompany the urban lot split map at the time of submission, including a certificate of an engineer or land surveyor in accordance with Section 66449 of the Subdivision Map Act, and a certificate in accordance with Section 66450 of the Subdivision Map Act relating to unincorporated territory.

**16.48.050 Requirements for urban lot split map.**

The City Engineer shall ministerially approve a parcel map for an urban lot split only if the City Engineer determines that the parcel map for the urban lot split meets all of the following requirements:

- A. Both newly created parcels shall be no smaller than 1,200 square feet.
- B. Both newly created parcels shall be of approximately equal lot area, which for purposes of this paragraph shall mean that one parcel shall not be smaller than 40 percent of the lot area of the original parcel proposed for subdivision.
- C. New unit size shall be not greater than 825 square feet. Maps shall show the footprints of existing and proposed structures.
- D. The parcel being subdivided is located within an (ER-1), (ER-2), (LR), or (LMR) zone permitting single family dwellings described in Chapter 17.20 SBMC.
- E. The parcel being subdivided is not located on a site that is any of the following:
1. Either prime farmland or farmland of statewide importance, as defined pursuant to United States Department of Agriculture land inventory and monitoring criteria, as modified for California, and designated on the maps prepared by the Farmland Mapping and Monitoring Program of the Department of Conservation, or land zoned or designated for agricultural protection or preservation by a local ballot measure that was approved by the voters of that jurisdiction.
  2. Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).
  3. Within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178 of the Government Code, or within a high or very high fire hazard severity zone as indicated on maps adopted by the Department of Forestry and Fire Protection pursuant to Section 4202 of the Public Resources Code. This subparagraph does not apply to sites excluded from the specified hazard zones by a local agency, pursuant to subdivision (b) of Section 51179 of the Government Code, or sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development.
  4. A hazardous waste site that is listed pursuant to Section 65962.5 of the Government Code or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code, unless the State Department of Public Health, State Water Resources Control Board, or

Department of Toxic Substances Control has cleared the site for residential use or residential mixed uses.

5. Within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2 of the Government Code.

6. Within a special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency. If a development proponent is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, a local government shall not deny the application on the basis that the development proponent did not comply with any additional permit requirement, standard, or action adopted by that local government that is applicable to that site. A development may be located on a site described in this subparagraph if either of the following are met:

(i) The site has been subject to a Letter of Map Revision prepared by the Federal Emergency Management Agency and issued to the local jurisdiction.

(ii) The site meets Federal Emergency Management Agency requirements necessary to meet minimum flood plain management criteria of the National Flood Insurance Program pursuant to Part 59 (commencing with Section 59.1) and Part 60 (commencing with Section 60.1) of Subchapter B of Chapter I of Title 44 of the Code of Federal Regulations.

7. Within a regulatory floodway as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency, unless the development has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations. If a development proponent is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for

streamlined approval under this section, a local government shall not deny the application on the basis that the development proponent did not comply with any additional permit requirement, standard, or action adopted by that local government that is applicable to that site.

8. Lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish and Game Code), habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or other adopted natural resource protection plan.

9. Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code).

10. Lands under conservation easement.

F. The proposed urban lot split would not require demolition or alteration of any of the following types of housing:

1. Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income.

2. Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.

3. A parcel or parcels on which an owner of residential real property has exercised the owner's rights under Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 to withdraw accommodations from rent or lease within 15 years before the date that the development proponent submits an application under this Chapter.

4. Housing that has been occupied by a tenant in the last three years. An applicant for an urban lot split subdivision must demonstrate wither any existing housing on the parcel was owner occupied or vacant to Director's satisfaction.

G. The parcel is not located within a historic district or property included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or within a site that is designated or listed as a city or county landmark or historic property or district pursuant to a city or county ordinance.

H. The parcel has not been established through prior exercise of an urban lot split as provided for in this Chapter.

I. Neither the owner of the parcel being subdivided nor any person acting in concert with the owner has previously subdivided an adjacent parcel using an urban lot split as provided for in this Chapter.

J. All easements required for the provision of public services and facilities shall be dedicated or conveyed by an instrument in a form acceptable to the Department of Community Development.

K. Units constructed on an urban lot split subdivision approved pursuant to this chapter shall be subject to and comply with the minimum setback requirements specified in SBMC 17.20.040(R).D.

L. Units constructed on an urban lot split subdivision approved pursuant to this chapter shall not exceed sixteen feet (16') in height measured from preexisting grade or finished grade, whichever is lower, to the highest point of the roof.

M. Each unit located on a parcel created pursuant to this chapter shall have vehicular ingress and egress to the public right-of-way, which shall be either through access over land owner in fee or evidences by a recorded easement in favor of the parcel requiring right-of-way access.

N. There shall be provided no less than one space per unit of off-street parking.

O. Each unit shall be required to provide a solar photovoltaic (PV) system as an electricity source.

P. The uses allowed on a parcel created pursuant to this chapter shall be limited to residential uses.

Q. Dwelling units constructed on urban lot split subdivision lots shall only be used for rentals of terms of longer than thirty (30) days.

