

# CITY OF SOLANA BEACH

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



## AGENDA

### Joint REGULAR Meeting

Wednesday, January 23, 2019 \* 6:00 p.m.

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

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

### PUBLIC MEETING ACCESS

The Regular Meetings of the City Council are scheduled for the 2nd and 4th Wednesdays and are broadcast live on Cox Communications-Channel 19, Spectrum(Time Warner)-Channel 24, and AT&T U-verse Channel 99. The video taping of meetings are maintained as a permanent record and contain a detailed account of the proceedings. Council meeting tapings are archived and available for viewing on the City's [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](http://www.cityofsolanabeach.org). Agendas are posted at least 72 hours prior to regular meetings and at least 24 hours prior to special meetings. Writings and documents regarding an agenda of an open session meeting, [received](#) after the official posting, and distributed to the Council for consideration, will be made available for public viewing at the same time. In addition, items received at least 1 hour 30 minutes prior to the meeting time will be uploaded online with the courtesy agenda posting. Materials submitted for consideration should be forwarded to the [City Clerk's department](#) 858-720-2400. The designated location for viewing of hard copies is the City Clerk's office at City Hall during normal business hours.

### SPEAKERS

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

### SPECIAL ASSISTANCE NEEDED

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

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

### CITY COUNCILMEMBERS

**David A. Zito**, Mayor

**Jewel Edson**, Deputy Mayor

**Judy Hegenauer**, Councilmember

**Kristi Becker**, Councilmember

**Kelly Harless**, Councilmember

Gregory Wade  
City Manager

Johanna Canlas  
City Attorney

Angela Ivey  
City Clerk

**SPEAKERS:**

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

**READING OF ORDINANCES AND RESOLUTIONS:**

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

**CALL TO ORDER AND ROLL CALL:**

**CLOSED SESSION REPORT:** (when applicable)

**FLAG SALUTE:**

**APPROVAL OF AGENDA:**

**PROCLAMATIONS/CERTIFICATES:** *Ceremonial*

None at the posting of this agenda

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

SANDAG

**ORAL COMMUNICATIONS:**

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

**COUNCIL COMMUNITY ANNOUNCEMENTS / COMMENTARY:**

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

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

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

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

Recommendation: That the City Council

1. Approve the Minutes of the City Council Meetings held October 24, 2018.

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

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

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

Recommendation: That the City Council

1. Ratify the list of demands for December 15, 2018 – January 4, 2019.

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

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

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

Recommendation: That the City Council

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

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

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

### **A.4. 2018 Street Maintenance & Repair Project.** (File 0820-80)

Recommendation: That the City Council

1. Adopt **Resolution 2019-005**:
  - a. Authorizing the City Council to accept, as complete, the 2018 Street Maintenance & Repair Project, Bid No. 2018-03, performed by PAL General Engineering.
  - b. Authorizing the City Clerk to file a Notice of Completion.

#### [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.*

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

*Submit speaker slips to the City Clerk.*

**C.1. Comprehensive Annual Financial Report (CAFR) Fiscal Year 2017-2018**

(File 0310-22)

Recommendation: That the City Council

1. Accept and file the City of Solana Beach Comprehensive Annual Financial Report (CAFR) for the fiscal year July 1, 2017 – June 30, 2018.
2. Accept and file the Communication of Internal Control Related Matters Identified in an Audit letter.
3. Accept and file the Independent Accountants' Report on Agreed-Upon Procedures Applied to Appropriations Limit Worksheets letter.
4. Accept and file The Auditor's Communication with those Charged with Governance letter.

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

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

**B. PUBLIC HEARINGS: (B.1. – B.2.)**

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

**B.1. Public Hearing: 214 S. Rios, Applicant: Melinda Lou Kelley, Case 17-17-21, APN: 298-072-31.** (File 0600-40)

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

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 and 15305 of the State CEQA Guidelines;
3. If the City Council makes the requisite findings and approves the project, adopt Resolution 2019-002 conditionally approving a DRP and an SDP to construct a new accessory dwelling unit on a lot with an existing single-family residence and perform associated site improvements 214 S. Rios Avenue, Solana Beach; and
4. Consider adoption of **Resolution 2019-003** approving that the portion of the public street right-of-way described and shown on Exhibits A and B of Resolution 2019-003 shall be vacated and authorizing the City Clerk to certify a copy of this resolution and have it recorded at the County of San Diego Recorder in accordance with Section 8325 of the Streets and Highway Code.

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

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**B.2. Public Hearing: 329 S. Rios Ave., Applicant: Matthew Stoyka, Case 17-18-31.** (File 0600-40)

The proposed project meets the minimum zoning requirements under the SBMC, may be found to be consistent with the General Plan and may be found, as conditioned, to meet the discretionary findings required as discussed in this report to approve a DRP/SDP modification. 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 2019-010** conditionally approving a DRP/SDP modification to allow for a 13 square foot addition to the second story of the primary residence and to add 168 square feet to the detached guest house and convert it to an Accessory Dwelling Unit (ADU) at 329 S. Rios Avenue.

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

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

*Submit speaker slips to the City Clerk.*

**C.2. 2019 Annual Citizen Commission Appointments.** (File 0120-06)

Recommendation: That the City Council

1. Appoint three (3) members to the **Budget and Finance** Commission nominated/appointed by *individual* Councilmembers (Zito, Edson, and Hegenauer) for two-year terms.
2. Appoint four (4) members to the **Climate Action** Commission nominated/appointed by *Council-at-large* for the following positions:
  - a. Two (2) *Resident* appointments for two-year terms.
  - b. One (1) *Professional* appointment for member of the environmental and/or scientific community (*resident or non-resident*) for a two-year term.
  - c. One (1) *Councilmember* appointment OR resident or professional, as determined by Council for a two-year term.
3. Appoint four (4) members to the **Parks and Recreation** Commission nominated/appointed by *Council-at-large* for two-year terms.
4. Appoint four (4) members to the **Public Arts** Commission nominated/appointed by *Council-at-large* for the following positions/terms:
  - a. Three (3) vacancies for two-year terms.
  - b. One (1) vacancy for a one-year term.
5. Appoint three (3) members to the **View Assessment** Commission nominated/appointed by *individual Councilmembers* (Zito, Edson and Becker) for two-year terms.

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

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**C.3. Introduce (1<sup>st</sup> Reading) Ordinance 498 adopting Official City Insignia for the Solana Energy Alliance (SEA)** (File 1010-40)

Recommendation: That the City Council

1. Introduce **Ordinance 498**, amending the Solana Beach Municipal Code (SBMC) Section 1.08.010, to include the official insignia for the Solana Energy Alliance.

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

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## **WORK PLAN COMMENTS:**

*Adopted June 13, 2018*

## **COMPENSATION & REIMBURSEMENT DISCLOSURE:**

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

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

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

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

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

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

## **ADJOURN:**

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***Next Regularly Scheduled Meeting is February 13, 2019***

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

[www.cityofsolanabeach.org](http://www.cityofsolanabeach.org) 858-720-2400

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**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 January 23, 2019 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 January 16, 2019 at 6:10 p.m. on the City Bulletin Board at the entrance to the City Council Chambers. Said meeting is held at 6:00 p.m., January 23, 2019, in the Council Chambers, at City Hall, 635 S. Highway 101, Solana Beach, California.

Angela Ivey, City Clerk  
City of Solana Beach, CA

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**UPCOMING CITIZEN CITY COMMISSION AND COMMITTEE MEETINGS:**

*Regularly Scheduled, or Special Meetings that have been announced, as of this Agenda Posting. Dates, times, locations are all subject to change. See the [Citizen Commission's Agenda webpages](#) or the City's Events [Calendar](#) for updates.*

- **Budget & Finance Commission**  
Thursday, January 17, 2019, 5:30 p.m. (City Hall)
- **Climate Action Commission**  
Wednesday, February 20, 2019, 5:30 p.m. (City Hall)
- **Parks & Recreation Commission**  
Thursday, February 14, 2019, 4:00 p.m. (Fletcher Cove Community Center)
- **Public Arts Commission**  
Tuesday, January 22, 2019, 5:30 p.m. (City Hall)
- **View Assessment Commission**  
Tuesday, February 19, 2019, 6:00 p.m. (Council Chambers)



# CITY OF SOLANA BEACH

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



## MINUTES

Joint Meeting - Closed Session

Wednesday, October 24, 2018 \* 5:00 p.m.

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

### CITY COUNCILMEMBERS

David A. Zito, Deputy Mayor

Jewel Edson, Councilmember

Judy Hegenauer, Councilmember

Lesa Heebner, Councilmember

Peter Zahn, Councilmember

Gregory Wade  
City Manager

Johanna Canlas  
City Attorney

Angela Ivey  
City Clerk

### CALL TO ORDER AND ROLL CALL:

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

Present: David A. Zito, Jewel Edson, Judy Hegenauer, Lesa Heebner, Peter Zahn  
Absent: None  
Also Present: Greg Wade, City Manager  
Johanna Canlas, City Attorney

### PUBLIC COMMENT ON CLOSED SESSION ITEMS (ONLY):

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

### CLOSED SESSION:

#### 1. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

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

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

#### 2. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

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

Two (2) Potential case(s).

#### 3. CONFERENCE WITH LEGAL COUNSEL – INITIATION OF LITIGATION

Pursuant to Government Code Section 54956.9(d)(4)

One (1) Potential case(s).

**Action:** No reportable action.

### ADJOURN:

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

**AGENDA ITEM A.1.**

# CITY OF SOLANA BEACH

SOLANA BEACH CITY COUNCIL, SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY,  
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## MINUTES

Joint REGULAR Meeting

Wednesday, October 24, 2018 \* 6:00 p.m.

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

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### CITY COUNCILMEMBERS

David A. Zito, Mayor

Jewel Edson, Deputy Mayor

Judy Hegenauer, Councilmember

Lesa Heebner, Councilmember

Peter Zahn, Councilmember

Gregory Wade  
City Manager

Johanna Canlas  
City Attorney

Angela Ivey  
City Clerk

### CALL TO ORDER AND ROLL CALL:

Mayor Zito called the meeting to order at 6:08 p.m.

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

Absent: None

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

CLOSED SESSION REPORT: (when applicable)

FLAG SALUTE:

### APPROVAL OF AGENDA:

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

PROCLAMATIONS/CERTIFICATES: *Ceremonial*

Red Ribbon Week

Mayor Zito presented Red Ribbon proclamations to 14 schools.

## **ORAL COMMUNICATIONS:**

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

Mayor Zito announced that former Councilmember Tom Campbell had passed away, he served 20 year on the City Council, involved in the community, operated a local business, and that the meeting would be adjourned in his honor.

Kristine Schindler spoke about Bike to School Day, Red Ribbon Schools, and crossing guards to help students to school.

Mary Yang spoke about concerns about plastics consumption and the need to put an item on an agenda to address this issue.

Deborah Sweet spoke about the Public Acts Commission Photo Contest.

Pat Tirona, Branch Manager of Solana Beach Library, and Andi McLeod spoke about their appreciation for the City's annual contribution and their upcoming Book Club even.

Gerri Retman spoke about former Councilmember Campbell and her experiences working with him, campaign memories, and his contributions to the community.

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

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

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

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

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

Recommendation: That the City Council

1. Ratify the list of demands for September 22 – October 5, 2018.

Item A.1. Report (click here)

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

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

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

Recommendation: That the City Council

1. Receive the report listing changes made to the Fiscal Year 2018/19 General Fund Adopted Budget.

Item A.2. Report (click here)

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

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

**A.3. Americans with Disability Act (ADA) Pedestrian Ramps.** (File 0820-20)

Recommendation: That the City Council

1. Adopt **Resolution 2018-136:**
  - a. Awarding the construction contract to LC Paving & Sealing in the amount of \$45,300 for the ADA Pedestrian Ramps, Bid 2018-05.
  - b. Approving an amount of \$2,000 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 \$42,500 to the Federal Grants revenue account and to the ADA Pedestrian Ramps CIP project, both in the CDBG fund.
  - f. Appropriating \$4,800 to the ADA Pedestrian Ramps CIP project in the City CIP fund.
  - g. Authorizing the City Treasurer to amend the FY 2018/19 Adopted Budget accordingly.

Item A.3. Report (click here)

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

**A.4. City Manager's Employment Agreement** (File 0530-15)

Recommendation: That the City Council

1. Adopt **Resolution 2018-123** authorizing the Mayor to execute the Third Amendment to the Employment Agreement between the City of Solana Beach and Gregory Wade to reflect the four percent increase in base salary and the additional ten thousand dollars towards Deferred Compensation.

Item A.4. Report (click here)

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

**A.5. Conflict of Interest Code Update.** (File 0440-00)

Recommendation: That the City Council

1. Adopt **Resolution 2018-139** adopting an amended Solana Beach Conflict of Interest Code.

Item A.5. Report (click here)

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

**A.6. Information Technology Services.** (File 0190-60)

Recommendation: That the City Council

1. Adopt **Resolution 2018-120** authorizing the City Manager to sign an I.T. Professional Services Agreement with the City of Del Mar with an option to extend the agreement for up to four (4) additional one year periods based on satisfactory past performance.

Item A.6. Report (click here)

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

**A.7. Sewer System Inflow Study.** (File 1040-44)

Recommendation: That the City Council

1. Adopt **Resolution 2018-135** authorizing the City Manager to execute an amendment to the Professional Services Agreement with Infrastructure Engineering Corporation (IEC), in the amount of \$30,986, to conduct sewer system flow monitoring.

Item A.7. Report (click here)

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

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

This portion of the agenda provides citizens an opportunity to express their views on a specific issue as required by law after proper noticing by submitting a speaker slip (located on the back table) to the City Clerk. After considering all of the evidence, including written materials and oral

testimony, the City Council must make a decision supported by findings and the findings must be supported by substantial evidence in the record. An applicant or designee(s) for a private development/business project, for which the public hearing is being held, is allotted a total of fifteen minutes to speak, as per SBMC 2.04.210. A portion of the fifteen minutes may be saved to respond to those who speak in opposition. All other speakers have three minutes each. Please be aware of the timer light on the Council Dais.

**B.1. Public Hearing: Mixed Use Development Northwest Corner of Highway 101 and Dahlia Drive, Applicant: Zephyr Partners, Case 17-14-08.** (File 0610-60)

The proposed Comprehensive Sign Permit (CSP) meets the minimum objective requirements under the SBMC and may be found consistent with the Highway 101 Specific Plan and General Plan. Therefore, Staff recommends that the City Council:

1. Conduct the continued Public Hearing from October 10, 2018: Receive public testimony, Close the public hearing.
2. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2018-138** conditionally approving a CSP for the Solana 101 project, a Mixed Use Development, Solana Beach.

Item B.1. Report (click here)

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

This item was continued from October 10, 2018.

Greg Wade, City Manager, introduced the item.

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

The Applicant waived their opportunity to make a presentation and said they were available for questions.

Council, Staff, and Applicant representative discussed the signage locations, flashing or spinning signs, timers to turn off illuminated signage at 9:00 p.m., building number corrections on the plans, and maximum height and widths of horizontal and vertical signs.

Deputy Mayor Edson presented some pictures of signage around the City to review for sizes, view blockage, and lighting.

Mayor Zito recessed the meeting at 7:56 p.m. for a break and reconvened at 8:04 p.m.

Ryan Herrell spoke about the awning signage plan, being sensitive to neighbors' impacts, using soft glow and not projecting light, lighting to announce entry to where the businesses were located, intention to attract the right tenants, light lighting was nice at twilight hours serving certain business hours.

Mayor Zito recited the modifications discussed including returning to Council on Consent for various signage mentioned, modify the Resolution item 5. changing 'any' to 'all', utilize illumination method 2 for Sierra signage and require timers to shut off at 9:00 p.m., painted

signs would be subject to approval by Council on the Consent calendar, prohibiting flashing and spinning signs, temporary signs would be limited to 30 days, changing all references of 'possible sign locations' to 'allowed sign locations', signs on awnings on S. Sierra could not be lit, if those signs were moved to monument signs they would be considered wall signs and meet the lit conditions of illuminated signs, correcting the building numbers on the plans for the north frontage buildings on the plans, move sign 2.a. to the north east corner, sign 18.e on the north west corner would follow lighting requirements of the N. Sierra signs, the 1.a. main sign for the project on Highway 101 would be a maximum height of 8 ft. and if it was vertically oriented it would be a 4 ft. maximum width or 5 ½ ft. maximum width if it is horizontal.

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

**Motion:** Moved by Councilmember Heebner and second by Deputy Mayor Edson to approve with modifications cited by Mayor Zito. **Approved 5/0.** Motion carried unanimously.

**C. STAFF REPORTS:** (C.1. - C.3.)  
*Submit speaker slips to the City Clerk.*

**C.1. Marine Safety Center Improvement Project Preliminary Design** (File 0730-30)

Recommendation: That the City Council

1. Adopt **Resolution 2018-126:**

- a. Authorizing the City Manager to enter into a Professional Services Agreement with doumusstudio architecture for the preparation of preliminary design plans and application package for discretionary permits processing of the Marine Safety Center Improvement Project.
- b. Authorizing an appropriation of \$13,000 from the Transit Occupancy Tax (TOT) Reserves into the Marine Safety Center Improvement Project in the Capital Improvement Program.
- c. Authorizing the City Treasurer to amend the FY 2018/19 Adopted Budget accordingly.

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

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

Greg Wade, City Manager, introduced the item.

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

Council and Staff discussed the square footage, which includes a first aid room, separate restrooms and change areas, observation deck, parking, dispatch center, garage, Jr. Lifeguard program area, kitchen, janitorial closet, I.T. area, and other required modifications. Discussion continued regarding parking preservation, small space planning, the importance of the improvement needs of the current center, picking materials that could weather the

elements of the beach proximity, foundation design needs, tucking the building into the hillside, and reviewing the potential to provide direct access from the center to the beach.

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

### **C.2. Introduce (1<sup>st</sup> Reading) Ordinance 489 – Mayoral Duties.** (File 0410-90)

Recommendation: That the City Council

1. Consider the introduction (1<sup>st</sup> reading) of **Ordinance 489** adding Section 2.04.015 to the Solana Beach Municipal Code which would codify Mayoral duties as set out in state law.

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.*

Johanna Canlas, City Attorney, introduced the item.

Council and Staff discussed eliminating d. give authority to the Mayor to make nominations, that the duties were required by the California Government Code, the City had an existing resolution that provides a policy for individual Councilmember's nominations that would not go away, and that each nomination would still be subject to the majority vote of the City Council.

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

### **C.3. My Community Application Update.** (File 0190-60)

Recommendation: That the City Council

1. Receive this Staff Report, review the My Community App presentation, and provide any feedback regarding the My Community App to Staff as necessary.

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.*

Joe Lim, Community Development Director, presented a PowerPoint (on file) reviewing the application.

### **COMPENSATION & REIMBURSEMENT DISCLOSURE: None**

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

### **COUNCIL COMMITTEE REPORTS:** Council Committees



**REGIONAL COMMITTEES: (outside agencies, appointed by this Council)**  
**STANDING COMMITTEES: (All Primary Members) (*Permanent Committees*)**

**ADJOURN:**

Mayor Zito adjourned the meeting in the memory of former Councilmember Tom Campbell at 9:45 p.m.

Angela Ivey, City Clerk

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



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** January 23, 2019  
**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- 12/15/18 through 01/04/19

Check Register-Disbursement Fund (Attachment 1)		\$	290,005.84
Retirement Payroll	December 18, 2018		9,851.00
Net Payroll	December 28, 2018		152,012.28
Federal & State Taxes	December 28, 2018		37,352.65
PERS Retirement (EFT)	December 28, 2018		42,959.06
			<hr/>
TOTAL		\$	<hr/> 532,180.83 <hr/>

## 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 December 15, 2018 through January 4, 2019 reflects total expenditures of \$532,180.83 from various City funding sources.

## WORK PLAN:

N/A

CITY COUNCIL ACTION: _____ _____
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**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

PENTAMATION  
 DATE: 01/07/2019  
 TIME: 08:49:52

CITY OF SOLANA BEACH, CA  
 CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 1  
 ACCTPAZI

SELECTION CRITERIA: transact.gi\_cash='1011' and transact.ck\_date between '20181215 00:00:00.000' and '20190104 00:00:00.000'  
 ACCOUNTING PERIOD: 7/19

FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	93971	12/20/18	4706	24 HOUR ELEVATOR, INC	00165006570	ELVTR MAINT-DEC	0.00	163.78
1011	93972	12/20/18	2379	AA FARNSWORTH'S BACKFLOW	00165006560	BACKFLOW ANNUAL TEST	0.00	105.90
1011	93973	12/20/18	2906	ACE UNIFORMS & ACCESSORI	00160006120	BOOTS-LOFTIS	0.00	377.11
1011	93974	12/20/18	1135	AFFORDABLE PIPELINE SERV	50900007700	J-SEWER CLEANING	0.00	575.00
1011	93974	12/20/18	1135	AFFORDABLE PIPELINE SERV	50900007700	O-SEWER CLEANING	0.00	1,140.00
1011	93974	12/20/18	1135	AFFORDABLE PIPELINE SERV	50900007700	C-SEWER CLEAN-82,091	0.00	41,045.50
TOTAL CHECK							0.00	42,760.50
1011	93975	12/20/18	3553	AMERICAN QUIK PRINT	00160006120	FIRE INSPECTION FORMS	0.00	603.40
1011	93976	12/20/18	1122	APPLE ONE, INC	00150005150	TEMP HELP PE 11/03	0.00	242.46
1011	93976	12/20/18	1122	APPLE ONE, INC	00150005150	TEMP HELP PE 12/01	0.00	255.66
1011	93976	12/20/18	1122	APPLE ONE, INC	00150005150	TEMP HELP PE 11/24	0.00	255.66
1011	93976	12/20/18	1122	APPLE ONE, INC	00150005150	TEMP HELP PE 11/17	0.00	1,009.44
TOTAL CHECK							0.00	2,316.61
1011	93977	12/20/18	4832	AT&T CALNET 3	00150005450	939112278 10/24-11/23	0.00	19.45
1011	93977	12/20/18	4832	AT&T CALNET 3	00150005450	939112282 10/24-11/23	0.00	164.68
1011	93977	12/20/18	4832	AT&T CALNET 3	00150005450	939153641 10/24-11/23	0.00	164.68
1011	93977	12/20/18	4832	AT&T CALNET 3	00150005450	939162899 10/24-11/23	0.00	383.34
1011	93977	12/20/18	4832	AT&T CALNET 3	00160006120	939112280 10/24-11/23	0.00	217.94
1011	93977	12/20/18	4832	AT&T CALNET 3	00160006170	939153651 10/25-11/24	0.00	63.90
1011	93977	12/20/18	4832	AT&T CALNET 3	00160006170	939112281 10/25-11/24	0.00	164.68
1011	93977	12/20/18	4832	AT&T CALNET 3	00160006150	939112275 10/24-11/23	0.00	3,495.28
TOTAL CHECK							0.00	440.00
1011	93978	12/20/18	5174	MEGAN BAVIN	12050005460	2018 GYM REIMS	0.00	467.88
1011	93979	12/20/18	4919	KAPHLEEN BENSON	12050005460	2018 GYM REIMS	0.00	235.55
1011	93980	12/20/18	3480	BUSINESS PRINTING COMPAN	00160006170	BUS CRD-URUB/LOW/PENN	0.00	8,198.98
1011	93981	12/20/18	4168	CHEN RYAN ASSOCIATES	00165006540	ONCALL TRFFC 12/01	0.00	953.00
1011	93982	12/20/18	5548	CHICOECO INC	00150005400	EE APPR-UTENSILS	0.00	1,677.00
1011	93983	12/20/18	1388	CITY OF CARLSBAD	00165006520	WQIP COST SHR FY18/19	0.00	3,437.50
1011	93984	12/20/18	4279	CITY PLACE PLANNING, INC	00155005550	ON-CALL SVC-OCT/NOV	0.00	162.00
1011	93985	12/20/18	2631	CLEAN STREET	00165006550	SPCL EVNT SWP-11/28	0.00	3,204.51
1011	93986	12/20/18	2427	COMPRESSED AIR SPECIALTI	00160006120	AIR COMPRESSOR MAINT	0.00	400.00
1011	93987	12/20/18	3967	COREY ANDREWS	12050005460	2018 GYM REIMS	0.00	459.00
1011	93988	12/20/18	338	COUNTY OF SAN DIEGO, DEH	45994386510	9438.10SKTPRK RCVLWTR	0.00	993.60
1011	93989	12/20/18	1832	CPS HUMAN RESOURCE SERVI	00150005400	ADMIN TEST EXAM	0.00	

PENTAMATION  
 DATE: 01/07/2019  
 TIME: 08:49:52

CITY OF SOLANA BEACH, CA  
 CHECK REGISTER - DISBURSEMENT FUND

SELECTION CRITERIA: transact.gl\_cash='1011' and transact.ck\_date between '20181215 00:00:00.000' and '20190104 00:00:00.000'  
 ACCOUNTING PERIOD: 7/19

FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	93990	12/20/18	2165	CULLIGAN OF SAN DIEGO	00160006170	DRNKNG WTR SVC-DEC	0.00	41.60
1011	93991	12/20/18	1701	DANNY KING	12050005460	2018 GYM RIEMB	0.00	480.00
1011	93992	12/20/18	739	DEPARTMENT OF JUSTICE	00150005400	FINGERPRINT APP-NOV	0.00	32.00
1011	93992	12/20/18	739	DEPARTMENT OF JUSTICE	00160006140	FINGERPRINT APP-NOV	0.00	32.00
TOTAL CHECK								64.00
1011	93993	12/20/18	134	DIXIELINE LUMBER CO INC	00165006570	CLOSET REBUILD KIT	0.00	29.73
1011	93993	12/20/18	134	DIXIELINE LUMBER CO INC	00165006560	OUTLET/COVER	0.00	33.92
1011	93993	12/20/18	134	DIXIELINE LUMBER CO INC	00165006570	DRAIN ASMLY/TUBING	0.00	36.34
1011	93993	12/20/18	134	DIXIELINE LUMBER CO INC	00165006530	NUTS/BOLTS	0.00	51.26
1011	93993	12/20/18	134	DIXIELINE LUMBER CO INC	00165006530	6 VOLT BATTERY	0.00	51.63
1011	93993	12/20/18	134	DIXIELINE LUMBER CO INC	00165006560	RAKE/BLADES/PIPE TAPE	0.00	75.11
TOTAL CHECK								277.99
1011	93994	12/20/18	269	DUDEK & ASSOCIATES INC.	21355005550	1714.29/661-781 NARDO	0.00	9,314.84
1011	93994	12/20/18	269	DUDEK & ASSOCIATES INC.	21355005550	1714.29/661-781 NARDO	0.00	8,105.16
TOTAL CHECK								17,420.00
1011	93995	12/20/18	825	EMERGENCY MEDICAL PRODUC	00160006170	FIRST AID SUPPL-LFGRD	0.00	138.40
1011	93996	12/20/18	94	ESGIL CORPORATION	00155005560	BLDG PRMT 11/05-11/09	0.00	6,631.82
1011	93996	12/20/18	94	ESGIL CORPORATION	00155005560	BLDG PRMT 10/29-11/02	0.00	7,489.73
1011	93996	12/20/18	94	ESGIL CORPORATION	00160006120	FIRE PRMT 11/05-11/09	0.00	698.54
1011	93996	12/20/18	94	ESGIL CORPORATION	00160006120	FIRE PRMT 10/29-11/02	0.00	2,015.18
TOTAL CHECK								16,835.27
1011	93997	12/20/18	322	FIRE ETC.	00160006120	SCBA MASK BAG-TOOTH	0.00	201.64
1011	93997	12/20/18	322	FIRE ETC.	00160006120	BOOTS-BARRON	0.00	437.61
TOTAL CHECK								639.25
1011	93998	12/20/18	5480	FISHER INTEGRATED, INC.	00150005450	COUNCIL WEB STRM-NOV	0.00	800.00
1011	93999	12/20/18	1792	HARRIS & ASSOC. INC.	21355005550	1715.15 PROF SVC-NOV	0.00	195.00
1011	94000	12/20/18	4166	HOGAN LAW APC	21355005550	1714.29 SOL HGHLD-NOV	0.00	390.00
1011	94001	12/20/18	11	ICMA RETIREMENT TRUST-45	001	ICMA PD 12/28/18	0.00	8,702.62
1011	94002	12/20/18	3859	ICMA RETIREMENT TRUST-RH	001	ICMA PD 12/28/18	0.00	2,006.22
1011	94003	12/20/18	4157	LCI BACKHOE SERVICES	001	RFND P#4010/316 S RIO	0.00	1,000.00
1011	94004	12/20/18	5200	CHARLES MEAD	00150005400	FIRE ADMIN-HEAD	0.00	615.00
1011	94005	12/20/18	5508	MERCHANTS BUILDING MAINT	00165006570	JANITORIAL SVC-DEC	0.00	4,581.35
1011	94006	12/20/18	4754	MERKEL & ASSOCIATES, INC	45999036190	9903.19 LUP/ESHA UPDT	0.00	19,448.00
1011	94007	12/20/18	111	MISSION LINEN & UNIFORM	21100007600	LAUNDRY-PUB WORKS	0.00	1.87

SELECTION CRITERIA: transact.g1\_cash='1011' and transact.ck\_date between '20181215 00:00:00.000' and '20190104 00:00:00.000'  
 ACCOUNTING PERIOD: 7/19

FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	DESCRIPTION	SALES TAX	AMOUNT
1011	94007	12/20/18	111	MISSION LINEN & UNIFORM	50900007700	LAUNDRY-PUB WORKS	0.00	7.49
1011	94007	12/20/18	111	MISSION LINEN & UNIFORM	00165006560	LAUNDRY-PUB WORKS	0.00	8.42
1011	94007	12/20/18	111	MISSION LINEN & UNIFORM	00165006520	LAUNDRY-PUB WORKS	0.00	8.43
1011	94007	12/20/18	111	MISSION LINEN & UNIFORM	00165006530	LAUNDRY-PUB WORKS	0.00	14.97
	TOTAL CHECK						0.00	41.18
1011	94008	12/20/18	4825	NEOGOV, INC	13550005200	ONBOARD SUB/SETUP/FRN	0.00	7,040.00
1011	94008	12/20/18	4825	NEOGOV, INC	13550005200	PERFORM SUB/SETUP/TRN	0.00	5,904.00
	TOTAL CHECK						0.00	12,944.00
1011	94009	12/20/18	4522	NISSHO OF CALIFORNIA	00165006530	STREET LINDSCP SVC-NOV	0.00	1,841.00
1011	94009	12/20/18	4522	NISSHO OF CALIFORNIA	00165006560	PRKS LINDSCP SVC-NOV	0.00	14,729.70
1011	94009	12/20/18	4522	NISSHO OF CALIFORNIA	00165006570	PUBFAC LINDSCP SVC-NOV	0.00	2,799.00
1011	94009	12/20/18	4522	NISSHO OF CALIFORNIA	20375007510	MID#33 LINDSCP SVC-NOV	0.00	4,689.30
1011	94009	12/20/18	4522	NISSHO OF CALIFORNIA	20875007580	CRT LINDSCP SVC-NOV	0.00	7,818.70
	TOTAL CHECK						0.00	31,877.70
1011	94010	12/20/18	5146	REGINA OCHOA	12050005460	2018 GYM REIME	0.00	480.00
1011	94011	12/20/18	57	OFFICE TEAM INC.	00150005150	TEMP HELP PE 11/30	0.00	519.30
1011	94011	12/20/18	57	OFFICE TEAM INC.	00150005150	TEMP HELP PE 11/23	0.00	778.95
1011	94011	12/20/18	57	OFFICE TEAM INC.	00150005150	TEMP HELP PE 11/16	0.00	894.35
1011	94011	12/20/18	57	OFFICE TEAM INC.	00150005150	TEMP HELP PE 11/02	0.00	1,038.60
1011	94011	12/20/18	57	OFFICE TEAM INC.	00150005150	TEMP HELP PE 11/09	0.00	1,101.20
1011	94011	12/20/18	57	OFFICE TEAM INC.	00150005150	TEMP HELP PE 12/07	0.00	1,154.00
	TOTAL CHECK						0.00	5,486.40
1011	94012	12/20/18	3529	PARKHOUSE TIRE INC	00160006120	TIRES T#237-11/26/18	0.00	833.21
1011	94013	12/20/18	4767	PARTNERSHIPS WITH INDUST	00165006550	TRASH ABTMNT PE 11/30	0.00	423.23
1011	94013	12/20/18	4767	PARTNERSHIPS WITH INDUST	00165006570	TRASH ABTMNT PE 11/30	0.00	423.23
1011	94013	12/20/18	4767	PARTNERSHIPS WITH INDUST	00165006550	TRASH ABTMNT PE 11/15	0.00	495.43
1011	94013	12/20/18	4767	PARTNERSHIPS WITH INDUST	00165006570	TRASH ABTMNT PE 11/15	0.00	495.43
	TOTAL CHECK						0.00	1,837.32
1011	94014	12/20/18	5362	PATRICIA LETTS	12050005460	2018 GYM RIEMS	0.00	467.88
1011	94015	12/20/18	5547	PRIMO INVESTIGATIONS	00150005400	BACKGROUND CHK (FF/PM)	0.00	700.00
1011	94016	12/20/18	141	SANTA FE IRRIGATION DIST	20475007520	GRP 7-12 10/16-12/14	0.00	705.67
1011	94017	12/20/18	1073	SEASIDE HEATING & AIR CO	00165006570	HVAC MAINT-OCT-FC	0.00	65.00
1011	94017	12/20/18	1073	SEASIDE HEATING & AIR CO	00165006570	HVAC MAINT-OCT-LC	0.00	120.00
1011	94017	12/20/18	1073	SEASIDE HEATING & AIR CO	00165006570	HVAC MAINT-NOV-LC	0.00	228.00
1011	94017	12/20/18	1073	SEASIDE HEATING & AIR CO	00165006570	HVAC MAINT-NOV-CH	0.00	1,600.00
1011	94017	12/20/18	1073	SEASIDE HEATING & AIR CO	00165006570	HVAC MAINT-OCT-MS	0.00	65.00
	TOTAL CHECK						0.00	2,078.00
1011	94018	12/20/18	1459	JASON SHOOK	12050005460	2018 GYM RIEMS	0.00	480.00
1011	94019	12/20/18	13	SOLANA BEACH FIREFIGHTER 001		FD DUES PD 12/28/18	0.00	778.50

PENTAMATION  
 DATE: 01/07/2019  
 TIME: 08:49:52

CITY OF SOLANA BEACH, CA  
 CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 4  
 ACCTPAZI

SELECTION CRITERIA: trnsact.g1\_cash='1011' and trnsact.ck\_date between '20181215 00:00:00.000' and '20190104 00:00:00.000'  
 ACCOUNTING PERIOD: 7/19

FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	DESCRIPTION	SALES TAX	AMOUNT
1011	94020	12/20/18	2306	STANFORD SIGN & AWNING,	00170007100	SB ENTRY SIGN MAINT	0.00	1,380.00
1011	94021	12/20/18	1231	STAPLES CONTRACT & COMME	00150005300	CRD HLDR/POST IT/PENS	0.00	32.57
1011	94022	12/20/18	450	SWRCB	00165006520	ANNL PRMT-FY 19	0.00	2,286.00
1011	94023	12/20/18	2858	STEVE KERR	12050005460	2018 GYM REIME	0.00	139.00
1011	94024	12/20/18	4842	SUPPLYWORKS, INC	00165006570	MARK RMV/LINRS/TISSUE	0.00	1,204.10
1011	94025	12/20/18	5172	JULIETTE THAYER	12050005460	2018 GYM RIEMS	0.00	467.88
1011	94026	12/20/18	4899	ZACHARY TOOTH	00160006120	COMND OFCR ADMIN-TOTH	0.00	325.00
1011	94027	12/20/18	40	UNDERGROUND SVC ALERT OF	00165006510	DIG ALERT-NOV	0.00	64.45
1011	94028	12/20/18	1458	THE UNIFORM SPECIALIST	00160006120	SHIRTS/EMB-HANCOCK	0.00	108.23
1011	94029	12/20/18	12	UNITED WAY OF SAN DIEGO	001	UNITED WY PD 12/28/18	0.00	40.00
1011	94030	12/20/18	5182	UNIVERSITY OF SAN DIEGO	45999055550	9905.02 CLIMATE PLN	0.00	218.54
1011	94030	12/20/18	5182	UNIVERSITY OF SAN DIEGO	45999055550	9905.02 CLIMATE PLN	0.00	739.36
1011	94030	12/20/18	5182	UNIVERSITY OF SAN DIEGO	45999055550	9905.02 CLIMATE PLN	0.00	4,175.03
TOTAL CHECK							0.00	5,132.93
1011	94031	12/20/18	30	VERIZON WIRELESS-SD	00165006520	PW CELL 11/02-12/01	0.00	7.11
1011	94031	12/20/18	30	VERIZON WIRELESS-SD	21100007600	PW CELL 11/02-12/01	0.00	7.11
1011	94031	12/20/18	30	VERIZON WIRELESS-SD	50900007700	PW CELL 11/02-12/01	0.00	7.11
1011	94031	12/20/18	30	VERIZON WIRELESS-SD	00165006540	PW CELL 11/02-12/01	0.00	14.23
1011	94031	12/20/18	30	VERIZON WIRELESS-SD	00165006560	PW CELL 11/02-12/01	0.00	14.23
1011	94031	12/20/18	30	VERIZON WIRELESS-SD	00165006510	PW CELL 11/02-12/01	0.00	14.24
1011	94031	12/20/18	30	VERIZON WIRELESS-SD	00165006530	PW CELL 11/02-12/01	0.00	21.34
1011	94031	12/20/18	30	VERIZON WIRELESS-SD	00160006140	CODE CELL 10/29-11/28	0.00	0.78
1011	94031	12/20/18	30	VERIZON WIRELESS-SD	27060006120	CSAL7IPAD 10/29-11/28	0.00	114.03
1011	94031	12/20/18	30	VERIZON WIRELESS-SD	00160006120	FIRE CELL 10/29-11/28	0.00	264.71
1011	94031	12/20/18	30	VERIZON WIRELESS-SD	00160006120	BC CELL 10/29-11/28	0.00	61.41
TOTAL CHECK							0.00	526.30
1011	94032	12/20/18	37	XEROX CORPORATION	00150005350	W7830PT UPSTRS-NOV	0.00	199.60
1011	94032	12/20/18	37	XEROX CORPORATION	00150005350	EXCESS BLK-10/21-11/21	0.00	27.40
1011	94032	12/20/18	37	XEROX CORPORATION	00150005350	EXCESS CLR-10/21-11/21	0.00	91.81
1011	94032	12/20/18	37	XEROX CORPORATION	00150005350	D95CP PLNG LEASE-NOV	0.00	555.18
1011	94032	12/20/18	37	XEROX CORPORATION	00150005350	EXCESS CPYS10/21-11/21	0.00	162.19
1011	94032	12/20/18	37	XEROX CORPORATION	00150005350	W7830PT CLRKS-NOV	0.00	218.99
1011	94032	12/20/18	37	XEROX CORPORATION	00150005350	EXCESS BLK-10/21-11/21	0.00	39.09
1011	94032	12/20/18	37	XEROX CORPORATION	00150005350	EXCESS CLR-10/21-11/2	0.00	165.75
TOTAL CHECK							0.00	1,460.01
1011	94033	01/03/19	5180	AMERICAN PLANNING ASSOCI	00155005550	APA MEMBERSHIP-OCHOA	0.00	252.00
1011	94034	01/03/19	3069	JOSHUA BLEA	12050005460	2018 GYM REIME	0.00	466.35





PENTAMATION  
DATE: 01/07/2019  
TIME: 08:49:52

CITY OF SOLANA BEACH, CA  
CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 6  
ACCTPA21

SELECTION CRITERIA: transact.gl\_cash='1011' and transact.ck\_date between '20181215 00:00:00.000' and '20190104 00:00:00.000'  
ACCOUNTING PERIOD: 7/19

FUND - 001 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	BUDGET UNIT	-----DESCRIPTION-----	SALES TAX	AMOUNT
1011	V900009	12/20/18	5129	KAYLA MOSHI	12050005460	2018 GYM RIEME	0.00	240.00
TOTAL CASH ACCOUNT								290,005.84
TOTAL FUND								290,005.84
TOTAL REPORT								290,005.84



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** January 23, 2019  
**ORIGINATING DEPT:** Finance  
**SUBJECT:** **Report on Changes Made to the General Fund Adopted Budget for Fiscal Year 2018-2019**

**BACKGROUND:**

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

The information provided in this Staff Report lists the changes made through January 9, 2019.

**DISCUSSION:**

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

GENERAL FUND - ADOPTED BUDGET PLUS CHANGES					
As of January 09, 2019					
Action	Description	Revenues	Expenditures	Transfers from GF	Net Surplus
Reso 2017-095	Adopted Budget	17,916,600	(17,098,600)	(401,600) (1)	\$ 416,400
Reso 2018-070	Fiscal Year 2018/19 Appropriation Revisions	76,100	(229,900)	-	262,600
Reso 2018-089	Crossing Guards	38,507	(59,242)	-	241,865
Reso 2018-101	SBFA MOU	-	(185,425)	-	56,440
Reso 2018-093	City-Wide Janitorial Services	-	(8,620)	-	47,820
Reso 2018-117	Crossing Guards	19,253	(29,620)	-	37,453
Reso 2018-128	Pers Side Fund	-	155,700	-	193,153
	(1) Transfers to:				
	Debt Service for Public Facilities		151,100		
	City CIP Fund		250,500	401,600	

**CEQA COMPLIANCE STATEMENT:**

Not a project as defined by CEQA

**COUNCIL ACTION:**

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**FISCAL IMPACT:**

N/A

**WORK PLAN:**

N/A

**OPTIONS:**

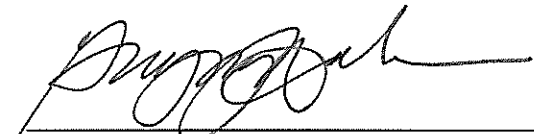
- Receive the report.
- Do not accept the report

**DEPARTMENT RECOMMENDATION:**

Staff recommends that the City Council receive the report listing changes made to the FY 2018-2019 General Fund Adopted Budget.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation



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Gregory Wade, City Manager



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** January 23, 2019  
**ORIGINATING DEPT:** Engineering Department  
**SUBJECT:** **Council Consideration of Resolution No. 2019-005  
Authorizing the City Clerk to File a Notice of Completion  
for the 2018 Street Maintenance & Repair Project**

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## **BACKGROUND:**

At the July 11, 2018 Council Meeting, City Council awarded the construction contract for the 2018 Street Maintenance & Repair Project, Bid No. 2018-03, to PAL General Engineering. The project included localized asphalt concrete pavement repairs, pavement resurfacing overlays and slurry seals, and replacement of traffic markings.

This item is before the City Council to consider adoption of Resolution No. 2019-005 (Attachment 1) to report the final project costs, accept the project as complete, and to direct the City Clerk to file a Notice of Completion.

## **DISCUSSION:**

Except as noted below, PAL General Engineering completed all work on this project in accordance with the approved plans and specifications of Bid No. 2018-03 to the satisfaction of the City Engineer. The City will release the 5% retention, in the amount of \$40,009, 35 days after the approval of the Notice of Completion by the City Council.

Linda Mar and South Helix were included in the original list of streets to be overlaid. However, a subsequent sewer inspection revealed that sewer main work would be needed on these streets in the near future. As a result, resurfacing of this cul-de-sac was deleted from the scope of work of the contract. The cul-de-sac will be overlaid as part of the sewer main project.

The contractor performed additional work at the request of Staff. A summary of this year's project and the additional work completed this Fiscal Year (FY) is listed on the next page.

CITY COUNCIL ACTION:

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Streets Overlaid (included in the original Contract)

1. East Cliff Street, from Cedros to Rios
2. North Acacia and portion of Estrella, from Plaza to Estrella
3. San Leon/San Lorenzo
4. San Mario, north of Santa Petra
5. San Ricardo
6. Santa Bartola
7. Santa Carina
8. Seabright Lane
9. South Sierra, from Border to Dahlia
10. Via la Senda (southerly portion)
11. Vista de la Tierra

Streets Slurry Sealed (included in the original Contract)

1. Canyon Place
2. Castro Street
3. Del Mar Shores Terrace
4. Glencrest Place
5. Gonzales Street
6. South Cedros, from Marsolan to Cofair
7. South Granados, south of Palmitas
8. Santa Gabriella
9. Santa Marta
10. Santa Rosita, from Santa Helena to Santa Florencia

Additional Street Repairs Performed by the Contractor

1. Increased Lomas Santa Fe Drive localized pavement repairs (500 sf)
2. Increased local streets localized pavement repairs (3,300 sf)
3. Lomas Santa Fe Drive asphalt concrete sidewalk, east of easterly Via Mil Cumbres to Highland Drive, resurfaced
4. Lomas Santa Fe Drive asphalt concrete sidewalk, west of Via Mil Cumbres intersections, localized repairs
5. Slurry sealed Plaza parking lots

Additional Traffic Striping and Markings Installed

1. Applied thermoplastic "continental" styled crosswalks at the following intersections:
  - a. Lomas Santa Fe Drive at Cedros Ave
  - b. Lomas Santa Fe Drive at Nardo Ave
  - c. Lomas Santa Fe Drive at Rios Ave
  - d. Nardo Ave at Fresca Street
  - e. Santa Victoria at Solana Vista Elementary School entrance

- f. Santa Rosita at Santa Florencia
2. Repainted 73 directional arrows in thermoplastic
3. Lomas Santa Fe Drive westbound bike lane repainted with green added, from Via Mil Cumbres to Santa Helena
4. Restriped Plaza parking lots
5. Santa Rosita edge lines, from Santa Florencia to Santa Carina
6. Sharrows on South Sierra and Santa Rosita
7. Restriped South Cedros, from Lomas Santa Fe to Marsolan
8. Turfwood Lane modified with separate left and right turn lanes

**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 Annual Pavement Management Program (CIP-09) of the FY 2018/19 Adopted Budget, amended by Resolution 2018-070, included \$400,000 in Gas Tax Funds, \$150,000 in TransNet Funds and \$200,000 in SB1 Funds, for a total budget of \$750,000. When the Council awarded the project, Council authorized an additional appropriation in Gas Tax Funds of \$50,000 to increase the budget to \$800,000. The construction contract was awarded in the amount of \$781,656.65, with an \$18,000 construction contingency for a total project budget of \$799,656.65.

With the additional work performed described above, the final project cost is \$800,175, which exceeds the \$800,000 CIP budget by \$175. This amount will be funded by the Street Maintenance budget.

**WORK PLAN:**

Un-prioritized Community Character Issues.

**OPTIONS:**

- Adopt Staff recommendation.
- Deny Staff recommendation and provide direction.

**DEPARTMENT RECOMMENDATION:**

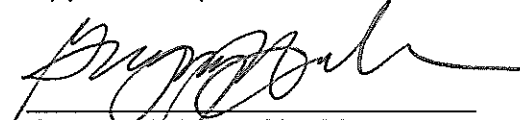
Staff recommends that the City Council adopt Resolution 2019-005:

1. Authorizing the City Council to accept, as complete, the 2018 Street Maintenance & Repair Project, Bid No. 2018-03, performed by PAL General Engineering.

2. Authorizing the City Clerk to file a Notice of Completion.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation.



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

Attachments:

1. Resolution No. 2019-005

**RESOLUTION 2019-005**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, ACCEPTING AS COMPLETE THE 2018 STREET MAINTENANCE & REPAIR PROJECT, BID NO. 2018-03, AND AUTHORIZING THE CITY CLERK TO FILE A NOTICE OF COMPLETION**

**WHEREAS**, on July 11, 2018, the City Council awarded a construction contract for the 2018 Street Maintenance & Repair Project, Bid No. 2018-03 to PAL General Engineering; and

**WHEREAS**, the 2018 Street Maintenance & Repair Project has now been completed in accordance with the plans and specifications included as part of the public works contract with PAL General Engineering to the satisfaction of the City Engineer.

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

1. That the above recitations are true and correct.
2. That the City Council accepts as complete the 2018 Street Maintenance & Repair Project, Bid No. 2018-03, performed by PAL General Engineering.
3. That the City Council authorizes the City Clerk to file a Notice of Completion for the project.

**PASSED AND ADOPTED** this 23rd day of January 2019, 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

\_\_\_\_\_  
DAVID A. ZITO, 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:** January 23, 2019  
**ORIGINATING DEPT:** Finance  
**SUBJECT:** Fiscal Year 2017/18 Comprehensive Annual Financial Report (CAFR)

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## **BACKGROUND:**

The City's financial policies specify that each year the City's financial statements are to be audited by a firm of independent Certified Public Accountants (CPA's), and that the auditor's opinion is to be included in the financial statements as is required by Generally Accepted Accounting Principles (GAAP). An independent audit is essential to demonstrate the accountability of government officials' use of public resources, and provides a basis for user acceptance of the audited financial statements.

This item is before the City Council to accept and file the Fiscal Year (FY) 2017/18 Comprehensive Annual Financial Report (CAFR) (Attachment 1) and receive a presentation by the City's Independent Auditors, Lance, Sol & Lunghard, LLP, on the City's financial condition as of June 30, 2018.

## **DISCUSSION:**

Staff is presenting the FY 2017/18 CAFR for Council's review. The CAFR is a detailed report that goes beyond the requirements of Generally Accepted Accounting Principles (GAAP) and beyond any legal reporting requirements. The CAFR covers all funds of the government and all the financial transactions during the applicable fiscal year. It is considered a general purpose report as its contents are intended to meet the needs of a range of user groups. GAAP encourages, but does not require, a government entity to issue a CAFR.

CITY COUNCIL ACTION:

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Highlights of the FY 2017/18 CAFR include the following (expressed in thousands of dollars):

- The City's net position decreased to \$76,711, or by \$822, as a result of FY2018 operations and the net position being restated due to the inclusion of the City's net Other Post Employment Benefits (OPEB) liability from the implementation of Government Accounting Standards Board Statement No. 75 (GASB 75).
- During the year, the City's taxes, other governmental revenues, and business activity revenues exceed expenses by \$3,502.
- Governmental net position equaled \$34,060.
- The total revenues from all sources were \$29,446.
- The total cost of all City programs was \$25,944.
- The General Fund reported an excess of revenues over expenditures and other financing sources and uses by \$1,251.
- The General Fund's actual resources received exceeded the final revenue budget by \$258 while actual expenditures were \$1,190 less than final budget before other financing sources and uses.

GASB Statements regarding Pension Liabilities

A recent standard from the Governmental Accounting Standards Board (GASB) requires government entities to report net pension liabilities in their Statement of Net Positions. The standard, GASB Statement No. 68, *Accounting and Financial Reporting for Pensions*, was issued by GASB on June 12, 2012.

Under GASB 68, governmental entities need to address net pension liability in their financial statements. Net pension liability refers to the difference between the total pension liability, defined as the present value of the projected benefit payments to employees based on past service, and the pension's assets, generally considered to be the investments set aside to pay retirees and current employees. Since the City takes part in a cost-sharing plan, it needs to recognize its proportionate share of the collective net pension liability and expense for the plan.

The GASB Statements also require governments to immediately recognize annual service costs and interest on the pension liability, as well as the effects of any changes in benefit terms. Since pension expenses will now be viewed over the service period of the plan member, governments will also have to deal with how changes in economic and demographic assumptions used to project benefits affect the pension, as well as with differences between assumptions and actual experiences. Governmental entities will also need to recognize, over a five-year period, the effects of differences between expected and actual investment returns.

The provisions in Statement 68 are effective for financial statements for periods beginning after June 15, 2014.

As of June 30, 2018, the City of Solana Beach reported net pension liabilities for its proportionate shares of the net pension liability of each Plan as follows, with a comparison to the net pension liability of each Plan as of June 30, 2017:

	Proportionate Share of Net Pension Liability		
	FY 2017/18	FY 2016/17	Difference
Miscellaneous	\$ 5,268,836	\$ 4,534,940	\$ 733,896
Safety	8,742,997	7,592,101	1,150,896
	<u>\$ 14,011,833</u>	<u>\$ 12,127,041</u>	<u>\$ 1,884,792</u>

The City of Solana Beach's net pension liability for each Plan is measured as the proportionate shares of the net pension liability of \$14,011,833. The net pension liability of each of the Plans is measured as of June 30, 2017, and the total pension liability for each Plan used to calculate the net pension liability was determined by an actuarial valuation as of June 30, 2016 rolled forward to June 30, 2017 using standard update procedures. The City's proportion of the net pension liability was based on a projection of the City's long-term share of contributions to the pension plans relative to the projected contributions of all participating employers, actuarially determined.

More detailed information regarding the implementation of GASB 68 can be found in the following sections of the CAFR:

1. Note 8, City Employees Retirement Plan – Pension Plans, beginning on page 79.
2. Schedule of Proportionate Share of the Net Pension Liability on page 101.
3. Schedule of Plan Contributions on page 102.

**GASB Statements regarding Other Post Employment Benefits (OPEB)**

During the fiscal year ended June 30, 2018, the City implemented GASB Statement No. 75, *Accounting and Financial Reporting for Post-Employment Benefits other than Pensions* which is the "employer" reporting of the plan in its financial statements. GASB 75 reports a liability in the CAFR on the statement of net position for the OPEB liability which is similar to how net pension liability is reported for pensions.

The primary objective of this statement is to improve accounting and financial reporting by state and local governments for post-employment benefits other than pensions (OPEB). It also improves information provided by state and local governmental employers about financial support for OPEB that is provided by other entities. This Statement replaces the requirements of Statements No. 45, *Accounting for Financial Reporting by Employers for Post-Employment Benefits other than Pensions*, as

*amended, and No. 57, OPEB Measurements by Agent Employers and Agent Multiple-Employer Plans.*

The City provides OPEB in the form of a modest retiree healthcare benefit. The City's net OPEB liability was measured as of June 30, 2018, and the total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation dated June 30, 2017 that was rolled forward to determine the June 30, 2018 total OPEB liability, based on the actuarial methods and assumptions as explained in Note 9 in the CAFR. As a result of this change in accounting principle, beginning net position in the statement of Activities was reduced by \$2,680,293 as shown in the following table:

To remove the OPEB liability previously reported, under GASB 45	\$ 1,943,024
To record the beginning OPEB liability as of June 30, 2017 in accordance with GASB 75	<u>(4,623,317)</u>
Total Restatement of Net Position due to GASB 75	<u>\$ (2,680,293)</u>

More detailed information regarding the implementation of GASB 75 can be found in the following sections of the CAFR:

1. Note 9, Other Post-Employment Benefits, beginning on page 85.
2. Note 15, Prior Period Adjustments on page 96.
3. Schedule of Changes in Net OPEB Liability/(Assets) and Related Ratios on page 103.
4. Schedule of Plan Contributions on page 104.
5. Schedule of Investment Returns on page 105.

### **Fund Balance**

In FY 2010/11, the City adopted the provisions of GASB Statement No. 54, Fund Balance and Governmental Fund Type Definitions. GASB 54 changed how Fund Balances were previously reported in fiscal years prior to FY 2010/11 and has established Fund Balance classifications based largely upon the extent to which a government is bound to observe constraints imposed upon the use of the resources reported in governmental funds.

The Governmental Fund statements conform to this classification and information regarding Fund Balances can be found in Note 13 on page 92 of the CAFR.

Staff also prepared a schedule, GASB 54 Fund Balance Classifications (Attachment 2), which provides detail about the General Fund Balance categories. In previous fiscal years there was a negative Unassigned category amount in the PERS Side Fund internal service fund column that reflected the amount due by the City for the Sanitation loan used to pay off the PERS Side Fund.

This amount reflected the balance due to the Sanitation Fund for the \$3,132,587 borrowed to pay off the City's employee groups' side funds with PERS in FY 2010/11. The funds transfer and the prepayment of the PERS Side Fund saved the City \$970,462 in total interest over a twelve year period as compared to the amortization schedule that was provided to the City by PERS in FY 2010/11.

The loan balance from the Sanitation Fund was reported on the General Fund's balance sheet in previous fiscal years as "Advances from Other Funds". The loan payment made to the Sanitation Fund in FY 2017/18 totaled \$681,269, of which \$15,805 was for interest and \$665,464 was for principle. The principle payment amount included the principle due in FY 2018/19 of \$164,365. The City Council decided to pay off the loan a year earlier than required, and the Fund Balance amount in the PERS Side Fund is zero as of June 30, 2018, since the loan has been fully paid.

**Fund Activity**

**General Fund**

The General Fund had the following activity for FY 2017/18:

Total Revenues	\$18,431,516
Expenditures	(16,253,877)
Other Financing Sources	-
Other Financing (Uses)	(926,900)
Net Change in Fund Balance	<u>\$ 1,250,739</u>
Fund Balance	
Beginning of year	<u>14,323,777</u>
End of year	<u>\$15,574,516</u>
Nonspendable	\$ 72,579
Restricted	1,294,957
Committed	1,015,354
Assigned	5,805,890
Unassigned	<u>7,385,736</u>
Fund Balance-June 30, 2018	<u>\$15,574,516</u>

The net change in the General Fund's fund balance from FY 2016/17 to FY 2017/18 of \$1,250,739 using the GASB 54 fund balance classifications is reflected in the following table:

	06/30/18	06/30/17	Difference
Non-Spendable	\$ 72,579	\$ 20,164	\$ 52,415
Restricted	1,294,957	893,185	401,772
Committed	1,015,354	914,846	100,508
Assigned	5,805,890	5,690,381	115,509
Unassigned			
GF	7,385,736	7,470,665	(84,929)
PERS Side Fund	-	(665,464)	665,464
Total Unassigned	<u>7,385,736</u>	<u>6,805,201</u>	<u>580,535</u>
Total General Fund	<u>\$ 15,574,516</u>	<u>\$ 14,323,777</u>	<u>\$ 1,250,739</u>

The General Fund's revenue, expenditures, and fund balance as reported in the CAFR includes the City's internal service funds. The net change in the General Fund's fund balance, including the internal service fund designations, is reflected in the following table:

	06/30/18	06/30/17	Difference
General Fund	\$ 9,776,459	\$ 9,670,791	\$ 105,668
Self Insurance	820,198	700,284	119,914
Workers Comp	642,947	632,343	10,604
Asset Replacement	2,076,745	2,298,615	(221,870)
Facilities Replacement	508,715	358,654	150,061
OPEB/Pensions	1,749,452	1,328,554	420,898
PERS Side Fund	-	(665,464)	665,464
Total General Fund	<u>\$ 15,574,516</u>	<u>\$ 14,323,777</u>	<u>\$ 1,250,739</u>

When Staff reports to the Council about the General Fund, Staff uses financial information from the "General Fund" category as reported in the above table. At its meeting on September 26, 2018, Council authorized funding the Public Agency Retirement Services (PARS) trust for \$400,000 and transferring \$420,000 to the City CIP fund for future projects for a total appropriation of \$820,000, after which, the remaining General Fund's surplus as of June 30, 2018 was \$105,668.

