

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



AGENDA

Joint REGULAR Meeting
Wednesday, December 14, 2022 * 6:00 p.m.

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

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

PUBLIC MEETING ACCESS

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

WATCH THE MEETING

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

AGENDA MATERIALS

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

PUBLIC COMMENTS

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

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

And/Or

Verbal Comment Participation:

Please submit a speaker slip to the City Clerk prior to the meeting, or the announcement of the Section/Item, to provide public comment. Allotted times for speaking are outlined on the speaker's slip for each agenda section: Oral Communications, Consent, Public Hearings and Staff Reports. Public speakers have 3 minutes each to speak on each topic. Time may be donated by another individual

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

SPECIAL ASSISTANCE NEEDED

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

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

<u>CITY COUNCILMEMBERS</u>		
David A. Zito Councilmember District 1	Lesa Heebner, Mayor	Jewel Edson Councilmember District 3
Kristi Becker Councilmember District 2		Jill MacDonald Councilmember District 4

Gregory Wade
City Manager

Johanna Canlas
City Attorney

Angela Ivey
City Clerk

SPEAKERS:

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

READING OF ORDINANCES AND RESOLUTIONS:

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

CALL TO ORDER AND ROLL CALL:

CLOSED SESSION REPORT:

FLAG SALUTE:

APPROVAL OF AGENDA:

C. STAFF REPORTS: (C.1.)

Submit speaker slips to the City Clerk.

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

C.1. Annual Deputy Mayor Appointment. (File 0410-85)

Recommendation: That the City Council

1. Review and consider designation of the 2023 Deputy Mayor for a term of December 14, 2022 to December 13, 2023.

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

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

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

ORAL COMMUNICATIONS:

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

COUNCIL COMMUNITY ANNOUNCEMENTS / COMMENTARY:

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

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

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

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

A.1. Marine Safety Vehicle Purchase. (File 0370-26)

Recommendation: That the City Council

1. Approve **Resolution 2022-141** awarding and authorizing the purchase of a replacement vehicle for the Marine Safety Department.

[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 22, 2022 – November 18, 2022.

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

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

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

Recommendation: That the City Council

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

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

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

A.4. Lomas Santa Fe Drive Bridge Repairs. (File 0840-35)

Recommendation: That the City Council

1. Adopt **Resolution 2022-136:**
 - a. Awarding a construction contract to Beador Construction Company in the amount of \$153,300 for the Lomas Santa Fe Drive Bridge Repairs Project, Bid No. 2022-03.
 - b. Approving an amount of \$23,000 for construction contingency.
 - c. Authorizing the City Manager to execute the construction contract on behalf of the City.
 - d. Authorizing the City Manager to approve cumulative change orders up to the construction contingency amount.
 - e. Appropriating \$63,300 to the Lomas Santa Fe Bridge Repairs CIP project, \$48,000 from Gas Tax and \$15,300 from Sanitation.
 - f. Authorizing the City Treasurer to amend the Fiscal Year 2022/23 Adopted Budget according

[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.

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

B. PUBLIC HEARINGS: (B.1. – B.3)

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

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

B.1. Public Hearing: 661 E. Solana Circle, Applicant: Scott Sumner, Case: DRP22-002.
(File 0600-40)

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

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2022-129** conditionally approving a DRP to demolish a single-family residence, construct a replacement one-story, single-family residence with an attached one-car garage and perform associated site improvements at 661 East Solana Circle.

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

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

B.2. Public Hearing: 512, 516, 524, 538 S. Nardo Ave., Applicant: Ocean Ranch Estates, LLC., Case No.: MOD22-005. (File 0600-40)

The proposed project meets the minimum objective requirements under the SBMC, is consistent with the General Plan and may be found, as conditioned, to meet the discretionary findings to approve a modification to the approved DRP and SUB/TPM. 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. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2022-135** conditionally approving a modification to the DRP and SUB/TPM to relocate the proposed 8-inch sewer line, add a five-foot sewer easement along the cul-de-sac of Bell Ranch Road and add additional opportunities to satisfy the affordable housing requirements for the subdivision on property at 512 through 538 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.

B.3. Public Hearing: 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, and Close the Public Hearing.
2. Adopt **Resolution 2022-131** updating the Schedule of Fees and Charges effective January 1, 2023.

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

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

C. STAFF REPORTS: (C.2. – C.3.)

Submit speaker slips to the City Clerk.

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

C.2. Assessment Engineering Services for the Pacific Avenue – Phase 2 Underground Utility District. (File 1010-90)

Recommendation: That the City Council

1. Adopt **Resolution 2022-138**:
 - a. Authorizing the City Manager to enter into a Professional Services Agreement, in an amount not to exceed \$32,000, with NV5, Inc. for assessment engineering services for the Pacific Avenue – Phase 2 Underground Utility District.
 - b. Authorizing the City Manager to execute any and all agreements with utility communication companies (AT&T, Charter, Cox) in the amount of \$10,000 for the design associated with placing all overhead utilities into one joint trench facilitated by SDG&E
 - c. Appropriating \$42,000 to the Pacific Avenue Utility Underground District – Phase 2 from the General Fund – Undesignated Reserves.
 - d. Authorizing the City Treasurer to amend the FY 2022/23 Adopted Budget accordingly.

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

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

C.3. Council Board, Committees, & Commissions Appointments. (File 0410-05)

Recommendation: That the City Council

1. Review the Regional Boards/Commissions/Committees to:
 - a. Determine the City Selection Committee 2023 annual term appointment.
 - b. Make new or re-appointments to all other agencies for new two-year terms.
2. Review Council Standing Committees and make appointments for new two-year terms.

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

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

WORK PLAN COMMENTS:

Adopted June 22, 2022

COMPENSATION & REIMBURSEMENT DISCLOSURE:

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

COUNCIL COMMITTEE REPORTS: [Council Committees](#)

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

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

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

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

CITIZEN COMMISSION(S)

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

ADJOURN:

The Next Regularly Scheduled Meeting is January 11, 2023.
*Always refer to the City's website Event Calendar for an updated schedule
or contact City Hall. www.cityofsolanabeach.org 858-720-2400*

AFFIDAVIT OF POSTING

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

I, Angela Ivey, City Clerk of the City of Solana Beach, do hereby certify that this Agenda for the December 14, 2022 Council Meeting was called by City Council, Successor Agency to the Redevelopment Agency, Public Financing Authority, and the Housing Authority of the City of Solana Beach, California, was provided and posted on December 07, 2022 at 3:45 p.m. on the City Bulletin Board at the entrance to the City Council Chambers. Said meeting is held at 6:00 p.m., December 14, 2022, in the Council Chambers, at City Hall, 635 S. Highway 101, Solana Beach, California.

Angela Ivey, City Clerk
City of Solana Beach, CA

UPCOMING CITIZEN CITY COMMISSION AND COMMITTEE MEETINGS:

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

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



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: December 14, 2022
ORIGINATING DEPT: City Clerk's Office
SUBJECT: Annual Deputy Mayor Appointment

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 for a separately elected Mayor, for a full term of four years. On December 8, 2021, Councilmember Kelly Harless was appointed Deputy Mayor for the term of December 8, 2021 through December 9, 2022.

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 in 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 14, 2022 through December 13, 2023.

DISCUSSION:

Pursuant to Resolution 1996-017, the Council shall proceed with the nomination and appointment of the 2023 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*.

CITY COUNCIL ACTION:

- Council may choose to use alternative criteria for appointments.

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 2023 Deputy Mayor for a term of December 14, 2022 to December 13, 2023.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation



Gregory Wade, City Manager

Attachment:

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



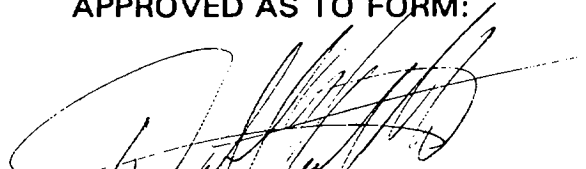
Marion B. Dodson, Mayor

ATTEST:



Deborah A. Harrington
City Clerk

APPROVED AS TO FORM:



Daniel S. Hentschke
City Attorney



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: December 14, 2022
ORIGINATING DEPT: Marine Safety Department
SUBJECT: **City Council Consideration of Resolution 2022-141 Awarding the Purchase of a Replacement Vehicle for the Marine Safety Department**

BACKGROUND:

Currently, there are four vehicles that are managed by the Marine Safety Department and one of the four vehicles is in need of replacement. The vehicle within the department's fleet that is in need of replacement is a 2016 Nissan Frontier pickup truck. This vehicle has been used by Marine Safety Staff to patrol the City's beaches, parks and beach access areas and was rotated out to the Junior Guard program. Due to the damaging nature of salt water and sand on the vehicles, this vehicle has reached its useful service life per the department's replacement schedule. The maintenance cost of this vehicle makes it cost prohibitive to keep in service much longer. Replacement of the vehicle would also allow the City to take this vehicle out of service before any safety issues arise.

This item is before the City Council to consider approving Resolution 2022 – 141 (Attachment 1) awarding the purchase of a replacement vehicle for the Marine Safety Department.

DISCUSSION:

There is currently one vehicle in the Marine Safety Department that is in need of replacement. The 2016 Nissan Frontier was first used by Marine Safety Staff and was rotated out to the Junior Guard program. Staff has researched hybrid/electric vehicles (EV) for the Marine Safety Department and could not find trucks suitable for our operations, storage, and budget. The Marine Safety vehicles are driven on the sand for six to eight hours daily and occasionally in the water. None of the four-wheel drive EV options will fit inside our Marine Safety Center, and lithium-ion batteries have been known to self-combust if submerged in salt water. As of October 26th, USA TODAY has confirmed 11 cases in which EVs caught fire, all believed to be due to the cars' battery packs shorting out after submersion in saltwater.

Pursuant to Council direction at the March 10, 2020 Council meeting and adoption of Resolution 2020-031, the City reviewed the California Air Resources Board (CARB) website, specifically reviewing the CARB aligned Original Equipment Manufacturers (OEMs) and the

CITY COUNCIL ACTION: _____ _____

Vehicle Categories Subject to CARB-aligned Manufacturing Restrictions Policy. At the time of report, the CARB list had only three options for a ¼ ton pickup truck, Honda Ridgeline, Chevy Colorado and Toyota Tacoma. However, none of these vehicle models meet Marine Safety’s needs as they are too large to fit in the Marine Safety Center garage and are not compatible for continuity of operation.

Staff located a potential vehicle that fit their operational needs on the California State Bid List. However, this vehicle had an extended delivery date. Therefore, Staff designed, prepared and advertised a notice inviting bids for a compact 4x4, extended cab pickup truck with a 5.0’ bed. The bid ran from August 25, 2022 through October 3, 2022. Staff did not receive any bids during the bidding cycle.

Finally, Marine Safety looked to source a vehicle from a dealer within San Diego County. Marine Safety was able to locate a vehicle within San Diego County which met the specification requirements. Mossy Nissan has a 2023 Nissan Frontier in stock that meets Marine Safety’s needs as specified in Table 1 below:

Table 1

Vendor Name	Vehicle make and Model	Cost
Mossy Nissan	2023 Nissan Frontier 4x4 truck	\$46,544.00

Staff recommends the City Council approve and authorize the purchase of this new vehicle. Should Council approve the purchase, the current vehicle used by the Marine Safety Department will be taken out of service and sent to auction in accordance with the City’s equipment disposal policy once the new vehicle is put into service.

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA.

FISCAL IMPACT:

The new vehicle for the Marine Safety Department will be purchased utilizing funds available in the City’s Asset Replacement (Vehicles) Fund Reserves as specified in the Fiscal Year 2022-2023 Adopted Budget. The bid amount listed in Table 1 does not exceed the amount budgeted for this purchase.

WORK PLAN:

N/A

OPTIONS:

- Adopt Staff recommendation.
- Adopt Staff recommendation with revisions.

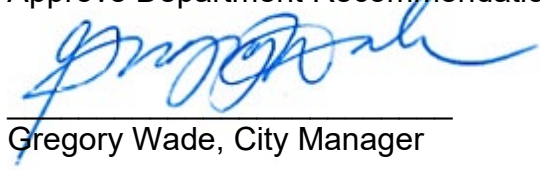
- Provide direction to Staff.

DEPARTMENT RECOMMENDATION:

Staff recommends the City Council approve Resolution 2022-141 awarding and authorizing the purchase of a replacement vehicle for the Marine Safety Department.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2022-141

RESOLUTION 2022-141

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AWARDED AND AUTHORIZING THE PURCHASE OF A REPLACEMENT VEHICLE FOR THE MARINE SAFETY DEPARTMENT

WHEREAS, there are currently four vehicles that are managed by the Marine Safety Department and one of the four vehicles is in need of replacement since it has exceeded its useful life; and

WHEREAS, the Marine Safety vehicle needs to be replaced with an extended cab four-wheel drive pickup truck that can support the departments continuity of operations; and

WHEREAS, for the replacement vehicle, pursuant to Council direction, City Staff reviewed the California Air Resource Board (CARB) website, specifically reviewing the CARB aligned Original Equipment Manufacturers (OEMs) and the Vehicle Categories Subject to CARB-aligned Manufacturing Restrictions Policy. At the time of report, the CARB list had three options for a ¼ ton pickup truck, Honda Ridgeline, Chevy Colorado and Toyota Tacoma. However, none of the vehicle models met Marine Safety's needs for continuity of operation and both vehicles are too large to fit in the Marine Safety Center garage; and

WHEREAS, in response to an advertisement for vehicle bids, the City received zero bids for the replacement vehicle; and

WHEREAS, the Marine Safety Department located a replacement Nissan Frontier four-wheel drive pick-up truck vehicle that meets the departments specific requirements sold by Mossy Nissan.

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 the purchase of a 2023 Nissan Frontier Four-Wheel Drive Pickup Truck.

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

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: December 14, 2022
ORIGINATING DEPT: Finance
SUBJECT: Register of Demands

BACKGROUND:

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

Register of Demands - 10/22/22 through 11/18/22

Check Register-Disbursement Fund (Attachment 1)		\$	1,857,938.51
Net Payroll Retiree Health	November 3, 2022		3,769.00
Net Payroll Council	November 10, 2022		6,063.32
Net Payroll Staff N09	October 28, 2022		296,286.41
Net Payroll Staff N10	November 11, 2022		236,473.07
			<hr/>
TOTAL		\$	<u>2,400,530.31</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 22, 2022 through November 18, 2022 reflects total expenditures of \$2,400,530.31 from various City sources.

WORK PLAN:

N/A

CITY COUNCIL ACTION: _____

OPTIONS:

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

DEPARTMENT RECOMMENDATION:

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

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Check Register – Disbursement Fund



City of Solana Beach

Register of Demands

10/22/2022 - 11/18/2022

Department Vendor	Description	Date	Check/EFT Number	Amount
100 - GENERAL FUND				
ICMA PLAN 302817	PLAN NUMBER: 302817	10/27/2022	9000612	\$14,348.24
ICMA PLAN 302817	PLAN NUMBER: 302817	11/10/2022	9000629	\$12,443.33
ICMA PLAN 302817	PLAN NUMBER: 302817	11/10/2022	9000629	\$5,344.82
SOLANA BEACH FIREFIGHTERS ASSOC	FD DUES PD 10/28/22	10/27/2022	9000617	\$850.00
SOLANA BEACH FIREFIGHTERS ASSOC	FD DUES PD 11/11/22	11/10/2022	9000631	\$850.00
PRE-PAID LEGAL SERVICES, INC	OCT 22-PPD LEGAL	11/10/2022	102849	\$38.85
AFLAC	OCTOBER 22	10/27/2022	102773	\$870.16
SAN DIEGO COUNTY SHERIFF'S DEPT.	SEPT 22-LAW ENFORCEMENT/TOW FEE	11/10/2022	102853	\$436.78
SAN DIEGO COUNTY SHERIFF'S DEPT.	SEPT 22-CR TOW FEE	11/10/2022	102853	(\$492.39)
DEPARTMENT OF CONSERVATION	JUL-SEP 22-SMIP FEES	11/18/2022	102878	\$455.61
ICMA RHS 801939	PLAN NUMBER: 801939	10/27/2022	9000613	\$2,110.96
ICMA RHS 801939	PLAN NUMBER: 801939	11/10/2022	9000630	\$2,110.96
SUN LIFE FINANCIAL	OCTOBER 22 LIFE & ADD INS	11/04/2022	9000625	\$1,417.03
SUN LIFE FINANCIAL	OCTOBER 22 SUPP LIFE INS	11/04/2022	9000625	\$341.80
SUN LIFE FINANCIAL	OCTOBER 22 LTD	11/04/2022	9000625	\$1,758.21
SUN LIFE FINANCIAL	LIFE & ADD ADJ	11/04/2022	9000625	(\$148.09)
SUN LIFE FINANCIAL	SUPP LIFE ADJ	11/04/2022	9000625	\$294.80
SUN LIFE FINANCIAL	NOVEMBER 22-LIFE&ADD/SUPP/LTD	11/10/2022	9000632	\$1,399.09
SUN LIFE FINANCIAL	NOVEMBER 22-LIFE&ADD/SUPP/LTD	11/10/2022	9000632	\$341.80
SUN LIFE FINANCIAL	NOVEMBER 22-LIFE&ADD/SUPP/LTD	11/10/2022	9000632	\$1,724.07
ALL CITY MANAGEMENT SERVICES, INC	09/18/22-10/01/22-CROSSING GUARDS	10/27/2022	9000611	\$6,849.29
ALL CITY MANAGEMENT SERVICES, INC	10/02/22-10/15/22-CROSSING GUARDS	11/04/2022	9000619	\$6,993.48
ALL CITY MANAGEMENT SERVICES, INC	10/16/22-10/29/22-CROSSING GUARDS	11/18/2022	9000633	\$7,173.73
WILLIAM HANAN	REISSUE CK#97515-RFND-DRP 1719.10	11/10/2022	102864	\$600.00
CALPERS	10/14/22 PD (11/03/22 PERS)	11/03/2022	91103229	\$52,218.08
CALPERS	10/28/22 PD (11/09/22 PERS)	11/09/2022	91109229	\$52,870.08
CALPERS	11/11/22 PD (11/14/22 PERS)	11/14/2022	91114229	\$52,901.43
CALPERS	10/13/22 PD (11/02/22 PERS)	11/02/2022	91102229	\$705.29
STERLING HEALTH SERVICES, INC.	N08 FSA/DCA CONTRIBUTIONS	11/04/2022	9000624	\$1,302.08
STERLING HEALTH SERVICES, INC.	N08 FSA/DCA CONTRIBUTIONS	11/04/2022	9000624	\$439.77
STERLING HEALTH SERVICES, INC.	N09 FSA/DCA CONTRIBUTIONS	11/04/2022	9000624	\$1,302.08
STERLING HEALTH SERVICES, INC.	N09 FSA/DCA CONTRIBUTIONS	11/04/2022	9000624	\$439.77
STERLING HEALTH SERVICES, INC.	NC4 FSA CONTRIBUTIONS	11/04/2022	9000624	\$237.50
STERLING HEALTH SERVICES, INC.	NC5 FSA CONSTRIBUTIONS	11/18/2022	9000637	\$237.50
STERLING HEALTH SERVICES, INC.	N10 FSA/DCA CONTRIBUTIONS	11/18/2022	9000637	\$439.77
STERLING HEALTH SERVICES, INC.	N10 FSA/DCA CONTRIBUTIONS	11/18/2022	9000637	\$1,302.08
SELF INSURED SERVICES COMPANY	NOV 22-DENTAL	11/04/2022	9000620	\$3,109.60
FRANCHISE TAX BOARD	PD102822 ORDER#633140172933902746	10/27/2022	102786	\$100.00
FRANCHISE TAX BOARD	PD111122 ORDER#633140172933902746	11/10/2022	102841	\$100.00
ANN DUNNE	RFND-MOD22-002/632 MARVISTA	11/04/2022	102804	\$300.00
DOUGLAS APP	RFND-MOD22-002/632 MARVISTA	11/04/2022	102812	\$300.00
CHRISTOPHER AND KATHERINE KINGERY	RFND-DRP21-018/SDP21-016-658 MARSOLAN	11/04/2022	102815	\$600.00
SHARI JACOBSON	RFND-DRP21-018/SDP21-016	11/18/2022	102907	\$600.00

MARK ELLISMAN	RFND-DRP21-023/SDP21-025/SMAP21-001	11/18/2022	102890	\$600.00
CHRIS SCHMIT	RFND-10/09/22-WEDDING-SCHMIT	11/18/2022	102873	\$500.00
TOTAL GENERAL FUND				\$238,717.56
1005150 - CITY CLERK				
COUNTY REGISTRAR OF VOTERS	NOV 22-GUBERNATORIAL GENERAL ELECTION	11/10/2022	102836	\$38,000.00
PITNEY BOWES GLOBAL FINANCIAL SVC	POSTAGE RE-FILL	11/04/2022	102819	\$1,800.00
STAPLES CONTRACT & COMMERCIAL	SHELF	11/04/2022	102824	\$58.17
STAPLES CONTRACT & COMMERCIAL	MOUSE/TAPE	11/04/2022	102824	\$103.33
STAPLES CONTRACT & COMMERCIAL	TAPE	11/04/2022	102824	\$35.55
UT SAN DIEGO - NRTH COUNTY	ORD 528 & 529 INTRO	10/27/2022	102800	\$291.48
UT SAN DIEGO - NRTH COUNTY	ORD 527 INTRO	10/27/2022	102800	\$134.01
UT SAN DIEGO - NRTH COUNTY	ORD 527 (2) ADOPT	11/04/2022	102826	\$134.01
UT SAN DIEGO - NRTH COUNTY	ORD 528 INTRO	11/04/2022	102826	\$85.14
UT SAN DIEGO - NRTH COUNTY	ORD 529 INTRO	11/04/2022	102826	\$85.14
ROBERT HALF	CLERK TEMP STAFF-10/21/22	11/10/2022	102852	\$324.88
ROBERT HALF	CLERK TEMP STAFF-10/14/22	11/10/2022	102852	\$1,299.52
CORODATA RECORDS MANAGEMENT, INC	SEPT 22 - STORAGE, SHREDDING	10/27/2022	102778	\$775.32
SPECTRA ASSOCIATES, INC	ARCHIVAL RECORD PAPER	11/04/2022	102823	\$359.50
CAL EXPRESS	CITY COUNCIL VIDEO CONVERSION	11/04/2022	102806	\$80.00
PERFECT IMAGE VIDEO	COUNCIL MTGS VIDEO TAPE CONVERSION #7	10/27/2022	102792	\$726.02
TOTAL CITY CLERK				\$44,292.07
1005200 - CITY MANAGER				
EMANUELS JONES AND ASSOCIATES	NOV 22 PROF SVC	11/10/2022	102839	\$2,575.00
TOTAL CITY MANAGER				\$2,575.00
1005250 - LEGAL SERVICES				
BURKE WILLIAMS & SORENSEN	96-0001/PROF SVC	10/27/2022	102774	\$5,370.50
BURKE WILLIAMS & SORENSEN	96-0002/PROF SVC	10/27/2022	102774	\$1,071.00
BURKE WILLIAMS & SORENSEN	96-0006/PROF SVC	10/27/2022	102774	\$6,140.40
BURKE WILLIAMS & SORENSEN	96-0014/PROF SVC	10/27/2022	102774	\$1,213.80
BURKE WILLIAMS & SORENSEN	AUG 22-RETAIN	10/27/2022	102774	\$11,644.00
BURKE WILLIAMS & SORENSEN	96-0019/PROF SVC	10/27/2022	102774	\$2,070.00
BURKE WILLIAMS & SORENSEN	96-0031/PROF SVC	10/27/2022	102774	\$186.30
BURKE WILLIAMS & SORENSEN	COVID-96-0033	10/27/2022	102774	\$372.60
BURKE WILLIAMS & SORENSEN	96-0037.002/PROF SVC	10/27/2022	102774	\$380.80
BURKE WILLIAMS & SORENSEN	96-0038/PROF SVC	10/27/2022	102774	\$9,805.60
BURKE WILLIAMS & SORENSEN	96-0040/PROF SVC	10/27/2022	102774	\$3,295.44
BURKE WILLIAMS & SORENSEN	96-0037.001-MAR/APR/JUN 22	11/18/2022	102869	\$297.50
BURKE WILLIAMS & SORENSEN	COVID-96-0033-MAR/APR/JUN 22	11/18/2022	102869	\$420.00
BURKE WILLIAMS & SORENSEN	96-0037.001-MAR/APR/JUN 22	11/18/2022	102869	\$402.50
BURKE WILLIAMS & SORENSEN	96-0038-MAR/APR/JUN 22	11/18/2022	102869	\$5,250.00
BURKE WILLIAMS & SORENSEN	96-0001-SEPT 22	11/18/2022	102869	\$9,459.90
BURKE WILLIAMS & SORENSEN	96-0001.002-SEPT 22	11/18/2022	102869	\$1,883.70
BURKE WILLIAMS & SORENSEN	96-0002-SEPT 22	11/18/2022	102869	\$642.60
BURKE WILLIAMS & SORENSEN	96-0006-SEPT 22	11/18/2022	102869	\$3,046.40
BURKE WILLIAMS & SORENSEN	96-0040.001-SEPT 22	11/18/2022	102869	\$4,999.45
BURKE WILLIAMS & SORENSEN	RETAIN-SEPT 22	11/18/2022	102869	\$11,644.00
BURKE WILLIAMS & SORENSEN	96-0014-SEPT 22	11/18/2022	102869	\$1,215.20
BURKE WILLIAMS & SORENSEN	96-0019-SEPT 22	11/18/2022	102869	\$144.90
BURKE WILLIAMS & SORENSEN	96-0031-SEPT 22	11/18/2022	102869	\$124.20
BURKE WILLIAMS & SORENSEN	96-0037.002-SEPT 22	11/18/2022	102869	\$642.60
BURKE WILLIAMS & SORENSEN	96-0038-SEPT 22	11/18/2022	102869	\$2,993.20

DIAMOND MMP, INC.	REGISTERED VOTERS COMMUNITY MAILER	10/27/2022	102790	\$5,267.92
THE LEW EDWARDS GROUP	AUG 22-LEG CONSULTANT WORK	11/18/2022	102912	\$6,000.00
THE LEW EDWARDS GROUP	SEPT-OCT 22-LEG CONSULTANT WORK	11/18/2022	102912	\$12,000.00
TOTAL LEGAL SERVICES				\$107,984.51
1005300 - FINANCE				
HDL-HINDERLITER, DE LLAMAS & ASSOC	Q2 CY STAX-CONTRACT/AUDIT	11/18/2022	102884	\$6,793.52
STAPLES CONTRACT & COMMERCIAL	TONER	11/04/2022	102824	\$271.52
STAPLES CONTRACT & COMMERCIAL	INK REFILL/PAPER	11/04/2022	102824	\$7.53
UT SAN DIEGO - NRTH COUNTY	PUB NTC-RESO AMND USER FEE CY 2023	11/18/2022	102913	\$166.59
KOPPEL & GRUBER PUBLIC FINANCE	QTR 1- JUL/SEPT 22 ADMIN SERVICE	11/04/2022	102816	\$600.61
SUPERIOR PRESS	DEPOSIT SLIPS/DEPOSIT BAGS	11/04/2022	102825	\$171.29
KYLE KOSZEWNIAK	FLSA-09/15/22	10/27/2022	102787	\$125.00
HDL COREN & CONE	OCT-DEC 22- PTAX PROF SVC	11/04/2022	9000622	\$3,556.25
HDL COREN & CONE	ACFR SRVC FY 21/22	11/10/2022	9000628	\$695.00
HDL COREN & CONE	2021/2022-CONTRACT SRVC PROPERTY TAX	11/10/2022	9000628	\$57.64
AMAZON.COM SALES, INC	FILE ORGANIZER BOXES	11/04/2022	102803	\$43.08
TOTAL FINANCE				\$12,488.03
1005350 - SUPPORT SERVICES				
STAPLES CONTRACT & COMMERCIAL	INK REFILL/PAPER	11/04/2022	102824	\$413.20
READY REFRESH BY NESTLE	OCT 22-DRINKING WATER-PW	11/18/2022	102900	\$69.15
READY REFRESH BY NESTLE	OCT 22-DRINKING WATER-LC	11/18/2022	102900	\$20.48
READY REFRESH BY NESTLE	OCT 22-DRINKING WATER-CH	11/18/2022	102900	\$314.35
AMAZON.COM SALES, INC	COFFEE STIRRERS	11/04/2022	102803	\$9.69
AMAZON.COM SALES, INC	COFFEE/COFFEE STAND	11/04/2022	102803	\$79.81
AMAZON.COM SALES, INC	COFFEE PODS	11/18/2022	102867	\$54.62
TOTAL SUPPORT SERVICES				\$961.30
1005400 - HUMAN RESOURCES				
DEPARTMENT OF JUSTICE	OCT 22-FINGERPRINT APP	11/18/2022	102879	\$32.00
COASTAL LIVE SCAN AND INSURANCE	OCT 22-LIVESCAN FINGERPRINT	11/18/2022	102874	\$30.00
DARIAN LAMACH	REIMB-LIVESCANN	11/18/2022	102875	\$60.00
JAMES RADFORD	REIMB-LIVESCAN	11/18/2022	102886	\$15.00
TOTAL HUMAN RESOURCES				\$137.00
1005450 - INFORMATION SERVICES				
COX COMMUNICATIONS INC	09/19/22-10/18/22-0013410039730701	10/27/2022	102780	\$314.41
VERIZON WIRELESS-SD	670601022-00001-08/24/22-09/23/22	10/27/2022	102801	\$114.03
MANAGED SOLUTION	AUG 22-PROF SVC	10/27/2022	102788	\$1,897.25
MANAGED SOLUTION	AUG 22-PROF SVC	10/27/2022	102788	\$800.00
MANAGED SOLUTION	SEPT 22-PROF SVC	10/27/2022	102788	\$1,928.91
MANAGED SOLUTION	SEPT 22-PRO SVC	10/27/2022	102788	\$750.00
MANAGED SOLUTION	OCT 22-PROF SVC	10/27/2022	102788	\$1,960.50
MANAGED SOLUTION	OCT 22-PROF SVC	10/27/2022	102788	\$700.00
MANAGED SOLUTION	AUG 22-REMOTE SERVICE	10/27/2022	102788	\$92.50
TING FIBER INC.	OCT 22-TIDE BEACH PARK LG TOWER	10/27/2022	9000618	\$450.00
TING FIBER INC.	OCT 22-DEL MAR SHORES LG TOWER	10/27/2022	9000618	\$450.00
TING FIBER INC.	OCT 22-SB FACILITIES	10/27/2022	9000618	\$3,249.00
OPEN TEXT INC	CONTRACT RENEWAL/RC655704	10/27/2022	9000615	\$2,155.26
TOTAL INFORMATION SERVICES				\$14,861.86
1005550 - PLANNING				
UT SAN DIEGO - NRTH COUNTY	PUB NTC-REVISION 2021-2029 HOUSING ELEMENT UPDATE	11/18/2022	102913	\$117.72
PAMELA ELLIOTT LANDSCAPE ARCHITECT	OCTOBER 22	11/18/2022	9000635	\$150.00

PAMELA ELLIOTT LANDSCAPE ARCHITECT	OCTOBER 22	11/18/2022	9000635	\$300.00
OFFICE DEPOT INC	FILE FOLDERS	10/27/2022	102791	\$68.95
TOTAL PLANNING				\$636.67
1005560 - BUILDING SERVICES				
ESGIL CORPORATION	SEPT 22-BUILDING	11/04/2022	102813	\$30,528.72
TOTAL BUILDING SERVICES				\$30,528.72
1005590 - PARKING ENFORCEMENT				
DATATICKET INC.	SEPT 22-PARKING CITATION PROCESSING SERVICES	11/04/2022	102809	\$252.32
DATATICKET INC.	SEPT 22-PARKING CITATION PROCESSING SERVICES	11/04/2022	102809	\$897.77
DATATICKET INC.	OCT 22-PARKING CITATION PROCESSING	11/18/2022	102876	\$1,858.19
DATATICKET INC.	OCT 22-OUT OF STATE COLLECTIONS	11/18/2022	102876	\$345.00
VERIZON WIRELESS-SD	442224168-00001-09/24-10/23	11/18/2022	102914	\$141.21
WEX FLEET UNIVERSAL	10/08/22-11/07/22-AUTO FUEL	11/10/2022	102863	\$251.59
DEPARTMENT OF JUSTICE	SEPT 22-FINGERPRINT APPS	11/04/2022	102810	\$64.00
DIAMOND MMP, INC.	2023 STVR RENEWAL MAILERS	11/10/2022	102843	\$334.21
CECILIO CANSECO	CACEO MEMEBERSHIP FEE	11/18/2022	102871	\$95.00
CECILIO CANSECO	CACEO CERT APP/MOD FEE	11/18/2022	102871	\$600.00
TOTAL PARKING ENFORCEMENT				\$4,839.29
1006110 - LAW ENFORCEMENT				
SAN DIEGO COUNTY SHERIFF'S DEPT.	SEPT 22-LAW ENFORCEMENT/TOW FEE	11/10/2022	102853	\$399,063.64
TOTAL LAW ENFORCEMENT				\$399,063.64
1006120 - FIRE DEPARTMENT				
SANTA FE IRRIGATION DISTRICT	005512-000 - 09/02/22-11/01/22	11/18/2022	102905	\$854.90
NORTH COUNTY EVS, INC	2009 PIERCE ARROW-NCEVS APPARATUS REPAIR	11/10/2022	102846	\$9,157.55
NORTH COUNTY EVS, INC	2005 PIERCE DASH-NCEVS APPARATUS REPAIR	11/10/2022	102846	\$1,721.93
NORTH COUNTY EVS, INC	NCEVS APPARATUS REPAIR	11/18/2022	102894	\$1,479.25
NORTH COUNTY EVS, INC	NCEVS APPARATUS REPAIR	11/18/2022	102894	\$5,787.39
CULLIGAN OF SAN DIEGO	OCT-NOV 22-DRINKING WATER	10/27/2022	102781	\$91.60
DRIVE AUTO CARE	FORD F-150-HVAC/OIL/BATTERY	11/10/2022	102838	\$1,687.15
DRIVE AUTO CARE	DODGE DAKOTA-AIR FILTER/OIL/BRAKE	11/10/2022	102838	\$1,796.19
DRIVE AUTO CARE	19 FORD F-250-OIL/BRAK/BATTERY	11/10/2022	102838	\$4,492.98
VERIZON WIRELESS-SD	962428212-00001 - 08/29-09/28/22	11/04/2022	102827	\$561.31
FIRE ETC.	GERMICIDAL CLEANER	11/10/2022	102840	\$230.59
REGIONAL COMMS SYS, MS 056 - RCS	OCT 22-CAP CODE	11/18/2022	102901	\$32.50
WEX BANK	SEPT 22-AUTO FUEL & CR TAX	11/10/2022	102862	\$2,636.29
ROADONE INC	OPEN HOUSE CAR-FS	11/10/2022	102851	\$350.00
LINEGEAR FIRE & RESCUE EQUIPMENT	COAXSHER MULTI USE CASE	11/10/2022	102842	\$23.71
LINEGEAR FIRE & RESCUE EQUIPMENT	MR-HOTSPEED/MR-SHORT TALK BX/ESS INFLUX FIREPRO	11/10/2022	102842	\$508.58
AFECO INC	RESTICH/TURNOUT CLEAN	11/18/2022	102908	\$191.75
FIRECATT, LLC	FIRE HOSE TESTING/BB COURT RENTAL	11/04/2022	102814	\$2,195.00
TOTAL FIRE DEPARTMENT				\$33,798.67
1006130 - ANIMAL CONTROL				
HABITAT PROTECTION, INC	OCT 22- DEAD ANIMAL REMOVAL	11/10/2022	102847	\$145.00
HABITAT PROTECTION, INC	SEPT 22-DEAD ANIMAL REMOVAL	11/04/2022	102818	\$145.00
HABITAT PROTECTION, INC	AUG 22-DEAD ANIMAL REMOVAL	10/27/2022	102793	\$145.00
HABITAT PROTECTION, INC	SEPT 22-DEAD ANIMAL REMOVAL	10/27/2022	102793	\$50.00
HABITAT PROTECTION, INC	OCT 22-DEAD ANIMAL REMOVAL	11/04/2022	102818	\$300.00
SAN DIEGO HUMANE SOCIETY & S.P.C.A.	OCT 22-ANIMAL CONTROL SVC	11/18/2022	102903	\$7,603.00
SAN DIEGO HUMANE SOCIETY & S.P.C.A.	NOV 22-ANIMAL CONTROL SVC	11/18/2022	102903	\$7,603.00
TOTAL ANIMAL CONTROL				\$15,991.00

1006150 - CIVIL DEFENSE

COUNTY OF SAN DIEGO-EMERGENCY SVC	FY 23-HIRT MEMBERSHIP	10/27/2022	102779	\$27,269.00
TOTAL CIVIL DEFENSE				\$27,269.00

1006170 - MARINE SAFETY

VERIZON WIRELESS-SD	962428212-00001 - 08/29-09/28/22	11/04/2022	102827	\$152.04
WEX FLEET UNIVERSAL	10/08/22-11/07/22-AUTO FUEL	11/10/2022	102863	\$1,214.02
TOTAL MARINE SAFETY				\$1,366.06

1006510 - ENGINEERING

STALKER APPLIED CONCEPTS INC	TRAFFIC DATA COLLECTOR	11/18/2022	102909	\$231.84
UT SAN DIEGO - NRTH COUNTY	BID 2022-03	11/04/2022	102826	\$340.76
VERIZON WIRELESS-SD	362455526-00001-09/02/22-10/01/22	10/27/2022	102801	\$51.33
VERIZON WIRELESS-SD	362455526-00001-10/02/22-11/01/22	11/18/2022	102914	\$51.33
BUSINESS PRINTING COMPANY INC	BUSINESS CARDS-ENG	11/04/2022	102805	\$114.32
WEX FLEET UNIVERSAL	10/08/22-11/07/22-AUTO FUEL	11/10/2022	102863	\$158.75
TOTAL ENGINEERING				\$948.33

1006520 - ENVIRONMENTAL SERVICES

MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS 22/23	11/04/2022	102817	\$10.97
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS 22/23	11/04/2022	102817	\$10.97
MISSION LINEN & UNIFORM INC	LAUNDRY-PW	11/10/2022	102844	\$10.97
MISSION LINEN & UNIFORM INC	LAUNDRY-PW	11/18/2022	102891	\$10.97
AFFORDABLE PIPELINE SERVICES INC	P-SEWER MAINT	10/27/2022	102772	\$4,620.00
AFFORDABLE PIPELINE SERVICES INC	E-SEWER AND STORM DRAIN MAINT-10,127	11/04/2022	102802	\$6,380.01
SANTA FE IRRIGATION DISTRICT	05506-014-OCT 22	11/18/2022	102905	\$268.51
MIKHAIL OGAWA ENGINEERING	SEPT 22- STORMWATER PROGRAM	10/27/2022	102789	\$7,887.28
VERIZON WIRELESS-SD	362455526-00001-09/02/22-10/01/22	10/27/2022	102801	\$51.33
VERIZON WIRELESS-SD	362455526-00001-10/02/22-11/01/22	11/18/2022	102914	\$51.33
SAN ELIJO JPA	FY 23 QTR 1- OPERATIONS & MAINTENANCE FEE	11/04/2022	102820	\$2,802.00
WEX FLEET UNIVERSAL	10/08/22-11/07/22-AUTO FUEL	11/10/2022	102863	\$461.82
STEARNS, CONRAD & SCHMIDT	SEP 22-ANNUAL CALRECYCLE EAR REPORT	10/27/2022	102794	\$2,700.00
TOTAL ENVIRONMENTAL SERVICES				\$25,266.16

