

Board Meeting, 11/28/2022
3:00 -4:45 p.m., Zoom

Present:

Angie Knappenberger, President
Mary Anne Trause, Vice President
Livia Walsh, Secretary
Liora Kian-Gutierrez
Louise Garret
Andi McLeod
Cathy Leach-Phillips

Sara Miller, Treasurer; non-voting, advisory

Also Present: Jon Luft and Chris Faller representing Dream Builders committee

Agenda: Updates on Dream Builders Projects and Projected Plans

A presentation was made by the Dream Builders representatives to update the Board on the committee's plans for projects to be completed this year and beyond. The following is a summary of the presentation:

1. The Capital Campaign which was launched about 10 years ago raised 1.2 million dollars versus the target goal of 1.5 -2 million dollars.
2. The Dream Builders committee formed to create and oversee plans for the building constructions/improvements at the UUFSD site
3. The plan consisted of 4 Phases of projects to be constructed: Phase 1 Admin Building Addition and Remodel; Phase 2 – Fire Truck Turnaround (Hammerhead) and Parking Lot Expansion; Phase 3 – Shade Structure at Amphitheater and Accessible Pathways; Phase 4 – Amphitheater Seating and new AV kiosk. Dream Builders noted that Phase 5, a planned canopy over the patio at east end of Founders Hall is impractical to consider at this time.
4. The only work we can now begin is re-construction of the Administration building until the turnaround (hammerhead) is completed as per fire department requirement. This means that the amphitheater or any other work can't start construction until the hammerhead is complete. The additional parking and trash enclosure along with landscaping is also required.
5. At this point there is no detailed design yet for Phases 2, 3 or 4 and they could not be submitted to COSB or Coastal for permit review without full design being completed.
6. The square footage of the Administration building addition is not exactly as the city approved it, but the larger area is a judgment call by the design team with user input, and if city rejects the larger square footage the team will make adjustments in the design per city comments. Coastal Com is not involved with the Administration building project since this project was exempted by Coastal in 2017 from requiring a Coastal Development Permit. The permit review for the Admin Building is submitted and is ongoing through December.

7. \$25,000 is already contracted to Doug Paterson (architect) and \$8500 has already been paid to Geocon for the geotechnical investigation. The Geotechnical Investigation is usually good for 5 years and would need to be updated after that. However, there is no commitment from, or contract with Doug Paterson for any project except for the Admin building.
8. The CUP as developed by Domus cost hundreds of thousands of dollars and took about 5 years
9. With the assumption that we will be moving forward with construction of the Administration building addition and remodel it could cost anywhere from \$150-300K. Bathroom really must be done which, if it isn't, may cause a problem re "equal access." It is highly unlikely that the city would approve the construction of the Administration building without a bathroom being included in the construction. From the staff perspective inclusion of a bathroom was a high priority.
10. We are also required to do the curb and gutter work on Solana Drive which will begin the first part of December. WSP was paid \$10k for the civil engineering and Ultimate Concrete has a contract for \$56k to complete this work.
11. The only practical way we can move forward with the currently approved project scopes is to submit a comprehensive construction document package for review by COSB and the Coastal Commission detailing all the work we want and are required to do. Coastal has indicated they will not go along with "phasing" the work, nor would it be practical or feasible for the Fellowship to apply for a separate Coastal Development Permit for each of the phases separately.
12. Jon will contact White Construction company to perform an updated budget estimate for phases 2, 3 & 4, to be available by about the end of the year. The expected fee to White for this service is estimated to be about \$3000 which the Board agreed is money well spent at this point.
13. The architectural firm DOMUS and their consultant team developed a cost estimate for all the anticipated CUP scope as part of their original deliverable a few years ago. Chris noted that the Domus estimate exceeded what the capital campaign had in funds even at that time. The Domus package that was submitted to the city and coastal is essentially a schematic description of all the anticipated work scope requested by the Fellowship, but did not include any detailed design or construction documents. The Domus package was developed and submitted as a modification to the original CUP and was approved by the City and Coastal in 2020, but did not include or anticipate phasing of the work. The admin building was exempted in 2017 from the requirement to have a Coastal Development Permit.

Summary:

1. In budgeting against what remains in the capital campaign fund, a rough guess for the Admin Building addition and remodel could be in the range of \$300K, plus the required \$66K for curb, gutter and civil engineering. White construction provided a budget estimate in 2021 for most of Phase 2 at \$573,000. Figure an estimated increase of 15% since the estimate was done in 2021 brings the total to about \$650,000. Add 10% for professional design fees plus another guess of \$100,000 for landscaping and that would mean committing all of the remaining funds to get from today and complete Phase 2, with design hopefully done for Phases 3 and 4. These figures do not include the potential cost of raptor monitoring for which we have to hire a biologist to do a raptor study which could require an additional estimated. \$50K if raptor nesting is occurring on site during construction.

2. We could get a cost estimate for all the rest of the projects but we should get going with the Administration building. Otherwise, it will cost us a lot more money.
3. To do all of what has been planned we will likely need to submit it as ONE project NOT phasing as coastal commission will require all new submissions for each phase which will cost a lot of money.
4. Expect that in about 30 days we will have actual quotations for the Administration building and the Dream Builders will present their recommendation to the Board.
5. Jon expressed that the entire process is complicated and difficult, taking huge amount of volunteer hours to deal with agencies especially through Covid. It would be a disservice to the congregation not to move forward with construction of the Administration building addition and remodel which is in very poor condition.

ACTION:

1. Jon to obtain cost estimate from White Construction company for phases 2, 3, and 4 as one entire project.
2. Administration building bids to go out to contractors very soon so we should have the cost estimates by the end of the year or early January.
3. Board, with Chris and Jon to present, in the format of a forum, the summary of where we are now with the entire project, with a brief history of how we got to where we are now and then emphasize moving forward on construction of Admin bldg. and why this is a priority now. Meeting to be held on Sunday January 15th.
4. January 8th a forum for the budget and bylaws change will be scheduled prior to the Board meeting that day.
5. Sarah to create a draft of a P&P for approval for contracts and agreements. This will include an amount of money the Board is authorized to approve without a congregational vote.

Meeting ended at 4:45 p.m.

Notes taken by Livia Walsh, Corporate Secretary

Appended to this record:

CUP Staff Report



STAFF REPORT CITY OF SOLANA BEACH

TO: Honorable Mayor and City Council Members
FROM: Gregory Wade, City Manager
MEETING DATE: January 26, 2022
ORIGINATING DEPT: Community Development Department
SUBJECT: **Public Hearing: Request for DRP Modification at 1036 Solana Drive (MOD 21-003, Applicant: Unitarian Universalist Fellowship of San Dieguito) Resolution No. 2022-009**

BACKGROUND:

The Applicant, Unitarian Universalist Fellowship of San Dieguito (UUFSD), is requesting City Council (Council) approval of a modification (MOD 21-003) to the Conditional Use Permit (CUP) Development Review Permit (DRP), Structure Development Permit (SDP), and Variance (VAR) to allow phasing to construct improvements to an existing facility located at 1036 Solana Drive. The 6.42-acre property is located in the Estate Residential (ER-2) Zone, the Hillside Overlay Zone (HOZ) and Dark Sky Area and has mapped Environmentally Sensitive Habitat Area (ESHA) onsite.

A MOD is required because the project, as approved, was not originally intended to be phased. The Applicant has since determined that phasing will be required to allow construction based on funding availability. The issue before the Council is whether to approve, approve with conditions, or deny the Applicant's request to allow phasing of the project and establish when project improvements shall be completed as contained in Resolution 2022-009 (Attachment 1).