Additionally, as part of FY 2017/18 appropriations made by the Council at its September 26, 2018 Council meeting, the Council approved paying off the PERS Side Fund loan from the Sanitation Fund a year earlier than its original term that ended in FY 2018/19. This resulted in the PERS Side Fund internal service fund reporting a zero balance at the end of FY 2017/18.

Other Funds

The Special Revenue Funds, which include funds such as Gas Tax, Street Lighting District and TransNet, had the following activity for FY 2017/18:

Total Revenues	\$ 4,079,148
Expenditures	(3,487,530)
Other Financing Sources (Uses)	<u>(70,400)</u>
Net Change in Fund Balance	<u>\$ 521,218</u>
Fund Balance	
Beginning of year	<u>4,448,673</u>
End of year	<u>\$ 4,969,891</u>
Fund Balance	
Nonspendable	200
Restricted	5,204,380
Assigned	-
Unassigned	<u>(234,689)</u>
Fund Balance-June 30, 2018	<u>\$ 4,969,891</u>

The Debt Service Funds had the following activity for FY 2017/18:

Total Revenues	\$ -
Expenditures	(355,601)
Other Financing Sources (Uses)	<u>355,700</u>
Net Change in Fund Balance	<u>\$ 99</u>
Fund Balance	
Beginning of year	<u>24,828</u>
End of year	<u>\$ 24,927</u>
Fund Balance	
Restricted	<u>24,927</u>
Fund Balance-June 30, 2017	<u>\$ 24,927</u>

Capital Projects Funds had the following activity for FY 2017/18:

Total Revenues	\$ 854,718
Expenditures	(1,184,045)
Other Financing Sources (Uses)	642,500
Net Change in Fund Balance	<u>\$ 313,173</u>
Fund Balance	
Beginning of year	2,301,692
End of year	<u>\$ 2,614,865</u>
Fund Balance	
Restricted	2,614,865
Assigned	-
Fund Balance-June 30, 2018	<u>\$ 2,614,865</u>

The Proprietary Funds, which include Sanitation and Solana Energy Alliance, had the following activity for FY 2017/18:

Total Revenues	\$ 5,998,236
Operating Expenses	(3,402,260)
Non Operating Revenues	2,072,689
Non Operating Expenses	(1,079,589)
Net Change in Net Position	<u>\$ 3,589,076</u>
Net Position	
Beginning of year	39,062,081
End of year	<u>\$42,651,157</u>
Net Position	
Net investment in capital assets	5,929,088
Restricted for debt service	54
Unrestricted	36,722,015
Net Position-June 30, 2018	<u>\$42,651,157</u>

The Management's Discussion and Analysis Section of the CAFR provides a more in depth view of the City's current financial health.

The Statement of Auditing Standards (SAS) No. 115, Communication of Internal Control Related Matters Identified in an Audit (Attachment 3), received from the auditors states that there were no material instances of noncompliance, no material weakness in internal controls, and no reportable conditions.

The auditors also performed procedures to determine whether the City Appropriations Limit worksheets were properly calculated. The auditors found no exceptions as a



result of their procedures and issued an Independent Accountants' Report on Agreed-Upon Procedures Applied to Appropriations Limit Worksheets letter (Attachment 4).

In SAS No. 114, the Auditor's Communication With Those Charged with Governance (Communication) (Attachment 5) regarding their responsibilities under auditing standards generally accepted in the United States of America and Government Auditing Standards, the auditors reported on the implementation of various GASBs, among other findings.

The City's audit was conducted in conformity with Generally Accepted Auditing Standards (GAAS). These are the standards that a CPA must follow when auditing financial statements. In an independent audit, the CPA expresses an opinion as to whether the financial statements present fairly the financial position and results of operations for the year ended. The Fiscal Year 2017/18 audit report contains this unmodified opinion.

The City was proud to accept the Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association for the CAFR for the fiscal year ended June 30, 2017. Staff is confident that this report will again earn this distinction.

**CEQA COMPLIANCE STATEMENT:**

Not a project as defined by CEQA.

**FISCAL IMPACT:**

None

**WORK PLAN:**

N/A

**OPTIONS:**

- Approve Staff recommendation.
- Provide alternative direction.

**DEPARTMENT RECOMMENDATION:**

Staff recommends that the City Council:

1. Accept and file the City of Solana Beach Comprehensive Annual Financial Report (CAFR) for the fiscal year July 1, 2017 – June 30, 2018.

2. Accept and file the Communication of Internal Control Related Matters Identified in an Audit letter.
3. Accept and file the Independent Accountants' Report on Agreed-Upon Procedures Applied to Appropriations Limit Worksheets letter.
4. Accept and file The Auditor's Communication With Those Charged with Governance letter.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation



Gregory Wade, City Manager

**Attachments:**

1. CAFR for the year ended June 30, 2018
2. GASB 54 Fund Balance Classifications (General Fund)
3. Communication of Internal Control Related Matters Identified in an Audit letter
4. Independent Accountants' Report on Agreed-Upon Procedures Applied to Appropriations Limit Worksheets letter
5. The Auditor's Communication With Those Charged with Governance letter

CITY OF SOLANA BEACH, CALIFORNIA  
COMPREHENSIVE ANNUAL FINANCIAL REPORT  
FOR THE FISCAL PERIOD ENDED JUNE 30, 2018

PREPARED BY THE FINANCE DEPARTMENT  
OF THE CITY OF SOLANA BEACH

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CITY OF SOLANA BEACH, CALIFORNIA  
COMPREHENSIVE ANNUAL FINANCIAL REPORT

JUNE 30, 2018

TABLE OF CONTENTS

	<u>Page Number</u>
<b>INTRODUCTORY SECTION</b>	
Letter of Transmittal.....	i
GFOA Certificate of Achievement .....	xiii
Principal Officials .....	xiv
Organizational Chart.....	xv
<b>FINANCIAL SECTION</b>	
INDEPENDENT AUDITORS' REPORT .....	1
MANAGEMENT'S DISCUSSION AND ANALYSIS .....	5
<b>BASIC FINANCIAL STATEMENTS</b>	
Government-Wide Financial Statements:	
Statement of Net Position.....	23
Statement of Activities.....	24
Fund Financial Statements:	
Balance Sheet - Governmental Funds .....	30
Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position.....	33
Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds.....	34
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities.....	37
Statement of Net Position - Proprietary Funds.....	41
Statement of Revenues, Expenses and Changes in Fund Net Position - Proprietary Funds.....	42
Statement of Cash Flows - Proprietary Funds .....	43
Statement of Fiduciary Net Position - Fiduciary Funds.....	47
Statement of Changes in Fiduciary Net Position.....	48
Notes to Financial Statements.....	51

CITY OF SOLANA BEACH, CALIFORNIA  
 COMPREHENSIVE ANNUAL FINANCIAL REPORT

JUNE 30, 2018

TABLE OF CONTENTS

	<u>Page Number</u>
<b>REQUIRED SUPPLEMENTARY INFORMATION</b>	
Budgetary Information.....	98
Budgetary Comparison Schedules	
General Fund .....	99
Transnet Fund.....	100
Pension Plans	
Schedules of Proportionate Shares of the Net Pension Liabilities .....	101
Schedules of Plan Contributions.....	102
OPEB Plan	
Schedule of Changes in Net OPEB Liability/(Asset) and Related Ratios.....	103
Schedules of Plan Contributions.....	104
Schedule of Investment Returns.....	105
<b>COMBINING AND INDIVIDUAL FUND STATEMENTS AND SCHEDULES</b>	
Combining Balance Sheet - Nonmajor Governmental Funds .....	110
Combining Statement of Revenues, Expenditures and Changes in Fund Balances - Nonmajor Governmental Funds.....	118
Budgetary Comparison Schedules:	
Special Revenue Funds:	
Gas Tax .....	126
Municipal Improvement Districts.....	127
Lighting District .....	128
COPS.....	129
Public Safety.....	130
Fire Mitigation .....	131
Transportation Development Act Fund.....	132
Coastal Area Business/Visitors Assistance and Enhancement .....	133
Developer Pass-Thru.....	134
Housing.....	135
Camp Programs .....	136

CITY OF SOLANA BEACH, CALIFORNIA  
COMPREHENSIVE ANNUAL FINANCIAL REPORT

JUNE 30, 2018

TABLE OF CONTENTS

Page  
Number

**COMBINING AND INDIVIDUAL FUND STATEMENTS AND SCHEDULES (Continued)**

Capital Projects Funds:	
City CIP.....	137
Assessment Districts CIP .....	138
Sand Replenishment/Retention and Coastal Access.....	139
Public Improvement Grant.....	140
Debt Service Funds:	
City Debt Service.....	141
Combining Statement of Net Position - All Agency Funds .....	145
Combining Statement of Changes in Assets and Liabilities - All Agency Funds.....	146

**STATISTICAL SECTION**

Net Position by Component.....	152
Changes in Net Position .....	154
Fund Balances – Governmental Funds.....	156
Changes in Fund Balances – Governmental Funds.....	158
Assessed Value and Estimated Actual Value of Taxable Property.....	163
Direct and Overlapping Property Tax Rates.....	164
Principal Property Tax Payers .....	166
Property Tax Levies and Collections .....	167
Ratio of Outstanding Debt by Type .....	170
Direct and Overlapping Governmental Activities Debt .....	171
Legal Debt Margin Information .....	172
Pledged Revenue Coverage .....	173
Demographic and Economic Statistics .....	176
Top 25 Employers – San Diego County .....	177
Full-Time Equivalent City Employees by Function/Program .....	180
Operating Indicators by Function/Program.....	182
Capital Asset Statistics by Function/Program .....	184

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## CITY OF SOLANA BEACH

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January 16, 2019

To the Honorable Mayor, Members of the City Council, and Citizens of Solana Beach:

It is with great pleasure that we present to you the City of Solana Beach (City) Comprehensive Annual Financial Report (CAFR) for the Fiscal Year ended June 30, 2018.

This year's report was prepared by the City's Finance Department in conformity with Generally Accepted Accounting Principles (GAAP) and has been audited in accordance with Generally Accepted Auditing Standards (GAAS) by a firm of licensed Certified Public Accountants. The report consists of management representations concerning the finances of the City. Consequently, responsibility for both the accuracy of the data and the completeness and fairness of the presentation, including all disclosures, rests with the City. To the best of our knowledge and belief, the enclosed information is accurate in all material respects and is reported in a manner designed to present fairly the financial position of the City. All disclosures necessary to enable an understanding of the City's financial activities have been included.

The CAFR includes the financial activity for all funds of the City. The City provides a wide range of services including planning; public works; engineering; maintenance of streets, parks and public facilities; community services and recreation; fire and marine safety; sanitation; community choice aggregation; and general administrative activities. Contracted services include building services through a third-party consultant, law enforcement with the San Diego County Sheriff and animal control with the County of San Diego, the final year of contracting with the County for animal control services.

### **Internal Controls**

The management of the City is responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the government are protected from loss, theft, or misuse, and to ensure that adequate accounting data is compiled to allow for the preparation of financial statements in conformity with GAAP. The internal control structure is designed to provide reasonable, but not absolute, assurance that these objectives are met. The concept of reasonable assurance recognizes that (1) the costs of a control should not exceed the benefits likely to be derived; and (2) the valuation of costs and benefits requires estimates and judgments by management.

As a recipient of State, County, and Federal financial resources, the City also is responsible for ensuring that an adequate internal control structure is in place to ensure compliance with applicable laws and regulations related to those programs. The internal control structure is subject to periodic evaluation by the management of the City.

## **Annual Audit**

Lance, Soll and Lunghard, LLC, appointed by the City Council, has audited the City's financial statements. The goal of the independent audit is to provide reasonable assurance that the financial statements of the City for the fiscal year ended June 30, 2018, are free of material misstatement. As part of the City's annual audit, reviews are made to determine the adequacy of the internal control structure as well as to determine that the City has complied with applicable laws and regulations.

The results of the City's annual audit for the fiscal year ended June 30, 2018, provided no instances of material weaknesses in the internal control structure and no violations of applicable laws and regulations. The independent auditor concluded there was a basis for rendering an unmodified opinion and the City's financial statements are fairly presented in conformity with GAAP. The independent auditor's report is presented as the first component of the financial section of this report.

## **Management's Discussion and Analysis (MDA)**

This letter of transmittal is designed to complement the Management's Discussion and Analysis (MDA) and should be read in conjunction with it. The MDA provides "financial highlights" and interprets the financial reports by analyzing trends and by explaining changes, fluctuations, and variances in the financial data. In addition, the MDA is intended to disclose any known significant events or decisions that affect the financial condition of the City. The City's MDA can be found immediately following the report of the independent auditors.

## **Government Profile**

The City of Solana Beach was incorporated on July 1, 1986, under the general laws of the State of California and is home to a population of 13,938 residents per the State of California Department of Finance. Included within the City's financial statements is the financial information of the Solana Beach Public Facilities Corporation. The City is considered the primary government and the Public Facilities Corporation is a component unit. Additionally, since the governing boards of the City and the component unit are the same, the financial statements of the City and the component unit are blended.

The Solana Beach Public Facilities Corporation was incorporated on July 25, 1990, as a nonprofit public benefit corporation duly organized and existing under the Nonprofit Public Benefit Corporation Law. Its purpose is to benefit the City by providing financing for the planning, development, acquisition, construction, improvement, extension, repair, and renovation of public works projects, public facilities, furnishings, and equipment for use by the City.

The City of Solana Beach is a coastal community encompassing approximately 3.4 square miles and is located twenty-one miles north of the City of San Diego's downtown district. It is bordered to the North and South by the cities of Encinitas and Del Mar, respectively; to the East by the County San Diego; to the southeast by the City of San Diego; and by the Pacific Ocean to the West.

The City is a general law city that operates under the Council-Manager form of government. The City Council (Council) is comprised of five members elected at large for staggered four-year terms of office. The Mayor and Deputy Mayor are selected by the Council from among its members to serve one-year terms. The Council acts as the legislative and policy-making body of the City, enacting all laws and directing such actions as required providing for the general welfare of the community.

The City Manager, appointed by the Council, serves as the Chief Executive Officer and is responsible to the Council for the proper administration of all City affairs and for the implementation of all policies established by the Council. The City Attorney is the only other position appointed by the Council. All other department heads and employees are appointed by the City Manager.

Commissions play an important role in the governmental structure of Solana Beach. They provide many opportunities for citizens to participate in the affairs of the City. These Advisory Commissions assist in the performance of studies and the issuance of recommendations on various matters of concern to the Council.

The Advisory Commissions are the following:

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

### **Budgetary Process and Controls**

The process of adopting a budget for the City is generally a six-month process beginning in late December and ending in June when the Council adopts the budget and appropriates funds necessary for the City to provide services to its residents.

The process is all-inclusive as department directors work with the City Manager and representatives of the Finance Department to discuss departmental requests relative to the City's available resources.

The City's overall objectives and goals, along with the economic outlook, serve as a platform for the proposed budget that is distributed to the Council, and the Budget and Finance Commission, for preliminary review and analysis in preparation of public workshops and hearings. The public workshops and hearings are held to facilitate discussions of items contained within the proposed budget and to allow the citizenry to participate in the budget process.

In June 2017, the City Council approved the City's first two year budget for Fiscal Years (FY) 2017/18 and 2018/19. The same process was followed in developing the two-year budget and as part of amendments for the second year of the adopted budget. As is the City's practice, budget adjustments during FY 2018/19 will be brought to the City Council for review and approval.

In addition to internal controls, the City maintains budgetary controls. The objective of these budgetary controls is to ensure compliance with legal provisions embodied in the annual appropriated budget approved by the Council. Activities of the General, Special Revenue, Debt Service, and Capital Projects Funds are included in the annual appropriated budget.

The budget is arranged by fund, function, and department and is presented to the Council by the City Manager. The budget is then adopted annually by the Council prior to the beginning of the financial year and serves as the foundation for the City's financial planning and control. Department directors may make transfers of appropriations within their own budget units' departments with City Manager approval. The City budget is reviewed and is periodically adjusted at the middle of the fiscal year and at the end of the fiscal year. These adjustments are approved by the Council.

The City also maintains an encumbrance accounting system as one technique of accomplishing budgetary control. The adopted budget for Fiscal Year 2017/18 was prepared in accordance with Generally Accepted Accounting Principles.

As demonstrated by the statements and schedules included in the financial section of this report, the City continues to meet its responsibility for sound financial management.

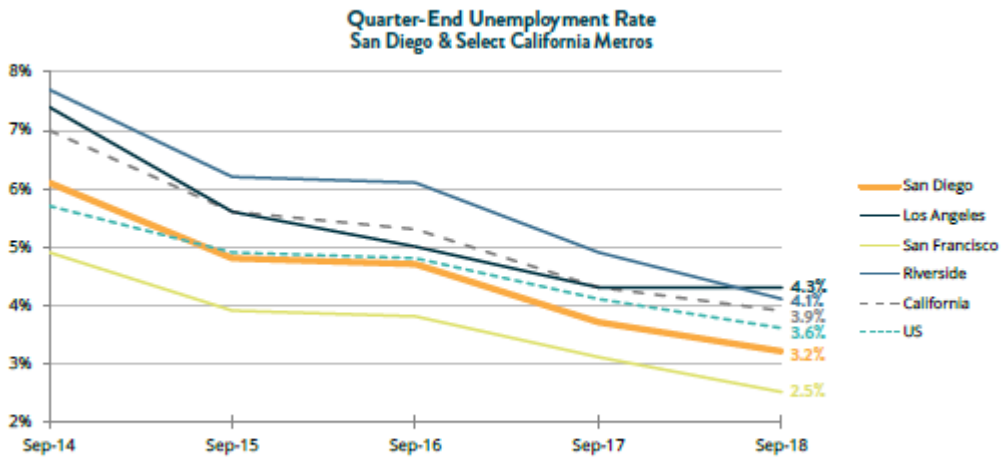
### **Economic Condition and Outlook**

Solana Beach is home to citizens who enjoy the benefits of a coastal community that is within close proximity to the City of San Diego. The local beaches are a big attraction to both residents and non-residents. The City is comprised mainly of single-family homes and condominiums with retail, office and light industrial uses and service entities providing a tax base for the City.

As a somewhat suburban community, Solana Beach's economic base is linked primarily to the economy of the greater San Diego region. In particular, the greater San Diego economic base sustains the City's residential and industrial facilities. The local economy is primarily based on small to medium sized retail establishments and specialty stores selling general merchandise, furniture, arts and crafts, clothing, food, and gasoline. Local economic generators such as vacation tourism support a significant portion of the City's commercial base.

In regard to San Diego's local economy, the San Diego Regional Economic Development Corporation in its report on key economic indicators for the San Diego area shows that the area's unemployment rate is 3.2 percent for the third quarter 2018, which is a reduction from the previous quarter of 0.5 percent, and is lower than the state rate of 3.9 percent and the national rate of 3.6 percent. Out of the 25 most populous metropolitan areas in the United States, San Diego's unemployment rate ranks the 10<sup>th</sup> lowest. Unemployment rate trends for San Diego as compared to national, state and its regional neighbors have been on a downward trend as shown in the table on the following page.

## UNEMPLOYMENT TRENDS

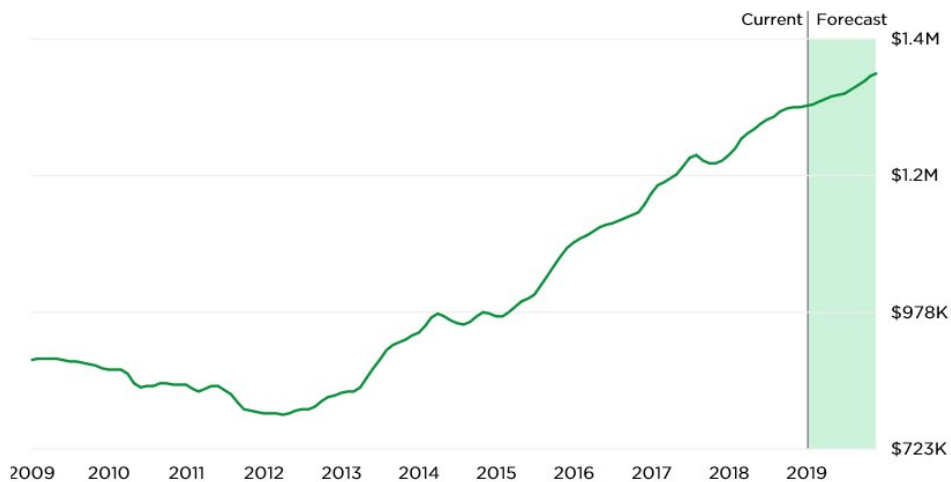


Source: Bureau of Labor Statistics  
Note: Data not seasonally adjusted. Quarter-end monthly data.

The strongest area in new hiring is in professional and business services and educational and health services. Healthcare has an especially strong demand, especially in hiring for registered nurses, followed closely by a demand for applications software developers.

Housing prices continue to place the San Diego region as the second highest median home price chart, just below San Francisco, as compared to the 25 most populous metropolitan areas in the United States. San Diego's median home price was \$650,000 in the third quarter 2018, an increase of 7.1 percent as compared to the same quarter in 2017 and as compared to the national average of \$266,900.

Solana Beach's home values follow this trend. Since the 2008 recession, the City's median home value has steadily risen and in November 2018 was \$1,360,600 according to the Zillow home value index. Over the past year, home values in the City have increased by 7.8 percent and Zillow expects that they will increase another 4.7 percent over the next year as illustrated in the following graph.



The median list price per square foot in Solana Beach is \$799, which is higher than the San Diego-Carlsbad Metro average of \$372. Rental costs for the City follow the same pattern - the median rent price in Solana Beach is \$3,800, which is higher than the San Diego-Carlsbad Metro median of \$2,650.

Housing sales may be affected in the coming year by the rise in mortgage rates and housing affordability. Additionally, the new tax law limits interest that can be deducted to \$750,000 in mortgage debt and limits state and local tax deductions to \$10,000.

The Consumer Confidence Index (Index) remained strong through the third quarter 2018 at 138.4 (1985=100). However, by December 2018, the Index had declined to 128.1 due to consumer concerns about job prospects and business conditions. An increasing concern was that the pace of economic growth would begin slowing in the first half of 2019.



The UCLA Anderson Forecast’s (Forecast) report for the fourth quarter 2018 indicates that the economy is in the process of downshifting from 3 percent growth in real Gross Domestic Product (GDP) in 2018 to 2 percent in 2019, and 1 percent in 2020.

Both the nation and California are experiencing full employment, and the Forecast maintains that 3 percent quarterly growth is not sustainable. Financial markets will likely experience increased turbulence with the Federal Reserve raising interest rates, trade tensions rising, and a decline in the impact of the fiscal stimulus from tax cuts and spending increases.

On June 27, 2018, Governor Brown signed a \$201.4 billion budget for the 2018/19 fiscal year. The state budget includes a \$138.7-billion general fund, an \$11.6 billion or 9.2 percent increase, as compared to the revised FY 2017/18 budget appropriations. General Fund revenues are estimated at \$137.7 billion for FY 2018/19, which is \$5.2 billion or 3.9 percent more than the revised FY 2017/18 revenues.

The new budget allocates \$55.9-billion for K-12 and preschool, and increases higher education to \$16.1 billion. Healthcare spending is the largest portion of the budget, with a total cost of \$160 billion, \$39 billion from the general fund and \$121 billion from other sources including federal funds. The spending is focused on Medi-Cal, the healthcare program for low-income residents. It is estimated that more than one in three state residents, are now enrolled. Other provisions were made for spending on infrastructure, climate change, and affordable housing.

When Governor Brown assumed office in 2011, the state was facing a \$27 billion deficit. The FY 2018/19 total budget projects a \$9 billion surplus and the budget invests the surplus in a variety of reserves to help the state in case of an economic downturn.

Proposition 2, passed by the voters in 2014, requires the state to set aside at least 1.5% of its revenues each year to pay down debts and build a rainy-day fund. This budget allocates \$3.5-billion to the reserve, with half going to the state's rainy-day fund and half to pay down debts. With the addition of monies to the reserves, the state is expected to have on hand almost \$16 billion by the end of FY 2018/19.

Gavin Newsom, elected in November as the state's new governor, has already proposed changes to the budget based on his goals when he campaigned for office, including expanded access to health care and increased funding for preschool.

### **Long-Term Financial Planning**

Solana Beach's conservative fiscal policies have helped the City build and maintain a healthy reserve and management will continue to hold costs in line with available resources.

General Fund property taxes have been, and are expected to be, the highest revenue generator for the City. Sales tax is the City's second largest revenue source. During FY 2017/18, property taxes increased by \$459,178, or 6.5%, to \$7,500,418 as compared to FY 2016/17, while sales tax increased by \$63,607, or 2.0%, to \$3,191,410.

Overall, the City's General Fund revenues increased by \$393,016, or 2.2%, from \$18,038,489 in FY 2016/17 to \$18,431,505 in FY 2017/18.

For FY 2018/19, budgeted property taxes are expected to increase as compared to actual amounts received for the prior fiscal year and sales tax is also projected to increase slightly. Property tax is expected to increase to \$7,657,000, or by 2.1%, and sales tax is projected to increase to \$3,231,100, or by 1.2%.

Total General Fund revenues, net of internal service charges, are budgeted at \$18,050,460. It is the City's goal not to rely on General Fund reserves to operate the City annually. The General Fund budget for FY 2018/19 was adopted on June 14, 2017 as the second year of the City's two-year budget cycle and amended on June 13, 2018 with a projected \$262,600 surplus.

The City has taken steps to help maintain its fiscal sustainability over the next years by:

1. Negotiating a five-year contract beginning in July 2017 with the San Diego Sheriff's Department to provide law enforcement services with increases from year to year projected to average approximately 5.4% over the five years.
2. Amending a Fire Department Management Services Cooperative Agreement with the Cities of Del Mar and Encinitas that continues to provide a cost-effective option to eliminate redundancy and increase levels of service by sharing common functions of organizational direction and control, supervision of operations, training, fire prevention, administrative and fiscal management, and disaster preparedness.
3. Maintaining 17% of operating expenditures, including debt service, as a reserve in the General Fund to be used in the case of significant financial or other emergency.
4. Implementing additional cost sharing of the employer's share of retirement costs with its employee associations. The goal of the increased cost share is to try to reach a 50% normal cost share between the employee and employer for retirement costs. This allows the City to reduce its pension costs.

All Classic Members (Tier 1 and Tier 2) currently pick-up a portion of the Employer Share of CalPERS retirement costs. The Miscellaneous employee groups pick-up 1.04% and 0.19% for Tier 1 and Tier 2, respectively; the Fire employee groups pick-up 3.00% for both Tier 1 and Tier 2; and the Marine Safety employee groups pick-up 2.00% for Tier 1 and Tier 2.

5. Establishing an irrevocable Section 115 trust with Public Agency Retirement Services (PARS) in a "Post-Employment Benefits Trust Program" (Trust). The Trust is a combination trust that allows pre-funding of both unfunded Pension and Other Post Employment Benefit (OPEB) obligations. The City's estimated total obligation at June 30, 2018 is \$14,011,833 for pension and \$4,454,874 for OPEB for a total of \$18,466,707.

Through June 30, 2018, the Pension and OPEB trusts have been funded in the amounts of \$1,653,035 and \$447,698, respectively, for a combined total of \$2,100,733.

6. Adopting a comprehensive user fee update effective January 1, 2019 with expected ongoing cost of living increases not to exceed 2.5% per fiscal year. The last comprehensive user fee update had been done in 2006.



## **Relevant Financial Policies**

The City of Solana Beach has financial policies that help guide it during the preparation of the annual budget.

One such policy is the 17% reserve requirement discussed in the previous section. This policy, as in the adoption of the FYs 2017/18 and 2018/19 Budgets, is one that has been continuously adhered to by Council.

The Asset Replacement Reserve Fund is used to provide for the replacement of the City's existing equipment, vehicles, computers, and furnishings and the City's financial policy is to annually budget funds to this Reserve. During the FY 2018/19 budget process, the Council again ensured that funds were appropriated to maintain adequate reserves in the Asset Replacement Fund.

Additionally, beginning with the budget cycle for Fiscal Year 2014/15, the City established an infrastructure replacement reserve to ensure that funds are available in the future for the replacement of buildings and improvements. Through Fiscal Year 2018/19, the Council has approved \$700,000 to this reserve fund.

## **Cash Management Policies and Practices**

Cash resources of the individual funds are combined to form a pool of cash and investments. Cash temporarily idle during the year was invested primarily with Chandler Asset Management and also with the Local Agency Investment Fund (LAIF) consistent with the City's Investment Policy.

The City's longstanding Investment Policy was amended by the Council on February 10, 2016, and provides the City more flexibility to invest its excess funds to provide safety to ensure the preservation of capital in the portfolio, provide sufficient liquidity for cash needs, and to realize a market rate of return consistent with the investment program while staying within the requirements of California Government Code Section 53601.

The City's Investment Policy is designed to maximize the productive use of assets entrusted to its care and to invest and manage those funds wisely and prudently. Criteria for selecting investments and the order of priority are: (1) safety (2) liquidity and (3) yield. The basic premise underlying the City's Investment Policy is to ensure that money is safe, always available, and earning the highest and best returns.

Investment income includes appreciation/depreciation in the fair market value of investments (FMV). The total investment income for all funds for the fiscal year was \$296,444 (\$601,495 investment income received less \$305,051 loss on the FMV), an increase of \$28,663 over the prior fiscal year's amount of \$267,781 (\$473,772 investment income received less \$205,991 loss on the FMV).

## **Major Projects and Financial Planning**

### Solana Energy Alliance

Community Choice Aggregation (CCA), authorized by Assembly Bill 117, is a state law that allows cities, counties and other authorized entities to aggregate electricity demand within their jurisdictions in order to purchase and/or generate alternative energy supplies for residents and businesses within their jurisdiction while maintaining the existing electricity provider for transmission and distribution services. The goal of a CCA is to provide a higher percentage of renewable energy electricity at competitive and potentially cheaper rates than existing Investor Owned Utilities (IOUs), while giving consumers local choices and promoting the development of renewable power sources and programs and local job growth.

The City's CCA, Solana Energy Alliance (SEA), was established by the City Council through adoption of Ordinance 483 on December 13, 2017 and began serving customers in June 2018. SEA is the first CCA to launch in San Diego Gas & Electric (SDG&E) territory.

The City Council established SEA with the goal of offering cleaner energy, local control, rate savings compared to SDG&E and supporting its Climate Action Plan's aggressive goal of 100% renewable energy by 2035. SEA launched with its default product, SEA Choice, sourced from 50% renewable and 75% greenhouse gas free sources. In addition, SEA offers SEA Green, it's 100% renewable energy product.

### Solana Beach Pump Station Rehabilitation

This project is to make recommended upgrades, replacements and add emergency overflow storage to the Solana Beach Pump Station per the 2000 Sanitary Sewer Master Plan, along with recommendations from the San Elijo Joint Powers Authority (SEJPA). This station pumps approximately 92% of the City's sewage through a force main under the San Elijo Lagoon to the SEJPA water reclamation facility on Manchester Avenue. The SEJPA maintains the pump station, which was originally constructed in 1966. Since then, the pump station was upgraded in 1982 when significant improvements were made. The City has recently entered into an agreement with the City of Del Mar to transport the majority of their flows through the City's sewer infrastructure, including this pump station, to the SEJPA water reclamation facility.

City Council awarded the sewer pump station upgrades project to PCL Construction on August 22, 2018. The City issued a notice to proceed to the contractor on November 13, 2018. Construction completion is anticipated December 2019.

### La Colonia Skate Park

In 2010, Van Dyke Landscape Architects developed preliminary design plans for redevelopment of La Colonia Park, including the community center and surrounding park. Due to public requests and support from the community, the skate park was designed, and a construction contract was awarded in April 2018. The skate park is currently under construction and anticipated to open by Memorial Day 2019.

### La Colonia Tot Lot Improvement

In 2010, Van Dyke Landscape Architects developed preliminary design plans for La Colonia Park. This plan included an expansion of the existing Tot Lot and addition of a new picnic area in the general vicinity of the existing Tot Lot. The City Council, as part of the FY 2017/18 work-plan directed Staff to upgrade the existing Tot Lot. Staff is in the process of developing design plans for the renovation and upgrade of the existing Tot Lot so that the proposed project remains in substantial conformance of the La Colonia Park Master Plan.

### Lomas Santa Fe Drive Corridor Improvements

A recently completed transportation needs study identified several segments along the Lomas Santa Fe Drive corridor as high priority improvements. The first phase of the Lomas Santa Fe Corridor Study started in November 2016 and was intended to provide an assessment of the existing conditions which consisted of base mapping, data collection, identification of deficiencies and identification of proposed solutions to the deficiencies. The first phase has been completed. The second phase included additional technical and design analyses of the data collected in Phase I of the Feasibility Study and preparation of 30% preliminary engineering plans and cost estimates. Phase II was completed in the Fall 2018. Phase III will perform preliminary and final design of the proposed improvements. Phase III is expected to be completed in Fall 2020. The City received a grant from SANDAG for the work included in Phase III.

### Marine Safety Center Renovations

The Marine Safety Center (MSC) at Fletcher Cove was constructed in or around the 1940s and is showing signs of its age. As part of the Fiscal Year 2015/2016 Adopted Budget, funding was allocated to perform a needs assessment and feasibility study to determine the best course of action for the renovation/replacement of the existing facility.

To accomplish this task, a Professional Services Agreement with Stephen Dalton Architects (SDA) was approved at the March 23, 2016 City Council meeting. During FY 2016/17, Staff worked with SDA on the preparation of the Fletcher Cove MSC Feasibility/Needs Assessment Study. The results of the Study indicate that nearly all building components are degraded and are past their useful lifespan. Spatially, the current building layout does not meet the functional needs of the Lifeguards.

In May 2017, the Study was presented to the City Council at which time the Council directed Staff to proceed with preparing a Request for Qualifications and Proposals (RFQ/P) for the complete removal and replacement of the existing facility. As a result of the RFP, an agreement for preliminary design was approved by the City Council in October 2018.

### La Colonia Park Expansion

In July 2018, the City Council approved the purchase of a vacant 28,978 square foot lot located immediately north of and adjacent to La Colonia Park. The purchase price was \$2.8 million and will be financed by a loan from the Sanitation Fund payable over seven years at an annual interest rate of 2.78%.

During the upcoming months, City Staff will be working with the City Council and the community to integrate the property into the existing park and consider and develop additional recreational opportunities for Solana Beach residents.

### **Acknowledgments**

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Solana Beach for its CAFR for the fiscal year ended June 30, 2017. This was the fifteenth year in the past sixteen years that the City has received this award. The Certificate of Achievement is a prestigious national award recognizing conformance with the highest standards for preparation of state and local government financial reports.

In order to be awarded a Certificate of Achievement, a government unit must publish an easily readable and efficiently organized Comprehensive Annual Financial Report, whose contents conform to program standards. Such Comprehensive Annual Financial Reports must satisfy both Generally Accepted Accounting Principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe our current report continues to conform to the Certificate of Achievement program requirements.

The preparation of the Comprehensive Annual Financial Report in accordance with the GASB 34 financial reporting model was made possible by the dedicated work of the Finance Department staff. Each member of the staff consisting of Catherine Wong, Kyle Koszewnik, Jill Thayer, and Amanda Sither has our sincerest appreciation for their contributions made in the preparation of this report. We would also like to thank the Mayor and Council for their continued support for maintaining the highest standards of professionalism in the management of the City's finances.

Respectfully submitted,



Gregory Wade  
City Manager

Respectfully submitted,



Marie Marron Berkuti  
Finance Manager/Treasurer



Government Finance Officers Association

**Certificate of  
Achievement  
for Excellence  
in Financial  
Reporting**

Presented to

**City of Solana Beach  
California**

For its Comprehensive Annual  
Financial Report  
for the Fiscal Year Ended

**June 30, 2017**

*Christopher P. Morrill*

Executive Director/CEO

**CITY OF SOLANA BEACH  
FISCAL YEAR 2017/18  
DIRECTORY OF OFFICIALS AND ADVISORY BODIES**

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**CITY COUNCIL**

David A. Zito, Mayor  
Jewel Edson, Deputy Mayor  
Judy Hegenauer, Council Member  
Lesia Heebner, Council Member  
Peter Zahn, Council Member

**TERM EXPIRES**

December 2020  
December 2020  
December 2020  
December 2018  
December 2018

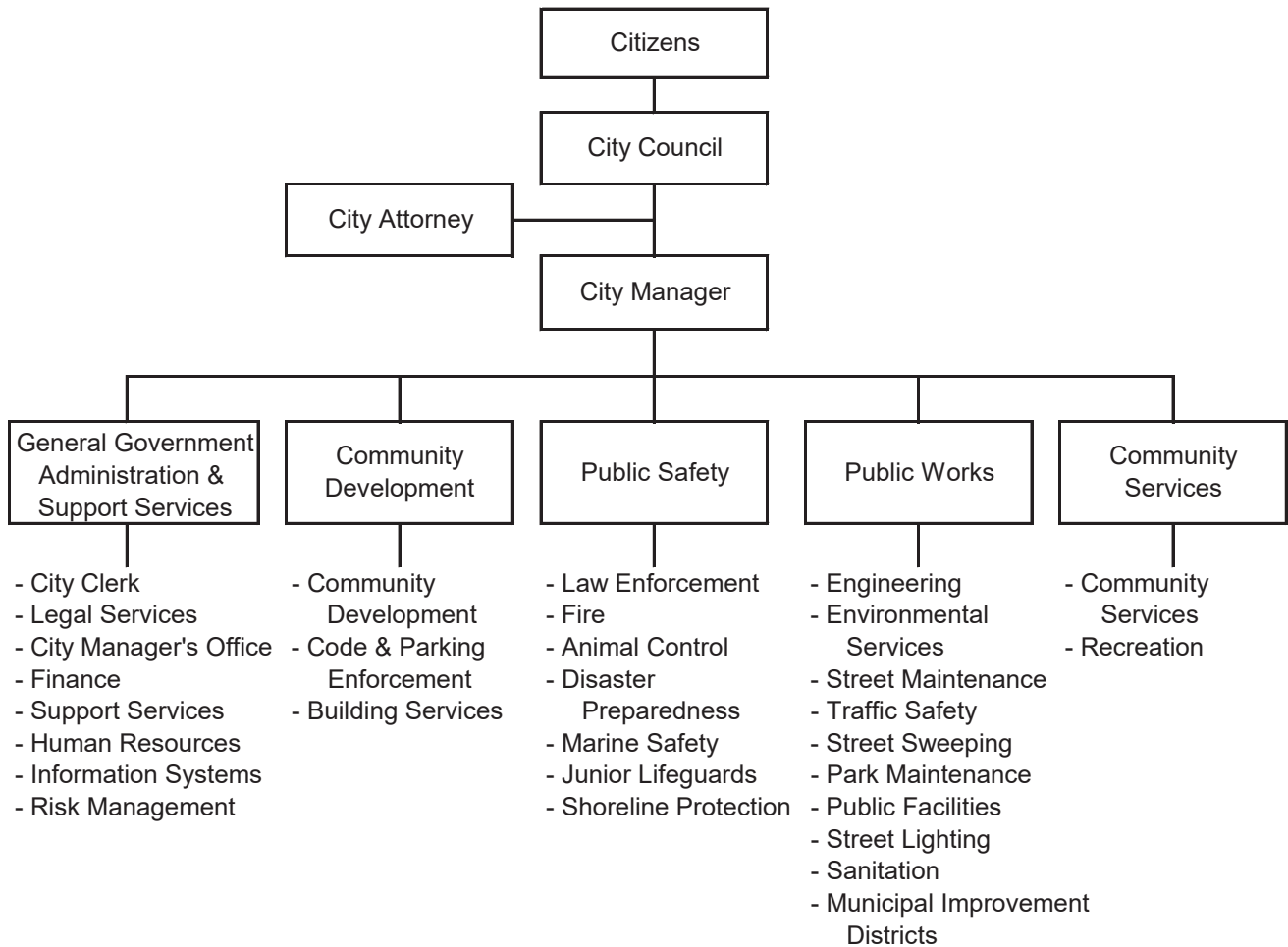
**ADVISORY COMMISSIONS**

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

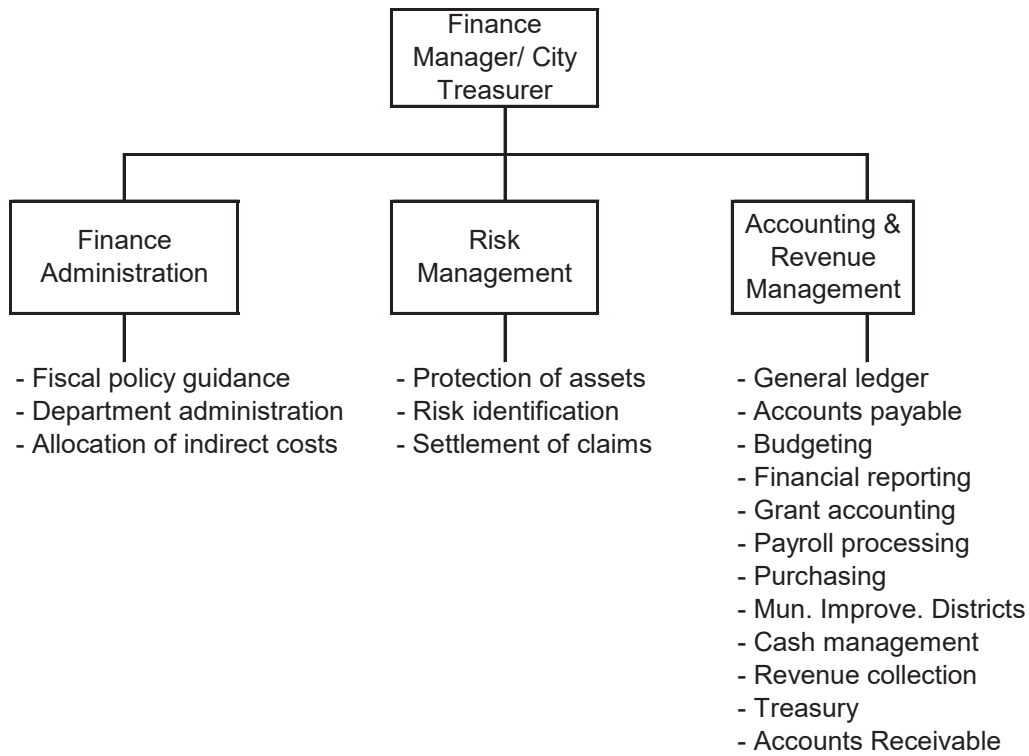
**APPOINTED OFFICIALS AND DEPARTMENT DIRECTORS**

Gregory Wade	City Manager
Dan King	Assistant City Manager
Mohammed Sammak	Director of Public Works/City Engineer
Joseph Lim	Director of Community Development
Angela Ivey	City Clerk
Johanna Canlas	City Attorney
Marie Marron Berkuti	Finance Manager/Treasurer

CITY OF SOLANA BEACH  
 CITY GOVERNMENT  
 ORGANIZATIONAL CHART  
 FISCAL YEAR 2017/2018



CITY OF SOLANA BEACH  
FINANCE DEPARTMENT  
ORGANIZATIONAL CHART  
FISCAL YEAR 2017/2018







## INDEPENDENT AUDITORS' REPORT

To the Honorable Mayor and Members of the City Council  
City of Solana Beach, California

### **Report on the Financial Statements**

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Solana Beach, California, (the City) as of and for the year ended June 30, 2018, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

### ***Management's Responsibility for the Financial Statements***

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### ***Auditor's Responsibility***

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.



To the Honorable Mayor and Members of the City Council  
City of Solana Beach, California

### ***Opinions***

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Solana Beach, California, as of June 30, 2018, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### ***Change in Accounting Principle***

As discussed in Note 1 to the financial statements, in 2018 the City adopted new accounting guidance, *GASBS No. 75, Accounting and Financial Reporting for Post-Employment Benefits Other Than Pensions*. Our opinion is not modified with respect to this matter.

### ***Other Matters***

#### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis; the budgetary comparison schedules for the general fund and the TransNet fund; the schedules of proportionate share of the net pension liabilities; the schedule of changes in net OPEB liability/(asset) and related ratios; the schedules of plan contributions; and the schedule of investment returns be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

#### ***Prior Year Comparative Information***

The financial statements include partial prior-year comparative information. Such information does not include all of the information required or sufficient detail to constitute a presentation in conformity with accounting principles generally accepted in the United States of America. Accordingly, such information should be read in conjunction with the government's financial statements for the year ended June 30, 2017, from which such partial information was derived.

#### ***Other Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The introductory section, combining and individual nonmajor fund financial statements and schedules, and the statistical section are presented for purposes of additional analysis and are not a required part of the basic financial statements.



CPAs AND ADVISORS

To the Honorable Mayor and Members of the City Council  
City of Solana Beach, California

The combining and individual fund financial statements and schedules are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual fund financial statements and schedules are fairly stated in all material respects in relation to the basic financial statements as a whole.

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

**Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated January 16, 2019 on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

A handwritten signature in cursive script that reads "Lance, Soll &amp; Lughard, LLP".

Brea California  
January 16, 2019

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## **MANAGEMENT'S DISCUSSION AND ANALYSIS**

As management of the City of Solana Beach (City), we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended June 30, 2018 (Fiscal Year (FY) 2018). It should be read in conjunction with the accompanying transmittal letter beginning on page i and the accompanying basic financial statements. All amounts, unless otherwise indicated, are expressed in thousands of dollars.

### **FINANCIAL HIGHLIGHTS**

- The City's net position decreased to \$76,711, or by \$822, as a result of FY2018 operations and the net position being restated due to the inclusion of the City's net Other Post-Employment Benefits (OPEB) liability from the implementation of Government Accounting Standards Board Statement No. 75 (GASB 75).
- During the year, the City's taxes, other governmental revenues, and business activity revenues exceed expenses by \$3,502.
- Governmental net position equaled \$34,060.
- The total revenues from all sources were \$29,446.
- The total cost of all City programs was \$25,944.
- The General Fund reported an excess of revenues over expenditures and other financing sources and uses by \$1,251.
- The General Fund's actual resources received exceeded the final revenue budget by \$258 while actual expenditures were \$1,190 less than final budget before other financing sources and uses.

### **USING THIS ANNUAL REPORT**

This annual report consists of a series of financial statements. The three components of the financial statements are:

- (1) Government-wide financial statements, which include the Statement of Net Position and the Statement of Activities. These statements provide information about the activities of the City as a whole.
- (2) Fund financial statements describe how City services are financed in the short term as well as what resources are available for future spending. Fund financial statements also report the City's operations in more detail than the government-wide statements by providing information about the City's most significant funds.
- (3) Notes to the financial statements.

## Reporting the City as a Whole

### The Statement of Net Position and the Statement of Activities (Government-wide)

A frequently asked question regarding the City's financial health is whether the year's activities contributed positively to the City's overall financial well-being. The Statement of Net Position and the Statement of Activities report information about the City as a whole and about its activities in a way that helps answer this question. These statements include all assets and liabilities using the *accrual basis of accounting*, which is similar to the accounting used by most private-sector companies. All of the current year's revenues and expenses are accounted for regardless of when cash is received or paid.

These two statements report the City's net position and changes thereto. Net position, the difference between assets and liabilities, are one way to measure the City's financial health, or financial position. Over time, increases or decreases in net position are an indicator of whether the financial health is improving or deteriorating. However, it is important to consider other non-financial factors such as changes in the City's property tax base or condition of the City's roads to assess accurately the overall health of the City.

The Statement of Net Position and the Statement of Activities present information about the following:

- Governmental activities - All of the City's basic services are considered governmental activities, including general government, community development, public safety, public works, and community services. Property taxes, transient occupancy taxes, sales taxes, and franchise fees finance most of these activities.
- Proprietary activities/Business type activities - The City charges a fee to customers to cover all or most of the cost of the services provided. The City's Sanitation system and Solana Energy Alliance, which provides clean energy services to the general public, are reported in this category.
- Component units - The City's governmental activities include the blending of the City of Solana Beach Public Facilities Corporation, a separate legal entity. Although legally separate, this "component unit" is important because the City is financially accountable for the corporation. A separate component unit financial statement was not issued for the Solana Beach Public Facilities Corporation since it has had no transactions, nor any assets, liabilities or equity over the past three fiscal years.

## Reporting the City's Most Significant Funds

### Fund Financial Statements

The fund financial statements provide detailed information about the most significant funds—not the City as a whole. Some funds are required to be established by State law and by bond covenants. However, management establishes many other funds that aid in the administration of resources for particular purposes or to meet legal responsibilities associated with the usage of certain taxes, grants, and other money. The City's two kinds of funds, governmental and proprietary, use different accounting approaches:

- *Governmental funds* - Most of the City's basic services are reported in governmental funds. Governmental funds focus on how resources flow in and out with the balances remaining at year-end that are available for spending. These funds are reported using an accounting method called *modified accrual*, which measures cash and all other *financial* assets that can readily be converted to cash. The governmental fund statements provide a detailed *short-term view* of the City's general government operations and the basic services it provides. Governmental fund information shows whether there are more or fewer financial resources that can be spent in the near future to finance the City's programs. We describe the relationship (or differences) between governmental *activities* (reported in the Statement of Net Position and the Statement of Activities) and governmental *funds* through the Reconciliation of the Fund Financial Statements to the Government-Wide Financial Statements.
- *Proprietary funds* - When the City charges customers for the services it provides, these services are generally reported in proprietary funds. Proprietary funds are reported in the same way that all activities are reported in the Statement of Net Position and the Statement of Activities.

## The City as Trustee

### Reporting the City's Fiduciary Responsibilities

The City is the trustee, or *fiduciary*, for certain amounts held on behalf of developers, property owners, and others. These fiduciary activities are reported in separate Statements of Fiduciary Net Position and Changes in Assets and Liabilities. The City is responsible for ensuring that the assets are used for their intended purposes. Therefore, fiduciary activities are excluded from the City's other financial statements because the assets cannot be used to finance operations.

After the date of the dissolution of the Solana Beach Redevelopment Agency (RDA) on February 1, 2012, the assets and liabilities of the former redevelopment agency were transferred to the Successor Agency to the former Solana Beach RDA (Successor Agency) and are reported in a fiduciary fund (private-purpose trust fund).

## THE CITY AS A WHOLE

Our analysis focuses on the net position (Table 1) and changes in net position (Table 2) of the City's governmental and business activities.

**Table 1**  
**City of Solana Beach Net Position**  
*(in Thousands)*

	Governmental Activities		Business Activities		Total	
	2018	2017	2018	2017	2018	2017
<b>Assets:</b>						
Current and other assets	\$ 29,135	\$ 26,146	\$ 48,906	\$ 35,516	\$ 78,041	\$ 61,662
Capital assets, net	34,370	35,837	13,813	13,240	48,183	49,077
<b>Total assets</b>	63,505	61,983	62,719	48,756	126,224	110,739
Deferred Outflows	4,122	3,185	288	430	4,410	3,615
<b>Liabilities:</b>						
Long-term debt outstanding	8,522	8,999	19,194	9,412	27,716	18,411
Other liabilities	24,173	18,635	1,146	682	25,319	19,317
<b>Total liabilities</b>	32,695	27,634	20,340	10,094	53,035	37,728
Deferred Inflows	872	707	16	30	888	737
<b>Net position:</b>						
Net investment in capital assets	27,241	28,412	5,929	6,195	33,170	34,607
Restricted	9,139	6,620	-	-	9,139	6,620
Unrestricted	(2,320)	1,795	36,722	32,867	34,402	34,662
<b>Total net position</b>	<b>\$ 34,060</b>	<b>\$ 36,827</b>	<b>\$ 42,651</b>	<b>\$ 39,062</b>	<b>\$ 76,711</b>	<b>\$ 75,889</b>

The City's combined net position for the fiscal year ended June 30, 2018 was \$76,711. The City has chosen to account for its sanitation and community choice aggregation operations in an enterprise fund, which is shown as Business Activities on Table 1. The City's net position for governmental activities decreased from \$36,827 to \$34,060. The following is an explanation of the governmental activity changes between fiscal years as shown in Table 1:

- Current and other assets increased \$2,989 or 11.4% primarily because of the increased cash position for governmental funds due to increased revenues as compared to the previous fiscal year and to the lower than anticipated spending in capital outlay. An irrevocable trust for pension liabilities that was established in FY2016 was increased by \$402 bringing the total in the trust to \$1,295.



Additionally, monies borrowed from the Sanitation Fund of \$3,133 used to pay off the City's PERS Side Fund in FY2011 had been reported as a negative Internal Balance amount in the asset section of the balance sheet for government activities and this amount decreased by \$665 for the payment to the Sanitation Fund for FY2018. The term for repayment of the loan amount to the Sanitation Fund was through FY2019, however, the City Council decided to pay off the loan a year earlier, therefore, the amount owed to the Sanitation Fund was zero at the end of FY2018.

- Deferred outflows of \$4,122 are a result of the implementation of GASB 68 and are related to contributions made after the actuarial measurement date for the net pension liability.
- Capital assets decreased \$1,467 (net of \$3,973 depreciation and disposition) as detailed in Table 4. Ongoing projects include La Colonia Skate Park and Marine Safety Center Renovations. The completion of the Stevens/Valley Avenues improvement project resulted in an increase to Infrastructure of \$1,408. The City also had construction activities for the annual street pavement program and ongoing storm drain repairs totaling \$658.
- Governmental long-term debt decreased \$477 due to routine principal payments made on existing debt principal and a reduction in claims payable. See Table 5 for additional detail.
- Deferred inflows of \$872 are a result of the implementation of GASB 68 and GASB 75 and are related to unrecognized actuarial gains and losses for the net pension and OPEB liabilities.
- Other liabilities increased \$5,538 primarily due to increases in net OPEB liability of \$2,512 and in net pension liability of \$2,126. The City began recording its net OPEB liability in FY 2018 as a result of implementing GASB 75 and had previously implemented GASB 68 in FY 2015 to record its net pension liability. Increases were also recorded in accounts payable and deposits payable of \$307 and \$593, respectively
- Net investment in capital assets decreased \$1,171 primarily due to the addition of depreciable assets totaling \$3,005 less depreciation and disposition costs of \$3,973.
- Restricted net position increased \$2,519 due to an increase in ongoing capital improvement projects of \$1,632 and increasing the irrevocable trust for pension liabilities by contributions and interest equaling \$402.
- As a result of the above activities, unrestricted net position, the part of net position that excludes the net investment in capital assets and net position with restrictions established by debt covenants or other legal requirements, decreased \$4,115 from \$1,795 to \$(2,320) at June 30, 2018 primarily due to the increase in net OPEB liability of \$2,680 and net pension liability of \$2,126.

## Governmental Activities

The cost of all Governmental activities in FY2018 was \$23,453 as shown on Tables 2 and 2.1. Of this cost, \$2,913 was paid for by those who directly benefited from the programs; \$1,944 was subsidized by grants received from other governmental organizations for both capital and operating activities; and \$18,509 was financed through general City revenues. Overall governmental program revenues, including intergovernmental aid and fees for services were \$4,857. Items of significance within Table 2 are:

### Revenues:

- Charges for services increased by 6.9% as compared to FY2017 primarily as a result of increased revenues received for development related activities.
- Operating and Capital grants and contributions increased by a net \$217 over the prior fiscal year amount due to an increase in various public safety and public works grants and contributions received or recognized in FY2018 as compared to FY2017.
- Property taxes and other taxes increased by approximately 5.6% or \$935 due to improved property valuations as a result of real estate sales in the City and increased transient occupancy tax revenue.
- Other general revenues decreased by \$61 as compared to the prior fiscal year primarily due to a final dividend payment received by the City in FY2017 due to the dissolution of the San Diego County Pooled Insurance Program Authority (SANDPIPA), a joint powers authority (JPA) of which the City was a member and that was dissolved on June 30, 2015.

### Expenses:

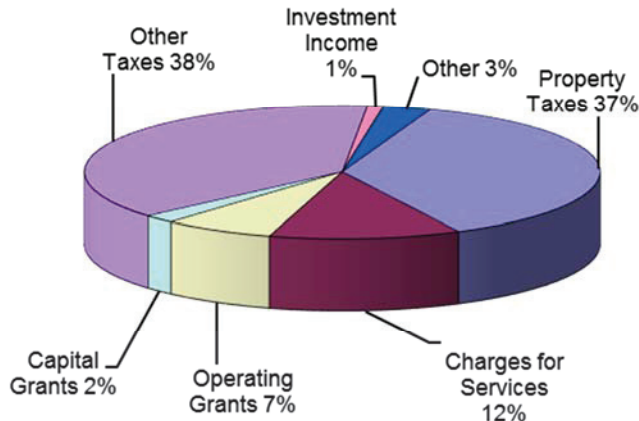
- General Government expenditures decreased in FY2018 by 5% or \$209 from the prior fiscal year primarily due to decreased costs in self-insurance claim payments reported in Support Services, and salary and benefits for Personnel due to vacancies in the City Clerk and Finance departments.
- Public Safety increased by 9% or \$912 as a result of a \$223 or 6% increase in the City's contract with the County of San Diego Sheriff's Department for law enforcement services, a \$212 increase for firefighter overtime due to strike team coverage, and a \$434 increase in public safety's share of the increase in net pension liability as reported per GASB 68.
- Community Services decreased by 35% or \$391 due to a payment made in FY2017 to the San Elijo Lagoon Conservancy for the acquisition, rezoning, permitting and construction of improvements proposed for the Harbaugh Trails property located at the northern end of the City from a grant that was received from the State of California Department of Transportation.