1006530 - STREET MAINTENANCE

MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS 22/23	11/04/2022	102817	\$18.80
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS 22/23	11/04/2022	102817	\$18.80
MISSION LINEN & UNIFORM INC	LAUNDRY-PW	11/10/2022	102844	\$18.80
MISSION LINEN & UNIFORM INC	LAUNDRY-PW	11/18/2022	102891	\$18.80
DIXIELINE LUMBER CO INC	LOCK	11/18/2022	102881	\$14.54
SANTA FE IRRIGATION DISTRICT	011695-000-OCT 22	11/18/2022	102905	\$124.37
SDG&E CO INC	09/01/22-10/07/22-UTILITIES	11/10/2022	102855	\$510.04
VERIZON WIRELESS-SD	362455526-00001-09/02/22-10/01/22	10/27/2022	102801	\$51.33
VERIZON WIRELESS-SD	362455526-00001-10/02/22-11/01/22	11/18/2022	102914	\$51.33
UNDERGROUND SVC ALERT OF SOCAL INC	NOV 22-DIG ALERT	11/10/2022	102859	\$90.50
TRAFFIC SUPPLY, INC	TEMP-NO PARK SIGN	11/10/2022	102858	\$53.88
THE HOME DEPOT PRO	CLOTH RAGS/BLEACH	11/10/2022	102857	\$100.08
WEX FLEET UNIVERSAL	10/08/22-11/07/22-AUTO FUEL	11/10/2022	102863	\$418.54
WEST COAST ARBORISTS, INC.	SEPT 22-TREE MAINTENANCE SERVICES	11/04/2022	102828	\$2,266.50
TOTAL STREET MAINTENANCE				\$3,756.31

1006540 - TRAFFIC SAFETY

SDG&E CO INC	09/01/22-10/07/22-UTILITIES	11/10/2022	102855	\$511.07
DEPARTMENT OF TRANSPORTATION	JUL-SEP COST SHARE AGMT - I-5 TRAFFIC SIGNALS	11/18/2022	102880	\$280.42
DEPARTMENT OF TRANSPORTATION	JUL-SEP COST SHARE AGMT - I-5 TRAFFIC SIGNALS	11/18/2022	102880	\$1,178.41

VERIZON WIRELESS-SD	362455526-00001-09/02/22-10/01/22	10/27/2022	102801	\$36.67
VERIZON WIRELESS-SD	362455526-00001-10/02/22-11/01/22	11/18/2022	102914	\$36.67
AT&T CALNET 3	9391012279-09/24-10/23/22	11/10/2022	102832	\$50.42
STC TRAFFIC, INC	SEPT 22-ON-CALL TRAFFIC CONSULTING	11/10/2022	102856	\$3,255.00
STC TRAFFIC, INC	OCT 21- ON-CALL TRAFFIC CONSULTING-FY22	11/10/2022	102856	\$14,527.50
ALL CITY MANAGEMENT SERVICES, INC	09/18/22-10/01/22-CROSSING GUARDS	10/27/2022	9000611	\$3,688.11
ALL CITY MANAGEMENT SERVICES, INC	10/02/22-10/15/22-CROSSING GUARDS	11/04/2022	9000619	\$3,765.76
ALL CITY MANAGEMENT SERVICES, INC	10/16/22-10/29/22-CROSSING GUARDS	11/18/2022	9000633	\$3,862.81
YUNEX LLC	SEPT 22-TRAFFIC SIGNAL & SAFETY LIGHT MAINT	11/04/2022	9000627	\$1,120.00
YUNEX LLC	SEP 22-TRAFFIC SIGNAL & SAFETY LIGHT MAINT/REPAIR	11/04/2022	9000627	\$1,104.32

TOTAL TRAFFIC SAFETY**\$33,417.16****1006550 - STREET CLEANING**

SANTA FE IRRIGATION DISTRICT	011695-000-OCT 22	11/18/2022	102905	\$73.04
PRIDE INDUSTRIES	OCT 22-TRASH ABATEMENT SERVICES	11/18/2022	102898	\$1,644.75
SCA OF CA, LLC	OCT 22- CITY-WIDE STREET SWEEPING SERVICES	11/18/2022	102906	\$3,910.15
SCA OF CA, LLC	OCT 22- STREET SWEEPING SERVICES-10/05	11/18/2022	102906	\$225.27

TOTAL STREET CLEANING**\$5,853.21****1006560 - PARK MAINTENANCE**

MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS 22/23	11/04/2022	102817	\$13.32
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS 22/23	11/04/2022	102817	\$13.32
MISSION LINEN & UNIFORM INC	LAUNDRY-PW	11/10/2022	102844	\$13.32
MISSION LINEN & UNIFORM INC	LAUNDRY-PW	11/18/2022	102891	\$13.32
RANCHO SANTA FE SECURITY SYS INC	NOV 22- ALARM MONITORING	11/10/2022	102850	\$331.20
DIXIELINE LUMBER CO INC	GLOVES/FLEX SEAL/GLUE/SCREWS	11/18/2022	102881	\$64.32
DIXIELINE LUMBER CO INC	CEMENT	11/18/2022	102881	\$28.00
DIXIELINE LUMBER CO INC	PIPE NIPPLE	11/18/2022	102881	\$20.93
DIXIELINE LUMBER CO INC	PAINT ROLLER/PAINT	11/04/2022	102811	\$61.00
DIXIELINE LUMBER CO INC	TOOL BOX/TAPE/GLOVES	11/04/2022	102811	\$46.72
SANTA FE IRRIGATION DISTRICT	005506-018-OCT 22	11/18/2022	102905	\$371.99
SANTA FE IRRIGATION DISTRICT	005506-019-OCT 22	11/18/2022	102905	\$1,131.21
SANTA FE IRRIGATION DISTRICT	005506-000 - SEP/OCT 22	11/18/2022	102905	\$127.26
SANTA FE IRRIGATION DISTRICT	005506-001 - SEP/OCT 22	11/18/2022	102905	\$76.94
SANTA FE IRRIGATION DISTRICT	005506-002 - SEP/OCT 22	11/18/2022	102905	\$355.90
SANTA FE IRRIGATION DISTRICT	012448-000 - SEP/OCT 22	11/18/2022	102905	\$135.32
SANTA FE IRRIGATION DISTRICT	012448-001 - SEP/OCT 22	11/18/2022	102905	\$88.26
SANTA FE IRRIGATION DISTRICT	005506-010 - SEP/OCT 22	11/18/2022	102905	\$310.24
SANTA FE IRRIGATION DISTRICT	005506-011 - SEP/OCT 22	11/18/2022	102905	\$325.96
SANTA FE IRRIGATION DISTRICT	005506-012 - SEP/OCT 22	11/18/2022	102905	\$1,902.80
SANTA FE IRRIGATION DISTRICT	005506-013 - SEP/OCT 22	11/18/2022	102905	\$150.56
SANTA FE IRRIGATION DISTRICT	005979-0001 - SEP/OCT 22	11/18/2022	102905	\$112.01
SANTA FE IRRIGATION DISTRICT	005506-004 - SEP/OCT 22	11/18/2022	102905	\$76.94
SANTA FE IRRIGATION DISTRICT	005506-005 - SEP/OCT 22	11/18/2022	102905	\$234.53
SANTA FE IRRIGATION DISTRICT	005506-006 - SEP/OCT 22	11/18/2022	102905	\$121.31
SANTA FE IRRIGATION DISTRICT	005506-007 - SEP/OCT 22	11/18/2022	102905	\$110.64
SANTA FE IRRIGATION DISTRICT	005506-009 - SEP/OCT 22	11/18/2022	102905	\$76.94
CONSOLIDATED ELECTRICAL DIST INC	CONNECTOR-SEALING/8-IN-1 MULTI BIT	10/27/2022	102777	\$39.84
SHURLOCK FENCE COMPANY	CHAIN LINK FENCING	11/04/2022	102822	\$2,450.00
VERIZON WIRELESS-SD	362455526-00001-09/02/22-10/01/22	10/27/2022	102801	\$73.33
VERIZON WIRELESS-SD	362455526-00001-10/02/22-11/01/22	11/18/2022	102914	\$73.33
SUNBELT RENTALS, INC.	TILLER RENTAL	11/18/2022	102910	\$119.06

THE HOME DEPOT PRO	LINERS/RAGS/BLEACH	10/27/2022	102797	\$769.50
THE HOME DEPOT PRO	CLOTH RAGS	11/10/2022	102857	\$190.70
WEX FLEET UNIVERSAL	10/08/22-11/07/22-AUTO FUEL	11/10/2022	102863	\$86.59
WEST COAST ARBORISTS, INC.	SEPT 22-TREE MAINTENANCE SERVICES	11/04/2022	102828	\$15,258.08
NORTH COUNTY CONCRETE CUTTING & CARRY PUMPS, INC	PICKLE BALL COURT AREA FOUNTAIN PUMP REPAIR/PARTS	11/10/2022 11/04/2022	102845 102808	\$630.00 \$1,547.38

TOTAL PARK MAINTENANCE**\$27,552.07****1006570 - PUBLIC FACILITIES**

DIXIELINE LUMBER CO INC	STUCCO PATCH/PRIMER	10/27/2022	102782	\$39.87
DIXIELINE LUMBER CO INC	STUCCO/SCREWDRIVER	10/27/2022	102782	\$13.82
DIXIELINE LUMBER CO INC	LATEX/SEALANT/FLEX SEAL	10/27/2022	102782	\$82.16
DIXIELINE LUMBER CO INC	FLEX SEAL/BRUSH	10/27/2022	102782	\$63.51
DIXIELINE LUMBER CO INC	DOOR LOCK KIT/HINGE/CHISEL SET	10/27/2022	102782	\$116.37
DIXIELINE LUMBER CO INC	DOOR BOTTOM/BOLT/DOOR KNOB	10/27/2022	102782	\$55.24
DIXIELINE LUMBER CO INC	ARMOR ALL	11/18/2022	102881	\$46.54
DIXIELINE LUMBER CO INC	PAINT/ROLLERS/COVER	11/18/2022	102881	\$43.68
DIXIELINE LUMBER CO INC	DOOR KNOBS/KEYS	11/18/2022	102881	\$135.74
DIXIELINE LUMBER CO INC	CIRC BREAKER/ELECT TAPE	11/18/2022	102881	\$12.69
DIXIELINE LUMBER CO INC	TAPE/MOUSE TRAP	11/18/2022	102881	\$9.68
DIXIELINE LUMBER CO INC	DOOR	10/27/2022	102782	\$225.94
DIXIELINE LUMBER CO INC	PAINT	10/27/2022	102782	\$49.18
DIXIELINE LUMBER CO INC	BRACKETS/SHELVES/STAIR EDGING	10/27/2022	102782	\$106.89
DIXIELINE LUMBER CO INC	SCREWDRIVER	11/04/2022	102811	\$15.51
SANTA FE IRRIGATION DISTRICT	005506-008 - SEP/OCT 22	11/18/2022	102905	\$475.66
SDG&E CO INC	09/01/22-10/07/22-UTILITIES	11/10/2022	102855	\$2,804.94
NAPA AUTO PARTS INC	BRAKE CLEANER	11/18/2022	102892	\$10.75
SAN ELIJO JPA	FY 23 QTR 1- OPERATIONS & MAINTENANCE FEE	11/04/2022	102820	\$3,721.00
ALL THE KING'S FLAGS	CITY SB S/R H&G BANNERS	11/10/2022	102831	\$442.21
24 HOUR ELEVATOR, INC	NOV 22- ELEVATOR PREVENTATIVE MAINT/REPAIR	11/18/2022	102865	\$185.22
CINTAS CORPORATION NO. 2	FIRST AID SUPPLIES-PW	11/10/2022	102834	\$108.20
HABITAT PROTECTION, INC	AUG 22-PEST/RODENT CONTROL-MS	10/27/2022	102793	\$64.00
HABITAT PROTECTION, INC	JUL 22-PEST/RODENT CONTROL-FCC	10/27/2022	102793	\$34.00
HABITAT PROTECTION, INC	JUL 22-PEST/RODENT CONTROL-MS	10/27/2022	102793	\$63.00
HABITAT PROTECTION, INC	JUL 22-PEST/RODENT CONTROL-CH	10/27/2022	102793	\$53.00
HABITAT PROTECTION, INC	JUL 22-PEST/RODENT CONTROL-FS	10/27/2022	102793	\$40.00
HABITAT PROTECTION, INC	JUL 22-PEST/RODENT CONTROL-LC	10/27/2022	102793	\$35.00
HABITAT PROTECTION, INC	OCT 22-PEST/RODENT CONTROL-FCCC	11/10/2022	102847	\$35.00
HABITAT PROTECTION, INC	OCT 22-PEST/RODENT CONTROL-FCP	11/10/2022	102847	\$39.00
HABITAT PROTECTION, INC	OCT 22-PEST/RODENT CONTROL-MS	11/10/2022	102847	\$64.00
HABITAT PROTECTION, INC	OCT 22-PEST/RODENT CONTROL -CH	11/10/2022	102847	\$52.00
HABITAT PROTECTION, INC	OCT 22-PEST/RODENT CONTROL-PW	11/10/2022	102847	\$35.00
HABITAT PROTECTION, INC	OCT 22-PEST/RODENT CONTROL -LCCC	11/10/2022	102847	\$64.00
HABITAT PROTECTION, INC	OCT 22-PEST/RODENT CONTROL-FS	11/10/2022	102847	\$38.00
HABITAT PROTECTION, INC	SEPT 22-PEST/RODENT CONTROL-FC	11/04/2022	102818	\$39.00
HABITAT PROTECTION, INC	SEPT 22-PEST/RODENT CONTROL-FS	11/04/2022	102818	\$38.00
HABITAT PROTECTION, INC	SEPT 22-PEST/RODENT CONTROL-FC	11/04/2022	102818	\$35.00
HABITAT PROTECTION, INC	SEPT 22-PEST/RODENT CONTROL-MS	11/04/2022	102818	\$64.00
HABITAT PROTECTION, INC	SEPT 22-PEST/RODENT CONTROL-PW	11/04/2022	102818	\$35.00
HABITAT PROTECTION, INC	FC-RAT BAITS	11/04/2022	102818	\$75.00
HABITAT PROTECTION, INC	LC-RAT BAITS	11/04/2022	102818	\$75.00
HABITAT PROTECTION, INC	SEPT 22-PEST/RODENT CONTROL -LC	11/04/2022	102818	\$35.00

HABITAT PROTECTION, INC	SEPT 22-PEST/RODENT CONTROL-CH	11/04/2022	102818	\$52.00
HABITAT PROTECTION, INC	JUL 22-PEST/RODENT CONTROL-PW	10/27/2022	102793	\$34.00
HABITAT PROTECTION, INC	AUG 22-PEST/RODENT CONTROL-PW	10/27/2022	102793	\$35.00
HABITAT PROTECTION, INC	AUG 22-PEST/RODENT CONTROL-FS	10/27/2022	102793	\$38.00
HABITAT PROTECTION, INC	AUG 22-PEST/RODENT CONTROL-FCC	10/27/2022	102793	\$35.00
HABITAT PROTECTION, INC	AUG 22-PEST/RODENT CONTROL-CH	10/27/2022	102793	\$52.00
HABITAT PROTECTION, INC	AUG 22-PEST/RODENT CONTROL-LC	10/27/2022	102793	\$35.00
CALIFORNIA OFFICE CLEANING, INC	FLOOD SERVICES CLEAN UP	10/27/2022	102776	\$1,370.00
CALIFORNIA OFFICE CLEANING, INC	OCT 22-JANITORIAL/CUSTODIAL SVC	11/10/2022	102833	\$7,790.00
CALIFORNIA OFFICE CLEANING, INC	OCT 22-JANITORIAL/CUSTODIAL SVC	11/10/2022	102833	\$150.00
WEX FLEET UNIVERSAL	10/08/22-11/07/22-AUTO FUEL	11/10/2022	102863	\$144.32
SYMONS FIRE PROTECTION	4TH QTR- FIRE SUPPRESSION EQUIPMENT SERVICES	11/18/2022	102911	\$4,138.00
PRIDE INDUSTRIES	OCT 22-TRASH ABATEMENT SERVICES	11/18/2022	102898	\$1,644.75
BUSINESS OFFICE OUTFITTERS	NEW OFFICE SETUP FOR IT STAFF	10/27/2022	102775	\$6,645.20
TOTAL PUBLIC FACILITIES				\$31,940.07
1007100 - COMMUNITY SERVICES				
CALIFORNIA ASSN OF PUBLIC INFORMATION	MEMBERSHIP-22-23	11/04/2022	102807	\$75.00
TOTAL COMMUNITY SERVICES				\$75.00
1007110 - GF-RECREATION				
DEL MAR BLUE PRINT COMPANY, INC.	HOLIDAY TREE LIGHTING BANNERS	11/18/2022	102877	\$53.02
RAPHAEL'S PARTY RENTALS	TREE LIGHTING-12/04/22	11/18/2022	102899	\$660.85
ROBERT PARKER	HOLIDAY TREE MUSIC	11/18/2022	102896	\$300.00
SAM CASTELLANO	TREE LIGHTING 22	11/18/2022	102870	\$700.00
ABLE PATROL & GUARD, INC	OCT 22-FCCC PRIVATE	11/10/2022	102830	\$250.00
JULIE'S PARTY PEOPLE	TREE LIGHTING EVENT-COSTUME CHARACTERS	11/18/2022	102888	\$350.00
CALIFORNIA OFFICE CLEANING, INC	OCT 22-FCCC CLEANING	11/10/2022	102833	\$180.00
JAMIE LALLY	RIEMB-TREE LIGHTING EVENT SUPPLIES	11/18/2022	102887	\$29.95
PLATINUM EVENTS INC	TREE LIGHTING 22	11/18/2022	102897	\$1,332.51
TOTAL GF-RECREATION				\$3,856.33
1205460 - SELF INSURANCE RETENTION				
SECTRAN SECURITY INC	OCT 22-COURIER/FUEL	11/04/2022	102821	\$159.56
ERGOSTOP INC.	KEYBOARD TRAY-FIN	10/27/2022	102785	\$381.66
BICKMORE ACTUARIAL	GL ACTUARIAL 2022	11/18/2022	102868	\$4,400.00
BICKMORE ACTUARIAL	PRISM SUBSIDY FOR LIABILITY PROGRAM	11/18/2022	102868	(\$2,000.00)
BURKE WILLIAMS & SORENSEN	CLM.2203-96-0040.001	10/27/2022	102774	\$5,850.81
BURKE WILLIAMS & SORENSEN	96-0007-SEPT 22	11/18/2022	102869	\$82.80
PETTIT KOHN INGRASSIA LUTZ & DOLIN PC	LEGAL SETTLEMENT AGREEMENT	11/10/2022	102848	\$45,000.00
TOTAL SELF INSURANCE RETENTION				\$53,874.83
135 - EQUIPMENT REPLACEMENT				
PAMELA MADDEN	REFND-TUP22-001	11/18/2022	102895	\$1,575.60
TOTAL EQUIPMENT REPLACEMENT				\$1,575.60
1605360 - OPEB OBLIGATION				
MIDAMERICA	NOV 22-CTYSOLANAG5	11/04/2022	9000623	\$7,461.00
TOTAL OPEB OBLIGATION				\$7,461.00
2037510 - HIGHWAY 101 LANDSC #33				
SANTA FE IRRIGATION DISTRICT	0055979-000 - SEP/OCT 22	11/18/2022	102905	\$549.03
KOPPEL & GRUBER PUBLIC FINANCE	QTR 1- JUL/SEPT 22 ADMIN SERVICE	11/04/2022	102816	\$788.23
KOPPEL & GRUBER PUBLIC FINANCE	QTR 1-JUL/SEPT 22- SOUTH SB SEWER	11/04/2022	102816	\$15.00
TOTAL HIGHWAY 101 LANDSC #33				\$1,352.26
2047520 - MID 9C SANTA FE HILLS				

SANTA FE IRRIGATION DISTRICT	005979-029-08/16/22-10/14/22	11/10/2022	102854	\$910.47
SANTA FE IRRIGATION DISTRICT	005979-014-OCT 22	11/18/2022	102905	\$940.39
SANTA FE IRRIGATION DISTRICT	005979-015-OCT 22	11/18/2022	102905	\$554.69
SANTA FE IRRIGATION DISTRICT	005979-016-OCT 22	11/18/2022	102905	\$729.27
SANTA FE IRRIGATION DISTRICT	005979-017-OCT 22	11/18/2022	102905	\$61.56
SANTA FE IRRIGATION DISTRICT	005979-018-OCT 22	11/18/2022	102905	\$134.64
SANTA FE IRRIGATION DISTRICT	005979-025-OCT 22	11/18/2022	102905	\$725.21
SANTA FE IRRIGATION DISTRICT	005979-026-OCT 22	11/18/2022	102905	\$887.61
SANTA FE IRRIGATION DISTRICT	005979-019-OCT 22	11/18/2022	102905	\$422.90
SANTA FE IRRIGATION DISTRICT	005979-020-OCT 22	11/18/2022	102905	\$964.75
SANTA FE IRRIGATION DISTRICT	005979-021-OCT 22	11/18/2022	102905	\$1,419.47
SANTA FE IRRIGATION DISTRICT	005979-022-OCT 22	11/18/2022	102905	\$1,196.17
SANTA FE IRRIGATION DISTRICT	005979-023-OCT 22	11/18/2022	102905	\$972.87
SANTA FE IRRIGATION DISTRICT	005979-024-OCT 22	11/18/2022	102905	\$895.73
KOPPEL & GRUBER PUBLIC FINANCE	QTR 1- JUL/SEPT 22 ADMIN SERVICE	11/04/2022	102816	\$52.56
SANTA FE HILLS HOA	OCT 22-FY23 SANTA FE HILLS HOA	11/18/2022	9000636	\$28,750.00
TOTAL MID 9C SANTA FE HILLS				\$39,618.29
2057530 - MID 9E ISLA VERDE				
KOPPEL & GRUBER PUBLIC FINANCE	QTR 1- JUL/SEPT 22 ADMIN SERVICE	11/04/2022	102816	\$27.04
ISLA VERDE HOA	OCT 22-FY23 ISLE VERDE HOA	11/18/2022	102885	\$433.33
TOTAL MID 9E ISLA VERDE				\$460.37
2077550 - MID 9H SAN ELIJO #2				
KOPPEL & GRUBER PUBLIC FINANCE	QTR 1- JUL/SEPT 22 ADMIN SERVICE	11/04/2022	102816	\$28.53
SAN ELIJO HILLS II HOA	OCT 22-FY23 HOA PAYMENT	11/18/2022	102904	\$6,550.00
TOTAL MID 9H SAN ELIJO #2				\$6,578.53
2087580 - COASTAL RAIL TRAIL MAINT				
SANTA FE IRRIGATION DISTRICT	005506-020-OCT 22	11/18/2022	102905	\$1,677.98
SANTA FE IRRIGATION DISTRICT	005506-003 - SEP/OCT 22	11/18/2022	102905	\$121.31
KOPPEL & GRUBER PUBLIC FINANCE	JUL-SEP 22-CRT ADMIN	11/18/2022	102889	\$327.50
TOTAL COASTAL RAIL TRAIL MAINT				\$2,126.79
2117600 - STREET LIGHTING DISTRICT				
SDG&E CO INC	09/01/22-10/07/22-UTILITIES	11/10/2022	102855	\$8,658.23
KOPPEL & GRUBER PUBLIC FINANCE	JUL-SEP 22-CRT ADMIN	11/18/2022	102889	\$682.45
VERIZON WIRELESS-SD	362455526-00001-09/02/22-10/01/22	10/27/2022	102801	\$14.67
VERIZON WIRELESS-SD	362455526-00001-10/02/22-11/01/22	11/18/2022	102914	\$14.67
YUNEX LLC	SEP 22-STREETLIGHT MAINTENANCE/REPAIRS	11/18/2022	9000639	\$248.00
TOTAL STREET LIGHTING DISTRICT				\$9,618.02
2135550 - DEVELOPER PASS-THRU- PLANNING				
PAMELA ELLIOTT LANDSCAPE ARCHITECT	OCTOBER 22	11/18/2022	9000635	\$500.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	OCTOBER 22	11/18/2022	9000635	\$650.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	OCTOBER 22	11/18/2022	9000635	\$500.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	OCTOBER 22	11/18/2022	9000635	\$500.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	OCTOBER 22	11/18/2022	9000635	\$650.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	OCTOBER 22	11/18/2022	9000635	\$650.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	OCTOBER 22	11/18/2022	9000635	\$350.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	OCTOBER 22	11/18/2022	9000635	\$350.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	OCTOBER 22	11/18/2022	9000635	\$350.00
PAMELA ELLIOTT LANDSCAPE ARCHITECT	OCTOBER 22	11/18/2022	9000635	\$350.00
TELECOM LAW FIRM	DUP22-003-THIRD PARTY WIRELESS REVIEW	10/27/2022	102796	\$2,645.00
TELECOM LAW FIRM	DUP22-004-THIRD PARTY WIRELESS REVIEW	10/27/2022	102796	\$2,645.00

TOTAL DEVELOPER PASS-THRU- PLANNING					\$10,140.00
2196110 - COPS PROGRAM					
SAN DIEGO COUNTY SHERIFF'S DEPT.	SEPT 22-LAW ENFORCEMENT/TOW FEE	11/10/2022	102853	\$8,092.95	
TOTAL COPS PROGRAM					\$8,092.95
2286510 - TRANSNET EXTENSION-CIP					
CHEN RYAN ASSOCIATES	SEPT 22- 9538 SAFE RT SCH	11/18/2022	102872	\$2,818.45	
TOTAL TRANSNET EXTENSION-CIP					\$2,818.45
2466510 - PER CAPITA GRANT FUND-CIP					
CHEN RYAN ASSOCIATES	SEPT 22- 9538 SAFE RT SCH	11/18/2022	102872	\$8,455.35	
TOTAL PER CAPITA GRANT FUND-CIP					\$8,455.35
2505570 - COASTAL BUSINESS/VISITORS					
SOLANA BEACH CHAMBER OF COMMERCE	Q1-VISITORS CENTER	10/27/2022	102795	\$7,500.00	
SOLANA BEACH CHAMBER OF COMMERCE	Q 2-VISITORS CENTER	10/27/2022	102795	\$7,500.00	
TOTAL COASTAL BUSINESS/VISITORS					\$15,000.00
2706120 - PUBLIC SAFETY- FIRE					
VERIZON WIRELESS-SD	962428212-00001 - 08/29-09/28/22	11/04/2022	102827	\$114.03	
RYAN PESTER	STRIKETM-MOSQUITO FIRE REIMB	11/18/2022	102902	\$214.03	
JAMES HANCOCK	STRIKETM-MOSQUITO FIRE REMB	11/18/2022	102883	\$227.38	
CROSS CONNECTIONS EMERGENCY SERVICES,	CSA.17-REMOTE HEAD PACKAGE/MOUNT/ANTENNA	11/10/2022	102837	\$1,427.95	
TOTAL PUBLIC SAFETY- FIRE					\$1,983.39
2706170 - PUBLIC SAFETY- MARINE SAFETY					
GUARDIAN SAFTEY & SUPPLY, LLC	CSA.17-MICROFLEX	10/27/2022	102784	\$128.23	
TOTAL PUBLIC SAFETY- MARINE SAFETY					\$128.23
4506190 - SAND REPLNSHMNT/RETENTION					
WARWICK GROUP CONSULTANTS, LLC	OCT 22-PROF SVC	11/10/2022	102861	\$5,833.00	
TOTAL SAND REPLNSHMNT/RETENTION					\$5,833.00
4506510 - SANDREPLNSHMNT/RETNTN-CIP					
DOMUSSTUDIO ARCHITECTURE	SEPT 22-9449 MS CENTR	10/27/2022	102783	\$2,940.00	
TOTAL SANDREPLNSHMNT/RETNTN-CIP					\$2,940.00
4596510 - MISC.CAPITALPROJECTS-ENG					
GRAINGER INC	9395.23-FIRE SAFETY CABINET	11/18/2022	102882	\$2,878.56	
UT SAN DIEGO - NRTH COUNTY	NTC INVITING BID-2022-06	11/18/2022	102913	\$395.06	
VAN DYKE LANDSCAPE ARCHITECTS	SEPT 22-9438 FC PRK DSN	11/10/2022	102860	\$121.38	
VAN DYKE LANDSCAPE ARCHITECTS	SEPT 22-9438 FC PRK DSN	11/10/2022	102860	\$4,588.62	
VAN DYKE LANDSCAPE ARCHITECTS	AUG 22-FCP/LCP DESIGN ADDL FUNDS	11/10/2022	102860	\$7,660.00	
VAN DYKE LANDSCAPE ARCHITECTS	AUG 22-9441 LC PRK DSN	11/10/2022	102860	\$6,010.00	
VAN DYKE LANDSCAPE ARCHITECTS	SEPT 22-9441 LC PRK DSN	11/10/2022	102860	\$8,810.00	
NISSHO OF CALIFORNIA	9530 CITY-WIDE TREE PLANTING	11/18/2022	102893	\$653.63	
NISSHO OF CALIFORNIA	9530 CITY-WIDE TREE PLANTING	11/18/2022	102893	\$713.94	
TOTAL MISC.CAPITALPROJECTS-ENG					\$31,831.19
4596520 - MISC CAPITAL PROJ - ENVIR					
UNIVERSITY OF SAN DIEGO	JUL 22-CLIMATE ACTION PLAN UPDATE	10/27/2022	102799	\$1,569.98	
UNIVERSITY OF SAN DIEGO	AUG 22-CLIMATE ACTION PLAN UPDATE	10/27/2022	102799	\$498.98	
UNIVERSITY OF SAN DIEGO	SEP 22-CLIMATE ACTION PLAN UPDATE	11/18/2022	9000638	\$1,238.81	
TOTAL MISC CAPITAL PROJ - ENVIR					\$3,307.77
5097700 - SANITATION					
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS 22/23	11/04/2022	102817	\$7.83	
MISSION LINEN & UNIFORM INC	UNIFORM SERVICES FOR PUBLIC WORKS 22/23	11/04/2022	102817	\$7.83	
MISSION LINEN & UNIFORM INC	LAUNDRY-PW	11/10/2022	102844	\$7.83	

MISSION LINEN & UNIFORM INC	LAUNDRY-PW	11/18/2022	102891	\$7.83
AFFORDABLE PIPELINE SERVICES INC	R-DRAIN CLEANING	10/27/2022	102772	\$525.00
AFFORDABLE PIPELINE SERVICES INC	X-SEWER-MAINT/CLEANING	11/18/2022	102866	\$175.00
AFFORDABLE PIPELINE SERVICES INC	J-SEWER MAINT/CLEANING	11/18/2022	102866	\$675.00
AFFORDABLE PIPELINE SERVICES INC	J-SEWER MAINT/CLEANING	11/18/2022	102866	\$675.00
AFFORDABLE PIPELINE SERVICES INC	H-STORMDRAIN MAINT/CLEANING	11/18/2022	102866	\$1,700.00
AFFORDABLE PIPELINE SERVICES INC	H-STORMDRAIN MAINT/CLEANING	11/18/2022	102866	\$1,700.00
AFFORDABLE PIPELINE SERVICES INC	N-SEWER MAINT/CLEANING	11/18/2022	102866	\$1,800.00
SANTA FE IRRIGATION DISTRICT	05506-014-OCT 22	11/18/2022	102905	\$805.53
VERIZON WIRELESS-SD	362455526-00001-09/02/22-10/01/22	10/27/2022	102801	\$14.67
VERIZON WIRELESS-SD	362455526-00001-10/02/22-11/01/22	11/18/2022	102914	\$14.67
SAN ELIJO JPA	FY 23 QTR 1- OPERATIONS & MAINTENANCE FEE	11/04/2022	102820	\$464,323.00
SAN ELIJO JPA	RFND-OVERPAYMENT Q4	11/04/2022	102820	(\$640.00)
AT&T CALNET 3	9391012277-09/24-10/23/22	11/10/2022	102832	\$16.74
WEX FLEET UNIVERSAL	10/08/22-11/07/22-AUTO FUEL	11/10/2022	102863	\$173.18
US BANK	ADMIN FEE WASTE-WATER 2023	11/04/2022	9000626	\$2,500.00
TOTAL SANITATION				\$474,489.11

5507750 - SOLANA ENERGY ALLIANCE

TOSDAL APC	SEPT 22-TOSDAL APC	10/27/2022	102798	\$437.75
TOTAL SOLANA ENERGY ALLIANCE				\$437.75

6527820 - SUCCESSOR AGENCY

COLANTUONO, HIGHSMITH, & WHATLEY PC	SEPT 22-SDCOE CONSORTIUM	11/10/2022	102835	\$108.50
COMPUTERSHARE CORPORATE TRUST	LESS BOND FUND-12/01	11/04/2022	9000621	(\$15.45)
COMPUTERSHARE CORPORATE TRUST	INT 2017TA BOND-12/01	11/04/2022	9000621	\$36,372.00
COMPUTERSHARE CORPORATE TRUST	PRIN 2017TA BOND-12/01	11/04/2022	9000621	\$63,500.00
TOTAL SUCCESSOR AGENCY				\$99,965.05

6718510 - BARBARA UNDERGROUNDING-DS

WILLDAN	QTR 1- RVN BOND-BARB/PACIF/MARLSOLAN	11/04/2022	102829	\$284.94
TOTAL BARBARA UNDERGROUNDING-DS				\$284.94

6728520 - PACIFIC UNDERGROUNDING-DS

WILLDAN	QTR 1- RVN BOND-BARB/PACIF/MARLSOLAN	11/04/2022	102829	\$260.30
TOTAL PACIFIC UNDERGROUNDING-DS				\$260.30

6738530 - MARSOLAN UNDERGROUNDNG-DS

WILLDAN	QTR 1- RVN BOND-BARB/PACIF/MARLSOLAN	11/04/2022	102829	\$258.09
COMPUTERSHARE CORPORATE TRUST	ADMIN CHARGE-11/21/22-11/20/23	11/18/2022	9000634	\$450.00
TOTAL MARSOLAN UNDERGROUNDNG-DS				\$708.09

6768560 - SO SOLANA SEWER DISTR-DS

KOPPEL & GRUBER PUBLIC FINANCE	QTR 1-JUL/SEPT 22- SOUTH SB SEWER	11/04/2022	102816	\$422.23
TOTAL SO SOLANA SEWER DISTR-DS				\$422.23

REPORT TOTAL:**\$1,857,938.51**



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: December 14, 2022
ORIGINATING DEPT: Finance
SUBJECT: Report on Changes Made to the General Fund Adopted Budget for Fiscal Year 2022-23

BACKGROUND:

Staff provides a report at each Council meeting that lists changes made to the current Fiscal Year (FY) General Fund Adopted Budget. The information provided in this Staff Report lists the changes made through November 9, 2022.

DISCUSSION:

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

GENERAL FUND - ADOPTED BUDGET PLUS CHANGES As of November 9, 2022						
General Fund Operations						
Date	Action	Description	Revenues	Expenditures	Transfers from GF	Net Surplus
06/23/2021	Reso 2021-092	Adopted Budget	22,148,385	(20,867,260)	(482,500)	\$ 798,625
07/14/2021	Reso 2021-097	MS MOU		(11,570)		787,055
04/13/2022	Reso 2022-034	Keyser Marston		(15,000)		772,055
06/08/2022	Reso 2022-041	On-Call Repair Svcs		(30,000)		742,055
06/08/2022	Reso 2022-065	Janitorial		(20,000)		722,055
06/22/2022	Reso 2022-082	FY23 Budget Update	1,965,100	(615,680)	(1,423,000)	648,475
08/24/2022	Reso 2022-106	Lew Edwards Group		(36,000)		612,475
09/14/2022	Reso 2022-102	SBFA MOU		(182,000)		430,475

CEQA COMPLIANCE STATEMENT:

Not a project as defined by CEQA

COUNCIL ACTION:

FISCAL IMPACT:

N/A

WORK PLAN:

N/A

OPTIONS:

- Receive the report.
- Do not accept the report

DEPARTMENT RECOMMENDATION:

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

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation



Gregory Wade, City Manager



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: December 14, 2022
ORIGINATING DEPT: Engineering Department
SUBJECT: **City Council Consideration of Resolution 2022-136 Awarding a Construction Contract for the Lomas Santa Fe Drive at NCTD Bridge Repairs**

BACKGROUND:

In 1996, the City entered into an agreement with the North County Transit District (NCTD) for the Lomas Santa Fe Grade Separation Project to lower the railroad tracks and add the bridge crossing. The agreement requires the City to maintain the Lomas Santa Fe Drive bridge over the railroad right-of-way. The bridge was constructed approximately twenty-four years ago.

In accordance with the National Bridge Inspection Standards, Caltrans conducted an inspection of the Lomas Santa Fe bridge in 2020. Caltrans recommended minor concrete repairs and a deck treatment. City Staff requested engineering proposals to design and prepare construction documents. T.Y. Lin International, Inc. was selected, and they prepared the plans and specifications. The project was advertised for construction bids in September 2022.

This item is before the City Council to consider approving Resolution 2022-136 (Attachment 1) awarding a construction contract to the lowest responsible and responsive bidder, Beador Construction Company, for the bridge repairs and deck treatment. In addition to the bridge repairs, the construction bid also includes repairs to the Solana Beach Sewer Pump Station perimeter concrete wall.

DISCUSSION:

The bridge work recommended by Caltrans includes the following:

CITY COUNCIL ACTION:

1. Removal of the existing concrete caps that are breaking off and causing the dips in the roadway and extend the structural abutment concrete to match the bridge deck. The joint seal between the deck and abutment are to be replaced as well.
2. Repairing the spalling concrete at two locations in the concrete railing next to the sidewalk.
3. Cleaning and sealing the bridge deck.

The Solana Beach Pump Station perimeter wall facing the railroad tracks is also spalling at seven locations along a wall that was constructed in 1975. These were included in the bid as a separate bid item. If approved for repair, the trails in the San Elijo Lagoon surrounding the Pump Station will not be impacted by this work.

On November 17, 2022, two bids for the Lomas Santa Fe Drive Bridge Repairs Project, Bid No. 2022-03, were received and publicly opened by the City Clerk. The bid results are listed below.

Bid Results

Contractors	Base Bid
Beador Construction Company	\$153,300
Peterson-Chase General Engineering	\$156,500

The lowest bid submitted by Beador Construction Company was found to be complete and responsive to the bid specifications. Prior work references were checked and found to be satisfactory, and Beador Construction has a valid contractor's license. Staff is recommending that Beador Construction Company be awarded the construction contract. The contract duration is 45 working days, although construction is anticipated to be significantly less. Due to the proximity of the construction zone to the intersection of Lomas Santa Fe and Highway 101 and high traffic volume, it is anticipated that parts of the construction work would be performed during evening hours. Staff will work with the contractors to minimize the construction impacts and to provide notifications to the surrounding community. It is anticipated the project would be completed before summer 2023.