DISCUSSION:

The property was originally developed during the 1960's and 1970's, when the property was under the County of San Diego's jurisdiction and prior to the City's incorporation. At the time, the improvements consisted of the outdoor amphitheater, administrative and other accessory buildings, and an unpaved, unstriped parking lot. In 1994, the City Council approved a Major Use Permit Modification (comparable to a CUP Modification) for a phased expansion of the church, including construction of the Founders Hall,

CITY COUNCIL ACTION:

administration building, and library (Council Resolution 94-11), as well as 87 off-street parking spaces when, according to the 1994 Staff Report, 60 spaces were required by the Zoning Ordinance. The Applicant also entered into a private shared parking agreement with the adjacent Montessori School for shared parking facilities during large events.

The existing development consists of an indoor meeting place known as Founder's Hall; a 238-seat outdoor amphitheater; various detached buildings including a kitchen, library, audio-visual booth, administrative office, and classrooms; a paved parking lot with 70 spaces; and pathways throughout the property. It appears that, though 87 spaces were shown on the approved plans in 1994, only 70 spaces were actually constructed and are available today.

The 6.42- acre property is located on the north side of Solana Drive and east of Interstate 5 and Marine View Drive in an area primarily developed with single-family residences in the ER-2 Zone. However, a Montessori School is located immediately to the west and a residential care facility is located immediately to the north. The property is densely vegetated and ESHA, as defined by the City's Certified Local Coastal Program (LCP) Land Use Plan (LUP), exists on the southwest corner of the property as well as on the northern slopes of the site. There are areas of steep slopes throughout the developed, southern portion of the property and the majority of the northern portion of the property consists of steep and undisturbed slopes. Due to the combination of dense vegetation and steep slopes, the property is at a high risk for fire. The Fire Department has required on-going brush management dating back to before the City's incorporation to thin brush around buildings.

The approved project included expanding the footprint and reconfiguring existing bench seating to the same capacity in the existing amphitheater to meet Americans with Disability Act (ADA) requirements; installation of shade sails above the amphitheater; replacing and expanding an existing audio-visual room to also include ADA-compliant restrooms and a dressing room (739 square feet overall); expanding the Administration office building by 193 square feet; constructing a roof overhang on the Founder's Hall over an existing patio; regrading and improving public pathways throughout the site to meet ADA requirements; expanding the existing parking lot with 19 additional spaces (one of which is required for the Administration building addition); constructing a fire access hammerhead turn-around in the parking lot; and constructing right-of-way curb and gutter improvements. The proposed improvements do not introduce new uses or expand existing uses, rather, the project addresses current deficiencies in fire access and ADA accessibility as well as construct minor improvements to existing facilities.

The property is not located within any of the City's Specific Plan areas, however, it is located within the HOZ, Dark Sky Area, and Coastal Zone and has mapped Environmentally Sensitive Habitat Area's (ESHA) onsite.

Staff has prepared draft findings for approval of phasing the project in Resolution 2022-009 (Attachment 1) for Council's consideration based upon the information in this report. Conditions from the Planning, Engineering and Fire Departments are incorporated in the draft Resolution of Approval. The Council may direct Staff to modify the Resolution to reflect the findings and conditions it deems appropriate as a result of the public hearing process. If the Council determines the project is to be denied, Staff will prepare a Resolution of Denial for adoption at a subsequent Council meeting.

The phasing of the project would not change the findings of consistency with the General Plan, Local Coastal Program Land Use Plan, Zoning Ordinance, nor the findings of the Conditional Use Permit, Development Review Permit or Structure Development Permit that was previously approved by City Council.

The offsite and public right-of-way improvements were conditions of approval for the original project expansion prior to 2020. Those improvements were subsequently deferred and made conditions of approval in Resolution 2020-029. The Applicant is now requesting to construct the offsite improvements required under Condition C.I of Resolution 2020-029 which include a 6" curb and gutter, 12" AC repair in the public right-of-way, and modifications to the entry apron to the UUFSD site as part of their proposed "Phase 2 – Fire Truck Turnaround and Parking Lot Expansion" because they believe that the design, permitting and construction activities would be most compatible with the same disciplines and trades as in Phase 2 scope of work. Additionally, UUFSD desires to phase the various work scopes currently approved due to concerns about timing and availability of funding.

Staff has reviewed the Proposed Phasing Strategy and Valuation Narrative provided by UUFSD. Conditions from the Planning, Engineering, and Fire Departments have been incorporated into the Resolution (Attachment 1) which, rather than deferring them to Phase 2, would allow for the deferral of condition C.I of Resolution 2020-029 to be required either in Phase 1 or within 18 months from when this MOD is approved. Per UUFSD's Conceptual Roadmap for Incremental Project Implementation (Attachments 2 & 3), Phase 2 Construction would begin within 18 months if funding is available and there are no delays in project implementation. Off-site and public right-of-way improvements have and continue to be necessary to address drainage issues in this area.

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 more than 10 days prior to the planned public hearing date of January 26, 2022. As of the date of preparation of this Staff Report, Staff has not received any letters or emails regarding the project.

In conclusion, the proposed project, as conditioned, meets the requirements for the zoning regulations, is consistent with the General Plan, and could be found to meet the findings required to approve a MOD.

CEQA COMPLIANCE STATEMENT:

The Proposed Project was subject to the California Environmental Quality Act (CEQA). An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the project and was subsequently approved and adopted by City Council on March 20, 2020. The MND does not require revisions because there are no new significant environmental effects nor is there substantial increase in the severity of previously identified significant effects. The phasing of the project does not change the analysis contained in the IS/MND, therefore, no additional environmental review is required.

FISCAL IMPACT: N/A

WORK PLAN: N/A

OPTIONS:

- Approve Staff recommendation approving the project to allow phasing as outlined and conditioned by adopting the attached Resolution 2022-009.
- Approve Staff recommendation subject to additional specific or modified conditions necessary for the City Council to make all required findings for the approval of MOD.
- Deny the request to phase the project.

DEPARTMENT RECOMMENDATION:

The proposed phasing of the project meets the minimum objective requirements under the SBMC, could be found to be consistent with the General Plan, LCP/LUP and Zoning as conditioned. 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 approve the project phasing, adopt Resolution 2022-009 conditionally approving MOD 21-003 to construct phased improvements to an existing religious facility/campus located at 1036 Solana Drive, Solana Beach.

CITY MANAGER'S RECOMMENDATION:

Approve Department Recommendation.



Gregory Wade, City Manager

Attachments:

1. Resolution 2022-009
2. Project Plan Phasing
3. UUFSD Proposed Phasing Strategy and Conceptual Project Implementation

RESOLUTION 2022-009

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT MODIFICATION TO ALLOW PHASING TO CONSTRUCT IMPROVEMENTS TO AN EXISTING FACILITY LOCATED AT 1036 SOLANA DRIVE, SOLANA BEACH

**APPLICANTS: UNITARIAN UNIVERSALIST
FELLOWSHIP OF SAN DIEGUITO
APPLICATION: MOD 21-003**

WHEREAS, Unitarian Universalist Fellowship of San Dieguito (hereinafter referred to as “Applicant”), has an approved Conditional Use Permit (CUP) Modification, Development Review Permit (DRP), Variance (VAR), and Structure Development Permit (SDP) pursuant to Title 17 (Zoning) of the Solana Beach Municipal Code (SBMC); and

WHEREAS, pursuant to the California Environmental Quality Act (“CEQA”), Public Resources Code Section 21000, et seq., and its implementing guidelines, 14 California Code of Regulations Section 15000, et seq. (“CEQA Guidelines”), the City prepared a draft Initial Study/Mitigated Negative Declaration (“IS/MND”) for the Proposed Project which approved and adopted on March 10, 2020; and

WHEREAS, the Applicant is requesting that the project be completed in phases; and

WHEREAS, a duly noticed public hearing was held pursuant to the provisions of SBMC Section 17.72.030 on January 26, 2022, at which the City Council received and considered evidence concerning the proposed application as revised; and

WHEREAS, all materials with regard to the Proposed Project were made available to the City Council for its review and consideration of the Proposed Phased Project including; and

WHEREAS, the proposed phasing of the project does not change the analysis of the environmental impacts of the project and therefore no further environmental analysis is necessary; and

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

- I. That the foregoing recitations are true and correct.
- II. That the proposed phasing of the project does not change the project scope and therefore does not change the analysis of the environmental impact of the project, therefore no further environmental analysis is necessary.
- III. That the request for a modification to allow phasing for the proposed project to construct improvements to an existing facility located at 1036 Solana Drive, is

conditionally approved based upon the same Findings and Conditions as approved in Resolution 2020-029.