R. Prior to approval of an urban lot split subdivision, the applicant shall have complied with the covenant recording requirement contained in SBMC 17.20.040(R).D.7 and 17.20.040(R).H.

**16.48.060 Application of Objective Standards.**

Development proposed on lots created by an urban lot split subdivision shall comply with all objective zoning standards, objective subdivision standards, and objective design review standards applicable to the parcel based on the underlying zoning; provided, however, that the application of such standards shall be reduced if the standards would have the effect of physically precluding the construction of two units on either of the resulting parcels created pursuant to this chapter or would result in a unit size of less than 800 square feet. Any waivers or reductions of development standards shall be the minimum waiver or reduction necessary to avoid physically precluding two units of 800 square feet, and no additional variances shall be permitted.

**16.48.070 Grading plan.**

There shall be filed with each urban lot split map a grading plan showing graded building site elevations and grading proposed for the creation of building sites or for construction or installation of improvements to serve the subdivision. The grading plan, together with the original topography contours, may be shown on an exhibit to the urban lot split map. The grading plan shall indicate approximate earthwork volumes of proposed excavation and filling operations. In the event no grading is proposed, a statement to that effect shall be placed on the urban lot split map. In no event shall grading pursuant to an application submitted under this chapter exceed one hundred (100) cubic yards.

**16.48.080 Preliminary title report.**

There shall be filed with each urban lot split map, a current preliminary title report of the property being subdivided or altered.

**16.48.090 Revised urban lot split map.**

Where a subdivider desires to revise an approved urban lot split map, the subdivider may file with the City Engineer, prior to the expiration of the approved urban lot split map, a revised urban lot split map on payment of the fees specified in SBMC 16.08.010.

**16.48.100 City Engineer – Duties.**

The City Engineer or his or her designee is authorized and directed to carry out the following duties, concerning applications for urban lot split maps under this chapter:

A. Obtain the recommendations of other city departments, governmental agencies or special districts as may be deemed appropriate or necessary by the City Engineer in order to carry out the provisions of this title;

B. Consider all recommendations and the results of all investigations and ministerially approve, or disapprove the application.

**16.48.110 Consideration of urban lot split map – Notice of decision.**

Within 50 calendar days after a complete application for an urban lot split map is filed with it, the City Engineer shall ministerially approve or disapprove such map. The time limit specified in this paragraph may be extended by mutual consent of the applicant and the city. If the urban lot split map is disapproved, the reasons therefor shall be stated in the notice of disapproval.

**16.48.120 Disapproval of urban lot split map.**

The City Engineer shall not approve an urban lot split map under any of the following circumstances:

A. The land proposed for division is a lot or parcel which was part of an urban lot split map that the City previously approved.

B. The subdivision proposes creation of more than two lots or more than four units total among the two lots.

C. The City Engineer finds that the urban lot split map does not meet the requirements of this code or that all approvals or permits required by this code for the project have not been given or issued.

D. Based on a preponderance of the evidence, the building official finds that the proposed housing development project would have a specific, adverse impact, as defined and determined in paragraph (2) of subdivision (d) of Government Code Section 65589.5, upon public health and safety or the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.



E. The urban lot split's failure to comply with applicable, objective requirements imposed by the Subdivision Map Act and this title. Any decision to disapprove an urban lot split map shall be accompanied by a finding identifying the applicable, objective requirements imposed by the Subdivision Map Act and this title or the conditions of approval which have not been met or performed.

**16.48.130 Transmittal of urban lot split map to County Recorder.**

After the approval by the City of an urban lot split map, the applicant or its agent shall transmit the map to the County Recorder. An urban lot split subject to Section 66493 of the Subdivision Map Act shall be processed in compliance with Government Code Section 66464(b).

**16.48.140 Correction and amendment of urban lot split map.**

Corrections of and amendments to the urban lot split map shall be made pursuant to Section 66469 et seq. of the Act.

Section 7. The City Council finds that this Ordinance is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Government Code Sections 65852.21(j) and 66411.7(n) because the adoption of an ordinance to implement SB 9 shall not be considered a project under Division 13 (commencing with Section 21000) of the Public Resources Code.

Section 8. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Chapter, or its application to any person or circumstance, if for any reason held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases of this Chapter, or its application to any other person or circumstance. The City Council declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any one or more other sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof be declared invalid or unenforceable.

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

**INTRODUCED AND FIRST READ** by the City Council of the City of Solana Beach at a regular meeting thereof on the 10th day of November 2021.

**PASSED, ADOPTED, AND APPROVED** by the City Council of the City of Solana Beach at a regular meeting thereof this 8<sup>th</sup> day of December 2021 by the following vote to wit:

AYES:  
NAYS:  
ABSTAIN:  
ABSENT:

\_\_\_\_\_  
LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

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

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



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** December 8, 2021  
**ORIGINATING DEPT:** City Clerk's Office  
**SUBJECT:** Annual Deputy Mayor Appointment

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## **BACKGROUND:**

On July 10, 2018, the City Council adopted Ordinance 488 establishing a By-District Election Process in four Council Districts and an Elective Office of Mayor. The November 3, 2020 General Election was the first election transitioning to district elections and a separately elected Mayor, each for a full term of four years.