CEQA COMPLIANCE STATEMENT:

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

FISCAL IMPACT:

The anticipated construction costs are listed below.

Item	Gas Tax LSF Bridge	Sanitation Fund Pump Station Wall
Beador Construction base bid \$153,300	\$140,000	\$13,300
Construction Contingency (15%)	21,000	2,000
Design Support & Inspection	5,000	
Material Testing	2,000	
Total	\$168,000	\$15,300

The Capital Improvement Plan budget includes \$120,000 for the bridge repairs. The pump station wall repairs were not listed in the CIP budget. Staff is requesting additional appropriations of \$48,000 from Gas Tax funds and \$15,300 from Sanitation funds.

WORK PLAN:

This project is identified in the FY 2022/23 Work Plan under Community Character Priorities.

OPTIONS:

- Adopt Staff recommendations and award construction contract.
- Postpone contract award and provide direction to Staff.
- Reject construction bids and provide alternative direction to Staff.

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council adopt Resolution 2022-136:

1. Awarding a construction contract to Beador Construction Company in the amount of \$153,300 for the Lomas Santa Fe Drive Bridge Repairs Project, Bid No. 2022-03.
2. Approving an amount of \$23,000 for construction contingency.
3. Authorizing the City Manager to execute the construction contract on behalf of the City.
4. Authorizing the City Manager to approve cumulative change orders up to the construction contingency amount.
5. Appropriating \$63,300 to the Lomas Santa Fe Bridge Repairs CIP project, \$48,000 from Gas Tax and \$15,300 from Sanitation.
6. Authorizing the City Treasurer to amend the FY 2022/23 Adopted Budget accordingly.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2022-136

RESOLUTION 2022-136

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AWARDED A CONSTRUCTION CONTRACT FOR THE LOMAS SANTA FE DRIVE AT NCTD BRIDGE REPAIRS PROJECT, BID NO. 2022-03, TO BEADOR CONSTRUCTION COMPANY

WHEREAS, the Capital Improvement Program portion of the Fiscal Year (FY) 2022/23 Adopted Budget contains an appropriation for the Lomas Santa Fe at NCTD Bridge Repairs to address Caltrans bridge inspection recommendations; and

WHEREAS, the Solana Beach Sewer Pump Station perimeter wall that was constructed in 1975 requires maintenance repairs as well; and

WHEREAS, in response to an advertisement for construction bids, the City received two bids to perform the bridge and pump station wall repairs; and

WHEREAS, on November 17, 2022, the City Clerk opened the construction bids and publicly read the bids aloud.

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

1. That the foregoing recitations are true and correct.
2. That the City Council awards a construction contract to Beador Construction Company in the amount of \$153,300 for the Lomas Santa Fe Drive Bridge Repairs Project, Bid No. 2022-03.
3. That the City Council approves an amount of \$23,000 for construction contingency.
4. That the City Council authorizes the City Manager to execute the construction contract on behalf of the City.

5. That the City Council authorizes the City Manager to approve cumulative change orders up to the construction contingency amount.
6. That the City Council appropriates \$63,300 to the Lomas Santa Fe Bridge Repairs CIP project, \$48,000 from Gas Tax and \$15,300 from Sanitation.
7. That the City Council authorizes the City Treasurer to amend the FY 2022/23 Adopted Budget accordingly.

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

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA 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 14, 2022
ORIGINATING DEPT: Community Development Department
SUBJECT: **Public Hearing: Request for a Development Review Permit for a New Single-Story, Single-Family Residence and Attached One-Car Garage and Perform Associated Site Improvements at 661 East Solana Circle (Case # DRP22-002; Applicant: Scott Sumner; APN: 298-320-30-00; Resolution No. 2022-129)**

BACKGROUND:

The Applicant, Scott Sumner, is requesting City Council (Council) approval of a Development Review Permit (DRP) to demolish an existing single-story, single-family residence and attached garage to construct a new 1,831 square-foot single-story, single-family residence and attached garage, and perform associated site improvements. The 7,582 square-foot lot is located at 661 East Solana Circle and is within the Medium Residential (MR) Zone and Park Del Mar Development.

The Applicant proposes aggregate grading in the amount of 35 cubic yards. The maximum building height is proposed at 10.67 feet above existing grade and 188.92 feet above mean sea level (MSL). The project requires a DRP for construction in excess of 60 percent of the maximum allowable floor area.

The issue before the Council is whether to approve, approve with conditions, or deny the Applicant's request as contained in Resolution 2022-129 (Attachment 1).

DISCUSSION:

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

The topography of the subject site slopes down from the rear of the property to East Solana Circle with an approximately 1.5-foot grade differential. The front yard is relatively

CITY COUNCIL ACTION:

flat, and the finished floor of the existing garage and residence are approximately two (2) feet higher than the street.

The site is currently developed with a 1,261 square-foot single-story, single-family residence with an attached 440 square-foot two-car garage. The Applicant proposes to demolish the existing residence and carport to construct a new 1,831 square-foot single-story, single-family residence, and an attached 467 square foot one-car garage. A single-family residence is required to provide two (2) off-street parking spaces pursuant to Solana Beach Municipal Code (SBMC) Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM). The proposed 467 square-foot garage would allow for one (1) conforming parking space. The second required parking space will be located outside of the garage, within the buildable area. Since the parking spaces provided in the proposed garage would comply with the OSPDM, the project would qualify for a 200 square foot floor area exemption. Therefore, the total proposed floor area would be 2,098 square feet. The maximum proposed building height would be 10.67 feet above existing grade. The project would also include associated site improvements including grading, a spa, barbeque, and landscaping.

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

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

Table 1			
LOT INFORMATION			
Property Address:	661 E Solana Cir.	Zoning Designation:	Park Del Mar (MR)
Lot Size:	7,582 SF	# of Units Allowed:	1 SFR
Max. Allowable Living SF	2,000 SF	# of Units Requested:	1 SFR
Max. Allowable Garage SF	600 SF		
Max. Allowable Total SF	2,400 SF	Setbacks:	Required Proposed
Proposed Total SF	2,298 SF	Front (E)	10' - 0" 12' - 0"
Below Max. SF by	102 SF	Side (N)	5' - 0" 5' - 1 1/2"
Max. Allowable Height:	16.00 ft	Side (S)	5' - 0" 9' - 5 1/4"
Max. Proposed Height:	10.67 ft	Rear (W)	10' - 0" 15' - 8 1/2"
Highest Point/Ridge:	188.92 MSL		
PROPOSED PROJECT INFORMATION			
Square Footage / Floor Area Breakdown:		Required Permits:	
Proposed Living Area:	1,831 SF	DRP: A DRP is required for construction in excess of 60% of the maximum allowable floor area.	
Proposed Garage:	467 SF		
Subtotal:	2,298 SF		
Garage Exemption:	- 200 SF		
Total Proposed Floor Area:	2,098 SF		
Proposed Grading: 35 CY Aggregate Grading (Site Grading: 10 CY; Removal and Recompaction: 20 CY; Excavation for Footings: 5 CY)			
Proposed Parking: Attached One-Car Garage, One uncovered space		Existing Development:	
Proposed Fences and Walls: Yes		Single-Family Residence and Garage	
Proposed Accessory Dwelling Unit: Yes; not subject to discretionary review			
Proposed Accessory Structure: No			

Development Review Permit Compliance (SBMC Section 17.68.40):

A DRP is required because the total proposed floor area exceeds 60% of the maximum allowable. The total floor area proposed is 2,098 square feet and 2,400 square feet is the maximum. Therefore, the proposal is 78% of the allowable floor area.

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

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

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

The following is a discussion of the findings for a DRP as each applies to the proposed project as well as reference to recommended conditions of approval contained in Resolution 2022-129. The Council may approve, or conditionally approve, a DRP only if all of the findings listed below can be made:

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

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

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

Relationship with Adjacent Land Uses:

The property is located within the MR Zone and Park Del Mar Development. Properties surrounding the lot are located within the same zone and also part of the Park Del Mar Development. They are developed with single-story, single-family residences. The project site is currently developed with a single-story, single-family residence and carport. The Applicant proposes to demolish the existing structure and replace it with a single-story, single-family residence with an attached one-car garage.

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

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

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

Building and Structure Placement:

The site is currently developed with a 1,261 square-foot single-story, single-family residence and a garage located on a flat building pad at approximately the same elevation as the street. The Applicant proposes to demolish the existing residence and carport and construct a new 1,831 square-foot single-story, single-family residence with an attached 467 square-foot one-car garage. The garage is proposed to be located at the east side of the lot and would be accessed from East Solana Circle.

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

The 1,831 square-foot residence will consist of a living room, kitchen, primary suite, one bedroom, one bathroom, a laundry room, and an office. The proposed development also includes a spa, barbeque, and landscaping.

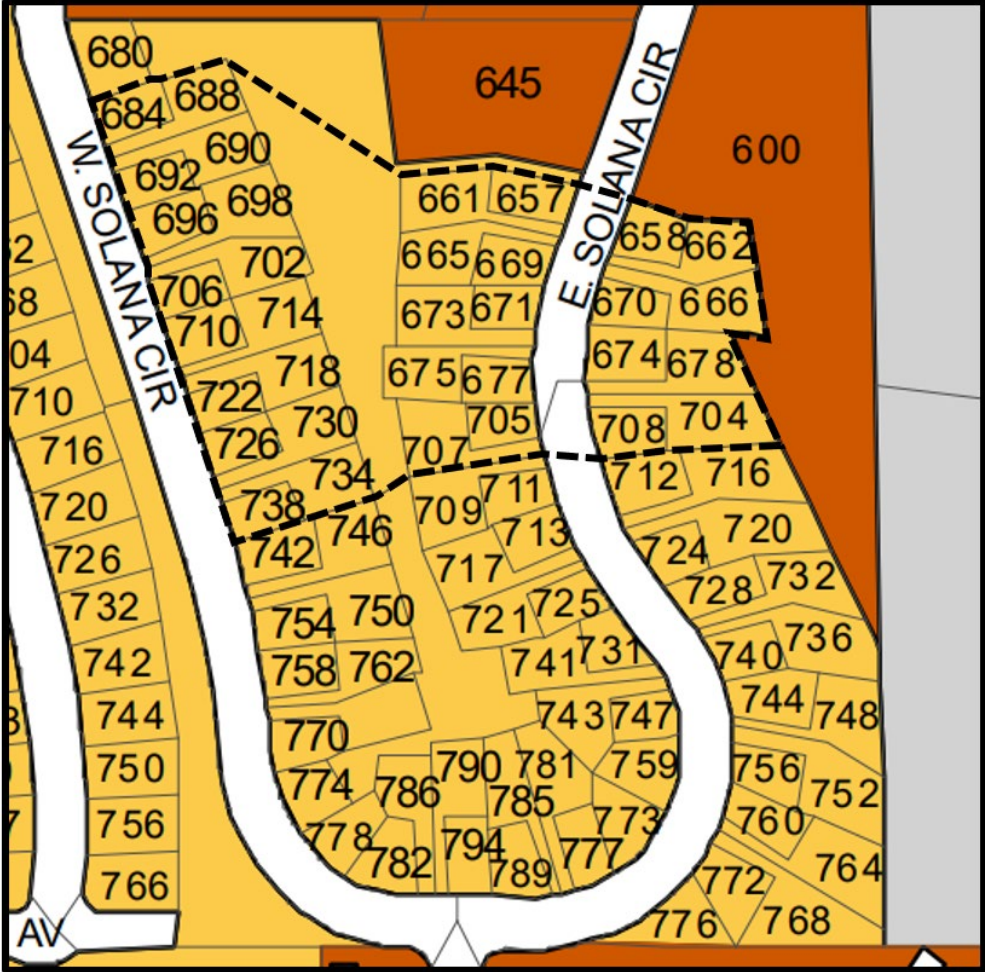
The proposed improvements consist of a new single-family residence and an attached garage. Pedestrian and vehicular access would be maintained on the southern side of the residence from the existing shared driveway.

The SBMC parking regulations require two (2) off-street parking spaces, 9' x 19' clear, per single-family residence. The SBMC indicates that when required spaces are provided in a garage, up to 200 square feet of floor area is exempted for each required space. As designed, the proposed residence would provide one (1) parking space in the garage and one (1) uncovered parking space; therefore, the project is afforded a 200 square-foot exemption and the total proposed floor area would be 2,098 square feet, which is 302 square feet under the maximum allowable floor area for the lot pursuant to Park Del Mar Regulations.

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

Neighborhood Comparison:

Staff compared the proposed project to 33 other properties within the surrounding area. As shown on the following Zoning Map, they include other properties in the Park Del Mar Development along West Solana Circle and East Solana Circle.



The properties evaluated in this comparison are located in the MR Zone and the Park Del Mar Development. The existing homes range in size from 1,330 square feet to 2,225 square feet, according to the County Assessor records. It should be noted that the County Assessor does not include garages, covered porches, unfinished basements or accessory buildings in the total square footage. Accordingly, the building area of the proposed project has been calculated for comparison purposes by deleting the area of the garage as follows:

Project Gross Building Area:	2,298 ft ²
Delete Garage Area:	- 467 ft ²
<u>Project Area for Comparison to Assessor's Data</u>	<u>1,831 ft²</u>

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

Table 2						
#	Property Address	Lot Size in ft ² (SanGis)	Existing ft ² (Assessor)	Proposed / Recently Approved ft ²	Max. Allowable ft ²	Zone
1	657 E SOLANA CIRCLE	4,716	1,746		2,400	MR/PDM
2	661 E SOLANA CIRCLE	7,331	1,240	1,831	2,400	MR/PDM
3	665 E SOLANA CIRCLE	7,479	1,847		2,400	MR/PDM
4	669 E SOLANA CIRCLE	4,699	1,822		2,400	MR/PDM
5	671 E SOLANA CIRCLE	3,875	1,528		2,400	MR/PDM
6	673 E SOLANA CIRCLE	7,245	1,674		2,400	MR/PDM
7	675 E SOLANA CIRCLE	6,640	1,604		2,400	MR/PDM
8	677 E SOLANA CIRCLE	4,095	1,358		2,400	MR/PDM
9	705 E SOLANA CIRCLE	3,990	1,330		2,400	MR/PDM
10	707 E SOLANA CIRCLE	7,852	1,518		2,400	MR/PDM
11	658 E SOLANA CIRCLE	4,965	1,472		2,400	MR/PDM
12	662 E SOLANA CIRCLE	6,243	1,456		2,400	MR/PDM
13	666 E SOLANA CIRCLE	8,149	1,949		2,400	MR/PDM
14	670 E SOLANA CIRCLE	4,109	1,479		2,400	MR/PDM
15	674 E SOLANA CIRCLE	5,513	1,426		2,400	MR/PDM
16	678 E SOLANA CIRCLE	7,833	1,456		2,400	MR/PDM
17	704 E SOLANA CIRCLE	8,704	1,404		2,400	MR/PDM
18	708 E SOLANA CIRCLE	4,841	1,591		2,400	MR/PDM
19	684 W SOLANA CIRCLE	4,303	2,225		2,400	MR/PDM
20	688 W SOLANA CIRCLE	6,932	1,969		2,400	MR/PDM
21	690 W SOLANA CIRCLE	7,093	1,512		2,400	MR/PDM
22	692 W SOLANA CIRCLE	3,961	1,632		2,400	MR/PDM
23	696 W SOLANA CIRCLE	4,822	1,404		2,400	MR/PDM
24	698 W SOLANA CIRCLE	8,268	1,930		2,400	MR/PDM
25	702 W SOLANA CIRCLE	6,793	1,518		2,400	MR/PDM
26	706 W SOLANA CIRCLE	4,047	1,591		2,400	MR/PDM
27	710 W SOLANA CIRCLE	4,574	1,719		2,400	MR/PDM
28	714 W SOLANA CIRCLE	7,254	1,814		2,400	MR/PDM
29	718 W SOLANA CIRCLE	7,157	1,479		2,400	MR/PDM
30	722 W SOLANA CIRCLE	3,878	1,512		2,400	MR/PDM

Fences, Walls and Retaining Walls:

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

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

Landscape:

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

Parking:

SBMC Section 17.52.040 and the Off-Street Parking Design Manual require two (2) parking spaces for a single-family residence. The Applicant is proposing a 467 square-foot attached garage. The attached garage would provide one (1) off-street parking space that is 9' X 19' and clear of obstruction. The second required parking space is 10'- 6" X 19', clear of obstruction and uncovered. In addition, the proposed 467 square-foot garage would be less than 600 square feet which is the maximum area permitted by the Park Del Mar regulations.

Grading:

The proposed grading quantities include 10 cubic yards of site grading, 5 cubic yards for the excavation for the new footings and 20 CY of removal and recompaction. The proposed total aggregate amount of grading is 35 cubic yards.

Lighting:

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

Usable Open Space:

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

Public Frontage & Public Right-of-Way Improvements:

The existing property is located on a flag lot and does not immediately front a public road. The property shares a driveway on East Solana Circle with three other properties. East Solana Circle is improved with concrete curb and gutter but does not have a sidewalk on the side of the street where this property is located. If approved, the Applicant will be required to remove and reconstruct the existing driveway approach to meet current City standards.

Public Hearing Notice:

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

CEQA COMPLIANCE STATEMENT:

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

FISCAL IMPACT: N/A

WORK PLAN: N/A

OPTIONS:

- Approve Staff recommendation adopting the attached Resolution 2022-129.
- Approve Staff recommendation subject to additional specific conditions necessary for the City Council to make all required findings for the approval of a DRP.
- Deny the project if all required findings for the DRP cannot be made.

DEPARTMENT RECOMMENDATION:

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

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt Resolution 2022-129 conditionally approving a DRP to demolish a single-family residence, construct a replacement one-story, single-family residence with an attached one-car garage and perform associated site improvements at 661 East Solana Circle.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2022-129
2. Project Plans
3. Park Del Mar Development Regulations

RESOLUTION 2022-129

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT FOR THE CONSTRUCTION OF A NEW SINGLE-STORY SINGLE-FAMILY RESIDENCE WITH AN ATTACHED ONE-CAR GARAGE AND ASSOCIATED IMPROVEMENTS ON A PROPERTY WITHIN THE PARK DEL MAR DEVELOPMENT, LOCATED AT 661 EAST SOLANA CIRCLE, SOLANA BEACH

APPLICANT: Scott Sumner
CASE NO.: DRP 22-002

WHEREAS, Bryan Watson (hereinafter referred to as “Applicant”) has submitted an application for a Development Review Permit (DRP) pursuant to Title 17 (Zoning), of the Solana Beach Municipal Code (SBMC); and

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

WHEREAS, at the Public Hearing on December 14, 2022, the City Council received and considered evidence concerning the proposed application; and

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

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

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

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

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

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

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

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

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

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

The property is located within the MR Zone and Park Del Mar Development. Properties surrounding the lot are located within the same zone and also part of the Park Del Mar Development. They are developed with single-story, single-family residences. The project site is currently developed with a single-story, single-family residence and carport. The Applicant proposes to demolish the existing structure and replace it with a single-story, single-family residence with an attached one-car garage.

As designed, the project is consistent with the specific development standards of the Park Del Mar Development as well as the permitted uses of the underlying MR Zone as described in SBMC

Sections 17.20.010 and 17.12.020. The proposed development could be found to be consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

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

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

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

The site is currently developed with a 1,261 square-foot single-story, single-family residence and a garage located on a flat building pad at approximately the same elevation as the street. The Applicant proposes to demolish the existing residence and carport and construct a new 1,831 square-foot single-story, single-family residence with an attached 467 square-foot one-car garage. The garage is proposed to be located at the east side of the lot and would be accessed from East Solana Circle.

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

The 1,831 square-foot residence will consist of a living room, kitchen, primary suite, one bedroom, one bathroom, a laundry

room, and an office. The proposed development also includes a spa, barbeque, and landscaping.

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

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

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

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

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

The SBMC parking regulations require two (2) off-street parking spaces, 9' x 19' clear, per single-family residence. The SBMC indicates that when required spaces are provided in a garage, up to 200 square feet of floor area is exempted for each required space. As designed, the proposed residence would provide one (1) parking spaces in the garage and one (1) uncovered parking

space; therefore, the project is afforded a 200 square-foot exemption and the total proposed floor area would be 2,098 square feet, which is 302 square feet under the maximum allowable floor area for the lot pursuant to Park Del Mar Regulations.

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

The proposed grading quantities include 10 cubic yards of site grading, 5 cubic yards for the excavation for the new footings and 20 CY of removal and recompaction. The proposed total aggregate amount of grading is 35 cubic yards.

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

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

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

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

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

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

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

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

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

5. CONDITIONS

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

A. Community Development Department Conditions:

- I. The Applicant shall pay required Public Facilities Fees, as established by SBMC Section 17.72.020 and Resolution 1987-36.
- II. Building Permit plans must be in substantial conformance with the plans presented to the City Council on December 14, 2022 and located in the project file with a submittal date of December 2, 2022.
- III. The residence will not exceed 10.67 feet in height above the existing grade or 188.92 feet above MSL.
- IV. Any proposed onsite fences, walls, and retaining walls and any proposed railing located on top, or any combination thereof, shall comply with applicable regulations of SBMC Section 17.20.040 and 17.60.070 (Fences and Walls).
- V. The Applicant shall obtain required CCC approval of a Coastal Development Permit, Waiver or Exemption as determined necessary by the CCC, prior to the issuance of a Grading or Building Permit.
- VI. Native or drought tolerant and non-invasive plant materials and water conserving irrigation systems shall be incorporated into any proposed landscaping and compatible with the surrounding area to the extent feasible.

- VII. Any new exterior lighting fixtures shall be in conformance with the City-Wide Lighting Regulations of SBMC 17.60.060.
 - VIII. All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities that render them detrimental to the surrounding area.
 - IX. Construction vehicles shall be parked on the subject property at all times when feasible. If construction activity prohibits parking on the subject property, the Applicant shall ensure construction vehicles are parked in such a way to allow sufficient vehicular access on East Solana Circle and minimize impact to the surrounding neighbors.
 - X. The Applicants shall connect to temporary electrical service as soon as feasible to the satisfaction of the City. The use of gas-powered generator(s) during construction activity is discouraged and shall be limited only to selective use at the discretion of the City.
- B. Fire Department Conditions: Please note that this list provides detailed Fire Department requirements and is not meant to be an all-inclusive plan check list of the Fire Department comments.
- I. POSTING OR STRIPING ROADWAYS “NO PARKING FIRE LANE”: Fire Department access roadways, when required, shall be properly identified as per Solana Beach Fire Department standards. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility per the *Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 15.32.170 Section 503 Section 503.3 and 503.4.3.*
 - II. OBSTRUCTION OF ROADWAYS DURING CONSTRUCTION: All roadways shall be a minimum of 20 feet in width during construction and maintained free and clear, including the parking of vehicles per the *2019 California Fire Code Chapter 5 Section 503.4 and 503.2.1.*
 - III. ADDRESS NUMBERS: STREET NUMBERS: Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background, and shall meet the following minimum standards as to size: 4” high with a ½” inch stroke width for residential buildings, 8” high with a ½” stroke for commercial and multi-family residential buildings, 12” high with a 1” stroke for industrial buildings. Additional numbers shall be required where deemed necessary by the Fire Marshal, such as rear access doors, building corners, and entrances

to commercial centers per the *2019 California Fire Code Chapter 5 Section 505.1*.

- IV. ADDRESS NUMBERS FOR STRUCTURES LOCATED OFF ROADWAY: Where structures are located off a roadway on long easements/driveways, a monument marker shall be placed at the entrance where the easement/driveway intersects the main roadway. Permanent address numbers with height conforming to Fire Department standards shall be affixed to this marker per *2019 California Fire Code Chapter 5 Section 505.2*.
- V. AUTOMATIC FIRE SPRINKLER SYSTEM-ONE- AND TWO-FAMILY DWELLINGS: Structures shall be protected by an automatic fire sprinkler system designed and installed. Plans for the automatic fire sprinkler system shall be submitted as Deferred Submittal and approved by the Solana Beach Fire Department prior to installation per the *Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 15.32.230 Section 903.2*.
- VI. CLASS "A" ROOF: All structures shall be provided with a Class "A" Roof covering to the satisfaction of the Solana Beach Fire Department and *per the 2019 California Building Code Chapter 15 Section 1505*.
- VII. SOLAR PHOTOVOLTAIC INSTALLATIONS (Solar Panels): Solar Photovoltaic systems shall be installed per Solana Beach Fire Department requirements and per the *2019 California Fire Code Chapter 12 Section 1204*.

C. Engineering Department Conditions:

- I. The Applicant is required to obtain an Encroachment Permit in accordance with SBMC Section 11.20 for the below frontage improvements being done in the public right-of-way. The frontage improvements shall be done to the satisfaction of the City Engineer prior to the occupancy of the proposed project:
 - i. Construction of the SDRSD G-14A driveway approach.
 - ii. Replacement of any damaged portion of the existing concrete curb if necessary.
- II. All proposed improvements within the public right-of-way shall comply with City standards including, but not limited to, the Off-Street Parking Design Manual.

- III. All construction demolition materials shall be recycled according to the City's Construction and Demolition recycling program and an approved Waste Management Plan shall be submitted.
 - IV. Construction fencing shall be located on the subject property unless the Applicant has obtained an Encroachment Permit in accordance with chapter 11.20 of the SBMC which allows otherwise.
6. ENFORCEMENT: Pursuant to SBMC 17.72.120(B) failure to satisfy any and all of the above-mentioned conditions of approval is subject to the imposition of penalties as set forth in SBMC Chapters 1.16 and 1.18 in addition to any applicable revocation proceedings.
 7. EXPIRATION: The DRP for the project will expire 24 months from the date of this Resolution, unless the Applicant has obtained building permits and have commenced construction prior to that date, and diligently pursued construction to completion. An extension of the application may be granted by the City Council, subject to SBMC Section 17.72.110.
 8. INDEMNIFICATION AGREEMENT: The Applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify the Applicant of any claim, action, or proceeding. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, the Applicant shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Applicant shall not be required to pay or perform any settlement unless such settlement is approved by the Applicant.

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

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

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

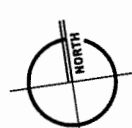
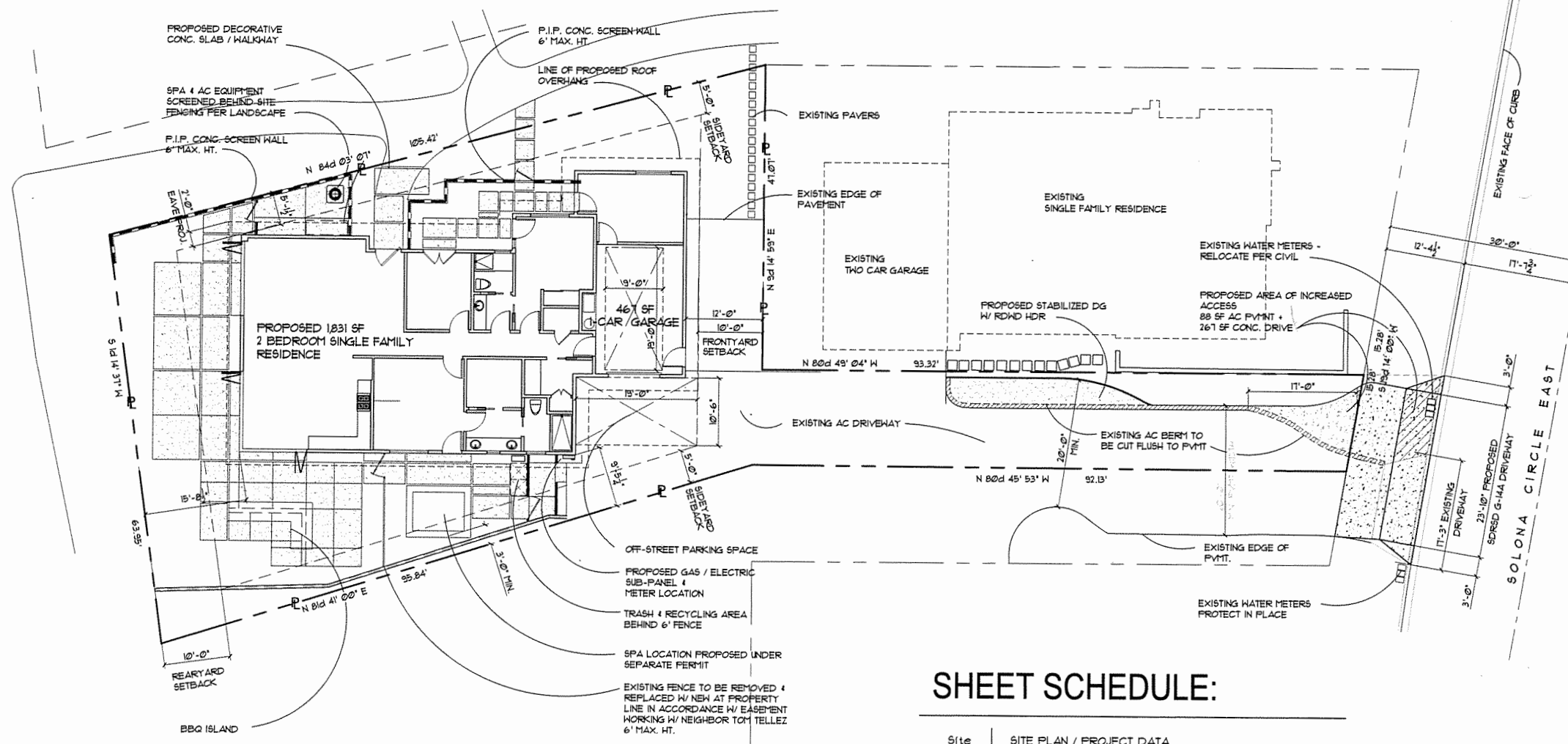
LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

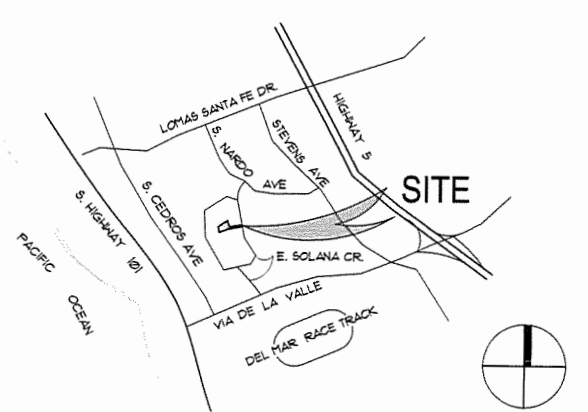
ANGELA IVEY, City Clerk



ALL DIMENSIONS ARE MEASURED FROM THE EXTERIOR WALL SURFACES

proposed site plan

SCALE: 1" = 10'-0"



VICINITY MAP

NOT TO SCALE

SHEET SCHEDULE:

Site	SITE PLAN / PROJECT DATA
Dsite	SITE PLAN / PROJECT DATA
Sdata	SITE PLAN / PROJECT DATA
XFP	EXISTING FLOOR PLAN
FP	FLOOR PLAN
RP	ROOF PLAN
EL	EXTERIOR ELEVATIONS
SCT	BUILDING SECTIONS
FRI	RENDERINGS
FR2	RENDERINGS
SP	ROOF STORY POLE PLAN
GP	GRADING PLAN
LC1	LANDSCAPE CONCEPT PLAN
LC2	LANDSCAPE NOTES / DETAIL

PROPOSED SCOPE OF WORK:

COMPLETE TEAR DOWN & CONSTRUCTION OF A NEW SINGLE FAMILY RESIDENCE. COMPLETED AREA WILL BE 1831 SF OF LIVING SPACE + 467 SF GARAGE. THE COMPLETED HEIGHT WILL BE LESS THAN 10'-6". INSTALLATION OF A ROOFTOP MOUNTED PV SOLAR SYSTEM IS PROPOSED. INSTALLATION OF AN AUTOMATIC FIRE SPRINKLER SYSTEM WILL BE REQUIRED FOR THIS PROJECT.

PARK DEL MAR'S ARCHITECTURAL & LANDSCAPE DESIGN COMMITTEE (LARC) HAS REVIEWED AND APPROVED THE PLANNED ADDITION PRIOR TO THE START OF ANY CITY SUBMITTALS FOR PERMIT. AS A PART OF THIS REVIEW STORY POLES WERE REQUIRED TO BE ERRECTED & LEFT IN PLACE AS A PART OF THE APPROVAL AS OUTLINED IN THE PARK DEL MAR ASSOCIATION'S GUIDELINES.

PROJECT DATA:

OWNER: SONYA McALLISTER & SCOTT SUMNER
661 SOLANA CIRCLE EAST
SOLANA BEACH, CA 92075

smcallister@walkerinfo.com 858-342-6163
ssumner32@yahoo.com 858-205-3624

SITE ADDRESS: 661 SOLANA CIRCLE EAST

LEGAL DESCRIPTION:
LOT 58 OF PARK DEL MAR, IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 5070, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 31, 1962.

ASSESSOR'S PARCEL NO. 298-320-30

GOVERNING AGENCY: CITY OF SOLANA BEACH
2013 CBC
TYPE V

ZONING: PARK DEL MAR DEVELOPMENT

BUILDING HEIGHTS:
MAXIMUM HEIGHT ALLOWED 25'-0"
MAXIMUM HEIGHT PARK DEL MAR 16'-0"
MAXIMUM HEIGHT PROPOSED 10'-0" ABOVE FIN. GRD.

LAND AREA: 1,582 SF

EXISTING BUILDING AREA TO BE DEMOLISHED:	EXISTING DWELLING	1261 SF
	EXISTING GARAGE	440 SF
TOTAL BUILDING AREA:		1,701 SF

PROPOSED FLOOR AREA BREAKDOWN	
RESIDENCE	1831 SF
GARAGE	467 SF
SUBTOTAL	2298 SF
GARAGE FAR EXEMPTION	-200 SF
TOTAL PROPOSED FLOOR AREA	2,098 SF

FLOOR AREA RATIO:

2298 SF PROPOSED AREA
1,582 SF TOTAL LAND AREA

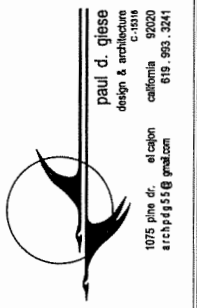
FAR 0.304

FAR CALCULATION	REQUIRED
0.60 X 5,000 SF	3,000 SF
0.30 X 2,582 SF	774.6 SF
MAX. FLOOR AREA ALLOWED	3,774.6 SF

SETBACK TABLE	REQUIRED	ACTUAL
FRONT SETBACK	10 FT	12 FT
INTERIOR SIDE SETBACK (N)	5 FT	5.13 FT
INTERIOR SIDE SETBACK (S)	5 FT	9.44 FT
REAR SETBACK	10 FT	15.71 FT

GRADING QUANTITIES		
SITE GRADING	W CY	10 CY
FOOTING EXCAVATION	X CY	5 CY
REMOVAL & RECOMPACT	Y CU	20 CY
TOTAL GRADING (W+ X+ Y)	Z CY	35 CY

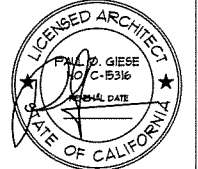
ESTIMATED QUANTITIES ONLY. FINAL QUANTITIES MAY VARY DUE TO SOIL TYPE SHRINKAGE AND / OR SWELL FACTORS



DATE:	SEPT. 20, 2021
JOB No:	
DRAWN BY:	FDG
CHECKED BY:	
REVISIONS:	
▲	APRIL 2, 2022
▲	JUNE 6, 2022
▲	JULY 25, 2022
▲	SEPT. 26, 2022
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661 SOLANA CIRCLE EAST
PARK DEL MAR
SOLANA BEACH
CALIFORNIA

Site

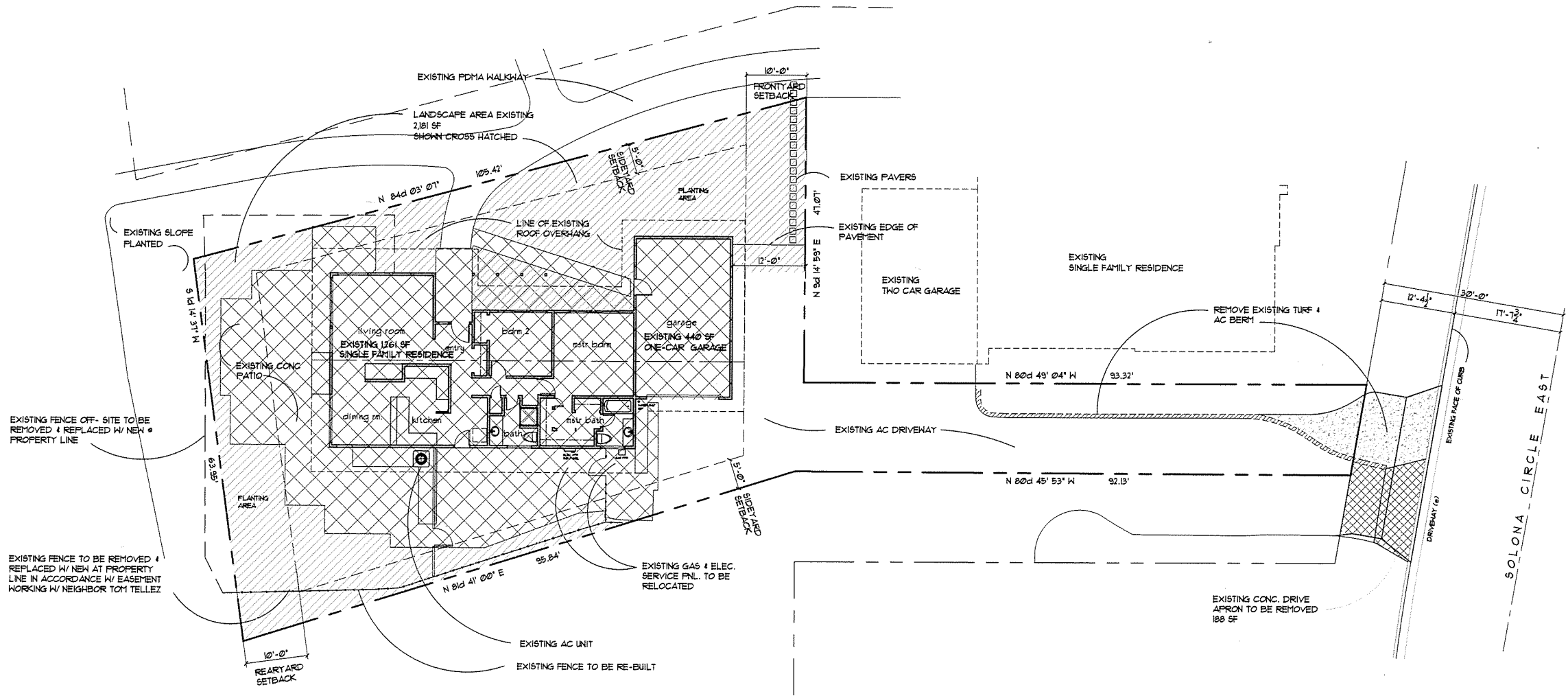


paul d. giese
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 619.893.3241
 1075 pine dr.
 es calton
 archpdg55@gmail.com

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 REVISIONS:
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 JULY 25, 2022