- IV. That the following Conditions shall be included with Resolution 2020-029 which add or modify conditions to allow for the phasing of the project. All other conditions remain in effect.

V. CONDITIONS

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

A. Fire Department Conditions:

- I. The west leg of the road from the entry on Solana Drive shall require the turnaround installed prior to any amphitheater improvements including the shade, AV building, bathrooms, or any Founders Hall improvements. The east leg of the road shall be required prior to the administration building improvements.

B. Engineering Department Conditions:

- I. The Applicant shall defer condition C.I per RES 2020-029 to be required either in Phase 1 or within 18 months from when this MOD is approved:
 - a. Demolition of the AC berm.
 - b. Construction of 6" curb and gutter per SDRSD G-02.
 - c. Construction of 12" AC pavement to match existing grade.

II. ENFORCEMENT

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

III. EXPIRATION

The Condition Use Permit Modification, Development Review Permit, Variance, and Structure Development Permit for the project will expire 24 months from the date of this Resolution, unless the Applicant has obtained building permits and has commenced construction prior to that date, and diligently pursued construction to completion. An extension of the application may be granted by the City Council

according to SBMC 17.72.110.

IV. 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 meeting of the City Council of the City of Solana Beach, California, held on the 26th day of January 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

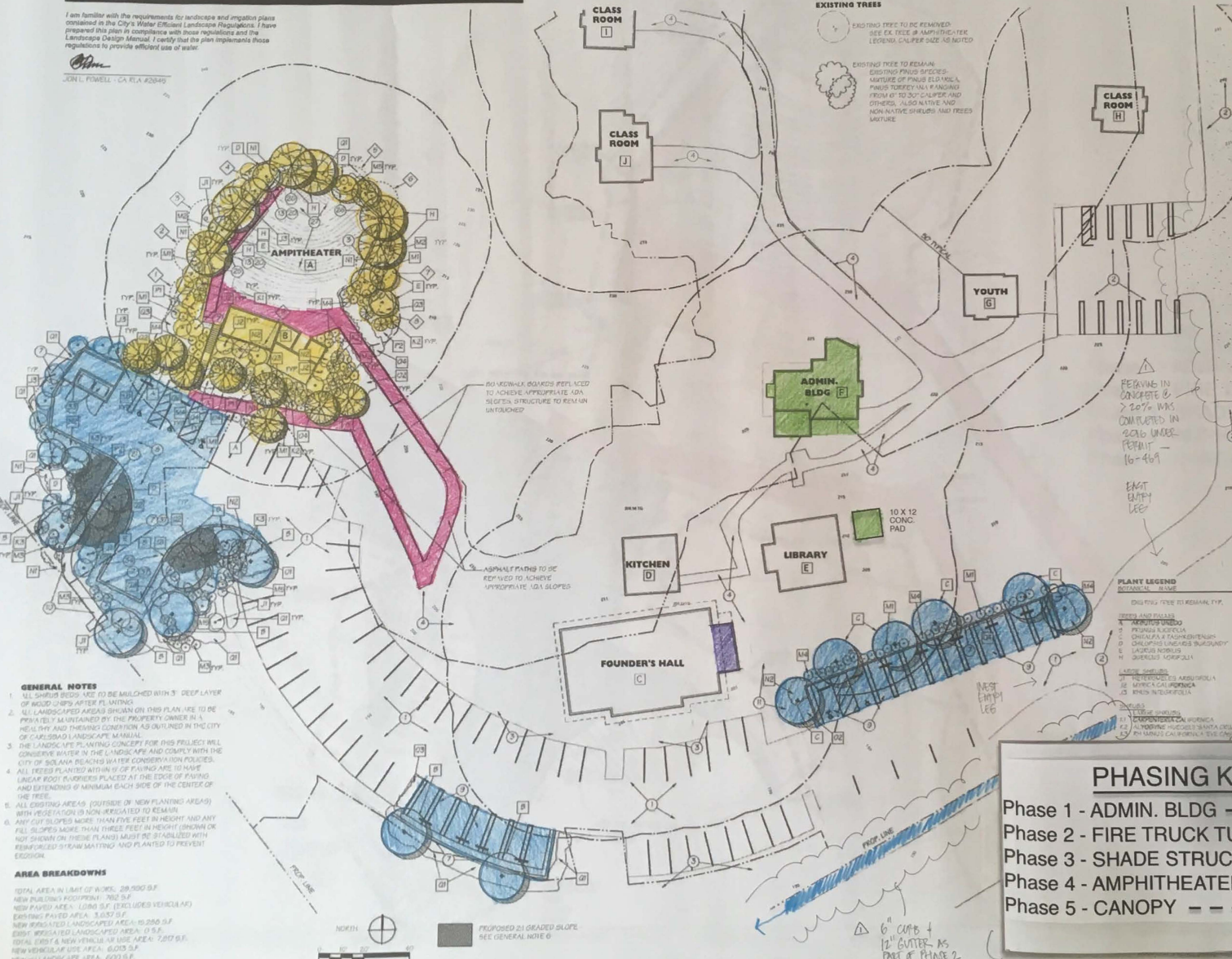
PART 6 – Proposed Phasing Diagrams

The attached, color-coded diagrams illustrate the development components associated with each of the proposed phases, **Phase 1 through Phase 5**. *The sequence of phases proposed by UUFSD in this modification request is outlined in the phasing strategy in the preceding narratives and re-summarized as follows:*

- Phase 1** *Administration Building Addition and Remodel*
- Phase 2** *Fire Truck Turnaround, Parking Lot Expansion and Trash Enclosure*
- Phase 3** *Shade Structure at Amphitheater and Accessible Pathways improvements*
- Phase 4** *Amphitheater Seating Improvements and new AV Kiosk*
- Phase 5** *New Canopy at east end of Founders Hall*

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.

JOHN L. POWELL - CA RLS #20840



EXISTING TREE REMOVAL LEGEND

- 1 OLIVE MULTI FT
- 2 ALEPPY PINE 80'
- 3 ALEPPY PINE 80'
- 4 OLIVE MULTI FT
- 5 SEAZIAN PEPPER 12'
- 6 ACACIA 6'
- 7 EUCALYPTUS GROUP - VARIOUS
- 8 OLIVE MULTI FT
- 9 ALEPPY PINE 80'

IRRIGATION NOTES

- 1 ALL PLANTS TO BE PLANTED WILL BE IRRIGATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THIS SYSTEM WILL USE LOW GALLONAGE LOW PRESSION RATE SPRAY OR ROTATOR HEADS, ALONG WITH BURBLECK HEADS IN SMALLER AREAS. HEADS WILL BE GROUPED INTO ZONES BASED ON EXPOSURE AND PLANT TYPES. AUTOMATIC VALVES WILL CONTROL THE FLOW OF WATER TO EACH ZONE. THE SYSTEM WILL BE CONNECTED TO THE EXISTING DOMESTIC IRRIGATION SYSTEM / POTABLE WATER SUPPLY THROUGH AN APPROVED REDUCED PRESSURE BACKFLOW PREVENTER.
- 2 A SMART CONTROLLER WITH SCHEDULE
- 3 AN AUTOMATIC RAIN SENSING OVER-RIDE WILL BE CONNECTED TO THE CONTROLLER.
- 4 INDIVIDUAL HEADS AND ZONES WILL BE ADJUSTED TO MINIMIZE OVERSPRAY ONTO BUILDINGS, WALLS, WALKS AND PAVEMENTS. THE SYSTEM WILL ALSO BE PROGRAMMED TO BE RESPONSIVE TO SEASONAL PLANT NEEDS.
- 5 OVERHEAD IRRIGATION WILL NOT BE USED IN AREAS WITH 2' OF HANGOVER OR IN PLANTERS W/NOSE OR LEGS.