**Table 2**  
**City of Solana Beach Changes in Net Position**  
*(in Thousands)*

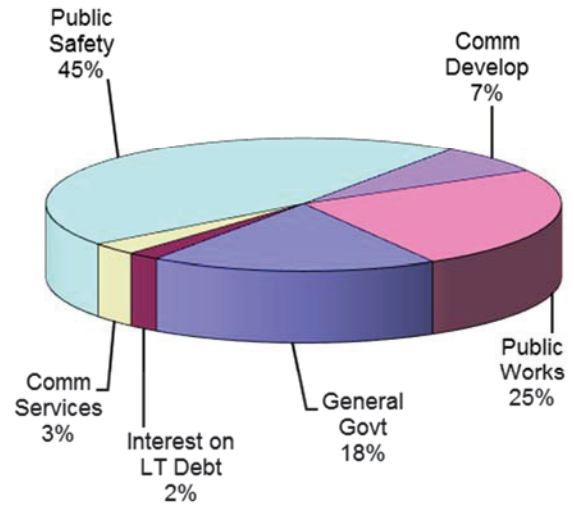
	Governmental Activities		Business Activities		Total	
	2018	2017	2018	2017	2018	2017
<b>Revenues:</b>						
Program revenues:						
Charges for services	\$ 2,913	\$ 2,724	\$ 5,910	\$ 5,256	\$ 8,823	\$ 7,980
Operating grants and contributions	1,524	1,569	-	-	1,524	1,569
Capital grants and contributions	420	158	-	-	420	158
General revenues:						
Property taxes	8,587	8,095	-	-	8,587	8,095
Other taxes	8,913	8,470	-	-	8,913	8,470
Other	1,009	1,070	170	103	1,179	1,173
<b>Total revenues</b>	<u>23,366</u>	<u>22,086</u>	<u>6,080</u>	<u>5,359</u>	<u>29,446</u>	<u>27,445</u>
<b>Expenses:</b>						
General government	4,101	4,310	-	-	4,101	4,310
Public safety	10,540	9,628	-	-	10,540	9,628
Public works	5,944	5,487	-	-	5,944	5,487
Community development	1,755	1,745	-	-	1,755	1,745
Community services	731	1,122	-	-	731	1,122
Interest and fiscal charges	382	389	-	-	382	389
Sanitation	-	-	2,491	1,602	2,491	1,602
<b>Total expenses</b>	<u>23,453</u>	<u>22,681</u>	<u>2,491</u>	<u>1,602</u>	<u>25,944</u>	<u>24,283</u>
<b>Increase/(decrease) in net position</b>	(87)	(595)	3,589	3,757	3,502	3,162
<b>Net position - July 1</b>	36,827	37,422	39,062	35,305	75,889	72,727
<b>Net position restatement</b>	(2,680)				(2,680)	-
<b>Net position - June 30</b>	<u>\$ 34,060</u>	<u>\$ 36,827</u>	<u>\$ 42,651</u>	<u>\$ 39,062</u>	<u>\$ 76,711</u>	<u>\$ 75,889</u>

**Fiscal Year 2018  
Governmental Activities**  
(Graphic representation of Table 2 in percentages)

**Sources of Revenue**



**Program Expenses**



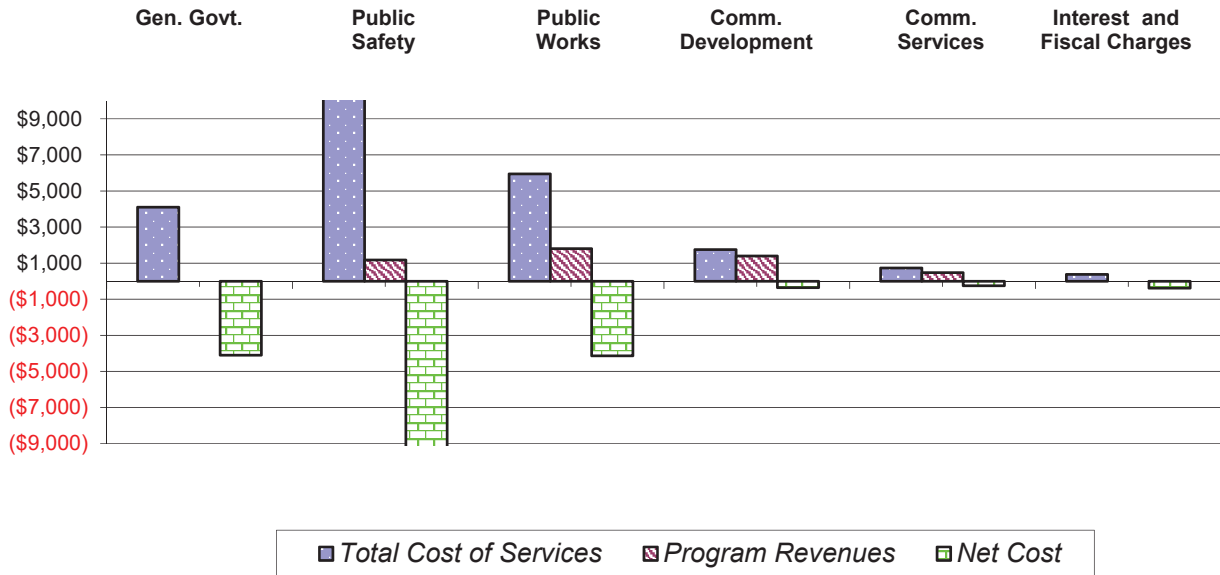
**Net Cost of Governmental Activities**

The City's programs include General Government, Public Safety, Public Works, Community Development, and Community Services. Each programs' net cost (total cost less revenues generated by the activities) is presented on Table 2.1. The net cost shows the extent to which the City's general taxes support each of the City's programs.

**Table 2.1  
Net Cost of Governmental Activities  
(in Thousands)**

	Total Cost of Services		Program Revenues		Net Cost of Services	
	2018	2017	2018	2017	2018	2017
General government	\$ 4,101	\$ 4,310	\$ -	\$ -	\$ (4,101)	\$ (4,310)
Public safety	10,540	9,628	1,175	978	(9,365)	(8,650)
Public works	5,944	5,487	1,806	1,691	(4,138)	(3,796)
Community development	1,755	1,745	1,400	1,252	(355)	(493)
Community services	731	1,122	476	530	(255)	(592)
Interest on long-term debt	382	389	-	-	(382)	(389)
<b>Totals</b>	<b>\$ 23,453</b>	<b>\$ 22,681</b>	<b>\$ 4,857</b>	<b>\$ 4,451</b>	<b>\$ (18,596)</b>	<b>\$ (18,230)</b>

**Total Cost of Services, Program Revenues & Net Cost  
Governmental Activities**  
*(in Thousands)*



Total resources available during the year to finance governmental operations were \$57,513 consisting of a net position at July 1, 2017 of \$36,827, a net position restatement of \$(2,680) due to the implementation of GASB 75, program revenues of \$4,857, and general revenues of \$18,509. Total governmental activities during the year were \$23,453, and as a result, net position decreased by \$2,767 to \$34,060.

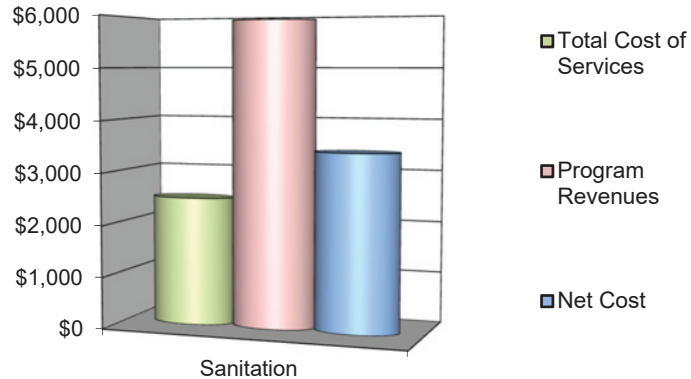
**Business Type Activities**

Net position of the Proprietary Fund (Business Type activities) at June 30, 2018 as reflected in Table 1 was \$42,651. As shown in Table 3, amounts paid by users of the Sanitation system and other operating revenue were \$5,910 while the cost of providing all Proprietary (Business Type) activities in FY2018 was \$2,491 resulting in a net gain of \$3,419. With the addition of non-operating revenues of \$170, as shown on Table 2, assets increased by \$3,589 or 9.2%.

**Table 3**  
**Net Cost of Business Activities**  
*(in Thousands)*

	Total Cost of Services		Program Revenue		Net Cost of Services	
	2018	2017	2018	2017	2018	2017
Sanitation	\$ 2,101	\$ 1,602	\$ 5,416	\$ 5,256	\$ 3,315	\$ 3,654
Solana Energy Alliance	390	-	494	-	104	-
<b>Total Business Activities</b>	<b>\$ 2,491</b>	<b>\$ 1,602</b>	<b>\$ 5,910</b>	<b>\$ 5,256</b>	<b>\$ 3,419</b>	<b>\$ 3,654</b>

**Fiscal Year 2018  
Total Cost of Services, Program Revenues & Net Cost  
Business Activities (in thousands)**



**General Fund Budgetary Highlights**

The final expenditures for the City’s General Fund at year-end were \$1,190 less than actual appropriations prior to other financing uses. The budget to actual variance in appropriations was principally due to 1) conservative estimates at quarter-year and mid-year by management; 2) expenditures for asset replacement appropriations being delayed to next fiscal year; and 3) lower than expected professional service costs across departments.

Actual revenues were \$258 greater than the final budget. Budget amendments and supplemental appropriations were made during the normal course of business to increase appropriations for unanticipated expenditures after adoption of the original budget. Significant supplemental appropriations were:

- \$420 for transfers out to the City CIP fund for various CIP projects.
- \$407 to add funds to trusts established for Pension and Other Post-Employment Benefits (OPEB) liabilities in the amounts of \$320 and \$87, respectively, with Public Agency Retirement Services (PARS).
- \$140 for increased employee salaries and flex credit allowances per the FY2018 salary and compensation plan approved by the City Council after the annual budget had been adopted.
- \$96.5 in building services for increased payments paid to the City’s on-call building plan check consultant as a result of increased plan-check fees, 75% of which go to the consultant.
- \$52 increase in professional services in the Planning department’s budget to cover staff vacancies.
- \$50 for Fire department overtime.

- \$28.6 for increased stormwater consultant costs and minor equipment purchases.
- \$21.6 increase in the Community Services budget to pay for a new city entry sign and street banners for the Breeder Cup event held at the Del Mar Fairgrounds

Significant budgetary variations between certain departments' final amended budget versus actual for the General Fund were:

- Manager: costs for the City Manager's professional services and contingency expenditure accounts were \$41 lower than anticipated in FY2018.
- Personnel: regular salaries, retirement, and flex credit benefits were under spent by a combined total of \$411 due in part to vacancies in the City Clerk, Finance, Human Resources, Planning, Fire, Code Enforcement, Marine Safety, and Community Services departments.
- Human Resources: unemployment benefit payments were lower than expected and professional services contracts were moved to the following fiscal year.
- Support Services: payments for damage claims and professional services from the City's workers compensation fund and insurance premiums and professional services from the City's self-insurance fund were lower than expected.
- Code and Parking Enforcement: a number of staff vacancies occurred in this department resulting in lower than anticipated salaries and benefit costs.
- Street and other public works: savings were realized in professional services due to lower than anticipated use for outside contractors in environmental services, street maintenance, traffic safety, and park maintenance.
- Community Services: public arts and professional services expenditures were lower than expected.
- Capital Outlay: amounts were budgeted for Finance department software and Public Safety vehicles and equipment that was to be purchased in FY2018. These expenditures were delayed until the following fiscal year.

## **CAPITAL ASSET AND DEBT ADMINISTRATION**

### **Capital Assets**

The capital assets of the City are those assets that are used in performance of City functions including infrastructure assets. Capital assets include equipment, buildings, land, park facilities, and roads.

At June 30, 2018, net capital assets of the governmental activities totaled \$34,370 and the net capital assets of the business-type activities totaled \$13,813. Depreciation on capital assets is recognized in the government-wide financial statements. (See Table 4 and Note 5 to the financial statements.)

The City's five-year Capital Improvement Plan projects to spend \$23,013 through FY2023. Over the next five years, funding will come from current fund balances and revenues such as Gas Tax and TransNet. Significant projects are rebuilding the Solana Beach Pump Station, La Colonia Park Skate Park, the Marine Safety Building, and ongoing pavement management, traffic calming, and storm drain and sewer pipeline improvements and replacement projects.

**Table 4**  
**City of Solana Beach Capital Assets at Year-End**  
**(Net of Depreciation)**  
*(In Thousands)*

	Governmental Activities		Business Activities		Total	
	2018	2017	2018	2017	2018	2017
Land	\$ 2,538	\$ 2,538	\$ 112	\$ 112	\$ 2,650	\$ 2,650
Buildings & Improvements	10,552	10,599	12,426	10,817	22,978	21,798
Equipment & Vehicles	1,309	1,216	331	331	1,640	1,443
Infrastructure	18,675	19,600	-	-	18,675	22,058
Work in Progress	1,296	1,884	944	1,980	2,240	3,005
	<u>\$ 34,370</u>	<u>\$ 35,837</u>	<u>\$ 13,813</u>	<u>\$ 13,240</u>	<u>\$ 48,183</u>	<u>\$ 50,954</u>

## Debt

At year-end, the City had \$8,522 in governmental type debt and \$19,194 in proprietary debt (including premium on debt issuance) totaling \$17,203. This debt is a liability of the government and amounts to \$1,988 per capita.

See Table 5 and Note 6 to the financial statements for detailed descriptions.



**Table 5**  
**City of Solana Beach Outstanding Debt at Year-End**  
*(In Thousands)*

	Governmental Activities		Business Activities		Total	
	2018	2017	2018	2017	2018	2017
Refunding lease	\$ 690	\$ 817	\$ -	\$ -	\$ 690	\$ 817
Capital leases	944	1,113	-	-	944	1,113
SEJPA Loan Payable-2011			869	1,593	869	1,593
SEJPA Loan Payable-2017			11,057		11,057	-
Sewer Revenue Bond-2006	-	-	-	7,780	-	7,780
2017 Wastewater						
Refunding Bond	-	-	6,655	-	6,655	-
TransNet Bond	5,500	5,500	-	-	5,500	5,500
Bond premiums	-	-	566	-	566	-
Bond discounts	(5)	(6)	-	-	(5)	(6)
Claims and judgements	1,026	1,208			1,026	1,208
Compensated absences	367	367	47	39	414	406
	<u>\$ 8,522</u>	<u>\$ 8,999</u>	<u>\$ 19,194</u>	<u>\$ 9,412</u>	<u>\$ 27,716</u>	<u>\$ 18,411</u>

## NEXT YEAR'S BUDGET AND ECONOMIC FACTORS

In June 2018, the City Council adopted a budget modification to the second year of the two-year budget for fiscal years ending June 30, 2018 and June 30, 2019 that was adopted in June 2017.

In considering the City Budget for FY2019, the focus of the City Council and management was to adopt balanced budgets and promote fiscal sustainability. Budget decisions were made with the understanding that, although the current economic climate was markedly improved, the City's growth rate for certain revenues was still uneven and uncertain and that the rate of any expenditure cost increase needed to be closely evaluated and monitored. The challenge given these circumstances was to prepare a budget that held costs in line while continuing to provide high quality services and to move forward implementing the City's five-year capital improvement plan.

The result at the time of the budget adoption was that no new programs or services were added to the FY2019 budget with the exception of adding the City's community choice aggregation (CCA) program and fund, Solana Energy Alliance. In May 2018, the City Council adopted the addition of the new enterprise fund and a budget for the two months ended June 30, 2018 and for the year ended June 30, 2019.

For remaining City programs and services, departments were asked to prepare budgets with no change in their materials, supplies, and services categories and any requests for new monies needed to be justified.

Salary increases of 2.5% and cafeteria benefits increases of 5% were provided to marine safety and miscellaneous regular employees as called for in their memorandum of understandings (MOU) with the City. Unrepresented regular employees received the same increases. Subsequent to the budget's adoption, negotiations were successfully completed with the City's fire department employees (SBFA) and the SBFA received salary increases of 2.75% for Firefighter/Paramedics and Fire Engineers and 3.25% for Fire Captains. Cafeteria benefit increased to \$1,500 per month with provisions for reduced payments for new fire employees who take cash in lieu for their cafeteria benefit allowance.

The adopted budget for FY2019 reflected a projected surplus in the General Fund of \$262,600.

While fiscal sustainability included focusing on the expenditure side of the budget, in the coming fiscal year, City staff will be tasked with developing increased revenue sources to help broaden the revenue base needed by the City for its short and long-term needs.

Overall, the budget anticipates that local tax revenues to the City next year will increase based upon the economic activity in the California economy, including property taxes, which are projected to increase in FY2019 by 4.5%. Transient occupancy tax and sales tax are expected to remain flat as compared to the previous fiscal year's actual receipts. Overall, the General Fund adopted operating expenditures for FY2019 are budgeted to increase approximately 2% as compared to the previous fiscal year's adopted budget. The CIP budget was set to be \$8,697 for the upcoming year.

## **CONTACTING THE CITY'S FINANCIAL MANAGEMENT**

This financial report is designed to provide our citizens, taxpayers, customers, investors, and creditors with a general overview of the City's finances and to show the City's fiduciary responsibility for the funds it receives. If you have questions about this report or need additional financial information, contact the City's Finance Department, at the City of Solana Beach, 635 South Highway 101, Solana Beach, California 92075 or online: <http://www.ci.solana-beach.ca.us>.

# **BASIC FINANCIAL STATEMENTS**

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**GOVERNMENT-WIDE  
FINANCIAL STATEMENTS**

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CITY OF SOLANA BEACH, CALIFORNIA

STATEMENT OF NET POSITION

JUNE 30, 2018

(With comparative totals for June 30, 2017)

	Primary Government			
	Governmental Activities	Business-Type Activities	Total	
			2018	2017
<b>Assets:</b>				
Cash and investments	\$ 26,087,810	\$ 14,041,034	\$ 40,128,844	\$ 37,136,258
Receivables:				
Accounts, net	315,153	594,021	909,174	375,330
Taxes	913,841	42,934	956,775	899,295
Interest	100,138	51,364	151,502	121,692
Prepaid costs	72,779	29,137	101,916	50,146
Due from other governments	208,815	-	208,815	339,725
Internal balances	141,304	(141,304)	-	-
Restricted assets:				
Cash and investments	-	54	54	-
Cash and investments with fiscal agent	1,294,957	-	1,294,957	1,487,509
Capital assets not being depreciated	3,833,550	1,055,830	4,889,380	6,513,234
Capital assets, net of depreciation	30,536,756	12,756,729	43,293,485	42,563,622
Investment in joint venture	-	34,289,455	34,289,455	21,251,840
<b>Total Assets</b>	<b>63,505,103</b>	<b>62,719,254</b>	<b>126,224,357</b>	<b>110,738,651</b>
<b>Deferred Outflows of Resources:</b>				
Deferred charge on refunding	-	205,941	205,941	274,588
Deferred outflows related to pensions	4,122,245	81,669	4,203,914	3,340,538
<b>Total Deferred Outflows of Resources</b>	<b>4,122,245</b>	<b>287,610</b>	<b>4,409,855</b>	<b>3,615,126</b>
<b>Liabilities:</b>				
Accounts payable	1,686,814	639,680	2,326,494	1,553,976
Accrued liabilities	189,219	9,389	198,608	119,353
Accrued interest	12,853	239,242	252,095	148,358
Unearned revenue	460,202	-	460,202	403,182
Deposits payable	3,614,311	-	3,614,311	3,021,195
Noncurrent liabilities:				
Due within one year	713,345	1,049,530	1,762,875	1,889,829
Due in more than one year	7,809,052	18,144,841	25,953,893	16,521,449
Net pension liability	13,754,714	257,119	14,011,833	12,127,041
Net other post-employment benefit liability	4,454,874	-	4,454,874	1,943,024
<b>Total Liabilities</b>	<b>32,695,384</b>	<b>20,339,801</b>	<b>53,035,185</b>	<b>37,727,407</b>
<b>Deferred Inflows of Resources:</b>				
Deferred inflows related to pensions	663,181	15,906	679,087	736,859
Deferred inflows related to other post-employment benefits	208,696	-	208,696	-
<b>Total Deferred Inflows of Resources</b>	<b>871,877</b>	<b>15,906</b>	<b>887,783</b>	<b>736,859</b>
<b>Net Position:</b>				
Net investment in capital assets	27,241,251	5,929,088	33,170,339	34,607,473
Restricted:				
Redevelopment activities	972,507	-	972,507	871,665
Public safety	479,924	-	479,924	361,891
Parks and recreation	71,128	-	71,128	175,631
Public works	3,143,823	-	3,143,823	2,772,815
Capital projects	3,151,863	-	3,151,863	1,519,739
Debt service	24,979	54	25,033	24,927
Pensions	1,294,957	-	1,294,957	893,185
Unrestricted	(2,320,345)	36,722,015	34,401,670	34,662,185
<b>Total Net Position</b>	<b>\$ 34,060,087</b>	<b>\$ 42,651,157</b>	<b>\$ 76,711,244</b>	<b>\$ 75,889,511</b>

The notes to financial statements are an integral part of this statement.

CITY OF SOLANA BEACH, CALIFORNIA

STATEMENT OF ACTIVITIES  
 FOR THE YEAR ENDED JUNE 30, 2018  
 (With comparative totals for June 30, 2017)

Functions/Programs	Program Revenues			
	Expenses	Charges for Services	Operating Contributions and Grants	Capital Contributions and Grants
<b>Primary Government:</b>				
Governmental Activities:				
General government	\$ 4,101,140	\$ -	\$ -	\$ -
Public safety	10,539,671	577,351	177,936	420,005
Community development	1,754,910	1,300,411	100,000	-
Community services	730,645	336,079	139,416	-
Public works	5,944,432	698,999	1,106,636	-
Interest on long-term debt	381,634	-	-	-
Total Governmental Activities	<u>23,452,432</u>	<u>2,912,840</u>	<u>1,523,988</u>	<u>420,005</u>
Business-Type Activities:				
Sanitation Fund	2,100,256	5,415,690	-	-
Solana Energy Alliance Fund	390,533	494,307	-	-
Total Business-Type Activities	<u>2,490,789</u>	<u>5,909,997</u>	<u>-</u>	<u>-</u>
<b>Total Primary Government</b>	<b><u>\$ 25,943,221</u></b>	<b><u>\$ 8,822,837</u></b>	<b><u>\$ 1,523,988</u></b>	<b><u>\$ 420,005</u></b>

**General Revenues:**

Taxes:

- Property taxes, levied for general purpose
- Sales taxes
- Transient occupancy taxes
- Franchise taxes
- Other taxes
- Use of money and property
- Other

**Total General Revenues**

Change in Net Position

Net Position at the Beginning of the Year,  
as Originally Reported

Restatement

Net Position at the Beginning of the Year,  
as Restated

**Net Position at the End of the Year**



**Net (Expenses) Revenues and Changes in Net Position**

**Primary Government**

Governmental Activities	Business-Type Activities	Total	
		2018	2017
\$ (4,101,140)	\$ -	\$ (4,101,140)	\$ (4,309,372)
(9,364,379)	-	(9,364,379)	(8,650,165)
(354,499)	-	(354,499)	(492,975)
(255,150)	-	(255,150)	(592,451)
(4,138,797)	-	(4,138,797)	(3,795,842)
(381,634)	-	(381,634)	(389,077)
<u>(18,595,599)</u>	<u>-</u>	<u>(18,595,599)</u>	<u>(18,229,882)</u>
-	3,315,434	3,315,434	3,653,124
-	103,774	103,774	-
-	<u>3,419,208</u>	<u>3,419,208</u>	<u>3,653,124</u>
<b><u>(18,595,599)</u></b>	<b><u>3,419,208</u></b>	<b><u>(15,176,391)</u></b>	<b><u>(14,576,758)</u></b>
8,586,838	-	8,586,838	8,095,383
3,191,410	-	3,191,410	3,127,803
1,827,753	-	1,827,753	1,740,208
723,164	-	723,164	733,354
3,170,331	-	3,170,331	2,868,629
286,867	81,629	368,496	372,768
722,186	88,239	810,425	800,345
<b><u>18,508,549</u></b>	<b><u>169,868</u></b>	<b><u>18,678,417</u></b>	<b><u>17,738,490</u></b>
(87,050)	3,589,076	3,502,026	3,161,732
36,827,430	39,062,081	75,889,511	72,727,779
<u>(2,680,293)</u>	<u>-</u>	<u>(2,680,293)</u>	<u>-</u>
<u>34,147,137</u>	<u>39,062,081</u>	<u>73,209,218</u>	<u>72,727,779</u>
<b><u>\$ 34,060,087</u></b>	<b><u>\$ 42,651,157</u></b>	<b><u>\$ 76,711,244</u></b>	<b><u>\$ 75,889,511</u></b>

The notes to financial statements are an integral part of this statement.

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# **FUND FINANCIAL STATEMENTS**

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**Governmental Fund Financial Statements**  
**Proprietary Fund Financial Statements**  
**Fiduciary Fund Financial Statements**

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**GOVERNMENTAL FUND  
FINANCIAL STATEMENTS**

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CITY OF SOLANA BEACH, CALIFORNIA

BALANCE SHEET  
GOVERNMENTAL FUNDS  
JUNE 30, 2018

(With comparative totals for June 30, 2017)

	<u>General</u>	<u>Special Revenue Fund</u>	<u>Capital Projects Fund</u>
		<u>TransNet</u>	<u>City CIP</u>
<b>Assets:</b>			
Cash and investments	\$ 16,823,094	\$ -	\$ 2,582,369
Receivables:			
Accounts	290,547	-	-
Taxes	891,758	-	-
Accrued interest	69,464	8	8,697
Prepaid costs	72,579	-	-
Due from other governments	117,880	-	-
Due from other funds	344,743	-	31,171
Restricted cash and investments with fiscal agents	1,294,957	-	-
<b>Total Assets</b>	<b><u>\$ 19,905,022</u></b>	<b><u>\$ 8</u></b>	<b><u>\$ 2,622,237</u></b>
<b>Liabilities and Fund Balances:</b>			
<b>Liabilities:</b>			
Accounts payable	\$ 1,174,784	\$ -	\$ 225,418
Accrued liabilities	147,544	-	15,960
Unearned revenues	8,700	-	-
Deposits payable	2,999,478	-	545,607
Due to other funds	-	37,014	-
Advances from other funds	-	-	-
<b>Total Liabilities</b>	<b><u>4,330,506</u></b>	<b><u>37,014</u></b>	<b><u>786,985</u></b>
<b>Fund Balances (Deficits):</b>			
Nonspendable	72,579	-	-
Restricted	1,294,957	-	1,835,252
Committed	1,015,354	-	-
Assigned	5,805,890	-	-
Unassigned	7,385,736	(37,006)	-
<b>Total Fund Balances (Deficits)</b>	<b><u>15,574,516</u></b>	<b><u>(37,006)</u></b>	<b><u>1,835,252</u></b>
<b>Total Liabilities and Fund Balances (Deficits)</b>	<b><u>\$ 19,905,022</u></b>	<b><u>\$ 8</u></b>	<b><u>\$ 2,622,237</u></b>

The notes to financial statements are an integral part of this statement.

CITY OF SOLANA BEACH, CALIFORNIA

BALANCE SHEET  
GOVERNMENTAL FUNDS  
JUNE 30, 2018

(With comparative totals for June 30, 2017)

	Other Governmental Funds	Total Governmental Funds	
		2018	2017
<b>Assets:</b>			
Cash and investments	\$ 6,682,347	\$ 26,087,810	\$ 24,256,552
Receivables:			
Accounts	24,606	315,153	318,418
Taxes	22,083	913,841	899,295
Accrued interest	21,969	100,138	84,594
Prepaid costs	200	72,779	20,164
Due from other governments	90,935	208,815	339,725
Due from other funds	-	375,914	384,793
Restricted cash and investments with fiscal agents	-	1,294,957	893,185
<b>Total Assets</b>	<b>\$ 6,842,140</b>	<b>\$ 29,369,407</b>	<b>\$ 27,196,726</b>
<b>Liabilities and Fund Balances:</b>			
<b>Liabilities:</b>			
Accounts payable	\$ 286,612	\$ 1,686,814	\$ 1,511,719
Accrued liabilities	25,715	189,219	111,304
Unearned revenues	451,502	460,202	403,182
Deposits payable	69,226	3,614,311	3,021,195
Due to other funds	197,596	234,610	384,793
Advances from other funds	-	-	665,464
<b>Total Liabilities</b>	<b>1,030,651</b>	<b>6,185,156</b>	<b>6,097,657</b>
<b>Fund Balances (Deficits):</b>			
Nonspendable	200	72,779	20,164
Restricted	6,008,972	9,139,181	6,619,853
Committed	-	1,015,354	914,846
Assigned	-	5,805,890	7,075,480
Unassigned	(197,683)	7,151,047	6,468,726
<b>Total Fund Balances (Deficits)</b>	<b>5,811,489</b>	<b>23,184,251</b>	<b>21,099,069</b>
<b>Total Liabilities and Fund Balances (Deficits)</b>	<b>\$ 6,842,140</b>	<b>\$ 29,369,407</b>	<b>\$ 27,196,726</b>

The notes to financial statements are an integral part of this statement.

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CITY OF SOLANA BEACH, CALIFORNIA

RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS  
TO THE STATEMENT OF NET POSITION  
JUNE 30, 2018

Amounts reported for governmental activities in the statement of net position are different because:

Total fund balances - governmental funds		\$ 23,184,251
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.		34,370,306
Compensated absences and long-term debt are not due and payable in the current period, and therefore, are not reported in the funds.		
Notes payable	\$ (5,500,000)	
Lease revenue bond - ABAG	(690,400)	
Unamortized bond discount - ABAG	4,841	
Capital lease obligations	(943,496)	
Claims and judgments	(1,026,000)	
Compensated absences	<u>(367,342)</u>	(8,522,397)
Accrued interest payable for the current portion of interest due on long-term debt has not been reported in the governmental funds.		(12,853)
Governmental funds report all pension contributions as expenditures; however, in the statement of activities, the excess of the total pension liability over the plan fiduciary net position is reported as a net pension liability.		(13,754,714)
Pension-related deferred outflows of resources that have not been included as financial uses in the governmental fund activity are as follows:		
Contributions made after the actuarial measurement date	1,155,987	
Changes in assumptions	2,112,666	
Difference between expected and actual experiences	98,025	
Net difference between projected and actual earnings on plan investments	466,998	
Adjustments due to differences in proportions	<u>288,539</u>	4,122,215
Pension-related deferred inflows of resources that have not been included as financial resources in the governmental fund activity are as follows:		
Changes in assumptions	(161,720)	
Difference between expected and actual experiences	(114,268)	
Adjustments due to differences in proportions	(60,178)	
Difference in proportionate share	<u>(327,015)</u>	(663,181)
Governmental funds report all other post-employment benefits contributions as expenditures; however, in the statement of net position, the excess of the total other post-employment benefits liability over the plan fiduciary net position is reported as a net other post-employment benefits liability.		(4,454,874)
Pension-related deferred inflows of resources that have not been included as financial resources in the governmental fund activity are as follows:		
Changes in assumptions	(204,330)	
Net difference between projected and actual earnings on plan investments	<u>(4,366)</u>	<u>(208,696)</u>
<b>Net Position of Governmental Activities</b>		<b><u>\$ 34,060,057</u></b>

CITY OF SOLANA BEACH, CALIFORNIA

STATEMENT OF REVENUES,  
EXPENDITURES AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE YEAR ENDED JUNE 30, 2018  
(With comparative totals for the year ended June 30, 2017)

		Special Revenue Fund	Capital Projects Fund
	General	TransNet	City CIP
<b>Revenues:</b>			
Taxes and assessments	\$ 13,963,901	\$ -	\$ -
Licenses, permits and fees	508,549	-	-
Intergovernmental	1,842,035	648,535	100,000
Charges for services	784,373	-	47,144
Use of money and property	243,298	47	11,885
Fines and forfeitures	479,933	-	-
Other revenues	609,427	36,233	408,168
<b>Total Revenues</b>	<b>18,431,516</b>	<b>684,815</b>	<b>567,197</b>
<b>Expenditures:</b>			
Current:			
General government	3,817,144	-	2,053
Public safety	8,847,587	-	46,012
Public works	1,828,243	-	1,604
Community development	1,106,619	-	13,623
Community services	258,742	-	6,208
Capital outlay	395,542	435,234	690,044
Debt service:			
Principal retirement	-	-	-
Interest and fiscal charges	-	325,105	-
<b>Total Expenditures</b>	<b>16,253,877</b>	<b>760,339</b>	<b>759,544</b>
Excess (Deficiency) of Revenues Over (Under) Expenditures	2,177,639	(75,524)	(192,347)
<b>Other Financing Sources (Uses):</b>			
Transfers in	-	-	642,500
Transfers out	(926,900)	-	-
<b>Total Other Financing Sources (Uses)</b>	<b>(926,900)</b>	<b>-</b>	<b>642,500</b>
Net Change in Fund Balances	1,250,739	(75,524)	450,153
Fund Balances at the Beginning of the Year	14,323,777	38,518	1,385,099
<b>Fund Balances (Deficits) at the End of the Year</b>	<b>\$ 15,574,516</b>	<b>\$ (37,006)</b>	<b>\$ 1,835,252</b>

The notes to financial statements are an integral part of this statement.

CITY OF SOLANA BEACH, CALIFORNIA

STATEMENT OF REVENUES,  
EXPENDITURES AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE YEAR ENDED JUNE 30, 2018  
(With comparative totals for the year ended June 30, 2017)

	Other Governmental Funds	Total Governmental Funds	
		2018	2017
<b>Revenues:</b>			
Taxes and assessments	\$ 1,981,322	\$ 15,945,223	\$ 15,109,053
Licenses, permits and fees	-	508,549	527,146
Intergovernmental	907,696	3,498,266	3,185,272
Charges for services	753,044	1,584,561	1,699,140
Use of money and property	31,637	286,867	283,828
Fines and forfeitures	-	479,933	495,885
Other revenues	8,155	1,061,983	785,872
<b>Total Revenues</b>	<b>3,681,854</b>	<b>23,365,382</b>	<b>22,086,196</b>
<b>Expenditures:</b>			
Current:			
General government	832	3,820,029	3,777,819
Public safety	937,471	9,831,070	9,070,746
Public works	798,930	2,628,777	2,509,194
Community development	454,091	1,574,333	1,721,715
Community services	63,805	328,755	760,475
Capital outlay	896,563	2,417,383	1,473,835
Debt service:			
Principal retirement	296,366	296,366	288,487
Interest and fiscal charges	58,382	383,487	392,219
<b>Total Expenditures</b>	<b>3,506,440</b>	<b>21,280,200</b>	<b>19,994,490</b>
Excess (Deficiency) of Revenues Over (Under) Expenditures	175,414	2,085,182	2,091,706
<b>Other Financing Sources (Uses):</b>			
Transfers in	354,800	997,300	1,576,800
Transfers out	(70,400)	(997,300)	(1,576,800)
<b>Total Other Financing Sources (Uses)</b>	<b>284,400</b>	<b>-</b>	<b>-</b>
Net Change in Fund Balances	459,814	2,085,182	2,091,706
Fund Balances at the Beginning of the Year	5,351,675	21,099,069	19,007,363
<b>Fund Balances (Deficits) at the End of the Year</b>	<b>\$ 5,811,489</b>	<b>\$ 23,184,251</b>	<b>\$ 21,099,069</b>

The notes to financial statements are an integral part of this statement.

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CITY OF SOLANA BEACH, CALIFORNIA

**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS  
TO THE STATEMENT OF ACTIVITIES  
FOR THE YEAR ENDED JUNE 30, 2018**

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Amounts reported for governmental activities in the statement of activities are different because:

Net change in fund balances - total governmental funds		\$ 2,085,182
<p>Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of these assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlays exceeded depreciation expense in the current period.</p>		
Capital outlay	\$ 2,417,384	
Depreciation	<u>(3,883,652)</u>	(1,466,268)
<p>The issuance of long-term debt (e.g. bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities.</p>		
Lease revenue bond - ABAG principal payments	126,800	
Capital leases - principal payments	169,566	
Amortization of lease revenue bond - ABAG discount	(968)	
Change in compensated absences	(842)	
Change in claims and judgments	<u>182,202</u>	476,758
Net change in accrued interest on long-term debt for the current period reported on the statement of activities.		2,821
Pension obligation expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.		(1,145,320)
Other post-employment benefits obligation expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.		<u>(40,253)</u>
<b>Change in Net Position of Governmental Activities</b>		<b><u>\$ (87,080)</u></b>

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**PROPRIETARY FUND  
FINANCIAL STATEMENTS**

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CITY OF SOLANA BEACH, CALIFORNIA

STATEMENT OF NET POSITION  
 PROPRIETARY FUNDS  
 JUNE 30, 2018

(With comparative totals for June 30, 2017)

	Sanitation Fund	Solana Energy Alliance Fund	Total Proprietary Funds	
			2018	2017
<b>Assets:</b>				
Current Assets:				
Cash and investments	\$ 14,040,815	\$ 219	\$ 14,041,034	\$ 12,879,706
Receivables:				
Accounts	100,090	493,931	594,021	56,912
Taxes	42,934	-	42,934	-
Interest	51,364	-	51,364	37,098
Prepaid costs	29,137	-	29,137	29,982
Restricted cash and investments	54	-	54	-
<b>Total Current Assets</b>	<b>14,264,394</b>	<b>494,150</b>	<b>14,758,544</b>	<b>13,003,698</b>
Noncurrent Assets:				
Cash and investments with fiscal agent	-	-	-	594,324
Advances to other funds	-	-	-	665,464
Investment in joint venture	34,289,455	-	34,289,455	21,251,840
Capital assets, not being depreciated	1,055,830	-	1,055,830	2,091,911
Capital assets, net of accumulated depreciation	12,756,729	-	12,756,729	11,148,371
<b>Total Noncurrent Assets</b>	<b>48,102,014</b>	<b>-</b>	<b>48,102,014</b>	<b>35,751,910</b>
<b>Total Assets</b>	<b>62,366,408</b>	<b>494,150</b>	<b>62,860,558</b>	<b>48,755,608</b>
<b>Deferred Outflows of Resources:</b>				
Deferred charge on refunding	205,941	-	205,941	274,588
Deferred outflows related to pensions	81,669	-	81,669	155,655
<b>Total Deferred Outflows of Resources</b>	<b>287,610</b>	<b>-</b>	<b>287,610</b>	<b>430,243</b>
<b>Liabilities:</b>				
Current Liabilities:				
Accounts payable	390,827	248,853	639,680	42,257
Accrued liabilities	9,170	219	9,389	8,049
Interest payable	239,242	-	239,242	132,684
Due to other funds	-	141,304	141,304	-
Compensated absences, due within one year	28,376	-	28,376	24,572
Long-term debt, due within one year	1,021,154	-	1,021,154	979,648
<b>Total Current Liabilities</b>	<b>1,688,769</b>	<b>390,376</b>	<b>2,079,145</b>	<b>1,187,210</b>
Noncurrent Liabilities:				
Compensated absences, due in more than one year	19,083	-	19,083	13,964
Long-term debt, due in more than one year	18,125,758	-	18,125,758	8,393,939
Net pension liability	257,119	-	257,119	498,843
<b>Total Noncurrent Liabilities</b>	<b>18,401,960</b>	<b>-</b>	<b>18,401,960</b>	<b>8,906,746</b>
<b>Total Liabilities</b>	<b>20,090,729</b>	<b>390,376</b>	<b>20,481,105</b>	<b>10,093,956</b>
<b>Deferred Inflows of Resources:</b>				
Deferred inflows relating to pensions	15,906	-	15,906	29,814
<b>Total Deferred Inflows of Resources</b>	<b>15,906</b>	<b>-</b>	<b>15,906</b>	<b>29,814</b>
<b>Net Position:</b>				
Net investment in capital assets	5,929,088	-	5,929,088	6,195,352
Restricted for debt service	54	-	54	-
Unrestricted	36,618,241	103,774	36,722,015	32,866,729
<b>Total Net Position</b>	<b>\$ 42,547,383</b>	<b>\$ 103,774</b>	<b>\$ 42,651,157</b>	<b>\$ 39,062,081</b>

The notes to financial statements are an integral part of this statement.

CITY OF SOLANA BEACH, CALIFORNIA

STATEMENT OF REVENUES, EXPENSES  
AND CHANGES IN FUND NET POSITION  
FOR THE YEAR ENDED JUNE 30, 2018  
(With comparative totals for June 30, 2017)

	Sanitation Fund	Solana Energy Alliance Fund	Total Proprietary Funds	
			2018	2017
<b>Operating Revenues:</b>				
Charges for services	\$ 5,415,690	\$ 494,307	\$ 5,909,997	\$ 5,255,483
Other	88,239	-	88,239	14,473
<b>Total Operating Revenues</b>	<b>5,503,929</b>	<b>494,307</b>	<b>5,998,236</b>	<b>5,269,956</b>
<b>Operating Expenses:</b>				
Cost of sales and services	2,246,891	390,314	2,637,205	1,928,205
Administration	380,934	219	381,153	452,598
Depreciation	383,902	-	383,902	359,195
<b>Total Operating Expenses</b>	<b>3,011,727</b>	<b>390,533</b>	<b>3,402,260</b>	<b>2,739,998</b>
Operating Income (Loss)	2,492,202	103,774	2,595,976	2,529,958
<b>Nonoperating Revenues (Expenses):</b>				
Interest income	81,629	-	81,629	88,940
Interest expense	(776,017)	-	(776,017)	(423,061)
Amortization of bond premium/discount & refunding charge	(292,627)	-	(292,627)	(42,853)
Amortization of investment premium	(10,945)	-	(10,945)	(10,945)
Share in joint venture net gain/(loss)	1,991,060	-	1,991,060	1,614,498
<b>Total Nonoperating Revenues (Expenses)</b>	<b>993,100</b>	<b>-</b>	<b>993,100</b>	<b>1,226,579</b>
Changes in Net Position	3,485,302	103,774	3,589,076	3,756,537
Net Position at the Beginning of the Year	39,062,081	-	39,062,081	35,305,544
<b>Net Position at the End of the Year</b>	<b>\$ 42,547,383</b>	<b>\$ 103,774</b>	<b>\$ 42,651,157</b>	<b>\$ 39,062,081</b>

The notes to financial statements are an integral part of this statement.

CITY OF SOLANA BEACH, CALIFORNIA

STATEMENT OF CASH FLOWS  
 PROPRIETARY FUNDS  
 FOR THE YEAR ENDED JUNE 30, 2018  
 (With comparative totals for June 30, 2017)

	Sanitation Fund	Solana Energy Alliance Fund	Total Proprietary Funds	
			2018	2017
<b>Cash Flows from Operating Activities:</b>				
Cash received from customers and users	\$ 5,417,817	\$ 376	\$ 5,418,193	\$ 5,466,891
Cash paid to suppliers for goods and services	(1,897,476)	(141,461)	(2,038,937)	(1,899,229)
Cash paid to employees for services	(552,536)	-	(552,536)	(472,936)
Other	-	-	-	14,473
<b>Net Cash Provided by (Used for) Operating Activities</b>	<b>2,967,805</b>	<b>(141,085)</b>	<b>2,826,720</b>	<b>3,109,199</b>
<b>Cash Flows from Noncapital Financing Activities:</b>				
Proceeds from short-term interfund borrowings	665,464	141,304	806,768	473,581
<b>Net Cash Provided by Noncapital Financing Activities</b>	<b>665,464</b>	<b>141,304</b>	<b>806,768</b>	<b>473,581</b>
<b>Cash Flows from Capital and Related Financing Activities:</b>				
Acquisition and construction of capital assets	(956,179)	-	(956,179)	(723,057)
Principal paid on capital debt	(1,084,159)	-	(1,084,159)	(937,808)
Interest paid on capital debt	(904,384)	-	(904,384)	(437,778)
Proceeds from capital debt	7,324,984	-	7,324,984	-
Defeasance on debt	(7,525,000)	-	(7,525,000)	-
<b>Net Cash Used for Capital and Related Financing Activities</b>	<b>(3,144,738)</b>	<b>-</b>	<b>(3,144,738)</b>	<b>(2,098,643)</b>
<b>Cash Flows from Investing Activities:</b>				
Interest received	67,363	-	67,363	(391,074)
Investment in joint venture	10,945	-	10,945	-
<b>Net Cash Provided by Investing Activities</b>	<b>78,308</b>	<b>-</b>	<b>78,308</b>	<b>(391,074)</b>
Net Increases in Cash and Cash Equivalents	566,839	219	567,058	1,093,063
Cash and Cash Equivalents, July 1 (including \$594,324 for the Sanitation Fund Reported for Restricted Accounts)	13,474,030	-	13,474,030	12,380,967
<b>Cash and Cash Equivalents, June 30 (Including \$54 for the Sanitation Fund Reported in Restricted Accounts)</b>	<b>\$ 14,040,869</b>	<b>\$ 219</b>	<b>\$ 14,041,088</b>	<b>\$ 13,474,030</b>
<b>Reconciliation of Operating Income to Net Cash Provided by (Used for) Operating Activities:</b>				
Operating income	\$ 2,492,202	\$ 103,774	\$ 2,595,976	\$ 2,529,958
Adjustments to Reconcile Operating Income to Net Cash Provided by (Used for) Operating Activities:				
Depreciation	383,902	-	383,902	359,195
(Increase) decrease in accounts receivable	(86,112)	(493,931)	(580,043)	211,408
Decrease in prepaid expense	845	-	845	2,215
(Increase) in deferred outflows from pensions	73,986	-	73,986	(67,142)
Increase in accounts payable	348,570	248,853	597,423	26,761
(Decrease) in accrued liabilities	1,121	219	1,340	(8,661)
Increase in net pension liability	(241,724)	-	(241,724)	69,616
Increase (decrease) in compensated absences	8,923	-	8,923	9,221
Increase (decrease) in deferred inflows from pensions	(13,908)	-	(13,908)	(23,372)
Total Adjustments	475,603	(244,859)	230,744	579,241
<b>Net Cash Provided by (Used for) Operating Activities</b>	<b>\$ 2,967,805</b>	<b>\$ (141,085)</b>	<b>\$ 2,826,720</b>	<b>\$ 3,109,199</b>
<b>Schedule of Non-Cash Investing, Capital, and Financing Activities:</b>				
Amortization of bonds premium/discount	\$ 68,647	\$ -	\$ -	\$ (79,430)
Gain/(loss) on investment in joint venture	1,991,060	-	1,991,060	1,614,498

The notes to financial statements are an integral part of this statement.

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**FIDUCIARY FUND  
FINANCIAL STATEMENTS**

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CITY OF SOLANA BEACH, CALIFORNIA

STATEMENT OF FIDUCIARY NET POSITION  
 FIDUCIARY FUNDS  
 JUNE 30, 2018  
 (With comparative totals for June 30, 2017)

	Agency Funds		OPEB Trust Fund		Private-Purpose Trust Successor Agency of the Former RDA	
	2018	2017	2018	2017	2018	2017
<b>Assets:</b>						
Cash and investments	\$ 506,663	\$ 501,621	\$ -	\$ -	\$ 472,600	\$ 372,514
Receivables:						
Accounts	1,248	459	-	-	-	-
Taxes	2,771	4	-	-	-	-
Restricted assets:						
Cash and investments	-	-	10,538	7,235	-	-
Mutual funds	-	-	340,743	233,926	-	-
Cash and investments with fiscal agents	-	-	-	-	60	235,840
<b>Total Assets</b>	<b>\$ 510,682</b>	<b>\$ 502,084</b>	<b>351,281</b>	<b>241,161</b>	<b>472,660</b>	<b>608,354</b>
<b>Liabilities:</b>						
Accounts payable	\$ 7	\$ -	-	107	660	4,618
Accrued liabilities	-	-	-	-	2,981	9,673
Accrued interest	-	-	-	-	7,391	12,008
Due to bondholders	510,675	502,084	-	-	-	-
Long-term liabilities:						
Bonds payable, due in one year	-	-	-	-	112,000	90,000
Bonds payable, due in more than one year	-	-	-	-	2,527,700	2,820,000
<b>Total Liabilities</b>	<b>\$ 510,682</b>	<b>\$ 502,084</b>	<b>-</b>	<b>107</b>	<b>2,650,732</b>	<b>2,936,299</b>
<b>Net Position:</b>						
Restricted for other post-employment benefits			351,281	241,054	-	-
Held in trust for other purposes			-	-	(2,178,072)	(2,327,945)
<b>Total Net Position</b>			<b>\$ 351,281</b>	<b>\$ 241,054</b>	<b>\$(2,178,072)</b>	<b>\$(2,327,945)</b>

CITY OF SOLANA BEACH, CALIFORNIA

STATEMENT OF CHANGES IN FIDUCIARY NET POSITION  
 FIDUCIARY FUNDS  
 FOR THE YEAR ENDED JUNE 30, 2018  
 (With comparative totals for June 30, 2017)

	OPEB Trust Fund		Private-Purpose Trust Fund	
			Successor Agency of the Former RDA	
	2018	2017	2018	2017
<b>Additions:</b>				
Contributions:				
Employer contributions	\$ 92,434	\$ 85,376	\$ -	\$ -
Total contributions	92,434	85,376	-	-
Investment earnings:				
Interest	13,513	10,498	709	28
Net increase in the fair value of investments	6,892	8,836	-	-
Net investment earnings	20,405	19,334	709	28
Taxes	-	-	411,790	521,503
<b>Total Additions</b>	<b>112,839</b>	<b>104,710</b>	<b>412,499</b>	<b>521,531</b>
<b>Deductions:</b>				
Administrative expenses	2,612	1,058	159,672	250,001
Contractual services	-	-	4,778	5,804
Interest expense	-	-	222,036	148,534
<b>Total Deductions</b>	<b>2,612</b>	<b>1,058</b>	<b>386,486</b>	<b>404,339</b>
<b>Changes in Net Position</b>	<b>110,227</b>	<b>103,652</b>	<b>26,013</b>	<b>117,192</b>
Net Position at the Beginning of the Year	241,054	137,402	(2,204,085)	(2,445,137)
<b>Net Position at the End of the Year</b>	<b>\$ 351,281</b>	<b>\$ 241,054</b>	<b>\$ (2,178,072)</b>	<b>\$ (2,327,945)</b>

The notes to financial statements are an integral part of this statement.



# **NOTES TO BASIC FINANCIAL STATEMENTS**

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**Note 1: Summary of Significant Accounting Policies**

The basic financial statements of the City of Solana Beach, California (the "City") have been prepared in conformity with accounting principles generally accepted in the United States of America ("U.S. GAAP") as applied to governmental agencies. The Governmental Accounting Standards Board ("GASB") is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The more significant of the City's accounting policies are described below.

**a. Financial Reporting Entity**

The City was formed July 1, 1986 after an election held June 3, 1986 in the proposed incorporated area. The City's incorporation involved a reorganization consisting primarily of the incorporation of the City of Solana Beach; the detachment of territory from the Cardiff Sanitation District and annexation of the same territory to the Solana Beach Sanitation District; the establishment of the Solana Fire Protection District and Solana Beach Sanitation District as subsidiary districts of the City; and the establishment of five improvement districts of the City, which coincided with five previously existing county service areas (CSAs). The City merged the Fire District into the City by dissolving the District and creating a separate Fire Department within the City's General Fund effective January 1, 1988. Effective July 1, 1990, the Solana Beach Sanitation District was dissolved and is now a department of the City.

The Solana Beach Public Facilities Corporation (Corporation) was incorporated on July 25, 1990 as a nonprofit public benefit corporation duly organized and existing under the Nonprofit Public Benefit Corporation Law. Its purpose is to benefit the City by providing financing for the planning, development, acquisition, construction, improvement, extension, repair, and renovation of public works projects, public facilities, furnishings, and equipment for use by the City. The Corporation does not issue separate financial statements. The City's basic financial statements have the Corporation included using the blended method since the governing bodies of the component unit is substantially the same as the governing body of the City. The Corporation provides services entirely to the City.

**b. Basis of Accounting and Measurement Focus**

The accounts of the City are organized on the basis of funds, each of which is considered a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues, and expenditures or expenses as appropriate. Government resources are allocated to and accounted for in individual funds based upon the purpose for which they are to be spent and the means by which spending activities are controlled.

**Government-Wide Financial Statements**

The City's Government-Wide Financial Statements include a Statement of Net Position and a Statement of Activities and Changes in Net Position. These statements present summaries of Governmental and Business-Type Activities for the City, the primary government, accompanied by a total column. Fiduciary activities of the City are not included in these statements.

**Note 1: Summary of Significant Accounting Policies (Continued)**

The Government-Wide Financial Statements are presented on an “*economic resources*” measurement focus and the accrual basis of accounting. Accordingly, all of the City’s assets and liabilities, including capital assets and related infrastructure assets and long-term liabilities, are included in the accompanying Statement of Net Position. The Statement of Activities presents changes in Net Position. Under the accrual basis of accounting, revenues are recognized in the period in which they are earned while expenses are recognized in the period in which the liability is incurred.

Certain types of transactions are reported as program revenues for the City in three categories:

- Charges for services
- Operating grants and contributions
- Capital grants and contributions

Certain eliminations have been made as prescribed by GASB Statement No. 34 in regard to interfund activities, payables and receivables. All internal balances in the Statement of Net Position have been eliminated except those representing balances between the governmental activities and the business-type activities, which are presented as internal balances and eliminated in the total primary government column. In the Statement of Activities, internal service fund transactions have been eliminated; however, those transactions between governmental and business-type activities have not been eliminated. The following interfund activities have been eliminated:

- Due to, Due from other funds
- Advances to, Advances from other funds
- Transfers in, Transfers out

**Governmental Fund Financial Statements**

Governmental fund financial statements include a Balance Sheet and a Statement of Revenues, Expenditures and Changes in Fund Balances for all major governmental funds and non-major funds aggregated. An accompanying schedule is presented to reconcile and explain the differences in net position as presented in these statements to the net position presented in the government-wide financial statements. The City has presented all major funds that met the applicable criteria.

All governmental funds are accounted for on a spending or “*current financial resources*” measurement focus and the modified accrual basis of accounting. Accordingly, only current assets and current liabilities are included on the Balance Sheet. The Statement of Revenues, Expenditures and Changes in Fund Balances present increases (revenue and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Under the modified accrual basis of accounting, revenues are recognized in the accounting period in which they become both measurable and available to finance expenditures of the current period.

**Note 1: Summary of Significant Accounting Policies (Continued)**

Revenues are recorded when received in cash, except those revenues subject to accrual (generally 60 days after year-end) are recognized when due. The primary revenue sources, which have been treated as susceptible to accrual by the City, are property taxes, sales taxes, franchise taxes, gas taxes, transient occupancy taxes, intergovernmental revenues and other taxes. Expenditures are recorded in the accounting period in which the related fund liability is incurred.

Unavailable revenues arise when potential revenues do not meet both the “measurable” and “available” criteria for recognition in the current period. Unearned revenues also arise when the government receives resources before it has a legal claim to them, as when grant monies are received prior to incurring qualifying expenditures. In subsequent periods when both revenue recognition criteria are met or when the government has a legal claim to the resources, the unavailable revenue is removed from the balance sheet and revenue is recognized.

The Reconciliation of the Fund Financial Statements to the Government-Wide Financial Statements is provided to explain the differences.

The City reports the following major governmental fund:

*General Fund* - accounts for all revenues and expenditures used to finance the traditional services associated with a municipal government which are not accounted for in the other funds. In Solana Beach, these services include general government, public safety, public works, community development, and community services.

*TransNet Special Revenue Fund* - accounts for revenues received and expenditures made related to transportation development, transit and related studies. Funding is provided to the City as a secondary recipient under agreement with the County of San Diego and with San Diego Association of Governments (SANDAG).

*City Capital Projects Fund* - accounts for the acquisition, construction and improvement of capital facilities and infrastructure. Projects are funded by transfers from the General Fund.

**Proprietary Fund Financial Statements**

Proprietary fund financial statements include a Statement of Net Position, a Statement of Revenues, Expenses and Change in Net Position, and a Statement of Cash Flows for all proprietary funds.

Proprietary funds are accounted for using the “*economic resources*” measurement focus and the accrual basis of accounting. Accordingly, all assets and liabilities (whether current or noncurrent) are included on the Statement of Net Position. The Statement of Revenues, Expenses and Changes in Net Position presents increases (revenues) and decreases (expenses) in total net position. Under the accrual basis of accounting, revenues are recognized in the period in which they are earned while expenses are recognized in the period in which the liability is incurred.

**Note 1: Summary of Significant Accounting Policies (Continued)**

Operating revenues, such as charges for services, in the proprietary funds are those revenues that are generated from exchange transactions as the primary operations of the fund. Exchange transactions are those in which each party receives and gives up essentially equal values. All other revenues, such as subsidies, taxes, and investment earnings, which result from non-exchange transactions or ancillary activities are reported as non-operating revenues. Operating expenses are those expenses that are essential to the primary operations of the fund. All other expenses are reported as non-operating expenses.

The City reports the following major proprietary fund:

*Sanitation Fund* - is used to account for operations that are financed and operated in a manner similar to private business enterprises, where the intent of the governing body is that costs of providing sewage and wastewater treatment services to the general public on a continuing basis be financed or recovered primarily through user charges.

*Solana Energy Alliance Fund* - is used to account for operations that are financed and operated in a manner similar to private business enterprises, where the intent of the governing body is that the cost of providing clean energy services to the general public on a continuing basis be financed or recovered primarily through user charges.

**Fiduciary Fund Financial Statements**

Fiduciary fund financial statements include a Statement of Net Position and a Statement of Changes in Net Position. The City's fiduciary funds include agency funds, an OPEB trust fund and one private-purpose trust fund. Agency funds are used to account for collections received from special assessment districts and their disbursement to bondholders. The agency funds are custodial in nature (assets equal liabilities) and do not involve measurement of results of operations. Spending of agency fund resources is controlled primarily through legal agreements and applicable State and Federal laws. Agency funds are reported using the accrual basis of accounting.

The Private-Purpose Trust Fund is used to account for the assets and liabilities of the former redevelopment agency and the allocated revenue to pay estimated installment payments of enforceable obligations until the obligations of the former redevelopment agency are paid in full and assets have been liquidated.

The Pension and Private Purpose Trust Fund funds are accounted for using the "economic resources" measurement focus and the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized in the period in which they are earned while expenses are recognized in the period in which the liability is incurred.

**Note 1: Summary of Significant Accounting Policies (Continued)**

**c. Cash, Cash Equivalents and Investments**

The City pools its available cash for investment purposes. The City considers pooled cash and investment amounts, with original maturities of three months or less, to be cash equivalents.

The cash flow statements require presentation of “cash and cash equivalents”. For the purpose of the statement of cash flows, the City considers all proprietary fund pooled cash and investments as “cash and cash equivalents”, as such funds are available to the various funds as needed.

Highly liquid market investments with maturities of one year or less at time of purchase are stated at amortized cost. All other investments are stated at fair value. Market value is used as fair value for those securities for which market quotations are readily available.

The City participates in an investment pool managed by the State of California titled *Local Agency Investment Fund* (LAIF) which has invested a portion of the pool funds in structured notes and asset-backed securities. LAIF’s investments are subject to credit risk with the full faith and credit of the State of California collateralizing these investments. In addition, these structured notes and asset-backed securities are subject to market risk as to change in interest rates.

**d. Restricted Cash and Investments**

Certain restricted cash and investments are held by fiscal agents for the redemption of bonded debt and for acquisition and construction of capital projects.

**e. Capital Assets**

Capital assets are valued at historical cost or estimated historical cost if actual historical cost was not available. Donated capital assets, donated works of art and similar items, and capital assets received in a service concession arrangement are reported a acquisition value at the time of acquisition by the City. City policy has set the capitalization threshold for reporting infrastructure and all other capital assets at \$5,000. Depreciation is recorded on a straight-line basis over estimated useful lives of the assets as follows:

Buildings and improvements	20-50 years
Equipment	3-25 years
Infrastructure - sewer lines	40-50 years
Infrastructure - other	20-60 years

The City defines infrastructure as the basic physical assets that allow the City to function. The assets include roads and streets, curbs, gutters and sidewalks, street lights, signs and signals, park equipment, and storm drains. The appropriate operating department maintains information regarding the infrastructure assets.

Interest accrued during capital assets construction, if any, is capitalized for the business-type and proprietary funds as part of the asset cost.