661 SOLANA CIRCLE EAST
PARK DEL MAR
 SOLANA BEACH CALIFORNIA

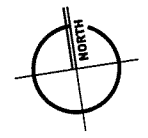
DSite



EXISTING LIVING AREA	1261 SF
PROPOSED LIVING AREA ADDITION	580 SF
EXISTING GARAGE	440 SF
GARAGE ADDITION	22 SF
COVERED & ENCLOSED PATIO	0 SF
SUBTOTAL OF FLOOR AREA	2303 SF
OFF STREET PARKING EXEMPTION (2 SF)	NA
TOTAL PROPOSED FLOOR AREA	2303 SF

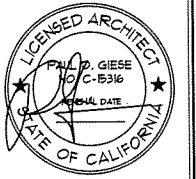


CROSS HATCHED AREA: PROJECT PROPOSES COMPLETE TEAR DOWN & CONSTRUCTION OF A NEW SINGLE FAMILY RESIDENCE W/ GARAGE & SURROUNDING LANDSCAPE / HARDSCAPE
 3,464 SF DISTURBED AREA

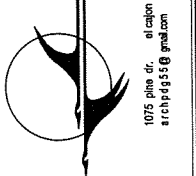


demolition plan

SCALE: 1" = 10'-0"



Paul D. Giese
design & interiors
california 92020
619.953.3241

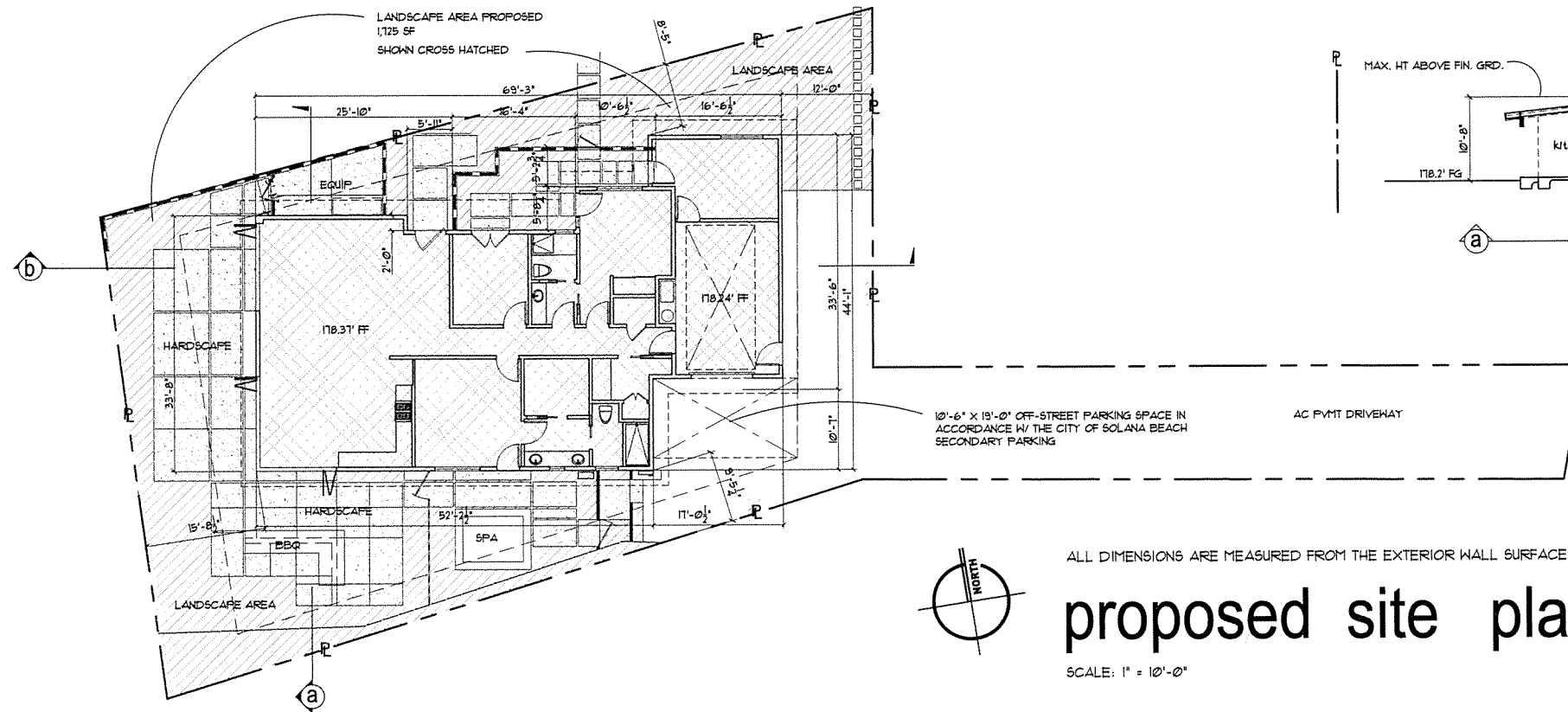
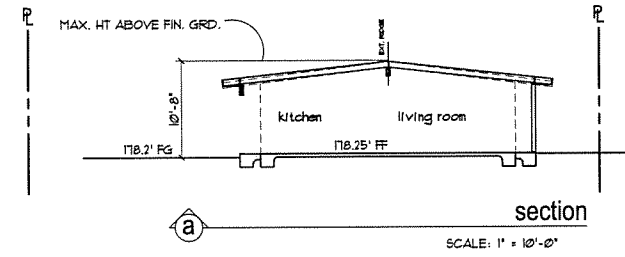
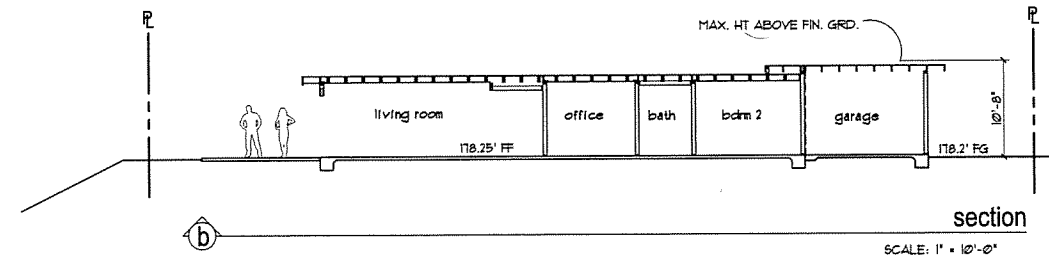


DATE: SEPT. 20, 2021
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661 SOLANA CIRCLE EAST
PARK DEL MAR
SOLANA BEACH
CALIFORNIA

Sdata



ALL DIMENSIONS ARE MEASURED FROM THE EXTERIOR WALL SURFACES

proposed site plan

SCALE: 1" = 10'-0"

FLOOR AREA RATIO:
2298 SF PROPOSED AREA
1,582 SF TOTAL LAND AREA
FAR 0.304

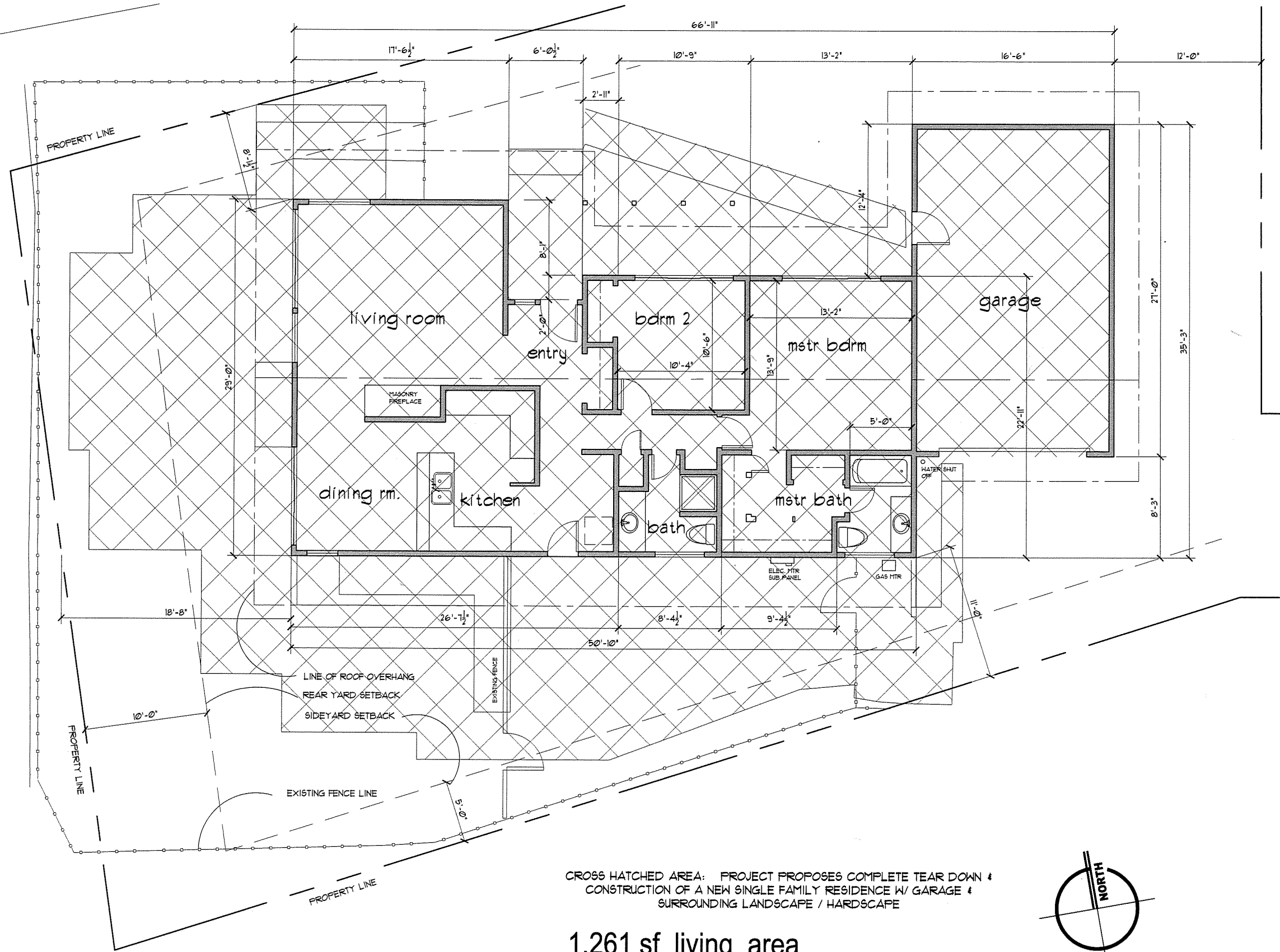
LANDSCAPE AREA CALCULATIONS

GROSS LAND AREA 1,582 SF
NET LAND AREA 1,582 SF

	EXISTING SF	PROPOSED
NON-LANDSCAPED AREA	5,401 SF	5,111 SF
NON-IRRIGATED LANDSCAPE	0 SF	0 SF
IRRIGATED LANDSCAPE	2,181 SF	1,442 SF
WATER FEATURE	0 SF	48 SF
DECORATIVE HARDSCAPE	0 SF	275 SF
TOTAL LOT AREA	1,582 SF	1,542 SF

	AREA OF WORK
IRRIGATED LANDSCAPE	1,442 SF
WATER FEATURE	48 SF
DECORATIVE HARDSCAPE	275 SF
AGGREGATE LANDSCAPE AREA	1,765 SF

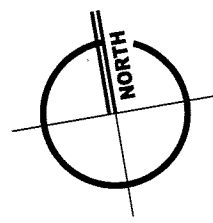
EXISTING SLOPE
PLANTED



CROSS HATCHED AREA: PROJECT PROPOSES COMPLETE TEAR DOWN &
 CONSTRUCTION OF A NEW SINGLE FAMILY RESIDENCE W/ GARAGE &
 SURROUNDING LANDSCAPE / HARDSCAPE

1,261 sf living area
demolition plan

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



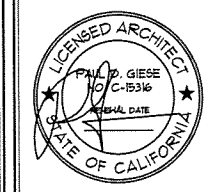
paul d. giese
 design & architecture
 1075 pine dr. el cajon
 archpdg55@gmail.com
 california 92020
 619.993.3241

DATE: FEB. 6, 2021
 JOB No: PDG
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 REVISIONS: JULY 15, 2022

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661 SOLANA CIRCLE EAST
PARK DEL MAR
 SOLANA BEACH CALIFORNIA

XFP

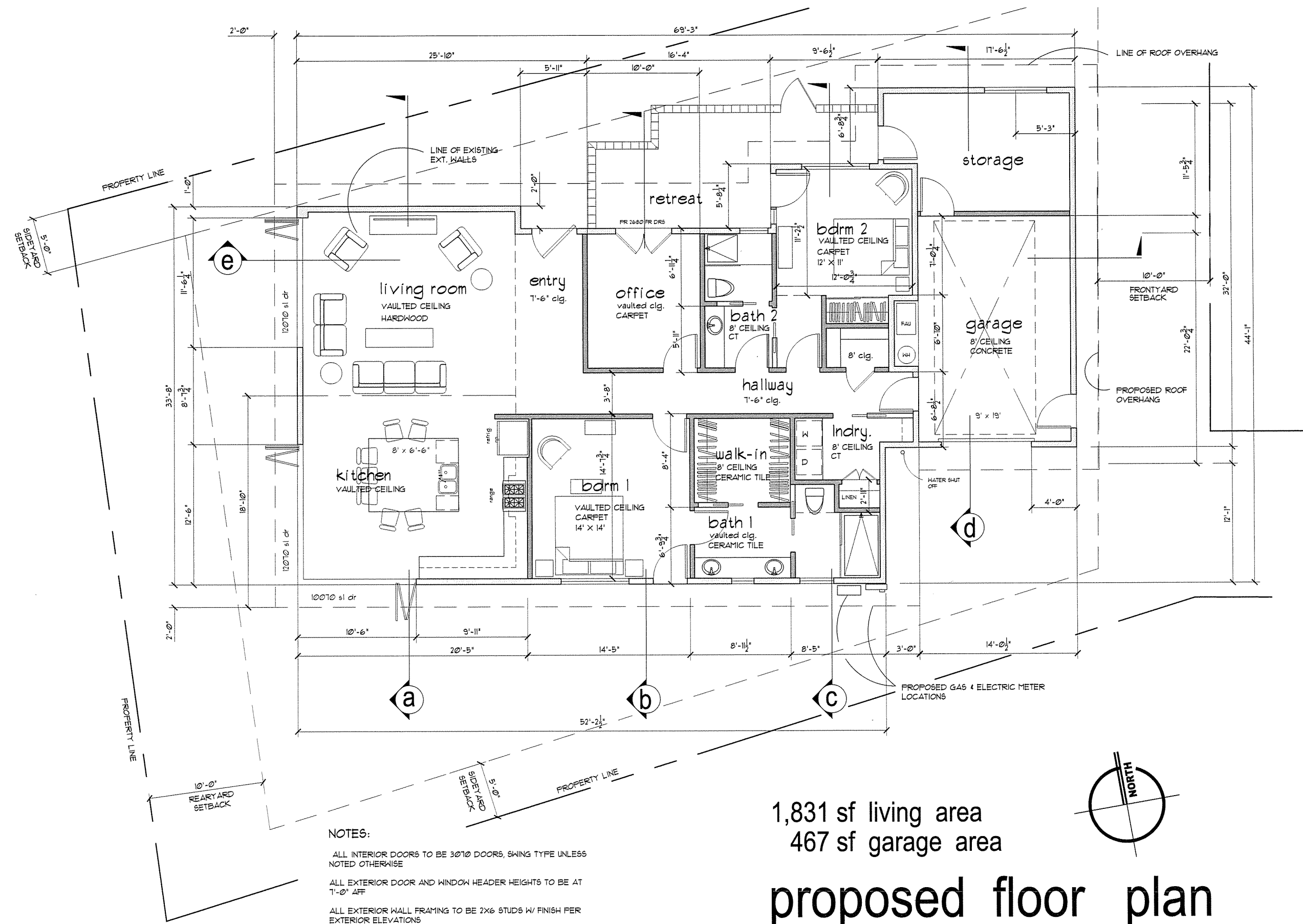


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 san diego, ca 92101
 619.593.3241

DATE:	SEPT. 20, 2021
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PARK DEL MAR
 SOLANA BEACH
 CALIFORNIA

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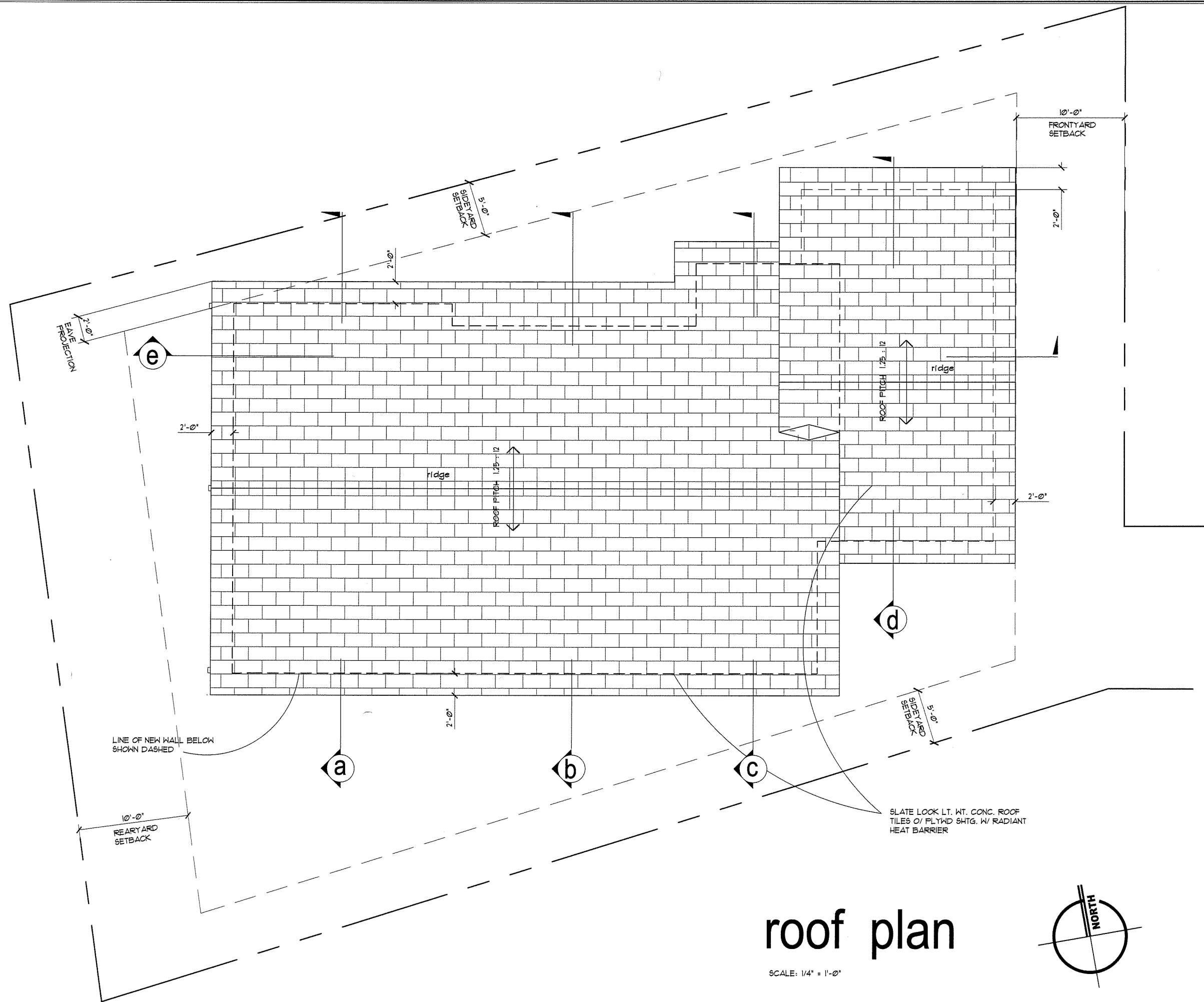


- NOTES:**
- ALL INTERIOR DOORS TO BE 3070 DOORS, SWING TYPE UNLESS NOTED OTHERWISE
 - ALL EXTERIOR DOOR AND WINDOW HEADER HEIGHTS TO BE AT 7'-0" AFF
 - ALL EXTERIOR WALL FRAMING TO BE 2X6 STUDS W/ FINISH PER EXTERIOR ELEVATIONS
 - ALL INTERIOR WALL FRAMING TO BE 2X4 STUDS @ 16" O.C. W/ R-13 BATT INSULATION

1,831 sf living area
 467 sf garage area

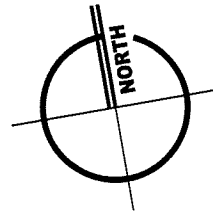
proposed floor plan

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



roof plan

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



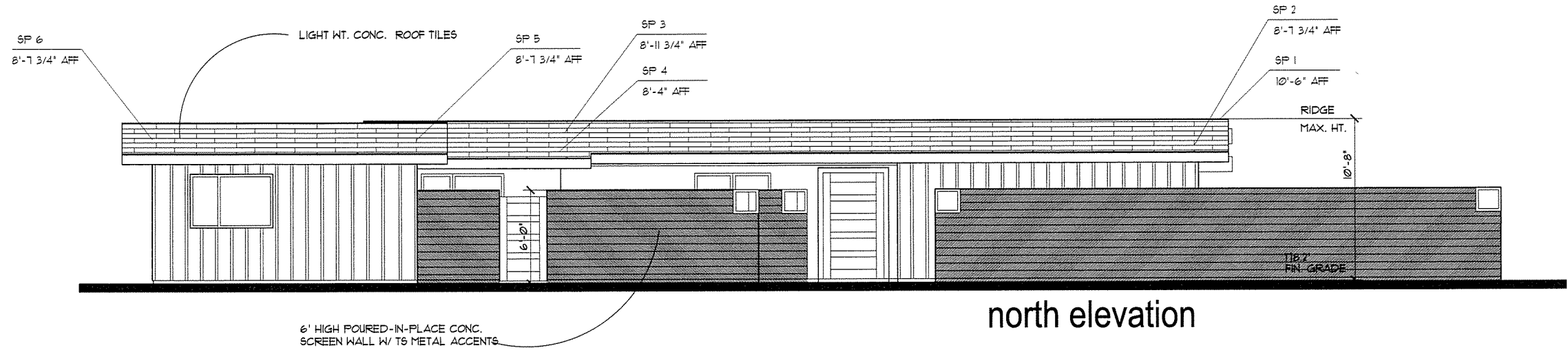
paul d. giese
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 1075 pine dr. | el cajon | california 92020
 archpd45@gmail.com | 619.993.3241

DATE: SEPT. 20, 2021
 JOB No: FDG
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 CHECKED BY:
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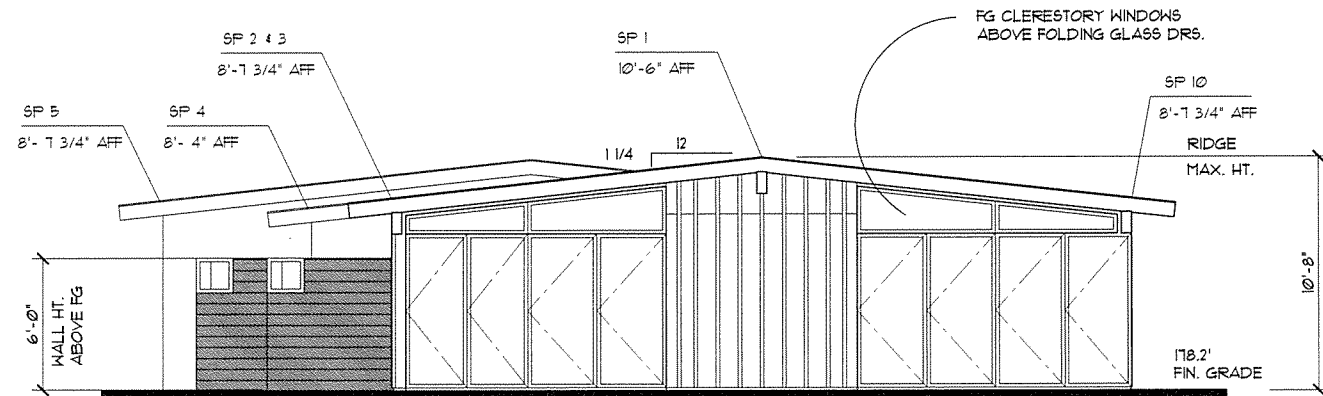
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- △ JULY 25, 2022
- △ SEPT. 26, 2022

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 PARK DEL MAR
 SOLANA BEACH CALIFORNIA

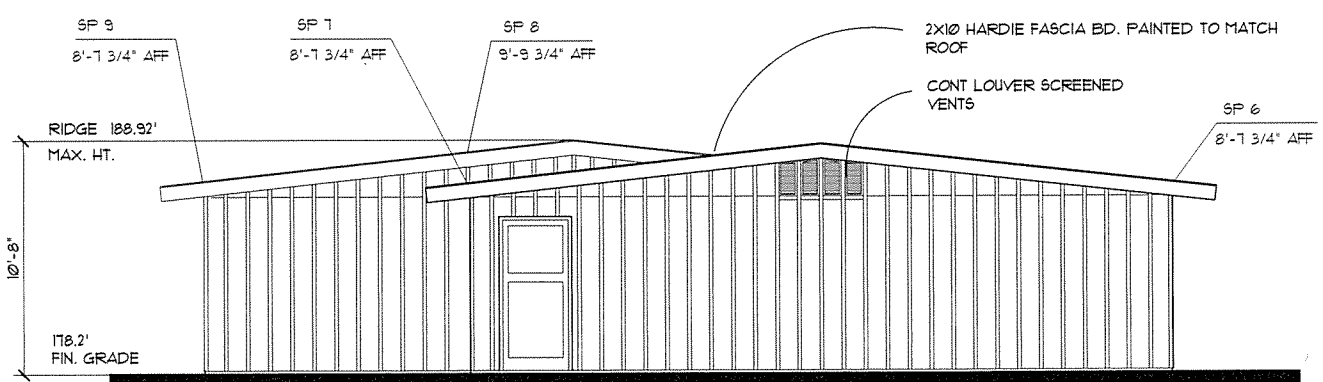
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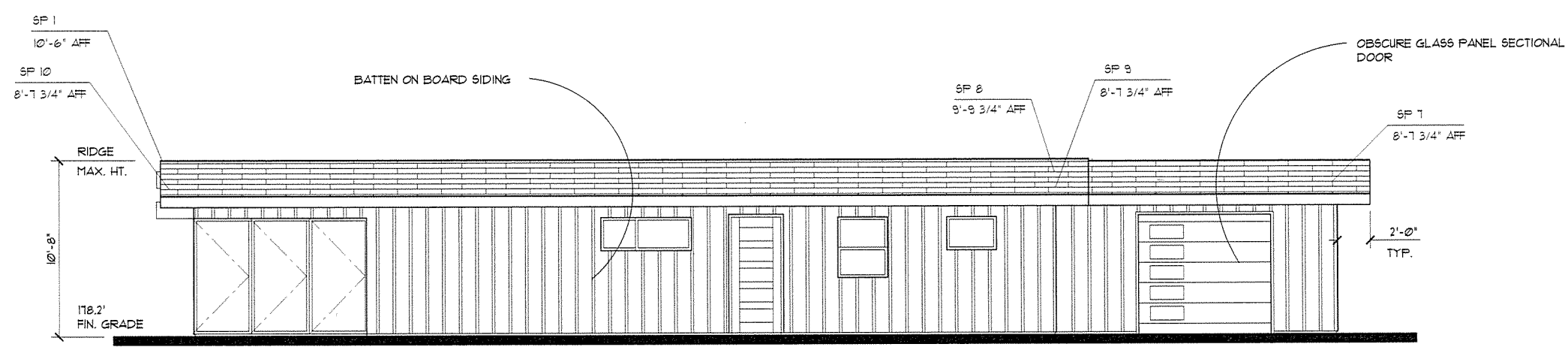
north elevation



west elevation



east elevation



south elevation



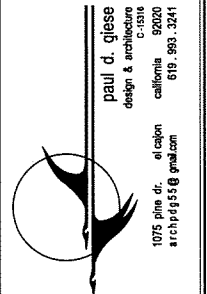
paul d. giese
 design & architecture
 68020
 california 918 883 3241
 paul@giese.com
 1075 4th St. #100
 San Diego, CA 92101

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661 SOLANA CIRCLE EAST
 PARK DEL MAR
 SOLANA BEACH
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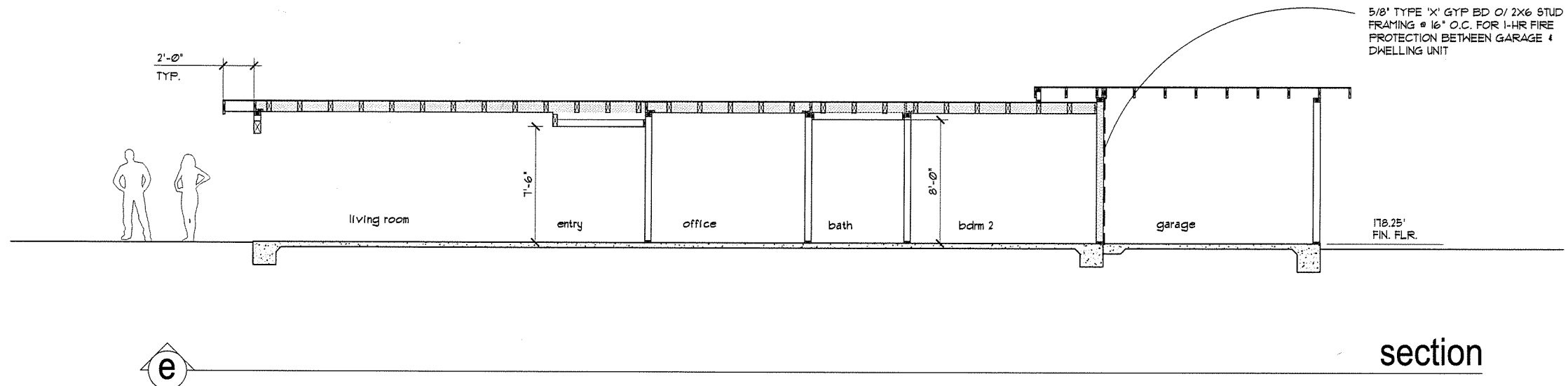
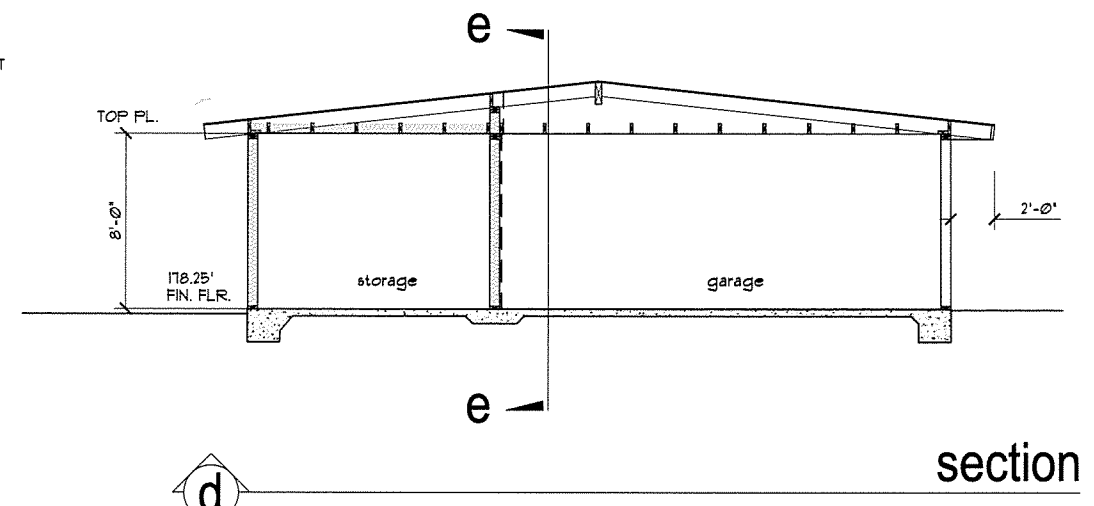
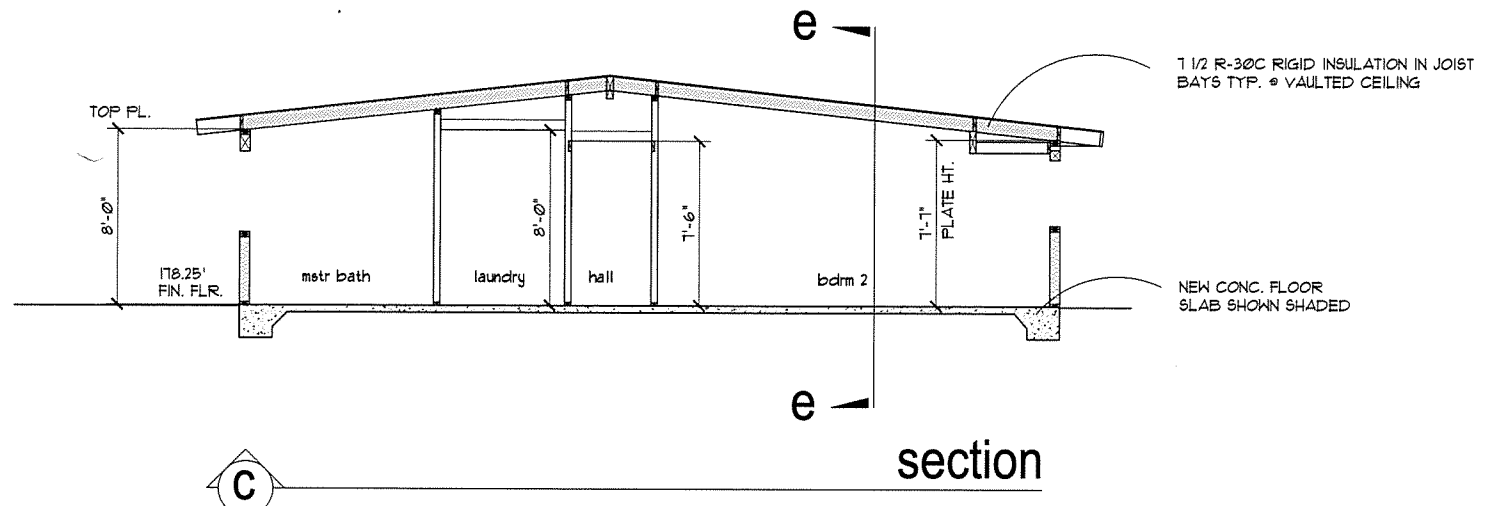
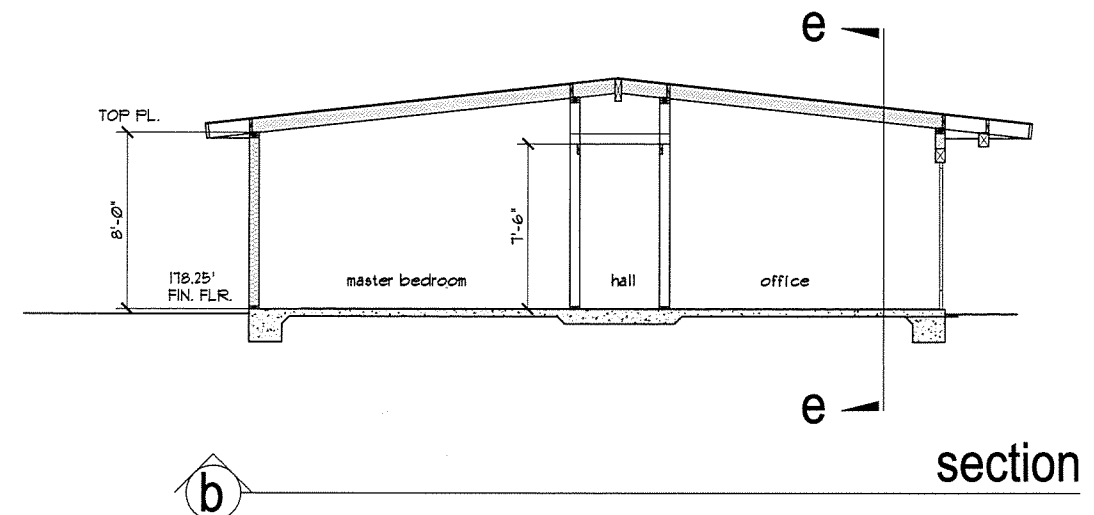
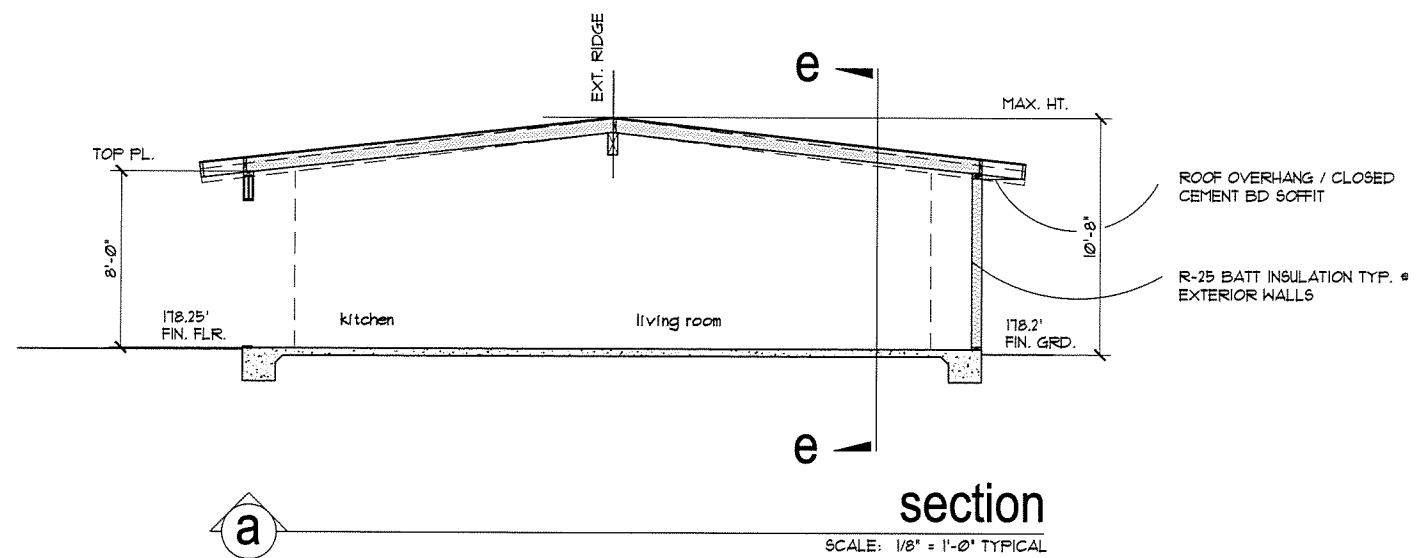
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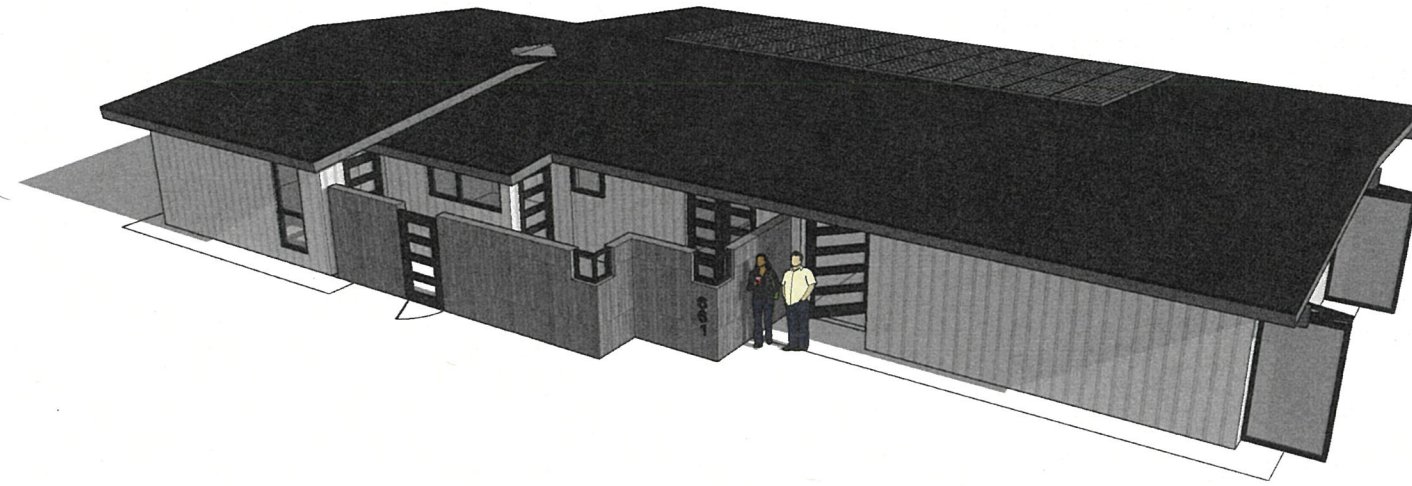