CONSTRUCTION LEGEND

- 1 EXISTING ASPHALT ROAD/PAVING TO REMAIN
- 2 EXISTING RETAINING WALL TO REMAIN
- 3 EXISTING WALL TO REMAIN
- 4 RETAINING WALL - SEE CIVIL PLANS
- 5 NEW POROUS CONCRETE PAVING PER CIVIL PLANS
- 6 NEW POROUS CONC DRIVE AND PARKING PER CIVIL PLANS
- 7 CONCRETE WALK, NATURAL GRAY, LIGHT BROOM FINISH
- 8 CONC WALK, IRREGULAR EDGES, NAT. GRAY, LT AGG. FILL
- 9 CONCRETE RAMP PAVING, NATURAL GRAY, LT BROOM FIN.
- 10 RAMP WITH CURBS AND TUBE STEEL HANDRAILS
- 11 CONC STEPS W/CHIEK KEY, BALUSTIN, HANDRAIL
- 12 ACCESSIBLE RAMP
- 13 3" HIGH CORNER RETAINING WALL
- 14 ANGLED UPRIGHT TRELLIS BOUND EX. WALL, 8' HIGH
- 15 AMPHITHEATER SHADE CANOPES/WALLS PER LEGS
- 16 EXISTING CLASSROOM TO BE REMOVED
- 17 TEACHER/CLASSTORAGE AREA - SEE ARCH
- 18 CURB - SEE CIVIL ENGINEER'S PLANS
- 19 HEAVY DUTY METAL GUARDRAIL ON TOP OF RET. WALL

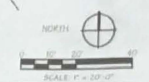
PLANT LEGEND

RETAINING WALL	COMMON NAME	SIZE	SPACING	QTY	MADEUP	WOOD #	W
EXISTING TREE TO REMAIN, TYP.	EXISTING TREE TO REMAIN, TYP.	EXISTING TREE TO REMAIN, TYP.	EXISTING TREE TO REMAIN, TYP.	EXISTING TREE TO REMAIN, TYP.	EXISTING TREE TO REMAIN, TYP.	EXISTING TREE TO REMAIN, TYP.	EXISTING TREE TO REMAIN, TYP.

- GENERAL NOTES**
1. ALL SHRUBS BESS. ARE TO BE MULCHED WITH 3" DEEP LAYER OF WOOD CHIPS AFTER PLANTING.
 2. ALL LANDSCAPED AREAS SHOWN ON THIS PLAN ARE TO BE PRIVATELY MAINTAINED BY THE PROPERTY OWNER IN A HEALTHY AND THRIVING CONDITION AS OUTLINED IN THE CITY OF CARLSBAD LANDSCAPE MANUAL.
 3. THE LANDSCAPE PLANTING CONCEPT FOR THIS PROJECT WILL CONSERVE WATER IN THE LANDSCAPE AND COMPLY WITH THE CITY OF SOLANA BEACH'S WATER CONSERVATION POLICIES.
 4. ALL TREES PLANTED WITHIN 5' OF PAVING ARE TO HAVE LINCAR ROOT BARRIERS PLANTED AT THE EDGE OF PAVING AND EXTENDING 6" MINIMUM EACH SIDE OF THE CENTER OF THE TREE.
 5. ALL EXISTING AREAS (OUTSIDE OF NEW PLANTING AREAS) WITH VEGETATION IS NON-IRRIGATED TO REMAIN.
 6. ANY CUT SLOPES MORE THAN FIVE FEET IN HEIGHT AND ANY FILL SLOPES MORE THAN THREE FEET IN HEIGHT (SHOWN OR NOT SHOWN ON THESE PLANS) MUST BE STABILIZED WITH REINFORCED SLOPE MATTING AND PLANTED TO PREVENT EROSION.

AREA BREAKDOWNS

TOTAL AREA IN LIMIT OF WORK: 28,500 S.F.
 NEW PAVING FOOTPRINT: 762 S.F.
 NEW PAVED AREA - (LONG S.F.) (EXCLUDED VEHICULARS): 3,057 S.F.
 NEW IRRIGATED LANDSCAPED AREA: 10,206 S.F.
 NEW UNIRRIGATED LANDSCAPED AREA: 0 S.F.
 TOTAL GROSS & NEW VEHICULAR USE AREA: 7,217 S.F.
 NEW VEHICULAR USE AREA: 6,000 S.F.
 NEW W/ LANDSCAPE AREA: 600 S.F.



PHASING KEY

- Phase 1 - ADMIN. BLDG - [Green Box]
- Phase 2 - FIRE TRUCK TURNAROUND - [Blue Box]
- Phase 3 - SHADE STRUCTURE - [Purple Box]
- Phase 4 - AMPHITHEATER - [Yellow Box]
- Phase 5 - CANOPY - [Dark Blue Box]