**Note 1: Summary of Significant Accounting Policies (Continued)**

For all infrastructure systems, the City elected to use the Basic Approach as defined by GASB Statement No. 34 for infrastructure reporting. The City commissioned an appraisal of City owned infrastructure and property that determined the original cost, which is defined as the actual cost to acquire new property in accordance with market prices at the time of first construction/acquisition.

Original costs were developed in one of three ways: (1) historical records; (2) standard unit costs appropriate for the construction/acquisition date; or (3) present cost indexed by a reciprocal factor of the price increase from the construction/acquisition date to the current date. The accumulated depreciation, defined as the total depreciation from the date of construction/acquisition to the current date on a straight line, unrecovered cost method was computed using industry accepted life expectancies for each infrastructure subsystem. The book value was then computed by deducting the accumulated depreciation from the original cost.

**f. Deferred Outflows/Inflows of Resources**

In addition to assets, the statement of financial position and governmental fund balance sheet will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position or fund balance that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/ expenditure) until then. The City has two items that qualify for reporting in this category. One is the deferred charge on refunding reported in the government-wide statement of net position. A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt. The second is the deferred outflows relating to the net pension obligation reported in the government-wide statement of net position and proprietary statement of net position. These outflows are the results of contributions made after the measurement period, which are recognized in the following year, and of adjustments due to difference in proportions, differences between expected and actual experiences, changes in assumptions, and the net difference between expected and actual earnings on plan investments. These amounts are deferred and amortized over the expected average remaining service life time or five years.

In addition to liabilities, the statement of financial position or governmental fund balance sheet will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position or fund balance that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City has two items that qualify for reporting in this category which are deferred inflows related to the pensions and deferred inflows relating to other post-employment benefits reported in the government-wide statement of net position and proprietary statement of net position. These inflows are the result of the net difference between projected and actual earnings on pension plan investments, differences between employer's contributions and proportionate share of contributions, adjustment due to differences in proportions, differences between expected and actual experiences, and changes in assumptions. These amounts are deferred and amortized straight-line over a 5-year or the expected average remaining service life time.



**Note 1: Summary of Significant Accounting Policies (Continued)**

**g. Long-Term Liabilities**

In the government-wide financial statements, and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities or proprietary fund type Statement of Net Position. Bond premiums and discounts are amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

**h. Compensated Absences**

Government-Wide Financial Statements

For governmental activities, compensated absences are recorded as incurred and the related expenses and liabilities are reported.

Fund Financial Statements

In governmental funds, compensated absences are recorded as expenditures in the years paid, as it is the City's policy to liquidate any unpaid vacation or sick leave at June 30 from future resources, rather than currently available financial resources. Accordingly, the entire unpaid liability for the governmental funds is recorded in the government-wide financial statements, as these amounts will be liquidated from future resources. In the proprietary fund, compensated absences are expensed in the period they are earned, and the unpaid liability is recorded as a long-term liability of the fund.

**i. Pensions**

For purposes of measuring the net pension liability and deferred outflows/inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the City's California Public Employees' Retirement System (CalPERS) plans (Plans) and additions to/deductions from the Plans' fiduciary net position have been determined on the same basis as they are reported by CalPERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

**Note 1: Summary of Significant Accounting Policies (Continued)**

**j. Other Post-Employment Benefits (OPEB)**

For purposes of measuring the net OPEB liability, deferred outflows and deferred inflows of resources related to OPEB, and OPEB expense, information about the fiduciary net position of the City's plan (OPEB Plan), the assets of which are held by Public Agency Retirement Services (PARS), and additions to/deductions from the OPEB Plan's fiduciary net position have been determined by an independent actuary. For this purpose, benefit payments are recognized when currently due and payable in accordance with the benefit terms. Investments are reported at fair value.

Generally accepted accounting principles require that the reported results must pertain to liability and asset information within certain defined timeframes. For this report, the following timeframes are used:

Valuation Date	June 30, 2017
Measurement Date	June 30, 2018
Measurement Period	July 1, 2017 to June 30, 2018

Gains and losses related to changes in total OPEB liability and fiduciary net position are recognized in OPEB expense systematically over time. Amounts are first recognized in OPEB expense for the year the gain or loss occurs. The remaining amounts are categorized as deferred outflows and deferred inflows of resources related to OPEB and are to be recognized in future OPEB expense. The recognition period differs depending on the source of the gain or loss with the net difference between projected and actual earnings on OPEB plan investments being recognized over 5 years and all other amounts being recognized over the expected average remaining service lifetime (EARSL) of 6.3 years at June 30, 2018.

**k. Net Position**

In the Government-Wide and Proprietary Fund Financial Statements, net position is classified in the following categories:

Net Investment in Capital Assets – This amount consists of capital assets, net of accumulated depreciation and reduced by outstanding debt that was issued for the acquisition, construction, or improvement of the assets.

Restricted Net Position – This amount is restricted by external creditors, grantors, contributors, or laws or regulations of other governments.

Unrestricted Net Position – This amount is all net position that do not meet the definition of “net investment in capital assets” or “restricted net position.”

When an expense is incurred for purposes for which both restricted and unrestricted net position are available, the City's policy is to apply restricted net position first.

**Note 1: Summary of Significant Accounting Policies (Continued)**

**I. Net Position Flow Assumption**

Sometimes the government will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted – net position and unrestricted – net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the government's policy to consider restricted – net position to have been depleted before unrestricted – net position is applied.

**m. Fund Balances**

In the Governmental Fund Financial Statements, fund balances are classified in the following categories:

*Nonspendable* – Items that cannot be spent because they are not in spendable form, such as prepaid items and inventories, items that are legally or contractually required to be maintained intact, such as principal of an endowment or revolving loan funds.

*Restricted* – Restricted fund balances encompass the portion of net fund resources subject to externally enforceable legal restrictions. This includes externally imposed restrictions by creditors, such as through debt covenants, grantors, contributors, laws or regulations of other governments, as well as restrictions imposed by law through constitutional provisions or enabling legislation.

*Committed* – Committed fund balances encompass the portion of net fund resources, the use of which is constrained by limitations that the government imposes upon itself at its highest level of decision making, normally the governing body, and that remain binding unless removed in the same manner. The City Council is considered the highest authority for the City. The formal action required to establish, modify, or rescind a fund balance commitment is through a resolution.

*Assigned* – Assigned fund balances encompass the portion of net fund resources reflecting the government's intended use of resources. Assignment of resources can be done by the highest level of decision making or by a committee or official designated for that purpose. The City Council has authorized through a resolution the City Manager and the Director of Finance for that purpose.

*Unassigned* – This is the residual classification that includes all spendable amounts not contained in the other classifications. The General Fund is the only fund that reports a positive unassigned fund balance. In other governmental funds, it is not appropriate to report a positive unassigned fund balance amount. However, in governmental funds other than the General Fund, if expenditures incurred for specific purposes exceed amounts that are restricted, committed, or assigned to those purposes, it may be necessary to report a negative unassigned fund balance in that fund.

When expenditures are incurred for purposes for which both restricted and unrestricted fund balances are available, the City's policy is to apply restricted fund balances first, then unrestricted fund balances as they are needed.

**Note 1: Summary of Significant Accounting Policies (Continued)**

**n. Fund Balance Flow Assumptions**

Sometimes the government will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the government's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

When expenditures are incurred for purposes where only unrestricted fund balances are available, the City uses the unrestricted resources in the following order: committed, assigned, and unassigned.

**o. Property Taxes**

Property taxes are levied on July 1 and are payable in two installments: December 10 and February 10 of each year. Property taxes become delinquent on December 10 and April 10, for the first and second installments, respectively. The lien date is January 1. The County of San Diego, California (County) bills and collects the property taxes and remits them to the City in installments during the year. City property tax revenues are recognized when received in cash except at year end when they are accrued pursuant to the modified accrual basis of accounting. The City recognizes as revenues at June 30 available taxes or those collected within 60 days. The County is permitted by State law to levy taxes at 1% of full market value (at time of purchase) and can increase the property tax rate no more than 2% per year. The City receives a share of this basic levy.

**p. Use of Estimates**

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

**q. Change in Accounting Principle**

During the fiscal year ended June 30, 2018, the City implemented GASB Statement No. 75, *Accounting and Financial Reporting for Post-Employment Benefits other than Pensions*. The primary objective of this statement is to improve accounting and financial reporting by state and local governments for post-employment benefits other than pensions (OPEB). It also improves information provided by state and local governmental employers about financial support for OPEB that is provided by other entities. This Statement replaces the requirements of Statements No. 45, *Accounting for Financial Reporting by Employers for Post-Employment Benefits other than Pensions, as amended*, and No. 57, *OPEB Measurements by Agent Employers and Agent Multiple-Employer Plans*.

As a result of this change in accounting principle, beginning net position as reported in the government-wide statement of net position as been restated (see Note 15 for more information).

CITY OF SOLANA BEACH, CALIFORNIA

NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
JUNE 30, 2018

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**Note 2: Stewardship, Compliance, and Accountability**

**a. Budgets**

The Tea 21/Tea Fund, CDBG Fund, Caltrans Fund, Boating and Waterways Fund, Miscellaneous Grants Fund, and SB1 Streets & Roads Fund did not adopt a budget. Therefore, no budgetary comparison schedule is presented as supplementary information.

**b. Excess of Expenditures over Appropriations**

For the fiscal year ended June 30, 2018, the Transnet Special Revenue Fund's expenditures exceeded its appropriations by \$325,083.

**c. Deficit Fund Balances**

At June 30, 2018, the following funds had deficit fund balances:

Fund	Deficit
Special Revenue Funds:	
Transnet	\$ 37,006
TEA 21/TEA	168,970
Fire Mitigation	13,053
CDBG	15,573
Developer Pass-Thru	87

The deficits will be resolved through future fund revenue sources.

CITY OF SOLANA BEACH, CALIFORNIA

NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
 JUNE 30, 2018

**Note 3: Cash and Investments**

The following is a summary of pooled cash and investments and restricted cash and investments at June 30, 2018:

	Government-Wide Statement of Net Position			Fiduciary Funds	
	Governmental Activities	Business-Type Activities	Total	Statement of Net Position	Total
Cash and investments	\$ 26,087,810	\$ 14,041,034	\$ 40,128,844	\$ 979,263	\$ 41,108,107
Restricted cash and investments	-	54	54	351,281	351,335
Cash and investments with fiscal agent held by fiscal agents	1,294,957	-	1,294,957	60	1,295,017
<b>Total</b>	<b>\$ 27,382,767</b>	<b>\$ 14,041,088</b>	<b>\$ 41,423,855</b>	<b>\$ 1,330,604</b>	<b>\$ 42,754,459</b>

Cash and investments consisted of the following at June 30, 2018:

Cash:	
Cash on hand	\$ 900
Demand deposits	2,014,796
<b>Total cash</b>	<b>2,015,696</b>
Investments:	
Local Agency Investment Fund	4,180,418
Investments	34,912,107
Cash and investments held in PARS OPEB Trust	1,646,238
<b>Total investments</b>	<b>40,738,763</b>
<b>Total cash and investments</b>	<b>\$ 42,754,459</b>

**a. Cash Deposits**

The carrying amounts of the City's cash deposits were \$2,014,796 at June 30, 2018. Bank balances were \$2,307,003 at that date. The total amount of which was collateralized or insured with securities held by the pledging financial institutions in the City's name is discussed below. The \$292,207 difference represents outstanding checks and other reconciling items.

The California Government Code and the City's investment policy do not contain legal or policy requirements that would limit the exposure to custodial credit risk for deposits or investments, other than the following provision for deposits: The California Government Code requires that a financial institution secure deposits made by state or local governmental units by pledging securities in an undivided collateral pool held by a depository regulated under state law (unless so waived by the governmental unit). The market value of the pledged securities in the collateral pool must equal at least 110% of the total amount deposited by the public agencies. California law also allows financial institutions to secure City deposits by pledging first trust deed mortgage notes having a value of 150% of the secured public deposits.

As of June 30, 2018, none of the City's deposits with financial institutions in excess of federal depository insurance limits were held in uncollateralized accounts. For investments identified herein as held by fiscal agent, the fiscal agent selects the investment under the terms of the applicable trust agreement, acquires the investment, and holds the investment on behalf of the City.

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**  
**JUNE 30, 2018**
**Note 3: Cash and Investments (Continued)****b. Investments**
**Investments Authorized by the California Government Code and the City's Investment Policy**

The following table identifies the investment types that are authorized for the City by the California Government Code and the City's investment policy. The table also identifies certain provisions of the California Government Code (or the City's investment policy, if more restrictive) that address interest rate risk and concentration of credit risk. The City has no investments held by bond trustee.

Investment Types Authorized by State Law	Authorized by Investment Policy	Maximum Maturity	*Maximum Percentage of Portfolio	*Maximum Investment in One Issuer
Local agency bonds	Yes	5 years	30%	5%
U.S. Treasury bills	Yes	5 years	None	25%
U.S. Treasury notes	Yes	5 years	None	25%
U.S. agency securities	Yes	5 years	None	25%
Banker's acceptances	Yes	180 days	40%	5%
Commercial paper	Yes	270 days	25%	10%
Non-Negotiable certificates of deposit	Yes	5 years	30%	5%
Negotiable certificates of deposit	Yes	5 years	20%	None
Certificate of Deposit Placement Services	Yes	5 years	20%	None
Collateralized Bank Deposits	Yes	1 year	None	None
Repurchase agreements	Yes	1 year	None	None
Medium-term notes	Yes	5 years	30%	5%
Mutual funds	Yes	5 years	20%	None
Money market mutual funds	Yes	5 years	20%	None
Asset backed security	Yes	5 years	20%	5%
Supranational	Yes	5 years	30%	10%
Local Agency Investment Fund (LAIF)	Yes	5 years	\$65,000,000	None

\* Based on state law or investment policy requirements, whichever is more restrictive.

**Investments Authorized by Debt Agreements**

Investments of debt proceeds held by fiscal agent are governed by provisions of the debt agreements, rather than the general provisions of the California Government Code or the City's investment policy. The table below identifies the investment types that are authorized for investments held by fiscal agents. The table also identifies certain provisions of these debt agreements that address interest rate risk and concentration of credit risk.

Authorized Investment Type	Maximum Maturity	Maximum Percentage Allowed	Maximum Investment in One Issuer
U.S. Treasury obligations	None	None	None
U.S. agency securities	None	None	None
Banker's acceptances	360 days	None	None
Commercial paper	270 days	None	None
Money market mutual funds	90 days	None	None
Investment contracts	None	None	None
Local Agency Investment Fund (LAIF)	N/A	None	None

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**  
**JUNE 30, 2018**
**Note 3: Cash and Investments (Continued)****c. External Investment Pool**

The City is a voluntary participant in the Local Agency Investment Fund (LAIF) that is regulated by the California Government Code under the oversight of the Treasurer of the State of California. The fair value of the City's investment in this pool is reported in the accompanying financial statements at amounts based on the City's pro rata share of the fair value provided by LAIF for the entire LAIF portfolio (in relation to the amortized cost of that portfolio). The balance available for withdrawal is based on accounting records maintained by LAIF, which are recorded on an amortized cost basis. LAIF is not registered with the Securities and Exchange Commission and is not rated. Deposits and withdrawals in LAIF are made on the basis of \$1 and not fair value. Accordingly, the City's investment in this pool is measured on uncategorized inputs not defined as Level 1, 2, or 3.

**d. Risk Disclosures****Interest Rate Risk**

Interest rate risk is the risk that the market value of investments in the portfolio will fall due to changes in market interest rates. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates. The City manages this risk by investing its operating funds primarily in shorter-term securities, money market mutual funds, or similar investment pools to ensure liquidity and by timing cash flows from maturities so that a portion of the portfolio is maturing or coming close to maturity evenly over time as necessary to provide the cash flow and liquidity needed for operations.

	Fair Value	Remaining Investment Maturities		
		12 Months Or Less	13 to 24 Months	25 to 60 Months
Investments:				
Local Agency Investment Fund	\$ 4,180,418	\$ 4,180,418	\$ -	\$ -
US Treasury	9,156,748	1,462,366	2,213,542	5,480,840
U.S Government Agency Securities				
Federal Farm Credit Bank	4,553,820	3,092,938	1,460,882	-
Federal Home Loan Bank	1,179,639	497,475	-	682,164
Federal Home Loan Mortgage Corp	2,376,575	753,942	1,622,633	-
Federal National Mortgage Association	3,812,278	1,263,139	1,214,967	1,334,172
Medium Term Notes	8,928,007	1,812,957	2,784,050	4,331,000
Commercial Paper	998,140	998,140	-	-
Asset Backed Security	1,011,130	23,393	546,066	441,671
Money Market	1,162	1,162	-	-
Mutual Funds	-	-	-	-
Negotiable CDs	1,198,617	1,198,617	-	-
Supranational	1,695,991	-	1,108,082	587,909
Investments with fiscal agents:				
Money Market Mutual Funds	1,646,238	1,646,238	-	-
<b>Total Investments</b>	<b>\$ 40,738,763</b>	<b>\$ 16,930,786</b>	<b>\$ 10,950,222</b>	<b>\$ 12,857,755</b>



CITY OF SOLANA BEACH, CALIFORNIA

NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
 JUNE 30, 2018

Note 3: Cash and Investments (Continued)

Credit Risk

Credit Risk is the risk of loss due to failure of the security issuer. The risk can be identified through the rating assigned by a nationally recognized statistical rating organization to the issuers of securities. The City minimizes this risk by investing only in investment types allowed for municipalities by the Government Code as listed on the City's investment policy and investing only in instruments that are most credit worthy. Presented below is the minimum rating required by (where applicable) the California Government Code, the City's investment policy, or debt agreements, and the actual rating as of June 30, 2018, for each investment type.

Investment Type	Total as of June 30, 2018	Minimum Legal Rating	Minimum Rating					Not Rated
			AAA	AA + - AA-	A - A-	A-1	A-1+	
Investments:								
Local Agency Investment Fund	\$ 4,180,418	N/A	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,180,418
US Treasury	9,156,748	N/A	-	9,156,748	-	-	-	-
U.S Government Agency Securities								
Federal Farm Credit Bank	4,553,820	N/A	-	4,553,820	-	-	-	-
Federal Home Loan Bank	1,179,639	N/A	-	1,179,639	-	-	-	-
Federal Home Loan Mortgage Corp.	2,376,575	N/A	-	2,376,575	-	-	-	-
Federal National Mortgage Association	3,812,278	N/A	-	3,812,278	-	-	-	-
Medium Term Notes	8,928,007	A	300,215	2,578,584	6,049,209	-	-	-
Commercial Paper	998,140	A-1	-	-	-	748,555	249,585	-
Asset Backed Security	1,011,130	AA	540,000	-	-	-	-	471,130
Money Market	1,162	AAA	1,162	-	-	-	-	-
Negotiable CD	1,198,617	AAA	-	-	-	-	1,198,617	-
Supranational	1,695,991	AA	1,695,991	-	-	-	-	-
Investments with Fiscal Agent								
Money Market Mutual Fund	1,646,238	N/A	1,646,238	-	-	-	-	-
<b>Total Investments</b>	<b>\$ 40,738,763</b>		<b>\$ 4,183,605</b>	<b>\$ 23,657,644</b>	<b>\$ 6,049,209</b>	<b>\$ 748,555</b>	<b>\$ 1,448,202</b>	<b>\$ 4,651,548</b>

Custodial Credit Risk

Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party. The custodial credit risk for investments is the risk that, in the event of the failure of the counterparty (e.g., broker-dealer) to a transaction, a government will not be able to recover the value of its investment or collateral securities that are in the possession of another party.

Concentration of Credit Risk

The investment policy of the City contains no limitations on the amount that can be invested in any one issuer beyond that stipulated by the California Government Code. The City had no investments in any one issuer (other than U.S. Treasury securities, mutual funds, and external investment pools) that represent 5% or more of total City investments.

Issuer	Investment Type	Reported Amount	
Federal Farm Credit Bank	Federal agency securities	\$ 4,453,139	11%
Federal Home Loan Mortgage Association	Federal agency securities	3,812,278	9%
Federal National Mortgage Corp	Federal agency securities	2,376,575	6%

CITY OF SOLANA BEACH, CALIFORNIA

NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
 JUNE 30, 2018

**Note 3: Cash and Investments (Continued)**

**Fair Value Hierarchy**

The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. The City has the following recurring fair value measurements as of June 30, 2018:

Investment Type	<u>Totals</u>	<u>Level 2</u>	<u>Uncategorized</u>
Local Agency Investment Fund	\$ 4,180,418	\$ -	\$ 4,180,418
US Treasury	9,156,748	9,156,748	-
Federal Agencies	11,922,312	11,922,312	-
Medium Term Notes	8,928,007	8,928,007	-
Commercial Paper	998,140	998,140	-
Asset Backed Security	1,011,130	1,011,130	-
Money Market	1,162	1,162	-
Negotiable	1,198,617	1,198,617	-
Supranational	1,695,991	1,695,991	-
Investments with fiscal agents:			
Money Market Mutual Funds	<u>1,646,238</u>	<u>1,646,238</u>	-
<b>Total Investments</b>	<u><u>\$ 40,738,763</u></u>	<u><u>\$ 36,558,345</u></u>	<u><u>\$ 4,180,418</u></u>

Deposits and Federal Agency Securities classified in Level 1 of the fair value hierarchy are valued using prices quoted in active markets for those securities. Local Agency Investment Funds, Certificates of Deposit, any local agency, and Registered Treasury Notes or Bonds of any other 49 States are classified in Level 2 of the fair value hierarchy are value using specified fair market value factors.

CITY OF SOLANA BEACH, CALIFORNIA

NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
 JUNE 30, 2018

**Note 4: Interfund Transactions**

**Due From and To Other Funds**

At June 30, 2018, the City had the following short-term interfund receivables and payables:

	Due from other funds		
	General Fund	City CIP	Total
<u>Due to other funds</u>			
TransNet	\$ 37,014	\$ -	\$ 37,014
Non-major Governmental Funds	197,596	-	197,596
Solana Energy Alliance	110,133	31,171	141,304
Total	<u>\$ 344,743</u>	<u>\$ 31,171</u>	<u>\$ 375,914</u>

Due from/to other funds balances arise from the short-term borrowing made from the City's General Fund to various other funds to cover cash shortages during the year. The General Fund and City CIP fund also provided a short-term borrowing of \$107,494 to the Solana Energy Alliance fund as part of the process of starting up the activities of that fund that will be paid back to the General Fund and City CIP fund by August 2019. The remaining amount due to the General Fund by Solana Energy Alliance of \$33,810 will be paid back to the General Fund in the fiscal year ended June 30, 2019.

**Interfund Transfers**

For the year ended June 30, 2018, the City had the following transfers:

	Transfers In		
	City CIP Fund	Non-Major Governmental Funds	Total
<u>Transfers Out</u>			
General Fund	\$ 642,500	\$ 284,400	\$ 926,900
Non-major governmental funds	-	70,400	70,400
	<u>\$ 642,500</u>	<u>\$ 354,800</u>	<u>\$ 997,300</u>

The most significant interfund transfers were from the General Fund to the City Capital Projects Fund for the City's construction project costs. With the non-major funds, transfers were made to various special revenue funds to public service and public works related costs, as well as debt service principal and interest payments on capital leases. During the fiscal year ended June 30, 2018, there were no significant interfund transfers that were not expected, budgeted for, unusual, nor of a non-routine nature.

CITY OF SOLANA BEACH, CALIFORNIA

NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
 JUNE 30, 2018

**Note 5: Capital Assets**

The following is a summary of changes in capital assets for governmental activities for the year ended June 30, 2018:

	Balance June 30, 2017	Additions	Deletions	Transfers	Balance June 30, 2018
<b>Governmental Activities:</b>					
<i>Non-Depreciable Assets:</i>					
Land	\$ 2,537,440	\$ -	\$ -	\$ -	\$ 2,537,440
Construction in progress	1,883,883	1,990,933	-	(2,578,706)	1,296,110
Total non-depreciable assets	<u>4,421,323</u>	<u>1,990,933</u>	<u>-</u>	<u>(2,578,706)</u>	<u>3,833,550</u>
<i>Depreciable Assets:</i>					
Buildings	6,016,915	-	-	-	6,016,915
Improvements	11,686,853	-	-	489,685	12,176,538
Equipment	1,971,583	264,435	26,417	-	2,209,601
Vehicles	2,344,885	162,016	63,356	-	2,443,545
Infrastructure	68,642,812	-	-	2,089,021	70,731,833
Total depreciable assets	<u>90,663,048</u>	<u>426,451</u>	<u>89,773</u>	<u>2,578,706</u>	<u>93,578,432</u>
<i>Less accumulated depreciation:</i>					
Buildings	(2,757,902)	(120,792)	-	-	(2,878,694)
Improvements	(4,346,631)	(415,737)	-	-	(4,762,368)
Equipment	(1,784,806)	(111,789)	26,417	-	(1,870,178)
Vehicles	(1,315,242)	(221,930)	63,356	-	(1,473,816)
Infrastructure	(49,043,216)	(3,013,404)	-	-	(52,056,620)
Total accumulated depreciation	<u>(59,247,797)</u>	<u>(3,883,652)</u>	<u>89,773</u>	<u>-</u>	<u>(63,041,676)</u>
Total depreciable assets, net	<u>31,415,251</u>	<u>(3,457,201)</u>	<u>-</u>	<u>2,578,706</u>	<u>30,536,756</u>
Total capital assets, net	<u>\$ 35,836,574</u>	<u>\$ (1,466,268)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 34,370,306</u>

Governmental activities depreciation expense for capital assets for the year ended June 30, 2018, is as follows:

General Government	\$ 134,225
Public Safety	251,267
Public Works	3,080,670
Community Development	37,528
Community Services	379,962
Total depreciation expenses	<u>\$ 3,883,652</u>

CITY OF SOLANA BEACH, CALIFORNIA

NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
JUNE 30, 2018

**Note 5: Capital Assets (Continued)**

	Balance June 30, 2017	Transfers	Additions	Deletions	Balance June 30, 2018
<b>Business-Type Activities</b>					
<i>Non-Depreciable Assets:</i>					
Land	\$ 111,706	\$ -	\$ -	\$ -	\$ 111,706
Construction in progress	1,980,205	(1,992,260)	956,179	-	944,124
Total non-depreciable assets	<u>2,091,911</u>	<u>(1,992,260)</u>	<u>956,179</u>	<u>-</u>	<u>1,055,830</u>
<i>Depreciable Assets:</i>					
Building and improvements	16,972,368	1,992,260	-	-	18,964,628
Equipment	828,705	-	-	-	828,705
Total depreciable assets	<u>17,801,073</u>	<u>1,992,260</u>	<u>-</u>	<u>-</u>	<u>19,793,333</u>
<i>Less accumulated depreciation:</i>					
Building and improvements	(6,154,641)	-	(383,902)	-	(6,538,543)
Equipment	(498,061)	-	-	-	(498,061)
Total accumulated depreciation	<u>(6,652,702)</u>	<u>-</u>	<u>(383,902)</u>	<u>-</u>	<u>(7,036,604)</u>
Total depreciable assets, net	<u>11,148,371</u>	<u>1,992,260</u>	<u>(383,902)</u>	<u>-</u>	<u>12,756,729</u>
Total capital assets, net	<u>\$ 13,240,282</u>	<u>\$ -</u>	<u>\$ 572,277</u>	<u>\$ -</u>	<u>\$ 13,812,559</u>

Business-type activities depreciation expense for capital assets for the year ended June 30, 2018, is \$383,902.

**Note 6: Long-Term Obligations**

**Governmental Activities Long-Term Debt**

The following is a summary of changes in governmental activities long-term debt for the year ended June 30, 2018:

	Balance June 30, 2017	Additions	Deletions	Balance June 30, 2018	Due Within One Year
Refunding Lease- ABAG	\$ 817,200	\$ -	\$ 126,800	\$ 690,400	\$ 129,800
Municipal Finance Capital Lease	615,493	-	49,563	565,930	51,288
2016 Municipal Finance Fire Truck Lease	497,569	-	120,003	377,566	122,883
Limited Tax Bonds 2010A Series	5,500,000	-	-	5,500,000	-
Claims and judgments	1,208,202	86,226	268,428	1,026,000	129,614
Compensated Absences	366,500	279,961	279,119	367,342	279,760
	<u>\$ 9,004,964</u>	<u>\$ 366,187</u>	<u>\$ 843,913</u>	<u>8,527,238</u>	<u>\$ 713,345</u>
			Unamortized premium/(discount)	<u>(4,841)</u>	
			Total	<u>\$ 8,522,397</u>	

CITY OF SOLANA BEACH, CALIFORNIA

NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
 JUNE 30, 2018

**Note 6: Long-Term Obligations (Continued)**

Lease Revenue Bonds – ABAG

On January 10, 2002, the City issued \$3,465,000 of Series 2002 ABAG Lease Revenue Bonds to advance refund \$2,185,000 of the outstanding Certificates of Participation, Series 1992, and \$1,125,000 of the outstanding Certificates of Participation, Series 1995, establish a reserve account for the bonds, and to pay the cost of issuing the bonds.

\$3,504,499 of the 2002 series proceeds were used to purchase U.S. Government securities to advance refund the 1992 and 1995 series. Those securities were placed in an irrevocable trust with an escrow agent to provide for all future debt service payments on the 1992 and 1995 series. As a result, the 1992 and 1995 series certificates of participation are considered to be defeased and the liability for the 1992 and 1995 series has been removed from the Government-wide Statement of Net Position.

On November 1, 2011, the City entered into a refunding lease agreement with Municipal Financial Corporation in the amount of \$1,388,300 to current refund the outstanding balance of the ABAG Lease Revenue Bonds, Series 2002 and to take advantage of historically low interest rates. The average savings are approximately \$21,258 per fiscal year with the net present value savings equal to \$185,245. The lease matures on December 1, 2022. Principal payments are due December 1<sup>st</sup> of each year with semi-annual interest rate at 3.40%. The debt requirements due under the terms of the lease as of June 30, 2018, are as follows:

<u>Year Ending June ,30</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	\$ 129,800	\$ 21,267	\$ 151,067
2020	137,600	16,721	154,321
2021	135,300	12,082	147,382
2022	142,700	7,356	150,056
2023	145,000	2,465	147,465
Total	<u>\$ 690,400</u>	<u>\$ 59,891</u>	<u>\$ 750,291</u>

Capital Lease Obligations

Energy Efficiency/Conservation Upgrades

On May 9, 2012, the City entered into a capital lease with Municipal Finance Corporation for various energy efficiency/conservation upgrades at City facilities. The lease was executed in the amount of \$818,696. Rental payments are due in thirty-one semi-annual payments of \$35,187 and include interest at the rate of 3.45%. The City also executed an acquisition fund agreement with Deutsche Bank National Trust Company for distribution of the funds. The debt requirements due under the terms of the lease as of June 30, 2018, are as follows:

<u>Year Ending June ,30</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	\$ 51,288	\$ 19,086	\$ 70,374
2020	53,073	17,301	70,374
2021	54,920	15,454	70,374
2022	56,831	13,543	70,374
2023	58,808	11,566	70,374
2024-2028	291,010	25,672	316,682
Total	<u>\$ 565,930</u>	<u>\$ 102,622</u>	<u>\$ 668,552</u>

CITY OF SOLANA BEACH, CALIFORNIA

NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
 JUNE 30, 2018

**Note 6: Long-Term Obligations (Continued)**

Fire Truck Lease

In 2016, the City entered into a capital lease with Municipal Finance Corporation for a fire truck at the cost of \$614,759. Rental payments are due in annual installments of \$131,944 which includes interest at the rate of 2.40% per annum. Payments are due July of each year. The debt requirements due under the terms of the lease as of June 30, 2018, are as follows:

<u>Year Ending June 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	\$ 122,883	\$ 9,061	\$ 131,944
2020	125,831	6,113	131,944
2021	128,852	3,092	131,944
Total	<u>\$ 377,566</u>	<u>\$ 18,266</u>	<u>\$ 395,832</u>

San Diego County Regional Transportation Commission Sales Tax Revenue Bonds

On October 28, 2010, the San Diego Association of Governments (SANDAG), acting as the San Diego County Regional Transportation Commission, issued \$338,960,000 Taxable Build America Bonds 2010 Series A (Limited Tax Bonds). SANDAG is responsible for the administration of programs under the TransNet Extension ordinance, Proposition A, which sets forth the permitted uses for revenues from a half cent transaction and use tax in San Diego County (TransNet Extension Program). In fiscal year ended June 2010, the City borrowed \$5,500,000 from the TransNet debt financing program for the Highway 101 Streetscaping/Traffic Calming Project and other projects eligible under the terms of the debt financing and applicable SANDAG policies and approved projects. The debt requirements due under the terms of the bonds as of June 30, 2018, are as follows:

<u>Year Ending June 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	\$ -	\$ 325,105	\$ 325,105
2020	-	325,105	325,105
2021	-	325,105	325,105
2022	-	325,105	325,105
2023	-	325,105	325,105
2024 - 2028	-	1,625,525	1,625,525
2029 - 2033	-	1,625,525	1,625,525
2034 - 2038	115,368	1,625,525	1,740,893
2039 - 2043	2,515,518	1,305,245	3,820,763
2044 - 2048	2,869,114	502,415	3,371,529
Total	<u>\$ 5,500,000</u>	<u>\$ 8,309,760</u>	<u>\$ 13,809,760</u>

CITY OF SOLANA BEACH, CALIFORNIA

NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
JUNE 30, 2018

**Note 6: Long-Term Obligations (Continued)**

Compensated Absences

Compensated absences at June 30, 2018, amounted to \$367,342. This liability is expected to be paid from future resources from the General Fund.

Claims and Judgments

Claims and judgments at June 30, 2018, amounted to \$1,026,000. This liability is expected to be paid from future resources from the General Fund. Refer to Note 7 for more information on the risk management and claims activities of the City.

**Business-type Activities Long-Term Debt**

The following is a summary of changes in business-type activities long-term debt for the year ended June 30, 2018:

	Balance June 30, 2017	Additions	Deletions	Refunding	Balance June 30, 2018	Due Within One Year
SEJPA Loan Payable - 2011	\$ 1,593,303	\$ -	\$ 724,648	\$ -	\$ 868,655	\$ 751,154
SEJPA Loan Payable - 2017	-	11,057,500	-	-	11,057,500	-
Sewer Revenue Bond- 2006	7,780,000	-	255,000	7,525,000	-	-
2017 Waste Water Refunding Bond	-	6,865,000	210,000	-	6,655,000	270,000
Compensated Absences	38,536	31,964	23,041	-	47,459	28,376
	<u>\$ 9,411,839</u>	<u>\$ 17,954,464</u>	<u>\$ 1,212,689</u>	<u>\$ 7,525,000</u>	<u>18,628,614</u>	<u>\$ 1,049,530</u>
			Unamortized premium/(discount)		565,757	
			Total		<u>\$ 19,194,371</u>	

San Elijo JPA Loan Payable - 2011

On March 1, 2012, the San Elijo Joint Powers Authority issued the 2012 Refunding Revenue Bonds to refund on a current basis the 2003 Refunding Revenue Bonds and prepaid a note to the California Energy Commission. Each local agency entered into a Third Amended and Restated Loan Agreement as of January 1, 2012 to assist in the financing of the Local Agencies' respective share of the Bonds. The City of Encinitas and the City of Solana Beach will be paying approximately 52% and 48% of total debt service on the bonds, respectively.

The amended loan matures on March 1, 2021. The interest rates on the bonds range from 2.00% to 4.00% per year. The City of Solana Beach's portion of annual principal installments range from \$25,000 to \$751,155.

The annual debt service requirements for the City of Solana Beach are as follows:

Year Ending June ,30	Principal	Interest	Total
2019	\$ 751,154	\$ 33,280	\$ 784,434
2020	57,501	3,234	60,735
2021	60,000	1,710	61,710
Total	<u>\$ 868,655</u>	<u>\$ 38,224</u>	<u>\$ 906,879</u>



CITY OF SOLANA BEACH, CALIFORNIA

NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
 JUNE 30, 2018

**Note 6: Long-Term Obligations (Continued)**

San Elijo JPA Loan Payable - 2017

On June 1, 2017, the San Elijo Joint Powers Authority issued the 2017 Revenue Bonds for the purpose of funding facilities and improvements as part of the Authority's capital improvement plan. Each local agency entered into a "Series 2017 Loan Agreement" on June 1, 2017 to assist in the financing of the Local Agencies' respective share of the Bonds. The City of Encinitas and the City of Solana Beach will each be paying 50 percent of total debt service on the bonds, respectively.

The loan matures on March 1, 2047. The interest rates on the bonds range from 3.00% to 5.00% per year. The City of Solana Beach's portion of annual principal installments range from \$217,500 to \$642,500.

The annual debt service requirements for the City of Solana Beach are as follows:

<u>Year Ending June ,30</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	\$ -	\$ 451,388	\$ 451,388
2020	217,500	451,388	668,888
2021	225,000	444,863	669,863
2022	230,000	438,113	668,113
2023	237,500	431,213	668,713
2024-2028	1,342,500	2,002,238	3,344,738
2029-2033	1,707,500	1,634,438	3,341,938
2034-2038	2,125,000	1,220,400	3,345,400
2039-2043	2,545,000	795,156	3,340,156
2044-2048	2,427,500	247,400	2,674,900
Total	<u>\$ 11,057,500</u>	<u>\$ 8,116,597</u>	<u>\$ 19,174,097</u>

CITY OF SOLANA BEACH, CALIFORNIA

NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
 JUNE 30, 2018

**Note 6: Long-Term Obligations (Continued)**

Debt Covenant Compliance for JPA Loans

In Compliance with bond issuance covenants, specifically, the 2011 and 2017 San Elijo JPA Bonds, the City is including this table showing debt service coverage for the fiscal year of at least 1.30 times (i) the loan installments coming due and payable during the fiscal year, (ii) all payments required with respect to parity debt, and (iii) amount required to replenish the Reserve Fund as required by the indenture.

	Fiscal Year 2017-18
Revenues:	
Operating revenues	\$ 5,415,690
Other operating	88,239
Non-operating	81,629
Gross revenues	<u>5,585,558</u>
Expenses	<u>15,013,989</u>
Net Income	<u>(9,428,431)</u>
Add back:	
Interest expense	776,017
Depreciation	383,902
Contribution to JPA	11,057,500
Amortization of bond premium/discount & refunding	292,627
Amortization of investment in JPA	10,945
Net revenues available for debt service	<u>\$ 3,092,560</u>
2011 Refunding Revenue Bonds debt service	
Principal repayment	\$ 724,648
Interest charges	62,266
2017 Refunding Revenue Bonds debt service	
Principal repayment	-
Interest charges	294,656
Total debt service	<u>\$ 1,081,570</u>
Coverage ratio	<u>2.9</u>

**Note 6: Long-Term Obligations (Continued)**

2006 Subordinate Wastewater Revenue Bonds

On January 18, 2007, the City, acting as the Solana Beach Public Financing Authority, issued \$9,825,000 of Series 2006 Subordinate Wastewater Revenue Bonds to finance certain capital improvements to the Wastewater System. These bonds have a 30-year maturity with principal payments ranging from \$130,000 to \$565,000 with the final maturity paid on March 1, 2037. Interest on the bonds is payable semi-annually March 1 and September 1 commencing on September 1, 2007. Interest rates range from 3.42% to 4.45%.

The Bonds are paid solely from, and secured by a pledge of, installment payments and moneys in the funds and account held under the indenture. The installment payments are special limited obligations of the City payable solely from and secured by a pledge of and first lien on residual net revenues of the Wastewater System. Residual net revenues consist of revenues derived from the Wastewater System and remaining after the payment of operating and maintenance expense and debt service on the JPA Loan Payable. The bonds were defeased on August 1, 2017, with the issuance of the 2017 Wastewater Revenue Refunding Bonds; as such there is no amount outstanding at June 30, 2018, for the 2006 Subordinate Wastewater Revenue Bonds.

2017 Wastewater Revenue Refunding Bonds

On August 1, 2017, the City, issued \$6,865,000 of 2017 Wastewater Revenue Refunding Bonds to refund, on a current basis, the outstanding Solana Beach Public Financing Authority Subordinate Wastewater Revenue Bonds, Series 2006, which were issued to finance the improvement, betterment, renovation and expansion of certain facilities within the City's municipal wastewater enterprise. These bonds have a 19-year maturity with principal payments ranging from \$210,000 to \$485,000 with the final maturity paid on March 1, 2036. Interest on the bonds is payable semi-annually March 1 and September 1 commencing on March 1, 2018. Interest rates range from 4.00% to 4.375%.

The Bonds are paid solely from, and secured by a pledge of, installment payments and moneys in the funds and account held under the indenture. The installment payments are special limited obligations of the City payable solely from and secured by a pledge of and first lien on residual net revenues of the Wastewater System. Residual net revenues consist of revenues derived from the Wastewater System and remaining after the payment of operating and maintenance expense and debt service on the JPA Loan Payable. The loan amount outstanding at June 30, 2018 is \$6,655,000.

CITY OF SOLANA BEACH, CALIFORNIA

NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
 JUNE 30, 2018

**Note 6: Long-Term Obligations (Continued)**

The annual debt service requirements are as follows:

Year Ending June ,30	Principal	Interest	Total
2019	\$ 270,000	\$ 233,056	\$ 503,056
2020	280,000	224,956	504,956
2021	285,000	216,556	501,556
2022	300,000	208,006	508,006
2023	305,000	199,006	504,006
2024-2028	1,710,000	748,631	2,458,631
2029-2033	2,080,000	336,525	2,416,525
2034-2038	1,425,000	89,106	1,514,106
Total	<u>\$ 6,655,000</u>	<u>\$ 2,255,842</u>	<u>\$ 8,910,842</u>

The City covenants under the 2017 Wastewater Revenue Refunding Bond agreement require while the Bonds remain outstanding and to the extent permitted by law, the City will fix, prescribe, and collect rates and charges which will be at least sufficient to yield during each fiscal year Residual Net Revenues equal to one hundred thirty percent (130%) of Debt Service.

Using net revenues of \$3,092,560, the 2017 Wastewater Revenue Refunding Bonds debt service coverage requirement for fiscal year ended June 30, 2018, is calculated as follows:

	Fiscal Year 2017-18
Net revenues available for debt service	\$ 3,092,560
Less:	
2011 Refunding Revenue Bonds debt service	786,914
2017 Refunding Revenue Bonds debt service	294,656
Net revenues available for 2017 Wastewater Revenue Refunding Bonds debt service	<u>\$ 2,010,990</u>
2017 Wastewater Revenue Refunding Bonds debt service	
Principal repayment	\$ 210,000
Interest charges	127,855
Total debt service	<u>\$ 337,855</u>
Coverage ratio	<u>6.0</u>

**Compensated Absences**

Compensated absences for business-type activities as of June 30, 2018, amounted to \$47,459. This liability is expected to be paid from future resources from the Sanitation Fund.

**Note 6: Long-Term Obligations (Continued)**

**Non-City Obligations – Special Assessment Debt**

Bonds issued to finance public improvement projects in certain assessment districts are liabilities of the property owners and are secured by liens against the assessed property. The City acts as an agent for collection of principal and interest payments by the property owners and remittance of such monies to the bondholders.

The City has no obligation or duty to pay any delinquency out of any available funds of the City. Neither the faith, credit, nor the taxing power of the City is pledged to the payment of the bonds. Therefore, none of the following obligations are included in the accompanying basic financial statements.

**Undergrounding Districts**

During July 2006, the Solana Beach Public Financing Authority issued Assessment District Revenue Bonds totaling \$2,112,000 (less bond issuance costs of \$244,393) to finance the undergrounding of utility lines for the Barbara/Granados Avenue Utility Undergrounding District and the Pacific Avenue/East and West Circle Drive Utility Underground Assessment District. In July 2008, the City of Solana Beach issued \$480,000 (less bond issuance costs of \$87,775) to finance the undergrounding of utility lines on Marsolan Avenue. The outstanding bonds as of June 30, 2018, were \$2,020,000.

**South Solana Sewer District**

In November 2006, the Solana Beach Public Financing Authority issued Limited Obligation Improvement Bonds totaling \$570,000 (less bond issuance costs of \$5,742) to finance the construction of sewer improvements to connect 51 properties of the South Solana Beach Sewer District assessment district to the City's sewer system. The outstanding bonds as of June 30, 2018, were \$450,000.

**Note 7: Risk Management**

**General Liability Insurance**

On June 30, 2015, the San Diego County Pooled Insurance Program Authority (SANDPIPA), a joint-powers authority (JPA) that provided liability, property and casualty coverage, of which the City was a member, was dissolved. As of July 1, 2015, the City acquired excess liability insurance directly from CSAC Excess Insurance Authority (EIA).

The City has a Self-Insured (SIR) of \$100,000 per claim and additional coverage above its SIR with CSAC - EIA to \$5 million per claim; there is an additional \$45 million of reinsurance above CSAC – EIA coverage bringing the total coverage to over \$50 million per claim. The CSAC – EIA is ranked as the second largest public entity risk pool and the largest property and casualty pool in the nation.

**Workers' Compensation**

Beginning October 1, 2004, the City became fully self-insured with respect to Workers' Compensation. The City has a Self-Insured Retention (SIR) of \$125,000 per claim and additional coverage above its SIR with CSAC Excess Insurance Authority (EIA) to \$5 million per claim; there is an additional \$45 million of reinsurance above CSAC-EIA coverage bringing the total coverage to over \$50 million per claim, up to the statutory workers' compensation limits set by the State of California. The CSAC-EIA is ranked as the second largest public entity risk pool and the largest property and casualty pool in the nation.

CITY OF SOLANA BEACH, CALIFORNIA

NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
 JUNE 30, 2018

**Note 7: Risk Management (Continued)**

The workers' compensation and general liability claims payable of \$1,026,000 reported at June 30, 2018, includes all claims for which information prior to the issuance of the financial statements indicates that it was probable that a liability had been incurred at the date of the financial statements and the amount of the loss can be reasonably estimated. During the past three fiscal (claims) years none of the above programs of protection have had settlements or judgments that exceeded pooled or insured coverage. There have been no significant reductions in pooled or insured liability coverage in the prior year. Changes in the claims liability amounts were as follows:

	Beginning of Fiscal Year Liability	Current Year Claims and Changes in Estimates	Claim Payments	Balance at Fiscal Year End
2015-2016	\$ 1,201,742	\$ 169,050	\$ (148,050)	\$ 1,222,742
2016-2017	1,222,742	328,311	(342,851)	1,208,202
2017-2018	1,208,202	(29,570)	(152,632)	1,026,000

The City also maintains insurance coverage in the following specific areas: real and personal property damage, boiler and machinery, special events, cyber liability, and pollution.

The latest financial information of the CSAC Excess Insurance Authority for fiscal year ended June 30, 2017, is as follows:

Total assets	\$ 792,900,586
Total liabilities	<u>652,379,324</u>
Total net position	<u>\$ 140,521,262</u>
Total revenues	\$ 771,637,716
Total expenses	<u>768,789,071</u>
Revenues over Expenses	<u>\$ 2,848,645</u>

**Note 8: City Employees Retirement Plan - Pension Plans**

**a. General Information about the Pension Plans**

***Plan Descriptions***

All qualified permanent and probationary employees are eligible to participate in the Public Agency Cost-Sharing Multiple-Employer Defined Benefit Pension Plan (Plan) administered by the California Public Employees' Retirement System (CalPERS). The Plan consists of individual rate plans (benefits tiers) within a safety risk pool (police and fire) and a miscellaneous risk pool (all other). Plan assets may be used to pay benefits for any employer rate plan of safety and miscellaneous pools. Accordingly, rate plans within the safety or miscellaneous pools are not separate plans under GASB Statement No. 68. Individual employers may sponsor more than one rate plan in the miscellaneous or safety risk pools. The City sponsors eight rate plans (three miscellaneous and five safety). Benefit provisions under the Plan are established by State statute and City resolution. CalPERS issues publicly available reports that include a full description of the pension plan regarding benefit provisions, assumptions and membership information that can be found on the CalPERS website.

***Benefits Provided***

CalPERS provides service retirement and disability benefits, annual cost-of-living adjustments and death benefits to plan members, who must be public employees and beneficiaries. Benefits are based on years of credited service, equal to one year of full-time employment. Members with five years of total service are eligible to retire at age 50 with statutorily reduced benefits. All members are eligible for non-duty disability benefits after 10 years of service. The death benefit is one of the following: the Basic Death Benefit, the 1957 Survivor Benefit, or the Optional Settlement 2W Death Benefit. The cost of living adjustments for each plan are applied as specified by the Public Employees' Retirement Law.

CITY OF SOLANA BEACH, CALIFORNIA

NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
 JUNE 30, 2018

**Note 8: City Employees Retirement Plan - Pension Plans (Continued)**

Below is a summary of the plans' provisions and benefits in effect at June 30, 2018, for which the City of Solana Beach has contracted:

Major Benefit Options	Miscellaneous*	Miscellaneous Second Tier	Miscellaneous PEPRA	Safety Fire First Tier*	Safety Fire Second Tier	Safety PEPRA	Safety Lifeguard First Tier*	Safety Lifeguard Second Tier*	PEPRA Other Safety
Hire Date	Prior to January 1, 2010	January 1, 2010 but prior to January 1, 2013	On or after January 1, 2013	Prior to January 1, 2010	January 1, 2010 but prior to January 1, 2013	On or after January 1, 2013	Prior to January 1, 2010	January 1, 2010 but prior to January 1, 2013	On or after January 1, 2013
Benefit Provision									
Benefit Formula	2.5% @ 55	2.0% @ 60	2.0% @ 62	3.0% @ 50	2.0% @ 50	2.7% @ 57	3.0% @ 50	2.0% @ 50	2.7% @ 57
Social Security	no	no	no	no	no	no	no	no	no
Full/ Modified	full	full	full	full	full	full	full	full	full
Benefit vesting schedule	5 yrs service	5 yrs service	5 yrs service	5 yrs service	5 yrs service	5 yrs service	5 yrs service	5 yrs service	5 yrs service
Benefit payments	monthly for life	monthly for life	monthly for life	monthly for life	monthly for life	monthly for life	monthly for life	monthly for life	monthly for life
Retirement age	50-63	50-63	52-67	50	50-55	50-57	50-55	50-55	52-67
Monthly benefits, as a % of eligible	1.426% to 2.418%	1.092% to 2.418%	1.0% to 2.5%	3%	2.4% to 3.0%	2% to 2.7%	1.423% to 2.0%	1.423% to 2.0%	2.0% to 2.7%
Required employer contribution rates	10.110	7.20	6.533	19.723	14.971	11.990	19.723	14.971	11.99
Required employee contribution rates	8.000%	7.000%	6.250%	9.000%	9.000%	11.500%	9.000%	9.000%	11.500%

\*closed to new member entrants

**Contribution Description**

Section 20814(c) of the California Public Employees' Retirement Law (PERL) requires that the employer contribution rates for all public employers be determined on an annual basis by the actuary and shall be effective on the July 1 following notice of a change in the rate. The total plan contributions are determined through the CalPERS' annual actuarial valuation process. For public agency cost-sharing plans covered by either the Miscellaneous or Safety risk pools, the Plan's actuarially determined rate is based on the estimated amount necessary to pay the Plan's allocated share of the risk pool's costs of benefits earned by employees during the year, and any unfunded accrued liability. The City is required to contribute the difference between the actuarially determined rate and the contribution rate of employees.

For the year ended June 30, 2018, the contributions recognized as a reduction to the net pension liability was \$1,090,530.



NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
 JUNE 30, 2018

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**Note 8: City Employees Retirement Plan - Pension Plans (Continued)**

**b. Pension Liabilities, Pension Expenses and Deferred Outflows/Inflows of Resources Related to Pensions**

As of June 30, 2018, the City of Solana Beach reported net pension liabilities for its proportionate shares of the net pension liability of each Plan as follows:

	<u>Proportionate Share of Net Pension Liability</u>
Miscellaneous	\$ 5,268,836
Safety	<u>8,742,997</u>
Total	<u>\$ 14,011,833</u>

The net pension liability of each of the Plans is measured as of June 30, 2017, and the total pension liability for each Plan used to calculate the net pension liability was determined by an actuarial valuation as of June 30, 2016 rolled forward to June 30, 2017 using standard update procedures. The City's proportion of the net pension liability was based on a projection of the City's long-term share of contributions to the pension plans relative to the projected contributions of all participating employers, actuarially determined. The City's proportionate share of the net pension liability for each Plan as of June 30, 2016 and 2017, was as follows:

Proportions as a percentage of the CalPERS Miscellaneous risk pool:

	<u>Miscellaneous</u>
Proportion - June 30, 2016	0.05241%
Proportion - June 30, 2017	0.05313%
Change - Increase (Decrease)	1.37378%

Proportions as a percentage of the CalPERS Safety risk pool:

	<u>Safety</u>
Proportion - June 30, 2016	0.08774%
Proportion - June 30, 2017	0.08816%
Change - Increase (Decrease)	0.47869%

CITY OF SOLANA BEACH, CALIFORNIA

NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
 JUNE 30, 2018

**Note 8: City Employees Retirement Plan - Pension Plans (Continued)**

For the year ended June 30, 2018, the City of Solana Beach recognized pension expense as follows:

Miscellaneous	Safety	Total Plans
\$ 990,519	\$ 1,151,600	\$ 2,142,119

At June 30, 2018, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
<b>Miscellaneous Plan</b>		
Pension contributions subsequent to measurement date	\$ 460,816	\$ -
Adjustment due to differences in proportions	197,991	-
Difference between expected and actual experience	6,630	94,990
Difference between actual contributions and the proportionate share of contributions	-	168,222
Changes in assumptions	822,655	62,728
Net difference between projected and actual earnings on plan investments	186,051	-
<b>Total Miscellaneous Plan</b>	<b>1,674,143</b>	<b>325,940</b>
<b>Safety Plan</b>		
Pension contributions subsequent to measurement date	717,659	-
Adjustment due to differences in proportions	100,210	60,178
Difference between expected and actual experience	91,719	23,914
Difference between actual contributions and the proportionate share of contributions	-	167,002
Changes in assumptions	1,330,157	102,053
Net difference between projected and actual earnings on plan investments	290,026	-
<b>Total Safety Plan</b>	<b>2,529,771</b>	<b>353,147</b>
<b>Total All Plans</b>	<b>\$ 4,203,914</b>	<b>\$ 679,087</b>

The \$1,178,475 reported as deferred outflows of resources related to contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended June 30, 2019. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized as pension expense as follows:

Miscellaneous		Safety	
Year Ended June 30	Deferred Outflows/ (Inflows) of Resources	Year Ended June 30	Deferred Outflows/ (Inflows) of Resources
2019	\$ 207,339	2019	\$ 338,705
2020	488,086	2020	819,884
2021	296,156	2021	496,813
2022	(104,194)	2022	(196,437)
	<u>\$ 887,387</u>		<u>\$ 1,458,965</u>

**Note 8: City Employees Retirement Plan - Pension Plans (Continued)*****Actuarial Assumptions***

For the measurement period ended June 30, 2017 (the measurement date), the total pension liability was determined by rolling forward the June 30, 2016 total pension liability. The June 30, 2016 and the June 30, 2017, total pension liabilities were based on the following actuarial methods and assumptions:

Actuarial Cost Method	Entry Age Normal Cost Method
Actuarial Assumptions	
Discount Rate	7.15%
Inflation	2.75%
Salary Increases	Varies by Entry Age and Service
Mortality Rate Table (1)	Derived using CalPERS' Membership Data for all Funds
Post Retirement Benefit Increase	Contract COLA up to 2.75% until Purchasing Power Protection Allowance Floor on Purchasing Power applies, 2.75% thereafter

(1) The mortality table used was developed based on CalPERS' specific data. The table includes 20 years of mortality improvements using Society of Actuaries Scale BB. For more details on this table, please refer to the 2014 experience study report on the CalPERS' website.

All other actuarial assumptions used in the June 30, 2016, valuation were based on the results of an actuarial experience study for the period from 1997 to 2011, including updates to salary increase, mortality and retirement rates. The Experience Study report can be obtained at CalPERS' website under Forms and Publications.

***Change of Assumptions***

For the measurement date June 30, 2017, the financial reporting discount rate was lowered from 7.65 percent to 7.15 percent. In December 2016, the CalPERS Board approved lowering the funding discount rate used from 7.50 percent to 7.00 percent, which is to be phased-in over a three-year period (7.50 percent to 7.375 percent, 7.375 percent to 7.25 percent, and 7.25 percent to 7.00 percent) beginning with the June 30, 2016 valuation reports. The funding discount rate includes a 15 basis-point reduction for administrative expenses, and the remaining decrease is consistent with the change in the financial reporting discount rate.

***Discount Rate***

The discount rate used to measure the total pension liability was 7.15 percent for each plan. To determine whether the municipal bond rate should be used in the calculation of a discount rate for each plan, CalPERS stress tested plans that would most likely result in a discount rate that would be different from the actuarially assumed discount rate. Based on the testing, none of the tested plans run out of assets. Therefore, the current 7.15 percent discount rate is adequate, and the use of the municipal bond rate calculation is not necessary. The long term expected discount rate of 7.15 percent is applied to all plans in the Public Employees Retirement Fund. The stress test results are presented in a detailed report called "GASB Crossover Testing Report" that can be obtained at CalPERS' website under the GASB 68 section.

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**  
**JUNE 30, 2018**

**Note 8: City Employees Retirement Plan - Pension Plans (Continued)**

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class.

In determining the long-term expected rate of return, CalPERS took into account both short-term and long-term market return expectations as well as the expected pension fund cash flows. Such cash flows were developed assuming that both members and employers will make their required contributions on time and as scheduled in all future years. Using historical returns of all the funds' asset classes, expected compound (geometric) returns were calculated over the short-term (first 10 years) and the long-term (11-60 years) using a building-block approach. Using the expected nominal returns for both short-term and long-term, the present value of benefits was calculated for each fund. The expected rate of return was set by calculating the single equivalent expected return that arrived at the same present value of benefits for cash flows as the one calculated using both short-term and long-term returns. The expected rate of return was then set equivalent to the single equivalent rate calculated above and rounded down to the nearest one quarter of one percent.

The table below reflects long-term expected real rate of return by asset class. The rate of return was calculated using the capital market assumptions applied to determine the discount rate and asset allocation. These geometric rates of return are net of administrative expenses.

<b>Asset Class</b>	<b>New Strategic Allocation</b>	<b>Real Return Years 1 - 10 (1)</b>	<b>Real Return Years 11+ (2)</b>
Global Equity	47.0%	4.90%	5.38%
Global Fixed Income	19.0	0.80	2.27
Inflation Sensitive	6.0	0.60	1.39
Private Equity	12.0	6.60	6.63
Real Estate	11.0	2.80	5.21
Infrastructure and Forestland	3.0	3.90	5.36
Liquidity	2.0	(0.40)	(0.90)

(1) An expected inflation of 2.5% used for this period.

(2) An expected inflation of 3.0% used for this period.