Thus, an annual appointment of Deputy Mayor is needed to act in the Mayor's absence. Resolution 1996-017 (Attachment 1) provided a guide for rotation of Mayor and Deputy Mayor and may be used for this Deputy Mayor rotation. It states that the City Council shall appoint a mayor pro tempore on an annual basis at the first City Council meeting of December. The mayor pro tempore shall be selected by the affirmative vote of not less than three members of the City Council. The mayor pro tempore may be referred to as the deputy mayor, as is the current practice.

This item is before Council to officially appoint a Deputy Mayor for the term of December 8, 2021 through December 14, 2022.

## **DISCUSSION:**

Pursuant to Resolution 1996-017, the Council shall proceed with the nomination and appointment of the 2022 Deputy Mayor.

This is a summary of Resolution 1996-017 which provides some general guidelines for making an appointment of the Deputy Mayor:

- Each member shall be given the opportunity to serve as *deputy mayor*.
- Council may choose to use alternative criteria for appointments.

CITY COUNCIL ACTION:

**CEQA COMPLIANCE STATEMENT:** N/A

**FISCAL IMPACT:** N/A

**WORK PLAN:** N/A

**OPTIONS:**

- Approve Staff recommendation and make necessary appointment.
- Approve Staff recommendation with alternative amendments / modifications.

**DEPARTMENT RECOMMENDATION:**

Staff recommends that the City Council review and consider designation of the 2022 Deputy Mayor for a term of December 8, 2021 to December 14, 2022.

1. Mayor Calls for nomination of a Deputy Mayor. Call for the vote.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation



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Gregory Wade, City Manager

Attachments:

1. Resolution 1996-017 - Guidelines for Mayor and Deputy Mayor Appointments.

**RESOLUTION NO. 96-17**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
SOLANA BEACH, CALIFORNIA, ESTABLISHING POLICIES  
REGARDING APPOINTMENT OF MAYOR AND DEPUTY MAYOR**

**WHEREAS**, the City Council is authorized and directed by Government Code Section 36801 to meet after a general municipal election and choose one of its number as mayor and one of its number as mayor pro tempore; and

**WHEREAS**, the City Council has determined that it is in the best interest of the City of Solana Beach to establish policies regarding the appointment of mayor and mayor pro tempore.

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

1. The City Council shall appoint a mayor and mayor pro tempore on an annual basis. The appointment shall be made at the first City Council meeting of December. The mayor and mayor pro tempore shall serve until their successor is appointed.
2. The mayor and mayor pro tempore shall be selected by the affirmative vote of not less than three members of the City Council.
3. The mayor pro tempore may be referred to as the deputy mayor.
4. When selecting the mayor and mayor pro tempore, the Council shall use the following criteria:
  - a. The deputy mayor shall have first priority to serve as mayor.
  - b. To the extent possible, each member shall be given the opportunity to serve as deputy mayor and then mayor.
  - c. The position of finish for each member at their last election will be an important factor in choosing between members who each have served as mayor or between members who have not previously served as mayor.
  - d. The first place finisher in each election shall have the opportunity to serve a full year term as mayor.

- e. Any member may share their term as mayor with any other member. Priority would be given to those who have not served, or if all have served, priority would be given to the member with the least total terms as mayor.
  - f. If a member accepts a shared term of at least six months as mayor, that shall be deemed a full term as mayor. However, if due to an incapacity a mayor is not able to fulfill a term, a member who is called upon to fill less than six months of the remainder of another member's term as mayor shall not be considered to have served a full term as mayor. The member called upon under such a situation shall be allowed to continue serving as mayor the next full term.
  - g. A person may decline an appointment, but shall lose eligibility unless the person subsequently regains eligibility as a result of re-election. A person who declines to accept a shared term as mayor shall not lose any eligibility.
  - h. The Council may choose to appoint a person to the position of mayor or deputy mayor based on factors other than those set forth in this resolution.
5. This resolution shall supersede all prior resolutions concerning this matter.


**PASSED, APPROVED, AND ADOPTED** by the City Council of the City of Solana Beach, California, at a regular meeting held on the 5th day of February, 1996, by the following vote:

**AYES:** Councilmembers - Campbell, Dodson, Kellejian, Renteria, Tompkins

**NOES:** Councilmembers - None

**ABSTAIN:** Councilmembers - None

**ABSENT:** Councilmembers - None



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Marion B. Dodson, Mayor

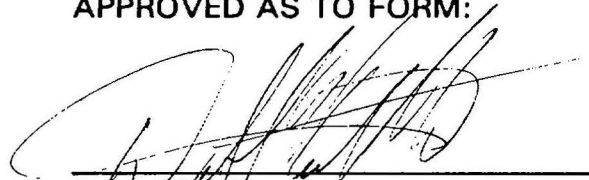
ATTEST:



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Deborah A. Harrington  
City Clerk

APPROVED AS TO FORM:



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Daniel S. Hentschke  
City Attorney