REVISIONS BY
 CUP REVISION #2
 2305 EL QUIN RD
 UN BLDG U 02104
 TEL: 619.391.9412
 FAX: 619.391.9413
 www.dpa.com

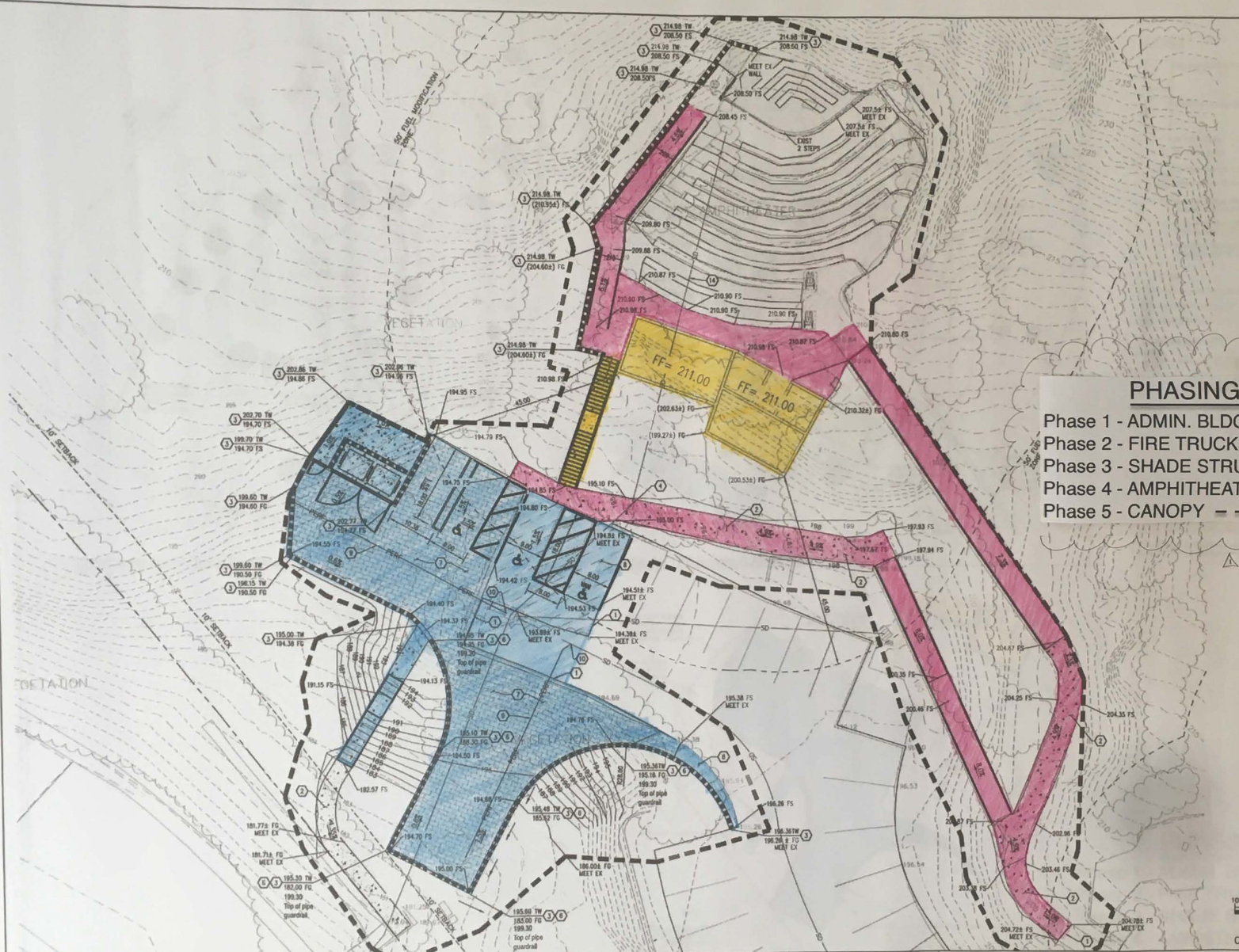


UNITARIAN UNIVERSALIST FELLOWSHIP
 LANDSCAPE CONCEPT PLAN
 SOLANA BEACH, CALIFORNIA

CONSTRUCTION NOTES	
1	MEET EXISTING ELEVATION AND GRADE.
2	CONSTRUCT CONCRETE P.C.C. WALKWAY.
3	CONSTRUCT RETAINING WALL PER ARCHITECTURAL PLANS.
4	ADJUST TO GRADE, PROVIDED ADA COMPLIANCE INLET GRATE.
5	CONSTRUCT 6" CURB PER SDSD G-1.
6	CONSTRUCT GUARD POST AND BARRICADE PER SDSD M-9.
7	CONSTRUCT PERMEABLE PAVEMENT.
8	CONSTRUCT AC PAVEMENT.
9	4" PVC SDR 35 PERFORATED PIPE.
10	CONNECT TO EXISTING STORM DRAIN.
11	4" PVC SDR 35 STORM PIPE.
12	8" STORM CLEANOUT.
13	CONSTRUCT 6" CURB AND GUTTER PER SDSD G-02.
14	CONSTRUCT 12" AC PAVEMENT TO MATCH EXISTING GRADE. AC PAVEMENT SECTION MATCH IN-KIND.

EARTH WORK			
2d Area	Cut	Fill	Net
(Sq. Ft.)	(Cu. Yd.)	(Cu. Yd.)	(Cu. Yd.)
Total	2295.93	258.75	2065.07

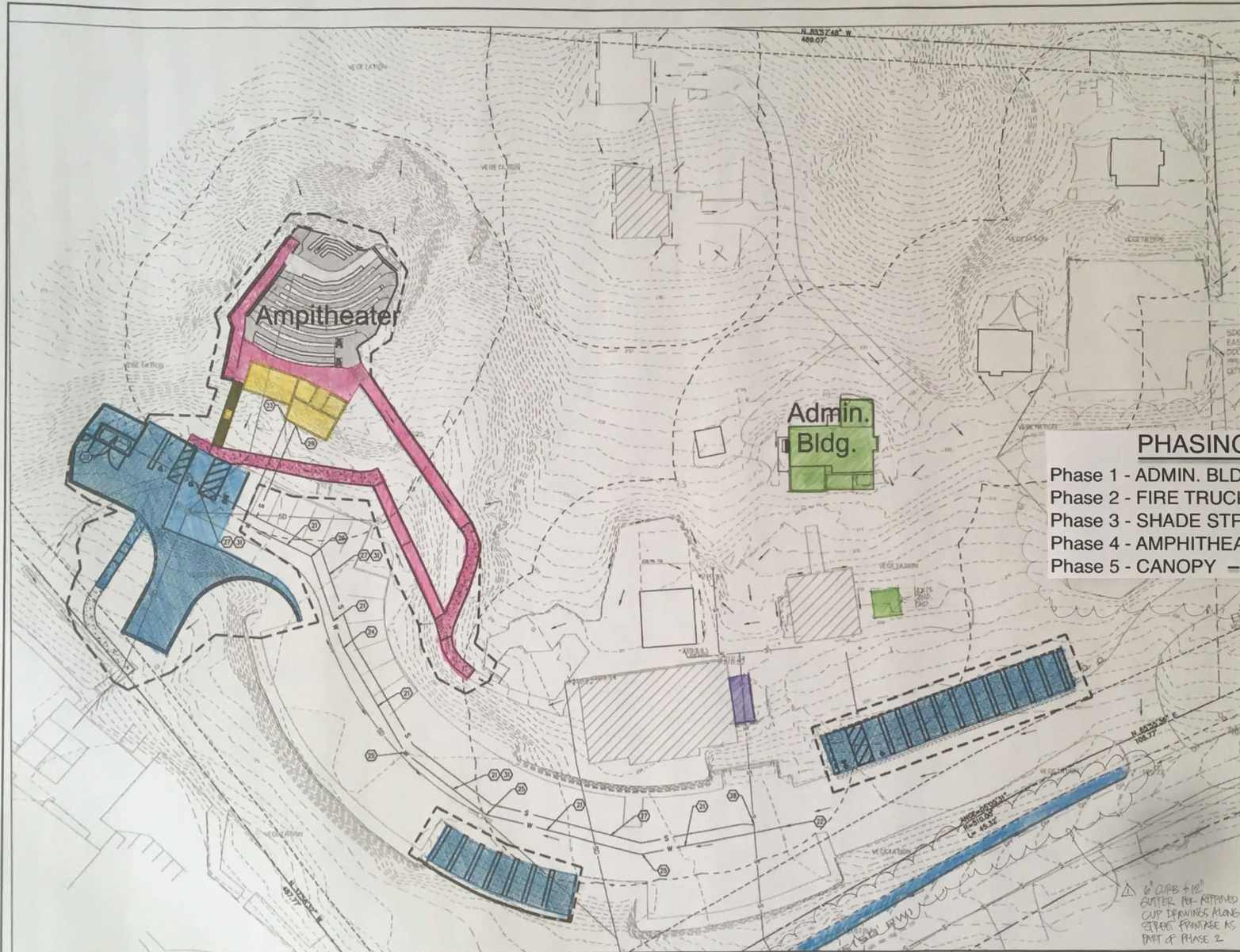
PHASING KEY	
Phase 1 - ADMIN. BLDG	
Phase 2 - FIRE TRUCK TURNAROUND	
Phase 3 - SHADE STRUCTURE	
Phase 4 - AMPHITHEATER	
Phase 5 - CANOPY	



<p>10000 Villa Arroyo Parkway, Suite 200 San Diego, CA 92123 (619) 595-0000 Fax: (619) 595-0382</p>	CUP ONLY: NOT FOR CONSTRUCTION	ENGINEER OF WORK	CITY APPROVED CHANGES	APP'D DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH GRADING AND DRAINAGE PLAN UNITARIAN UNIVERSALIST FELLOWSHIP OF SAN DIEGO OWNER OR NAME OF PROJECT	ENGINEERING DEPARTMENT	DRAWING NO.
	Drawn By	By: _____ Date: _____			By: _____ Date: _____	By: <u>Mohammad Sammak</u> , City Engineer R.C.E. 37146 Exp: 8/30/16	DESCRIPTION: A 2.5" BRASS BENCH STAINED 1.5 7322 LOCATION: IN FRONT OF THE SOLANA BEACH LIBRARY ON STOKES AVE. ELEV: 110.41' DATUM: NAVD 83		C-21	Sheet of _____