***Sensitivity of the Net Pension Liability to Changes in the Discount Rate***

The following presents the City's proportionate share of the net pension liability/ (asset) of the Plan, calculated using the discount rate for each Plan, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1% point lower (6.15 percent) or 1% point higher (8.15 percent) than the current rate:

<b>Plan Type</b>	<b>Discount Rate - 1% 6.15%</b>	<b>Current Discount Rate 7.15%</b>	<b>Discount Rate + 1% 8.15%</b>
Miscellaneous	\$ 7,980,541	\$ 5,268,836	\$ 3,022,953
Safety	13,137,284	8,742,997	5,150,886
Total	<u>\$ 21,117,825</u>	<u>\$ 14,011,833</u>	<u>\$ 8,173,839</u>

**Note 8: City Employees Retirement Plan - Pension Plans (Continued)**

***Pension Plan Fiduciary Net Position***

Detailed information about each pension plan's fiduciary net position is available in the separately issued CalPERS financial reports. See CalPERS website for additional information.

**Note 9: Other Post-Employment Benefits**

**Plan Description**

The City of Solana Beach Retiree Healthcare Plan ("Plan") is a single employer defined benefit healthcare plan administered by the City. The Plan provides healthcare benefits to eligible retirees and their dependents through the California Public Employees' Retirement System healthcare program (PEMHCA). Benefit provisions are established and may be amended through agreements and memorandums of understanding between the City, its non-represented employees and the unions representing City employees. The Retiree Healthcare Plan does not issue a financial report.

The City provides the PEMHCA minimum benefit (\$133 per month for 2018) but no less than \$325 per month for employees retired before January 1, 2007 and \$290 per month for employees hired before January 1, 2007.

**Plan Membership**

At June 30, 2018, membership consisted of:

Inactive plan members or beneficiaries currently receiving benefit payments	44
Inactive plan members entitled to but not yet receiving benefit payments	11
Active plan members	60
	<u>115</u>

**Contributions**

The contribution requirements of the Plan participants and the City are established by and may be amended by the City pursuant to agreements with its non-represented employees and the unions representing City Employees. The City pays cash and implied subsidy benefit payments and PEMHCA administrative fees directly from City assets. Contributions made to the trust are on an ad-hoc basis. On average over the past 5 years, 0.98 percent of payroll was contributed to the trust each year.

The City contributed \$159,621 during the 2018 fiscal year on a pay-as-you-go basis for current benefit payments and contributed \$92,434 to an irrevocable trust. Retired plan members and their beneficiaries pay the annual premium cost not paid by the employer.

CITY OF SOLANA BEACH, CALIFORNIA

NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
 JUNE 30, 2018

**Note 9: Other Post-Employment Benefits (Continued)**

**Net OPEB Liability of the City**

	Fiscal Year Ending	
	June 30, 2018	June 30, 2017
Total OPEB Liability (TOL)	\$ 4,806,155	\$ 4,864,468
Fiduciary Net Position (FNP)	351,281	241,151
Net OPEB Liability (NOL)	<u>\$ 4,454,874</u>	<u>\$ 4,623,317</u>
Funded Status (FNP/TOL)	7.3%	5.0%

The City's net OPEB liability was measured as of June 30, 2018, and the total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation dated June 30, 2017 that was rolled forward to determine the June 30, 2018 total OPEB liability, based on the following actuarial methods and assumptions:

**Actuarial Assumptions**

The total OPEB liability was determined by an actuarial valuation as of June 30, 2018, using the following actuarial assumptions, applied to all periods included in the measurement, unless otherwise specified:

Inflation	2.75 percent
Payroll increases	3.00 percent
Investment rate of return	6.00 percent
Healthcare cost trend rates	7.50 percent for 2019, decreasing to an ultimate rate of 4.00 percent in 2076 for Non-Medicare. 6.50 percent for 2019, decreasing to an ultimate rate of 4.00 percent in 2076, for Medicare
Municipal Bond Rate	3.56 percent, Fidelity 20-Year (AAA) Index

Mortality rates were based on the MP-2016 mortality improvement scale.

The expected long-term net rate of return is expected nominal long-term net rate of return for the OPEB trust based on stochastic projections of expected long-term real rates of return net of assumed investment expenses under various economic scenarios using expected long-term geometric real rates of return and correlations for fund asset classes plus inflation. The long-term expected geometric real rate of return are summarized in the following table:

Asset Class	Asset Allocation	Expected Real Rate of Return
Cash and money market	5%	0.06%
Equity	50%	4.82%
Fixed Income	45%	1.47%
Assumed Long-Term Rate of Return		2.75%
Expected Long-Term Net Rate of Return, rounded to the nearest quarter percent		6.00%

CITY OF SOLANA BEACH, CALIFORNIA

NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
 JUNE 30, 2018

**Note 9: Other Post-Employment Benefits (Continued)**

**Change in Assumptions**

The discount rate increased from 3.45 percent at June 30, 2017 to 3.82 percent at June 30, 2018, resulting in a change in assumption of \$242,883.

**Discount Rate**

The discount rate used to measure the total OPEB liability was 3.82%. The City currently pays benefits directly and has no current plans to further prefund the plan. The OPEB trust is projected to not have sufficient assets to pay all benefits under the City's current funding policy starting in 2029-2030.

**Changes in the OPEB Liability**

	Total OPEB Liability	Fiduciary Net Position	Net OPEB Liability
Balance at June 30, 2017	\$ 4,864,468	\$ 241,151	\$ 4,623,317
Changes for the year			
Service Cost	231,577	-	231,577
Interest	172,035	-	172,035
Assumption changes	(242,883)	-	(242,883)
Contributions - employer	-	307,582	(307,582)
Net investment income	-	23,652	(23,652)
Benefit payments*	(219,042)	(219,042)	-
Administrative Expenses	-	(2,062)	2,062
Net changes	(58,313)	110,130	(168,443)
Balance at June 30, 2018	\$ 4,806,155	\$ 351,281	\$ 4,454,874

\*Benefit payments include an implied subsidy of \$59,421 for the measurement date June 30, 2018

**Sensitivity of the Net OPEB Liability to Changes in the Discount Rate**

Sensitivity of the net OPEB liability to changes in the discount rate. The following presents the net OPEB liability of the City, as well as what the City's net OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower or 1-percentage-point higher than the current discount rate:

	1% Decrease (2.82%)	Current Rate (3.82%)	1% Increase (4.82%)
Net OPEB liability	\$ 5,161,603	\$ 4,454,874	\$ 3,888,796

**Sensitivity of the Net OPEB Liability to Changes in the Health Care Cost Trend Rates**

Sensitivity of the net OPEB liability to changes in the healthcare cost trend rates. The following presents the net OPEB liability of the City, as well as what the City's net OPEB liability would be if it were calculated using healthcare cost trend rates that are 1-percentage-point lower or 1-percentage-point higher than the current healthcare cost trend rates:

	1% Decrease	Current Trend	1% Increase
Net OPEB liability	\$ 3,990,769	\$ 4,454,874	\$ 5,133,809

CITY OF SOLANA BEACH, CALIFORNIA

NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
 JUNE 30, 2018

**Note 9: Other Post-Employment Benefits (Continued)**

**OPEB Plan Fiduciary Net Position**

PARS issues a publicly available financial report that includes financial statements and required supplementary information. That report may be obtained from the Public Agency Retirement Services, 4350 Von Karman Ave, Newport Beach, California 92660.

**OPEB Expense and Deferred Outflows/Inflows of Resources Related to OPEB**

For the fiscal year ended June 30, 2018, the City recognized OPEB expense of \$347,835. As of fiscal year ended June 30, 2018, the City reported deferred outflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Changes in assumptions	\$ -	\$ 204,330
Net difference between projected and actual earnings on plan investments	-	4,366
Total	<u>\$ -</u>	<u>\$ 208,696</u>

Amounts reported as deferred outflows of resources related to OPEB will be recognized as expense as follows:

Fiscal Year Ended June 30,	Deferred Outflows/(Inflows) of Resources
2019	\$ (39,644)
2020	(39,644)
2021	(39,644)
2022	(39,644)
2023	(38,554)
Thereafter	(11,566)



CITY OF SOLANA BEACH, CALIFORNIA

NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
 JUNE 30, 2018

**Note 10: Investment in Joint Venture**

On June 17, 1987, the Cardiff Sanitation District and the City of Solana Beach established the San Elijo Joint Powers Authority (SEJPA), a separate legal entity, whose function is to manage, operate, maintain and expand a plant for the treatment and disposal of sewage or wastewater and to determine the joint and separate obligations of the members concerning the transmission, treatment, disposal and reclamation of sewage and wastewater within the respective service territories. The SEJPA's governing board consists of two members from each entity. The City of Solana Beach's investment in the SEJPA has been recorded using the equity method of accounting and is shown as an investment in joint venture in the City's financial statements. Summarized audited information of the SEJPA for the fiscal year ended June 30, 2018, is as follows:

Operating revenues	\$ 11,421,002
Operating expenses	(8,350,733)
Net non-operating income	279,592
Capital contributions	<u>22,747,258</u>
Change in net position	<u>\$ 26,097,119</u>
Total assets and deferred outflows of resources	\$ 105,402,695
Total liabilities and deferred inflows of resources	<u>(37,060,891)</u>
Net position- total fund equity	<u>\$ 68,341,804</u>

Prior to the formation of the San Elijo Joint Powers Authority, the Cardiff Sanitation District and the City of Solana Beach operated the San Elijo water pollution control facility under an agreement whereby operating costs were shared based on usage and capital expansions were funded 56% by Cardiff and 44% by Solana Beach. Upon formation of the SEJPA in June 1987 the members continued funding SEJPA activities in this manner until May 1989, when the equity interests in the joint venture were revised to 50% Cardiff and 50% Solana Beach. To effect the change in equity interests, the City of Solana Beach agreed to pay Cardiff Sanitation District \$750,680, which included a premium on the value of the equity interest in the amount of \$437,782. This premium is being amortized over the estimated useful life of the facility of forty years.

A summary of the changes in the City's investment in the San Elijo Joint Powers Authority for the year ended June 30, 2018, is as follows:

Investment at June 30, 2017	\$ 21,251,840
Capital contribution	11,373,629
Current year share in the joint venture net income	1,674,931
Amortization of JPA	<u>(10,945)</u>
Investment at June 30, 2018	<u>\$ 34,289,455</u>

At June 30, 2018, the SEJPA had \$1,789,732 in 2012 Refunding Revenue Bonds outstanding. The financial statements of the SEJPA can be obtained from the Solana Beach Finance Department located at Solana Beach City Hall, 635 S. Highway 101, Solana Beach, California 92075.

**Note 11: Sanitation Loan to General Fund**

On June 22, 2011, the City Council adopted Resolution 2011-101 transferring funds from the Sanitation unrestricted reserves to an internal General Fund account, PERS Side Fund Prepayment fund, to pay off the City's CalPERS Side Fund obligation in the amount of \$3,132,587. The transfer of funds was characterized as a loan from the Sanitation Fund at an annual interest rate of 2.375% for 8 years. The funds transfer and the prepayment of the CalPERS Side Fund will save the City \$970,462 in total interest over a twelve-year period as compared to the current PERS amortization schedule.

The City has the ability to make this kind of transfer from one fund to another so long as there is no prohibition on the use of the funds. In this case, the Sanitation funds are not specifically prohibited for other uses (except for connection fees, which cannot be used for any other purpose). See Health & Safety Code §§ 5473 et seq. While the transaction was fiscally and legally sound, the City Council determined that the timely repayment of the Sanitation Fund is a priority.

To ensure prudent, responsible fiscal oversight of the Sanitation fund, the Council adopted Council Policy No. 22 establishing procedures to guarantee that the Sanitation Fund is repaid for the transfer of funds in the amount of \$3,132,587 in a timely manner. The Policy requires a 4/5 vote of the City Council to delay and/or release the commitment to pay the Sanitation Fund loan as set forth in Resolution 2011-101. Additionally, a 4/5 vote of the City Council is required to amend or abolish this Council policy. The 4/5 vote requirement is not necessary if the proposed change would expedite the repayment of the Sanitation Fund loan.

A repayment in the amount of \$681,269 was made for the fiscal year ended June 30, 2018 reducing the loan balance to \$0.

**Note 12: Commitments and Contingencies**

**a. Litigation**

The City is a defendant in certain legal actions arising in the normal course of operations. The accompanying basic financial statements reflect a liability for the probable amounts of loss associated with these claims.

**b. Construction Commitments**

Various construction projects were in progress at June 30, 2018, with an estimated cost to complete of approximately \$313,421 in all fund types.

**c. Sales Tax – Transnet Debt Commitment**

On November 10, 2010, Solana Beach executed an agreement with The San Diego Association of Governments (SANDAG) relating to the 2010 Series A Bonds Build American Bonds (BABs) for the completion of several projects including the Highway 101 streetscape and traffic calming project and other eligible projects. In the agreement, SANDAG withholds one-sixth of the interest due each month when Sales Tax is sent from the Board of Equalization (BOE) in an effort to have the full amount with the Trustee by the 1st of April and 1st of October.

CITY OF SOLANA BEACH, CALIFORNIA

NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
 JUNE 30, 2018

**Note 13: Classification of Fund Balances**

The City has adopted the provisions of GASB Statement No. 54 Fund Balance and Governmental Fund Type Definitions. GASB 54 establishes Fund Balance classifications based largely upon the extent to which a government is bound to observe constraints imposed upon the use of the resources reported in governmental funds. The Governmental Fund statements conform to this new classification.

Fund Name	General	TransNet	City CIP	Other Governmental Funds	Total
Nonspendable:					
Prepays	\$ 72,579	\$ -	\$ -	\$ 200	\$ 72,779
Total Nonspendable	<u>72,579</u>	<u>-</u>	<u>-</u>	<u>200</u>	<u>72,779</u>
Restricted:					
Pensions	1,294,957	-	-	-	1,294,957
Gas tax	-	-	-	391,349	391,349
Municipal Improvement Districts	-	-	-	945,378	945,378
Lighting District	-	-	-	2,198,445	2,198,445
COPS	-	-	-	205,071	205,071
Public Safety	-	-	-	214,484	214,484
Caltrans	-	-	-	60,289	60,289
Coastal area business/ Visitor assistance & Enhancement	-	-	-	618,894	618,894
Boating and Waterways	-	-	-	60,369	60,369
Miscellaneous grants	-	-	-	6,098	6,098
Housing	-	-	-	353,613	353,613
Camp programs	-	-	-	71,128	71,128
SB1 streets & roads	-	-	-	79,262	79,262
Capital projects	-	-	1,835,252	779,613	2,614,865
Debt Service	-	-	-	24,979	24,979
Total Restricted	<u>1,294,957</u>	<u>-</u>	<u>1,835,252</u>	<u>6,008,972</u>	<u>9,139,181</u>
Committed:					
Parks and recreation	26,699	-	-	-	26,699
Public facilities	402,318	-	-	-	402,318
OPEB	96,417	-	-	-	96,417
Pensions	358,078	-	-	-	358,078
Public art	31,056	-	-	-	31,056
In-lieu housing	100,786	-	-	-	100,786
Total Committed	<u>1,015,354</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,015,354</u>
Assigned:					
Housing	1,499,500	-	-	-	1,499,500
Community TV	83,281	-	-	-	83,281
Street Sweeping	137,601	-	-	-	137,601
Park fees	36,903	-	-	-	36,903
Asset replacement	2,076,745	-	-	-	2,076,745
Self-insurance	820,198	-	-	-	820,198
Workers' comp	642,947	-	-	-	642,947
Public facilities	508,715	-	-	-	508,715
Total Assigned	<u>5,805,890</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>5,805,890</u>
Unassigned	<u>7,385,736</u>	<u>(37,006)</u>	<u>-</u>	<u>(197,683)</u>	<u>7,151,047</u>
Total Fund Balances	<u>\$ 15,574,516</u>	<u>\$ (37,006)</u>	<u>\$ 1,835,252</u>	<u>\$ 5,811,489</u>	<u>\$ 23,184,251</u>

CITY OF SOLANA BEACH, CALIFORNIA

NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
 JUNE 30, 2018

**Note 13: Classification of Fund Balances (Continued)**

	General Fund	Self Insurance	Worker's Compensation	Asset Replacement	Facilities Replacement	PARS - OPEB	PARS - Pension	Total Classification
<b>Non-Spendable</b>								
Prepays	\$ 72,579	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 72,579
Total Non-Spendable	72,579	-	-	-	-	-	-	72,579
<b>Restricted</b>								
Pensions	-	-	-	-	-	-	1,294,957	1,294,957
Total Restricted	-	-	-	-	-	-	1,294,957	1,294,957
<b>Committed</b>								
Public Facilities	402,318	-	-	-	-	-	-	402,318
Public Art	31,056	-	-	-	-	-	-	31,056
OPEB	-	-	-	-	-	96,417	-	96,417
Pensions	-	-	-	-	-	-	358,078	358,078
In-Lieu Housing	100,786	-	-	-	-	-	-	100,786
Parks & Recreation	26,699	-	-	-	-	-	-	26,699
Total Committed	560,859	-	-	-	-	96,417	358,078	1,015,354
<b>Assigned</b>								
Park Fee	36,903	-	-	-	-	-	-	36,903
Community Television	83,281	-	-	-	-	-	-	83,281
Street Sweeping	137,601	-	-	-	-	-	-	137,601
Housing	1,499,500	-	-	-	-	-	-	1,499,500
Self-Insurance	-	820,198	-	-	-	-	-	820,198
Worker's Comp	-	-	642,947	-	-	-	-	642,947
Asset Replacement	-	-	-	2,076,745	-	-	-	2,076,745
Facilities Replacement	-	-	-	-	508,715	-	-	508,715
Total Assigned	1,757,285	820,198	642,947	2,076,745	508,715	-	-	5,805,890
<b>Unassigned</b>								
	7,385,736	-	-	-	-	-	-	7,385,736
<b>Total Fund Balances</b>	<b>\$ 9,776,459</b>	<b>\$ 820,198</b>	<b>\$ 642,947</b>	<b>\$ 2,076,745</b>	<b>\$ 508,715</b>	<b>\$ 96,417</b>	<b>\$ 1,653,035</b>	<b>\$ 15,574,516</b>

The General Fund for financial reporting purposes consists of the General Fund and the following funds that act as internal funds: Self Insurance Liability, Worker's Compensation, Asset Replacement, Facilities Replacement, and OPEB/Pensions.

The fund balances for the internal service funds are classified as Assigned.

CITY OF SOLANA BEACH, CALIFORNIA

NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
 JUNE 30, 2018

**Note 14: Successor Agency Trust for Assets of Former Redevelopment Agency**

On December 29, 2011, the California Supreme Court upheld Assembly Bill 1X 26 (“the Bill”) that provides for the dissolution of all redevelopment agencies in the State of California. This action impacted the reporting entity of the City of Solana Beach that previously had reported a redevelopment agency within the reporting entity of the City as a blended component unit.

After enactment of the law, which occurred on June 28, 2011, redevelopment agencies in the State of California cannot enter into new projects, obligations or commitments. Subject to the control of a newly established oversight board, remaining assets can only be used to pay enforceable obligations in existence at the date of dissolution (including the completion of any unfinished projects that were subject to legally enforceable contractual commitments).

Management believes, in consultation with legal counsel, that the obligations of the former redevelopment agency due to the City are valid enforceable obligations payable by the successor agency trust under the requirements of the Bill. The City’s position on this issue is not a position of settled law and there is considerable legal uncertainty regarding this issue. It is reasonably possible that a legal determination may be made at a later date by an appropriate judicial authority that would resolve this issue unfavorably to the City.

**a. Cash and Investments**

Cash and investments reported in the accompanying financial statements consisted of the following:

Cash and investments pooled with the City	\$ 472,600
Cash and investments with fiscal agent	<u>60</u>
	<u>\$ 472,660</u>

**b. Long-Term Debt**

The following debt was transferred from the Redevelopment Agency to the Successor Agency as of February 1, 2012, as a result of the dissolution. A description of long-term debt outstanding (excluding defeased debt) of the Successor Agency as of June 30, 2018, follows:

	Balance June 30, 2017	Additions	Defeased	Deletions	Balance June 30, 2018	Due Within One Year
Fiduciary Funds:						
2006 Tax Allocation Bonds	\$ 2,820,000	\$ -	\$ 2,725,000	\$ 95,000	\$ -	\$ -
2017 Tax Allocation Refunding Bonds	-	2,694,100	-	54,400	2,639,700	112,000
Total Fiduciary Funds	<u>\$ 2,820,000</u>	<u>\$ 2,694,100</u>	<u>\$ 2,725,000</u>	<u>\$ 95,000</u>	<u>\$ 2,639,700</u>	<u>\$ 112,000</u>

NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
JUNE 30, 2018**Note 14: Successor Agency Trust for Assets of Former Redevelopment Agency (Continued)**

## 2006 Tax Allocation Bonds

On June 8, 2006, the Agency issued the Solana Beach Redevelopment Project 2006 Tax Allocation Bonds to be used for capital projects to alleviate blight in the project area. These bonds have a 30-year maturity with the final maturity paid on June 1, 2036 and interest rates ranging from 3.6% to 5.1 %. Interest on the bonds is payable semi-annually on June 1 and December 1, commencing December 1, 2007. The bond was defeased on November 10, 2017, with the issuance of the 2017 Tax Allocation Refunding Bonds; as such there is no amount outstanding at June 30, 2018, for the 2006 Tax Allocation Bonds.

## 2017 Tax Allocation Refunding Bonds

On November 10, 2017, the Agency issued the 2017 Tax Allocation Bonds to be used for the purpose of providing funds to the Successor Agency to refund, on a current basis, the Solana Beach Redevelopment Agency, Solana Beach Redevelopment Project, Tax Allocation Bonds, Series and pay the costs of issuing the Bonds. These bonds have an 18-year maturity with the final maturity paid on December 1, 2035 and interest rate of 3.360% Interest on the bonds is payable semi-annually on June 1 and December 1, commencing December 1, 2035.

The annual debt service requirements are as follows:

<u>Year Ending June 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	\$ 112,000	\$ 87,777	\$ 199,777
2020	116,900	83,965	200,865
2021	120,900	80,005	200,905
2022	124,900	75,909	200,809
2023	129,100	71,677	200,777
2024-2028	714,600	289,701	1,004,301
2029-2033	844,300	160,161	1,004,461
2034-2036	477,000	24,308	501,308
Total	<u>\$ 2,639,700</u>	<u>\$ 873,503</u>	<u>\$ 3,513,203</u>

## Pledged Revenue

The City pledged, as security for bonds issued, either directly or through the Financing Authority, a portion of tax increment revenue (including Low- and Moderate-Income Housing set-aside and pass through allocations) that it receives. The bonds issued were to provide financing for various capital projects, accomplish Low- and Moderate-Income Housing projects and to defease previously issued bonds. Assembly Bill 1X 26 provided that upon dissolution of the Redevelopment Agency, property taxes allocated to redevelopment agencies no longer are deemed tax increment but rather property tax revenues and will be allocated first to successor agencies to make payments on the indebtedness incurred by the dissolved redevelopment agency. Total principal and interest remaining on the debt is \$3,513,203 with annual debt service requirements as indicated above. For the current year, the total property tax revenue recognized by the City for the payment of indebtedness incurred by the dissolved redevelopment agency was \$411,790 and the debt service obligation on the bonds was \$336,679.

CITY OF SOLANA BEACH, CALIFORNIA

NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
JUNE 30, 2018

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**Note 14: Successor Agency Trust for Assets of Former Redevelopment Agency (Continued)**

**c. Insurance**

The Successor Agency is covered under the City of Solana Beach's insurance policies. Therefore, the limitation and self-insured retentions applicable to the City also apply to the Successor Agency. Additional information as to coverage and self-insured retentions can be found in Note 6.

**Note 15: Prior Period Adjustments**

Beginning net position in the Statement of Activities was reduced by \$2,680,293 to reflect the change in accounting principle by the City in the implementation of GASB Statement No. 75. The table below describes the restatement in detail:

To remove the OPEB liability previously reported, under GASB 45	\$	1,943,024
To record the beginning OPEB liability as of June 30, 2017, in accordance with GASB 75		<u>(4,623,317)</u>
Total Restatement of Net Position due to GASB 75	\$	<u>(2,680,293)</u>



# **REQUIRED SUPPLEMENTARY INFORMATION**

**Note 1: Budgetary Information**

The City is required by its municipal code to adopt an annual budget on or before June 30 for the ensuing fiscal year. The budget is adopted on a basis consistent with accounting principles generally accepted in the United States of America. From the effective date of the budget adoption, the amounts budgeted become the "annual appropriated budget." Annual appropriated budget is adopted for the General Fund, special revenue funds, capital projects funds and debt service funds.

The City Council may amend the budget by motion during the fiscal year. The appropriations constitute the budget for the 2017-2018 fiscal year and the City Manager is authorized to transfer monies between accounts within a department, provided that the total budget for the department is not exceeded. Transfer of monies from one department of the City to another, or from one fund to another, shall be approved by the City Council. However, any revisions that alter total expenditures of any fund must be approved by the City Council.

Expenditures may not legally exceed appropriations at the fund level. Appropriations lapse at the end of the fiscal year. Selected appropriations are carried over. Project-length financial plans are adopted for the City capital projects. Supplemental appropriations, which increase appropriations, may be made during the fiscal year.

CITY OF SOLANA BEACH, CALIFORNIA

**BUDGETARY COMPARISON SCHEDULE  
GENERAL FUND  
FOR THE YEAR ENDED JUNE 30, 2018  
(With comparative totals for the year ended June 30, 2017)**

	2018			Variance with Final Budget Positive (Negative)	2017
	Budget Amounts		Actual Amounts		Actual Amounts
	Original	Final			
Budgetary Fund Balance, July 1	\$ 14,323,777	\$ 14,323,777	\$ 14,323,777	\$ -	\$ 13,025,292
<b>Resources (Inflows):</b>					
Taxes:					
Property	7,332,000	7,427,000	7,500,419	73,419	7,041,240
Transient occupancy	1,380,000	1,380,000	1,405,964	25,964	1,339,453
Sales	3,233,100	3,233,100	3,191,410	(41,690)	3,127,803
Franchise and other	1,720,000	1,720,000	1,866,108	146,108	1,790,265
Licenses and permits	476,400	526,400	508,549	(17,851)	527,146
Intergovernmental	1,809,000	1,846,100	1,842,035	(4,065)	1,771,840
Charges for services	780,000	780,000	784,373	4,373	944,111
Use of money and property	259,500	259,500	243,298	(16,202)	262,094
Fines and forfeitures	487,000	487,000	479,933	(7,067)	495,885
Miscellaneous	429,500	514,835	609,427	94,592	738,652
<b>Amounts Available for Appropriations</b>	<b>32,230,277</b>	<b>32,497,712</b>	<b>32,755,293</b>	<b>257,581</b>	<b>31,063,781</b>
<b>Charges to Appropriations (Outflows):</b>					
General Government:					
City Council	289,100	313,300	300,146	13,154	288,831
City Clerk	409,100	424,700	347,854	76,846	355,581
Legal Services	522,500	523,400	517,766	5,634	501,423
City Manager	357,100	358,300	319,198	39,102	261,906
Finance	821,100	832,589	770,007	62,582	694,375
Personnel	436,200	439,900	342,335	97,565	311,846
Information Systems	302,200	355,600	355,450	150	325,164
Support Services	1,027,000	1,126,143	864,388	261,755	1,037,543
Total General Government	4,164,300	4,373,932	3,817,144	556,788	3,776,669
Public Safety:					
Marine safety	718,500	753,089	680,397	72,692	719,889
Law enforcement	3,857,100	3,857,100	3,854,756	2,344	3,631,835
Code & parking enforcement	221,900	227,000	165,925	61,075	167,626
Fire department	3,936,300	3,991,854	4,008,908	(17,054)	3,731,811
Animal regulation	107,200	107,200	108,826	(1,626)	93,530
Civil defense	30,700	30,700	28,775	1,925	27,878
Environmental services	1,100	1,100	-	1,100	1,000
Total Public Safety	8,872,800	8,968,043	8,847,587	120,456	8,373,569
Public Works:					
Street and other	1,318,100	1,369,500	1,244,863	124,637	1,107,287
Engineering	349,800	366,000	347,958	18,042	327,657
Public Facilities	285,300	285,300	235,422	49,878	237,122
Total Public Works	1,953,200	2,020,800	1,828,243	192,557	1,672,066
Community Development:					
Planning	680,300	756,100	695,910	60,190	607,461
Building services	315,100	411,600	410,709	891	473,795
Total Community Development	995,400	1,167,700	1,106,619	61,081	1,081,256
Community Services:					
Community services	108,600	134,700	112,552	22,148	92,239
Recreation programs	158,600	165,050	146,190	18,860	171,558
Total Community Services	267,200	299,750	258,742	41,008	263,797
Capital Outlay	502,900	613,777	395,542	218,235	66,247
<b>Total Charges to Appropriations</b>	<b>16,755,800</b>	<b>17,444,002</b>	<b>16,253,877</b>	<b>1,190,125</b>	<b>15,233,604</b>
<b>Other Financing Uses:</b>					
Transfers out	(504,400)	(926,900)	(926,900)	-	(1,506,400)
<b>Total Financing Uses</b>	<b>(504,400)</b>	<b>(926,900)</b>	<b>(926,900)</b>	<b>-</b>	<b>(1,506,400)</b>
<b>Budgetary Fund Balance, June 30</b>	<b>\$ 14,970,077</b>	<b>\$ 14,126,810</b>	<b>\$ 15,574,516</b>	<b>\$ 1,447,706</b>	<b>\$ 14,323,777</b>

The notes to required supplementary information are an integral part of this schedule.

CITY OF SOLANA BEACH, CALIFORNIA

BUDGETARY COMPARISON SCHEDULE  
TRANSNET FUND

FOR THE YEAR ENDED JUNE 30, 2018

(With comparative totals for the year ended June 30, 2017)

	2018			Variance with Final Budget Positive (Negative)	2017
	Budget Amounts		Actual Amounts		Actual Amounts
	Original	Final			
Budgetary Fund Balance, July 1	\$ 38,518	\$ 38,518	\$ 38,518	\$ -	\$ 43,917
<b>Resources (Inflows):</b>					
Intergovernmental	150,000	150,000	648,535	498,535	429,525
Use of money and property	-	-	47	47	115
Miscellaneous	-	-	36,233	36,233	29,714
<b>Amounts Available for Appropriations</b>	<b>188,518</b>	<b>188,518</b>	<b>723,333</b>	<b>534,815</b>	<b>503,271</b>
<b>Charges to Appropriations (Outflows):</b>					
Public works	-	-	-	-	874
Capital outlay	150,000	435,256	435,234	22	138,774
Debt service:					
Interest and fiscal charges	-	-	325,105	(325,105)	325,105
<b>Total Charges to Appropriations</b>	<b>150,000</b>	<b>435,256</b>	<b>760,339</b>	<b>(325,083)</b>	<b>464,753</b>
<b>Budgetary Fund Balance (Deficit), June 30</b>	<b>\$ 38,518</b>	<b>\$ (246,738)</b>	<b>\$ (37,006)</b>	<b>\$ 209,732</b>	<b>\$ 38,518</b>

The notes to required supplementary information are an integral part of this schedule.

CITY OF SOLANA BEACH, CALIFORNIA

**SCHEDULE OF PROPORTIONATE SHARE OF THE NET PENSION LIABILITY  
MISCELLANEOUS AND SAFETY PENSION PLANS  
AS OF JUNE 30, FOR THE LAST TEN FISCAL YEARS (1)**

	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
<b><u>Miscellaneous Plan</u></b>				
Proportion of the Net Pension Liability	0.05313%	0.05241%	0.05706%	0.04245%
Proportionate Share of the Net Pension Liability	\$ 5,268,836	\$ 4,534,940	\$ 3,550,604	\$ 2,651,591
Covered Payroll	\$ 2,716,098	\$ 2,589,500	\$ 2,973,891	\$ 2,601,948
Proportionate Share of the Net Pension Liability as a Percentage of Covered Payroll	193.99%	175.13%	119.39%	101.91%
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	73.27%	75.87%	79.82%	78.40%
<b><u>Safety Plan</u></b>				
Proportion of the Net Pension Liability	0.08816%	0.08774%	0.09490%	0.07208%
Proportionate Share of the Net Pension Liability	\$ 8,742,997	\$ 7,592,101	\$ 5,905,301	\$ 4,940,589
Covered Payroll	\$ 2,114,766	\$ 1,296,346	\$ 1,402,991	\$ 1,469,495
Proportionate Share of the Net Pension Liability as a Percentage of Covered Payroll	413.43%	585.65%	420.91%	336.21%
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	72.16%	75.87%	79.82%	78.40%

**Notes to Schedule of Proportionate Share of the Net Pension Liability:**

Benefit Changes: The figures above do not include any liability impact that may have resulted from plan changes which occurred after the June 30, 2016 valuation date.

Changes of Assumptions: In 2018, the accounting discount rate reduced from 7.65 percent to 7.15 percent.

(1) Historical information is required only for measurement for which GASB 68 is applicable. Fiscal Year 2015 was the first year of implementation, therefore only four years are shown.

CITY OF SOLANA BEACH, CALIFORNIA

**SCHEDULE OF PLAN CONTRIBUTIONS  
MISCELLANEOUS AND SAFETY PENSION PLANS  
AS OF JUNE 30, FOR THE LAST TEN FISCAL YEARS (1)**

	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
<b><u>Miscellaneous Plan</u></b>				
Actuarially Determined Contribution	\$ 460,816	\$ 417,318	\$ 385,634	\$ 330,415
Contribution in Relation to the Actuarially Determined Contribution	<u>(460,816)</u>	<u>(417,318)</u>	<u>(385,634)</u>	<u>(330,415)</u>
Contribution Deficiency (Excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Covered Payroll	\$ 2,874,075	\$ 2,716,098	\$ 2,589,500	\$ 2,411,476
Contributions as a Percentage of Covered Payroll	16.03%	15.36%	14.89%	13.70%
<b><u>Safety Plan</u></b>				
Actuarially Determined Contribution	\$ 717,659	\$ 673,212	\$ 619,022	\$ 519,933
Contribution in Relation to the Actuarially Determined Contribution	<u>(717,659)</u>	<u>(673,212)</u>	<u>(619,022)</u>	<u>(519,933)</u>
Contribution Deficiency (Excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Covered Payroll	\$ 2,099,543	\$ 2,114,766	\$ 1,296,346	\$ 1,402,991
Contributions as a Percentage of Covered Payroll	34.18%	31.83%	47.75%	37.06%

**Notes to Schedule of Plan Contributions:**

Valuation Date:	June 30, 2015
Methods and assumptions used to determine contribution rates:	
Actuarial cost method	Entry age normal
Amortization method	Level percentage of payroll
Remaining amortization period	21 Years as of the Valuation Date
Assets valuation method	Market Value
Inflation	2.75% compounded annually
Salary Increases	3.40% to 20.00% depending on age, service, and
Investment rate of return	7.50% Net of Pension Plan Investment and Administrative Expenses; includes Inflation.
Retirement age	50 and 57 years
Mortality	RP-2000 Heath Annuitant Mortality Table

(1) Historical information is required only for measurement for which GASB 68 is applicable. Fiscal year 2015 was the first year of implementation; therefore only four years are shown.

CITY OF SOLANA BEACH, CALIFORNIA

**SCHEDULE OF CHANGES IN NET OPEB LIABILITY/(ASSET) AND RELATED RATIOS  
OTHER POST-EMPLOYMENT BENEFITS PLAN  
AS OF JUNE 30, FOR THE LAST TEN FISCAL YEARS (1)**

	<b>2018</b>	<b>2017</b>
<b>Total OPEB Liability:</b>		
Service Cost	\$ 231,577	\$ 225,000
Interest	172,035	164,000
Assumption changes	(242,883)	-
Benefit payments	(219,042)	(148,000)
Net Changes	(58,313)	241,000
Total OPEB Liability (beginning of year)	4,864,468	4,623,000
<b>Total OPEB Liability (end of year) (a)</b>	<b>\$ 4,806,155</b>	<b>\$ 4,864,000</b>
<b>Plan Fiduciary Net Position:</b>		
Contributions - employer (2)	\$ 307,582	\$ 233,000
Net investment income	23,652	17,000
Benefit payments	(219,042)	(148,000)
Administrative expenses	(2,062)	-
Net Changes	110,130	102,000
Plan Fiduciary Net Position (beginning of year)	241,151	139,000
<b>Plan Fiduciary Net Position (end of year) (b)</b>	<b>351,281</b>	<b>241,000</b>
<b>Plan Net OPEB Liability/(Assets) - Ending (a) - (b)</b>	<b>\$ 4,454,874</b>	<b>\$ 4,623,000</b>
Plan Fiduciary Net Position as a Percentage of the Total OPEB Liability	7.3%	5.0%
Covered Payroll	\$ 4,729,364	\$ 3,885,846
Plan Net OPEB Liability/(Asset) as a Percentage of Covered Payroll	94.20%	118.97%

**Notes to Schedule of Changes in Net OPEB Liability/(Asset) and Related Ratios:**

Benefit Changes: There were no benefit changes.

Changes of Assumptions: In 2018, the accounting discount rate increased from 3.45 percent to 3.82 percent.

(1) Historical information is required only for years for which GASB 74/75 are applicable. Fiscal Year 2017 was the first year of implementation; therefore, only two years are shown.

(2) \$87,689 contributions to the trust, \$159,621 cash subsidy benefit payments paid directly by the City, \$59,421 implied subsidy benefit payments paid directly by the City, and \$851 administrative expenses paid directly by the City.

CITY OF SOLANA BEACH, CALIFORNIA

**SCHEDULE OF PLAN CONTRIBUTIONS  
OTHER POST-EMPLOYMENT BENEFITS PLAN  
AS OF JUNE 30, FOR THE LAST TEN FISCAL YEARS (1)**

	<u>2018</u>	<u>2017</u>
Actuarially Determined Contribution	\$ 220,491	\$ 531,000
Contribution in Relation to the Actuarially Determined Contribution	<u>(252,055)</u>	<u>(233,000)</u>
Contribution Deficiency (Excess)	<u>\$ (31,564)</u>	<u>\$ 298,000</u>
Covered Payroll	\$ 4,729,364	\$ 3,885,846
Contributions as a Percentage of Covered Payroll	5.33%	6.00%

**Notes to Schedule of Plan Contributions:**

Valuation Date:	June 30, 2017
Methods and assumptions used to determine contribution rates:	
Actuarial cost method	Entry age normal cost method
Amortization method/period	Level percentage of payroll, closed
Assets valuation method	Market Value
Inflation	2.75%
Merit payroll increases	CalPERS 1997-2011
Payroll increases	3.00%
Investment rate of return	6.00%
Retirement age	The probabilities of retirement are based on the 2011 CalPERS Experience Study for the period from 1997 to 2011.
Mortality	Based on the MP-2016 mortality improvement scale.

(1) Historical information is required only for years for which GASB 74/75 are applicable. Fiscal Year 2017 was the first year of implementation; therefore, only two years are shown.



CITY OF SOLANA BEACH, CALIFORNIA

SCHEDULE OF INVESTMENT RETURNS  
OTHER POST-EMPLOYMENT BENEFITS PLAN  
AS OF JUNE 30, FOR THE LAST TEN FISCAL YEARS (1)

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<u>Fiscal Year Ending June 30</u>	<u>Net Money-Weighted Rate of Return</u>
2018	5.62%
2017	10.55%

**Notes to Schedule of Investment Returns:**

(1): GASB Statement No. 74, which requires ten years of history for this schedule, was implemented during Fiscal Year 2016/17. Additional years will be added as they become available in the future.

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## **SUPPLEMENTARY INFORMATION**

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# NON-MAJOR GOVERNMENTAL FUNDS

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**Gas Tax Fund** - accounts for revenues received and expenditures made for street related activities. Revenues are received from the State of California for the City's share of gasoline taxes pursuant to California Streets and Highways Code Sections 2105, 2106, 2107 and 2107.5.

**Municipal Improvement Districts Fund** - accounts for receipts and expenditure related to landscape maintenance within the various improvement districts. Budgets for maintenance cost are determined by property owners who are then assessed on a per parcel basis. The assessments are collected via the County tax roll.

**Lighting District Fund** - accounts for the revenues received and expenditures made related to street lights on the City's streets. The City determines the yearly budget and property owners are charged their proportionate share based on a per unit basis. The assessments are collected via the County tax roll.

**TEA 21 / TEA Fund** - the Intermodal Surface Transportation Enhancement Act (ISTEA) and Transportation Enhancement Act (TEA) fund accounts for the transportation grant related receipts and expenditures.

**COPS Fund** - accounts for federal and state grants received for police services.

**Public Safety Fund** - accounts for federal and state grants received for public safety.

**Fire Mitigation Fund** - accounts for fire mitigation fees collected during new structural development based on construction type and size. The fees are restricted to equipment purchases only.

**Transportation Development Act** - accounts for the revenues and expenditures of the Transportation Development Act.

**CDBG Fund** - accounts for the revenues and expenditures of the Community Development Block Grant program.

**CALTRANS Fund** - these monies are derived from Congestion Mitigation and Air Quality funds. CALTRANS is responsible for distributing these funds as well as Intermodal Surface Transportation Efficiency Act (ISTEA) funds from the federal government to local agencies.

**Coastal Area Business/Visitor Assistance and Enhancement Fund** - this fund is for expenditures that include local visitor and business promotion such as assistance to the Chamber of Commerce and North County Convention and Visitor's Bureau, special events such as the Fiesta Del Sol, public art, and visitor enhancements to the Highway 101 business corridor or the Cedros Design District.

# NON-MAJOR GOVERNMENTAL FUNDS

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**Boating and Waterways Fund** - accounts for grants received from the Department of Boating and Waterways. These funds are being used to fund the US Army Corps of Engineers beach replenishment study.

**Miscellaneous Grants Fund** - accounts for grant received to fund various ongoing capital projects.

**Developer Pass-Thru Fund** - accounts for resources reserved to developer deposits.

**Housing Fund** - accounts for resources reserved to provide for low and moderate income housing.

**Camp Programs Fund** - accounts for camp programs in the City

**SB1 Streets & Roads** - accounts for revenues received and expenditures made for street related activities. Revenues are received from the State of California for the City's share of SB1 taxes pursuant.

**Assessment Districts CIP Fund** - accounts for capital projects in the assessment districts.

**Sand Replenish / Retention and Coastal CIP** - is limited to sand replenishment, sand retention, and coastal improvement project. Seewall expenditures are excluded from this CIP fund.

**Public Improvement Grant** - accounts for public improvements in the City

**City Debt Service Fund** - accounts for debt service in the City

CITY OF SOLANA BEACH, CALIFORNIA

COMBINING BALANCE SHEET  
 NONMAJOR GOVERNMENTAL FUNDS  
 JUNE 30, 2018  
 (With comparative totals for June 30, 2017)

	Special Revenue Funds		Capital Projects Funds	
	2018	2017	2018	2017
<b>Assets:</b>				
Cash and investments	\$ 5,765,993	\$ 5,167,769	\$ 891,375	\$ 1,015,832
Receivables:				
Accounts	24,606	55,359	-	-
Taxes	22,083	7,721	-	-
Interest	19,001	10,552	2,968	2,068
Prepaid costs	200	-	-	-
Due from other governments	90,935	215,863	-	-
<b>Total Assets</b>	<b>\$ 5,922,818</b>	<b>\$ 5,457,264</b>	<b>\$ 894,343</b>	<b>\$ 1,017,900</b>
<b>Liabilities and Fund Balances:</b>				
<b>Liabilities:</b>				
Accounts payable	\$ 241,108	\$ 249,875	\$ 45,504	\$ 32,081
Accrued liabilities	25,715	17,959	-	-
Unearned revenues	451,502	394,482	-	-
Deposits payable	-	-	69,226	69,226
Due to other funds	197,596	384,793	-	-
<b>Total Liabilities</b>	<b>915,921</b>	<b>1,047,109</b>	<b>114,730</b>	<b>101,307</b>
<b>Fund Balances:</b>				
Nonspendable	200	-	-	-
Restricted	5,204,380	4,746,630	779,613	916,593
Unassigned	(197,683)	(336,475)	-	-
<b>Total Fund Balances</b>	<b>5,006,897</b>	<b>4,410,155</b>	<b>779,613</b>	<b>916,593</b>
<b>Total Liabilities and Fund Balances</b>	<b>\$ 5,922,818</b>	<b>\$ 5,457,264</b>	<b>\$ 894,343</b>	<b>\$ 1,017,900</b>

CITY OF SOLANA BEACH, CALIFORNIA

COMBINING BALANCE SHEET  
 NONMAJOR GOVERNMENTAL FUNDS  
 JUNE 30, 2018  
 (With comparative totals for June 30, 2017)

	Debt Service Funds		Total Nonmajor Governmental Funds	
	2018	2017	2018	2017
<b>Assets:</b>				
Cash and investments	\$ 24,979	\$ 24,927	\$ 6,682,347	\$ 6,208,528
Receivables:				
Accounts	-	-	24,606	55,359
Taxes	-	-	22,083	7,721
Interest	-	-	21,969	12,620
Prepaid costs	-	-	200	-
Due from other governments	-	-	90,935	215,863
<b>Total Assets</b>	<b>\$ 24,979</b>	<b>\$ 24,927</b>	<b>\$ 6,842,140</b>	<b>\$ 6,500,091</b>
<b>Liabilities and Fund Balances:</b>				
<b>Liabilities:</b>				
Accounts payable	\$ -	\$ -	\$ 286,612	\$ 281,956
Accrued liabilities	-	-	25,715	17,959
Unearned revenues	-	-	451,502	394,482
Deposits payable	-	-	69,226	69,226
Due to other funds	-	-	197,596	384,793
<b>Total Liabilities</b>	<b>-</b>	<b>-</b>	<b>1,030,651</b>	<b>1,148,416</b>
<b>Fund Balances:</b>				
Nonspendable	-	-	200	-
Restricted	24,979	24,927	6,008,972	5,688,150
Unassigned	-	-	(197,683)	(336,475)
<b>Total Fund Balances</b>	<b>24,979</b>	<b>24,927</b>	<b>5,811,489</b>	<b>5,351,675</b>
<b>Total Liabilities and Fund Balances</b>	<b>\$ 24,979</b>	<b>\$ 24,927</b>	<b>\$ 6,842,140</b>	<b>\$ 6,500,091</b>

CITY OF SOLANA BEACH, CALIFORNIA

COMBINING BALANCE SHEET  
 NONMAJOR GOVERNMENTAL FUNDS  
 JUNE 30, 2018  
 (With comparative totals for June 30, 2017)

	Special Revenue Funds			
	Gas Tax	Municipal Improvement Districts	Lighting District	TEA 21 / TEA
<b>Assets:</b>				
Cash and investments	\$ 451,692	\$ 988,488	\$ 2,194,386	\$ -
Receivables:				
Accounts	-	-	-	-
Taxes	-	5,227	5,093	-
Interest	2,025	3,557	8,535	-
Prepaid costs	-	-	-	-
Due from other governments	-	-	-	-
<b>Total Assets</b>	<b>\$ 453,717</b>	<b>\$ 997,272</b>	<b>\$ 2,208,014</b>	<b>\$ -</b>
<b>Liabilities and Fund Balances (Deficits)</b>				
<b>Liabilities:</b>				
Accounts payable	\$ 62,368	\$ 51,531	\$ 7,617	\$ -
Accrued liabilities	-	363	1,952	-
Unearned revenues	-	-	-	-
Deposits payable	-	-	-	-
Due to other funds	-	-	-	168,970
<b>Total Liabilities</b>	<b>62,368</b>	<b>51,894</b>	<b>9,569</b>	<b>168,970</b>
<b>Fund Balances:</b>				
Nonspendable	-	-	-	-
Restricted	391,349	945,378	2,198,445	-
Unassigned	-	-	-	(168,970)
<b>Total Fund Balances (Deficits)</b>	<b>391,349</b>	<b>945,378</b>	<b>2,198,445</b>	<b>(168,970)</b>
<b>Total Liabilities and Fund Balances</b>	<b>\$ 453,717</b>	<b>\$ 997,272</b>	<b>\$ 2,208,014</b>	<b>\$ -</b>



CITY OF SOLANA BEACH, CALIFORNIA

COMBINING BALANCE SHEET  
 NONMAJOR GOVERNMENTAL FUNDS  
 JUNE 30, 2018  
 (With comparative totals for June 30, 2017)

(CONTINUED)

	Special Revenue Funds			
	COPS	Public Safety	Fire Mitigation	Transportation Development Act
<b>Assets:</b>				
Cash and investments	\$ 201,036	\$ 177,134	\$ -	\$ -
Receivables:				
Accounts	-	-	-	-
Taxes	-	-	-	-
Interest	717	-	-	-
Prepaid costs	-	-	-	-
Due from other governments	20,000	48,482	-	-
<b>Total Assets</b>	<b>\$ 221,753</b>	<b>\$ 225,616</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Liabilities and Fund Balances (Deficits)</b>				
<b>Liabilities:</b>				
Accounts payable	\$ 16,682	\$ 1,791	\$ -	\$ -
Accrued liabilities	-	9,341	-	-
Unearned revenues	-	-	-	-
Deposits payable	-	-	-	-
Due to other funds	-	-	13,053	-
<b>Total Liabilities</b>	<b>16,682</b>	<b>11,132</b>	<b>13,053</b>	<b>-</b>
<b>Fund Balances:</b>				
Nonspendable	-	-	-	-
Restricted	205,071	214,484	-	-
Unassigned	-	-	(13,053)	-
<b>Total Fund Balances (Deficits)</b>	<b>205,071</b>	<b>214,484</b>	<b>(13,053)</b>	<b>-</b>
<b>Total Liabilities and Fund Balances</b>	<b>\$ 221,753</b>	<b>\$ 225,616</b>	<b>\$ -</b>	<b>\$ -</b>

CITY OF SOLANA BEACH, CALIFORNIA

COMBINING BALANCE SHEET  
 NONMAJOR GOVERNMENTAL FUNDS  
 JUNE 30, 2018  
 (With comparative totals for June 30, 2017)

	Special Revenue Funds			
	CDBG	CALTRANS	Coastal Area Business / Visitor Assistance &	Boating & Waterways
<b>Assets:</b>				
Cash and investments	\$ -	\$ 54,533	\$ 620,574	\$ 60,173
Receivables:				
Accounts	-	-	-	-
Taxes	-	-	-	-
Interest	-	210	2,112	196
Prepaid costs	-	-	200	-
Due from other governments	-	5,546	-	-
<b>Total Assets</b>	<b>\$ -</b>	<b>\$ 60,289</b>	<b>\$ 622,886</b>	<b>\$ 60,369</b>
<b>Liabilities and Fund Balances (Deficits)</b>				
<b>Liabilities:</b>				
Accounts payable	\$ -	\$ -	\$ 3,792	\$ -
Accrued liabilities	-	-	-	-
Unearned revenues	-	-	-	-
Deposits payable	-	-	-	-
Due to other funds	15,573	-	-	-
<b>Total Liabilities</b>	<b>15,573</b>	<b>-</b>	<b>3,792</b>	<b>-</b>
<b>Fund Balances:</b>				
Nonspendable	-	-	200	-
Restricted	-	60,289	618,894	60,369
Unassigned	(15,573)	-	-	-
<b>Total Fund Balances (Deficits)</b>	<b>(15,573)</b>	<b>60,289</b>	<b>619,094</b>	<b>60,369</b>
<b>Total Liabilities and Fund Balances</b>	<b>\$ -</b>	<b>\$ 60,289</b>	<b>\$ 622,886</b>	<b>\$ 60,369</b>

CITY OF SOLANA BEACH, CALIFORNIA

COMBINING BALANCE SHEET  
 NONMAJOR GOVERNMENTAL FUNDS  
 JUNE 30, 2018  
 (With comparative totals for June 30, 2017)

(CONTINUED)

	Special Revenue Funds			
	Miscellaneous Grants	Developer Pass- Thru	Housing	Camp Programs
<b>Assets:</b>				
Cash and investments	\$ 6,098	\$ 540,736	\$ 352,338	\$ 68,213
Receivables:				
Accounts	-	-	-	24,606
Taxes	-	-	-	-
Interest	-	-	1,302	347
Prepaid costs	-	-	-	-
Due from other governments	-	-	-	-
<b>Total Assets</b>	<b>\$ 6,098</b>	<b>\$ 540,736</b>	<b>\$ 353,640</b>	<b>\$ 93,166</b>
<b>Liabilities and Fund Balances (Deficits)</b>				
<b>Liabilities:</b>				
Accounts payable	\$ -	\$ 89,321	\$ 27	\$ 7,979
Accrued liabilities	-	-	-	14,059
Unearned revenues	-	451,502	-	-
Deposits payable	-	-	-	-
Due to other funds	-	-	-	-
<b>Total Liabilities</b>	<b>-</b>	<b>540,823</b>	<b>27</b>	<b>22,038</b>
<b>Fund Balances:</b>				
Nonspendable	-	-	-	-
Restricted	6,098	-	353,613	71,128
Unassigned	-	(87)	-	-
<b>Total Fund Balances (Deficits)</b>	<b>6,098</b>	<b>(87)</b>	<b>353,613</b>	<b>71,128</b>
<b>Total Liabilities and Fund Balances</b>	<b>\$ 6,098</b>	<b>\$ 540,736</b>	<b>\$ 353,640</b>	<b>\$ 93,166</b>

CITY OF SOLANA BEACH, CALIFORNIA

COMBINING BALANCE SHEET  
 NONMAJOR GOVERNMENTAL FUNDS  
 JUNE 30, 2018  
 (With comparative totals for June 30, 2017)

	Special Revenue Funds		Capital Projects Funds	
	SB1 Streets & Roads	Assessment Districts CIP	Sand Replenish/ Retention and Coastal Access CIP	Public Improvement Grant
<b>Assets:</b>				
Cash and investments	\$ 50,592	\$ 246,226	\$ 645,149	\$ -
Receivables:				
Accounts	-	-	-	-
Taxes	11,763	-	-	-
Interest	-	837	2,131	-
Prepaid costs	-	-	-	-
Due from other governments	16,907	-	-	-
<b>Total Assets</b>	<b>\$ 79,262</b>	<b>\$ 247,063</b>	<b>\$ 647,280</b>	<b>\$ -</b>
<b>Liabilities and Fund Balances (Deficits)</b>				
<b>Liabilities:</b>				
Accounts payable	\$ -	\$ 16,661	\$ 28,843	\$ -
Accrued liabilities	-	-	-	-
Unearned revenues	-	-	-	-
Deposits payable	-	69,226	-	-
Due to other funds	-	-	-	-
<b>Total Liabilities</b>	<b>-</b>	<b>85,887</b>	<b>28,843</b>	<b>-</b>
<b>Fund Balances:</b>				
Nonspendable	-	-	-	-
Restricted	79,262	161,176	618,437	-
Unassigned	-	-	-	-
<b>Total Fund Balances (Deficits)</b>	<b>79,262</b>	<b>161,176</b>	<b>618,437</b>	<b>-</b>
<b>Total Liabilities and Fund Balances</b>	<b>\$ 79,262</b>	<b>\$ 247,063</b>	<b>\$ 647,280</b>	<b>\$ -</b>

CITY OF SOLANA BEACH, CALIFORNIA

COMBINING BALANCE SHEET  
 NONMAJOR GOVERNMENTAL FUNDS  
 JUNE 30, 2018  
 (With comparative totals for June 30, 2017)

	<u>Debt Service Funds</u>	<u>Total Nonmajor Governmental Funds</u>	
	<u>City Debt Service</u>	<u>2018</u>	<u>2017</u>
<b>Assets:</b>			
Cash and investments	\$ 24,979	\$ 6,682,347	\$ 6,208,528
Receivables:			
Accounts	-	24,606	55,359
Taxes	-	22,083	7,721
Interest	-	21,969	12,620
Prepaid costs	-	200	-
Due from other governments	-	90,935	215,863
<b>Total Assets</b>	<b>\$ 24,979</b>	<b>\$ 6,842,140</b>	<b>\$ 6,500,091</b>
<b>Liabilities and Fund Balances (Deficits)</b>			
<b>Liabilities:</b>			
Accounts payable	\$ -	\$ 286,612	\$ 281,956
Accrued liabilities	-	25,715	17,959
Unearned revenues	-	451,502	394,482
Deposits payable	-	69,226	69,226
Due to other funds	-	197,596	384,793
<b>Total Liabilities</b>	<b>-</b>	<b>1,030,651</b>	<b>1,148,416</b>
<b>Fund Balances:</b>			
Nonspendable	-	200	-
Restricted	24,979	6,008,972	5,688,150
Unassigned	-	(197,683)	(336,475)
<b>Total Fund Balances (Deficits)</b>	<b>24,979</b>	<b>5,811,489</b>	<b>5,351,675</b>
<b>Total Liabilities and Fund Balances</b>	<b>\$ 24,979</b>	<b>\$ 6,842,140</b>	<b>\$ 6,500,091</b>

CITY OF SOLANA BEACH, CALIFORNIA

COMBINING STATEMENT OF REVENUES,  
EXPENDITURES AND CHANGES IN FUND BALANCES  
NONMAJOR GOVERNMENTAL FUNDS  
FOR THE YEAR ENDED JUNE 30, 2018

(With comparative totals for the year ended June 30, 2017)

	Special Revenue Funds		Capital Projects Funds	
	2018	2017	2018	2017
<b>Revenues:</b>				
Taxes and assessments	\$ 1,700,129	\$ 1,543,122	\$ 281,193	\$ 267,170
Intergovernmental	907,696	513,907	-	-
Charges for services	753,044	696,646	-	-
Use of money and property	25,309	12,275	6,328	2,538
Other revenues	8,155	8,458	-	2,600
<b>Total Revenues</b>	<b>3,394,333</b>	<b>2,774,408</b>	<b>287,521</b>	<b>272,308</b>
<b>Expenditures:</b>				
Current:				
General government	-	50	832	529
Public safety	800,937	550,415	136,534	95,688
Public works	796,876	813,285	2,054	-
Community development	454,091	391,737	-	-
Community services	63,805	26,678	-	-
Capital outlay	611,482	587,747	285,081	86,160
Debt service:				
Principal retirement	-	-	-	-
Interest and fiscal charges	-	-	-	-
<b>Total Expenditures</b>	<b>2,727,191</b>	<b>2,369,912</b>	<b>424,501</b>	<b>182,377</b>
Excess (Deficiency) of Revenues Over (Under) Expenditures	667,142	404,496	(136,980)	89,931
<b>Other Financing Sources (Uses):</b>				
Transfers in	-	-	-	-
Transfers out	(70,400)	(70,400)	-	-
<b>Total Other Financing Sources (Uses)</b>	<b>(70,400)</b>	<b>(70,400)</b>	<b>-</b>	<b>-</b>
Net Change in Fund Balance	596,742	334,096	(136,980)	89,931
Fund Balance at the Beginning of the Year	4,410,155	4,076,059	916,593	826,662
<b>Fund Balance at the End of the Year</b>	<b>\$ 5,006,897</b>	<b>\$ 4,410,155</b>	<b>\$ 779,613</b>	<b>\$ 916,593</b>