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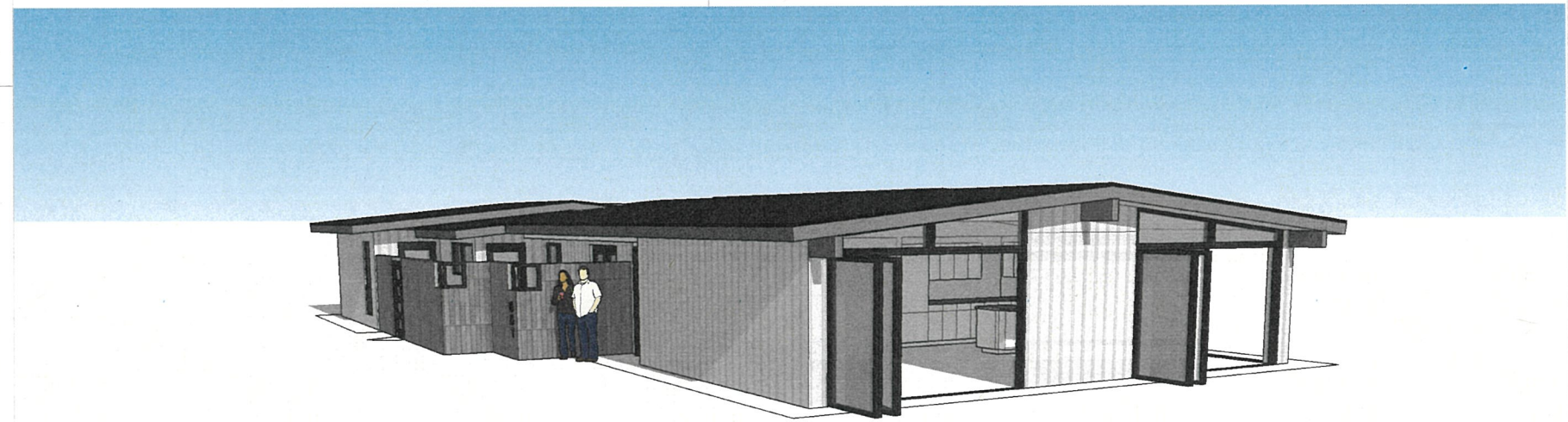
661 SOLANA CIRCLE EAST
 PARK DEL MAR
 SOLANA BEACH CALIFORNIA

SCT





aerial view to southeast



view to southeast

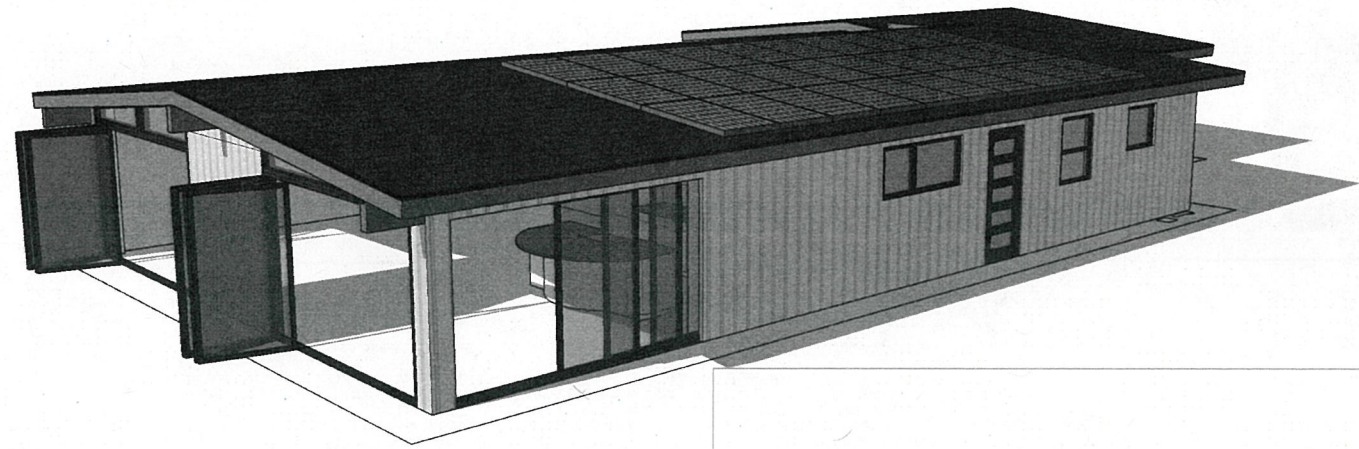


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 PARK DEL MAR
 SOLANA BEACH
 CALIFORNIA

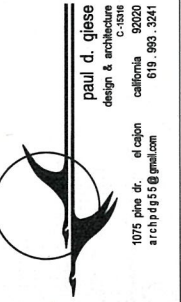
PR1



aerial view to northeast



view to northwest

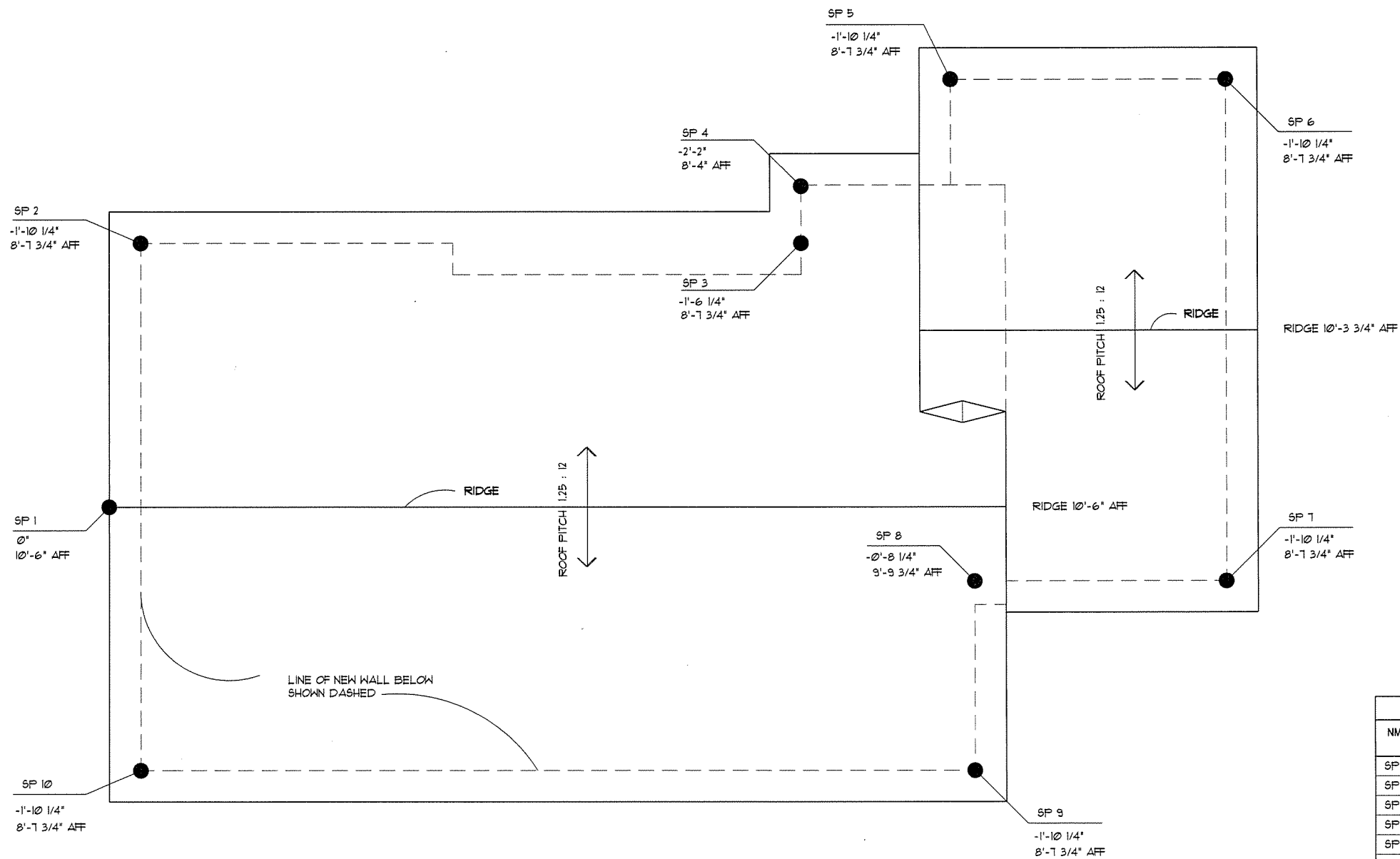


DATE: APRIL 11, 2021
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661 SOLANA CIRCLE EAST
PARK DEL MAR
SOLANA BEACH
CALIFORNIA

PR2

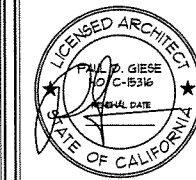
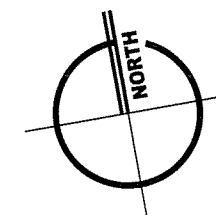


STORY POLE SCHEDULE - PROPOSED			
NMBR	FIN. FLR.	ELEV. ABOVE FIN. FLR.	ELEV. BELOW RIDGE
SP 1	178.25'	10'-6" AFF	0" RIDGE
SP 2	178.25'	8'-7 3/4" AFF	-1'-10 1/4"
SP 3	178.25'	8'-7 3/4" AFF	-1'-10 1/4"
SP 4	178.25'	8'-4" AFF	-2'-2"
SP 5	178.25'	8'-7 3/4" AFF	-1'-10 1/4"
SP 6	178.25'	8'-7 3/4" AFF	-1'-10 1/4"
SP 7	178.25'	8'-7 3/4" AFF	-1'-10 1/4"
SP 8	178.25'	9'-9 3/4" AFF	-0'-8 1/4"
SP 9	178.25'	8'-7 3/4" AFF	-1'-10 1/4"
SP 10	178.25'	8'-7 3/4" AFF	-1'-10 1/4"

ALL ELEVATIONS SHOWN ARE BASED UPON
A FINISHED FLOOR ELEVATION @ 178.25' ABOVE MSL

story pole plan

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



paul d. giese
 design & architecture
 1075 pine drive
 #10194568 gmslcom
 #953.3241
 #953.3241

DATE: SEPT. 20, 2021
 JOB No:
 DRAWN BY: PDG
 CHECKED BY:
 REVISIONS:
 APRIL 4, 2022
 MAY 25, 2022

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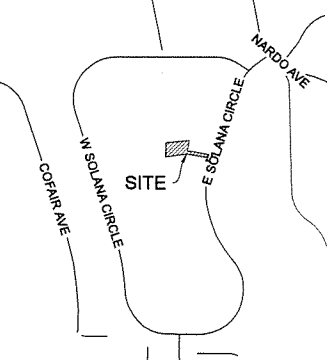
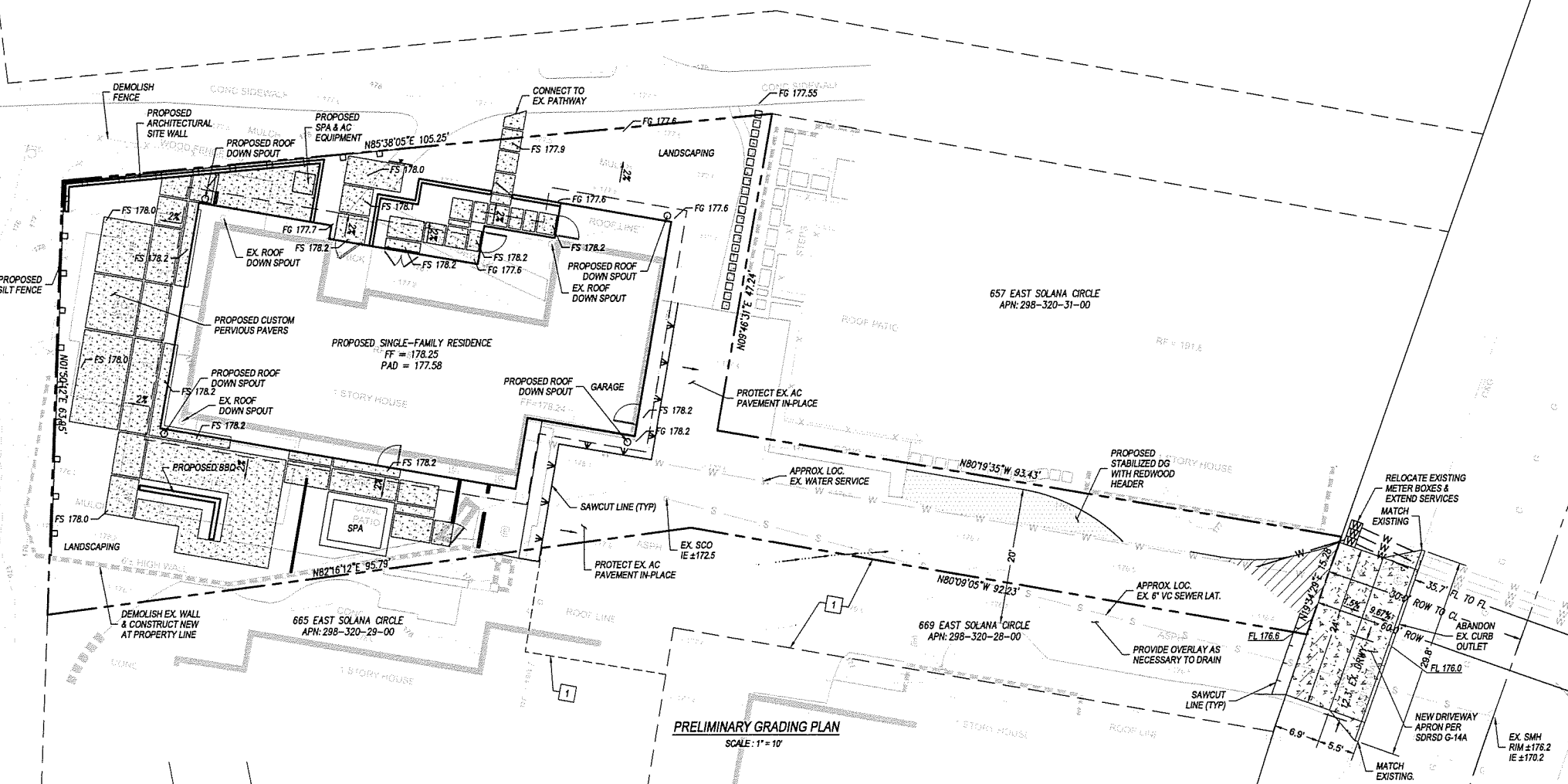
SP

PRELIMINARY GRADING PLAN 661 EAST SOLANA CIRCLE

GENERAL NOTES

1. APPROVAL OF THIS GRADING PLAN DOES NOT CONSTITUTE APPROVAL OF VERTICAL OR HORIZONTAL ALIGNMENT OF ANY PRIVATE ROAD SHOWN HEREIN FOR PUBLIC ROAD PURPOSES.
2. FINAL APPROVAL OF THESE GRADING PLANS IS SUBJECT TO FINAL APPROVAL OF THE ASSOCIATED IMPROVEMENT PLANS WHERE APPLICABLE. FINAL CURB GRADE ELEVATIONS MAY REQUIRE CHANGES IN THESE PLANS.
3. IMPORT MATERIALS SHALL BE LEGALLY OBTAINED.
4. A SEPARATE PERMIT FROM THE CITY ENGINEER WILL BE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY.
5. ALL SLOPES OVER THREE (3) FEET IN HEIGHT SHALL BE LANDSCAPED AND IRRIGATED.
6. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK. NOTICE OF PROPOSED WORK SHALL BE GIVEN TO THE FOLLOWING AGENCIES:
UNDERGROUND S.A. (800)-227-2800
7. A SOILS REPORT SHALL BE PROVIDED AS REQUIRED BY THE CITY OF SOLANA BEACH PRIOR TO ISSUANCE OF A GRADING PERMIT.
8. APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK OR GRADING TO BE PERFORMED UNTIL THE PROPERTY OWNER'S PERMIT HAS BEEN OBTAINED AND A VALID GRADING PERMISSION HAS BEEN ISSUED.
9. THE CITY ENGINEER'S APPROVAL OF THESE PLANS DOES NOT CONSTITUTE THE BUILDING OFFICIAL'S APPROVAL OF ANY FOUNDATION FOR STRUCTURES TO BE PLACED ON THE AREA COVERED BY THESE PLANS. NO WAIVER OF THE GRADING ORDINANCE REQUIREMENTS CONCERNING MINIMUM COVER OVER EXPANSIVE SOILS IS MADE OR IMPLIED.
10. ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED GRADING EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00 a.m. AND 6:00 p.m. EACH DAY, MONDAY THROUGH FRIDAY, AND NO EARTHMOVING OR GRADING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON SATURDAYS, SUNDAYS OR HOLIDAYS WITHOUT THE WRITTEN PERMISSION OF THE CITY ENGINEER.
11. ALL MAJOR SLOPES SHALL BE ROUNDED INTO EXISTING TERRAIN TO PRODUCE A CONTOURED TRANSITION FROM CUT OR FILL FACES TO NATURAL GROUND AND ADJUTING CUT OR FILL FACES.
12. NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE GRADING ORDINANCE, AND NOTWITHSTANDING THE APPROVAL OF THESE GRADING PLANS, THE PERMITTEE IS RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO THE ADJACENT PROPERTY. NO PERSON SHALL EXCAVATE ON LAND SO CLOSE TO THE PROPERTY LINES AS TO ENDANGER ANY ADJOINING PUBLIC STREET, SIDEWALK, ALLEY, FUNCTION OF ANY SEWAGE DISPOSAL SYSTEM, OR ANY OTHER PUBLIC OR PRIVATE PROPERTY WITHOUT SUPPORTING AND PROTECTING SUCH PROPERTY FROM SETTLING, CRACKING, EROSION, SILTING, SCOUR OR OTHER DAMAGE WHICH MIGHT RESULT FROM THE GRADING DESCRIBED ON THIS PLAN. THE CITY WILL HOLD THE PERMITTEE RESPONSIBLE FOR CORRECTION ON NON-DEDICATED IMPROVEMENTS WHICH DAMAGE ADJACENT PROPERTY.
13. SLOPE RATIOS: CUT 1:2 FILL 1:2
CUT: 15 CY FILL: 5 CY EXPORT: 10 CY
(NOTE: A SEPARATE VALID PERMIT MUST EXIST FOR OFFSITE IMPORT OR EXPORT AREAS.)

** THE QUANTITIES ESTIMATED ABOVE ARE FOR PERMIT PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION BIDS. CONTRACTORS ARE RESPONSIBLE FOR THEIR OWN EARTHWORK QUANTITIES.
14. SPECIAL CONDITIONS: IF ANY ARCHAEOLOGICAL RESOURCES ARE DISCOVERED ON THE SITE OF THIS GRADING DURING GRADING OPERATIONS, SUCH OPERATIONS WILL CEASE IMMEDIATELY AND THE PERMITTEE WILL NOTIFY THE CITY ENGINEER OF THE DISCOVERY. GRADING OPERATIONS WILL NOT COMMENCE UNTIL THE PERMITTEE HAS RECEIVED WRITTEN AUTHORITY FROM THE CITY ENGINEER TO DO SO.
15. ALL GRADING SHOWN ON THIS PLAN SHALL BE COMPLETED AS A SINGLE UNIT WITH NO PROVISION FOR PARTIAL RELEASES. SHOULD IT BE ANTICIPATED THAT A PORTION OF THIS PROJECT BE COMPLETED SEPARATELY, A SEPARATE PLAN AND PERMIT APPLICATION SHALL BE SUBMITTED FOR APPROVAL.
16. THE CONTRACTOR SHALL NOTIFY THE CITY OF SOLANA BEACH 858.720.2470 24 HOURS BEFORE GRADING OPERATIONS BEGIN.
17. FINISHED GRADING AND PLANTING SHALL BE ACCOMPLISHED ON ALL SLOPES PRIOR TO OCTOBER 1, OR IMMEDIATELY UPON COMPLETION OF ANY SLOPES GRADED BETWEEN OCTOBER 1 AND APRIL 1. PRIOR TO ANY PLANTING, ALL LANDSCAPING SHALL BE APPROVED BY THE PLANNING DEPARTMENT AT THE DEVELOPMENT REVIEW STAGE, OR BY SEPARATE LANDSCAPE PLAN.
18. ALL OFF-SITE HAUL ROUTES SHALL BE SUBMITTED BY THE CONTRACTOR TO THE CITY ENGINEER FOR APPROVAL 72 HOURS PRIOR TO THE BEGINNING OF WORK.
19. UPON FINAL COMPLETION OF THE WORK UNDER THE GRADING PERMIT, BUT PRIOR TO FINAL GRADING APPROVAL AND/OR FINAL RELEASE OF SECURITY, AN AS-GRADED CERTIFICATE SHALL BE PROVIDED STATING: "THE GRADING UNDER PERMIT NO. 58GR-218 HAS BEEN PERFORMED IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED GRADING PLAN OR AS SHOWN ON THE ATTACHED AS-GRADED PLAN". THIS STATEMENT SHALL BE FOLLOWED BY THE DATE AND SIGNATURE OF THE CIVIL ENGINEER WHO CERTIFIES SUCH A GRADING OPERATION.
20. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES INCLUDING SHORING, AND SHALL BE RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.



DRAINAGE BASIN AREAS		
SURFACE TYPE	EXISTING AREA (SF)	PROPOSED AREA (SF)
RESIDENCE AND ROOF	1,750	2,303
HARDSCAPE	3,078	2,118
TOTAL IMPERVIOUS	4,828	4,421
TOTAL PERVIOUS	2,741	3,148
TOTAL BASIN	7,569	7,569

DECREASE OF 407 SF IMPERVIOUS AREA

PRELIMINARY GRADING PLAN
SCALE: 1" = 10'

APPURTENANT EASEMENT
1 EASEMENT FOR ROAD PURPOSES DESCRIBED AS PARCEL 2 OF GRANT DEED RECORDED MAY 26, 2020 PER DOCUMENT NO 2020-0263002 OF OFFICIAL RECORDS.

ABBREVIATIONS

TOP OF WALL	TW
TOP OF WALL @ FINISHED GRADE	TW@FG
BOTTOM OF WALL @ FINISHED GRADE	BW@FG
TOP OF FOOTING	TF
GRADE BREAK	GB
CENTER LINE	CL
FLOWLINE	FL
PROPERTY LINE	PL
PROPOSED	PROP
EXISTING	EX
FINISHED GRADE	FG
FINISHED SURFACE	FS
FACE OF CURB	FC
PROPOSED ELEVATION	XXXX
EXISTING ELEVATION	(XXXX)
FINISHED FLOOR	FF
TOP OF GRADE	TG
INVERT ELEVATION	IE
TOP OF STEP	TS
BOTTOM OF STEP	BS
FRONT YARD SETBACK	FYSB
SIDE YARD SETBACK	SYSB
REAR YARD SETBACK	RYSB

EROSION CONTROL NOTES

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

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

LEGAL DESCRIPTION
LOT 58 OF PARK DEL MAR, IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 5070, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 31, 1962.

A.P.N.: 298-320-30-00
SITE ADDRESS: 661 EAST SOLANA CIRCLE, SOLANA BEACH, CA 92075
OWNER/PERMITTEE: SCOTT SUMNER & SONIA McALLISTER, 661 EAST SOLANA CIRCLE, SOLANA BEACH, CA 92075
TOPOGRAPHIC SURVEY: PASCO LARET SUTTER & ASSOCIATES, (858) 259-8212

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

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


LEGEND

ITEM DESCRIPTION	SYMBOL
PROPERTY LINE	---
CENTERLINE OF ROAD	---
PROPOSED SETBACKS	---
PROPOSED HARDSCAPE PER LANDSCAPE ARCHITECT PLANS	---
PROPOSED CONTOUR LINE	---
EXISTING CONTOUR LINE	---
PROPOSED ARCHITECTURAL WALL	---
EXISTING RETAINING WALL	---
PROPOSED ROOF DOWN SPOUT	---

OWNER'S CERTIFICATE
I, _____ AS OWNER/DEVELOPER OF THE PROPERTY DESCRIBED HEREIN ACKNOWLEDGE THESE PLANS HAVE BEEN PREPARED AT MY DIRECTION WITH MY FULL CONSENT. I FULLY UNDERSTAND AND ACCEPT THE TERMS AND CONDITIONS CONTAINED HEREIN AND AS ATTACHED BY REFERENCE ON THIS GRADING PLAN.
IT IS AGREED THAT FIELD CONDITIONS MAY REQUIRE CHANGES TO THESE PLANS.
IT IS FURTHER AGREED THAT THE OWNER (DEVELOPER) SHALL HAVE A REGISTERED CIVIL ENGINEER MAKE SUCH CHANGES, ALTERATIONS OR ADDITIONS TO THESE PLANS WHICH THE CITY ENGINEER DETERMINES ARE NECESSARY AND DESIRABLE FOR THE PROPER COMPLETION OF THE IMPROVEMENTS.
I FURTHER AGREE TO COMMENCE WORK ON ANY IMPROVEMENTS SHOWN ON THESE PLANS WITHIN EXISTING CITY RIGHT-OF-WAY WITHIN 60 DAYS OF THE CONSTRUCTION PERMIT AND TO PURSUE SUCH WORK ACTIVELY ON EVERY NORMAL WORKING DAY UNTIL COMPLETED, IRRESPECTIVE AND INDEPENDENT OF ANY OTHER WORK ASSOCIATED WITH THIS PROJECT OR UNDER MY CONTROL.

SCOTT SUMNER
661 EAST SOLANA BEACH
SOLANA BEACH, CA 92075
DATE: _____

DECLARATION OF RESPONSIBLE CHARGE
I, BRIAN M. ARDOLINO, HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT. THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS AND THE CITY OF SOLANA BEACH RESOLUTION NO. 2007-170.
I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SOLANA BEACH IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME OF RESPONSIBILITIES FOR PROJECT DESIGN.

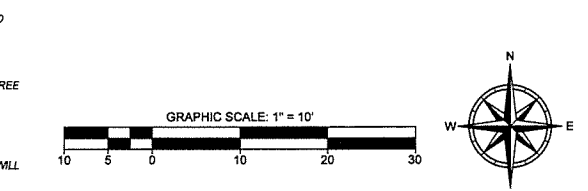
BY: *Brian Ardolino* 8/02/22
BRIAN ARDOLINO
RCE No. 71651 EXP 12/31/2023
PASCO LARET SUTTER & ASSOCIATES


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

RESIDENCE GRADING (BELOW STRUCTURE):
CUT: 10 CY
FILL: 0 CY
REMEDIAL: 100 CY

TOTAL GRADING (CUT + FILL): 20 CY
TOTAL EXPORT: 10 CY

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



ENGINEER OF WORK		CITY APPROVED CHANGES		APP'D	DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	DRAWING NO.
NJT	By: <i>Brian Ardolino</i> Date: 8/02/22							DESCRIPTION: 3" BRASS DISC PT. 2007 "TURF" LOCATION: NORTHWESTLY CORNER OF A 10'X24' ELECTRICAL VAULT RECORD FROM: ROS NO. 18971 ELEV: 17.67'	PRELIMINARY GRADING PLAN FOR: 661 EAST SOLANA CIRCLE	
Drawn By	Name: BRIAN ARDOLINO R.C.E. 71651 Exp: 12/31/23					Review Engineer	By: _____, City Engineer R.C.E. Date: _____ Exp: _____	DATUM: NAVD-88		SHEET 1 OF 1

Courtyard Planting Legend -

Plants -

Sym	Botanical Name	Common Name	Mature Ht.	Qty.	Size	WUCOLS
AG	Agapanthus 'Goldstrike'	Lily-of-the-Nile	1.0'	28	1 gal.	Moderate
AS	Asparagus d. 'Myers'	Myers Asparagus	2.0'	4	5 gal.	Moderate
AD	Aspidistra elatior	Cast-Iron Plant	2.5'	3	5 gal.	Moderate
	Campanula portenschlagiana	Dalmatian Bellflower	3"	16SF	Flats; 9"o.c.	Moderate
CH	Chamaedorea elegans	Parlor Palm	6.0'	3	15 gal.	Moderate
LB	Liriope m. 'Big Blue'	Lily Turf	1.5'	20	1 gal.	Moderate

Landscape Materials -

'Napili Cobble', 1/2" to 1"; in 3 inch gaps between concrete pads over Typar, or equal, weed control landscape fabric; 3" deep min.

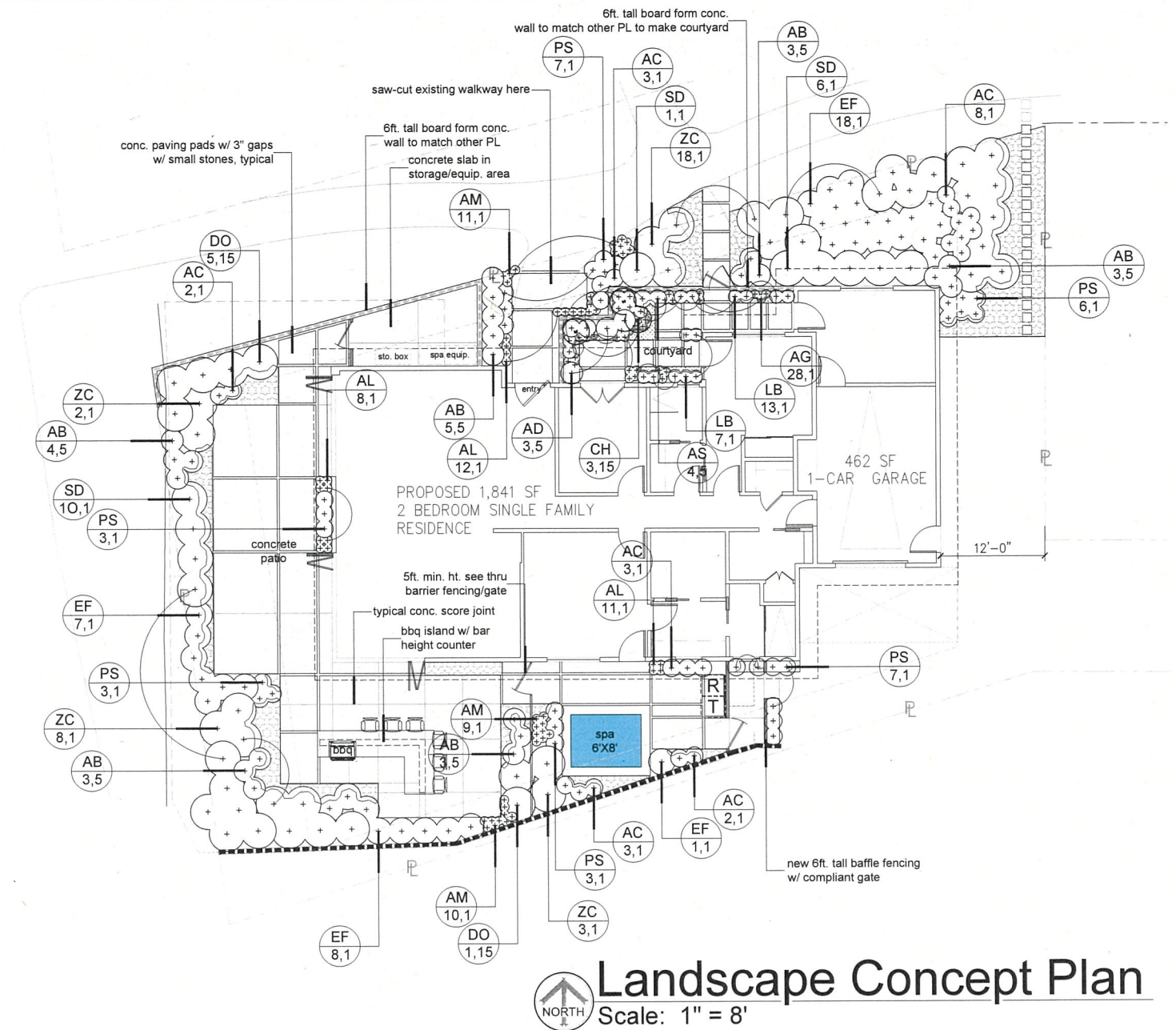
Landscape Planting Legend -

Plants -

Sym	Botanical Name	Common Name	Mature Ht.	Qty.	Size	WUCOLS
AM	Achillea m. 'Calistoga'	Yarrow	1.0'	30	1 gal.	Low
AB	Agave a. 'Boutin Blue'	Fox Tail Agave	2.5'	21	5 gal.	Low
AL	Aloe 'Blue Elf'	Ncn	1.0'	24	1 gal.	Low
AC	Asclepias speciosa	Showy Milkweed	2.5'	21	1 gal.	Very Low
DO	Dodonea v. 'Purpurea'	Purple Hopseed Bush	6.0'	6	15 gal.	Low
EF	Eriogonum f. 'Theodore Payne'	California Buckwheat	2.0'	34	1 gal.	Very Low
PS	Pelargonium sidoides	So. African Geranium	1.0'	29	1 gal.	Low
SD	Salvia 'Dara's Choice'	Sage	2.5'	17	1 gal.	Low
	Senecio mandraliscae	Blue Chalk Sticks	1.0'	323SF	1 gal. 18"o.c.	Low
ZC	Zauschneria californica	California Fuschia	1.5'	31	1 gal.	Very Low

Landscape Materials -

'Dos Rios' pebbles, 3/8"; in 3 inch gaps between concrete pads over Typar, or equal, weed control landscape fabric; 3" deep min.



Landscape Concept Plan
Scale: 1" = 8'

Site Calculations

Total Lot Area	7,582. sq. ft.
Total Landscape Area	1,490. sq. ft.
Planting Area Breakdown:	
1. Courtyard	96. sq. ft.
2. Backyard	668. sq. ft.
3. Frontyard	678. sq. ft.
4. Spa	48. sq. ft.
	1490. sq. ft.

Percentage of landscaping to lot area 20%

There is no lawn on the project

Proposed Irrigation System

- The project shall have a new reduced pressure backflow preventer and automatic irrigation valves. All new irrigation will be low-flow drip. The moderate water-use plants in the courtyard will be on a separate circuit from the low water-use plants in the rest of the landscape.
- The new irrigation controller will be regulated by an atmospheric/rain sensor which will automatically reduce station run-times on cooler days and shut the system off during rain.
- All planting areas will be covered in 3 in. of shredded bark mulch prior to the conclusion of the project.

Underground Service Alert

Know what's below. Call before you dig.

4/7/2022

LOST WEST
A CALIFORNIA CORPORATION
LANDSCAPE ARCHITECTURE
35 YEARS

PO BOX 2352 Carlsbad, CA 92018
5208 Townsend Ave. Los Angeles, CA 90041
TEL: (760) 533-7338 OR (323) 258-8214

PLAN DATE: 04/07/2022

PLOTTING HISTORY:
07/19/21 - Version 1
08/23/21 - Version 2
04/07/22 - Version 3

PROJECT NO.: 2119 - Summer Residence

MARK	REVISIONS	BY	APPR.	DATE

BENCH MARK:

DRAWN BY:

CHECKED BY:

RECOMMENDED BY:

McAllister-Summer Residence
661 Solana Circle East, Solana Beach, CA 92075
APN 298-320-30

LANDSCAPE IMPROVEMENTS
Landscape Concept Plan

DRAWING NO. LC1

SHEET 1 OF 02 SHEETS

Estimated Water-use Calculations -



ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET

McAllister & Sumner
 Applicant Last Name
 Project/Plan Check Number
 661 Solana Circle East
 Project Address

The project's Estimated Total Water Use is calculated using the following formula: $ETWU = (ETo)(0.62) \left(\frac{PF \times HA}{IE} + SLA \right)$

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

CITY OF SOLANA BEACH ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET						
Line	Hydro-zone Number (1 - 4 Below - use as many tables as necessary to complete all hydrozones)	Hydro-zone				SLA
		1	2	3	4	
Evapotranspiration Rate (ETo) See "A" below	1	Use 41 (west of I-5) / 47 (east of I-5)				
Conversion Factor - 0.62	2	0.62				
(Line 1 x Line 2)	3	25.42 (west of I-5) / 29.14 (east of I-5)				
Plant Factor (PF) See "B" below	4	low 0.30	moderate 0.60	high (spa) 1.0		
Hydrozone Area (HA) - in square feet	5	1346	96	48		
(Line 4 x Line 5)	6	404	58	48		
Irrigation Efficiency (IE) See "C" below	7	.81	.81	1.0		
(Line 6 ÷ Line 7)	8	499	72	48		
TOTAL of all Line 8 boxes + SLA	9	619				
Line 3 x Line 9 Estimated Total Water Use - ETWU (gallons per year) Total shall not exceed MAWA below	10	15,735				

A
ETo - Evapotranspiration rate =
41 (west of I-5)
47 (east of I-5)

B
PF - Plant Factor - Use WUCOLS values to determine the category for each species used. The highest water use PF must be used when more than one PF is shown in a hydro-zone.