CUP MODIFICATION - SHEET 2 OF 4 - 8/2/21

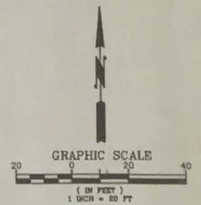
REVISION 10/11/21



UTILITY NOTES	
21	CONSTRUCT 1" DOMESTIC WATER WITH TRENCH AND BEDDING PER SERSD WP-02
22	CONSTRUCT WATER POC TO EXISTING WATER LINE
23	CONSTRUCT WATER POC FOR CONTINUATION OF WATER LINE, SEE ARCHITECTURAL PLANS
24	CONSTRUCT 11.25' ANGLE BEND
25	CONSTRUCT 22.50' ANGLE BEND
26	CONSTRUCT 45' ANGLE BEND
27	CONSTRUCT 4" SEWER WITH TRENCH AND BEDDING PER SERSD SP-02
28	CONSTRUCT SEWER POC TO EXISTING SEWER MAIN
29	CONSTRUCT SEWER POC FOR CONTINUATION OF SEWER, SEE ARCHITECTURAL PLANS
30	CONSTRUCT SEWER CLEANOUT PER SERSD SC-01
31	CONSTRUCT TRENCH RESURFACE PER SERSD G-244-B
32	CONSTRUCT TRAFFIC RATED DECK DRAIN WITH P TRAP

PHASING KEY

- Phase 1 - ADMIN. BLDG - - - - -
- Phase 2 - FIRE TRUCK TURNAROUND - - - - -
- Phase 3 - SHADE STRUCTURE - - - - -
- Phase 4 - AMPHITHEATER - - - - -
- Phase 5 - CANOPY - - - - -



6" CURB & 12" GUTTER PER APPROVED CUP DRAWINGS ALONG STREET FRONTAGE AS PART OF PHASE 2

COASTAL COMMISSION PERMIT NO.

	CUP ONLY: NOT FOR CONSTRUCTION	ENGINEER OF WORK	CITY APPROVED CHANGES	APP'D DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	ENGINEERING DEPARTMENT	DRAWING NO.
	Drawn By: _____	By: _____ Date: _____			By: _____ Date: _____	By: Mohammad Sammak, City Engineer R.C.E. 37148 Exp. 8/30/18	DESCRIPTION: A 2.5" BRASS DISC STAMPED "S 7322" LOCATION: IN FRONT OF THE SOLANA BEACH LIBRARY ON TRENCH AVE. ELEV: 115.47 DATUM: NAVD 88	UTILITY PLAN: UNITARIAN UNIVERSALIST FELLOWSHIP OF SAN DIEGITO		C-31
								OWNER OR NAME OF PROJECT		Sheet of

REVISION 1 10/11/21

PART 2 - Proposed Phasing Strategy and Valuation Narrative

Narrative A

Applicant Information and Project Summary

Item 10 - Project Description (Residential, Commercial, Industrial, or Mixed Use; number of structures, square footage, number of stories, etc.):

Response: Conditional Use Permit for a religious facility. The project includes:

- **UUFSD Proposed Phase 1 - Administration Building Addition and Remodel** - A 125 square foot addition and minor remodeling of the existing Administration Building for accessibility and functionality, and a small concrete utility pad
- **UUFSD Proposed Phase 2 - Fire Truck Turnaround and Parking Lot Expansion** - The expansion of the current parking lot to accommodate the addition of a fire truck turnaround as required by the Fire Marshal, additional on-site parking, a new trash enclosure, and associated landscaping
- **UUFSD Proposed Phase 3 - Shade Structure and Site Accessibility** - The addition of a new fabric shade structure over the existing outdoor amphitheater, and public improvements to the existing approach and circulation walkways for Amphitheater accessibility
- **UUFSD Proposed Phase 4 - AV Kiosk and Amphitheater Seating Improvements** - The total replacement of the AV Kiosk at the amphitheater including accessible toilet rooms, a new stair to the parking lot and improvements to seating
- **UUFSD Proposed Phase 5 - Founders Hall Canopy** - The addition of a shade canopy over the existing patio on the east end of the existing Founders Hall building
- New landscaping associated with the work scopes noted above

Note – The descriptions of these scopes of work are detailed in the currently approved CUP

Narrative B

Item 11 - Are there any permits already granted for use of the property such as variances, major or minor use permits, site plans, county coastal use permits, State of CA Coastal Permits, etc.?: (reference number if any):

Response: Yes, and they include:

- Original Conditional Use Permit for the development of the existing religious facility
- California Coastal Commission - Notice of Intent to Issue permit, Permit No. 6-17-0713, dated November 17, 2020

- City of Solana Beach Resolution 2020 -029, conditionally approving a conditional use permit modification, development review permit, variance, and structure development permit to construct improvements to a religious facility located at 1036 Solana Drive, Solana Beach, CA. dated May 14, 2020
- City of Solana Beach Permit 16-469 dated 9/2/16 and inspection report for tenant improvement to 2 classroom buildings and reconfiguration of east leg entry drive to meet fire marshal requirements of gradient over 15%, 20 ft access width and concrete paving material. Copy of permit and inspection report attached. Approved drawings on file with the COSB.

PROPOSED PHASING STRATEGY AND VALUATION NARRATIVE

PHASE 1 - Administration Building Addition and Remodel – The Fellowship is ready to start the development of construction documents and submit for permit review upon approval of the CUP Modification requested here. Reconfiguration of east leg entry drive was completed under COSB permit 16-469. See above and attached permit and photos of existing conditions.

UUFSD estimates the hard cost for Phase 1 is approximately \$75,000.

PHASE 2 - Fire Truck Turnaround, Additional Parking, Re-grading at parking lot entry for fire truck access, new Trash Enclosure and offsite works including 6” curb and gutter, 12” AC pavement repair in the Public ROW, and modifications to the entry apron. Parking would be increased by 21 new spaces. The Fellowship is prepared to start the development of construction documents upon approval of the CUP Modification requested here. Construction would be timed to avoid requirement for raptor nesting monitoring.

UUFSD estimates the hard cost for Phase 2 is approximately \$280,000.

PHASE 3 - Shade Structure at the Amphitheater and associated ADA improvements which include the ramps from the parking lot and area around Founders Hall to the Amphitheater, minor grading at the back of the existing Amphitheater walking surfaces, and accessibility to the Amphitheater stage along the western edge of existing seating as indicated in the approved CUP drawings. – The Fellowship anticipates submitting construction documents for permit review for **Phase 3** once the Fire Truck Turnaround (**Phase 2**) is in construction. Construction for **Phase 3** would be timed to avoid raptor nesting monitoring.

UUFSD estimates the hard cost for Phase 3 is approximately \$120,000.

Note: The Fire Marshal requires the fire truck turnaround and its associated site improvements be complete before ANY construction takes place in the Amphitheater.

PHASE 4 - Other Amphitheater improvements (AV and Toilet Kiosk, seating reconfiguration, new stair to parking lot, and landscaping around the Amphitheater)

UUFSD estimates the hard cost for Phase 4 is approximately \$200,000.

PHASE 5 - Canopy at Founders hall – UUFSD has no plans to continue with this project at this time due to budget constraints and the higher priorities of remodeling the Administration Building,

constructing the Fire Truck Turnaround and additional parking, and getting a shade structure built over the Amphitheater.

PART 3 - COMPLIANCE WITH CITY CONDITIONS OR APPROVAL

In addition to the following Narratives, please also find a corresponding matrix of each department's conditions, indicating which Phase UUFSD proposes to fulfill each condition. Some conditions will apply to all Phases. Several of the conditions overlap proposed Phases and UUFSD requests that the City not burden an earlier Phase with meeting one or more condition(s) that would be better served, or more logically accomplished in a subsequent Phase.