CITY OF SOLANA BEACH, CALIFORNIA

COMBINING STATEMENT OF REVENUES,  
EXPENDITURES AND CHANGES IN FUND BALANCES  
NONMAJOR GOVERNMENTAL FUNDS  
FOR THE YEAR ENDED JUNE 30, 2018

(With comparative totals for the year ended June 30, 2017)

	Debt Service Funds		Total Nonmajor Governmental Funds	
	2018	2017	2018	2017
<b>Revenues:</b>				
Taxes and assessments	\$ -	\$ -	\$ 1,981,322	\$ 1,810,292
Intergovernmental	-	-	907,696	513,907
Charges for services	-	-	753,044	696,646
Use of money and property	-	-	31,637	14,813
Other revenues	-	-	8,155	11,058
<b>Total Revenues</b>	<b>-</b>	<b>-</b>	<b>3,681,854</b>	<b>3,046,716</b>
<b>Expenditures:</b>				
Current:				
General government	-	-	832	579
Public safety	-	-	937,471	646,103
Public works	-	-	798,930	813,285
Community development	-	-	454,091	391,737
Community services	-	-	63,805	26,678
Capital outlay	-	-	896,563	673,907
Debt service:				
Principal retirement	296,366	288,487	296,366	288,487
Interest and fiscal charges	58,382	67,114	58,382	67,114
<b>Total Expenditures</b>	<b>354,748</b>	<b>355,601</b>	<b>3,506,440</b>	<b>2,907,890</b>
Excess (Deficiency) of Revenues Over (Under) Expenditures	(354,748)	(355,601)	175,414	138,826
<b>Other Financing Sources (Uses):</b>				
Transfers in	354,800	355,700	354,800	355,700
Transfers out	-	-	(70,400)	(70,400)
<b>Total Other Financing Sources (Uses)</b>	<b>354,800</b>	<b>355,700</b>	<b>284,400</b>	<b>285,300</b>
Net Change in Fund Balance	52	99	459,814	424,126
Fund Balance at the Beginning of the Year	24,927	24,828	5,351,675	4,927,549
<b>Fund Balance at the End of the Year</b>	<b>\$ 24,979</b>	<b>\$ 24,927</b>	<b>\$ 5,811,489</b>	<b>\$ 5,351,675</b>

CITY OF SOLANA BEACH, CALIFORNIA

COMBINING STATEMENT OF REVENUES,  
EXPENDITURES AND CHANGES IN FUND BALANCES  
NONMAJOR GOVERNMENTAL FUNDS

FOR THE YEAR ENDED JUNE 30, 2018

(With comparative totals for the year ended June 30, 2017)

	Special Revenue Funds			
	Gas Tax	Municipal Improvement Districts	Lighting District	TEA 21 / TEA
<b>Revenues:</b>				
Taxes and assessments	\$ 278,645	\$ 633,019	\$ 568,607	\$ -
Intergovernmental	15,378	2,743	3,256	-
Charges for services	-	-	-	-
Use of money and property	3,881	4,412	7,569	-
Other revenues	-	-	-	-
<b>Total Revenues</b>	<b>297,904</b>	<b>640,174</b>	<b>579,432</b>	<b>-</b>
<b>Expenditures:</b>				
Current:				
General government	-	-	-	-
Public safety	-	-	-	-
Public works	2,740	532,291	245,907	-
Community development	-	-	-	-
Community services	-	-	-	-
Capital outlay	402,726	-	-	-
Debt service:				
Principal retirement	-	-	-	-
Interest and fiscal charges	-	-	-	-
<b>Total Expenditures</b>	<b>405,466</b>	<b>532,291</b>	<b>245,907</b>	<b>-</b>
Excess (Deficiency) of Revenues Over (Under) Expenditures	(107,562)	107,883	333,525	-
<b>Other Financing Sources (Uses):</b>				
Transfers in	-	-	-	-
Transfers out	-	-	(70,400)	-
<b>Total Other Financing Sources (Uses)</b>	<b>-</b>	<b>-</b>	<b>(70,400)</b>	<b>-</b>
Net Change in Fund Balance	(107,562)	107,883	263,125	-
Fund Balance (Deficit) at the Beginning of the Year	498,911	837,495	1,935,320	(168,970)
<b>Fund Balance (Deficit) at the End of the Year</b>	<b>\$ 391,349</b>	<b>\$ 945,378</b>	<b>\$ 2,198,445</b>	<b>\$ (168,970)</b>



CITY OF SOLANA BEACH, CALIFORNIA

COMBINING STATEMENT OF REVENUES,  
EXPENDITURES AND CHANGES IN FUND BALANCES  
NONMAJOR GOVERNMENTAL FUNDS  
FOR THE YEAR ENDED JUNE 30, 2018

(With comparative totals for the year ended June 30, 2017)

(CONTINUED)

	Special Revenue Funds			
	COPS	Public Safety	Fire Mitigation	Transportation Development Act
<b>Revenues:</b>				
Taxes and assessments	\$ -	\$ -	\$ -	\$ -
Intergovernmental	139,416	420,005	-	323,860
Charges for services	-	-	1,891	-
Use of money and property	948	-	-	-
Other revenues	-	4,617	-	-
<b>Total Revenues</b>	<b>140,364</b>	<b>424,622</b>	<b>1,891</b>	<b>323,860</b>
<b>Expenditures:</b>				
Current:				
General government	-	-	-	-
Public safety	100,159	316,344	12,063	-
Public works	-	-	-	-
Community development	-	-	-	-
Community services	-	-	-	-
Capital outlay	-	30,909	-	177,847
Debt service:				
Principal retirement	-	-	-	-
Interest and fiscal charges	-	-	-	-
<b>Total Expenditures</b>	<b>100,159</b>	<b>347,253</b>	<b>12,063</b>	<b>177,847</b>
Excess (Deficiency) of Revenues Over (Under) Expenditures	40,205	77,369	(10,172)	146,013
<b>Other Financing Sources (Uses):</b>				
Transfers in	-	-	-	-
Transfers out	-	-	-	-
<b>Total Other Financing Sources (Uses)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net Change in Fund Balance	40,205	77,369	(10,172)	146,013
Fund Balance (Deficit) at the Beginning of the Year	164,866	137,115	(2,881)	(146,013)
<b>Fund Balance (Deficit) at the End of the Year</b>	<b>\$ 205,071</b>	<b>\$ 214,484</b>	<b>\$ (13,053)</b>	<b>\$ -</b>

CITY OF SOLANA BEACH, CALIFORNIA

COMBINING STATEMENT OF REVENUES,  
EXPENDITURES AND CHANGES IN FUND BALANCES  
NONMAJOR GOVERNMENTAL FUNDS  
FOR THE YEAR ENDED JUNE 30, 2018

(With comparative totals for the year ended June 30, 2017)

	Special Revenue Funds			
	CDBG	CALTRANS	Coastal Area Business / Visitor Assistance & Enhancement	Boating & Waterways
<b>Revenues:</b>				
Taxes and assessments	\$ -	\$ -	\$ 140,596	\$ -
Intergovernmental	3,038	-	-	-
Charges for services	-	-	-	-
Use of money and property	-	670	3,457	459
Other revenues	-	-	3,538	-
<b>Total Revenues</b>	<b>3,038</b>	<b>670</b>	<b>147,591</b>	<b>459</b>
<b>Expenditures:</b>				
Current:				
General government	-	-	-	-
Public safety	-	-	-	-
Public works	-	-	-	-
Community development	-	-	41,735	-
Community services	-	-	-	-
Capital outlay	-	-	-	-
Debt service:				
Principal retirement	-	-	-	-
Interest and fiscal charges	-	-	-	-
<b>Total Expenditures</b>	<b>-</b>	<b>-</b>	<b>41,735</b>	<b>-</b>
Excess (Deficiency) of Revenues Over (Under) Expenditures	3,038	670	105,856	459
<b>Other Financing Sources (Uses):</b>				
Transfers in	-	-	-	-
Transfers out	-	-	-	-
<b>Total Other Financing Sources (Uses)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net Change in Fund Balance	3,038	670	105,856	459
Fund Balance (Deficit) at the Beginning of the Year	(18,611)	59,619	513,238	59,910
<b>Fund Balance (Deficit) at the End of the Year</b>	<b>\$ (15,573)</b>	<b>\$ 60,289</b>	<b>\$ 619,094</b>	<b>\$ 60,369</b>

## CITY OF SOLANA BEACH, CALIFORNIA

COMBINING STATEMENT OF REVENUES,  
EXPENDITURES AND CHANGES IN FUND BALANCES  
NONMAJOR GOVERNMENTAL FUNDS  
FOR THE YEAR ENDED JUNE 30, 2018

(With comparative totals for the year ended June 30, 2017)

(CONTINUED)

	Special Revenue Funds			
	Miscellaneous Grants	Developer Pass- Thru	Housing	Camp Programs
<b>Revenues:</b>				
Taxes and assessments	\$ -	\$ -	\$ -	\$ -
Intergovernmental	-	-	-	-
Charges for services	-	409,362	9,792	331,999
Use of money and property	-	1,347	2,892	(326)
Other revenues	-	-	-	-
<b>Total Revenues</b>	<b>-</b>	<b>410,709</b>	<b>12,684</b>	<b>331,673</b>
<b>Expenditures:</b>				
Current:				
General government	-	-	-	-
Public safety	-	-	-	372,371
Public works	-	15,938	-	-
Community development	-	394,858	17,498	-
Community services	-	-	-	63,805
Capital outlay	-	-	-	-
Debt service:				
Principal retirement	-	-	-	-
Interest and fiscal charges	-	-	-	-
<b>Total Expenditures</b>	<b>-</b>	<b>410,796</b>	<b>17,498</b>	<b>436,176</b>
Excess (Deficiency) of Revenues Over (Under) Expenditures	-	(87)	(4,814)	(104,503)
<b>Other Financing Sources (Uses):</b>				
Transfers in	-	-	-	-
Transfers out	-	-	-	-
<b>Total Other Financing Sources (Uses)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net Change in Fund Balance	-	(87)	(4,814)	(104,503)
Fund Balance (Deficit) at the Beginning of the Year	6,098	-	358,427	175,631
<b>Fund Balance (Deficit) at the End of the Year</b>	<b>\$ 6,098</b>	<b>\$ (87)</b>	<b>\$ 353,613</b>	<b>\$ 71,128</b>

CITY OF SOLANA BEACH, CALIFORNIA

COMBINING STATEMENT OF REVENUES,  
EXPENDITURES AND CHANGES IN FUND BALANCES  
NONMAJOR GOVERNMENTAL FUNDS  
FOR THE YEAR ENDED JUNE 30, 2018

(With comparative totals for the year ended June 30, 2017)

	Special Revenue Funds	Capital Projects Funds		
	SB1 Streets & Roads	Assessment Districts CIP	Sand Replenish/ Retention and Coastal Access CIP	Public Improvement Grant
<b>Revenues:</b>				
Taxes and assessments	\$ 79,262	\$ -	\$ 281,193	\$ -
Intergovernmental	-	-	-	-
Charges for services	-	-	-	-
Use of money and property	-	1,807	4,135	386
Other revenues	-	-	-	-
<b>Total Revenues</b>	<b>79,262</b>	<b>1,807</b>	<b>285,328</b>	<b>386</b>
<b>Expenditures:</b>				
Current:				
General government	-	218	603	11
Public safety	-	-	136,534	-
Public works	-	-	2,054	-
Community development	-	-	-	-
Community services	-	-	-	-
Capital outlay	-	-	233,473	51,608
Debt service:				
Principal retirement	-	-	-	-
Interest and fiscal charges	-	-	-	-
<b>Total Expenditures</b>	<b>-</b>	<b>218</b>	<b>372,664</b>	<b>51,619</b>
Excess (Deficiency) of Revenues Over (Under) Expenditures	79,262	1,589	(87,336)	(51,233)
<b>Other Financing Sources (Uses):</b>				
Transfers in	-	-	-	-
Transfers out	-	-	-	-
<b>Total Other Financing Sources (Uses)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net Change in Fund Balance	\$ 79,262	1,589	(87,336)	(51,233)
Fund Balance (Deficit) at the Beginning of the Year	-	159,587	705,773	51,233
<b>Fund Balance (Deficit) at the End of the Year</b>	<b>\$ 79,262</b>	<b>\$ 161,176</b>	<b>\$ 618,437</b>	<b>\$ -</b>

CITY OF SOLANA BEACH, CALIFORNIA

COMBINING STATEMENT OF REVENUES,  
EXPENDITURES AND CHANGES IN FUND BALANCES  
NONMAJOR GOVERNMENTAL FUNDS  
FOR THE YEAR ENDED JUNE 30, 2018

(With comparative totals for the year ended June 30, 2017)

	<u>Debt Service Funds</u>	<u>Total Nonmajor Governmental Funds</u>	
	<u>City Debt Service</u>	<u>2018</u>	<u>2017</u>
<b>Revenues:</b>			
Taxes and assessments	\$ -	\$ 1,981,322	\$ 1,810,292
Intergovernmental	-	907,696	513,907
Charges for services	-	753,044	696,646
Use of money and property	-	31,637	14,813
Other revenues	-	8,155	11,058
<b>Total Revenues</b>	<b>-</b>	<b>3,681,854</b>	<b>3,046,716</b>
<b>Expenditures:</b>			
Current:			
General government	-	832	579
Public safety	-	937,471	646,103
Public works	-	798,930	813,285
Community development	-	454,091	391,737
Community services	-	63,805	26,678
Capital outlay	-	896,563	673,907
Debt service:			
Principal retirement	296,366	296,366	288,487
Interest and fiscal charges	58,382	58,382	67,114
<b>Total Expenditures</b>	<b>354,748</b>	<b>3,506,440</b>	<b>2,907,890</b>
Excess (Deficiency) of Revenues Over (Under) Expenditures	(354,748)	175,414	138,826
<b>Other Financing Sources (Uses):</b>			
Transfers in	354,800	354,800	355,700
Transfers out	-	(70,400)	(70,400)
<b>Total Other Financing Sources (Uses)</b>	<b>354,800</b>	<b>284,400</b>	<b>285,300</b>
Net Change in Fund Balance	52	459,814	424,126
Fund Balance (Deficit) at the Beginning of the Year	24,927	5,351,675	4,927,549
<b>Fund Balance (Deficit) at the End of the Year</b>	<b>\$ 24,979</b>	<b>\$ 5,811,489</b>	<b>\$ 5,351,675</b>

CITY OF SOLANA BEACH, CALIFORNIA

BUDGETARY COMPARISON SCHEDULE  
 GAS TAX FUND  
 FOR THE YEAR ENDED JUNE 30, 2018

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Budgetary Fund Balance, July 1	\$ 498,911	\$ 498,911	\$ 498,911	\$ -
<b>Resources (Inflows):</b>				
Taxes	304,400	304,400	278,645	(25,755)
Intergovernmental	-	-	15,378	15,378
Use of money and property	2,000	2,000	3,881	1,881
<b>Amounts Available for Appropriations</b>	<b>805,311</b>	<b>805,311</b>	<b>796,815</b>	<b>(8,496)</b>
<b>Charges to Appropriations (Outflows):</b>				
Public works	2,600	2,600	2,740	(140)
Capital outlay	480,000	597,800	402,726	195,074
<b>Total Charges to Appropriations</b>	<b>482,600</b>	<b>600,400</b>	<b>405,466</b>	<b>194,934</b>
<b>Budgetary Fund Balance, June 30</b>	<b>\$ 322,711</b>	<b>\$ 204,911</b>	<b>\$ 391,349</b>	<b>\$ 186,438</b>

CITY OF SOLANA BEACH, CALIFORNIA

BUDGETARY COMPARISON SCHEDULE  
MUNICIPAL IMPROVEMENT DISTRICTS FUND  
FOR THE YEAR ENDED JUNE 30, 2018

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Budgetary Fund Balance, July 1	\$ 837,495	\$ 837,495	\$ 837,495	\$ -
<b>Resources (Inflows):</b>				
Taxes	608,100	608,100	633,019	24,919
Intergovernmental	2,500	2,500	2,743	243
Use of money and property	600	600	4,412	3,812
<b>Amounts Available for Appropriations</b>	<b>1,448,695</b>	<b>1,448,695</b>	<b>1,477,669</b>	<b>28,974</b>
<b>Charges to Appropriations (Outflows):</b>				
Public works	529,000	552,004	532,291	19,713
<b>Total Charges to Appropriations</b>	<b>529,000</b>	<b>552,004</b>	<b>532,291</b>	<b>19,713</b>
<b>Budgetary Fund Balance, June 30</b>	<b>\$ 919,695</b>	<b>\$ 896,691</b>	<b>\$ 945,378</b>	<b>\$ 48,687</b>

CITY OF SOLANA BEACH, CALIFORNIA

BUDGETARY COMPARISON SCHEDULE  
 LIGHTING DISTRICT FUND  
 FOR THE YEAR ENDED JUNE 30, 2018

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Budgetary Fund Balance, July 1	\$ 1,935,320	\$ 1,935,320	\$ 1,935,320	\$ -
<b>Resources (Inflows):</b>				
Taxes	542,000	542,000	568,607	26,607
Intergovernmental	3,200	3,200	3,256	56
Use of money and property	15,000	15,000	7,569	(7,431)
<b>Amounts Available for Appropriations</b>	<b>2,495,520</b>	<b>2,495,520</b>	<b>2,514,752</b>	<b>19,232</b>
<b>Charges to Appropriations (Outflows):</b>				
Public works	286,500	300,074	245,907	54,167
Capital outlay	-	33,745	-	33,745
Transfers out	70,400	70,400	70,400	-
<b>Total Charges to Appropriations</b>	<b>356,900</b>	<b>404,219</b>	<b>316,307</b>	<b>87,912</b>
<b>Budgetary Fund Balance, June 30</b>	<b>\$ 2,138,620</b>	<b>\$ 2,091,301</b>	<b>\$ 2,198,445</b>	<b>\$ 107,144</b>



CITY OF SOLANA BEACH, CALIFORNIA

BUDGETARY COMPARISON SCHEDULE  
 COPS FUND  
 FOR THE YEAR ENDED JUNE 30, 2018

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Budgetary Fund Balance, July 1	\$ 164,866	\$ 164,866	\$ 164,866	\$ -
<b>Resources (Inflows):</b>				
Intergovernmental	100,000	100,000	139,416	39,416
Use of money and property	400	400	948	548
<b>Amounts Available for Appropriations</b>	<b>265,266</b>	<b>265,266</b>	<b>305,230</b>	<b>39,964</b>
<b>Charges to Appropriations (Outflows):</b>				
Public safety	100,000	100,200	100,159	41
<b>Total Charges to Appropriations</b>	<b>100,000</b>	<b>100,200</b>	<b>100,159</b>	<b>41</b>
<b>Budgetary Fund Balance, June 30</b>	<b>\$ 165,266</b>	<b>\$ 165,066</b>	<b>\$ 205,071</b>	<b>\$ 40,005</b>

CITY OF SOLANA BEACH, CALIFORNIA

BUDGETARY COMPARISON SCHEDULE  
 PUBLIC SAFETY FUND  
 FOR THE YEAR ENDED JUNE 30, 2018

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Budgetary Fund Balance, July 1	\$ 137,115	\$ 137,115	\$ 137,115	\$ -
<b>Resources (Inflows):</b>				
Intergovernmental	49,500	75,743	420,005	344,262
Miscellaneous	-	-	4,617	4,617
<b>Amounts Available for Appropriations</b>	<b>186,615</b>	<b>212,858</b>	<b>561,737</b>	<b>348,879</b>
<b>Charges to Appropriations (Outflows):</b>				
Public safety	95,000	317,000	316,344	656
Capital outlay	-	31,028	30,909	119
<b>Total Charges to Appropriations</b>	<b>95,000</b>	<b>348,028</b>	<b>347,253</b>	<b>775</b>
<b>Budgetary Fund Balance, June 30</b>	<b>\$ 91,615</b>	<b>\$ (135,170)</b>	<b>\$ 214,484</b>	<b>\$ 349,654</b>

CITY OF SOLANA BEACH, CALIFORNIA

BUDGETARY COMPARISON SCHEDULE  
 FIRE MITIGATION FUND  
 FOR THE YEAR ENDED JUNE 30, 2018

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Budgetary Fund Deficit, July 1	\$ (2,881)	\$ (2,881)	\$ (2,881)	\$ -
<b>Resources (Inflows):</b>				
Charges for services	5,000	5,000	1,891	(3,109)
<b>Amounts Available for Appropriations</b>	<b>2,119</b>	<b>2,119</b>	<b>(990)</b>	<b>(3,109)</b>
<b>Charges to Appropriations (Outflows):</b>				
Public safety	5,000	12,100	12,063	37
<b>Total Charges to Appropriations</b>	<b>5,000</b>	<b>12,100</b>	<b>12,063</b>	<b>37</b>
<b>Budgetary Fund Deficit, June 30</b>	<b>\$ (2,881)</b>	<b>\$ (9,981)</b>	<b>\$ (13,053)</b>	<b>\$ (3,072)</b>

CITY OF SOLANA BEACH, CALIFORNIA

BUDGETARY COMPARISON SCHEDULE  
 TRANSPORTATION DEVELOPMENT ACT FUND  
 FOR THE YEAR ENDED JUNE 30, 2018

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Budgetary Fund Deficit, July 1	\$ (146,013)	\$ (146,013)	\$ (146,013)	\$ -
<b>Resources (Inflows):</b>				
Intergovernmental	-	-	323,860	323,860
<b>Amounts Available for Appropriations</b>	<b>(146,013)</b>	<b>(146,013)</b>	<b>177,847</b>	<b>323,860</b>
<b>Charges to Appropriations (Outflows):</b>				
Capital outlay	-	178,288	177,847	441
<b>Total Charges to Appropriations</b>	<b>-</b>	<b>178,288</b>	<b>177,847</b>	<b>441</b>
<b>Budgetary Fund Balance (Deficit), June 30</b>	<b>\$ (146,013)</b>	<b>\$ (324,301)</b>	<b>\$ -</b>	<b>\$ 324,301</b>

CITY OF SOLANA BEACH, CALIFORNIA

**BUDGETARY COMPARISON SCHEDULE  
COASTAL AREA BUSINESS / VISITOR ASSISTANCE AND ENHANCEMENT FUND  
FOR THE YEAR ENDED JUNE 30, 2018**

	<u>Budget Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
Budgetary Fund Balance, July 1	\$ 513,238	\$ 513,238	\$ 513,238	\$ -
<b>Resources (Inflows):</b>				
Taxes	138,000	138,000	140,596	2,596
Use of money and property	2,500	2,500	3,457	957
Miscellaneous	-	-	3,538	3,538
<b>Amounts Available for Appropriations</b>	<b>653,738</b>	<b>653,738</b>	<b>660,829</b>	<b>7,091</b>
<b>Charges to Appropriations (Outflows):</b>				
Community development	118,600	123,600	41,735	81,865
<b>Total Charges to Appropriations</b>	<b>118,600</b>	<b>123,600</b>	<b>41,735</b>	<b>81,865</b>
<b>Budgetary Fund Balance, June 30</b>	<b>\$ 535,138</b>	<b>\$ 530,138</b>	<b>\$ 619,094</b>	<b>\$ 88,956</b>

CITY OF SOLANA BEACH, CALIFORNIA

BUDGETARY COMPARISON SCHEDULE  
 DEVELOPER PASS-THRU FUND  
 FOR THE YEAR ENDED JUNE 30, 2018

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Budgetary Fund Balance, July 1	\$ -	\$ -	\$ -	\$ -
<b>Resources (Inflows):</b>				
Charges for services	100,000	100,000	409,362	309,362
Use of money and property	-	-	1,347	1,347
<b>Amounts Available for Appropriations</b>	<b>100,000</b>	<b>100,000</b>	<b>410,709</b>	<b>310,709</b>
<b>Charges to Appropriations (Outflows):</b>				
Community development	100,000	357,662	394,858	(37,196)
Public works	-	47,558	15,938	31,620
<b>Total Charges to Appropriations</b>	<b>100,000</b>	<b>405,220</b>	<b>410,796</b>	<b>(5,576)</b>
<b>Budgetary Fund Balance (Deficit), June 30</b>	<b>\$ -</b>	<b>\$ (305,220)</b>	<b>\$ (87)</b>	<b>\$ 305,133</b>

CITY OF SOLANA BEACH, CALIFORNIA

BUDGETARY COMPARISON SCHEDULE  
HOUSING FUND  
FOR THE YEAR ENDED JUNE 30, 2018

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Budgetary Fund Balance, July 1	\$ 358,427	\$ 358,427	\$ 358,427	\$ -
<b>Resources (Inflows):</b>				
Charges for services	-	-	9,792	9,792
Use of money and property	2,500	2,500	2,892	392
<b>Amounts Available for Appropriations</b>	<b>360,927</b>	<b>360,927</b>	<b>371,111</b>	<b>10,184</b>
<b>Charges to Appropriations (Outflows):</b>				
Community development	10,000	79,575	17,498	62,077
<b>Total Charges to Appropriations</b>	<b>10,000</b>	<b>79,575</b>	<b>17,498</b>	<b>62,077</b>
<b>Budgetary Fund Balance, June 30</b>	<b>\$ 350,927</b>	<b>\$ 281,352</b>	<b>\$ 353,613</b>	<b>\$ 72,261</b>

CITY OF SOLANA BEACH, CALIFORNIA

BUDGETARY COMPARISON SCHEDULE  
 CAMP PROGRAMS FUND  
 FOR THE YEAR ENDED JUNE 30, 2018

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Budgetary Fund Balance, July 1	\$ 175,631	\$ 175,631	\$ 175,631	\$ -
<b>Resources (Inflows):</b>				
Charges for services	433,000	433,000	331,999	(101,001)
Use of money and property	-	-	(326)	(326)
<b>Amounts Available for Appropriations</b>	<b>608,631</b>	<b>608,631</b>	<b>507,304</b>	<b>(101,327)</b>
<b>Charges to Appropriations (Outflows):</b>				
Public safety	372,200	395,918	372,371	23,547
Parks and recreation	59,700	62,587	63,805	(1,218)
<b>Total Charges to Appropriations</b>	<b>431,900</b>	<b>458,505</b>	<b>436,176</b>	<b>22,329</b>
<b>Budgetary Fund Balance, June 30</b>	<b>\$ 176,731</b>	<b>\$ 150,126</b>	<b>\$ 71,128</b>	<b>\$ (78,998)</b>



CITY OF SOLANA BEACH, CALIFORNIA

BUDGETARY COMPARISON SCHEDULE  
 CITY CIP CAPITAL PROJECTS FUND  
 FOR THE YEAR ENDED JUNE 30, 2018

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Budgetary Fund Balance, July 1	\$ 1,385,099	\$ 1,385,099	\$ 1,385,099	\$ -
<b>Resources (Inflows):</b>				
Intergovernmental	-	100,000	100,000	-
Charges for services	-	-	47,144	47,144
Use of money and property	10,000	10,000	11,885	1,885
Miscellaneous	21,000	97,750	408,168	310,418
Transfers in	220,000	642,500	642,500	-
<b>Amounts Available for Appropriations</b>	<b>1,636,099</b>	<b>2,235,349</b>	<b>2,594,796</b>	<b>359,447</b>
<b>Charges to Appropriations (Outflows):</b>				
General government	-	-	2,053	(2,053)
Public safety	63,400	90,720	46,012	44,708
Community development	15,000	17,045	13,623	3,422
Parks and recreation	-	5,500	6,208	(708)
Public works	-	1,386	1,604	(218)
Capital outlay	845,400	1,765,840	690,044	1,075,796
<b>Total Charges to Appropriations</b>	<b>923,800</b>	<b>1,880,491</b>	<b>759,544</b>	<b>1,120,947</b>
<b>Budgetary Fund Balance (Deficit), June 30</b>	<b>\$ 712,299</b>	<b>\$ 354,858</b>	<b>\$ 1,835,252</b>	<b>\$ 1,480,394</b>

CITY OF SOLANA BEACH, CALIFORNIA

BUDGETARY COMPARISON SCHEDULE  
 ASSESSMENT DISTRICT CIP CAPITAL PROJECTS FUND  
 FOR THE YEAR ENDED JUNE 30, 2018

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Budgetary Fund Balance, July 1	\$ 159,587	\$ 159,587	\$ 159,587	\$ -
<b>Resources (Inflows):</b>				
Use of money and property	100	100	1,807	1,707
<b>Amounts Available for Appropriations</b>	<b>159,687</b>	<b>159,687</b>	<b>161,394</b>	<b>1,707</b>
<b>Charges to Appropriations (Outflows):</b>				
General government	-	-	218	(218)
<b>Total Charges to Appropriations</b>	<b>-</b>	<b>-</b>	<b>218</b>	<b>(218)</b>
<b>Budgetary Fund Balance, June 30</b>	<b>\$ 159,687</b>	<b>\$ 159,687</b>	<b>\$ 161,176</b>	<b>\$ 1,489</b>

CITY OF SOLANA BEACH, CALIFORNIA

**BUDGETARY COMPARISON SCHEDULE  
SAND REPLENISHMENT / RETENTION AND COASTAL ACCESS CAPITAL PROJECTS FUND  
FOR THE YEAR ENDED JUNE 30, 2018**

	<u>Budget Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
Budgetary Fund Balance, July 1	\$ 705,773	\$ 705,773	\$ 705,773	\$ -
<b>Resources (Inflows):</b>				
Taxes	276,000	276,000	281,193	5,193
Use of money and property	400	400	4,135	3,735
<b>Amounts Available for Appropriations</b>	<b>982,173</b>	<b>982,173</b>	<b>991,101</b>	<b>8,928</b>
<b>Charges to Appropriations (Outflows):</b>				
General government	-	-	603	(603)
Public safety	149,200	151,825	136,534	15,291
Public works	24,000	24,000	2,054	21,946
Capital outlay	450,000	466,573	233,473	233,100
<b>Total Charges to Appropriations</b>	<b>623,200</b>	<b>642,398</b>	<b>372,664</b>	<b>269,734</b>
<b>Budgetary Fund Balance, June 30</b>	<b>\$ 358,973</b>	<b>\$ 339,775</b>	<b>\$ 618,437</b>	<b>\$ 278,662</b>

CITY OF SOLANA BEACH, CALIFORNIA

BUDGETARY COMPARISON SCHEDULE  
 PUBLIC IMPROVEMENT GRANT CAPITAL PROJECTS FUND  
 FOR THE YEAR ENDED JUNE 30, 2018

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Budgetary Fund Balance, July 1	\$ 51,233	\$ 51,233	\$ 51,233	\$ -
<b>Resources (Inflows):</b>				
Use of money and property	-	-	386	386
<b>Amounts Available for Appropriations</b>	<b>51,233</b>	<b>51,233</b>	<b>51,619</b>	<b>386</b>
<b>Charges to Appropriations (Outflows):</b>				
General government	-	-	11	(11)
Capital outlay	-	52,978	51,608	1,370
<b>Total Charges to Appropriations</b>	<b>-</b>	<b>52,978</b>	<b>51,619</b>	<b>1,359</b>
<b>Budgetary Fund Balance (Deficit), June 30</b>	<b>\$ 51,233</b>	<b>\$ (1,745)</b>	<b>\$ -</b>	<b>\$ 1,745</b>

CITY OF SOLANA BEACH, CALIFORNIA

BUDGETARY COMPARISON SCHEDULE  
 CITY DEBT SERVICE FUND  
 FOR THE YEAR ENDED JUNE 30, 2018

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Budgetary Fund Balance, July 1	\$ 24,927	\$ 24,927	\$ 24,927	\$ -
<b>Resources (Inflows):</b>				
Transfers in	354,800	354,800	354,800	-
<b>Amounts Available for Appropriations</b>	<b>379,727</b>	<b>379,727</b>	<b>379,727</b>	<b>-</b>
<b>Charges to Appropriations (Outflows):</b>				
Debt service:				
Principal retirement	296,400	296,400	296,366	34
Interest and fiscal charges	58,400	58,400	58,382	18
<b>Total Charges to Appropriations</b>	<b>354,800</b>	<b>354,800</b>	<b>354,748</b>	<b>52</b>
<b>Budgetary Fund Balance, June 30</b>	<b>\$ 24,927</b>	<b>\$ 24,927</b>	<b>\$ 24,979</b>	<b>\$ 52</b>

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## FIDUCIARY FUNDS

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**Cedros Avenue Assessment District Fund** - accounts for payments from property owners as well as debt service on bonds which were issued to pay for the improvements within the assessment district. This is accounted for as an agency fund because the City has no responsibility for the debt service on the bonds.

**Undergrounding District Funds** - the Barbara/Granados Avenue, Pacific Avenue/East and West Circle Drive, and Marsalan Avenue Utility Underground Assessment Districts are utility districts created to finance the undergrounding of utility lines. These funds account for payments from property owners as well as debt service on bonds that were issued to pay for the undergrounding improvements within the assessment districts. This is accounted for as an agency fund because the City has no responsibility for the debt service on the bonds.

**South Solana Sewer District Fund** - this fund was formed to finance the construction of sewer improvements to connect the 51 properties of the assessment district to the City's sewer system. This fund accounts for payments from property owners as well as debt service on the bonds that were issued to pay for the sewer improvements. This is accounted as an agency fund because the City has no responsibility for the debt service on the bonds.

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CITY OF SOLANA BEACH, CALIFORNIA

COMBINING STATEMENT OF NET POSITION  
 ALL AGENCY FUNDS  
 JUNE 30, 2018  
 (With comparative totals for June 30, 2017)

	Cedros Avenue Assessment District	Undergrounding Districts	South Solana Sewer District	Total Agency Funds	
				2018	2017
<b>Assets:</b>					
Cash and investments	\$ 13,199	\$ 417,197	\$ 76,267	\$ 506,663	\$ 501,621
Receivables:					
Accounts	-	1,248	-	1,248	459
Taxes	-	1,579	1,192	2,771	4
<b>Total Assets</b>	<b>\$ 13,199</b>	<b>\$ 420,024</b>	<b>\$ 77,459</b>	<b>\$ 510,682</b>	<b>\$ 502,084</b>
<b>Liabilities:</b>					
Accounts payable	\$ -	\$ 4	\$ 3	\$ 7	\$ -
Due to bondholders	13,199	420,020	77,456	510,675	502,084
<b>Total Liabilities</b>	<b>\$ 13,199</b>	<b>\$ 420,024</b>	<b>\$ 77,459</b>	<b>\$ 510,682</b>	<b>\$ 502,084</b>

CITY OF SOLANA BEACH, CALIFORNIA

COMBINING STATEMENT OF CHANGES IN ASSETS AND LIABILITIES  
 ALL AGENCY FUNDS  
 FOR THE YEAR ENDED JUNE 30, 2018

	<u>Balance June 30, 2017</u>	<u>Additions</u>	<u>Deductions</u>	<u>Balance June 30, 2018</u>
<b><u>Cedros Avenue Assessment District</u></b>				
<b>Assets:</b>				
Cash and investments	\$ 13,199	\$ -	\$ -	\$ 13,199
<b>Total Assets</b>	<b>\$ 13,199</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 13,199</b>
<b>Liabilities:</b>				
Due to bondholders	\$ 13,199	\$ -	\$ -	\$ 13,199
<b>Total Liabilities</b>	<b>\$ 13,199</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 13,199</b>
<b><u>Undergrounding Districts</u></b>				
<b>Assets:</b>				
Cash and investments	\$ 411,542	\$ 845,445	\$ 839,790	\$ 417,197
Receivables:				
Accounts	459	4,049	3,260	1,248
Taxes	4	1,575	-	1,579
<b>Total Assets</b>	<b>\$ 412,005</b>	<b>\$ 851,069</b>	<b>\$ 843,050</b>	<b>\$ 420,024</b>
<b>Liabilities:</b>				
Accounts payable	\$ -	\$ 4	\$ -	\$ 4
Due to bondholders	412,005	851,065	843,050	420,020
<b>Total Liabilities</b>	<b>\$ 412,005</b>	<b>\$ 851,069</b>	<b>\$ 843,050</b>	<b>\$ 420,024</b>
<b><u>South Solana Sewer District</u></b>				
<b>Assets:</b>				
Cash and investments	\$ 76,880	\$ 119,084	\$ 119,697	\$ 76,267
Receivables:				
Taxes	-	2,598	1,406	1,192
<b>Total Assets</b>	<b>\$ 76,880</b>	<b>\$ 121,682</b>	<b>\$ 121,103</b>	<b>\$ 77,459</b>
<b>Liabilities:</b>				
Accounts payable	\$ -	\$ 3	\$ -	\$ 3
Due to bondholders	76,880	121,679	121,103	77,456
<b>Total Liabilities</b>	<b>\$ 76,880</b>	<b>\$ 121,682</b>	<b>\$ 121,103</b>	<b>\$ 77,459</b>
<b><u>Totals - All Agency Funds</u></b>				
<b>Assets:</b>				
Cash and investments	\$ 501,621	\$ 964,529	\$ 959,487	\$ 506,663
Receivables:				
Accounts	459	4,049	3,260	1,248
Taxes	4	4,173	1,406	2,771
<b>Total Assets</b>	<b>\$ 502,084</b>	<b>\$ 972,751</b>	<b>\$ 964,153</b>	<b>\$ 510,682</b>
<b>Liabilities:</b>				
Accounts payable	\$ -	\$ 7	\$ -	\$ 7
Due to bondholders	502,084	972,744	964,153	510,675
<b>Total Liabilities</b>	<b>\$ 502,084</b>	<b>\$ 972,751</b>	<b>\$ 964,153</b>	<b>\$ 510,682</b>

**STATISTICAL SECTION  
(UNAUDITED)**

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## Statistical Section

*This part of the City of Solana Beach's Statistical comprehensive annual financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the city's overall financial health.*

### Contents

#### **Financial Trends**

*These schedules contain trend information to help the reader understand how the city's financial performance and well-being have changed over time.*

- \* **Net Position by Component**
- \* **Changes in Net Position**
- \* **Fund Balances of Governmental Funds**
- \* **Changes in Fund Balances of Governmental Funds**

#### **Revenue Capacity**

*These schedules contain information to help the reader assess the factors affecting the city's ability to generate its property taxes.*

- \* **Assessed Value and Estimated Actual Value of Taxable Property**
- \* **Direct and Overlapping Property Tax Rates**
- \* **Principal Property Tax Payers**
- \* **Property Tax Levies and Collections**

#### **Debt Capacity**

*These schedules present information to help the reader assess the affordability of the city's current levels of outstanding debt and the city's ability to issue additional debt in the future.*

- \* **Ratios of Outstanding Debt by Type**
- \* **Direct and Overlapping Debt**
- \* **Legal Debt Margin Information**
- \* **Pledged-Revenue Coverage**

#### **Demographic and Economic Information**

*These schedules offer demographic and economic indicators to help the reader understand the environment within which the city's financial activities take place and to help make comparisons over time and with other governments.*

- \* **Demographic and Economic Statistics**
- \* **Principal Employers**

#### **Operating Information**

*These schedules contain information about the city's operations and resources to help the reader understand how the city's financial information relates to the services the city provides and the activities it performs.*

- \* **Full-time Equivalent City Government Employees by Function/Program**
- \* **Operating Indicators by Function/Program**
- \* **Capital Assets Statistics by Function/Program**

**Sources:** *Unless otherwise noted, the information in these schedules is derived from the comprehensive annual financial reports for the relevant year. The city implemented Statement 34 in 2003; schedules presenting government-wide information include information beginning in that year.*

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# ***Financial Trends***

CITY OF SOLANA BEACH

Net Position by Component  
Last Ten Fiscal Years  
(Accrual Basis of Accounting)

	Fiscal Year				
	2009	2010	2011	2012	2013
<b>Government activities</b>					
Net Investment in Capital Assets	\$ 506,384,350	\$ 33,268,562	\$ 32,138,178	\$ 34,301,049	\$ 39,384,623
Restricted	6,227,639	7,086,145	6,747,340	6,370,933	4,688,776
Unrestricted	9,168,682	7,537,582	4,479,958	5,275,012	1,418,151
<b>Total governmental activities net position</b>	<b>\$ 521,780,671</b>	<b>\$ 47,892,289</b>	<b>\$ 43,365,476</b>	<b>\$ 45,946,994</b>	<b>\$ 45,491,550</b>
<b>Business-type activities</b>					
Net Investment in Capital Assets	\$ 9,451,570	10,679,302	6,389,844	5,470,469	5,682,518
Restricted	1,021,293	-	-	-	-
Unrestricted	16,768,741	17,901,556	22,974,310	24,794,121	25,769,871
<b>Total governmental activities net position</b>	<b>\$ 27,241,604</b>	<b>\$ 28,580,858</b>	<b>\$ 29,364,154</b>	<b>\$ 30,264,590</b>	<b>\$ 31,452,389</b>
<b>Primary government</b>					
Net Investment in Capital Assets	\$ 515,835,920	\$ 43,947,864	\$ 38,528,022	\$ 39,771,518	\$ 45,067,141
Restricted	7,248,932	7,086,145	6,747,340	6,370,933	4,688,776
Unrestricted	25,937,423	25,439,138	27,454,268	30,069,133	27,188,022
<b>Total governmental activities net position</b>	<b>\$ 549,022,275</b>	<b>\$ 76,473,147</b>	<b>\$ 72,729,630</b>	<b>\$ 76,211,584</b>	<b>\$ 76,943,939</b>

Note: The City began to report accrual information when it implemented GASB Statement 34 in fiscal year 2003.



		Fiscal Year							
		2014	2015	2016	2017	2018			
\$	34,095,894	\$	32,415,836	\$	30,365,711	\$	28,412,121	\$	27,241,251
	5,183,814		4,979,850		5,825,595		6,619,853		9,139,181
	6,871,872		(85,816)		1,230,929		1,795,456		(2,320,345)
	<b>46,151,580</b>		<b>37,309,870</b>		<b>37,422,235</b>		<b>36,827,430</b>		<b>\$ 34,060,087</b>
	6,324,862		6,798,584		5,594,350		6,195,352	\$	5,929,088
	-		-		-		-		54
	27,155,489		26,759,779		29,711,194		32,866,729		36,722,015
	<b>33,480,351</b>		<b>33,558,363</b>		<b>35,305,544</b>		<b>39,062,081</b>		<b>\$ 42,651,157</b>
\$	40,420,756	\$	39,214,420	\$	35,960,061	\$	34,607,473	\$	33,170,339
	5,183,814		4,979,850		5,825,595		6,619,853		9,139,235
	34,027,361		26,673,963		30,942,123		34,662,185		34,401,670
	<b>79,631,931</b>		<b>70,868,233</b>		<b>72,727,779</b>		<b>75,889,511</b>		<b>\$ 76,711,244</b>

CITY OF SOLANA BEACH

Changes in Net Position  
Last Ten Fiscal Years  
(Accrual Basis of Accounting)

	Fiscal Year				
	2009	2010	2011	2012	2013
<b>Expenses</b>					
Governmental Activities:					
General government	3,518,394	4,680,495	4,943,119	3,509,970	3,521,929
Public safety	7,543,706	8,066,129	9,730,398	7,801,875	8,177,235
Public works	6,254,133	4,350,781	4,207,981	4,499,601	5,070,916
Community development	1,115,746	1,055,575	1,078,141	957,995	957,303
Community services	862,778	526,188	569,907	561,563	604,445
Interest on long-term debt	523,536	738,430	543,852	139,345	78,156
Total Governmental Activities expenses	<u>19,818,293</u>	<u>19,417,598</u>	<u>21,073,398</u>	<u>17,470,349</u>	<u>18,409,984</u>
Business-Type Activities:					
Sanitation	3,599,496	3,654,076	3,942,484	4,038,404	3,456,455
Solana Energy Alliance Fund	-	-	-	-	-
Total Business-Type Activities Expenses	<u>3,599,496</u>	<u>3,654,076</u>	<u>3,942,484</u>	<u>4,038,404</u>	<u>3,456,455</u>
<b>Total Primary Government Expenses</b>	<u>\$ 23,417,789</u>	<u>\$ 23,071,674</u>	<u>\$ 25,015,882</u>	<u>\$ 21,508,753</u>	<u>\$ 21,866,439</u>
<b>Program Revenues</b>					
Governmental Activities:					
Charges for services:					
General government	\$ -	\$ -	\$ -	\$ 21,370	\$ -
Public safety	804,810	397,971	471,722	439,523	376,156
Public works	923,315	571,933	689,658	251,766	511,843
Community development	508,514	447,581	506,927	796,475	648,280
Community services	105,511	248,803	151,189	229,571	357,877
Operating Contributions:					
General government	-	-	14,213	-	-
Public safety	-	181,174	251,237	273,048	270,428
Public works	318,590	1,000	1,351	173,664	583,136
Community development	31,725	-	-	-	-
Community services	-	76,250	13,500	30,331	-
Capital Contributions and Grants:					
Public safety	109,194	-	65,696	78,590	162,672
Public works	1,039,257	25,500	414,003	25,000	-
Community services	-	-	21,001	-	-
Total Governmental Activities Program Revenues	<u>3,840,916</u>	<u>1,950,212</u>	<u>2,600,497</u>	<u>2,319,338</u>	<u>2,910,392</u>
Business-Type Activities:					
Charges for services:					
Sanitation	4,296,890	4,498,181	4,501,364	4,517,005	4,708,765
Solana Energy Alliance Fund	-	-	-	-	-
Total Business-Type Activities Program Revenues	<u>4,296,890</u>	<u>4,498,181</u>	<u>4,501,364</u>	<u>4,517,005</u>	<u>4,708,765</u>
<b>Total Primary Government Program Revenues</b>	<u>\$ 8,137,806</u>	<u>\$ 6,448,393</u>	<u>\$ 7,101,861</u>	<u>\$ 6,836,343</u>	<u>\$ 7,619,157</u>
<b>Net (Expense)/Revenue</b>					
Governmental Activities	(15,977,377)	(17,467,386)	(18,472,901)	(15,151,011)	(15,499,592)
Business-Type Activities	697,394	844,105	558,880	478,601	1,252,310
<b>Total primary Government Net Expense</b>	<u>(15,279,983)</u>	<u>(16,623,281)</u>	<u>(17,914,021)</u>	<u>(14,672,410)</u>	<u>(14,247,282)</u>
<b>General Revenues and Other Charges in Net Position</b>					
Governmental Activities:					
Taxes:					
Property taxes, levied for general purpose	\$ 6,291,314	\$ 6,880,563	\$ 6,813,559	\$ 6,597,393	\$ 6,655,138
Transient occupancy taxes	1,015,007	929,836	978,840	1,118,592	1,186,197
Sales taxes	2,682,769	2,515,183	2,813,228	2,963,507	3,077,691
Intergovernmental, unrestricted:					
Franchise taxes	652,107	652,485	663,660	685,336	698,672
Other taxes	2,016,476	2,228,379	2,353,883	2,670,333	2,643,515
Investment income	401,668	175,659	161,701	-	-
Use of money and property	87,154	-	-	102,469	84,903
Other	493,665	345,098	218,377	494,008	722,094
Loss on sale of property	-	-	(57,159)	-	-
Extraordinary Gain/(Loss) on dissolution on redevelopment agency	-	-	-	2,933,995	-
Total Governmental Activities	<u>13,640,160</u>	<u>13,727,203</u>	<u>13,946,089</u>	<u>17,617,717</u>	<u>15,068,210</u>
Business-Type Activities:					
Investment income	261,554	73,634	51,294	-	-
Use of money and property	-	-	-	152,477	78,615
Share in joint venture net loss	-	-	-	-	-
Other	-	-	-	269,358	46,470
Miscellaneous	-	421,515	173,122	-	-
Total Business-Type Activities	<u>261,554</u>	<u>495,149</u>	<u>224,416</u>	<u>421,835</u>	<u>125,085</u>
<b>Total Primary Government</b>	<u>13,901,714</u>	<u>14,222,352</u>	<u>14,170,505</u>	<u>18,039,552</u>	<u>15,193,295</u>
<b>Changes in Net Position</b>					
Governmental Activities	(2,337,217)	(3,740,183)	(4,526,812)	2,466,706	(431,382)
Business-Type Activities	958,948	1,339,254	783,296	900,436	1,377,395
<b>Total Primary Government</b>	<u>\$ (1,378,269)</u>	<u>\$ (2,400,929)</u>	<u>\$ (3,743,516)</u>	<u>\$ 3,367,142</u>	<u>\$ 946,013</u>

Fiscal Year				
2014	2015	2016	2017	2018
3,712,734	3,344,429	3,944,303	4,309,372	4,101,140
8,416,330	8,441,144	9,162,345	9,628,140	10,539,671
5,008,665	5,181,223	5,438,407	5,487,183	5,944,432
1,361,588	1,281,059	1,378,130	1,745,101	1,754,910
579,088	622,608	627,748	1,122,128	730,645
439,918	388,144	398,408	389,077	381,634
19,518,323	19,258,607	20,949,341	22,681,001	23,452,432
2,855,368	4,566,357	3,568,901	1,602,359	2,100,256
-	-	-	-	390,533
2,855,368	4,566,357	3,568,901	1,602,359	2,490,789
22,373,691	23,824,964	24,518,242	24,283,360	25,943,221
\$ -	\$ -	\$ -	\$ -	\$ -
402,670	464,533	578,282	620,990	577,351
743,210	238,587	416,524	449,962	698,999
830,429	852,578	928,065	1,252,126	1,300,411
303,070	347,698	365,289	400,353	336,079
-	-	-	-	-
286,687	285,399	270,152	198,615	177,936
1,577,961	920,807	1,045,301	1,241,379	1,106,636
-	109,689	200,388	-	100,000
-	-	-	129,324	139,416
129,740	53,091	160,372	158,370	420,005
-	-	-	-	-
-	-	-	-	-
4,273,767	3,272,382	3,964,373	4,451,119	4,856,833
4,775,489	4,949,069	5,151,671	5,255,483	5,415,690
-	-	-	-	494,307
4,775,489	4,949,069	5,151,671	5,255,483	5,909,997
\$ 9,049,256	\$ 8,221,451	\$ 9,116,044	\$ 9,706,602	\$ 10,766,830
(15,244,556)	(15,986,225)	(16,984,968)	(18,229,882)	(18,595,599)
1,920,121	382,712	1,582,770	3,653,124	3,419,208
(13,324,435)	(15,603,513)	(15,402,198)	(14,576,758)	(15,176,391)
\$ 6,880,916	\$ 7,247,202	\$ 7,705,956	\$ 8,095,383	\$ 8,586,838
1,220,075	1,467,373	1,605,685	1,740,208	1,827,753
2,814,702	2,808,203	3,255,104	3,127,803	3,191,410
-	-	-	-	-
714,991	765,995	736,042	733,354	723,164
2,736,146	2,747,073	2,797,559	2,868,629	3,170,331
-	-	-	-	-
137,906	136,763	261,446	283,828	286,867
1,399,850	914,672	735,521	785,872	722,186
-	-	-	-	-
-	-	-	-	-
15,904,586	16,087,281	17,097,313	17,635,077	18,508,549
-	-	-	-	-
71,541	71,973	115,321	88,940	81,629
-	-	-	-	-
36,300	28,939	49,090	14,473	88,239
-	-	-	-	-
107,841	100,912	164,411	103,413	169,868
16,012,427	16,188,193	17,261,724	17,738,490	18,678,417
660,030	101,056	112,345	(594,805)	(87,050)
2,027,962	483,624	1,747,181	3,756,537	3,589,076
\$ 2,687,992	\$ 584,680	\$ 1,859,526	\$ 3,161,732	\$ 3,502,026

CITY OF SOLANA BEACH

Fund Balances of Governmental Funds  
Last Ten Fiscal Years  
(Modified Accrual Basis Of Accounting)

	Fiscal Year				
	2009	2010	2011	2012	2013
General Fund					
Reserved	\$ 678,179	\$ 590,395	\$ -	\$ -	\$ -
Unreserved	9,315,645	8,836,776	-	-	-
Nonspendable	-	-	32,550	6,482	9,276
Restricted	-	-	-	-	-
Committed	-	-	346,990	264,534	278,377
Assigned	-	-	4,553,037	4,486,177	4,579,527
Unassigned	-	-	1,600,449	2,573,592	4,014,144
Total General Fund	<u>\$ 9,993,824</u>	<u>\$ 9,427,171</u>	<u>\$ 6,533,026</u>	<u>\$ 7,330,785</u>	<u>\$ 8,881,324</u>
All Other Governmental Funds					
Reserved	\$ 3,297,975	\$ 2,039,729	\$ -	\$ -	\$ -
Unreserved, reported in nonmajor,					
Special revenue funds	2,785,157	3,883,762	-	-	-
Capital Projects funds	1,662,537	630,964	-	-	-
Debt service funds	-	531,690	-	-	-
Nonspendable	-	-	69,226	-	-
Restricted	-	-	6,169,355	6,241,182	4,588,670
Committed	-	-	-	-	-
Assigned	-	-	782,116	539,450	525,735
Unassigned	-	-	(273,357)	(315,857)	(5,333,420)
Total all other Governmental Funds	<u>\$ 7,745,669</u>	<u>\$ 7,086,145</u>	<u>\$ 6,747,340</u>	<u>\$ 6,464,775</u>	<u>\$ (219,015)</u>

Fiscal Year				
2014	2015	2016	2017	2018
\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	-	-
7,523	9,382	7,471	20,164	72,579
-	-	508,897	893,185	1,294,957
324,083	454,048	787,790	914,846	1,015,354
5,102,543	5,324,048	5,520,890	5,690,381	5,805,890
4,369,152	5,580,686	6,200,244	6,805,201	7,385,736
<u>9,803,301</u>	<u>11,368,164</u>	<u>13,025,292</u>	<u>14,323,777</u>	<u>15,574,516</u>
\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	200
5,107,900	4,979,850	5,316,698	5,726,668	7,844,224
-	-	-	-	-
425,416	589,120	849,917	1,385,099	-
<u>(222,713)</u>	<u>(213,005)</u>	<u>(184,544)</u>	<u>(336,475)</u>	<u>(234,689)</u>
<u>5,310,603</u>	<u>5,355,965</u>	<u>5,982,071</u>	<u>6,775,292</u>	<u>7,609,735</u>

CITY OF SOLANA BEACH

Changes In Fund Balances Of Governmental Funds  
Last Ten Fiscal Years  
(Modified Accrual Basis Of Accounting)

	Fiscal Year				
	2009	2010	2011	2012	2013
<b>Revenues:</b>					
Taxes and assessments	\$ 12,299,829	\$ 12,299,501	\$ 12,700,086	\$ 12,881,767	\$ 13,046,917
Intergovernmental	2,310,147	1,700,918	1,623,918	1,822,705	2,230,532
Licenses and permits	329,118	308,284	323,091	420,339	361,573
Charges for services	573,179	678,188	607,354	799,836	830,907
Fines and forfeitures	322,777	349,291	385,394	342,136	323,961
Contributions from property owners	732,846	-	-	-	-
Investment income	404,348	-	-	-	-
Use of money and property	87,154	176,320	162,086	102,469	84,903
Other	593,334	421,595	1,132,388	604,953	1,099,809
<b>Total revenues</b>	<b>17,652,732</b>	<b>15,934,097</b>	<b>16,934,317</b>	<b>16,974,205</b>	<b>17,978,602</b>
<b>Expenditures:</b>					
General government	3,373,964	3,433,354	4,363,499	3,230,362	3,057,761
Public safety	8,236,116	7,848,577	9,531,715	7,614,262	7,945,912
Public works	2,471,621	2,278,876	2,263,950	2,301,953	2,075,777
Community development	1,108,727	1,079,651	1,103,618	953,383	955,907
Community services	295,651	224,884	268,603	244,955	284,884
Capital outlay	1,751,802	1,134,878	1,644,750	2,048,301	7,638,942
Debt service:					
Principal retirement	415,000	424,079	444,385	239,900	280,700
Interest	292,415	282,725	265,360	155,519	77,283
Payment to refunded bond escrow agent	-	-	-	1,545,000	-
Pass-through payments	256,033	453,250	281,387	7,147	-
<b>Total expenses</b>	<b>18,201,329</b>	<b>17,160,274</b>	<b>20,167,267</b>	<b>18,340,782</b>	<b>22,317,166</b>
<b>Excess (Deficiency) of Revenues Over (Under) Expenditures</b>	<b>(548,597)</b>	<b>(1,226,177)</b>	<b>(3,232,950)</b>	<b>(1,366,577)</b>	<b>(4,338,564)</b>
<b>Other financing sources (uses):</b>					
Transfers in	946,080	857,227	874,996	2,560,970	742,322
Transfers out	(946,080)	(857,227)	(874,996)	(2,560,970)	(742,322)
Contributions to Successor Agency	-	-	-	-	(834,007)
Refunding Bonds issued	-	-	-	1,388,300	-
Other Debts Issued	-	-	-	818,696	-
Bond Discount	-	-	-	(10,650)	-
Contributions to OPEB Trust Fund	-	-	-	-	-
Long-term debt issued	-	-	-	(24,062)	-
Capital leases	703,999	-	-	-	-
<b>Total other financing sources (uses)</b>	<b>703,999</b>	<b>-</b>	<b>-</b>	<b>2,172,284</b>	<b>(834,007)</b>
Extraordinary Gain/(Loss) on dissolution of Redevelopment Agency (Note 16)	-	-	-	\$ (366,005)	\$ -
<b>Net change in fund balances/ net position</b>	<b>\$ 155,402</b>	<b>\$ (1,226,177)</b>	<b>\$ (3,232,950)</b>	<b>\$ 439,702</b>	<b>\$ (5,172,571)</b>
<b>Capital assets used in debt service calculation*</b>	<b>\$ 390,039</b>	<b>\$ 963,854</b>	<b>\$ 1,364,025</b>	<b>\$ 2,055,611</b>	<b>\$ 7,859,585</b>
<b>Debt service as a percentage of noncapital expenditures</b>	<b>4.0%</b>	<b>4.4%</b>	<b>3.8%</b>	<b>2.4%</b>	<b>2.5%</b>

\* The amount of capital outlay used to calculate the ratio of total debt service expenditures to noncapital expenditures is the same as the reconciling item for capital outlay in the reconciliation between the government-wide statement of activities and the statement of revenues, expenditures and changes in fund balance.