0.1 = VLW - Very Low Water Use Plants
0.3 = LW - Low Water Use Plants
0.6 = MW - Moderate Water Use Plants
1.0 = HW - High Water Use Plants

C
IE - Irrigation Efficiency
Spray = .55
Rotor = .70
Bubbler = .75
MP rotator = .81
Drip & Micro-spray = .81

A different IE may be used if supported by documentation subject to approval by the City Planner

MAXIMUM APPLIED WATER APPLICATION (MAWA) calculation:

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

$$\frac{25.42}{25.42 \text{ or } 29.14} \left[(ETAF \times \frac{0.55}{1490}) + (1 - ETAF \times \frac{0}{20,844}) \right] = \text{MAWA}$$

MAWA
20,844

25.42 x [820 + 0] = 20,844

January 2016

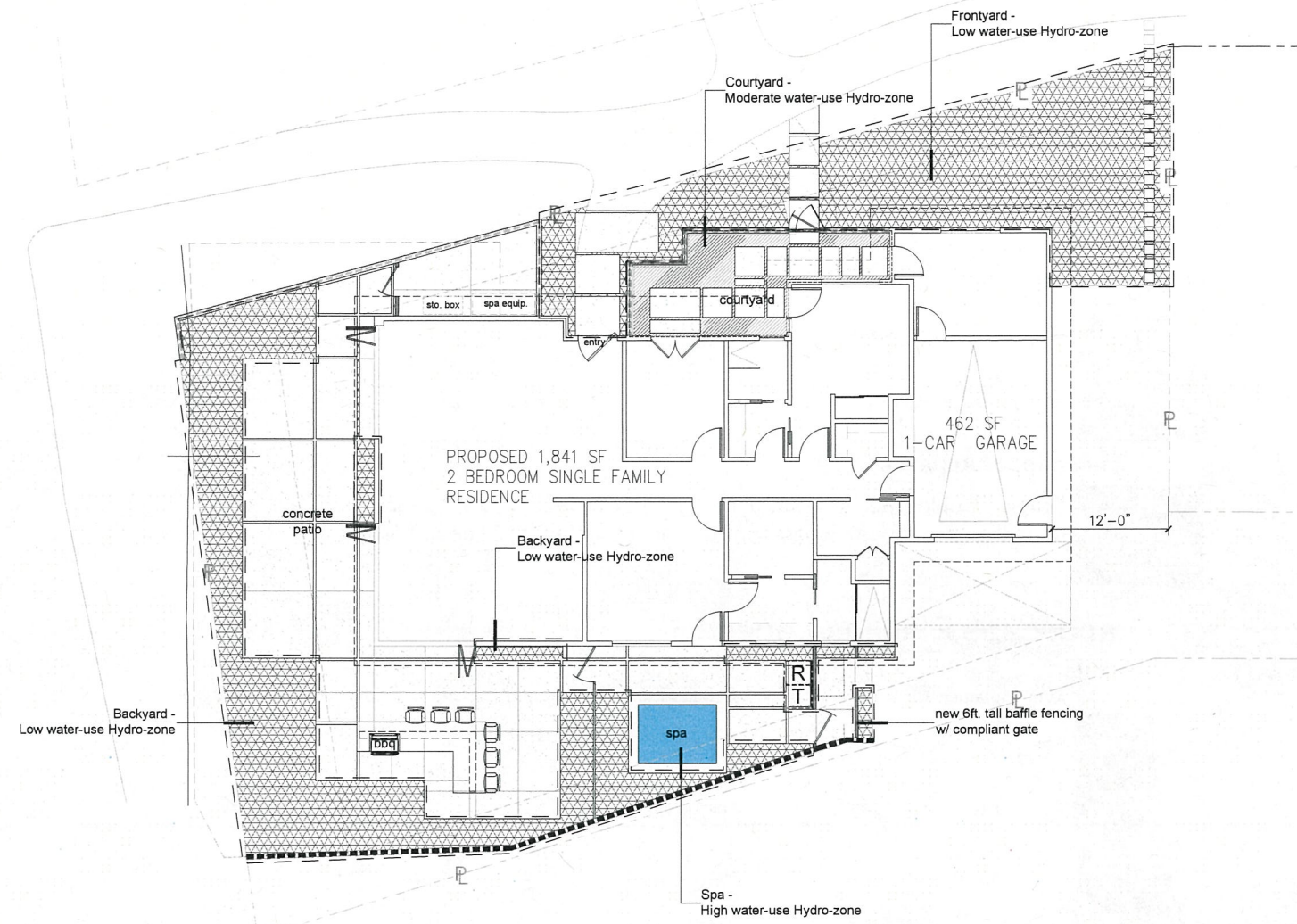
Page 3 of 9

Hydro-zone Areas -

Zone No.	Planting Area	Water-use	Sq. Ft. Area
1	Front & backyards	Low	1346
2	Courtyard	Moderate	96
3	Spa	High	48
Total			1490sf

Plant Water-use Classification Note:

The water use of the plants shown above were determined by using the "WUCOLS IV - Water Use Classification of Landscape Species" available at: https://ucanr.edu/sites/wucols/plant_search/.



Water Conservation Plan

Scale: 1" = 8'

Required Statement -

"I am familiar with the requirements for landscape and irrigation plans contained in the City's Water Efficient Landscape Regulations. I have prepared this plan in compliance with those regulations and the Landscape Design Manual. I certify that the plan implements those regulations to provide efficient use of water."

7 April 2022

Underground Service Alert



Know what's below.
Call before you dig.
TWO WORKING DAYS BEFORE YOU DIG



SIGNATURE 4/7/2022

LOST WEST
A CALIFORNIA CORPORATION
LANDSCAPE ARCHITECTURE
35 YEARS

PO BOX 2352 Carlsbad, CA 92018
5208 Townsend Ave. Los Angeles, CA 90041
TEL: (760) 533-7338 OR (323) 258-8214

PLAN DATE:
04/07/2022

PLOTTING HISTORY:
07/19/21 - Version 1
08/23/21 - Version 2
04/07/22 - Version 3

PROJECT NO.: 2119 -
Sumner Residence

MARK	REVISIONS	BY	APPR.	DATE

BENCH MARK:

DRAWN BY:
CHECKED BY:
RECOMMENDED BY:

McAllister-Sumner Residence
661 Solana Circle East, Solana Beach, CA 92075
APN 298-320-30

LANDSCAPE IMPROVEMENTS
Landscape Concept Plan

DRAWING NO.

LC2

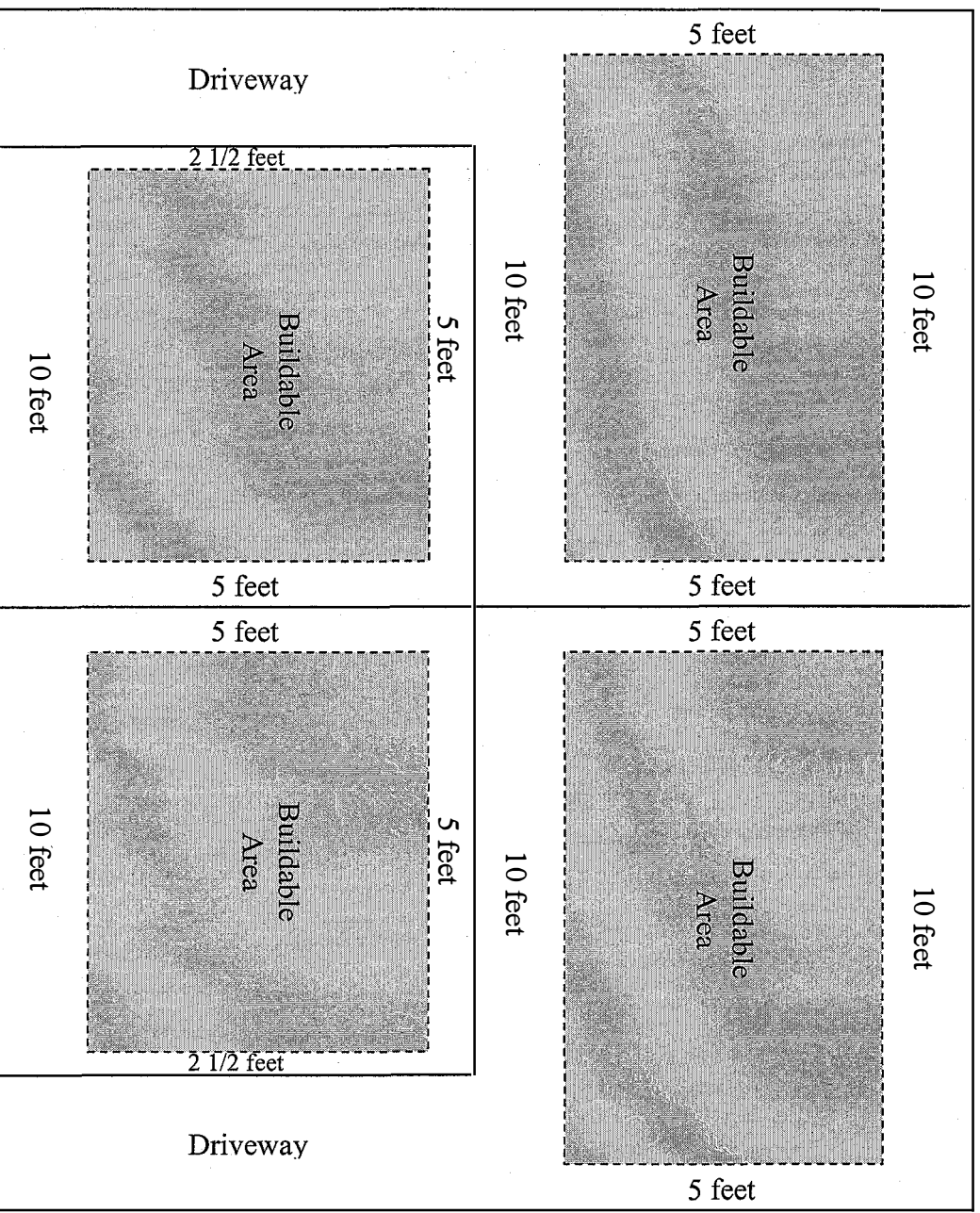
SHEET 2 OF
02 SHEETS

PARK DEL MAR REGULATIONS

CURRENT AS OF JUNE 2003

Conditions that apply begin on PAGE 4

Typical Setback Configuration:



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

DECISION OF THE COMMISSION

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

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

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

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

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

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

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

THEREFORE

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

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

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

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

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

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

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

- b. The maintenance and operation of said recreational facilities and improvements shall be assured by the granting of an undivided interest in said Lots 2 and 90 (including the recreational facilities and improvements) to the purchasers of each of the other individual lots in said Park Del Mar (for the purposes of this subsection "b", only, the term Park Del Mar includes, but is not limited to, any future re-subdivision of said Park Del Mar), the inclusion in the deeds conveying said individual lots of provision, such as covenants running with the land, requiring the owners, their heirs, administrators, successors and assigns, to participate in the cost of such maintenance and operation, and the creation of a legal entity with the right to assess all owners of Lots in said Park Del Mar for, and enforce the participation of each such owner in the costs of the maintenance and operation of said facilities and improvements, or be assured by some other device creating a legal entity capable of maintaining and operating said recreational facilities and improvements and providing for the participation by the owners of all lots within said Park Del Mar in the cost and maintenance and operation and the enforcement of such participation. Prior to the final inspection and occupancy of any dwelling in Park Del Mar, the Permittee shall make provisions to assure the continued maintenance and operation of said recreational facilities and improvements as above specified and obtain the County Planning Commission's approval of such provision.
15. On lots 1 and ___ as shown on said conditionally approved tentative Map No. 2451 and said approved Plot Plan of Park Del Mar, the area per parking space plus the area used for driveways shall total not less than 300 square feet per parking space.
 16. The terms and conditions of this special use permit shall be binding upon the Permittee, all persons, firms and corporations having an interest in the above described property designated Park Del Mar and the heirs, executors, administrators, successors and assigns to each of them, including municipal corporations, public agencies and districts.
 17. At the same time the final map of Park Del Mar is recorded there shall also be recorded a document, signed by all persons, firms and corporations having an interest in the property shown on the final map, whereby said persons, firms and corporations accept the terms and conditions of this special use permit and agree with the County of San Diego to comply therewith. Said document shall be in a form satisfactory to Council Counsel of the County of San Diego.
 18. The conditions and restrictions specified in this permit, other than the requirement of the recording of a final map in accordance with the conditionally approved tentative map of Park Del Mar dated April 27, 1962, shall not be applicable to Lots 86 and 87 as shown on said conditionally approved tentative map and final map of Park Del Mar.
 19. A building permit for the construction of a building on Lot 1 as shown on said conditionally approved tentative Map No. 2451 and said Approved Plot Plan of Park Del Mar dated April 27, 1962, may be issued by the County of San Diego, provided,

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

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



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: December 14, 2022
ORIGINATING DEPT: Community Development Department
SUBJECT: **Public Hearing – Request For A Modification To The Approved DRP/SUB/TPM For An Eight Lot Subdivision At 512, 516, 524, 538 S. Nardo Avenue (Applicant: Ocean Ranch Estates, LLC, Case No.: MOD22-005 Resolution 2022-135)**

BACKGROUND:

The Applicant, Ocean Ranch Estates, LLC, is requesting a modification to the Council Conditions of a Major Subdivision (SUB)/Tentative Parcel Map (TPM) and a Development Review Permit (DRP) to subdivide the existing 4.2 acre (gross) parcel into eight individual single-family residential lots approved with the adoption of Resolution 2019-046 on April 24, 2019 and modified with the approval of MOD20-003 on June 9, 2021 with the adoption of Resolution 2021-054. The property is zoned Low Residential (LR) and is within the Scaled Residential Overlay Zone (SROZ) and the Hillside Overlay Zone (HOZ).

The proposed modifications include relocating the 8-inch sewer main to the originally approved location along the center of Bell Ranch Road and Nardo Avenue and locating the private sewer force mains on private property in a new five-foot sewer easement adjacent to the right-of-way along the cul-de-sac on Bell Ranch Road. The Applicant is also requesting to modify the Affordable Housing Conditions of Approval to provide additional options to satisfy the affordable housing requirements for the subdivision.

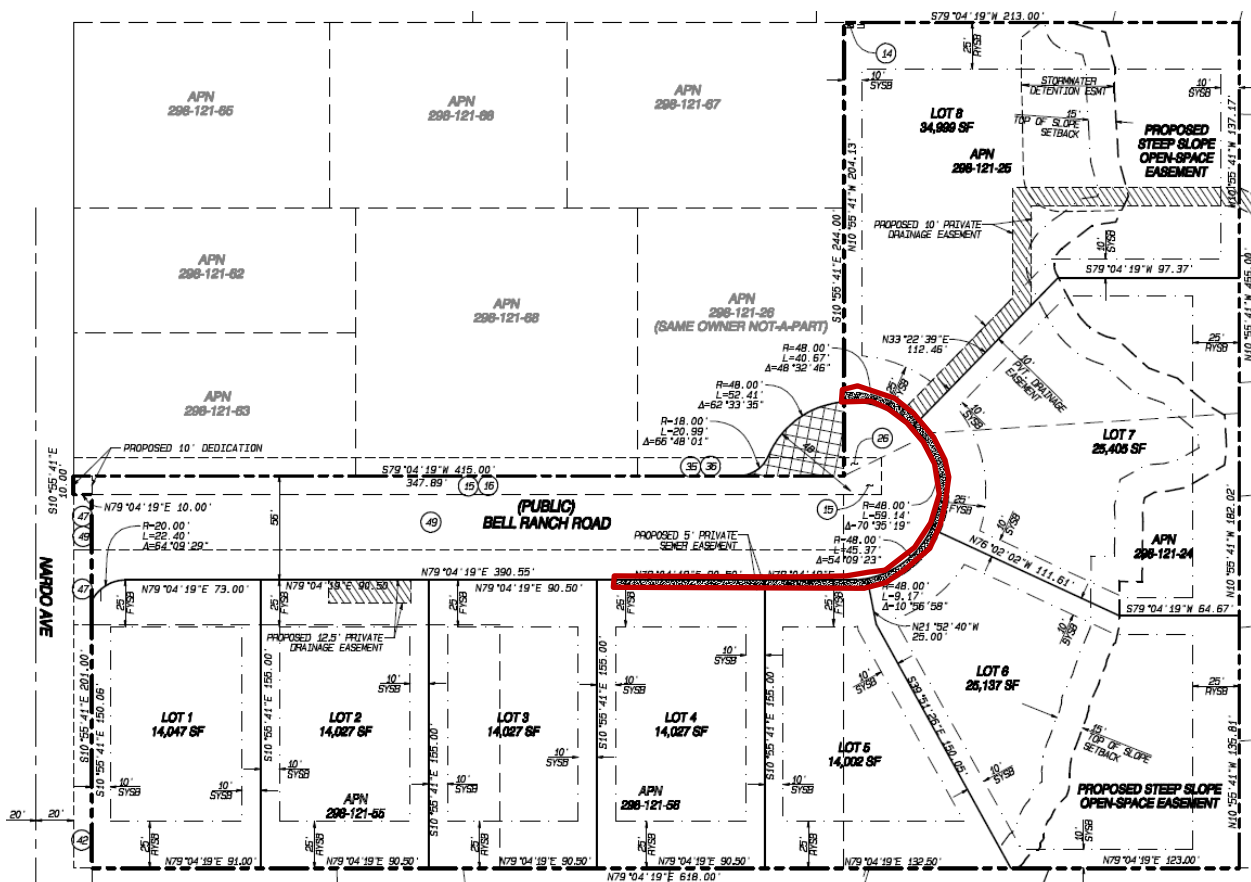
The issue before the Council is whether to approve, approve with conditions, or deny the Applicant's request for a DRP/SUB/TPM modification as contained in Resolution 2022-135 (Attachment 1).

CITY COUNCIL ACTION:

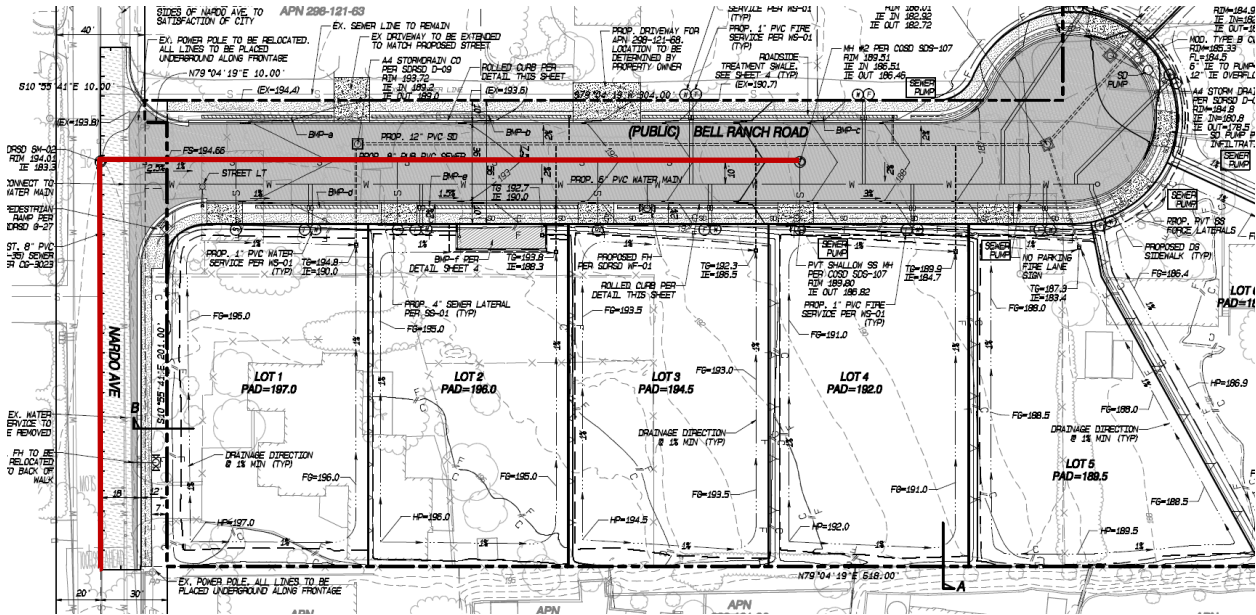
DISCUSSION:

In 2021, the Applicant received approval of a modification with the adoption of Resolution 2021-054 (Attachment 2) to move the proposed 8-inch sewer main for the project from the center of Bell Ranch Road and Nardo Avenue to a 20-foot-wide sewer easement between Lots 2 and 3 of the Ocean Ranch Subdivision and between 612 and 618 Nardito Lane (Assessor's Parcel Numbers 298-121-35 and 298-121-36) in order to connect to the existing sewer line within Nardito Lane. The language of the agreement between the property owners and the Applicant indicated that it would expire if the Final Subdivision Map had not been recorded within two years of the agreement. The Applicant has not recorded the final map and the sewer easement expired. The Applicant was not able to come to an agreement to establish a new easement with the property owners on Nardito Lane, therefore, the proposed sewer line has moved back to the originally approved location. The Applicant is requesting that the modification include individual private low pressure pump systems on lots 4 through 8. The pumps will connect to the public sewer main in Bell Ranch Road via individual private forced sewer laterals. There would be a private cleanout/manhole structure where the laterals connect to the public main. The pumps and forced laterals will be maintained by the individual homeowners. In addition, the Applicant is showing a five-foot sewer easement along the cul-de-sac in order to locate the individual sewer force mains on private property. Plans illustrating the proposed modifications have been provided in Attachment 3.

The site plan below shows the proposed location of the five-foot easement within which the sewer pipe fed by pressure laterals will be located:



The proposed location of the sewer line is shown on the following plan:



In accordance with Section 17.68.040 (Development Review Permits) of the City of Solana Beach Municipal Code, the Council can make the required findings to approve a modification with specific attention to the following development review criterion set forth in Solana Beach Municipal Code Section 17.68.040.F and required under Development Review Permit Finding Number One (17.68.040.H.1):

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

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

In addition to the changes to the sewer line, the Applicant is requesting to modify the conditions of approval for the affordable housing requirement to provide additional options to comply with the SBMC requirements.

Originally, the Applicant was conditioned to buy an existing dwelling in the City of Solana Beach that meets the minimum specifications as listed in the conditions of Resolution 2019-046 (Attachment 4) and record a deed restriction limiting the rental of the unit to renters that qualify for affordable housing. The Applicant has requested that the affordable conditions be updated to allow for the following options in addition to buying and deed restricting an existing dwelling:

The Applicant shall have the option to satisfy the Affordable Housing requirement either by purchasing a residence as described in this section, OR by paying an Impact Fee determined by the City Council. The Applicant may only be eligible to elect to pay the Impact Fee if the City Council is able to make the following findings:

1. The Impact Fee will be used to provide financial assistance to an identified city or City-sponsored affordable housing project including, but not limited to, The Pearl project on South Sierra, that:
 - a. Is proposed by an affordable housing developer;
 - b. Has received all discretionary approvals from the City and the Coastal Commission;
 - c. Requires additional funds to commence construction; and
 - d. Is supported by a Finding by the City Council that the provision of the Impact Fee will create more affordable units than would be created by purchase of an off-site unit AND
2. The affordable housing project will be deed restricted to very low income or low income occupants for a period not less than 99 years.

The Original project was submitted and deemed complete prior to the adoption of Ordinance 500 which modified Solana Beach Municipal Code Section 17.70 Affordable Housing. The project was subject to the previous regulations. Now that the Applicant is requesting modifications to the Affordable Housing conditions, should the City Council entertain the proposed changes, they are subject to the revised Affordable Housing regulations that were adopted with Ordinance 500.

The following are changes to the Affordable Housing Requirements that the project would be subject to:

- The term of affordability was changed to 99 years.
- The City Council Findings required in order to allow for the payment of the Affordable Housing Fee instead of constructing the units which are as follows:
 1. The affordable housing impact fees will be used to provide financial assistance to an identified city or city-sponsored affordable housing project that: (a) is proposed by an affordable housing developer; (b) has received all discretionary approvals from the city and the Coastal Commission; and (c) requires additional funds to commence construction.
 2. Provision of the affordable housing impact fee will create more affordable units than would be created by on-site provision of the affordable units.

If the Applicant were to pay the affordable housing fee for the subdivision at the current fee of \$25.91 per square foot, the fee would be calculated as follows:

Lot #	Gross Lot Size (SF / Acres)	Net Buildable Area (SF / Acres)	Maximum Allowable Residential Square Footage
1	14,047 / 0.32	7,471 / 0.17	4,408
2	14,027 / 0.32	7,421 / 0.17	4,405
3	14,027 / 0.32	7,424 / 0.17	4,405
4	14,027 / 0.32	7,426 / 0.17	4,405
5	14,002 / 0.32	7,176 / 0.16	4,400
6	25,137 / 0.57	7,608 / 0.17	5,332
7	25,405 / 0.58	9,571 / 0.22	5,345
8	34,999 / 0.80	12,470 / 0.29	5,824
Total Square Footage:			38,524 SF

$$38,524 \text{ SF} \times \$25.91 = \$ 998,156.84$$

Staff has prepared draft findings for approval of the project in the attached Resolution 2022-135 for Council's consideration based upon the information in this report. The Applicant shall provide for and adhere to the conditions of the original project approval of Resolution 2019-046 and Resolution 2021-054 for the modification approved in 2021.

Additional project conditions from the Planning, Engineering and Fire Departments have been incorporated in the attached Resolution 2022-135. In conclusion, the proposed project, as conditioned, could be found to be consistent with the Zoning regulations and the General Plan.

The Council may direct Staff to modify the Resolution to reflect the findings and conditions it deems appropriate as a result of the Public Hearing process. If the Council determines the project is to be denied, Staff will prepare a Resolution of Denial for adoption at a subsequent Council meeting.

PUBLIC HEARING NOTICE:

Notice of the City Council Public Hearing was published in the San Diego Union Tribune more than 10 days prior to the public hearing. The same public notice was mailed to property owners and occupants within 300 feet of the proposed project site, more than 10 days prior to the planned Public Hearing date of December 14, 2022. Staff has not received any emails, letters or calls in support or opposition of the proposed modification as of the date this report was written.

CEQA COMPLIANCE:

An Initial Study/Mitigated Negative Declaration IS/MND and Mitigation Monitoring and Reporting Program MMRP was approved with the adoption of Resolution 2019-046 when

the project was approved on April 24, 2019. The proposed modifications would not be out of the scope of work that was evaluated under the IS/MND and no additional review was required under the California Environmental Quality Act (CEQA).

FISCAL IMPACT: N/A

WORK PLAN: N/A

OPTIONS:

- Approve the proposed modification by adopting Resolution 2022-135;
- Approve modification by adopting Resolution 2022-135 with changes as deemed appropriate by City Council; or,
- Deny the request to amend the project and direct Staff to bring back a Resolution of denial to a later City Council meeting date.

DEPARTMENT RECOMMENDATION:

The proposed project meets the minimum objective requirements under the SBMC, is consistent with the General Plan and may be found, as conditioned, to meet the discretionary findings to approve a modification to the approved DRP and SUB/TPM. Therefore, Staff recommends that the City Council:

1. Conduct the Public Hearing: Open the Public Hearing, Report Council disclosures, Receive public testimony, Close the Public Hearing.
2. If the City Council makes the requisite findings and approves the project, adopt Resolution 2022-135 conditionally approving a modification to the DRP and SUB/TPM to relocate the proposed 8-inch sewer line, add a five-foot sewer easement along the cul-de-sac of Bell Ranch Road and add additional opportunities to satisfy the affordable housing requirements for the subdivision on property at 512 through 538 South Nardo Avenue, Solana Beach.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation



Gregory Wade, City Manager

Attachments:

1. Resolution 2022-135
2. Resolution 2021-054
3. Revised Plans
4. Resolution 2019-046

RESOLUTION 2022-135

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A MODIFICATION TO A PREVIOUSLY APPROVED DEVELOPMENT REVIEW PERMIT, AND MAJOR SUBDIVISION/TENTATIVE PARCEL MAP TO CREATE EIGHT NEW SINGLE-FAMILY PARCELS AT 512-538 NARDO AVENUE.

APPLICANT: Ocean Ranch Estates, LLC
CASE NO.: MOD22-004

WHEREAS, Ocean Ranch Estates, LLC (hereinafter referred to as “Applicant”) has submitted a request for modification to the original project approval of a Development Review Permit (DRP), and a Major Subdivision/Tentative Parcel Map at 512- 538 Nardo Avenue, pursuant to Title 17 (Zoning), of the Solana Beach Municipal Code (SBMC); and

WHEREAS, the original project was approved on April 24, 2019, at a City Council Public Hearing; and

WHEREAS, at a City Council Public Hearing on June 9, 2021, the City Council approved modifications to the project; and

WHEREAS, on December 14, 2022, the City Council held a duly noticed Public Hearing to consider additional minor modifications to the project; and

WHEREAS, the Public Hearing was conducted pursuant to the provisions of SBMC 17.72.030 of the Solana Beach Zoning Ordinance; and

WHEREAS, at the Public Hearing, the City Council received and considered evidence concerning the request for a modification; and

WHEREAS, an Initial Study/Mitigated Negative Declaration IS/MND and Mitigation Monitoring and Reporting Program MMRP was approved with the adoption of Resolution 2019-046 when the project was approved on April 24, 2019; and

WHEREAS, the proposed modifications would not be out of the scope of work that was evaluated under the IS/MND and no additional review was required under the California Environmental Quality Act (CEQA); and

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

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

1. That the foregoing recitations are true and correct.

2. That the request for a modification to relocate the 8-inch sewer main to the originally approved location along the center of Bell Ranch Road and Nardo Avenue and locate the private sewer force mains on private property in a new five-foot sewer easement adjacent to the right-of-way along the cul-de-sac on Bell Ranch Road as well as modify the Affordable Housing Conditions of Approval to provide additional options to satisfy the affordable housing requirements for the subdivision are approved with the following conditions applicable to the proposed modification:

3. FINDINGS:

A. In accordance with Section 17.68.040 (Development Review Permits) of the City of Solana Beach Municipal Code, the Council can make the required findings to approve a modification with specific attention to the following development review criteria set forth in Solana Beach Municipal Code Section 17.68.040.F and required under Development Review Permit Finding Number One (17.68.040.H.1):

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

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

The proposed modification would move the proposed sewer line back to the originally approved location and add a new five-foot sewer easement along the cul-de-sac in order to locate the individual sewer force mains on private property adjacent to Bell Ranch Road. No other changes to the grading area proposed.

B. In Accordance with Section 17.70 (Affordable Housing) of the City of Solana Beach Municipal Code, the Council can make the required findings set forth in Solana Beach Municipal Code Section 17.70.030.E:

I. Payment of Affordable Housing Impact Fees. As an alternative to the construction of affordable units on-site, a developer may propose to pay affordable housing impact fees adopted by city council resolution to mitigate the residential project's impact on the need for affordable housing in the city, if the city council makes both of the following findings:

- a. *The affordable housing impact fees will be used to provide financial assistance to an identified city or city-sponsored affordable housing project that: (a) is proposed by an affordable housing developer; (b) has received all discretionary approvals from the city and the Coastal Commission; and (c) requires additional funds to commence construction.*

[finding language to be added after Council makes a determination]

- b. *Provision of the affordable housing impact fee will create more affordable units than would be created by on-site provision of the affordable units.*

[finding language to be added after Council makes a determination]

4. **CONDITIONS:** Prior to use or development of the property in reliance on this permit, the applicable conditions from original project approval of Resolution 2019-046 and 2021-054 have been incorporated into this resolution unless otherwise revised below.

A. Community Development Department Conditions:

- I. Grading Permit plans must be in substantial conformance with the plans presented to the City Council on December 14, 2022 and located in the project file dated December 5, 2022.
- II. Any additional onsite fences, walls, retaining walls, hedges, other dense landscaping, and/or any combination thereof proposed at the grading and or building permit stage of the project shall comply with applicable regulations of SBMC Section 17.20.040(O) and 17.60.070 (Fences, Walls, and Retaining Walls).
- III. The Applicant shall obtain required California Coastal Commission (CCC) approval of a Coastal Development Permit, Waiver or Exemption as determined necessary by the CCC, prior to the issuance of a grading or building permit.
- IV. Any new exterior lighting fixtures shall be in conformance with the City-Wide Lighting Regulations of SBMC Section 17.60.060.
- V. All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities that render them detrimental to the surrounding area.
- VI. The Developer/Contractor shall conduct all grading operations in such

a manner as to confine dust generated from the operation to the site of the grading. Per City of Solana Beach Municipal Code 15.40.090(I), special conditions intended to control dust palliative may be imposed as additional requirements on the grading permit. Such conditions may be imposed in the field if necessary.

- VII. The Applicant shall provide an Affordable Housing Agreement pursuant to SBMC 17.70.030D prior to final map recordation to the satisfaction of the City Attorney. The proposed affordable housing unit shall comply with the following conditions:
- a. The existing housing unit must be located within the City of Solana Beach.
 - b. The unit shall be ready for occupancy by an eligible household prior to final inspection, as shown on the inspection record card, for any unrestricted units in the residential project;
 - c. Any substandard units shall be rehabilitated in conformance with applicable local ordinances and state statutes;
 - d. If the existing unit will be a for-sale affordable unit, the number, affordability, and term of affordability of the affordable unit shall conform with the provisions of SBMC 17.70.020(C). If the existing unit will be a rental affordable unit, the term of affordability of the affordable unit and the affordable housing agreement and rent regulatory agreement shall conform with the provisions of SBMC 17.70.025(E). The number of off-site rental affordable units shall equal at least 15 percent of the number of units in the residential project and shall be rented to very low or low income households at affordable rents, as specified in SBMC 17.70.025(E);
 - e. If approved by the City Council, a nonprofit corporation specializing in housing management or the County of San Diego department of housing and community development may participate in the acquisition and/or operation of the affordable unit(s);
 - f. This section is intended to provide a method for the actual acquisition, rehabilitation and operation of affordable units at diverse locations throughout the City. After approval of the affordable housing plan, the City Manager is authorized to approve the acquisition/operation plan and any additional documents necessary to implement this section. Any proposed units to be acquired in the area defined in the Eden Gardens

master plan shall require a public hearing and City Council approval due to existing high concentration of affordable units in that area.

- g. The Applicant is required to purchase the affordable unit and have it ready for occupancy prior to the issuance of the third building permit for the development of the eight lot subdivision.
- VIII. As an alternative to the purchase of an affordable housing unit, the developer may pay the affordable housing impact fee adopted by City Council to mitigate the residential project's impact on the need for affordable housing in the City. The fee of \$998,156.84 shall be paid prior to the issuance of the fifth building permit.
- IX. Grading activity shall only occur between the hours of 7:00 a.m. and 4:00 p.m., Monday through Friday, and between the hours of 8:00 a.m. and 4:00 p.m. on Saturday. Grading activities shall not occur on Sunday or holidays.
- X. The Applicant shall timely complete all mitigation measures set forth in the MMRP.
- XI. Prior to the issuance of the grading permit, the Applicant shall record a deed restriction, to the satisfaction of the City Attorney, indicating that the slopes in excess of 25 percent which existing along the eastern property line will remain undisturbed and that any future development on these slopes will be prohibited. No grading or building shall be permitted in this open space area including view decks, tree houses or other structures cantilevered or otherwise built to extend on, into, or over the opens space easement area.
- XII. Prior to issuance of any demolition or grading permit, the Applicant shall establish a "Complaint Response Program" (CRP) subject to the approval of the City Manager. As part of the construction CRP, the Applicant shall designate a "Construction Liaison" who will be responsible for notifying the City and responding to any local complaints about construction activities and institute reasonable measures, approved by the City Manager, to correct the problem within 48 hours after receiving a complaint. The CRP shall require that all property owners, residents and business owners within three hundred (300) feet of the construction site be provided contact information for the Construction Liaison to use to communicate complaints and/or concerns. The notification shall be sent two weeks prior to the commencement of grading activities and shall describe the activities anticipated, provide dates and hours, and provide contact information with a description of a complaint and response procedure.

- XIII. Construction vehicles shall be parked on the subject property or on parcel 298-121-26 at all times. If construction activity prohibits parking on the subject property, the Applicant shall ensure construction vehicles are parked in such a way to allow sufficient vehicular access on the street and minimize impact to the surrounding neighbors.
- XIV. The Applicant shall execute an Affordable Housing Agreement in a form approved by the City Attorney pursuant to SBMC Section 17.70.040 subsection B and C prior to the final map recordation and record a covenant and deed restriction to the satisfaction of the City Attorney that encumbers all eight lots of the subdivision stating that no building permits will be issued until the off-site affordable housing unit has been purchased and is ready for occupancy.
- XV. The Applicant shall provide the City with an annual report from a qualified third party, retained at the Applicant's expense, verifying that the affordable dwelling unit occupant meets the low or very low income standards as defined by

B. Engineering Department Conditions:

- I. Obtain an Engineering permit in accordance with Chapter 11.20 of the Solana Beach Municipal Code, prior to the construction of any improvements within the public right-of way including, but not limited to, demolition and construction of surface improvements. All proposed improvements within the public right-of-way shall comply with City standards including, but not limited to, the Off-Street Parking Design Manual.
- II. All construction demolition materials shall be recycled according to the City's Construction and Demolition recycling program and an approved Waste Management Plan shall be submitted.
- III. Underground the existing overhead utilities along the westerly subdivision boundary. All new utility services to this subdivision shall be installed underground.
- IV. Obtain an Improvement Permit for the required public improvements along South Nardo Avenue and proposed Bell Ranch Road. Submit an Improvement Plan prepared by a registered civil engineer and obtain approval from the City Engineer. The design and construction of all improvements shall be in conformance with standard plans, any specifications of the City of Solana Beach and subject to the approval of the City Engineer. Conditions for approval of the Improvement Plan shall include, but is not limited to, the following:

- a. Construct Bell Ranch road as a local residential cul-de-sac with 36-foot wide pavement, modified curbs, Decomposed Granite (D.G.) pathway on both sides within 56 feet wide right-of-way width. The cul-de-sac radius shall be 38 feet to the curb and 48 feet to the right of way to the satisfaction of the City Engineer.
 - b. On Bell Ranch Road, construct a 9-inch wide concrete rolled curb per City standards along both sides.
 - c. On South Nardo Avenue, adjacent to this project, construct 6-inch vertical curb and gutter and 5-feet wide D.G. pathway from the curb return at Bell Ranch Road up to the property boundary as shown on the preliminary grading plans.
 - d. Install one LED cobra head street light at or near the intersection of Nardo and Bell Ranch Road to the satisfaction of the City Engineer. The street light shall be 9,500 lumens minimum, in accordance with the City's Street Light Design Manual. The fixture shall be compatible with existing City street lights.
- V. Obtain a Grading Permit in accordance with Chapter 15.40 of the Solana Beach Municipal Code. Conditions prior to the issuance of a grading permit shall include, but not be limited to, the following:
- a. The grading plan shall be prepared by a registered engineer and approved by the City Engineer. On-site grading design and construction shall be in accordance with Chapter 15.40 of the Solana Beach Municipal Code.
 - b. A Soils Report shall be prepared by a registered Soils Engineer and approved by the City Engineer. All necessary measures shall be taken and implemented to assure slope stability, erosion control and soil integrity. The grading plan shall incorporate all recommendations contained in the soils report.
 - c. The proposed drainage design for this project shall include a detention basin and a discharge system consistent with the recommendations of the Preliminary Drainage Report prepared by Pasco, Laret, Suiter, and Associates. This detention basin and the corresponding outflow system shall be designed and constructed so that the rate of runoff for the proposed development is the same as that of existing condition. Prior to the recordation of the final map, an easement shall be recorded for maintenance of detention basins by the property owner(s) in perpetuity, All lots within the subdivision shall have an

independent drainage design with an independent detention basin and corresponding outflow system prior to issuance of the building permit to the satisfaction of the City Engineer.