Upon approval of the requested CUP Modification and within the context of design refinement and submitting construction documents to COSB for permit review, UUFSD will:

- A. Meet the Community Development Department Conditions by:
 - a. Paying all required fire mitigation and public facilities fees. *This condition would apply to **all Phases** separately when submitted for plan review.*
 - b. Submitting only those plans for each of the phases that are in substantial conformance with the architectural plans presented to City Council on March 10, 2020. *This condition would apply to **all Phases** separately.*
 - c. Submitting a height certification for all vertical construction signed by a licensed land surveyor certifying that the building envelope is in conformance with the plans submitted to City Council on March 10, 2020. *This condition would apply to **Phase 3, Shade Structure and Phase 4, AV Kiosk at the existing Amphitheater.***
 - d. Submitting engineered drawings to show that onsite fences and walls comply with SBMC sections 17.20.040 and 17.60.070. *This condition would apply to **Phase 2 the Parking Lot Expansion, and Phase 4, the new walls at the existing Amphitheater***
 - e. Submitting California Coastal Commission approval prior to issuance of building or grading permits. *This condition would apply to **all Phases** separately.*
 - f. Submitting detailed landscape construction drawings to be reviewed by the City's third party landscape architect. This condition would apply to **Phase 2 with** landscaping around the parking lot expansion and **to Phase 4 as part of** improvements to the Amphitheater.
 - g. Specifying the use of drought tolerant, non-invasive, native plant species and water conserving irrigation to the greatest extent possible. This condition would apply to **Phase 2 with** landscaping around the parking lot expansion and **to Phase 4 as part of** improvements to the Amphitheater.
 - h. Using non-invasive, drought tolerant plant species to meet the LCP/LUP and ESHA buffers. This condition would apply to **Phase 2 with** landscaping around the parking lot expansion and **to Phase 4 as part of** improvements to the Amphitheater.
 - i. Specifying exterior lighting fixtures that conform to SBMC 17.60.060 and are limited in operation as necessary only for health and safety. This condition

- would apply to new exterior light fixtures around **Phase 2** Parking Lot Expansion, **Phase 3** Shade Structure, and **Phase 4** Amphitheater and AV Kiosk
- j. Requiring that all construction vehicles park on-site and in such a way as to allow sufficient vehicular access without impacting the surrounding neighbors. This condition would apply to construction activity *in all Phases of work*.
 - k. Connecting to temporary electrical services as soon as feasible to the satisfaction of the City. This condition would apply to *all Phases of work*.
 - l. Implementing mitigation measure BIO-1 as specified in the final IS/MND, as needed. It is UUFSD's intent to schedule and sequence construction activities in each phase to avoid monitoring due to applicable nesting periods. *UUFSD will endeavor to avoid the requirement to meet this condition through strategic construction scheduling, however should we fail in this the condition would apply to construction activity in all Phases.*

B. Meet the COSB Fire Department Conditions by:

- a. Providing and maintaining fire/fuel breaks to the satisfaction of the Solana Beach Fire Department, which will be shown on the improvement/grading plans for *all Phases*
 - i. UUFSD understands a minimum 50 foot radius is required from structures.
 - ii. UUFSD understands the fuel modification zone on the SW corner of the proposed AV Kiosk can be reduce to 45 feet.
 - iii. UUFSD understands new landscaping is to be fire resistive.
- b. Designing the fire apparatus access roadway with and unobstructed width of 20 feet and unobstructed vertical clearance of at least 13 feet, 6 inches. This condition would apply specifically to *Phase 2, Fire Truck Turnaround and Parking Lot Expansion*.
- c. Providing a fire truck turn around at the dead end of the parking lot expansion in accordance with SOSB Fire Department and other applicable codes and regulations. This condition would apply *exclusively to Phase 2, Fire Truck Turnaround and Parking Lot Expansion*.
- d. Providing gradient for fire truck access of not more than 20%. This condition would apply *exclusively to Phase 2, Fire Truck Turnaround and Parking Lot Expansion*
- e. Providing a response map in AutoCAD format at the expense of UUFSD. *This condition would apply to all Phases and The response map would be updated as each Phase is completed*
- f. Specifying that prior to delivery of combustible construction materials to the site for *all Phases*:
 - i. Install and have inspected all wet and dry utilities
 - ii. Install as a minimum the first lift of asphalt for an all weather surface for emergency vehicles
 - iii. Install and have accepted by the COSB Fire Department water supply for fire protection
- g. Posting or striping roadways "No Parking Fire Lane". This condition applies *exclusively to Phase 2, Fire Truck Turnaround and Parking Lot Expansion*

- h. Specifying that the parking lot shall maintain a clear width of 20 feet during construction, including construction vehicles. This condition applies to **all Phases where construction activity is taking place**
- i. Providing the size, type, and number of hydrants satisfactory to the COSB Fire Department and a letter from the water agency serving the area that the required flow is available. This condition applies **exclusively to Phase 2, Fire Truck Turnaround and Parking Lot Expansion**
- j. Providing a monument at the driveway entrance with the address for structures off the roadway. *UUFSD existing address monument sign satisfies this condition.*
- k. Specifying that all new structures shall be protected by automatic fire sprinkler systems designed to meet all applicable codes and regulations. This condition applies to **Phase 3 Shade Structure and Phase 4, Amphitheater and AV Kiosk.**
- l. Specifying that new structures shall meet wildland/urban interface standards to the satisfaction of the COSB Fire Department. *This condition would apply to all Phases*
- m. Specifying that new structures have Class A Roof. This condition would apply to **Phase 1, Administration Building Addition, and Phase 4, AV Kiosk.**
- n. Solar Voltaic Systems – *UUFSD does not anticipate installing any solar voltaic systems as part of any phase and therefore this condition does not apply.*
- o. Beginning construction on structures only under approved building permits. *This condition would be applied to all Phases.*

C. Meet the COSB Engineering Department Conditions by:

- a. Obtaining an encroachment permit per Chapter 11.20 of the SBMC prior to demolition and any construction in the public ROW. Grading and drainage plan to include:
 - i. Demolition of AC berm
 - ii. Construction of 6: Curb and Gutter
 - iii. Construction of 12: AC pavement to match existing*Due to the engineering required and similar work efforts and trades involved, UUFSD requests that this condition apply to Phase 2, Fire Truck Turnaround and Parking Lot Expansion*
- b. Obtain an encroachment permit per SBMC 11.20 prior to any work in the public ROW including:
 - i. Construction of the 9" x 9" x 12" mountable curb
 - ii. Construction of the SDRSD G-14 driveway approach*Due to the engineering required and similar work efforts and trades involved, UUFSD requests that this condition apply to Phase 2, Fire Truck Turnaround and Parking Lot Expansion*
- c. Specifying that all construction materials shall be recycled according to the COSB recycling plan and by submitting an approved waste management plan. This condition applies **exclusively to Phase 2, Fire Truck Turnaround and Parking Lot Expansion**
- d. Specifying that construction fencing be installed only on site, otherwise obtain an encroachment permit. This condition applies **exclusively to Phase 2, Fire Truck Turnaround and Parking Lot Expansion**

- e. Obtaining a grading permit per the SBMC *for Phase 1 and Phase 4 where grading is anticipated, Phase to* meet or include the following:
 - i. Grading plan prepared by a registered civil engineer
 - ii. A soils report prepared by a registered soils engineer who is approved by the City Engineer
 - iii. A letter prepared by a registered civil engineer certifying that the rate of runoff from the proposed development is the same or less than existing conditions
 - iv. All retaining walls
 - v. A specification holding the applicant responsible for damage to adjacent properties during construction
 - vi. The payment of grading plan check fee as required by the COSB
 - vii. Obtain and submit grading security in a form prescribed by the City Engineer
 - viii. Obtain haul permit for import/export of soil
 - ix. Obtain certification from the CEOR and Soils engineers that public and private drainage facilities and finished grades are functioning and installed in accordance with approved plans
 - x. Prepare and erosion and sediment control plan using BMPs
 - xi. Indicate all on site private drainage facilities designed to discharge water run off
 - xii. Specify that post construction BMPs shall be implemented in the drainage design
 - xiii. Specify that cross lot drainage is prohibited
 - xiv. Provide a record document holding the City harmless in case of a sanitary sewer back up due to blockage in the public sewer main. Backflow prevention is required.