		Fiscal Year							
		2014	2015	2016	2017	2018			
\$	13,135,199	\$	13,727,132	\$	14,719,229	\$	15,109,053	\$	15,945,223
	3,217,319		2,674,057		3,069,673		3,185,272		3,498,266
	429,464		461,687		471,581		527,146		508,549
	959,935		1,001,943		1,313,658		1,699,140		1,584,561
	348,337		392,683		502,921		495,885		479,933
	-		-		-		-		-
	-		-		-		-		-
	137,906		136,763		261,466		283,828		286,867
	1,941,493		961,755		735,521		785,872		1,061,983
	<b>20,169,653</b>		<b>19,356,020</b>		<b>21,074,049</b>		<b>22,086,196</b>		<b>23,365,382</b>
	3,085,499		3,222,933		3,500,443		3,777,819		3,820,029
	8,238,659		8,315,766		8,912,742		9,070,746		9,831,070
	2,215,596		2,322,090		2,463,442		2,509,194		2,628,777
	1,360,192		1,291,073		1,380,934		1,721,715		1,574,333
	259,809		275,790		278,481		760,475		328,755
	3,452,914		1,773,690		2,190,316		1,473,835		2,417,383
	155,925		155,930		161,086		288,487		296,366
	439,464		388,523		383,130		392,219		383,487
	-		-		-		-		-
	-		-		-		-		-
	<b>19,208,058</b>		<b>17,745,795</b>		<b>19,270,574</b>		<b>19,994,490</b>		<b>21,280,200</b>
	961,595		1,610,225		1,803,475		2,091,706		2,085,182
	1,319,473		446,865		743,400		1,576,800		997,300
	(1,319,473)		(446,865)		(743,400)		(1,576,800)		(997,300)
	(10,000)		-		-		-		-
	-		-		-		-		-
	-		-		-		-		-
	-		-		-		-		-
	-		-		(135,000)		-		-
	5,500,000		-		614,759		-		-
	-		-		-		-		-
	<b>5,490,000</b>		<b>-</b>		<b>479,759</b>		<b>-</b>		<b>-</b>
	-		-		-		-		-
	<b>6,451,595</b>		<b>1,610,225</b>		<b>2,283,234</b>		<b>2,091,706</b>		<b>2,085,182</b>
\$	3,527,607	\$	1,764,750	\$	2,194,361	\$	1,440,550	\$	2,432,556
	3.8%		3.4%		3.2%		3.7%		3.6%

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# ***Revenue Capacity***

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CITY OF SOLANA BEACH

Assessed Value and Estimated Actual Value of Taxable Property  
Last Ten Fiscal Years  
(in thousands of dollars)

Fiscal Year	Residential Property	Commercial Property	Other Property	Less: Tax-Exempt Property	Total Taxable Assessed Value	Total Direct Tax Rate	Estimated Actual Taxable Value <sup>a</sup>	Taxable Assessed Value as a Percentage of Actual Taxable Value
2009	2,873,115	344,271	167,089	-	3,384,475	0.1802%	N/A	N/A
2010	2,919,582	352,525	168,139	-	3,440,246	0.1797%	N/A	N/A
2011	2,925,829	343,837	158,782	-	3,428,448	0.1780%	N/A	N/A
2012	2,990,970	352,417	158,210	-	3,501,597	0.1800%	N/A	N/A
2013	3,053,864	459,003	156,019	-	3,668,886	0.1800%	N/A	N/A
2014	3,150,064	457,092	154,207	-	3,761,363	0.1803%	N/A	N/A
2015	3,348,897	471,453	159,027	-	3,979,377	0.1779%	N/A	N/A
2016	3,549,149	490,565	161,797	-	4,201,511	0.1778%	N/A	N/A
2017	3,750,959	504,604	173,545	-	4,429,108	0.1779%	N/A	N/A
2018	3,974,035	567,922	182,779	-	4,724,736	0.1778%	N/A	N/A

(a) The County of San Diego does not compile Estimated Actual Valuations

N/A - Data not available

Source: San Diego County Assessor 2008/09 - 2017/18 Combined Tax Rolls  
HdL Coren & Cone.  
City of Solana Beach Finance Department

**CITY OF SOLANA BEACH**

**Direct and Overlapping Property Tax Rates,  
Last Ten Fiscal Years  
(rate per \$100 of taxable value)**

<b>City Direct Rates</b>					
<b>Fiscal Year</b>	<b>General Basic Tax Levy</b>	<b>Municipal Improvement District</b>	<b>Lighting District</b>	<b>Total Direct Rate</b>	
2009	0.1602	0.0037	0.0096	0.1735	
2010	0.1602	0.0037	0.0096	0.1735	
2011	0.1602	0.0037	0.0096	0.1735	
2012	0.1602	0.0037	0.0096	0.1735	
2013	0.1602	0.0037	0.0096	0.1735	
2014	0.1602	0.0037	0.0096	0.1735	
2015	0.1602	0.0037	0.0960	0.1735	
2016	0.1602	0.0037	0.0960	0.1735	
2017	0.1602	0.0037	0.0960	0.1735	
2018	0.1602	0.0037	0.0096	0.1735	

<b>Overlapping Rates</b>					
<b>Fiscal Year</b>	<b>San Diego County (1)</b>	<b>Carlsbad/ Oceanside/ Vista Projects</b>	<b>School Districts</b>	<b>Community College</b>	<b>Santa Fe Irrigation District (2)</b>
2009	0.167550	0.0004	0.402810	0.10486	0.025340
2010	0.167550	0.0004	0.402810	0.10486	0.025340
2011	0.167550	0.0004	0.402810	0.10486	0.025340
2012	0.167550	0.0004	0.402810	0.10486	0.025340
2013	0.167550	0.0004	0.402810	0.10486	0.025340
2014	0.167550	0.0004	0.402810	0.10486	0.025340
2015	0.167550	0.0004	0.402810	0.10486	0.025340
2016	0.167550	0.0004	0.402810	0.10486	0.025340
2017	0.167550	0.0004	0.402810	0.10486	0.025340
2018	0.167490	0.0004	0.402730	0.10490	0.025330

- (1) Includes County School Services, Library, Childrens Institution Tuition, and Regional Occupational Centers.
- (2) Includes Cwa Santa Fe Irrigation District (.00423) and Santa Fe Irrigation (.02111)
- (3) Includes only rate(s) from indebtedness adopted prior to 1989 per California State Statute

**Source:**

San Diego County Assessor 2008/09 - 2017/18 Tax Rate Table and HdL Coren and Cone.

**Overlapping Rates**

<b>Educational Revenue Augmentation</b>	<b>Voter Approved (3)</b>					<b>Total Tax Rate</b>
	<b>Solana Beach School District Prop JJ Debt Service</b>	<b>Metropolitan Water District Debt Service</b>	<b>Santa Fe Irrigation Tax Rate Reduction</b>	<b>Mira Costa Comm College 2016A</b>	<b>San Dieguito Prop Aa 11/6/2013 2013A A1</b>	
0.12551	-	0.0043	-	-	-	1.004290
0.12551	-	0.0043	-	-	-	1.004290
0.12551	-	0.0037	-	-	-	1.003690
0.12551	-	0.0037	-	-	-	1.003690
0.12551	-	0.0035	-	-	-	1.003490
0.12551	-	0.0035	-	-	0.0378	1.041300
0.12551	-	0.0035	-	-	0.0215	1.024970
0.12551	-	0.0035	-	-	0.0227	1.026220
0.12551	-	0.0035	-	-	0.0228	1.026250
0.12550	0.03093	0.0035	-	0.01443	0.0223	1.071030

CITY OF SOLANA BEACH

Principal Property Tax Payers,  
Current Year and Ten Years Ago

<u>Taxpayer</u>	<u>Taxable Assessed Value</u>	<u>Percentage of Total City Taxable Assessed Value</u>
<b><u>For the Fiscal Year Ended June 30, 2018</u></b>		
S B T C Holdings LLC	\$ 120,282,421	2.57%
Pacific Solana Beach Holdings LP	67,717,381	1.45%
SB Coporate Centre III-IV LLC	33,582,571	0.72%
Sanyo Foods Corporation of America (Pending Appeals on Parcels)	31,973,387	0.68%
Fenton Solana Highlands LLC	30,429,063	0.65%
GRE Beachwalk LLC	23,000,000	0.49%
E R P Operating LP	19,510,821	0.42%
Lavida Delmar Asscs LP	17,412,847	0.37%
Showprop Monrovia II LLC	15,810,000	0.34%
Hankey Investment Company LP	14,960,671	0.32%
Total	<u>\$ 374,679,162</u>	<u>8.01%</u>
<b><u>For the Fiscal Year Ended June 30, 2009</u></b>		
SB Corporate Centre	\$ 36,337,611	1.09%
SB Towne Centre	31,091,230	0.93%
Sanyo Foods Corporation of America (Pending Appeals on Parcels)	28,950,254	0.87%
Muller-Beachwalk LLC	28,611,000	0.86%
Pacific Solana Beach Holdings LP	28,457,178	0.85%
Fenton Solana Highlands LLC	26,921,272	0.81%
445 Marine View LLC	20,070,000	0.60%
E R P Operating LP	17,293,554	0.52%
Lavida Delmar Asscs LP	15,230,354	0.46%
Urschel Laboratories Inc	12,527,105	0.37%
Total	<u>\$ 245,489,558</u>	<u>7.35%</u>

Source: HdL Coren & Cone and San Diego County Assessor  
2008/09 & 2017/18 Combined Tax Rolls

**CITY OF SOLANA BEACH**

**Property Tax Levies and Collections,  
Last Ten Fiscal Years**

<b>Fiscal Year Ended June 30,</b>	<b>Taxes Levied for the Fiscal Year</b>	<b>Collected within the Fiscal Year of the Levy</b>		<b>Collections in Subsequent Years</b>	<b>Total Collections to Date</b>	
		<b>Amount</b>	<b>Percentage of Levy</b>		<b>Amount</b>	<b>Percentage of Levy</b>
2009	5,380,394	5,109,936	95.0%	221,201	5,331,137	99%
2010	5,781,014	5,407,172	93.5%	206,031	5,613,203	97%
2011	5,741,547	5,440,612	94.8%	-	5,440,612	95%
2012	5,770,042	5,489,946	95.1%	-	5,489,946	95%
2013	6,110,404	5,832,325	95.4%	258,145	6,090,470	100%
2014	6,303,038	6,033,082	95.7%	252,973	6,286,055	100%
2015	6,576,197	6,257,093	95.1%	215,422	6,472,515	98%
2016	6,931,466	6,635,180	95.7%	80,163	6,715,343	97%
2017	7,300,293	7,017,400	96.1%	27,141	7,044,541	96%
2018	7,741,663	7,444,166	96.2%	33,622	7,477,788	97%

**Sources:** City of Solana Beach Finance Department, County of San Diego Office of Auditor-Controller.

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# ***Debt Capacity***

**CITY OF SOLANA BEACH**  
**Ratios of Outstanding Debt by Type,**  
**Last Ten Fiscal Years**  
**(dollars in thousands, except per capita)**

Fiscal Year	Government Activities				Business-type Activities	Total Primary Government	Percentage of Personal Income <sup>a</sup>	Per Capita <sup>a</sup>
	2002 ABAG Lease Revenue Bonds	Refunding Lease ABAG	Bonds	Capital Leases	Loans			
2009*	2,100,000	-	3,435,000	568,999	16,620,000	22,723,999	3.66%	0.0027
2010*	1,875,000	-	3,370,000	434,920	15,915,000	21,594,920	3.78%	0.0028
2011**	1,640,000	-	3,300,000	295,535	15,409,277	20,644,812	3.20%	0.0023
2012*	-	1,388,300	-	958,681	14,132,771	16,479,752	4.20%	0.0032
2013*	-	1,279,300	-	787,950	13,095,631	15,162,881	4.58%	0.0035
2014*	-	1,166,600	5,500,000	745,693	12,175,456	19,587,749	3.56%	0.0027
2015*	-	1,055,400	5,500,000	701,931	11,273,883	18,531,214	3.95%	0.0030
2016	-	940,600	5,500,000	1,271,372	10,339,405	18,051,377	4.05%	0.0031
2017	-	817,200	5,500,000	1,113,062	9,373,587	16,803,849	4.85%	0.0036
2018	-	690,400	5,500,000	943,496	19,146,912	26,280,808	3.10%	0.0023

**Notes:**

Details regarding the city's outstanding debt can be found in the notes to the financial statements.

<sup>a</sup> See Demographic and Economic Statistics schedule for personal income and population data.

These ratios are calculated using personal income and population for the prior calendar year.

\* Prior years adjusted to comply with GASB comment Q&A 9.24- Included the Premiums/Discounts and Bonds

\*\* Prior year adjusted to comply with GFOA comment GASB-S44 23- included bonds to schedule

**CITY OF SOLANA BEACH**

**Direct and Overlapping Governmental Activities Debt  
As of June 30, 2018**

**Fiscal Year 2017-18 Assessed Valuation :** \$4,725,402,927

<u>Direct Debt:</u>	<u>Gross Bonded Debt Balance</u>	<u>Percent Applicable to City (1)</u>	<u>Net Bonded Debt</u>
City of Solana Beach Lease Agreement	\$ 690,400	100.000% (3)	\$ 690,400
City of Solana Beach Capital Lease			-
Total Direct Debt			<u>\$ 690,400</u>
 <u>Overlapping Debt:</u>			
Metropolitan Water District	\$ 60,600,000	0.172%	\$ 104,232
Mira Costa Community College District	\$ 100,000,000	4.653%	\$ 4,653,000
San Dieguito Union High School District	336,955,000	7.593%	\$ 25,584,993
San Dieguito Union High School District Community Facilites District No. 95-1	25,788,132	3.274%	\$ 844,303
Solana Beach School District School Facilities Improvement District No. 2016-1	50,000,000	31.363%	\$ 15,681,500
City of Solana Beach 1915 Act Bonds	2,470,000	100.000%	\$ 2,470,000
Olivenhain Municipal Water District, Assessment District No. 96-1	10,625,000	0.6%	\$ 63,750
San Diego County General Fund Obligations	273,220,000	0.953%	\$ 2,603,787
San Diego County Pension Obligations	558,525,000	0.953%	\$ 5,322,743
San Diego County Superintendent of Schools General Fund Obligations	10,785,000	0.953%	\$ 102,781
Mira Costa Community College District Certificates of Participation	555,000	4.653%	\$ 25,824
San Dieguito Union High School District Certificates of Participation	12,730,000	7.593%	\$ 966,589
Overlapping Tax Increment Debt	2,639,700	100.000%	<u>\$ 2,639,700</u>
Total Overlapping Debt			<u>\$ 61,063,202</u>
Total Direct and Overlapping Debt			<u>(2) \$ 61,753,602</u>

**Debt to Assessed Valuation Ratios :**

Direct Debt	0.01%
Overlapping Debt	1.29%
Total Debt	1.31%

**Note:**

- (1) - Percentage of overlapping agency's assess valuation located within the boundaries of the city.
- (2) - Excludes tax and revenue anticipation notes, enterprise revenues, mortgage revenue and tax allocation bonds and non-bonded capital lease obligations.
- (3) Includes the Unamortized Bond Discount

**Source:** California Municipal Statistics, Inc.

CITY OF SOLANA BEACH

Legal Debt Margin Information  
Last Ten Fiscal Years  
(dollars in thousands)

Legal Debt Margin Calculation for Fiscal Year 2018

Assessed value	\$	4,725,403
Debt limit (15% of assessed value)		708,810
Debt applicable to limit:		
General obligation bonds		-
Total net debt applicable to limit		-
Legal debt margin	\$	708,810

<u>Fiscal Year</u>	<u>Debt Limit</u>	<u>Total net debt Applicable to Limit</u>	<u>Legal Debt Margin</u>	<u>Legal Debt Margin Percentage of Debt Limit</u>
2009	495,650	-	495,650	100.00%
2010	504,121	-	504,121	100.00%
2011	502,577	-	502,577	100.00%
2012	513,291	-	513,291	100.00%
2013	550,417	-	550,417	100.00%
2014	564,290	-	564,290	100.00%
2015	597,013	-	597,013	100.00%
2016	630,359	-	630,359	100.00%
2017	664,464	-	664,464	100.00%
2018	708,810	-	708,810	100.00%

**CITY OF SOLANA BEACH**

**Pledged-Revenue Coverage  
Last Ten Fiscal Years**

**2011 ABAG Refunded Lease Revenue Bonds**

<b>Fiscal Year</b>	<b>Use of Money &amp; Property</b>	<b>Lease/Rents</b>	<b>Less: Expenditures</b>	<b>Net Available Revenue</b>
2009*	9,362	324,656	240	333,778
2010*	8,291	320,756	1,676	327,371
2011*	8,210	321,263	1,627	327,846
2012*	4,122	154,349	-	158,471
2013*	-	154,280	-	154,280
2014*	-	148,974	-	148,974
2015*	-	148,732	-	148,732
2016*	-	153,283	-	153,283
2017*	-	152,429	-	152,429
2018*	-	151,067	-	151,067

<b>Fiscal Year</b>	<b>Debt Service</b>		<b>Coverage</b>
	<b>Principal</b>	<b>Interest</b>	
2009*	220,000	104,656	1.03
2010*	225,000	95,756	1.02
2011*	235,000	86,263	1.00
2012*	109,000	45,349	1.03
2013*	112,700	41,580	1.00
2014*	111,200	37,774	1.00
2015*	114,800	33,932	1.00
2016*	123,400	29,883	1.00
2017*	126,800	25,629	1.00
2018*	129,800	21,267	1.00

**Notes:** Details regarding the city's outstanding debt can be found in the notes to the financial statements.

Expenditures do not include interest, depreciation, or amortization expenses.

\* 2002 ABAG Lease Revenue Bonds

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# ***Demographic and Economic Information***

CITY OF SOLANA BEACH

Demographic and Economic Statistics  
Last Ten Calendar Years

<b>Calendar Year</b>	<b>Population</b>	<b>Personal Income</b> <i>(thousands of dollars)</i>	<b>Per Capita Personal Income</b>	<b>Unemployment Rate</b>
2008	13,492	830,704	61,570	4.0%
2009	13,600	815,227	59,947	6.6%
2010	13,783	659,875	47,876	7.2%
2011	13,000	691,899	53,223	6.8%
2012	12,987	695,142	53,526	4.7%
2013	13,099	697,561	53,253	4.1%
2014	13,059	731,200	55,992	6.0%
2015	13,494	778,568	57,697	4.8%
2016	13,527	815,210	60,265	4.3%
2017	13,938	830,408	59,578	1.7%

Sources: HdL Coren & Cone report prepared on 7/24/18



CITY OF SOLANA BEACH

25 MAJOR EMPLOYERS - SAN DIEGO COUNTY  
AS OF 2018

Employer	Category	Business category
Barona Resort & Casino	1	Casinos
Cesar Entertainment	1	Amusement & Recreation NEC
Ferrellgas - Alpine	1	Gas-Propane-Refilling Stations
Ferrellgas - Escondido	1	Gas-Propane-Refilling Stations
Ferrellgas - San Diego	1	Gas-Propane-Refilling Stations
Ferrellgas - San Marcos	1	Gas-Propane-Refilling Stations
General Dynamics Nassco	1	Ship Builders & Repairers (Mfrs)
Kaiser Permanente Zion Med Ctr	1	Health Services
Merchants Building Maintenance	1	Janitor Service
Palomar Pomerado Health Rehab	1	Rehabilitation Services
Rady's Children's Hospital	1	Hospitals
Respiratory Support Prod Inc	1	Nonclassified Establishments
San Diego County Sheriff	1	Police Departments
Scripps Mercy Hospital	1	Hospitals
Sea World-San Diego	1	Amusement & Theme Parks
Sharp Memorial Hospital	1	Hospitals
Valley Center Propane	1	Propane (lp) Gas
DJO Finance LLC	2	Surgical Appliances-Manufacturers
Kaiser Permanente Vandever Med	2	Physicians & Surgeons
Naval Medical Center San Diego	2	Hospitals
UC San Diego Health	2	Hospitals
32nd St Naval Station	3	Federal Government-National Security
Mccs Mcrd	3	Military Bases
Scripps Clinic	3	Clinics
UCSD All Campus Dept Listings	3	College & University Placement Svc

**Source:**

State of California- Employee Development Department- Major Employers in San Diego for 2018

**Categories**

- 1 1,000-4,999 Employees
- 2 5,000-9,999 Employees
- 3 10,000+ Employees

Employer information specific to the City of Solana Beach is not readily available\*

NA: The data for ten and five years ago is not available

\* Due to unreliable data, the Top Employer Report is no longer offered by HdL Coren & Cone

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# ***Operating Information***

**CITY OF SOLANA BEACH**

**Full-time-Equivalent City Government Employees by Function/Program  
Last Ten Fiscal Years**

<b>Fiscal Years:</b>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
<b><u>Function/Program</u></b>					
General government					
City Council	0.20	0.20	0.20	0.20	0.20
City Clerk	3.00	2.75	2.75	2.75	2.65
City Manager	1.99	2.24	1.92	1.92	1.84
Legal Services	0.25	0.25	0.25	0.25	0.25
Finance	4.25	4.25	3.40	3.40	3.35
Non Deptmental Personnel	-	-	-	-	-
Info/Communication Systems	1.20	1.20	1.10	1.10	0.98
	1.05	1.05	1.00	1.00	1.00
Community Development	6.25	6.00	5.50	5.50	5.50
Public Safety					
Fire	20.01	19.25	19.22	19.22	19.95
Code Enforcement	2.33	2.00	1.78	1.78	1.75
Marine Safety	8.67	8.39	8.08	8.08	8.06
Junior Lifeguards	1.84	1.84	3.73	3.73	3.73
Public Works					
Engineering	3.59	2.84	2.31	2.31	2.48
Environmental/Flood Control	1.65	1.13	1.10	1.10	1.10
Street Maintenance	2.95	2.93	2.90	2.90	2.90
Park Maintenance	1.40	1.38	1.35	1.35	1.35
Recreation & Community Services					
Community Services	0.88	0.88	0.95	0.95	0.95
Recreation	2.52	2.52	2.59	2.59	2.59
Sanitation	3.01	2.86	2.93	2.93	2.93
Improvement Districts	1.64	0.99	0.95	0.95	0.95
Redevelopment Agency	0.41	0.45	0.50	0.50	0.60
<b>Total Personnel</b>	<u>69.08</u>	<u>65.39</u>	<u>64.51</u>	<u>64.51</u>	<u>65.11</u>

N/A - Data Not Available

**Notes:** A full-time employee is scheduled to work 2,080 hours per year  
Full-time equivalent employment is calculated by dividing total labor hours

**Source:** City of Solana Beach's Annual Budget

<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>
0.20	0.20	0.20	0.20	0.20
2.60	3.10	3.10	3.10	3.10
1.74	2.05	2.05	1.80	1.90
0.25	0.25	0.25	0.25	0.25
3.80	3.55	3.55	3.55	3.45
-	-	-	-	-
0.95	1.00	1.00	1.15	0.95
1.00	1.00	1.00	1.00	1.00
5.40	6.00	6.00	5.80	5.80
19.95	19.95	19.95	19.95	20.20
1.75	1.80	1.80	1.80	1.80
8.06	8.06	9.49	9.49	9.29
3.73	3.73	3.53	4.03	4.23
2.41	2.28	2.13	2.73	2.73
1.10	1.10	1.10	1.05	1.05
2.90	2.95	2.95	2.95	2.95
1.35	1.35	1.35	1.35	1.35
0.95	0.95	0.95	0.90	0.90
1.49	1.85	1.85	1.80	1.55
2.98	2.93	3.22	3.12	3.37
0.95	0.9	0.9	0.9	0.9
1.05	0.90	0.90	1.10	0.80
<u>64.61</u>	<u>65.90</u>	<u>67.27</u>	<u>68.02</u>	<u>67.77</u>

CITY OF SOLANA BEACH

Operating Indicators by Function/Program  
Last Ten Fiscal Years

<u>Function/Program</u>	Fiscal Year				
	2009	2010	2011	2012	2013
Community development					
Number of:					
Business licenses (A)	1634	1641	1943	1877	2023
Plan checks (B)	391	322	125	211	225
Code violations (calendar basis)	821	510	1184	1277	1458
Police (Calendar basis)					
Number of calls for service (C):					
Priority 1	13	11	11	12	11
Priority 2	490	504	426	501	480
Priority 3	1879	1836	1777	1689	1711
Priority 4	1370	1259	1110	1199	1156
FBI Index Crimes	352	265	276	337	321
Fire					
Emergency Responses	1105	1438	1588	1093	1736
Training Hours	4102	2634	5304	n/a	5090
Plan Checks	89	101	62	161	335
Public works					
Miles of:					
Street resurfacing/repair	N/A	60000**	60000**	180000**	150000**
Street sweeping	900	900	900	900	900
Number of:					
Street signal maintained	180	168	168	168	168
Trees pruned per year	250	287	10	158	500
Recreation & community services					
Number of enrollees:					
Day camp (Calendar basis)	171	212	271	315	385
Classes (classes offered to san diego adult school)	161	78	48	35	35
Mira Costa College Community Education,					
# of students	N/A	N/A	N/A	N/A	N/A
Special events (attendees)	9452	8200	10200	11250	N/A

N/A - Data not available

(A) - Includes new & renewal licenses, excludes temporary licenses

(B) - Excludes temporary plan checks.

(C) - Numbers adjusted and updated on CAFR FY16-17 for FY08-FY17 numbers to count only complete calls for service.

Sources: Various city departments.

\* Street Repair in Miles

\*\* Street repair in Square Feet (SF)

\*\*\* Classes offered by Mira Costa College

**Fiscal Year**

2014	2015	2016	2017	2018
2147	1957	2068	2007	2055
276	275	304	284	319
1467	1016	1240	1124	2513
27	12	13	7	11
498	467	437	343	470
1624	1712	1740	1141	1825
1037	1225	1110	826	1181
210	305	240	173	227
1702	1798	1810	1883	1859
7079.67	6178	5997	4695.6	4687
92	289	380	390	375
150000**	550000**	5.3*	1.7*	1.9
900	900*	900*	900*	504
192	192	192	192	192
158	40	40	500	274
280	329	266	315	322
N/A	144	***N/A	***N/A	***N/A
N/A	N/A	N/A	N/A	720
7350	10600	7800	8300	7400

CITY OF SOLANA BEACH

Capital Asset Statistics by Function/Program  
Last Ten Fiscal Years

<u>Function/Program</u>	Fiscal Year				
	2009	2010	2011	2012	2013
Public Safety					
Code enforcement vehicles	2	2	2	2	2
Fire					
Stations	1	1	1	1	1
Fire Engines	4	4	4	4	4
Other vehicles	2	2	2	2	2
Public works					
Streets (miles)	46	46	46	46	46
Street lights (city-owned)	748	748	748	748	748
Traffic signals	13	13	13	13	16
Public works vehicles	7	7	7	7	7
Public works Corporation Yard	1	1	1	1	1
Recreation & community service					
Community centers	2	2	2	2	2
Parks	3	3	3	3	3
Marine Safety					
Lifeguard Stations*	3	3	3	3	3
Vehicles	5	5	5	5	5

**Notes:** No capital asset indicators are available for the general government.

**Sources:** Various city departments.

\* Both Fixed and Portable Towers



Fiscal Year					
2014	2015	2016	2017	2018	
2	2	2	2	2	2
1	1	1	1	1	1
4	3	3	3	3	3
1	2	2	2	2	2
46	42	42	42	42	42
748	527	527	527	525	525
18	16	16	16	16	16
8	11	11	12	8	8
1	1	1	1	1	1
2	2	2	2	2	2
3	3	3	3	3	2
3	3	3	6	6	6
4	4	4	5	5	5

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**The City of Solana Beach  
 GASB 54 Fund Balance Classifications (General Fund)  
 FYE 06/30/18**

Fund #	General Fund							Total	
	001	120	125	135	140	150	16X	Detail	Category
Fund Name	GF	Self Insurance	Worker's Comp	Asset Replacement	Facilities Replacement	PERS SideFund	OPEB/Pensions		
<b>Non-Spendable</b>									
Prepays	72,579							72,579	72,579
<b>Restricted</b>									
Pensions							1,294,957	1,294,957	1,294,957
<b>Committed:</b>									
Public Facilities	402,318							402,318	
Public Art	31,056							31,056	
OPEB							96,417	96,417	
Pensions							358,078	358,078	
In-Lieu Housing	100,786							100,786	
Parks & Recreation	26,699							26,699	1,015,354
<b>Assigned to:</b>									
Park Fee	36,903							36,903	
Community Television	83,281							83,281	
Street Sweeping	137,601							137,601	
Housing	1,499,500							1,499,500	
Self-Insurance		820,198						820,198	
Worker's Comp			642,947					642,947	
Asset Replacement				2,076,745				2,076,745	
Facilities Replacement					508,715			508,715	5,805,890
<b>Unassigned</b>	7,385,736							7,385,736	7,385,736
<b>Total Fund Balance at 06/30/18</b>	<b>9,776,459</b>	<b>820,198</b>	<b>642,947</b>	<b>2,076,745</b>	<b>508,715</b>	<b>-</b>	<b>1,749,452</b>	<b>15,574,516</b>	<b>15,574,516</b>
Fund Balance at 06/30/17	9,670,791	700,284	632,343	2,298,615	358,654	(665,464)	1,328,554	14,323,777	
Change in fund balance	105,668	119,914	10,604	(221,870)	150,061	665,464	420,898	1,250,739	



CPAs AND ADVISORS

**INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL  
OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS  
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE  
WITH GOVERNMENT AUDITING STANDARDS**

To the Honorable Mayor and Members of the City Council  
City of Solana Beach, California

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Solana Beach, California (the City), as of and for the year ended June 30, 2018, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated January 16, 2019.

**Internal Control over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the City's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

**Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.





CPAs AND ADVISORS

To the Honorable Mayor and Members of the City Council  
City of Solana Beach, California

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Lance, Solt & Lughard, LLP*

Brea, California  
January 16, 2019



INDEPENDENT ACCOUNTANTS' REPORT ON AGREED-UPON  
PROCEDURES APPLIED TO APPROPRIATIONS LIMIT WORKSHEETS

To the Honorable Mayor and Members of the City Council  
City of Solana Beach, California

We have performed the procedures enumerated below to the accompanying Appropriations Limit Worksheet No. 6 (or other alternative computation) of the City of Solana Beach, California, for the year ended June 30, 2018. These procedures, which were agreed to by the City of Solana Beach and the League of California Cities (as presented in the publication entitled Agreed-Upon Procedures Applied to the Appropriations Limitation Prescribed by Article XIII-B of the California Constitution), were performed solely to assist the City of Solana Beach in meeting the requirements of Section 1.5 of Article XIII-B of the California Constitution. The City of Solana Beach's management is responsible for the Appropriations Limit Worksheet No. 6 (or other alternative computation).

This agreed-upon procedures engagement was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. The sufficiency of these procedures is solely the responsibility of those parties specified in this report. Consequently, we make no representation regarding the sufficiency of the procedures described below, either for the purpose for which this report has been requested or for any other purpose.

The procedures performed and our findings were as follows:

1. We obtained the completed Worksheets No. 1 through No. 7 (or other alternative computations) and compared the limit and annual adjustment factors included in those worksheets to the limit and annual adjustment factors that were adopted by resolution of the City Council. We also compared the population and inflation options included in the aforementioned worksheets to those that were selected by a recorded vote of the City Council.

**Finding:** No exceptions were noted as a result of our procedures.

2. For the accompanying Appropriations Limit Worksheet No. 6, we multiplied line A, last year's limit, by line D, ratio of change, and agreed the resulting amount to line E, this year's limit.

**Finding:** No exceptions were noted as a result of our procedures.

3. We compared the current year information presented in the accompanying Appropriations Limit Worksheet No. 6 to the other worksheets described in No. 1 above.

**Finding:** No exceptions were noted as a result of our procedures.

4. We compared the prior year appropriations limit presented in the accompanying Appropriations Limit Worksheet No. 6 to the prior year appropriations limit adopted by the City Council for the prior year.

**Finding:** No exceptions were noted as a result of our procedures.





CPAs AND ADVISORS

To the Honorable Mayor and Members of the City Council  
City of Solana Beach, California

We were not engaged to and did not perform an audit, the objective of which would be the expression of an opinion on the accompanying Appropriations Limit Worksheet No. 6 (or other alternative computation). Accordingly, we do not express such an opinion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you. No procedures have been performed with respect to the determination of the appropriations limit for the base year, as defined by the League publication entitled Article XIII B Appropriations Limitation Uniform Guidelines.

This report is intended solely for the use of the City of Solana Beach and should not be used by those who have not agreed to the procedures and taken responsibility for the sufficiency of the procedures for their purposes. However, this report is a matter of public record and its distribution is not limited.

*Lance, Soll & Loughhead, LLP*

Brea, California  
August 17, 2018

CITY OF SOLANA BEACH, CALIFORNIA  
FISCAL YEAR 2017 - 2018  
APPROPRIATIONS LIMIT CALCULATION

A. 2016-2017 APPROPRIATIONS LIMIT:	\$	33,884,345	
B. 2017-2018 CHANGE IN PER CAPITA PERSONAL INCOME:			3.69%
C. 2017-2018 CHANGE IN POPULATION:			0.92%
D. RATIO OF CHANGE (1.0369 x 1.0092):	X	<u>1.04643948</u>	
E. 2017-2018 APPROPRIATIONS LIMIT: ( $\$33,884,345 \times 1.04643948$ )	\$	<u>35,457,916</u>	





CPAs AND ADVISORS

January 16, 2019

To the Honorable Mayor and Members of the City Council  
City of Solana Beach, California

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Solana Beach, California (the City) for the year ended June 30, 2018. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, *Government Auditing Standards* and the Uniform Guidance, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated June 30, 2018. Professional standards also require that we communicate to you the following information related to our audit.

### **Significant Audit Findings**

#### ***Qualitative Aspects of Accounting Practices***

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the City are described in the notes to the financial statements. As described in Note 1 to the financial statements, the City changed its accounting policies related to other postemployment benefits other than pension reporting by adopting Statement of Governmental Accounting Standards (GASB Statement) No. 75, *Accounting and Financial Reporting for Post-Employment Benefits Other Than Pensions* in fiscal year 2017-2018. Accordingly, the cumulative effect of the accounting change as of the beginning of the year is reported in the government-wide statement of activities and the proprietary funds statement of revenues, expenses and changes in net position.

We noted no transactions entered into by the City during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the City's financial statements were:

Management's estimates of its net pension liability and net other postemployment benefits liability are based on actuarial valuation specialist assumptions. We evaluated the key factors and assumptions used to develop the net pension liability and net other postemployment benefits liability in determining that they are reasonable in relation to the financial statements taken as a whole.



To the Honorable Mayor and Members of the City Council  
City of Solana Beach, California

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The financial statement disclosures are neutral, consistent, and clear.

***Difficulties Encountered in Performing the Audit***

We encountered no significant difficulties in dealing with management in performing and completing our audit.

***Corrected and Uncorrected Misstatements***

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to the financial statements taken as a whole.

***Disagreements with Management***

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

***Management Representations***

We have requested certain representations from management that are included in the management representation letter dated January 16, 2019.

***Management Consultations with Other Independent Accountants***

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the City's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

***Other Audit Findings or Issues***

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the City's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.



CPA<sub>s</sub> AND ADVISORS

To the Honorable Mayor and Members of the City Council  
City of Solana Beach, California

### Other Matters

We applied certain limited procedures to management's discussion and analysis; the budgetary comparison schedules for the general fund and the TransNet fund; the schedules of proportionate share of the net pension liabilities; the schedule of changes in net OPEB liability/(asset) and related ratios; the schedules of plan contributions; and the schedule of investment returns which are required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on the combining and individual fund statements and schedules, which accompany the financial statements but are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

We were not engaged to report on the introductory or statistical sections, which accompany the financial statements but are not RSI. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

### New Accounting Standards

The following new Governmental Accounting Standards Board (GASB) pronouncements were effective for fiscal year 2017-2018 audit:

*GASB Statement No. 75, Accounting and Financial Reporting for Post-Employment Benefits Other Than Pensions.*

*GASB Statement No. 81, Irrevocable Split Interest Agreements.*

*GASB Statement No. 85, Omnibus 2017.*

*GASB Statement No. 86, Certain Debt Extinguishment Issues.*



CPAs AND ADVISORS

To the Honorable Mayor and Members of the City Council  
City of Solana Beach, California

The following Governmental Accounting Standards Board (GASB) pronouncements are effective in the following fiscal year audit and should be reviewed for proper implementation by management:

Fiscal year 2018-2019

GASB Statement No. 83, *Certain Assets Retirement Obligations*.

GASB Statement No. 88, *Certain Disclosures Related to Debt, including Direct Borrowing and Direct Placements*.

Fiscal year 2019-2020

GASB Statement No. 84, *Fiduciary Activities*.

Fiscal year 2020-2021

GASB Statement No. 87, *Leases*.

**Restriction on Use**

This information is intended solely for the use of The City Council and management of the City of Solana Beach, California and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,

A handwritten signature in cursive script that reads "Lance, Solt &amp; Lughard, LLP".

Brea, California  
January 16, 2019



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** January 23, 2019  
**ORIGINATING DEPT:** Community Development Department  
**SUBJECT:** **Public Hearing: Request for a DRP and SDP to Construct a New, Detached Accessory Dwelling Unit on a Lot with an Existing Single-Family Residence and Perform Associated Site Improvements at 214 S. Rios Avenue. (Case # 17-17-21 Applicant: Melinda Lou Kelley; APN: 298-072-31; Resolution No. 2019-002)**

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## **BACKGROUND:**

The Applicant, Melinda Lou Kelley, is requesting City Council approval of a Development Review Permit (DRP) and Structure Development Permit (SDP) to construct a detached accessory dwelling unit (ADU) and perform associated site improvements on a lot currently developed with an existing single-family residence and attached garage. The 13,399 square-foot lot is located at 214 S. Rios Avenue and within the Low Residential (LR) Zone and Scaled Residential Overlay Zone (SROZ).

The project proposes grading in the amounts of 520 cubic yards of cut and export for the proposed ADU. The maximum building height is proposed at 21.75 feet above the proposed grade with the highest story pole measured to 126.42 feet above mean sea level (MSL). The project meets three thresholds for the requirement of a DRP, including: 1) an aggregate grading quantity in excess of 100 cubic yards; 2) construction in excess of 60 percent of the allowable floor area; and 3) construction of a second story that exceeds 40% of the floor area of the first floor. The project requires a SDP because the proposed development exceeds 16 feet in height above the existing grade.

The issue before the Council is whether to approve, approve with conditions, or deny the Applicant's request as contained in Resolution 2019-002 (Attachment 1). Additionally, Resolution 2019-003 (Attachment 2) is presented to Council to consider vacating a six-foot wide portion of a ten-foot wide irrevocable offer to dedicate (IOD) for street purposes in accordance with the California Streets and Highway Code, which is described further in this report.

CITY COUNCIL ACTION:

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**DISCUSSION:**

The subject property is located on the east side of South Rios Avenue, between Lomas Santa Fe to the north and Palmitas Street to the south. The 13,399 square-foot lot is rectangular in shape, with front and rear property line widths of 67 feet and a depth of 201 feet, after a four-foot dedication required by the Engineering Department for street/public right-of-way purposes.

The subject lot abuts residential properties to the north, east and south, and additional residential properties across S. Rios Avenue to the west. The lot is currently developed with a two-story, single-family residence, which would remain as part of this project. The topography of the site slopes upward from S. Rios Avenue in the easterly direction approximately 12 feet to the existing single-family residence. The Applicant proposes to construct a 1,212 square-foot, ADU that would consist of a 518 square foot garage and 694 square foot living area. The project would also include associated site improvements including grading, fencing, hardscaping, and landscaping. The project plans are provided in Attachment 3. Table 1 (below) provides a comparison of the Solana Beach Municipal Code (SBMC) applicable zoning regulations with the Applicant's proposed design.

<b>Table 1</b>			
<b>LOT INFORMATION</b>			
<b>Property Address:</b>	214 S. Rios Ave	<b>Zoning Designation:</b>	LR (3 du/ac)
<b>Lot Size (Net):</b>	13,399 ft <sup>2</sup>	<b># of Units Allowed:</b>	1 Dwelling Unit, 1 ADU
<b>Max. Allowable Floor Area:</b>	4,295 ft <sup>2</sup>	<b># of Units</b>	1 Dwelling Unit (existing)
<b>Proposed Floor Area:</b>	4,293 ft <sup>2</sup>	<b>Requested:</b>	1 ADU (proposed)
<b>Below Max. Floor Area by:</b>	2 ft <sup>2</sup>	<b>Setbacks:</b>	<b>Required</b> <b>Proposed</b>
<b>Max. Allowable Height:</b>	25 ft.	Front (W)	25 ft.      25 ft.
<b>Max. Proposed Height:</b>	21.75 ft.	Interior Side (N)	10 ft.      10 ft.
<b>Highest Point/Ridge:</b>	126.42 MSL	Interior Side (S)	10 ft.      28 ft.
<b>Overlay Zone(s):</b>	SROZ	Rear (E)	25 ft.      141 ft.
<b>PROPOSED PROJECT INFORMATION</b>			
<b>Floor Area Breakdown:</b>		<b>Required Permits:</b>	
Ex. Garage:	472 ft <sup>2</sup>	<b>DRP:</b> A DRP is required for a structure that exceeds 60% of the maximum allowable floor area, a second story that exceeds 40% of the first floor, and for grading in excess of 100 cubic yards (aggregate)	
Ex. Residence:	3,009 ft <sup>2</sup>		
Prop. ADU – 1 <sup>st</sup> Floor Garage:	518 ft <sup>2</sup>		
Prop. ADU – 2 <sup>nd</sup> Floor Living Area:	694 ft <sup>2</sup>		
Subtotal:	4,693 ft <sup>2</sup>	<b>SDP:</b> A SDP is required for a new structure that exceeds 16 feet in height from the existing grade.	
Off-Street Parking Exemption	- 400 ft <sup>2</sup>		
<b>Total Floor Area:</b>	<b>4,293 ft<sup>2</sup></b>		
<b>Proposed Grading:</b> 520 yd <sup>3</sup> of cut and export			
<b>Proposed Parking:</b>		<b>Existing Development:</b>	
Proposed Attached 2-Car Garage (ADU)		Two-story, single-family residence with an attached garage	
Existing Attached 2-Car Garage (Principal Residence)			
<b>Proposed Fences and Walls:</b> Yes			
<b>Proposed Accessory Dwelling Unit:</b> Yes			
<b>Proposed Accessory Structure:</b> No			

Street Dedication and IOD Vacation:

In 1999, the City required the previous property owner to record an irrevocable offer to dedicate (IOD) for street purposes a ten-foot wide portion of the property along the S. Rios Avenue property frontage. The IOD has not been accepted by the City. The existing right-of-way is 40-feet wide. After 1999, right-of-way dedications along S. Rios were reduced to four feet to conform with the Circulation Element recommended right-of-way widths. Staff recommends accepting four of the original ten-foot IOD and vacate the remaining six feet.

The Streets and Highways Code, Section 8334, states that the local agency may summarily vacate an excess right-of-way of a street not required for street purposes. Section 8331 also states that the local agency may summarily vacate a street if: (a) for a period of five consecutive years, the street or highway has been impassable for vehicular travel; and (b) no public money was expended for maintenance on the street or highway during such period.

The proposed partial vacation of the irrevocable offer to dedicate is supported by the following facts:

1. The unaccepted right-of-way has not been used for street purposes or maintained by the City.
2. There are no plans to use the unaccepted right-of-way and the partial vacation does not affect the Circulation Element of the General Plan.
3. No public utilities exist in the unaccepted right-of-way.

Resolution 2019-003 includes a legal description and plat. If approved by the City Council, the resolution would be recorded at the County Recorder. The proposed vacation was published and posted in accordance with Sections 8320, 8322 and 8323 of the Streets and Highways Code.

Development Review Permit Compliance (SBMC Section 17.68.40):

The following is a discussion of the findings for a DRP as each applies to the proposed project as well as references to recommended conditions of approval contained in Resolution 2019-002. 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 the zoning ordinance including special regulations, overlay zones, and specific plans.
2. The proposed development complies with the development review criteria.

3. All required permits and approvals issued by the city, including variances, conditional use permits, comprehensive sign plans, and coastal development permits have been obtained prior to or concurrently with the development review permit.
4. If the development project also requires a permit or approval to be issued by a state or federal agency, the city council may conditionally approve the development review permit upon the Applicant obtaining the required permit or approval from the other agency.

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

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 LR Zone. The surrounding neighborhood consists of a mix of properties that are one- and two-story, single-family residences. The project site is currently developed with a two-story, single-family residence.

The project, as designed, is consistent with the permitted uses for the LR Zone as described in SBMC Sections 17.20.010 and 17.12.020, which permits one single-family residence and one ADU per lot. The property is designated Low Density Residential in the General Plan and intended for single-family residential development with a maximum density of three 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; however, it is located within the boundaries of the SROZ and within the Coastal Zone. The project has been evaluated, and could be found to be in conformance with, the regulations of the SROZ.

#### **Building and Structure Placement:**

The site is currently developed with a two-story, single-family residence with an attached two-car garage. The Applicant proposes to maintain the principal residence and to construct a new two-story, detached ADU to the west of the existing residence. In addition, the Applicant is proposing associated site improvements including grading, hardscaping, landscaping, and construction of fences and walls.

The topography of the lot currently slopes upward from S. Rios Avenue, in the easterly direction, approximately 12 feet to the principal residence. The Applicant proposes to cut



into the existing slope to construct the ADU. The driveway access on S. Rios Avenue will be demolished and reconstructed in the same general location. As designed, the topography of the lot will slope upward from S. Rios Avenue in the easterly direction approximately 3 feet to the proposed two-car garage for the detached ADU, which would be oriented towards the street. The driveway would continue to slope upward from S. Rios Avenue, in the easterly direction an additional 11 feet, along the south side of the ADU to the existing principal residence.

As currently designed, the ADU is 1,212 square feet and consists of a 518 square foot garage on the first level and 694 square foot living space above. Per SBMC 17.20.040(D)(4)(h) the maximum floor area allowed for a detached ADU is 1,200 square feet. Therefore, Staff is recommending the Applicant reduce the floor area of the detached ADU by 12 square feet. If Council can make the requisite findings and approves the project, Staff has included a condition of project approval to Resolution 2019-002, which requires the Applicant to reduce the floor area of the detached ADU to below 1,200 square feet.

The 694 square foot living area of the ADU would consist of a bedroom, bathroom, and deck off the living area to the west. The second floor living area of the ADU would be accessed by a pedestrian walkway on the east side of the structure next to the driveway/courtyard in front of the existing principal residence. The 518 square foot garage would provide parking for two vehicles and include a washer and dryer. No internal access is proposed between the garage and ADU.

The LR Zone requires 25-foot front and rear yard setbacks and 10-foot interior side yard setbacks. The proposed detached ADU is setback 25 feet from the front property line, 10 feet from the north side property line, 28 feet from the south side property line, and 141 feet from the rear property line. As designed, the proposed project will comply with the required setbacks.

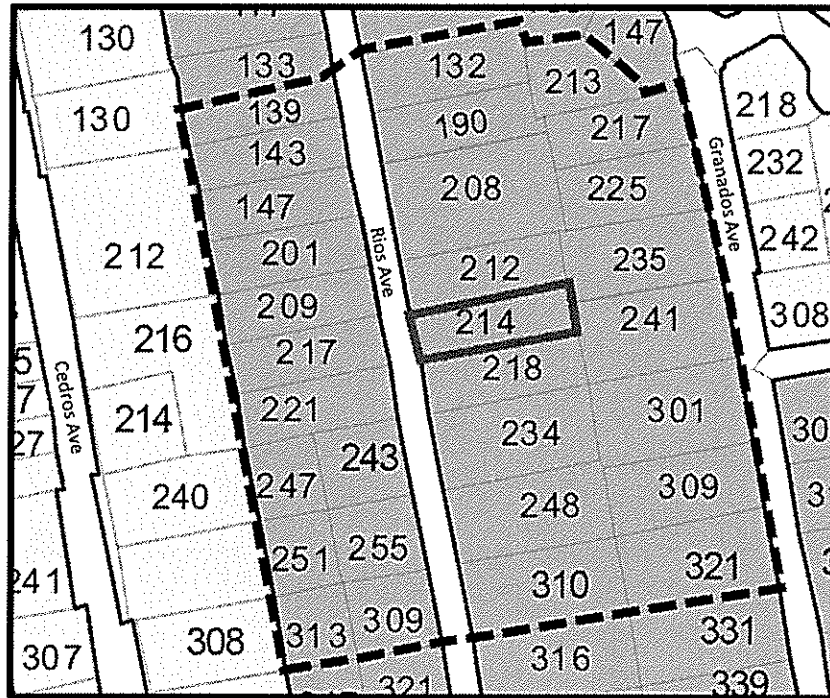
The SBMC parking regulations require two off-street parking spaces per single-family residence. ADU's are not required to provide an additional parking space if the site is located within one-half mile of a transit stop. The SBMC indicates that when required spaces are provided in a garage, 200 square feet of floor area is exempted for each required space. The site is required to provide two parking spaces for the single-family residence and no additional parking for the ADU as the site is located within one-half mile of a transit stop; therefore, the project is afforded a 400 square-foot exemption, and the total proposed floor area would be 4,293 square feet, which is two square feet below the maximum allowable floor area for the 13,399 square-foot lot pursuant to the SROZ. The maximum floor area calculation for this project is as follows:

0.500 for first 6,000 ft <sup>2</sup>	3,000 ft <sup>2</sup>
0.175 for 6,001 to 15,000 ft <sup>2</sup>	1,295 ft <sup>2</sup>
<hr/> Total Allowable Floor Area:	4,295 ft <sup>2</sup>

The proposed project, as designed, meets the minimum required setbacks and is two square feet below the maximum allowable floor area for the property.

**Neighborhood Comparison:**

Staff compared the proposed project to 29 other properties within the surrounding area. This area includes properties along S. Rios Avenue and S. Granados Avenue as shown on the following map:



The properties evaluated in this comparison are located in the LR Zone. The existing homes range in size from 861 square feet to 5,914 square feet, according to the County Assessor records. It should be noted that the County Assessor does not include the garage, covered patio area, or accessory building area in the total square footage. However, the County Assessor does include finished basements, which the City does not. Accordingly, the building area of the proposed project has been calculated for comparison purposes by deleting the area of the existing and proposed garages as follows:

Project Gross Building Area:	4,693 ft <sup>2</sup>
Delete Garage (Principal Residence):	- 472 ft <sup>2</sup>
Delete Garage (ADU):	- 512 ft <sup>2</sup>
<hr/>	
Project Area for Comparison to Assessor's Data:	3,709 ft <sup>2</sup>

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.

<b>Table 2</b>						
#	Property Address	Lot Size in ft <sup>2</sup> (GIS)	Existing ft <sup>2</sup> Onsite (Assessor's)	Proposed / Recently Approved ft <sup>2</sup>	Max. Allowable ft <sup>2</sup>	Zone
1	132 S RIOS AVE	15,800	1,539		4,655	LR
2	139 S RIOS AVE	10,000	4,013		3,700	LR
3	143 S RIOS AVE	13,500	861		4,313	LR
4	147 S RIOS AVE	13,500	1,792		4,313	LR
5	190 S RIOS AVE	14,100	4,066		4,418	LR
6	201 S RIOS AVE	13,500	2,722		4,313	LR
7	208 S RIOS AVE	25,700	5,914		5,360	LR
8	209 S RIOS AVE	13,300	2,400		4,278	LR
9	212 S RIOS AVE	13,200	Not Available		4,260	LR
<b>10</b>	<b>214 S RIOS AVE</b>	<b>13,399</b>	<b>3,022</b>	<b>3,709</b>	<b>4,295</b>	<b>LR</b>
11	217 S RIOS AVE	13,300	4,104		4,278	LR
12	218 S RIOS AVE	13,700	3,168		4,348	LR
13	221 S RIOS AVE	14,300	4,128		4,453	LR
14	234 S RIOS AVE	20,500	4,548		5,100	LR
15	243 S RIOS AVE	11,200	2,329		3,910	LR
16	247 S RIOS AVE	9,300	1,814		3,578	LR
17	248 S RIOS AVE	20,500	1,018		5,100	LR
18	251 S RIOS AVE	9,300	1,814		3,578	LR
19	255 S RIOS AVE	11,200	3,605		3,910	LR
20	309 S RIOS AVE	11,200	1,828		3,910	LR
21	310 S RIOS AVE	20,500	1,950	4,725	5,100	LR
22	313 S RIOS AVE	9,300	2,216		3,578	LR
23	213 S GRANADOS AVE	11,500	3,861		3,963	LR
24	217 S GRANADOS AVE	14,000	3,056		4,400	LR
25	225 S GRANADOS AVE	16,000	2,442		4,675	LR
26	235 S GRANADOS AVE	19,400	4,008		5,015	LR
27	241 S GRANADOS AVE	40,946	3,229		6,122	LR
28	301 S GRANADOS AVE	22,651	4,372		5,208	LR
29	309 S GRANADOS AVE	18,500	1,976		5,188	LR
30	321 S GRANADOS AVE	20,500	4,447		5,100	LR

**Fences, Walls and Retaining Walls:**

Within the front yard setback area, SBMC Section 17.20.040(O) allows fences and walls, or any combination thereof, to be no higher than 42 inches in height as measured from existing grade, except for an additional two feet of fence that is at least 80% open to light. However, one walkway feature up to a maximum height of 6 feet provided 50% of the

area is open to light and air and one driveway architectural feature up to a maximum height of 10 feet provided at least 50% of the area is open to light and air are permitted for each lot. 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 2 feet that is 50% open to light and air.

The Applicant proposes to construct retaining walls ranging in height from 2.3 to 5.5 feet along the northern property line and south side of the ADU to support the construction of the ADU into the slope. There would be a 6-foot high automated vehicular entry gate at the driveway and a 5.5-foot high pedestrian gate at the southwest corner of the property. The fences and walls onsite have been measured from the existing grade to verify height compliance.

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

#### **Landscape:**

The project is not subject to the current water efficient landscaping regulations of SBMC Chapter 17.56. According to SBMC Section 17.56.040, the regulations apply to modified irrigated landscape areas that exceed 500 square feet. The Applicant proposes to modify 456 square feet of irrigated landscape area.

#### **Parking:**

SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM) require two (2) parking spaces for a single-family residence. ADU's are not required to provide an additional parking space if the site is located within one-half mile of a transit stop. The subject site is within one-half mile of multiple bus stops on Lomas Santa Fe Drive; therefore, an additional parking space is not required. However, the Applicant is proposing to construct a two-car garage for the proposed ADU. The existing principal residence has an attached two-car garage. SBMC Section 17.08.030 indicates that required parking up to 200 square feet per parking space provided in a garage is exempt from the floor area calculation. Two spaces are required for the principal residence, therefore, 400 square feet of garage area is exempt from the project's floor area calculation.

#### **Grading:**

The project proposes grading in the amounts of 520 cubic yards of cut and export. The majority of the proposed cut would occur on the northwestern portion of the lot to construct the proposed ADU within the existing slope, retaining walls, and driveway.

### **Lighting:**

A condition of project approval is 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 detached ADU therefore, usable open space and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040.

### Structure Development Permit Compliance:

The proposed structure exceeds 16 feet in height above the existing grade, therefore, the project must comply with all of the View Assessment requirements of SBMC Chapter 17.63 and the Applicant was required to complete the SDP process. The Story Pole Height Certification was certified by a licensed land surveyor on May 31, 2018 showing a maximum building height of 21.75 feet above the proposed grade. Notices were mailed to property owners and occupants within 300 feet of the project site establishing a deadline to file for View Assessment by November 5, 2018. No applications for View Assessment were received. Therefore, if the Council is able to make the required findings to approve the DRP, the SDP would be approved administratively.

As a condition of approval, a height certification prepared by a licensed land surveyor will be required prior to the framing inspection certifying that the maximum height of the proposed addition will not exceed 21.75 feet above the existing grade or 126.42 feet above MSL, which is the maximum proposed structure height reflected on the project plans.

In conclusion, the proposed project, as conditioned, could be found to be consistent with the Zoning regulations and the General Plan. Staff has prepared draft findings for approval of the project in the attached Resolution 2019-002 for Council's consideration based upon the information in this report. The applicable SBMC sections are provided in italicized text and conditions from the Community Development, Engineering, and Fire Departments are incorporated in the Resolution of Approval. Additionally, as a condition of project approval, the Applicant would be required to obtain a Coastal Development Permit, Waiver or Exemption from the California Coastal Commission prior to the issuance of a Building Permit. The Council may direct Staff to modify the Resolution to reflect the findings and conditions it deems appropriate as a result of the public hearing process. If the Council determines the project is to be denied, Staff will prepare a Resolution of Denial for adoption at a subsequent Council meeting.

**PUBLIC 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 January 10, 2019. 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 Sections 15303 and 15305 of the State CEQA Guidelines. Class 3 consists of construction and location of limited numbers of new, small facilities or structures. Examples of this exemption include one single-family residence or second dwelling unit in a residential zone. In urbanized areas, up to three-single-family residences may be constructed or converted under this exemption. Class 5 consists of minor alterations in land use limitations including minor lot line adjustments that do not result in the creation of a new parcel.

**FISCAL IMPACT:** N/A

**WORK PLAN:** N/A

**OPTIONS:**

- Approve Staff recommendation adopting the attached Resolutions 2019-002 and 2019-003.
- Approve Staff recommendation subject to additional specific conditions necessary for the City Council to make all required findings for the approval of a SDP and DRP.
- Deny the project if all required findings for the DRP cannot be made.

**DEPARTMENT RECOMMENDATION:**

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


1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 and 15305 of the State CEQA Guidelines;
3. If the City Council makes the requisite findings and approves the project, adopt Resolution 2019-002 conditionally approving a DRP and an SDP to construct a

new accessory dwelling unit on a lot with an existing single-family residence and perform associated site improvements 214 S. Rios Avenue, Solana Beach; and

4. Consider adoption of Resolution 2019-003 approving that the portion of the public street right-of-way described and shown on Exhibits A and B of Resolution 2019-003 shall be vacated and authorizing the City Clerk to certify a copy of this resolution and have it recorded at the County of San Diego Recorder in accordance with Section 8325 of the Streets and Highway Code.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation.



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

Attachments:

1. Resolution 2019-002
2. Resolution 2019-003
3. Project Plans

**RESOLUTION NO. 2019-002**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT AND AN ADMINISTRATIVE STRUCTURE DEVELOPMENT PERMIT FOR THE CONSTRUCTION OF A NEW, DETACHED ACCESSORY DWELLING UNIT ON A LOT WITH AN EXISTING SINGLE-FAMILY RESIDENCE AND PERFORM ASSOCIATED SITE IMPROVEMENTS AT 214 S. RIOS AVENUE, SOLANA BEACH**

**APPLICANT: Melinda Lou Kelley**  
**CASE NO.: 17-17-21 DRP/SDP**

**WHEREAS**, Melinda Lou Kelley (hereinafter referred to as "Applicant"), has submitted an application for a Development Review Permit (DRP) and Structure Development Permit (SDP) 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 January 23, 2019, the City Council received and considered evidence concerning the proposed application; and

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

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

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

- I. That the foregoing recitations are true and correct.
- II. That the request for a DRP and a SDP to construct a new, detached ADU on a lot with an existing single-family residence and perform associated site improvements at 214 S. Rios Avenue, is conditionally approved based upon the following Findings and subject to the following Conditions:
- III. FINDINGS
  - A. In accordance with Section 17.68.040 (Development Review Permit) of the City of Solana Beach Municipal Code, the City Council finds the following:



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

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

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

The project is consistent with the provisions for minimum yard dimensions (i.e., setbacks) and the maximum allowable 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 complementary to existing development in the immediate vicinity of the project site and the surrounding neighborhood. The development as proposed shall also be compatible in scale, apparent bulk, and massing with such existing development in the surrounding neighborhood. Site planning on or near the perimeter of the development shall give consideration to the protection of surrounding areas from potential adverse effects.*

The property is located within the LR Zone. The surrounding neighborhood consists of a mix of properties that are one- and two-story, single-family residences. The project site is currently developed with a two-story, single-family residence.