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

excavation and grading activities. Sediment controls shall be used as a supplement to erosion prevention for keeping sediment on site.

- k. Show all proposed on-site private drainage facilities intended to discharge water run-off. Elements of this design shall include a hydrologic and hydraulic analysis verifying the adequacy of the facilities and identify any easements or structures required to properly convey the drainage. The construction of drainage structures shall comply with the standards set forth by the San Diego Regional Standard Drawings.
 - l. Post Construction Best Management Practices meeting City and RWQCB Order No. R9-2013-001 requirements shall be implemented in the drainage design.
 - m. No increased cross lot drainage shall be allowed.
 - n. The Applicant shall construct all on-site and off-site Drainage Improvements as shown on the approved Tentative Map to the satisfaction of the City Engineer.
 - o. The Applicant shall replace the existing public drainage system discharging into Fresca Street immediately downstream from the project site (existing 18" CMP and the corresponding curb outlet system) with a RCP and City Standard curb outlet to the satisfaction of the City Engineer.
 - p. The Applicant shall pay a fair share contribution towards improvement of the existing drainage system and corresponding curb outlet at Fresca Street south of the project site to the satisfaction of the City Engineer.
- VI. Prior to the recordation of the final Map, the Applicant shall construct a roadside drainage bio-swale along south side of Bell Ranch Road as well as a separate Bio-detention basin in Lot 2 as shown in the amended Tentative Map to the Satisfaction of the City Engineer.
- a. Prior to the Recordation of the final Map, the Applicant shall record an Encroachment Maintenance Removal Agreement (EMRA) with the County of San Diego. The EMRA shall be accompanied with a scaled drawing that clearly shows the "encroachments" in the right-of-way. The latest Title Report of the property is also required. The EMRA shall be recorded against this property for all improvements in the Public Right-Of-Way.

- VII. Prior to recordation of the final map, the Applicant shall construct the sanitary sewer for this subdivision as shown on the preliminary grading plan and tentative map.
- VIII. Prepare a Final Map in accordance with Chapter 16.20 of SBMC.
- IX. Pay Final Map plan check fee in accordance with the current Engineering Fee Schedule.
- X. Prior to obtaining a building permit or grading permit, a Final Map shall be prepared and recorded in accordance with Chapter 16.20 of SBMC.
- XI. Provide a Subdivision Map Guarantee within ten days before recording the Final Map.
- XII. On the Final Map, dedicate Bell Ranch Road street right-of-way, the open space easements and a drainage detention and storm water management easement.
- XIII. Prior to approval of the Final Map, the Applicant shall obtain an off-site private drainage easement between the easterly subdivision boundary and the existing 10-foot drainage easement to Fresca Street. The existing 18" CMP storm drain shall be removed and replaced with an 18" RCP to the satisfaction of the City Engineer. The Applicant shall enter into an Encroachment Maintenance Removal Agreement (EMRA) with the City for connection of the private storm drain system into the public storm drain system to the satisfaction of the City Engineer.
- XIV. Prior to the recordation of the Final Map, the Applicant shall enter into an agreement with the City to hold the City harmless for construction of the proposed storm drain system. This agreement shall be recorded against the property to the satisfaction of the City Manager.
- XV. Prior to approval of the Final Map, the Applicant shall dedicate public right-of-way for the portion of the Bell Ranch Road cul-de-sac over APN: 298-121-26.
- XVI. The Applicant shall quitclaim all private utility easements within the proposed Bell Ranch Road Right-Of-Way dedication.
- XVII. The Applicant shall obtain signatures on the Final Map from all Utility Companies for easement subordination purposes.
- XVIII. Prior to the recordation of the Final Map, the Applicant shall commit to removal of all existing structures within the boundary of this T.M. by permit and bonds to the satisfaction of the City Engineer.'

- XIX. Prior to the recordation of the Final Map, the Applicant shall underground the existing overhead facilities to the satisfaction of the City Engineer.
- XX. The Applicant shall construct a water line and all corresponding appurtenances including, but not limited to, the required hydrants, valves, thrust blocks, etc. to the satisfaction of Santa Fe Irrigation District.
- XXI. Prior to the recordation of the final map, the Applicant shall pay the required Traffic Impact Fees (TIF) for all additional units. As an alternative, the Applicant may enter into an agreement with the City for payment of the prorated TIF for each of the newly created parcels at the issuance of the building permit to the satisfaction of the City Manager. If this alternative is selected, the proposed agreement shall be recorded against all parcels prior to or concurrent with recordation of the final map.
- XXII. Prior to issuance of building permits, sewer capacity/connection fees and prorated annual sewer charges shall be paid.
- XXIII. Hold Harmless Agreements shall be recorded for Storm and Sewer purposes, for each lot in the subdivision, holding the City of Solana Beach harmless in case of a sanitary sewer or storm drain backup due to a blockage in the public sewer main or storm drain. If the building pad elevation is below the upstream sewer manhole, a backflow prevention device shall be installed on private property.
- XXIV. The Applicant shall construct a 6-inch wide concrete curb and gutter and a 5-foot wide contiguous D.G. pathway along the east side of South Nardo from the southerly boundary of the subdivision to Nardito Lane to the satisfaction of the City Engineer and in collaboration with the adjacent property owners.
- XXV. The Applicant shall install fog lines along both sides of Nardo Avenue from the project site to Lomas Santa Fe Drive to the satisfaction of the City Engineer.
- XXVI. The Applicant shall install a permanent electronic speed limit sign on Nardo between project site and Lomas Santa Fe to the satisfaction of the City Engineer.
- XXVII. The Applicant shall perform stop sign warrant analysis for installation of new stop signs at the intersection of Nardo Avenue and Solana Circle Drive.

C. Fire Department Conditions:

- I. **ACCESS ROAD MINIMUM DIMENSIONS:** Fire apparatus access roads shall have an unobstructed improved width of not less than 20 feet; curb line to curb line, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Exception: Single-Family residential driveways; serving no more than two single-family dwellings, shall have minimum of 16 feet, curb line to curb line, of unobstructed improved width. Access roads shall be designed and maintained to support the imposed loads of not less than 75,000 pounds and shall be provided with an approved paved surface to provide all-weather driving capabilities.
- II. **DEAD ENDS:** All dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. A cul-de-sac shall be provided in residential areas where the access roadway serves more than four (4) structures. The minimum unobstructed paved radius width for a cul-de-sac shall be 36 feet in residential areas with no parking.
 - Provide a radius of 28'
- III. **Grade:** The gradient for a fire apparatus access roadway shall not exceed 20.0%. Grades exceeding 15.0% (incline or decline) shall not be permitted without mitigation. Minimal mitigation shall be surface of Portland cement concrete, with a deep broom finish perpendicular to the entire direction of travel. Additional mitigation measures may be required where deemed appropriate. The angle of departure and angle of approach of a fire access roadway shall not exceed seven degrees (12 percent).
- IV. **Gates:** All gates or other structures or devices, which could obstruct fire access roadways or otherwise hinder emergency operations, are prohibited unless they meet standards approved by the Fire Department. An approved emergency key-operated switch and/or an approved emergency traffic control-activating strobe light sensor shall be installed per Solana Beach Fire Department standards.
- V. **RESPONSE MAPS:** Any new development, which necessitates updating of emergency response maps by virtue of new structures, hydrants, roadways or similar features, shall be required to provide map updates in one of the following formats (AutoCad DWG, DXF, ESRI shapefile, ESRI personal geodatabase, or XML format) and shall be charged a reasonable fee for updating all response maps.
- VI. **CONSTRUCTION MATERIALS:** Prior to delivery of combustible building construction materials to the project site all of the following

conditions shall be completed to the satisfaction of the Fire Department:

- a. All wet and dry utilities shall be installed and approved by the appropriate inspecting department or agency;
- b. As a minimum the first lift of asphalt paving shall be in place to provide a permanent all-weather surface for emergency vehicles; and
- c. Water supply for fire protection (fire hydrants and standpipes) shall be installed, in service and accepted by the Fire Department and applicable water district.

VII. POSTING OR STRIPING ROADWAYS “NO PARKING FIRE LANE”: Fire Department access roadways, when required, shall be properly identified as per Solana Beach Fire Department standards. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

- Cul-de-sac

VIII. OBSTRUCTION OF ROADWAYS DURING CONSTRUCTION: All roadways shall be a minimum of 20 feet in width during construction and maintained free and clear, including the parking of vehicles, in accordance with the California Fire Code and the Solana Beach Fire Department.

IX. FIRE HYDRANTS AND FIRE FLOWS: The applicant shall provide fire hydrants of a type, number, and location satisfactory to the Solana Beach Fire Department. A letter from the water agency serving the area shall be provided that states the required fire flow is available. Fire hydrants shall be of a bronze type. Multi-family residential or industrial fire hydrants shall have two (2) 4” inch and two (2) 2 ½” inch NST outlets. Residential fire hydrants shall have one (1) 4” inch NST outlet, and one (1) 2 ½” inch NST outlets.

D. City Council Conditions:

- I. Mitigation Measure B1 of the MMRP shall be amended to indicate that the biological survey for nesting bird species shall be done at a time day or night consistent with nesting activities or nest occupation.
- II. The Applicant shall obtain temporary electric power to the site as soon as possible to minimize the use of electric generators. Generators shall be turned off when not in use to minimize noise.

- III. The Applicant shall purchase a dwelling unit within the City of Solana Beach that is a minimum of 1,200 square feet and has at least three bedrooms, two bathrooms. The interior improvements shall be equivalent to new construction with contemporary materials or styles. No additional Affordable Housing Impact Fee shall be required for the remaining 0.20 unit that would have otherwise been collected. The dwelling unit will be deed restricted for 99 years to be rented or sold to a tenant that qualifies for low-income housing or pay the affordable housing impact fee of \$998,156.84.
 - IV. The building height for View Assessment purposes shall be based on the lower of the existing grade prior to the subdivision, the proposed pad as part of the subdivision or the future pad elevation proposed during the development of the individual lot.
 - V. The Applicant shall use the differential savings from using decomposed granite for the proposed pathways instead of concrete to install traffic calming improvements on Nardo Avenue to the satisfaction of the City Manager and the City Engineer.
5. **ENFORCEMENT:** Pursuant to SBMC 17.72.120(B) failure to satisfy any and all of the above-mentioned conditions of approval is subject to the imposition of penalties as set forth in SBMC Chapters 1.16 and 1.18 in addition to any applicable revocation proceedings.
 6. **EXPIRATION:** The approval of the modification for the project will expire 24 months from the date of this approval, unless the Applicant has obtained building permits and have commenced construction prior to that date, and diligently pursued construction to completion. An extension of the application may be granted by the City Council.
 7. **INDEMNIFICATION AGREEMENT:** The Applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify the Applicant of any claim, action, or proceeding. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, the Applicant shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other

disposition of the matter. However, the Applicant shall not be required to pay or perform any settlement unless such settlement is approved by the Applicant.

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

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

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: December 14, 2022
ORIGINATING DEPT: Finance
SUBJECT: **City Council Consideration of Resolution 2022-131
Updating the City’s User Fees and Charges Schedule**

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 1st 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:

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. On December 8, 2021, City Council approved Resolution 2021-136 approving the increase of the City's Schedule of Fees by 2.5% effective January 1, 2022.

This item is before the City Council to consider adoption of Resolution 2022-131 (Attachment 1) approving the City's Schedule of Fees effective January 1, 2023.

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 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 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 2021 to May 2022 was 8.3%, therefore, the adjustment being recommended in the fee update effective January 1, 2023 is 2.5%.

The recommended adjustment of 2.5% has been applied to all fees on the Schedule of Fees effective January 1, 2023 (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).
- The Transportation Impact Fees (S-322) are adjusted annually based on City Ordinance 479.
- Developer Pass-Thru fees (S-305 through S-315 and S-350 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.

Per Ordinance 479, the Transportation Impact Fees are adjusted annually based on the Los Angeles Construction Cost Index. The adjustment is based on the prior annual period October 2021 through October 2022. The Index for this period calculation resulted in a 5.42% increase.

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 are highlighted in green on the Schedule of Fees in Attachment 2.

The following fees have been added to the proposed schedule as follows:

- S-480 Marine Safety Junior Guard Apparel & Accessories
- S-639 Newsstand/News Rack Permit - \$35
- S-640 Administrative Citation Fee per Municipal Code Section 1.18.030
- S-645STVR Permit Violation Penalties per Municipal Code Section 4.47.070
- S-336 Sand Mitigation Impact Fee per the 2013 LCP LUP
- S-338 Public Recreation Impact Fee per Resolution 2018-140

These fees are highlighted in blue in Attachment 2. The Marine Safety Junior Guard Apparel & Accessories are being sold at cost which includes the wholesale price plus 25% to cover city costs to manage/administer the sales of the items. The City has newsstand rack businesses and needs an associated fee for the permit. The remaining fees listed have been previously approved by City Council and are being listed here for full disclosure and ease of identifying the fees.

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 2022-131.
- Do not approve the fee resolution and keep all Fees and Charges unchanged for Calendar Year 2023.
- 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 2022-131 updating the Schedule of Fees and Charges effective January 1, 2023.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2022-131 - 2023 Schedule of Fees Update
2. Proposed Schedule of Fees effective January 1, 2023

RESOLUTION 2022-131

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AMENDING THE SCHEDULE OF FEES EFFECTIVE JANUARY 1, 2023

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. The Transportation Impact Fees are adjusted annually based on the Los Angeles Construction Cost Index for the prior 12-month period October through October with no not-to-exceed percentage.
8. **Adjustment to Fees effective January 1, 2023:** The San Diego-

Carlsbad CPI, All Items, for All Urban Consumers (CPI-U) Index, for the twelve-month period June 2021 through May 2022 is 8.3%, therefore, the adjustment in fees effective January 1, 2023 will be an adjustment of 2.5%. The Los Angeles Construction Cost Index for the twelve-month period October 2021 through October 2022 is 5.42%, therefore the adjustment to the Transportation Impact Fees effective January 1, 2023 will be an adjustment of 5.42%

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 14th day of December 2022, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

**CITY OF SOLANA BEACH
Proposed Schedule of Fees
Effective January 1, 2023
Per Resolution 2022-131**

15% Discount	Service Code #	Dept	Description of Service	Fee for Service Effective 01/01/23	Fee Instructions/Notes	2022 Fee
	COMMUNITY DEVELOPMENT SERVICES					
	S-001	Community Dev	Conditional Use Permit - Processing	All CUPs: \$9326.00	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.	\$ 9,099
	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	\$3,279	Per application	\$ 3,199
	S-003	Community Dev	Conditional Use Permit - Time Extension	\$2,445	Per application	\$ 2,385
	S-004	Community Dev	Community Development Directors Use Permit	\$3,037	Per application (Other)	\$ 2,963
	S-004A			\$2,800	Per application (Wireless)	\$ 2,732
	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	\$1,546	Per application	\$ 1,508
	S-006	Community Dev	Community Development Dir. Use Permit - Time Extension	\$1,308	Per application	\$ 1,276
	S-008	Community Dev	Minor Exception - Review Process	\$1,249	Per application	\$ 1,219
	S-011	Community Dev	Temporary Use Permit - Processing	\$1,599	Per application	\$ 1,560
	S-012	Community Dev	Temporary Use Permit - Time Extension	\$781	Per application	\$ 762
	S-013	Community Dev	Zoning Letter	\$167	Per letter	\$ 163
	S-014	Community Dev	Variance - Processing	\$7,059	Per application	\$ 6,887
	S-016	Community Dev	Pre-application review	\$2,978	Per application. 50% of the fee to be credited against future fees if the project actually goes forward.	\$ 2,905
	S-017	Community Dev	Appeal to the City Council	Resident \$1,761	Per appeal	\$ 1,718
				Others \$4,404		\$ 4,297
	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 \$5,493 Non-Resident \$11,000	Per application	\$ 5,359
				Level II - \$18,432 per application		\$ 10,732
	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		\$ 17,982
	S-022	Community Dev	Development Review Permit - Revise/Modify	\$3,413	Per application	\$ 3,330
	S-023	Community Dev	Development Review Permit - Time Extension	\$2,229	Per application	\$ 2,175
	S-024	Community Dev	Major Subdivision - Tentative Map	\$15,077	Per application	\$ 14,709
	S-025	Community Dev	Major Subdivision - Final Map	\$5,228	Per application	\$ 5,100
	S-026	Community Dev	Major Subdivision - Amend. Of Condition	\$4,404	Per application	\$ 4,297
	S-027	Community Dev	Major Subdivision - Time Extension	\$4,071	Per application	\$ 3,972

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15% Discount	Service Code #	Dept	Description of Service	Fee for Service Effective 01/01/23	Fee Instructions/Notes	2022 Fee
		S-028	Community Dev	Minor Subdivision - Tentative Map	\$11,550	Per application
	S-029	Community Dev	Minor Subdivision - Parcel Map	\$4,237	Per application	\$ 4,134
	S-030	Community Dev	Minor Subdivision - Amend. Of Condition	\$3,469	Per application	\$ 3,384
	S-031	Community Dev	Minor Subdivision - Time Extension	\$3,355	Per application	\$ 3,273
	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	\$3,866	Per application.	\$ 3,772
	S-036A	Community Dev	Structure Develop. Permit - Processing (with S-021)	\$1,160	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)	\$ 1,132
	S-036D	Community Dev	Structure Develop. Permit - Processing (with multiple entitlements)	\$3,286	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	\$ 3,206
	S-037	Community Dev	Structure Develop. Permit Waiver/Time Extension	\$592	Per application. This fee will not be charged in conjunction with a Development Review Permit-Time Extension (S-023)	\$ 578
	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	\$1,890	Per application	\$ 1,844
	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	\$355	Per application	\$ 346
	S-051	Community Dev	Comprehensive Sign Plan - Review Process	\$1,013	Per application	\$ 988
	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	\$533	Per application	\$ 520
	S-053	Community Dev	Temporary Sign/Banner	\$119	Per application	\$ 116
	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	\$263 for first five addresses plus \$58 for each additional five addresses	Per application	\$257/\$57
	S-067	Community Dev	Planning Public Noticing	\$576 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	\$ 562
		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
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	ENGINEERING SERVICES					
	S-100	Engineering	Lot Line Adj./Cert. Of Compliance. - Review	\$1976 per application	Per application	1,928
	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 *: (\$1,075 minimum fee) \$0-\$10,000: \$1,075 \$10,001-\$20,000: \$1,075 + \$10.75 for each additional \$100 or fraction thereof of the construction value over \$10,000 \$20,001-\$80,000: \$2,150 + \$3.25 for each additional \$100 or fraction thereof of the construction value over \$20,000 \$80,001-\$200,000: \$4,100 + \$10.75 for each additional \$1000 or fraction thereof of the construction value over \$80,000 \$200,001+: \$5,390 + \$10.75 for each \$1000 or fraction thereof of the construction value over \$200,000	Per application	\$1,050 Min 1,050 \$1,050 + \$10.50 \$2,100 + \$3.15 \$3,990 + \$10.50 \$5,250 + \$10.50
	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.		
				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 *: (\$1,075 minimum fee) \$0-\$20,000: \$1,075 \$20,001-\$80,000: \$1,075+ \$16.15 for each additional \$1,000 or fraction thereof of the construction value over \$20,000 \$80,001-\$200,000: \$2,044 + \$10.75 for each additional \$1,000 or fraction thereof of the construction value over \$80,000 \$200,001+: \$3,334 + \$10.50 for each \$1000 or fraction thereof of the construction value over \$200,000	Per permit/inspection	1,050 1,050 \$1,050 + \$15.76 \$1,996 + \$10.50 \$3,256 + \$10.25
	S-111A			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.		
				* Per Resolution 2001-85, the City of San Diego Cost Estimate Unit Price List is used for determining valuation		
	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 *: (\$1,075 minimum fee) \$0-\$10,000: \$1,075 \$10,001-\$20,000: \$1,075 + \$10.75 for each additional \$100 or fraction thereof of the construction value over \$10,000 \$20,001-\$80,000: \$2,150 + \$3.25 for each additional \$100 or fraction thereof of the construction value over \$20,000 \$80,001-\$200,000: \$4,100 + \$10.75 for each additional \$1000 or fraction thereof of the construction value over \$80,000 \$200,001+: \$5,390 + \$10.75 for each \$1000 or fraction thereof of the construction value over \$200,000	Per application	\$1,050 Min 1,050 \$1,050 + \$10.50 \$2,100 + \$3.15 \$3,990 + \$10.50 \$5,250 + \$10.50
				* 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
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15% Discount	Service Code #	Dept	Description of Service	Fee for Service Effective 01/01/23	Fee Instructions/Notes	2022 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 *: (\$1,075 minimum fee) \$0-\$20,000: \$1,075 \$20,001-\$80,000: \$1,075+ \$16.15 for each additional \$1,000 or fraction thereof of the construction value over \$20,000 \$80,001-\$200,000: \$2,044 + \$10.75 for each additional \$1,000 or fraction thereof of the construction value over \$80,000 \$200,001+: \$3,334 + \$10.50 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	1,050 1,050 \$1,050 + \$15.76 \$1,996 + \$10.50 \$3,256 + \$10.25
	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 - \$813 Standard - \$571	Per permit	\$ 793 \$ 557
	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	\$238	Per permit/inspection	\$ 232
	S-125			\$1,847		\$ 1,802
	S-125A	Engineering	Easement Abandon/Street Vacation	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.	Per application	-
	S-127	Engineering	Easement/R.O.W Dedication	\$511	Per application	\$ 499
	S-130	Engineering	Subdivision Monuments	security deposit is based on estimate provided by surveyor to set the monuments.	Per application	
	S-135			Future Capacity = 50%		
	S-135A	Engineering	Sewer Connection Fees	Ocean Outfall = 27%	Per total of \$4,500 per 1.0 EDU	
	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 \$30 per day for days 1-30 and \$56 per day for 31 and subsequent days plus actual staffing costs (4 hour min)	Per Permit	\$6/\$3 & \$29/\$55

**CITY OF SOLANA BEACH
Proposed Schedule of Fees
Effective January 1, 2023
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15% Discount	Service Code #	Dept	Description of Service	Fee for Service Effective 01/01/23	Fee Instructions/Notes	2022 Fee
	BUILDING SERVICES					
	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: \$374 \$100,000-\$500,000: \$465 \$500,000- 1,000,000: \$511 Above \$1,000,000: \$603	Per plan check	\$ 365 \$ 454 \$ 499 \$ 588
	S-277	Community Dev	Commercial Photovoltaic Permit/Inspection	Based on the Project Valuation \$0-\$100,000: \$374 \$100,000-\$500,000: \$465 \$500,000- 1,000,000: \$511 Above \$1,000,000: \$603	Per permit/inspection	\$ 365 \$ 454 \$ 499 \$ 588
	S-278	001-4715	Single Family Single Family Residential Solar Plan Check	\$37 (25% of Single Trade Electrical Permit Fee- Attachment B)	Per plan check	\$ 36
	S-279	001-4320	Single Family Single Family Residential Solar Permit/Inspection	\$199 (Single Trade Electrical Permit Fee- Attachment B)	Per permit/inspection	\$ 194
	S-280	Community Dev	Building Permit Extension Review	\$248	Per application	\$ 242
	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
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15% Discount	Service Code #	Dept	Description of Service	Fee for Service Effective 01/01/23	Fee Instructions/Notes	2022 Fee
	DEVELOPMENT IMPACT FEES & DEVELOPER PASS-THRU					
	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	\$26.56 per SF		\$ 25.91
	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 (PDIF)	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-350)	
	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

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	PUBLIC SAFETY					
	S-410	Fire	Fire Building Plan Check & Permit/Inspection	Commercial: Plan Check - \$215 per plan	Per plan check. & permit/inspection	\$ 210
	S-411			Permit/Inspection - \$145 per inspection		\$ 141
	S-412			Residential: Plan Check - \$145 per plan		\$ 141
	S-413			Permit/Inspection - \$109 per inspection		\$ 106
	S-414			Reinspection (3rd Inspection) - \$109 per reinspection		\$ 106
	S-420	Fire	Fire Sprinkler Plan Check & Permit (Commercial)	Plan Check: Tenant Improvement - \$71 New - Actual Costs	Per plan check	\$ 69
	S-421			Permit/Inspection: Tenant Improvement - \$145 New - \$565	Per permit/inspection	\$141/\$551
	S-422	Fire	Fire Sprinkler Plan Check & Inspection (Residential)	Plan Check: 0-2,500 Sq. Ft: \$109 2,501-5,000 Sq. Ft: \$139 5,001-7,000 Sq. Ft: \$145 7,001-10,000 Sq. Ft: \$215 10,000+ Sq. Ft: \$215	Per plan check	\$106 \$136 \$141 \$210 \$210
				S-423		Permit/Inspection: 0-2,500 Sq. Ft: \$109 2,501-5,000 Sq. Ft: \$145 5,001-7,000 Sq. Ft: \$177 7,001-10,000 Sq. Ft: \$215 10,000+ Sq. Ft: \$248
	S - 424	Fire	Fire Alarm System - Plan Check & Inspection	Plan Check - \$145 or actual costs with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.	Per plan check	\$ 141
	S - 425			Permit/Inspection - \$463	Per permit/inspection	\$ 452
	S - 426	Fire	Fire Specialty Protection System Plan Check & Permit/Inspection	Plan Check - \$139	Per plan check	\$ 136
	S - 427			Permit/Inspection - \$76	Per permit/inspection	\$ 74
	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 - \$142	Per plan check	\$ 139
	S - 432			Permit/Inspection - \$142	Per permit/inspection	\$ 139
	S-440	Fire	Fire Alt. Materials & Methods Rev	\$286 per application plus actual costs at the fully allocated hourly rates for all time after two hours	Per application	\$ 279
	S-442	Fire	Underground Tank Installation - Removal P.C. Inspection	\$431	Per permit	\$ 420
	S-444	Fire	New Development Flow Test	This service is provided by the Water District.		
	S-446	Fire	Miscellaneous Fire Inspection	\$145/hour	Per inspection	\$ 141
	S-447	Fire	After Hour Inspection	Actual cost using fully allocated hourly rates (\$286 minimum)	Per inspection	\$ 279
	S-448	Fire	Standby Charge	Actual cost using fully allocated hourly rates (\$646 minimum)	Per request	\$ 630
	S-460	Fire	Business Fire Safety Inspection	B, R2, R2.1 Occupancies: 0-1,000 SF - \$109 1,001-3,500 SF - \$215 3,501-10,000 SF - \$286 10,001 SF - \$856	Per in-City business certificate application (S-620) & renewal (S-626)	\$106 \$210 \$279 \$835
				All Other Occupancies: 0-1,000 SF - \$215 1,001-3,500 SF - \$431 3,501-10,000 SF - \$571 10,001 SF - \$1,142		\$210 \$420 \$557 \$1,114

**CITY OF SOLANA BEACH
Proposed Schedule of Fees
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		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-480	Marine Safety	Marine Safety Junior Lifeguard Apparel & Accessories	Cost plus 25% for administrative fee rounded to the nearest \$1 dollar price increment		
	S-490	Marine Safety	Marine Safety Junior Lifeguard	Track 1- age 9-16 (wk 1-4 & 5-8) Resident - \$425; Non-Resident - \$475 Track 2- age 9-16 (wk 9-10) Resident & Non-Resident - \$350 Track 3- age 7-8 (wk 1-2, 3-4, 5-6, 7-8, 9-10) Resident & Non-Resident - \$350 Track 4- age 14-16 (wk 1-5 & 6-10) - \$625; Track 5- age 9-16 (bi-weekly) - \$350;	Resolution 2020-023 - Exhibit A	

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	COMMUNITY SERVICES					
	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 - \$168, Non-Resident - \$218 Day Camp After Care: age 5-11 Resident - \$49, Non-Resident - \$74 Leader in Training: age 13-17 - \$42	Per week. See Resolution 2020-023 - Exhibit A	
	S-524	Community Serv	Sports Field Admin	Residents \$0 Non-residents \$23	Per hour	\$ 22
	S-526	Community Serv	Facility Rental (Community Center)	\$66 Resident \$71 Non-resident	Per hour	\$64 \$69
	S-540	Community Serv	Public Art Consignment Fee	\$109 + 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.	\$ 106

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Effective January 1, 2023
Per Resolution 2022-131**

15% Discount	Service Code #	Dept	Description of Service	Fee for Service Effective 01/01/23	Fee Instructions/Notes	2022 Fee
	PERMIT REGISTRATION SERVICES					
	S-610	Finance	Short Term Vacation Rental Permit	New - \$109 per permit Late Fee - \$109 plus the cost of the Permit Renewal - \$58 per permit Late Fees - 31-90 days late - \$109 plus renewal fee 91+ days late - Per SBMC 4.02.230	Per permit	\$106 \$106 \$57 \$106
	S-620	Finance	New/Changed Business Certificate	Home Base/Located outside the City - \$109 per application Business located within the City - \$243 per application Late Fees: 90 days late - \$109 plus the cost of the Certificate 91+ days late - Per SBMC 4.02.230	Per application + S-460 for Business located within the City	\$106 \$237 \$109
	S-626	Finance	Business Certificate Renewal	\$50 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	\$ 49
	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/STVR Permit Duplicate	\$23	Per duplicate	\$ 22
	S-630	Community Dev (Codes)	Amusement Permit	New - \$258 per permit, plus \$65 per Device, plus DOJ and other State fees	Per Permit	\$252/\$63
				Renewal - \$145 per permit plus DOJ and other State fees		\$ 141
	S-631	Community Dev (Codes)	Dance Permit	New - \$258 per permit plus DOJ and other State fees	Per Permit	\$ 252
				Renewal - \$145 per permit plus DOJ and other State fees		\$ 141
	S-632	Community Dev (Codes)	Entertainment Permit	New - \$258 per permit plus DOJ and other State fees	Per Permit	\$ 252
				Renewal - \$145 per permit plus DOJ and other State fees		\$ 141
	S-633	Community Dev (Codes)	Firearms Permit	New - \$258 per permit plus DOJ and other State fees	Per Permit	\$ 252
				Renewal - \$145 per permit plus DOJ and other State fees		\$ 141
	S-634	Community Dev (Codes)	Massage Establishment Permit	New - \$258 per permit plus DOJ and other State fees	Per Permit	\$ 252
				Renewal - \$145 per permit plus DOJ and other State fees		\$ 141
	S-635	Community Dev (Codes)	Secondhand Dealer Permit	New - \$258 per permit plus DOJ and other State fees	Per Permit	\$ 252
				Renewal - \$145 per permit plus DOJ and other State fees		\$ 141
	S-636	Community Dev (Codes)	Solicitors Permit	New - \$258 per permit plus \$111 for each additional solicitor plus DOJ and other State fees	Per Permit	\$252/\$108
				Renewal - \$145 per permit plus DOJ and other State fees		\$ 141
	S-637	Community Dev (Codes)	Taxi Business Permit	New - \$374 per permit plus \$23 for each cab plus DOJ and other State fees	Per Permit	\$365/\$22
				Renewal - \$200 per permit plus \$23 for each cab plus DOJ and other State fees		\$195/\$22
	S-638	Community Dev (Codes)	Tobacco Sales Permit	New - \$258	Per Permit	\$ 252
				Renewal - \$145 per permit plus DOJ and other State fees		\$ 141
			Late Fee - Renewal fee + 10%			
	S-639	Community Dev (Codes)	Newsstand/News Rack Permit	\$35	Per Permit	-
	S-660	Engineering	Golf Cart Permit	\$10	Per permit	\$ 10

**CITY OF SOLANA BEACH
Proposed Schedule of Fees
Effective January 1, 2023
Per Resolution 2022-131**

15% Discount	Service Code #	Dept	Description of Service	Fee for Service Effective 01/01/23	Fee Instructions/Notes	2022 Fee
	ADMINISTRATIVE SERVICES					
	S-640	Finance	Administrative Citation	Fines shall be assessed in the amounts specified by resolution of the city council, or, where no amount is specified: A fine not exceeding \$100.00 for a first violation; A fine not exceeding \$200.00 for a second violation of the same ordinance, term, or condition within one year from the date of the first violation; A fine not exceeding \$500.00 for each additional violation of the same ordinance, term or condition within one year from the date of the first violation. (Ord. 283 § 2, 2002)	SBMC 1.18.030	-
	S-645	Finance	STVR - Permit Violation Penalties	First Violation in 12-month period - \$500 Second Violation in 12-month period - \$1,000 Third Violation in 12-month period - Permit revocation and hearing pursuant to SBMC 4.04.110	SBMC 4.47.070	
	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	\$42	Per item	\$ 41
	S-715	City Clerk	Audio/Video Tape Reproduction	Audio CD - \$24 DVD - \$24	Per item	\$ 23
				Convert VHS to DVD - \$44 Convert Audio Cassette to CD/MP4 - Actual Costs		\$ 43
	S-716	City Clerk	Annual Agenda Mailing Subscription	\$350 staff costs plus \$62 copying/ mailing costs = \$412 per subscriber per year	Per Annual Subscription	\$341 \$60 \$401
	S-717	City Clerk	Annual Agenda Packet Mailing Subscription	\$1,028 staff costs plus \$646 copying/ mailing costs = \$1,674 per subscriber per year	Per Annual Subscription	\$1,003/\$630/ \$1,633
	S-718	City Clerk	Special Notice Subscription	\$53 staff costs plus \$4 copying/ mailing costs = \$57 per subscriber per year	Per Annual Subscription	\$52/\$4/\$56
	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 - \$71 Maps/Blueprints - Actual Costs	Per request	\$0.20 \$0.15 \$8 \$69
	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	\$57	Per incident	\$ 56
	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 1.0% of all Plan Check and Permit fees and Entitlements (except Impact Fees)		

**ATTACHMENT "A"
VALUATIONS TABLE**

Occ	Use	Type of Construction	2008-2009
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**

Occ	Use	Type of Construction	2008-2009
	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 of the
plan check and building permit fees may be increased by 10 percent.

MISCELLANEOUS			
	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 *	2022 Fee
S-210	\$1.00 to \$500.00	\$29.00	\$ 28.00
	\$500.01 to \$2,000.00	\$29.00 for the first \$500 plus \$3.77 for each additional \$100, or fraction thereof, to and including \$2,000.00	\$28.00 + \$3.68
	\$2,000.01 to \$25,000.00	\$85.55 for the first \$2,000.00 plus \$17.33 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00	\$83.20 + \$16.91
	\$25,000.01 to \$50,000.00	\$484.14 for the first \$25,000.00 plus \$12.52 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00	\$472.13 + \$12.21
	\$50,000.01 to \$100,000.00	\$797.14 for the first \$50,000.00 plus \$8.67 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00	\$777.38 + \$8.46
	\$100,000.01 to \$500,000.00	\$1,230.64 for the first \$100,000.00 plus \$6.94 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00	\$1,200.89 + \$6.77
	\$500,000.01 to \$1,000,000.00	\$4,006.64 for the first \$500,000.00 plus \$5.88 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00	\$3,908.38 + \$5.74
	\$1,000,000.01+	\$6,946.64 for the first \$1,000,000.00 plus \$3.90 for each additional \$1,000.00, or fraction thereof	\$6,778.38 + \$3.80

ASSOCIATED FEES

S-212	Permit Issuance Fee	\$49.00	\$ 48.00
S-220	Individual Plumbing Permit	\$149.00	\$ 145.00
S-230	Individual Electrical Permit	\$149.00	\$ 145.00
S-240	Individual Mechanical Permit	\$149.00	\$ 145.00
S-233	Water Heater Permit	\$75.00	\$ 73.00

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
Calendar Year 2023

**Service
Code #**

CY2022
Fee

S-322	Transportation Impact Fee: Ordinance 479	Fee Rate Category	Fee Rate	Units	Fee Amount	
	Residential: Single Family	\$	16,424.00	Per Unit	\$ -	\$ 15,714.00
	Residential: Condo & Multi-Family	\$	11,713.00	Per Unit	\$ -	\$ 11,206.00
	Residential: ADU	\$	4,107.00	Per Unit	\$ -	\$ 3,929.00
	Retail, Commercial & Shopping	\$	17,845.00	Per 1,000 SF	\$ -	\$ 17,073.00
	Office & Employment Center	\$	10,989.00	Per 1,000 SF	\$ -	\$ 10,514.00
	Industrial	\$	3,227.00	Per 1,000 SF	\$ -	\$ 3,087.00
	Lodging & Resort	\$	11,465.00	Per 1,000 SF	\$ -	\$ 10,969.00
	Educational & Institutional	\$	9,661.00	Per 1,000 SF	\$ -	\$ 9,243.00
	Other	\$	138.76	Per TDU	\$ -	\$ 132.76
			Sub-Total TIF Due:		\$ -	
	Residential: Single Family	\$	16,424.00	Per Unit	\$ -	\$ 15,714.00
	Residential: Condo & Multi-Family	\$	11,713.00	Per Unit	\$ -	\$ 11,206.00
	Residential: ADU	\$	4,107.00	Per Unit	\$ -	\$ 3,929.00
	Retail, Commercial & Shopping	\$	17,845.00	Per 1,000 SF	\$ -	\$ 17,073.00
	Office & Employment Center	\$	10,989.00	Per 1,000 SF	\$ -	\$ 10,514.00
	Industrial	\$	3,227.00	Per 1,000 SF	\$ -	\$ 3,087.00
	Lodging & Resort	\$	11,465.00	Per 1,000 SF	\$ -	\$ 10,969.00
	Educational & Institutional	\$	9,661.00	Per 1,000 SF	\$ -	\$ 9,243.00
	Other	\$	138.76	Per TDU	\$ -	\$ 132.76
			Sub-Total TIF Reduction:		\$ -	
			TOTAL TIF DUE:		\$ -	
S-330	Fire Mitigation Impact Fee (FMIF): Ordinance 492/Resolution 2018-147					
	Detached Dwelling	\$	1,803.00	Per Unit	\$ -	\$ 1,759.00
	Attached Dwelling	\$	254.00	Per Unit	\$ -	\$ 248.00
	Hotels/Motels	\$	853.00	Per Keyed Room	\$ -	\$ 832.00
	Commercial/Service	\$	0.13	Per Sq Ft	\$ -	\$ 0.13
	Office/Professional	\$	0.14	Per Sq Ft	\$ -	\$ 0.14
	Light Industrial	\$	0.10	Per Sq Ft	\$ -	\$ 0.10
	Public/Institutional Uses	\$	0.05	Per Sq Ft	\$ -	\$ 0.05
	Residential Remodel	\$	0.69	Per Sq Ft	\$ -	\$ 0.67
			TOTAL FMIF DUE:		\$ -	
S-332	Park Development Impact Fee (PDIF): Ordinance 493/Resolution 2018-147					
	Detached Dwelling	\$	7,086.00	Per Unit	\$ -	\$ 6,913.00
	Attached Dwelling	\$	5,127.00	Per Unit	\$ -	\$ 5,002.00
	Residential Remodel					
	New Bedroom	\$	19.00	Per Sq Ft	\$ -	\$ 18.54
	Less, Bedroom Demo	\$	(19.00)	Per Sq Ft	\$ -	\$ (18.54)
			TOTAL PDIF DUE:		\$ -	
S-334	Public Use Facilities Impact Fee (PUFIF): Ordinance 496/Resolution 2018-147					
	Detached Dwelling	\$	656.00	Per Unit	\$ -	\$ 640.00
	Attached Dwelling	\$	475.00	Per Unit	\$ -	\$ 463.00
	Residential Remodel					
	New Bedroom	\$	1.76	Per Sq Ft	\$ -	\$ 1.72
	Less, Bedroom Demo	\$	(1.76)	Per Sq Ft	\$ -	\$ (1.72)
			TOTAL PUFIF DUE:		\$ -	
S-336	Sand Mitigation Impact Fee (SMIF): 2013 LCP LUP					
	Bluff Property Line	\$	1,000.00	Per Linear Ft	\$ -	
			TOTAL SMIF DUE:		\$ -	
S-338	Public Recreation Impact Fee (PRIF): Resolution 2018-140					
	Initial Area	\$	139.00	Per Sq Ft	\$ -	
	Bluff Retreat	\$	874.00	Per Linear Ft	\$ -	
			TOTAL PRIF DUE:		\$ -	



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: December 14, 2022
ORIGINATING DEPT: Engineering Department
SUBJECT: **City Council Consideration of Resolution 2022-138 Authorizing the City Manager to Enter into Consulting Agreements for the Pacific Avenue – Phase 2 Underground Utility District**

BACKGROUND:

Per Council Policy No. 13 (Attachment 2), the City Council may approve seed money to pay for the preparation of preliminary plans and a preliminary cost estimate by SDG&E for a potential undergrounding district. The revised Policy allows for the allocation of CPUC Rule 20A funds for 100% of the seed money needed, up to \$25.00 per linear foot of overhead wires being removed. If the district is ultimately formed, then the Rule 20A funds would be reimbursed to the City's share of Rule 20A account from the proceeds collected from the property owners within the district. If the district fails, the Rule 20A funds would not be reimbursed. In either case, no General Fund money would be at risk as a result of providing this seed money.