COSB COMMUNITY DEVELOPMENT CONDITIONS

		PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5
		Admin Bldg	Parking Lot	Shade Structure	Amphi + AV Kiosk	Canopy
COMMUNITY DEVELOPMENT CONDITIONS						
	Description					
a.	Pay all required fire mitigation and public facilities fees	X	X	X	X	X
b.	Submit only those plans that are in substantial conformance with the architectural plans presented to City Council on March 10, 2020.	X	X	X	X	X
c.	Submit a height certification for all vertical construction signed by a licensed land surveyor certifying that the building envelope is in conformance with the plans submitted to City Council on March 10, 2020.			X	X	
d.	Submit engineered drawings to show that onsite fences and walls comply with SBMC sections 17.20.040 and 17.60.070.		X		X	
e.	Submit California Coastal Commission approval prior to issuance of building or grading permits.	X	X	X	X	X
f.	Submit detailed landscape construction drawings to be reviewed by the City's third party landscape architect		X		X	
g.	Specifying the use of drought tolerant, non-invasive, native plant species and water conserving irrigation to the greatest extent possible		X		X	
h.	Using non-invasive, drought tolerant plant species to meet the LCP/LUP and ESHA buffers		X		X	
i.	Specify exterior lighting fixtures that conform to SBMC 17.60.060 and are limited in operation as necessary only for health and safety.		X	X	X	
j.	Require all construction vehicles park on-site and in such a way as to allow sufficient vehicular access without impacting the surrounding neighbors.	X	X	X	X	X
k.	Connect to temporary electrical services as soon as feasible to the satisfaction of the City.	X	X	X	X	X
l.	Implement mitigation measure BIO-1 as specified in the final IS/MND, as needed.	X	X	X	X	X

COSB FIRE DEPARTMENT CONDITIONS

		PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5
		Admin Bldg	Parking Lot	Shade Structure	Amphi + AV Kiosk	Canopy
CITY OF SOLANA BEACH FIRE DEPARTMENT CONDITIONS						
a.	Provide and maintain fire/fuel breaks to the satisfaction of the Solana Beach Fire Department - UUFSD understands a minimum 50 foot radius is required from structures, fuel modification zone on the SW corner of the proposed AV Kiosk can be reduce to 45 feet, and lansdcaping is to be fire resistive	X	X	X	X	
b.	Designing the fire apparatus access roadway with an unobstructed width of 20 feet and unobstructed vertical clearance of at least 13 feet, 6 inches.		X			
c.	Providing a fire truck turn around at the dead end of the parking lot expansion in accordance with SOSB Fire Department and other applicable codes and regulations.		X			
d.	Provide gradient for fire truck access of not more than 20%. <i>Note: east leg of entry drive was reconfigured and constructed to comply with this requirement under COSB permit 16-469 in 2016. As such this condition no longer applies to Phase 1, Admin Building addition and remodel</i>		X			
e.	Providing a response map in AutoCAD format at the expense of UUFSD.	X	X	X	X	
f.	Specify that prior to delivery of combustible construction materials to the site for any phase: Install and have inspected all wet and dry utilities, Install as a minimum the first lift of asphalt for an all weather surface for emergency vehicles, Install and have accepted by the COSB Fire Department water supply for fire protection	X	X	X	X	
g.	Posting or striping roadways "No Parking Fire Lane".		X			
h.	Specify that the parking lot shall maintain a clear width of 20 feet during construction, including construction vehicles.	X	X	X	X	X
i.	Providing the size, type, and number of hydrants satisfactory to the COSB Fire Department and a letter from the water agency serving the area that the required flow is available		X			
j.	Provide a monument at the driveway entrance with the address for structures off the roadway. <i>Our existing monument sign applies to all phases.</i>	X	X	X	X	X
k.	Specify that all new structures shall be protected by automatic fire sprinkler systems designed to meet all applicable codes and regulations..			X	X	
l.	Specify that new structures shall meet wildland/urban interface standards to the satisfaction of the COSB Fire Department	X	X	X	X	X
m.	Specify that new structures have Class A Roof.	X			X	
n.	Solar Voltaic Systems – UUFSD does not anticipate installing any solar voltaic systems as part of any phase					
o.	Begin construction on structures only under approved building permits.	X	X	X	X	X

COSB ENGINEERING DEPARTMENT CONDITIONS

		PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5
		Admin Bldg	Parking Lot	Shade Structure	Amphi + AV Kiosk	Canopy
CITY OF SOLANA BEACH ENGINEERING DEPARTMENT CONDITIONS						
a.	Obtain an encroachment permit per Chapter 11.20 of the SBMC prior to demolition and any construction in the public ROW. Grading and drainage plan to include: Demolition of AC berm, Construction of 6-inch curb and gutter, and construction of 12-inch AC pavement to match existing		X			
b.	Obtain an encroachment permit per SBMC 11.20 prior to any work in the public ROW including construction of the 9" x 9" x 12" mountable curb, and construction of the SDRSD G-14 driveway approach		X			
c.	Specify that all construction materials shall be recycled according to the COSB recycling plan and submit an approved waste management plan		X			
d.	Specify that construction fencing be installed only on site, otherwise obtain an encroachment permit		X			
e.	Obtain a grading permit per the SBMC that meet or include the following: A grading plan prepared by a registered civil engineer, A soils report prepared by a registered soils engineer who is approved by the City Engineer, A letter prepared by a registered civil engineer certifying that the rate of runoff from the proposed development is the same or less than existing conditions, All retaining walls, A specification holding the applicant responsible for damage to adjacent properties during construction, The payment of grading plan check fee as required by the COSB, Obtain and submit grading security in a form prescribed by the City Engineer, Obtain a haul permit for import/export of soil, Obtain a certification from the CEOR and Soils engineers that public and private drainage facilities and finished grades are functioning and installed in accordance with approved plans, Prepare an erosion and sediment control plan using BMPs, Indicate all on site private drainage facilities designed to discharge water run off, Specify that post construction BMPs shall be implemented in the drainage design, Specify that cross lot drainage is prohibited, and Provide a record document holding the City harmless in case of a sanitary sewer back up due to blockage in the public sewer main. Backflow prevention is required.		X		X	

Tasks	2022												2023											
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
CUP Modification Approval from City Council	Assumption on timing																							
Approval from Coastal for incremental rollout	Assumption - to follow COSB council approval																							
Phase 1 - Administration Building Remodel & Addition																								
Design, CD's, Permitting	Phase 1, say 6 - 9 months for design and permit																							
Construction	Phase 1, say 6 - 9 months for construction																							
Phase 2 - Fire Truck Turnaround, Parking, Trash Enclosure & Offsites																								
Design, CD's, Permit	Phase 2 - Design is much more complicated - say 8-9 months for design and permitting																							
Construction	Phase 2 - Construction, say 9 - 10 months, adjust schedule to avoid Raptor nesting monitoring																							
Phase 3 - Amphitheater Shade Structure and Pathway Accessibility																								
Design, CD's, Permitting	Phase 3 - Design and permitting say 6 - 8 months																							
Construction	Phase 3 - Construction, say 6 months. Adjust schedule to avoid Raptor nesting monitoring																							
Phase 4 - Amphitheater AV Kiosk, Toilet Rooms & Seating																								
Design, CD's, Permitting	Phase 4 - Design and permitting say 6- 8 months, concurrent with Phase 3																							
Construction	Phase 4 - Construction, as funding becomes available. Adjust schedule to avoid Raptor nesting monitoring																							
Phase 5 - Canopy at Founders Hall																								
Design, CD's, Permit	Phase 5 - due to funding constraints Phase 5 is not being considered for implementation at this time																							
Construction																								

Notes:

Phase 1 & Phase 2 design are intended to proceed concurrently upon council approval

Phase 2 Engineering and Design is more complicated than Phase 1, and construction of Phase 2 is required by COSB FM to be complete before any construction is allowed in the Amphitheater (Phases 3 and 4)

All Construction schedules will be subject to adjustment to avoid Raptor Nesting Monitoring