In May 2016, the City Council approved seed money to pay SDG&E for the preliminary design costs associated with the Pacific Avenue – Phase 2 Underground Utility District (Pacific UUD). This proposed UUD would place underground the existing overhead utility lines along the south end of Pacific Avenue, from approximately the Fletcher Cove Community Center to Solana Vista Drive.

This item is before the City Council to consider Resolution 2022-138 (Attachment 1) authorizing the City Manager to enter into a Professional Services Agreement (PSA) with NV5, Inc. (NV5) to perform assessment engineering services for the Pacific UUD.

CITY COUNCIL ACTION:

DISCUSSION:

SDG&E has been working on the design of the Pacific UUD since the seed money was approved in 2016. In addition to producing design plans for the Pacific UUD, SDG&E has coordinated with other dry utilities (telephone and cable television) to have their facilities placed in the same trench as the new electrical lines. This joint trench construction would be a time and cost savings to the Pacific UUD since only one trench would have to be constructed for the installation of the undergrounded utility lines.

Unlike the other underground districts previously formed in the City, the Pacific UUD contains a parcel that is owned by the City. The Fletcher Cove Community Center is located within the proposed district boundaries and would benefit from the undergrounding of the utility wires should the proposed district be formed and successfully implemented. The City, as the owner of the Fletcher Cove Community Center, is able to participate in the formation of the district and could be required to pay its share of the cost of implementation should the district be formed.

In order to move forward with this UUD, assessment engineering services are required to prepare the engineer's report and determine the amount to be assessed for each property. Additionally, there will be design costs associated with undergrounding of other utilities, such as lines for telephone and cable service providers that are not under the ownership of SDG&E but would be jointly included in the same trench to avoid multiple trenches in the right of way also known as "Joint Trench" concept. There will also be additional expenditures related to other professional consultants required later in the process, including bond counsel and disclosure counsel, but at this stage, expenditures related to design services for the Joint Trench and the assessment engineer agreement are needed to move the proposed district forward. As part of this Staff Report, the City Council will be asked to consider authorizing the City Manager to enter into a PSA, in an amount not to exceed \$32,000, with NV5 to perform assessment engineering services and authorizing the City Manager to enter into an agreement for an expenditure of an additional \$10,000 to cover costs related to "Joint Trench" concept for the Pacific UUD. The costs associated with the assessment engineering services and Joint Trench concept would be funded from the City's General Fund as, pursuant to a determination by SDG&E, these costs are not eligible for payment from the City's share of Rule 20A from which seed money was used for the preliminary design services performed by SDG&E. If other districts move forward in the near future (there are two other districts in various stages at this time), NV5 could also be retained to provide assessment engineering services for those districts as well under separate or amended agreements.

As detailed in Council Policy No. 13, the City may need to enter into a reimbursement agreement with neighborhood coordinators to cover the cost of professional services associated with formation of the district. Per Council Policy No. 13, the district is supposed to provide partial funding to pay for the consulting services, equal to \$500 per property, which would equate to \$64,500 for this district with 69 homes. Although the City intends to pursue these payments, given the City's location within this particular UUD, the City's

participation in this capacity to facilitate its successful formation could be justified. Should the Pacific UUD be formed, these costs would be reimbursed and/or provided as a credit to the costs of the district.

CEQA COMPLIANCE STATEMENT:

Underground Utility District projects are exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15302(d) of the State CEQA Guidelines.

FISCAL IMPACT:

The proposal submitted by NV5 for the assessment engineering services associated with the Pacific UUD is for an amount not to exceed \$32,000. The Cost associated with the Joint Trench concept is \$10,000 for a total proposed expenditure of \$46,000. Staff is recommending that the entire amount be paid by the City on behalf of the Pacific UUD out of the General Fund – Undesignated Reserves. As the proposed district moves forward, all costs would be rolled into the assessments paid by the property owners if the district passes. If the UUD is formed, these costs would be reimbursed to the City. If the district is not ultimately formed, this funding for the assessment engineering services would not be recovered. Please note that if the district is formed, this upfront cost may very well be used towards the City's share of the formation of the district for Fletcher Cove Community Center frontage.

WORK PLAN:

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

OPTIONS:

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

DEPARTMENT RECOMMENDATION:

Staff recommends the City Council consider adoption of Resolution 2022-138:

1. Authorizing the City Manager to enter into a Professional Services Agreement, in an amount not to exceed \$32,000, with NV5, Inc. for assessment engineering services for the Pacific Avenue – Phase 2 Underground Utility District.
2. Authorizing the City Manager to execute any and all agreements with utility communication companies (AT&T, Charter, Cox) in the amount of \$10,000 for the design associated with placing all overhead utilities into one joint trench facilitated by SDG&E.

3. Appropriating \$42,000 to the Pacific Avenue Utility Underground District – Phase 2 from the General Fund – Undesignated Reserves.
4. Authorizing the City Treasurer to amend the FY 2022/23 Adopted Budget accordingly.

CITY MANAGER’S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2022-138
2. Council Policy No. 13

RESOLUTION 2022-138

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT FOR ASSESSMENT ENGINEERING SERVICES FOR THE PACIFIC AVENUE – PHASE 2 UNDERGROUND UTILITY DISTRICT

WHEREAS, per Council Policy No. 13 (Attachment 2), the City Council may approve seed money to pay for the preparation of preliminary plans and a preliminary cost estimate by SDG&E. The revised Policy allows for the allocation of CPUC Rule 20A funds for 100% of the seed money needed, up to \$25.00 per linear foot of overhead wires being removed; and

WHEREAS, since the seed money was approved in 2016, SDG&E was working on the design of the Pacific UUD. In addition to producing design plans for the Pacific UUD, SDG&E has coordinated with other dry utilities (telephone and cable television) to have their facilities placed in the same trench as the new electrical lines. This joint trench construction would be a time and cost savings to the Pacific UUD since only one construction trench would have to be dug for the installation of the undergrounded utility lines; and

WHEREAS, the Fletcher Cove Community Center is located within the proposed district boundaries and could benefit from the undergrounding of the utility wires should the proposed district be formed successfully. The City, as the owner of the Fletcher Cove Community Center, is able to participate in the formation of the district and may be required to pay its share of the cost of implementation should the district be formed; and

WHEREAS, in order to move forward with this UUD, a number of professional consulting agreements are needed for various services including an assessment engineer to prepare the engineer's report. There will be other professional consultants required later on in the process but at this stage, only this agreement is required to move the proposed district forward; and

WHEREAS, there will be design costs associated with undergrounding of other utilities, such as lines for telephone and cable service providers that are not under the ownership of SDG&E but would be jointly included in the same trench to avoid multiple trenches in the right of way also known as "Joint Trench" concept.

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

1. That the above recitations are true and correct.

2. That the City Council authorizes the City Manager to enter into Professional Services Agreements, in an amount not to exceed \$32,000, with NV5, Inc. for assessment engineering services for the Pacific Avenue – Phase 2 Underground Utility District.
3. Authorizing the City Manager to execute any and all agreements with utility communication companies (AT&T, Charter, Cox) in the amount of \$10,000 for the design associated with placing all overhead utilities into one joint trench facilitated by SDG&E.
4. That the City Council authorizes the City Treasurer to amend the FY 2022/23 Adopted Budget by appropriating \$42,000 from the General Fund – Undesignated Reserves to Pacific Avenue Utility Underground District – Phase 2.

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

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

LESA HEEBNER, Mayor

APPROVED AS TO FORM:

ATTEST:

JOHANNA N. CANLAS, City Attorney

ANGELA IVEY, City Clerk

CITY OF SOLANA BEACH	Policy No. 13
COUNCIL POLICY	Adopted: 08/19/2003 Resolution 2003-110 Revised: 04/26/2006 Resolution 2006-066 Revised: 10/27/2010 Resolution 2010-152 Revised: 04/13/2016 by minute order Effective: 04/13/2016
GENERAL SUBJECT: Utility Undergrounding Policy	
SPECIFIC SUBJECT: Utility Undergrounding Policy for Municipality-Initiated Assessment Districts, Rule 20B	

PURPOSE: To establish a policy to underground the existing overhead lines in residential neighborhoods, to promote the benefit of undergrounding and encourage the formation of undergrounding districts at the neighborhood level.

BACKGROUND: From time to time residents in the City request information from staff about the process for undergrounding utilities in their neighborhood. Due to California Public Utilities Commission (CPUC) 20A guidelines on what constitutes a 20A conversion district, many times these residential neighborhoods don't qualify for Rule 20A funding. CPUC Rule 20A funds are the set-aside funds from a portion of SDG&E revenues, received from the City of Solana Beach, for undergrounding electric utilities. In general, Rule 20A requires that the funds be used for projects in high traffic or public use areas (see Rule 20A packet). The City's Rule 20A funds are used to underground utility lines on Major Arterials and commercial Collector Streets. Rule 20B projects are resident-initiated utility undergrounding assessment districts. Rule 20A funds may be used to "seed" or "front" preliminary engineering costs for Rule 20B projects, but the funds must be reimbursed to the Rule 20A account upon successful completion of a Rule 20B district.

POLICY:

The City Council establishes the following policy for the formation of 20B utility underground districts.

1. General Provisions

It is the desire of the City Council to be responsive to residents who agree to be assessed for utility undergrounding, as well as to respect those who do not wish to pay for utility undergrounding.

Therefore;

- a) The City will respond to the requests of those desiring undergrounding, rather than initiating utility undergrounding districts.
- b) Initially, the City Council will require a 70% showing of support of property owners benefiting from the assessment district before any “seed” or “front” money will be appropriated.
- c) A majority vote of the property owners, by assessment, is necessary before the City may form a utility district.
- d) All utility undergrounding districts shall comply with all applicable laws, including, but not limited to the California Constitution and applicable state codes.

2. Funding shall be as follows:

- a. Proposed underground conversion area will be a 20B assessment district. One hundred percent (100%) of the cost will be assessed to property owners.
- b. Assessment payments may be made in cash or spread out up to 20 years.
- c. Assessment payments will be billed on the County Tax Bill.
- d. Property owner is responsible for the connections from the property line to the private service panel.
- e. Any “seed” or “front” money in formation of the district that come from Rule 20A funds shall be reimbursed to the City by the property owners within the conversion boundary in the event of formation of the assessment district.
- f. Maximum amount to be allocated as “seed” of “front” money from CPUC Rule 20A funds shall be 100% of the initial design cost with a maximum of twenty-five dollars (\$25.00) per linear foot of overhead infrastructure proposed to be undergrounded as determined by SDG&E.

3. Implementation Procedures

- a. Generally the neighborhood that initiates the process of utility undergrounding assigns a Neighborhood Coordinator and circulates the City-approved petition among property owners. The City Council approved petition is attached to this policy. The Neighborhood Coordinator will prepare the boundary map of the properties proposed to be in the district per the results of the circulated petition.
- b. 70% of the property owners included in the proposed district must sign the approved petition in order to begin the process for forming the assessment district.
- c. If 70% of the property owners in the proposed district approve formation of the assessment district, the Neighborhood Coordinator may submit the petitions to the City Engineering Department for verification.

- d. A representative from City Staff will notify SDG&E of the proposed assessment district and will provide SDG&E with a map showing the boundaries of the assessment district. SDG&E will then provide the City with a “ballpark” cost estimate to convert the overhead electric lines to underground. Based on the existing layout of the electrical infrastructure, the proposed assessment boundaries may be modified by SDG&E.
- e. After signatures are verified by the Engineering Department, the City Council shall be requested to approve “seed” money to pay for the preparation of preliminary plans and preliminary cost estimate by SDG&E. This preliminary cost estimate will be more accurate than the earlier “ballpark” estimate.
- f. With the new preliminary costs (from SDG&E), the Neighborhood Coordinator will circulate a second petition within the proposed district for a further count of signatures based on the preliminary cost estimate for each property owner. A petition of the property owners in the proposed district must indicate that at least 70% wish to go forward with the formation process. Proposed boundaries of the district are submitted with the petition.
- g. If 70% of the property owners in the proposed district sign the petition in step (f), Staff will require a deposit to retain an assessment engineer. The deposit amount will be calculated by multiplying the total number of properties in the proposed district by \$500, with a minimum amount of \$20,000. The City will refund the excess deposit amounts after the final bond counsel and assessment engineer costs are determined. Expenditures are controlled by the City. A reimbursement agreement between the City and district proponents shall govern the deposited funds.
- h. Using the above (g) information, Bond Counsel prepares the petition and drafts the reimbursement agreement between the City and proponents of the project. Residents within the proposed boundaries of the assessment district then submit the required deposit utilizing the formula listed above (g).
- i. To formally initiate the assessment district, the Bond Counsel reviews the petition and prepares a resolution initiating proceedings to consider formation of the district for City Council approval.
- j. Next, the City Council approves the reimbursement agreement, accepts the petition, approves the boundary map and declares its intention to form the district and orders the preparation of an Engineer’s Report.
- k. The Assessment Engineer’s Report will include a map of the district boundary, a description of the improvements, an estimate of the total

costs of the improvements, the methodology by which the special benefit is determined and the assessments are to be spread, as well as the amount to be assessed upon each parcel.

- l. City Council approves by resolution the Engineer's Report and sets the time, date and location of the Public Hearing.
- m. Public Hearing and Assessment ballots are mailed. The notice will contain the estimated total assessment amount chargeable to the district, the amount chargeable to the record owner's parcel, the basis for assessment, information regarding the Public Hearing, and summary of the procedures for the completion, return, and tabulations of the assessment ballots.
- n. The City Council conducts a Public Hearing at which the City Council considers objections, if any, to the proposed assessment. Following closure of the Public Hearing, the City Clerk tabulates ballots and reports to the City Council. Assessment ballots are weighted on the basis of the dollar amount assessed to each parcel for which the ballot is submitted. If a majority (50% plus 1) of the weighted assessment or more than 40% of the total parcels ballots returned opposes the proposed assessment, the City Council may not levy the assessment. If a majority of the weighted assessment and 60% of the total parcels ballots returned are in favor, the City Council, in its discretion, may adopt a resolution declaring the amounts of the tabulation of assessment ballots, approve the Engineer's Report, authorize the proposed improvement described in the report, confirm the assessment and direct the City Clerk to file an assessment diagram and notice of assessment with the County Recorder's Office.
- o. The City Clerk records a Notice of Assessment with the County Recorder's office. The Finance Director then mails a statement of assessment to each property to be assessed.
- p. Property Owners have the option to pay all or portion of the assessment during the cash collection period – 30 days.
- q. Following closure of the cash collection period, all uncollected assessment will be levied against the properties over a number of years and collected on the tax roll.
- r. City Council will authorize the issuance of bonds.
- s. The City shall provide at least 15 days written notice prior to construction stating that at their own cost, every person owning, operating, leasing, occupying or renting a building or structure within a district shall construct and provide that portion of the service connection on his property necessary to connect to the UUD facilities. Such work may be done by

the contractor, or the public utility, public agency or city performing the conversion work, and the cost thereof included in the assessment to be levied upon such lot or parcel provided, that the owner shall execute a written request therefor and file the same with the City. Any such request shall expressly authorize the contractor, public utility, public agency or city, and their respective officers, agents and employees to enter upon such lot or parcel for such purpose and shall waive any right of protest or objection in respect of the doing of such work and the inclusion of the cost thereof in said assessment.

- t. Any written request executed pursuant to section 2(s) shall be filed with the City not later than the date fixed for commencement of construction of the conversion. A written request executed after such date shall not be accepted for filing by the City unless it shall contain the written approval of the contractor, public utility, public agency or city which is authorized to perform such work or improvement.
- u. In the event any person does not comply with subsections 2(s) and 2(t), the city engineer shall provide written notice to the property, via posting and U.S. mail, that power to that property shall be disconnected and all overhead services wires and associated facilities will be removed. Such notice shall be provided at least five days prior to disconnection and removal.
- v. After provision of the notice in subsection 2(u), the if there is still no compliance with subsections 2(s) and 2(t), the city engineer shall have the authority to order the disconnection and removal of any and all overhead service wires and associated facilities providing utility to that property. Any costs of future reconnection to the property shall be at the cost of the owner, operator, lessee, occupier or renter of that property.
- w. Utility companies will prepare the project design plans and complete construction.
- x. If a property owner sells the property or passes away during the assessment process, the Neighborhood Coordinator(s) must notify the City immediately, so that the City can properly notify the new owner or estate representative of the ongoing UUD process.

Attachments: 1. Petition



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Gregory Wade, City Manager
MEETING DATE: December 14, 2022
ORIGINATING DEPT: City Clerk's Department
SUBJECT: **Council Boards, Committees, & Commissions
Appointments**

BACKGROUND:

Councilmembers serve on a variety of outside Boards, Committees and Commissions. City Council (Council) Policy No. 2 (Attachment 1) establishes guidelines for the Council to appoint Councilmembers to share in the Council's representation on these outside agencies. The policy states that appointments will be made for two-year terms, unless otherwise stated by the Boards/Commissions/Committees, resulting in a biennial review to address expiring terms and changes in members due to an election/appointment. However, this policy does not prevent Council from making changes when necessary.

This Staff Report is before Council to review expiring terms and vacancies created by outgoing Councilmembers and establish new two-year terms for all positions, whether they are reappointments or new appointments, among the Council's Regional Boards, Committees & Commissions and Council's Standing Committees.

Regional Committee Terms

Regional committee terms may be set pursuant to their respective bylaws. Council Policy No. 2 states that any change of an appointee at mid-term shall complete the existing two-year term for which they are appointed.

Appointment Review

Council historically reviews appointments annually and makes changes as needed and for the following events:

CITY COUNCIL ACTION:

Events Triggering Appointment Review	Annually	Bi-annually
Elected Mayor: City Selection Committee appointment	x	
Agencies requiring annual confirmation of appointees (new, re-appointed, or no changes) i.e. SANDAG	x	
Reviewing any potential conflicts, changes in Councilmember schedules, or the desire to change current appointments.	x	
Term Expirations: Regional and Council Standing Committees (2-year terms)		x
General Election: Council reorganization of leaving and/or new members.		x

DISCUSSION:

Regional Committees (Attachment 2)

Attachment 2 contains the City Council's Regional Agencies' Boards/Committees/Commissions, which are appointed by Council. With the exception of the City Selection Committee, all Regional Boards/Committees/Commissions have a two-year term. Appointments were last made to these groups in January 2021, following the 2020 general election, and then reviewed in January 2022 with no changes, due to vacancies and appointed Councilmembers. The Regional chart has been modified with each organization's updates following an annual verification process, which was completed prior to this report.

City Selection Committee

The City Selection Committee generally meets once a year but may meet as often as needed. This Committee is responsible for the appointment of area city members to the San Diego County Regional Airport Authority (SDCRAA) and also is responsible for the nomination, selection and appointment of a city representative to a city office on the San Diego Local Agency Formation Commission (LAFCO).

The City Selection Committee assumes that the Mayor of a city is the appointee. However, in the past, the Mayor has not always taken on the appointment since the meetings take place before or after the League of California Cities Board meeting or sometimes SANDAG meetings, and instead appointed one of the members of those agencies for the convenience of attending both meetings.

Now that Solana Beach has an elected Mayor, the Mayor will want to consider whether she would like to be the appointee. While the City Selection Committee typically assumes a city's Mayor will be their appointee, their bylaws allow for any member of the body to be appointed along with notification of alternates. Therefore, this designation should be examined for a determination at each new term.

Stipend/Compensated Appointment Positions (identified on Attachment 2)

Certain agencies' bylaws provide for a stipend paid for each meeting's attendance. Appointments made by a governing body of elected or appointed members to serve as an officer of a board for additional pay requires disclosure when the nominated member participates in the vote for their own appointment. Subsequently, pursuant to Fair Political Practices Commission (FPPC) Regulation 18705.5, appointments providing additional compensation or a stipend of \$250 or more, within a 12-month period, must be disclosed on the Form 806 (Agency Report of Public Official Appointments). The City complies with the requirements of the Form 806, which is monitored, updated, and posted by the City Clerk, including making updates promptly when triggered. This procedure allows the governing body to operate with the entire body present, rather than members recusing their participation for each individual appointment, which could risk the presence of a quorum needed to complete the appointment process.

Standing Committees (Attachment 3)

Council Standing Committee appointments are two-year expiring terms; thus, new appointments or re-appointments are required at this time. The current appointments were made in January 2021. Therefore, all appointments should be reviewed for reappointments or new appointments.

All appointments to these Boards/Commissions/Committees must be approved by a Council majority vote. It is recommended that appointments be made for each of the 2 different groups (Regional and Standing). However, procedures for making the appointments within these groups may be made all in one vote (unless recusals are enacted) or votes may be taken on each individual Board/Commission/Committee, as well as each individual appointment position. Either way the motion, motioners and votes should be clearly communicated for the record.

CEQA COMPLIANCE STATEMENT: N/A

FISCAL IMPACT: N/A

WORK PLAN: N/A

OPTIONS:

- Approve Staff recommendation and review current appointments.
- Review and make any changes to existing positions.

DEPARTMENT RECOMMENDATION:

Staff recommends that the City Council:

1. Review the Regional Boards/Commissions/Committees to:

- a. Determine the City Selection Committee 2023 annual term appointment.
 - b. Make new or re-appointments to all other agencies for new two-year terms.
2. Review Council Standing Committees and make appointments for new two-year terms.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation



Gregory Wade, City Manager

Attachments:

1. Council Policy No. 2
2. Council Regional (*external*) Committee Chart
3. Council Standing (*internal*) Committee Chart

CITY OF SOLANA BEACH	Policy No. 2
COUNCIL POLICY	Date Issued: January 19, 1988 Revised: January 23, 2008 by Resolution 2008-22
GENERAL SUBJECT: Boards, Commissions & Committees	
SPECIFIC SUBJECT: Appointments of Councilmembers to Boards, Commissions and Committees	

PURPOSE

The purpose of this policy is to establish guidelines for appointment of Councilmembers to various Boards, Commissions and Committees.

- Council Regional Committees – not established by this Council.
- Council Standing Committees – established by the City Council.
- Council Ad Hoc Committees – established by the City Council.

POLICY

I. Regional Boards, Commissions or Committees (Outside Agencies)

1. The City Council shall divide appointments of the various Boards, Commissions or Committees so that all Councilmembers share in the representation on outside agencies.
2. The appointment shall be made by vote of at least three members of the City Council.
3. Appointments shall be made only at regularly scheduled Council Meetings.
4. Appointments shall generally be for a term of two years unless the regulations of the body to which the appointment is made requires a different term.
5. Appointments will be reviewed bi-annually in even numbered years to address expiring terms. This cycle is tied into the November Election cycle in consideration of Council reorganization.
6. When appointments are required at a different time than the even numbered year cycle, the appointments will follow the two year term, unless it is changed by Council reorganizations.
7. These guidelines do not prevent Council from annual reviews and changes at any other time, as determined by Council.

II. Council Standing Committees

(City sponsored committees that are ongoing and permanent in nature).

1. Council shall make appointments to Standing Committees sharing

- the responsibility among the members.
2. The appointment shall be made by vote of a majority of the City Council.
 3. Council shall make appointments to Standing Committees for a two year term.
 4. Appointments will be reviewed bi-annually in even numbered years to address expiring terms. This cycle is tied into the November Election cycle in consideration of Council reorganization.
 5. When appointments are required at a different time than the even numbered year cycle, the appointments will follow the two year term, unless it is changed by Council reorganizations.
 6. These guidelines do not prevent Council from annual reviews and changes at any other time, as determined by Council.

III. Council Ad Hoc Committees

(City sponsored committees that are temporary and are not intended to have a permanent existence).

1. Council shall make appointments to Ad Hoc Committees sharing the responsibility among the members.
2. The appointment shall be made by vote of a majority of the City Council.
3. The term of an appointment shall be for the duration of the Ad Hoc Committee, unless Council majority changes the appointment prior to the expiration of the committee.

IV. A Councilmember may serve any number of terms.

V. If a Councilmember chooses to relinquish an appointment during a term, the alternate shall serve as the regular appointee for the remainder of the term, unless a new appointment is made by the Council majority.

VI. The City Clerk shall maintain a list of Boards, Commissions or Committees with the meeting time and locations. The City Clerk shall periodically advise the Council of vacancies on all Boards, Commission and Committees.

Solana Beach City Council Regional Boards/Committees/Commissions/JPAs (external agencies)

Listing only includes those positions required to be appointed by the Solana Beach City Council

	Committee	Primary Member / Alternate	Appointed	Current Term (per Policy No. 2, unless otherwise required)	Agency Term	General Regular Meeting Schedule	Meeting Location unless otherwise noticed	Committee Contact	Mailing Address	Stipend	Agency Type
1	City Selection Committee	Heebner Edson (alternate)	Jan 2021 Jan 2021	Jan 2021 - Jan 2023 Jan 2021 - Jan 2023	Annual	2nd Mon of Oct. 11:00am (or called as needed)	Held at League of California Cities Mtgs or SANDAG Mtgs	Grace Andoh grace.andoh@sdcounty.ca.gov 619-531-4870	County of San Diego 1600 Pacific Hwy, Room 402 San Diego, CA 92101	N/A	External agency
2	Clean Energy Alliance (CEA) Joint Powers Authority (JPA)	Becker Zito (alternate)	Jan 2021 Jan 2021	Jan 2021 - Jan 2023 Jan 2021 - Jan 2023	(Begins following each election cycle; replacements follow existing term) 2-Year Terms	3rd Thurs. 2:00pm	Alternating Locations: Carlsbad, Del Mar, Solana Beach	Carlsbad Del Mar Solana Beach	Carlsbad		Joint Partnership
3	CSA 17 County Service Area Form 700 original signature	Harless Edson (alternate)	Jan 2021 Jan 2021	Jan 2021 - Jan 2023 Jan 2021 - Jan 2023		1st Tues · 4:00-6:00pm Quarterly (Feb, May, Aug, Nov)	Solana Beach City Hall	Nicole del Toro 619-455-1819 Nicole.deltoro@sdcounty.ca.gov	5510 Overland Avenue, Suit 250 San Diego, CA 92123 www.sdcounty.ca.gov/hhsa www.sandiegocountyems.com	N/A	External agency
4	Escondido Creek Watershed Alliance (ECWA)	Becker / Staff	Jan 2021	Jan 2021 - Jan 2023		No Reg. Mtg. Schedule As Needed	Varies (provided on agenda)	Teresa Chase 760-632-4641 tchase@olivenhain.com	1966 Olivenhain Road Encinitas, CA 92024 http://escondidocreek.org/	N/A	External agency
5	League Ca. Cities Exec. Committee (SD County division)	Becker Harless (alternate)	Jan 2021 Jan 2021	Jan 2021 - Jan 2023 Jan 2021 - Jan 2023		2nd Mon 11:30am-1:00pm	Four Points Sheraton Hotel 8110 Aero Dr. San Diego, CA	Catherine Hill 619-733-1751 chill@cacities.org	P.O. Box 82081 San Diego, CA 92138 www.californiacities.org	N/A	External agency
6	League Ca. Cities Legislative Subcommittee <i>not currently active</i>	Harless Becker (alternate)	Jan 2021 Jan 2021	Jan 2021 - Jan 2023 Jan 2021 - Jan 2023		when Mtg called, usually 2nd Mon · Quarterly 10:30-11:30am	Four Points Sheraton Hotel 8110 Aero Dr. San Diego, CA	Catherine Hill 619-733-1751 chill@cacities.org	P.O. Box 82081 San Diego, CA 92138 www.californiacities.org	N/A	External agency
7	League of Ca. Cities Coastal Cities Group	Becker Harless (alternate)	Jan 2021 Jan 2021	Jan 2021 - Jan 2023 Jan 2021 - Jan 2023		No Reg. Mtg. Schedule As Needed	By conference call	Derek Dolfie 916-658-8218 ddolfie@cacities.org Caroline Cirrincione 916-658-8250 ccirrincione@cacities.org	1400 K Street Ste. 400 Sacramento, CA 95814 www.californiacities.org www.cacities.org/Member-Engagement/Coastal-Cities-Group-(CCG)	N/A	External agency
8	North County Dispatch (NCDJ) Joint Powers Authority (JPA) Form 700 <u>online</u> filing using their e-system	Harless Becker (alternate)	Jan 2021 Jan 2021	Jan 2021 - Jan 2023 Jan 2021 - Jan 2023		4th Thur 10:00am Quarterly (Feb, May, Aug, Nov/Dec)	Encinitas City Hall 505 S Vulcan Ave, Encinitas, CA 92024	Larissa Patros (Acct/AdminMgr) 858-400-2811 lpatros@ncdjpa.org Gina Medina (FinAdminAsst) 858-400-2812 gmedina@ncdjpa.org Christopher Herren (Administrator) 858-400-2801 cherren@ncdjpa.org	P.O. Box 1206 Rancho Santa Fe, CA 92067-1206 www.ncdjpa.org	\$50	Joint Partnership
9	North County Transit District Form 700 <u>online</u> filing using their e-system	Edson Harless (alternate)	Jan 2021 Jan 2021	Jan 2021 - Jan 2023 Jan 2021 - Jan 2023		3rd Thurs · 2:00pm Dark in August	810 Mission Ave. Oceanside CA 92054	Anthony Flores, Clerk of Brd & Mgr of Administration 760-966-6553 aflores@nctd.org	810 Mission Ave. Oceanside, CA 92054 www.gonctd.com	\$150 / Mtg not to exceed \$750 / month	External agency
10	Regional Solid Waste Assoc. RSWA Joint Powers Authority (JPA) Form 700 <u>original</u> hard copy filing	Harless Zito (alternate)	Jan 2021 Jan 2021	Jan 2021 - Jan 2023 Jan 2021 - Jan 2023		1st Thursday 9:00am-10:30am Quarterly (Jan, April, July, Oct)	Fletcher Cove Community Center	James H. Eggart 714-415-1062 jeggart@wss-law.com Susan M. Morilla 714-415-1020 smorilla@wss-law.com	James H. Eggart, General Manager c/o Woodruff, Spradlin & Smart 555 Anton Boulevard, Ste. 1200 Costa Mesa, CA 92626 RSWA.org	\$150 up to a max of 3 mgs per month	Joint Partnership
11	SANDAG Board of Directors Form 700 <u>online</u> filing	Heebner Zito (1st alternate) Edson (2nd alternate)	Jan 2021 Jan 2021 Jan 2021	Jan 2021 - Jan 2023 Jan 2021 - Jan 2023 Jan 2021 - Jan 2023		Business (4th Fri) 9:00am-12:00pm Policy Board (2nd Fri) 10:00am-12:00pm	401 B Street, Suite 800 (7th floor Brd Rm) San Diego, CA 92101	Francesca Webb, Clerk of the Board clerkoftheboard@sandag.org 619-977-9294 401 B Street, Suite 800, San Diego, CA 92101	401 B St. Ste. 800 San Diego, CA 92101 www.sandag.org	\$150 Business \$100 Policy	External agency
12	SANDAG Shoreline Preservation Working Group	Becker Zito (alternate)	Jan 2021 Jan 2021	Jan 2021 - Jan 2023 Jan 2021 - Jan 2023		1st Thurs · 11:30am Quarterly (Mar, June, Sept, Dec)	401 B Street, Suite 800 (7th floor Brd Rm) San Diego, CA 92101	Sarah Pierce 619-699-7312 sarah.pierce@sandag.org Anna Lowe 619-595-5603 anna.lowe@sandag.org	401 B St. Ste. 800 San Diego, CA 92101 www.sandag.org	N/A	External agency
13	San Dieguito River Park Joint Powers Authority (JPA) (aka San Dieguito River Park) Form 700 <u>original</u> hard copy signature	Harless Becker (alternate)	Jan 2021 Jan 2021	Jan 2021 - Jan 2023 Jan 2021 - Jan 2023		3rd Friday 11:00am-12:30pm	County of San Diego 1600 Pacific Hwy Rm 302/303 San Diego, CA 92101	Christal Ames 858-674-2270 x10 christal@sdrp.org	18372 Sycamore Creek Rd. Escondido, CA 92025 www.sdrp.org	N/A	Joint Partnership
14	San Elijo JPA (SEJPA) Joint Powers Authority (JPA) Form 700 <u>online</u> https://www.southtechhosting.com/SanDiegoCounty/eDisclosure	Zito Becker City Manager (alternate)	Jan 2021 Jan 2021 Jan 2021	Jan 2021 - Jan 2023 Jan 2021 - Jan 2023 By Laws		3rd Tuesday · 8:30am	2695 Manchester Ave. Cardiff by the Sea / Encinitas	Mike Thornton 760-753-6203 thornton@sejpa.org	P.O. Box 1077 Cardiff by the Sea, CA 92007 www.sejpa.org	\$160	Joint Partnership
15	22nd District Agricultural Association Community Relations	Edson Heebner	Jan 2021 Jan 2021	Jan 2021 - Jan 2023 Jan 2021 - Jan 2023		2nd Tues · 10:30pm Unless otherwise scheduled. Held on the same day as the 22nd DAA Brd Mtg. If no 22nd DAA mtg, then no CRC meeting	Del Mar Fairgrounds Admin. Conf. Rm (2nd floor) Jimmy Durante Blvd. Del Mar, CA	Donna O'Leary 858-792-4490 doleary@sdfair.com	22nd Agricultural Association District 2260 Jimmy Durante Blvd. Del Mar, CA 92014 www.delmarfairgrounds.com	N/A	External agency

Stipends are per meeting unless noted. If "alternate" is not indicated, both councilmembers will serve as equal "primary" members. // Form 700 online filings refers to that agency's electronic online filing system.

Updated 01-04-22 Maintained by City Clerk's Office

COUNCIL COMMITTEES (Councilmembers Appointed to Solana Beach Council Committees and Citizen Commission)

COMMITTEES - 2 year terms / On-Going Committees (Brown Act Compliant)

**SUBJECT TO
the "Brown Act "**

Standing Committee		Primary Members	Appointed Date	Mtg Date/Time	Location	Contact	Established Date
1	Business Liaison The purpose of the Business Liaison Committee is to coordinate and communicate with the Chamber of Commerce, Cedros Merchants Associations, and Village walk (Highway 101) Association on City/Business issues.	Zito Edson	Jan 2021 - 2023 Jan 2021 - 2023	Regular Schedule Quarterly 3rd Mon 5:00pm (Jan, Apr, July, Oct)	Solana Beach City Hall	City Mgr	Reso 2005-146 10-26-2005
2	Fire Department Management Governance & Organizational Evaluation This committee explores and evaluates potential fire department governance and organizational structural opportunities, possibly with other participating entities involved in the Agreement for Cooperative (Fire) Management Services.	Harless Edson	Jan 2021 - 2023 Jan 2021 - 2023	As Needed	Encinitas or TBD	City Mgr	Reso 2017-012 1-25-17
3	Highway 101/Cedros Avenue Development Committee This committee shall coordinate and communicate with the Highway 101 Village Walk Association regarding funding mechanisms to revitalize the Highway 101 corridor, address landscape issues in these areas, and review general business development.	Edson Heebner	Jan 2021 - 2023 Jan 2021 - 2023	As Needed	Solana Beach City Hall	City Mgr	Reso 2007-059 05-23-2007
4	Parks and Recreation This committee acts as a liaison to the Parks & Recreation Citizen Commission to discuss issues that will come before Council, consider work plan task, consideration of impact fees, long and short term objectives, and use of the Parks and Recreation reserve account.	Zito Harless	Jan 2021 - 2023 Jan 2021 - 2023	As Needed	Solana Beach City Hall	City Mgr	Reso 2011-023 02-09-2011
5	Public Arts This committee acts as a liaison to the Public Arts Citizen Commission to consider work plan tasks associated with public arts such as the Public Art Master Plan, Temporary Art Installations, Art Gallery, and other public arts projects that will come before Council.	Edson Heebner	Jan 2021 - 2023 Jan 2021 - 2023	As Needed	Solana Beach City Hall	City Mgr	Reso 2005-146 10-26-2005
6	School Relations This committee shall handle relations with San Dieguito Union High School District, Solana Beach School District and Solana Beach and private schools located within the Solana Beach boundaries.	Becker Harless	Jan 2021 - 2023 Jan 2021 - 2023	Regular Schedule Quarterly 1st Thurs 7:30 am (Mar, June, Sept, Dec)	Solana Beach City Hall	City Mgr	Reso 2007-011 01-10-2007
7	Solana Beach - Del Mar Relations To discuss and address items of mutual interest of each City.	Heebner Edson	Jan 2021 - 2023 Jan 2021 - 2023	As Needed	TBD	City Mgr	Reso 2017-148 9-27-2017
Citizen Commission(s) Councilmember(s) Appointed To/Serving On Citizen Commissions		Members	Appointed Date	Mtg Date/Time	Location	Contact	Established Date
1	Climate Action Commission This committee shall assist in developing a Climate Action Plan, including updating the City's Greenhouse Emissions Inventory, setting reduction targets, implementing mitigation measures and performing periodic monitoring, verification and evaluations.	Zito (primary) Becker (alternate)	Jan 2021 - 2023 Jan 2021 - 2023	Regular Schedule Monthly 3rd Wed. 5:30pm	Solana Beach City Hall	City Mgr	Reso 2015-127 11-04-2015

SUBJECT TO the "Brown Act"

* Not required to establish a regular mtg schedule.
* If a regular mtg schedule is established, formally adopted, agendas must be posted 72 hrs prior to the regular meeting.
* Otherwise, non-regular mtgs shall meet required noticing for special meetings (24 hrs. prior to meeting)
* All Standing Committee Mtgs are Open to the Public