The project, as designed, is consistent with the permitted uses for the LR Zone as described in SBMC Sections 17.20.010 and 17.12.020, which permits one single-family residence and one

ADU per lot. The property is designated Low Density Residential in the General Plan and intended for single-family residential development with a maximum density of three 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; however, it is located within the boundaries of the SROZ and within the Coastal Zone. The project has been evaluated, and is in conformance with, the regulations of the SROZ.

- b. Building and Structure Placement: Buildings and structures shall be sited and designed to minimize adverse impacts on the surrounding properties and designed in a manner which visually and functionally enhance their intended use and complement existing site topography. Multi-family residential buildings shall be sited to avoid crowding and to allow for a functional use of the space between buildings.*

The site is currently developed with a two-story, single-family residence with an attached two-car garage. The Applicant proposes to maintain the principal residence and to construct a new two-story, detached ADU to the west of the existing residence. In addition, the Applicant is proposing associated site improvements including grading, hardscaping, landscaping, and construction of fences and walls.

The topography of the lot currently slopes upward from S. Rios Avenue, in the easterly direction, approximately 12 feet to the principal residence. The Applicant proposes to cut into the existing slope to construct the ADU. The driveway access on S. Rios Avenue will be demolished and reconstructed in the same general location. As designed, the topography of the lot will slope upward from S. Rios Avenue in the easterly direction approximately 3 feet to the proposed two-car garage for the detached ADU, which would be oriented towards the street. The driveway would continue to slope upward from S. Rios Avenue, in the easterly direction an additional 11 feet, along the south side of the ADU to the existing principal residence.

As currently designed, the ADU is 1,212 square feet and consists of a 518 square foot garage on the first level and 694 square foot living space above. Per SBMC 17.20.040(D)(4)(h),

the maximum floor area allowed for a detached ADU is 1,200 square feet. Therefore, a condition of project approval has been included which requires the Applicant to reduce the detached ADU to below 1,200 square feet.

The 694 square foot living area of the ADU will consist of a bedroom, bathroom, and deck off the living area to the west. The second floor living area of the ADU will be accessed by a pedestrian walkway on the east side of the structure next to the driveway/courtyard in front of the existing principal residence. The 518 square foot garage will provide parking for two vehicles and includes a washer and dryer. No internal access is proposed between the garage and ADU.

The LR Zone requires 25-foot front and rear yard setbacks and 10-foot interior side yard setbacks. The proposed detached ADU is setback 25 feet from the front property line, 10 feet from the north side property line, 28 feet from the south side property line, and 141 feet from the rear property line. As designed, the proposed project will comply with the required setbacks.

The SBMC parking regulations require two off-street parking spaces per single family residence. ADU's are not required to provide an additional parking space if the site is located within one-half mile of a transit stop. The SBMC indicates that when required spaces are provided in a garage, 200 square feet of floor area is exempted for each required space. The site is required to provide two parking spaces for the single-family residence and no additional parking for the ADU; therefore, the project is afforded a 400 square-foot exemption, and the total proposed floor area would be 4,218 square feet, which is two square feet below the maximum allowable floor area for the 13,399 square-foot lot pursuant to the SROZ. The maximum floor area calculation for this project is as follows:

0.500 for first 6,000 ft <sup>2</sup>	3,000 ft <sup>2</sup>
0.175 for 6,001 to 15, 000 ft <sup>2</sup>	1,295 ft <sup>2</sup>
<hr/> Total Allowable Floor Area:	<hr/> 4,295 ft <sup>2</sup>

The proposed project, as designed, meets the minimum required setbacks and is two square feet below the maximum allowable floor area for the property.

- 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. To the maximum extent practicable, landscaping and plantings shall be*

*used to screen parking areas, storage areas, access roads, and other service uses of the site. Trees and other large plantings shall not obstruct significant views when installed or at maturity. Drought tolerant plant materials and water conserving irrigation systems shall be incorporated into all landscaping plans.*

The project is not subject to the current water efficient landscaping regulations of SBMC Chapter 17.56. According to SBMC Section 17.56.040, the regulations apply to modified irrigated landscape areas that exceed 500 square feet. The Applicant proposes to modify 456 square feet of irrigated landscape area.

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

SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM) require two (2) parking spaces for a single-family residence. ADU's are not required to provide an additional parking space if the site is located within one-half mile of a transit stop. The subject site is within one-half mile of multiple bus stops on Lomas Santa Fe Drive; therefore, an additional parking space is not required. However, the Applicant is proposing to construct a two-car garage for the proposed ADU. The existing principal residence has an attached two-car garage. SBMC Section 17.08.030 indicates that required parking up to 200 square feet per parking space provided in a garage is exempt from the floor area calculation. Two spaces are required for the principal residence, therefore, 400 square feet of garage area is exempt from the project's floor area calculation.

- 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 project proposes grading in the amounts of 520 cubic yards of cut and export. The majority of the proposed cut would occur

on the northwestern portion of the lot to construct the proposed ADU within the existing slope, retaining walls, and driveway.

- 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).*

All new exterior lighting fixtures shall 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 detached ADU, therefore, usable open space and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040.

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

All required permits are being processed concurrently with the Development Review Permit.

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

The Applicant shall obtain approval from the California Coastal Commission prior to issuance of Building Permits.

- B. In accordance with Section 17.63.040 (Structure Development Permit) of the Solana Beach Municipal Code, the City Council finds the following:

The proposed structure exceeds 16 feet in height above the existing grade, therefore, the project was required to comply with all of the View Assessment

requirements of SBMC Chapter 17.63 and the Applicant has completed the SDP process. The Story Pole Height Certification was certified by a licensed land surveyor on May 31, 2018 showing a maximum building height of 21.75 feet above the proposed grade. Notices were mailed to property owners and occupants within 300 feet of the project site establishing a deadline to file for View Assessment by November 5, 2018. No applications for View Assessment were received. Therefore, the SDP is approved administratively.

As a condition of approval, a height certification prepared by a licensed land surveyor is required prior to the framing inspection certifying that the maximum height of the proposed addition will not exceed 21.75 feet above the existing grade or 126.42 feet above MSL, which is the maximum proposed structure height reflected on the project plans.

#### IV. 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 architectural plans presented to the City Council on January 23, 2019, and located in the project file with a submittal date of January 15, 2019.
- III. Prior to requesting a framing inspection, the Applicant shall be required to submit a height certification, signed by a licensed land surveyor, certifying that the building envelope (which is represented by the story poles) is in conformance with the plans as approved by the City Council on January 23, 2019 and the certified story pole plot plan, and will not exceed 21.75 feet in height from the proposed grade or 126.42 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 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.
- 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 the street and minimize impact to the surrounding neighbors.
- X. The Applicant shall connect to temporary electrical service as soon as feasible to the satisfaction of the City.
- XI. The floor area of the detached ADU shall be reduced to not exceed 1,200 square feet.
- XII. The ADU shall not be sold separate from the primary residence.
- XIII. The owner of the property must continually occupy either the main dwelling unit or the ADU. For the purposes of this condition, "owner" includes a lessee if the leasehold includes both the main dwelling and ADU.
- XIV. The ADU shall only be used for rentals of terms longer than thirty (30) days.
- XV. The ADU shall provide a new or separate utility connection directly between the ADU and the utility. The connection may be subject to a connection fee or capacity charge that shall be proportionate to the burden of the proposed ADU, based upon either its size or the number of its plumbing fixtures, upon the water or sewer system; provided, however, that this fee or charge shall not exceed the reasonable cost of providing this service.

B. 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.

- 20' min. frontage fire access and 16' min. drive access
- II. 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 a 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).
- III. 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.
- IV. 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 inches high with a ½ inch stroke width for residential buildings, 8 inches high with a ½ inch stroke for commercial and multi-family residential buildings, and 12 inches high with a 1 inch 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.
- V. CLASS "A" ROOF: All structures shall be provided with a Class "A" Roof covering to the satisfaction of the Solana Beach Fire Department.

C. Engineering Department Conditions:

- I. The Applicant shall obtain an Encroachment 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, concrete curb, decomposed granite graded at 2% in the right-of-way, construction of the driveway a portion of which shall also be graded at 2%, any private landscaping, and any other 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. The Applicant shall construct a low profile mountable concrete curb at the existing flow line on South Rios Avenue. The proposed curb shall transition to the existing improvements on both sides and shall be constructed under a valid Encroachment Permit to the satisfaction of the City Engineer.
- 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 Solana Beach Municipal Code which allows otherwise.
- V. An Encroachment Maintenance Removal Agreement (EMRA) shall be required for private improvements such as retaining walls in the public right-of-way.
- VI. The Applicant shall dedicate 4' of property frontage for public right-of-way to the City of Solana Beach of the existing 10' Irrevocable Offer to Dedicate (I.O.D).

Grading:

- VII. The Applicant shall obtain a Grading Permit in accordance with Chapter 15.40 of the Solana Beach Municipal Code. Conditions prior to the issuance of a grading permit shall include, but not be limited to, the following:
  - a. The Grading Plan shall be prepared by a Registered Civil Engineer and approved by the City Engineer. On-site grading design and construction shall be in accordance with Chapter 15.40 of the Solana Beach Municipal Code.
  - b. A Soils Report shall be prepared by a Registered Soils Engineer and approved by the City Engineer. All necessary measures shall be taken and implemented to assure slope stability, erosion control and soil integrity. The Grading Plan shall incorporate all recommendations contained in the soils report.
  - c. The Grading Plan shall be prepared by a Registered Civil Engineer and approved by the City Engineer. On-site grading design and construction shall be in accordance with Chapter 15.40 of the Solana Beach Municipal Code.

- d. 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.
- e. The Applicant shall provide a Drainage Report prepared by a Registered Civil Engineer. This report shall address the design for the detention basins and corresponding outflow system to ensure the rate of runoff for the proposed development is at or below that of pre-existing condition. Detention basin easement(s) will be required over the proposed basin site. All recommendations of this report shall be incorporated into the Preliminary Grading Plan.
- f. An easement shall be recorded for maintenance of the detention basins by the property owner(s) in perpetuity, prior to the occupancy of this project.
- g. 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.
- h. 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.
- i. The Applicant shall 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.
- j. The Applicant shall obtain and submit grading security in a form prescribed by the City Engineer.
- k. The Applicant shall obtain haul permit for import / export of soil. The Applicant shall transport all excavated material to a legal disposal site.

- I. The Applicant shall 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.
- m. 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.
- n. 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.
- o. Post Construction Best Management Practices meeting City and RWQCB Order No. R9-2013-001 requirements shall be implemented in the drainage design.
- p. No increased cross lot drainage shall be allowed.

Sewer:

- VIII. Solana Beach Municipal Code requires that all properties with septic system connect to the City's Sewer System when feasible. The property owner at 234 South Rios has recently constructed a Sewer System in this area and has entered into a reimbursement agreement with the City per City Council Resolution No. 2018-125. According to this agreement, the Applicant shall pay \$14,542.59 to the City prior to the issuance of the final inspection for this project.
- IX. The Applicant shall pay in full the one-time sewer capacity/connection fees of \$4500.00 per Equivalent Dwelling Unit (EDU) for 1.8 EDU's.

- X. The Applicant shall pay in full the prorated portion of the current annual sewer charge for the remainder of the fiscal year.

#### V. 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.

#### VI. EXPIRATION

The Development Review Permit for the project shall 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.

#### VII. 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 23<sup>rd</sup> day of January, 2019, by the following vote:

AYES: Councilmembers –

NOES: Councilmembers –

ABSENT: Councilmembers –

ABSTAIN: Councilmembers –

\_\_\_\_\_  
DAVID A. ZITO, Mayor

APPROVED AS TO FORM:

ATTEST:

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

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

**RESOLUTION NO. 2019-003**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, ORDERING THE VACATION OF A PORTION OF A PUBLIC STREET RIGHT-OF-WAY IRREVOCABLE OFFER OF DEDICATION AT 214 SOUTH RIOS AVENUE**

**WHEREAS**, the property owner at 214 South Rios Avenue requested that a six foot wide portion of the ten foot wide irrevocable offer to dedicate real property for street purposes be vacated; and

**WHEREAS**, the City has determined that the portion of irrevocable offer to dedicate street right-of-way has not been used and is not needed for street purposes for which it was offered; and

**WHEREAS**, notice of the intended vacation was duly published and posted in accordance with Sections 8320, 8322 and 8323 of the Streets and Highways Code; and

**WHEREAS**, the City Council of the City of Solana Beach has considered the proposed vacation in relation to the General Plan of the City of Solana Beach; and

**WHEREAS**, the City Council found the application request exempt from the California Environmental Quality Act pursuant to Section 15305 of the State CEQA Guidelines; and

**WHEREAS**, after consideration of all evidence submitted, the City Council finds the six foot wide portion of the ten foot wide irrevocable offer to dedicate street right-of-way described and shown on Exhibits A and B unnecessary for present or prospective public use as a public street.

**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. The portion of the irrevocable offer to dedicate street right-of-way described and shown on Exhibits A and B of this Resolution shall be vacated.
3. That the City Council authorizes the City Clerk to certify a copy of this resolution and have it recorded at the County of San Diego Recorder in accordance with Section 8325 of the Streets and Highway Code.

**PASSED AND ADOPTED** this 23<sup>rd</sup> day of January 2019, 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 –

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DAVID A. ZITO, Mayor

APPROVED AS TO FORM:

ATTEST:

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JOHANNA N. CANLAS, City Attorney

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ANGELA IVEY, City Clerk

16-020  
12/06/18

EXHIBIT "A"  
LEGAL DESCRIPTION  
FOR  
VACATION OF IRREVOCABLE OFFER OF DEDICATION

THE EASTERLY 6 FEET OF THE WESTERLY 10 FEET OF THE SUBJECT PROPERTY AS DESCRIBED BELOW:

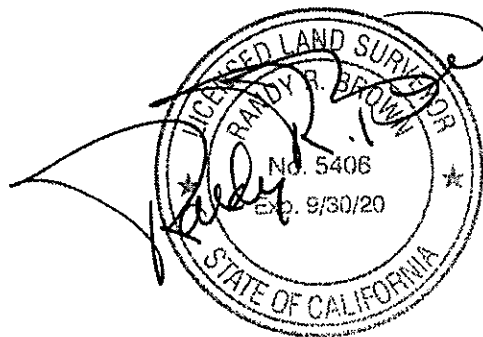
LOT 12 IN BLOCK 6 OF SOLANA BEACH, IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 1749, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 5, 1923.

EXCEPTING THEREFROM THE NORTH 66.66 FEET.

EXCEPTING THEREFROM THE SOUTH 66.67 FEET.

ALSO BEING THE EASTERLY 6 FEET OF THE EXISTING 10 FOOT IRREVOCABLE OFFER OF DEDICATION IN THE DOCUMENT RECORDED JULY 12, 1999 AS DOCUMENT #1999-0480341 OF OFFICIAL RECORDS.

CONTAINS 400 SQUARE FEET, MORE OR LESS.



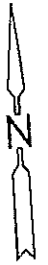
**EXHIBIT A**



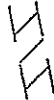
# EXHIBIT 'B'

## PLAT FOR VACATION OF IRREVOCABLE OFFER OF DEDICATION

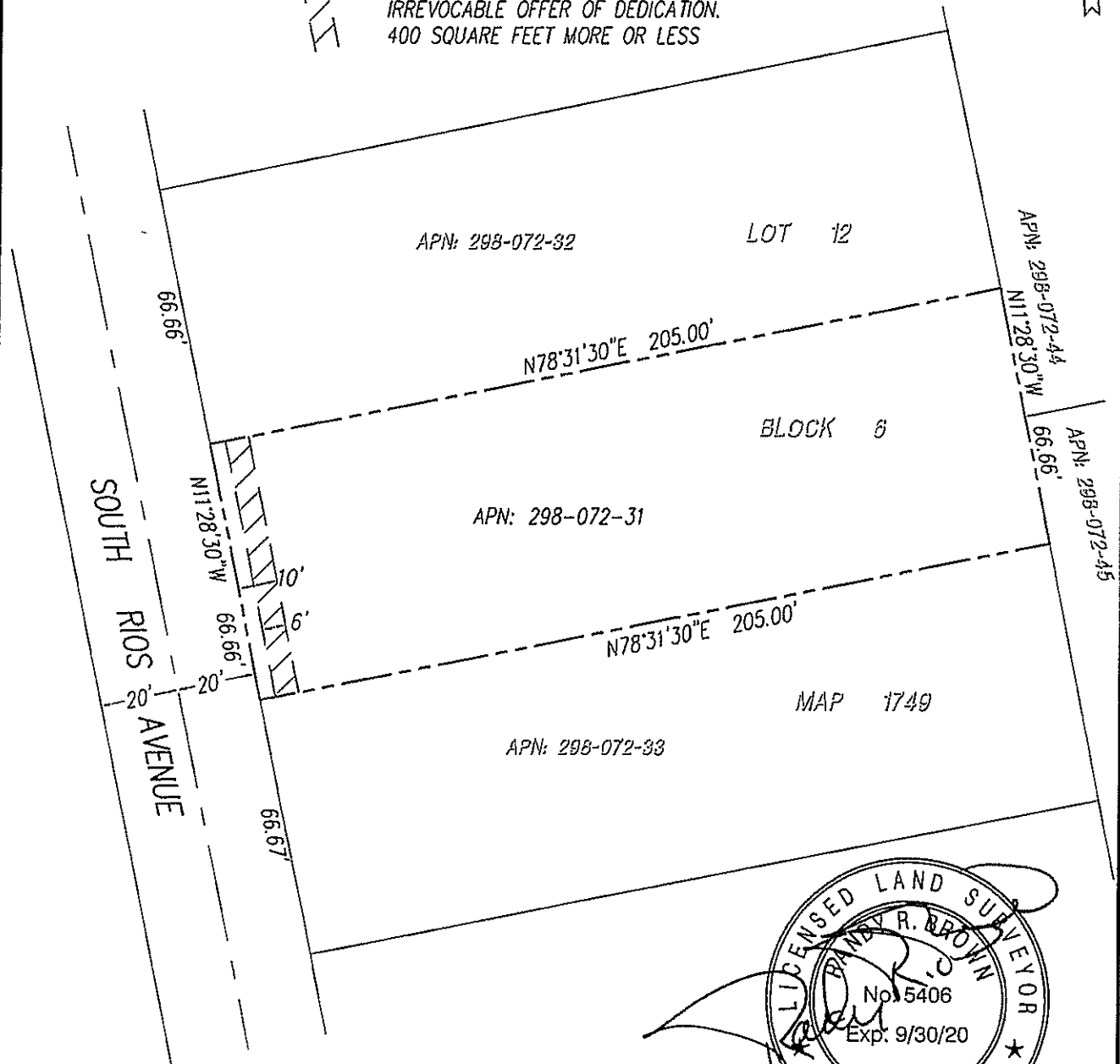
SCALE: 1"=40'



### LEGEND



VACATE PORTION OF EXISTING 10'  
IRREVOCABLE OFFER OF DEDICATION.  
400 SQUARE FEET MORE OR LESS



JOB No. 16-020

12/06/18

**SOWARDS & BROWN ENGINEERING**

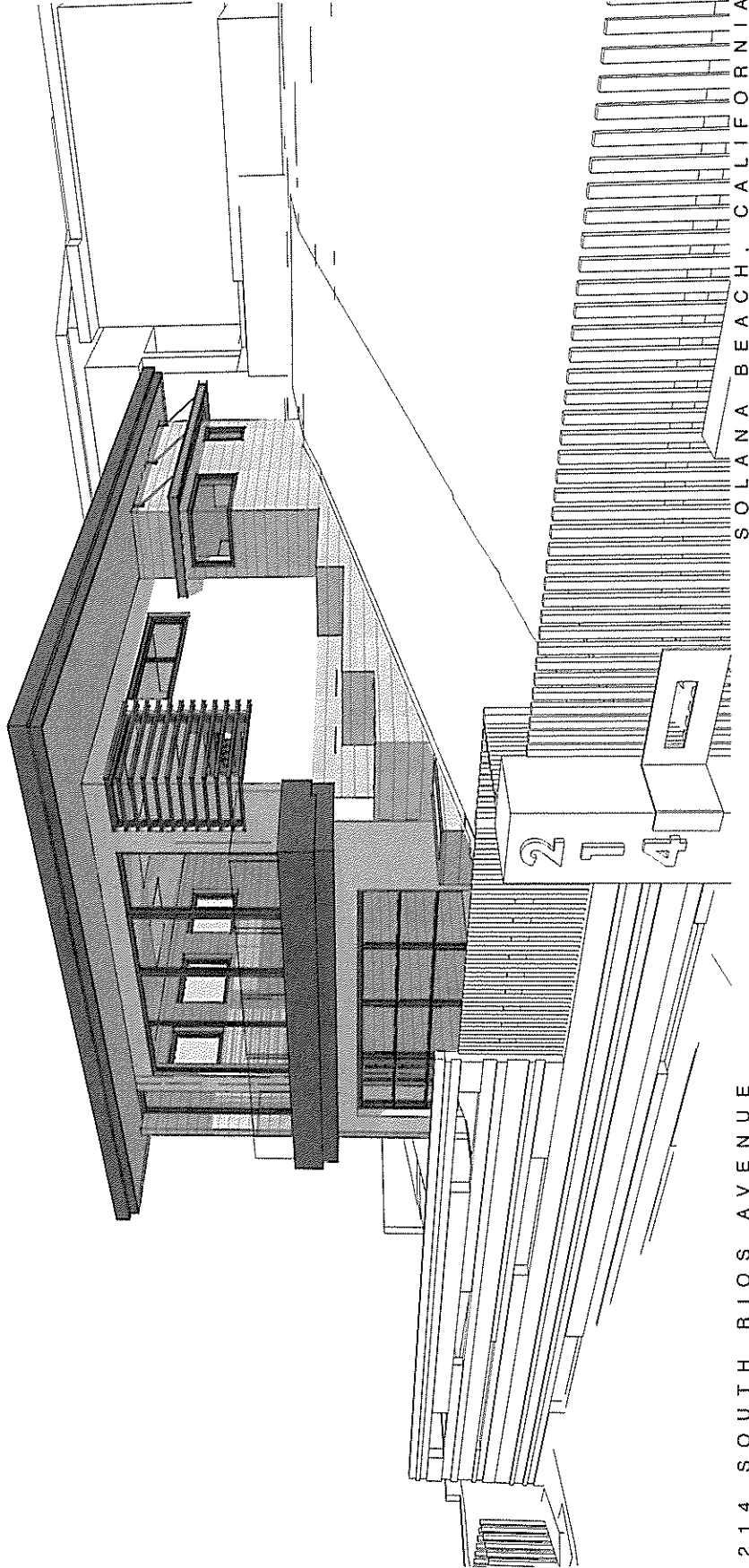
CONSULTING ENGINEERS  
2187 NEWCASTLE AVENUE SUITE 103  
CARDIFF BY THE SEA, CA., 92007

TEL. 760/436-8500

FAX 760/436-8603



**KELLEY RESIDENCE**  
DETACHED GARAGE & A.D.U.



214 SOUTH RIOS AVENUE

SOLANA BEACH, CALIFORNIA

C1	CELLAR/REAR
C2	LEVEL
C3	PRIMARY GARAGE PLAN
C4	2ND FLOOR
A1	ARCHITECTURAL
A2	FLOOR PLAN
A3	SECTION
A4	ELEVATION
A5	EXTERIOR ELEVATION
A6	EXTERIOR ELEVATION
A7	CROSS SECTION
A8	SECTION
A9	SECTION
A10	SECTION

RECEIVED

JAN 15 2019

Planning-Comm Dev Dept  
City of Solana Beach

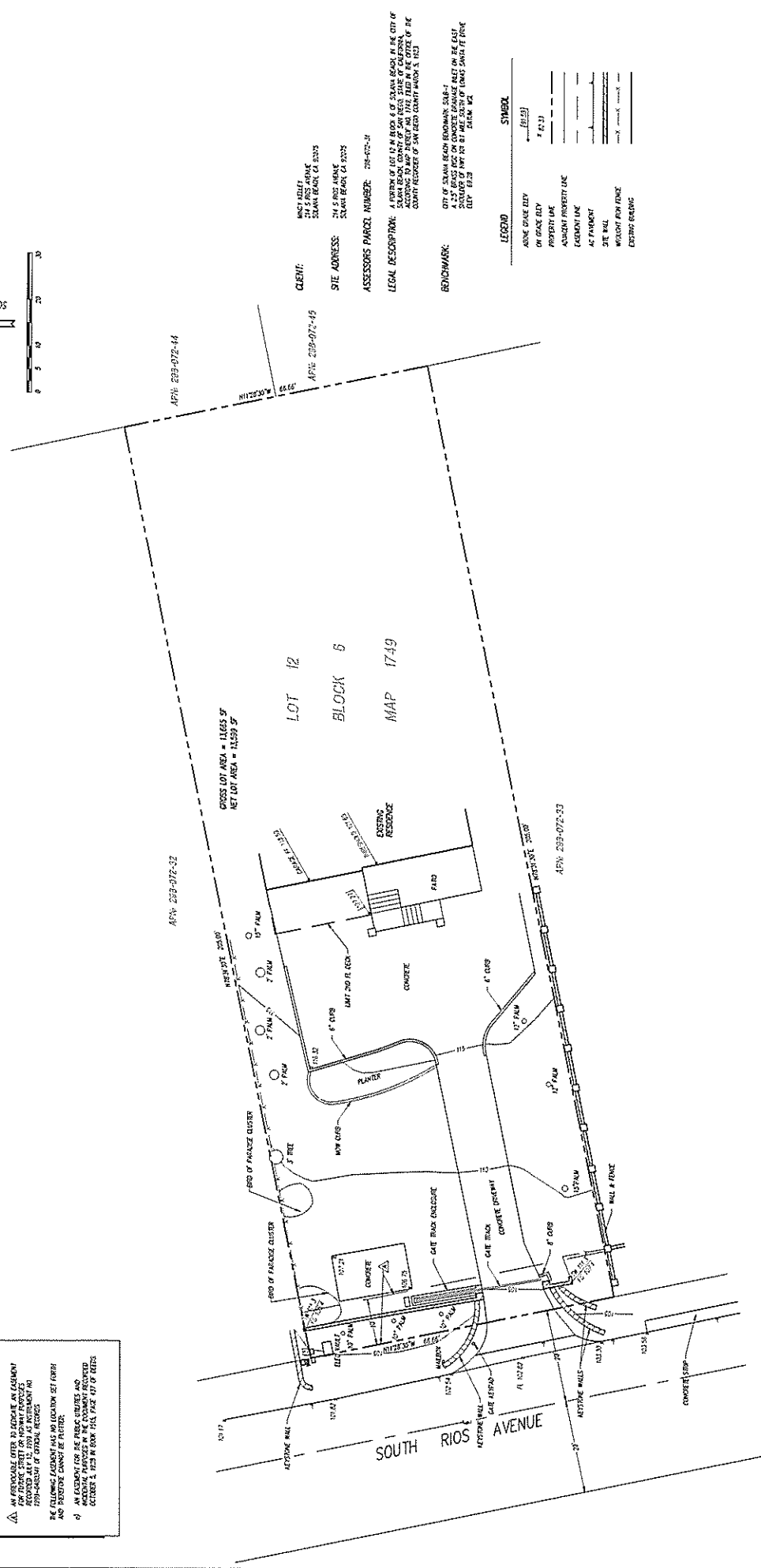
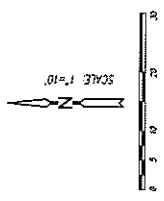
# LIMITED TOPOGRAPHIC PLAT

**NOTES:**

- THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION FOR RECORD ONLY.
- THE PROPERTY LINES SHOWN HEREIN WERE CALCULATED USING THE DATA PROVIDED BY THE CLIENT. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED.
- THE ELEVATIONS SHOWN ON THIS PLAT ARE FROM A DATUM POINT AS SHOWN ON THE PLAT. THE DATUM POINT IS THE BENCHMARK POINT SHOWN ON THE PLAT.

**EASEMENT NOTES:**

- AN EASEMENT OTHER THAN A CONVEYANCE IN CONNECTION WITH THE SALE OF REAL PROPERTY IS SHOWN ON THIS PLAT. THE EASEMENT IS A CONVEYANCE IN CONNECTION WITH THE SALE OF REAL PROPERTY AND IS NOT A CONVEYANCE IN CONNECTION WITH THE SALE OF REAL PROPERTY.
- AN EASEMENT FOR THE PUBLIC UTILITY AND RECORD PURPOSES IN THE EASEMENT RECEIVED ON OCTOBER 1, 2013 IN BOOK PAGE 107 OF REELS.



**CLIENT:** MARY HOLLER  
214 S. POND AVENUE  
SOUTH BEACH, CA 90255

**SITE ADDRESS:** 214 S. POND AVENUE  
SOUTH BEACH, CA 90255

**ASSESSORS PARCEL NUMBER:** 206-072-44

**LEGAL DESCRIPTION:** A PORTION OF LOT 12 IN BLOCK 6 OF 'SOUTH BEACH' IN THE CITY OF PALM BEACH, COUNTY OF PALM BEACH, STATE OF FLORIDA, AS SHOWN ON MAP 1749, THE PLAN OF THE COUNTY RECORDER OF PALM BEACH COUNTY, FLORIDA.

**BENCHMARK:** CITY OF PALM BEACH BENCHMARK: 121.4  
A 1.25" BENCH MARK ON CONCRETE DRIVEWAY SET ON THE EAST SIDE OF LOT 12 BY THE COUNTY OF PALM BEACH, FLORIDA.  
REF: 121.2

LEGEND	SYMBOL
ADJACENT DRIVE EASY	--- (Dashed line)
ON DRIVE EASY	--- (Dashed line)
PROPERTY LINE	--- (Dashed line)
ADJACENT PROPERTY LINE	--- (Dashed line)
EASEMENT LINE	--- (Dashed line)
ATYDINE WALL	--- (Dashed line)
WELDON DRIVE EASY	--- (Dashed line)
CONCRETE DRIVEWAY	--- (Dashed line)

DATE: 11-11-2023  
DRAWN BY: J. BROWN  
CHECKED BY: J. BROWN  
SCALE: 1"=10'  
PROJECT: 214 S. POND AVENUE, SOUTH BEACH, FLORIDA  
PROJECT NUMBER: 206-072-44

# PRELIMINARY GRADING PLAN

214 SOUTH RIOS AVENUE

SHEET 1 OF 2

**CLIENT:** MARY HILLER  
214 SOUTH RIOS AVENUE  
SANTA ANA, CALIF. 92705

**SITE ADDRESS:** 214 S. RIOS AVENUE  
SANTA ANA, CA 92705

**ASSESSORS PARCEL NUMBER:** 258-422-39

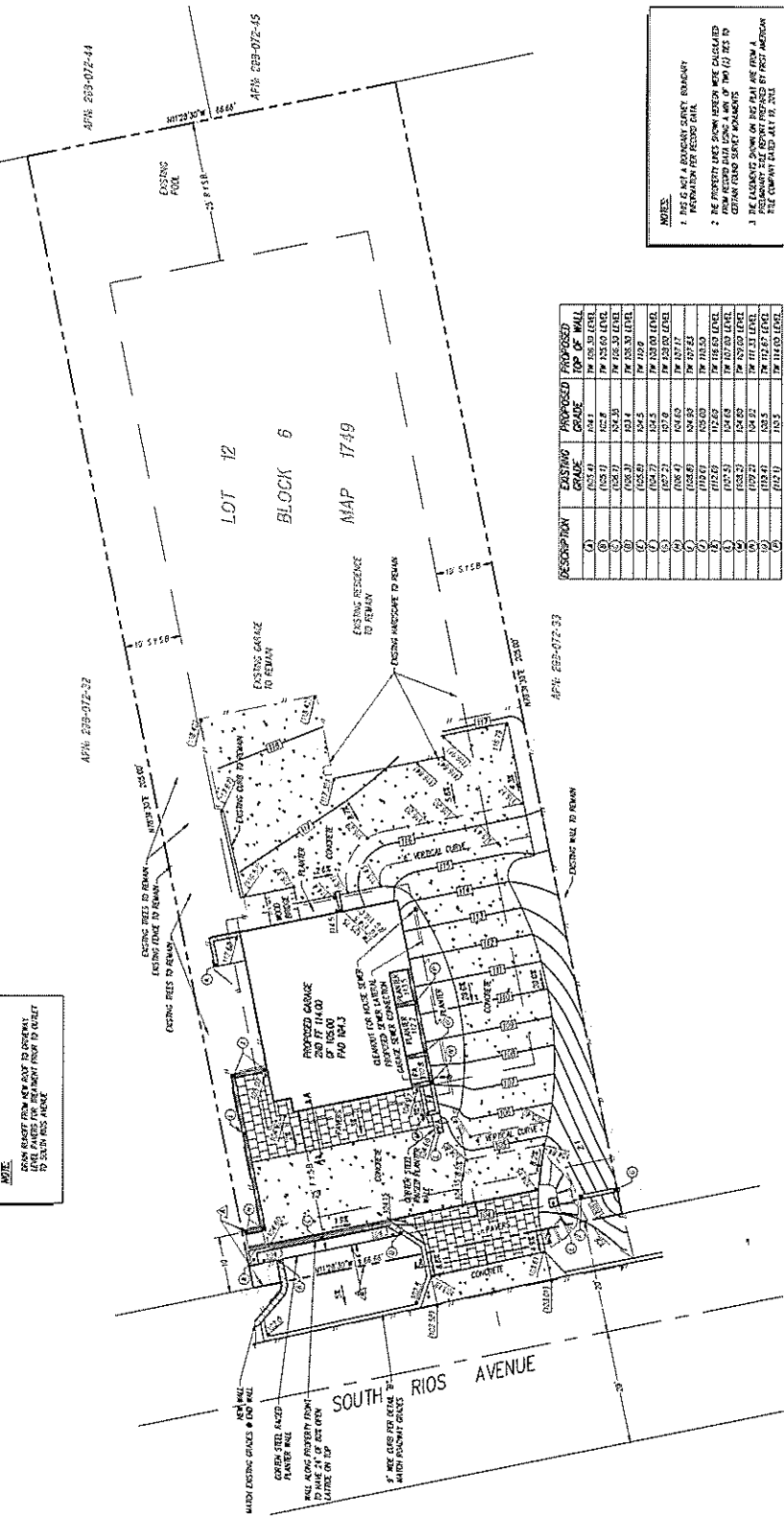
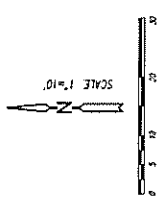
**LEGAL DESCRIPTION:** A PORTION OF LOT 12, BLOCK 6 OF SLAMM BLOCK IN THE CITY OF SANTA ANA, COUNTY OF SAN ANTONIO, STATE OF CALIFORNIA, AS SHOWN ON MAP 1749, A MAP OF THE COUNTY RECORDS OF SAN ANTONIO COUNTY, BOOK 5, PAGE 1123.

**BENCHMARK:** CITY OF SANTA ANA BENCHMARK SUB-1  
A 2.5" DIA. IRON ROD OF CONCRETE, ELEVATION 1123.00  
ELEVATION OF BENCH MARK TO CORNER OF LOTS 12 & 13  
ELEVATION 1123.00

**LOT AREAS:** TOTAL LOT AREA = 11,659.97  
ACRES = 0.267

**EXHIBIT QUANTITIES:**

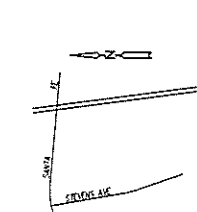
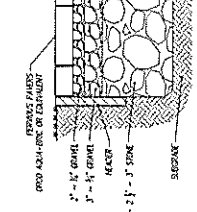
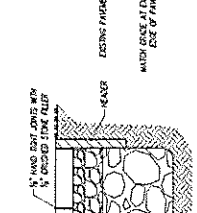
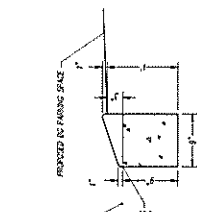
ITEM	QUANTITY	UNIT
PROPOSED CONCRETE	112.00	CY
PROPOSED ASPHALT	112.00	SQ. YD.
PROPOSED GRAVEL	112.00	CY
PROPOSED SAND	112.00	CY
PROPOSED GRAVEL	112.00	CY
PROPOSED SAND	112.00	CY
PROPOSED GRAVEL	112.00	CY
PROPOSED SAND	112.00	CY
PROPOSED GRAVEL	112.00	CY
PROPOSED SAND	112.00	CY



DESCRIPTION	EXISTING	PROPOSED	PROPOSED
(1) 1" - 1/2" GRAVEL	112.00	112.00	112.00
(2) 1" - 1/2" GRAVEL	112.00	112.00	112.00
(3) 1" - 1/2" GRAVEL	112.00	112.00	112.00
(4) 1" - 1/2" GRAVEL	112.00	112.00	112.00
(5) 1" - 1/2" GRAVEL	112.00	112.00	112.00
(6) 1" - 1/2" GRAVEL	112.00	112.00	112.00
(7) 1" - 1/2" GRAVEL	112.00	112.00	112.00
(8) 1" - 1/2" GRAVEL	112.00	112.00	112.00
(9) 1" - 1/2" GRAVEL	112.00	112.00	112.00
(10) 1" - 1/2" GRAVEL	112.00	112.00	112.00
(11) 1" - 1/2" GRAVEL	112.00	112.00	112.00
(12) 1" - 1/2" GRAVEL	112.00	112.00	112.00
(13) 1" - 1/2" GRAVEL	112.00	112.00	112.00
(14) 1" - 1/2" GRAVEL	112.00	112.00	112.00
(15) 1" - 1/2" GRAVEL	112.00	112.00	112.00
(16) 1" - 1/2" GRAVEL	112.00	112.00	112.00
(17) 1" - 1/2" GRAVEL	112.00	112.00	112.00
(18) 1" - 1/2" GRAVEL	112.00	112.00	112.00
(19) 1" - 1/2" GRAVEL	112.00	112.00	112.00
(20) 1" - 1/2" GRAVEL	112.00	112.00	112.00

**NOTE:** GRAVEL SHALL BE ACCORDING TO THE SPECIFICATIONS OF THE CALIFORNIA ROAD & BUILDING MATERIALS SPECIFICATIONS, LATEST EDITION, AS APPLICABLE. ALL GRAVEL SHALL BE TESTED AND FOUND TO BE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE CALIFORNIA ROAD & BUILDING MATERIALS SPECIFICATIONS, LATEST EDITION, AS APPLICABLE.

**NOTE:** ALL PROPOSED WORK SHALL BE ACCORDING TO THE SPECIFICATIONS OF THE CALIFORNIA ROAD & BUILDING MATERIALS SPECIFICATIONS, LATEST EDITION, AS APPLICABLE. ALL PROPOSED WORK SHALL BE TESTED AND FOUND TO BE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE CALIFORNIA ROAD & BUILDING MATERIALS SPECIFICATIONS, LATEST EDITION, AS APPLICABLE.



## STANDARD STORMWATER PROJECT

- SPECIAL NOTES:**
1. ALL APPROVED WORK SHALL BE ACCORDING TO THE SPECIFICATIONS OF THE CALIFORNIA ROAD & BUILDING MATERIALS SPECIFICATIONS, LATEST EDITION, AS APPLICABLE.
  2. ALL APPROVED WORK SHALL BE ACCORDING TO THE SPECIFICATIONS OF THE CALIFORNIA ROAD & BUILDING MATERIALS SPECIFICATIONS, LATEST EDITION, AS APPLICABLE.
  3. ALL APPROVED WORK SHALL BE ACCORDING TO THE SPECIFICATIONS OF THE CALIFORNIA ROAD & BUILDING MATERIALS SPECIFICATIONS, LATEST EDITION, AS APPLICABLE.
  4. ALL APPROVED WORK SHALL BE ACCORDING TO THE SPECIFICATIONS OF THE CALIFORNIA ROAD & BUILDING MATERIALS SPECIFICATIONS, LATEST EDITION, AS APPLICABLE.
  5. ALL APPROVED WORK SHALL BE ACCORDING TO THE SPECIFICATIONS OF THE CALIFORNIA ROAD & BUILDING MATERIALS SPECIFICATIONS, LATEST EDITION, AS APPLICABLE.
  6. ALL APPROVED WORK SHALL BE ACCORDING TO THE SPECIFICATIONS OF THE CALIFORNIA ROAD & BUILDING MATERIALS SPECIFICATIONS, LATEST EDITION, AS APPLICABLE.
  7. ALL APPROVED WORK SHALL BE ACCORDING TO THE SPECIFICATIONS OF THE CALIFORNIA ROAD & BUILDING MATERIALS SPECIFICATIONS, LATEST EDITION, AS APPLICABLE.



**SEAL:** S. J. BROWN  
11234  
PROFESSIONAL ENGINEER  
STATE OF CALIFORNIA

DATE: 05/12/11  
PROJECT: 11234  
SHEET: 1 OF 2

# BEST MANAGEMENT PRACTICES PLAN

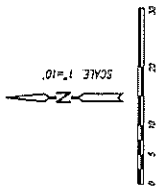
214 SOUTH RIOS AVENUE

CLIENT: WEST HAVEN  
 22400 HAVEN DRIVE  
 22400 HAVEN DRIVE, CA 94025

SITE ADDRESS: 214 SOUTH RIOS AVENUE  
 SAN JOSE, CA 95128

ASSESSORS PARCEL NUMBER: 288-040-09

LEGAL DESCRIPTION: A PORTION OF LOT 12 IN BLOCK 6 OF STRAIN BEACH IN THE CITY OF SAN JOSE, COUNTY OF SAN JOSE, STATE OF CALIFORNIA, AS SHOWN ON THE MAP OF THE COUNTY RECORDS OF SAN JOSE COUNTY MAPS 5, 1021



NOTES:  
 1. DRAIN EXCEPT FROM ANY AND ALL TO DRAINAGE  
 2. USE PAVES FOR TREATMENT POINT TO OUTLET  
 3. TO SEWER PIPES HERE.



**EMP. LEGEND**

ITEM	DESCRIPTION	SYMBOL
(B-1)	DIRECTION OF LOT GRABAGE	---
(B-2)	MATERIAL & BASE MANAGEMENT CONTROL AREA	▨
(B-3)	VEGETATION IDENTIFICATION AND STRIPES	▨
(B-4)	SPILL PREVENTION AND CONTROL	▨
(B-5)	SOIL WASTE MANAGEMENT	▨
(B-6)	HAZARDOUS WASTE MANAGEMENT	▨
(B-7)	COMBUSTIBLE WASTE MANAGEMENT	▨
(B-8)	FLAMMABLE WASTE MANAGEMENT	▨
(B-9)	HAZARDOUS WASTE MANAGEMENT	▨
(B-10)	HAZARDOUS WASTE MANAGEMENT	▨
(B-11)	HAZARDOUS WASTE MANAGEMENT	▨
(B-12)	HAZARDOUS WASTE MANAGEMENT	▨
(B-13)	HAZARDOUS WASTE MANAGEMENT	▨
(B-14)	HAZARDOUS WASTE MANAGEMENT	▨
(B-15)	HAZARDOUS WASTE MANAGEMENT	▨
(B-16)	HAZARDOUS WASTE MANAGEMENT	▨
(B-17)	HAZARDOUS WASTE MANAGEMENT	▨
(B-18)	HAZARDOUS WASTE MANAGEMENT	▨
(B-19)	HAZARDOUS WASTE MANAGEMENT	▨
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(B-23)	HAZARDOUS WASTE MANAGEMENT	▨
(B-24)	HAZARDOUS WASTE MANAGEMENT	▨
(B-25)	HAZARDOUS WASTE MANAGEMENT	▨
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(B-99)	HAZARDOUS WASTE MANAGEMENT	▨
(B-100)	HAZARDOUS WASTE MANAGEMENT	▨



Jonathan S. Brown  
 Professional Engineer  
 License No. 50319  
 State of California  
 Jonathan S. Brown & Associates, Inc.  
 1775 North Shoreline Blvd.  
 San Jose, CA 95134  
 (408) 261-1111



ORIGINAL SUBMITTAL  
MAY 11, 2017  
 1.01 UPDATES/04/17  
 1.02 SUBMITTAL 7/21/17  
 1.03 UPDATES/8/17/17  
 1.04 SUBMITTAL 12/28/17  
 1.05 UPDATES/1/17/18  
 1.06 SUBMITTAL 01/18/18  
 1.07 UPDATES/3/1/18  
 1.08 SUBMITTAL 03/15/18  
 1.09 UPDATES/3/22/18  
 1.10 SUBMITTAL 03/27/18  
 1.11 UPDATES/4/27/18  
 1.12 SUBMITTAL 04/27/18  
 1.13 UPDATES/5/17/18  
 1.14 SUBMITTAL 05/17/18

# FLORENCE ARCHITECTS

Architecture, Landscape & Interiors

## KELLEY RESIDENCE



PRELIMINARY  
 January 16, 2019  
 PHASE PLANNING  
 DRAWN BY J.C.F.

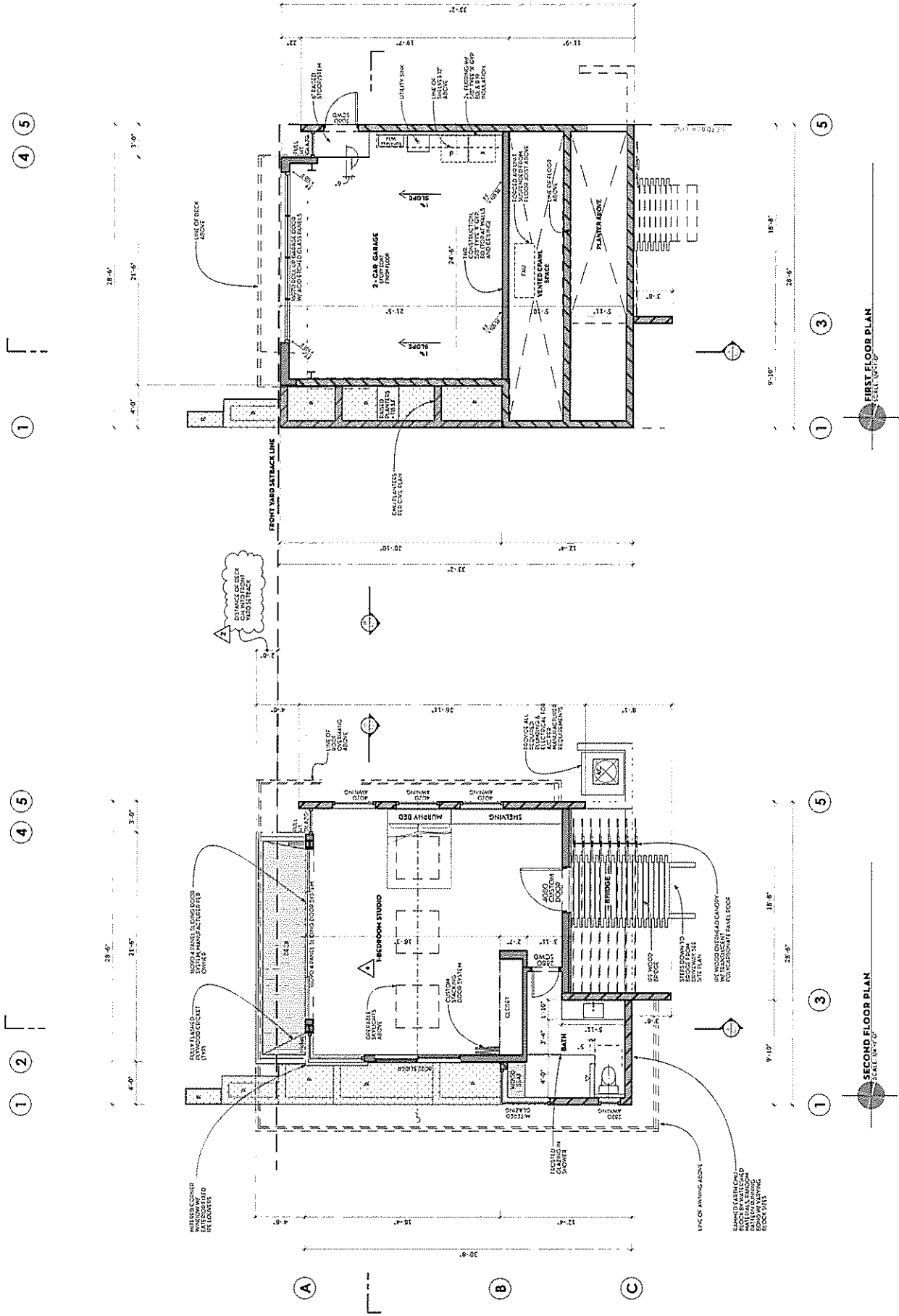
A 02

### FIRST & SECOND FLOOR PLAN

WALL TYPES	
[Pattern]	Masonry Wall
[Pattern]	2" Stud Wall
[Pattern]	2" Plaster
[Pattern]	Raised Plaster

FIRST FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

SECOND FLOOR PLAN  
 SCALE: 1/8" = 1'-0"



1 2 3 4 5

1 2 3 4 5

1 2 3 4 5

1 2 3 4 5

1 2 3 4 5

- ORIGINAL SUBMITTA  
MAY 14, 2017
- △ DP# 10/15/17/20/17  
REVISIONS 17/1/17
- △ DP# 10/15/17/20/17  
REVISIONS 17/2/17
- △ DP# 10/15/17/20/17  
REVISIONS 17/3/17
- △ DP# 10/15/17/20/17  
REVISIONS 17/4/17
- △ DP# 10/15/17/20/17  
REVISIONS 17/5/17
- △ DP# 10/15/17/20/17  
REVISIONS 17/6/17
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REVISIONS 17/7/17
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REVISIONS 17/18/17
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REVISIONS 17/19/17
- △ DP# 10/15/17/20/17  
REVISIONS 17/20/17



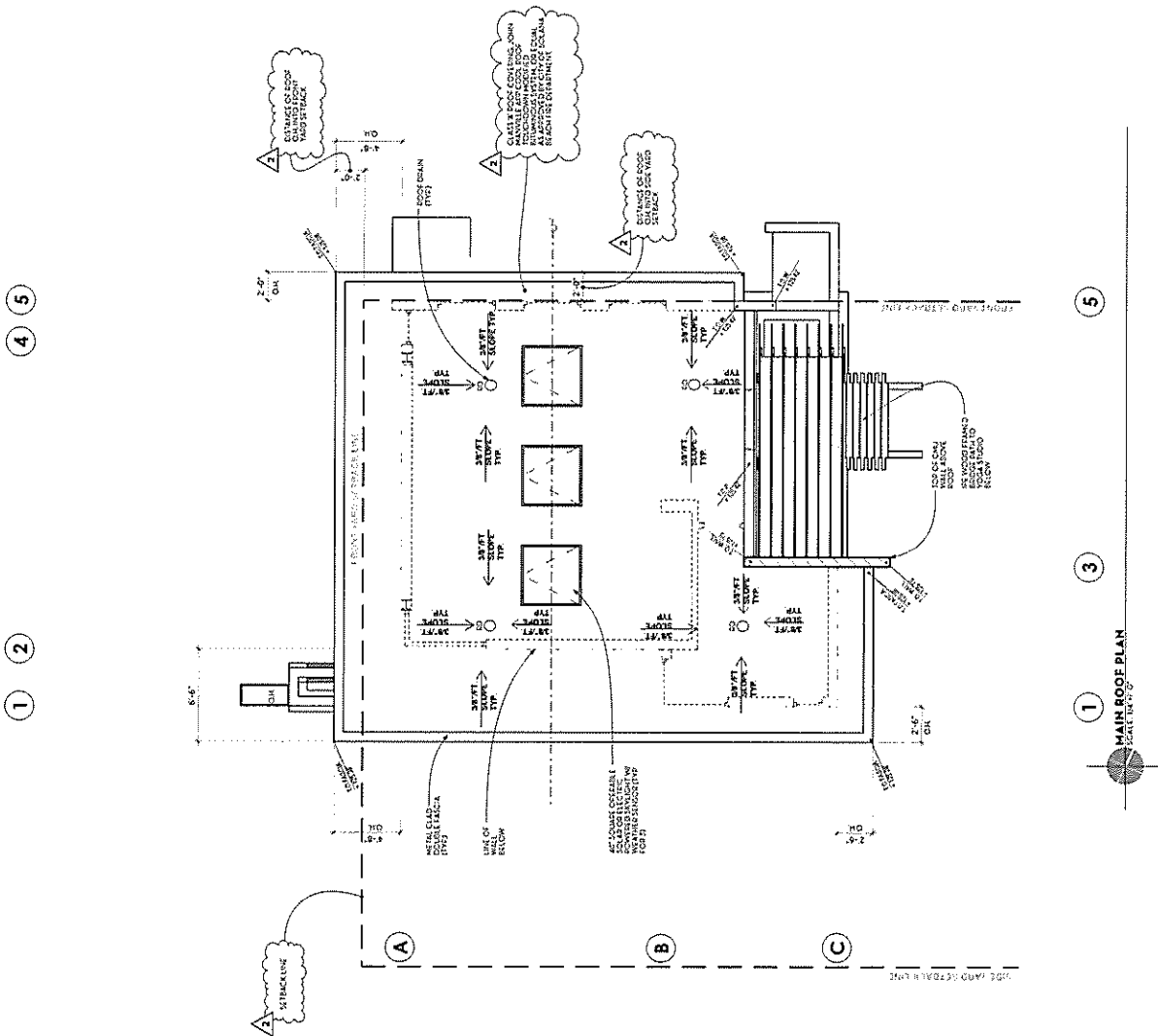
KELLEY RESIDENCE



PRELIMINARY  
January 15, 2018  
PHASE: PLANNING  
DRAWN BY: J. O. F.

A 03

ROOF PLAN



MAIN ROOF PLAN  
SCALE: 1/8" = 1'-0"











ORIGINAL SUBMITTA  
MAY 11, 2017

△ DEP LETTER 2/24/17  
RESUBMITTA 2/21/17

△ DEP LETTER 8/17/17  
REVISIONS 12/27

△ DEP LETTER 1/19/18  
REVISIONS 12/27/17

△ DEP LETTER 5/17/18  
REVISIONS 12/27/17

△ DEP LETTER 8/21/18  
REVISIONS 12/27/17

△ NEW ADDENDUM  
RESUBMITTA 1/17/19

**FLORENCE ARCHITECTS**  
Architects | Landscapes | Interiors

**KELLEY RESIDENCE**



**PRELIMINARY**  
January 15, 2019  
PHASE PLANNING  
DRAWN BY J C F

**A 08**

**F.A.R. PLAN PROPOSED**

**F.A.R. PLAN LEGEND**

GARAGE  
 CONDITIONED SPACE  
 NON-LIABLE SPACE

**PROPOSED SQUARE FOOTAGE**

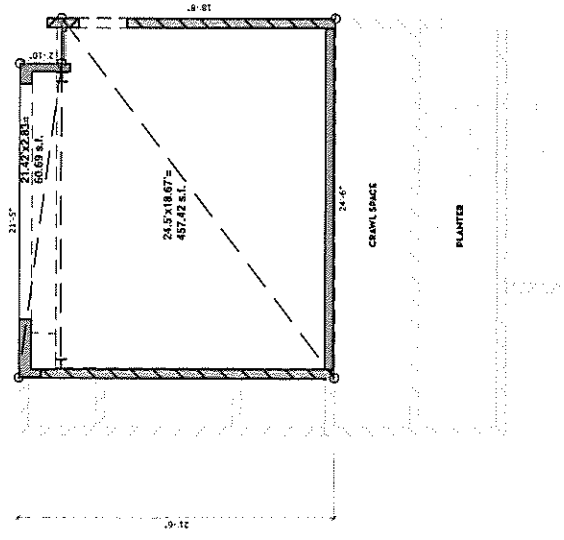
PROPOSED FIRST FLOOR: 518 SQ. FT.  
 PROPOSED SECOND FLOOR: 694 SQ. FT.  
 TOTAL: 1,212 SQ. FT.

**NOTE:**  
ALL DIMENSIONS ARE MEASURED FROM THE EXTERIOR WALL SURFACES

**floor area summary matrix table**

<b>FIRST FLOOR</b> 518.11 SQ. FT.
24.5'x24.75' = 606.38 s.f.
24.5'x18.87' = 457.42 s.f.
<b>SECOND FLOOR</b> 690.18 SQ. FT.
24.5'x24.75' = 606.38 s.f.
6.42'x4.0' = 25.68 s.f.
5.91'x10.5' = 62.09 s.f.
<b>FIRST FLOOR</b> 518 SQ. FT.
<b>SECOND FLOOR</b> 694 SQ. FT.
<b>TOTAL</b> 1,212 SQ. FT.

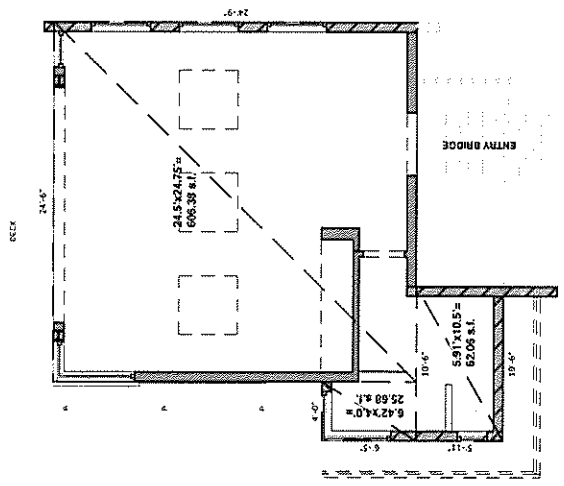
**total deck 102 sq.ft.**



**FIRST F.A.R. PLAN**  
518 SQ. FT.

FIRST FLOOR TOTAL = 518 SQ. FT.

ASO DIMENSIONS FOR REFERENCE



**SECOND F.A.R. PLAN**  
694 SQ. FT.

SECOND FLOOR TOTAL = 694 SQ. FT.

ASO DIMENSIONS FOR REFERENCE



- ORIGINAL DRAWING  
MAY 14, 2019
- △ DWP LETTER 5/24/17
- △ RESUBMITTAL 7/2/17
- △ DWP LETTER 8/17/17
- △ RESUBMITTAL 12/26/17
- △ DWP LETTER 1/11/18
- △ RESUBMITTAL 3/29/18
- △ DWP LETTER 5/11/18
- △ RESUBMITTAL 8/2/18
- △ DWP LETTER 8/22/18
- △ RESUBMITTAL 8/23/18
- △ RESUBMITTAL 11/14/18



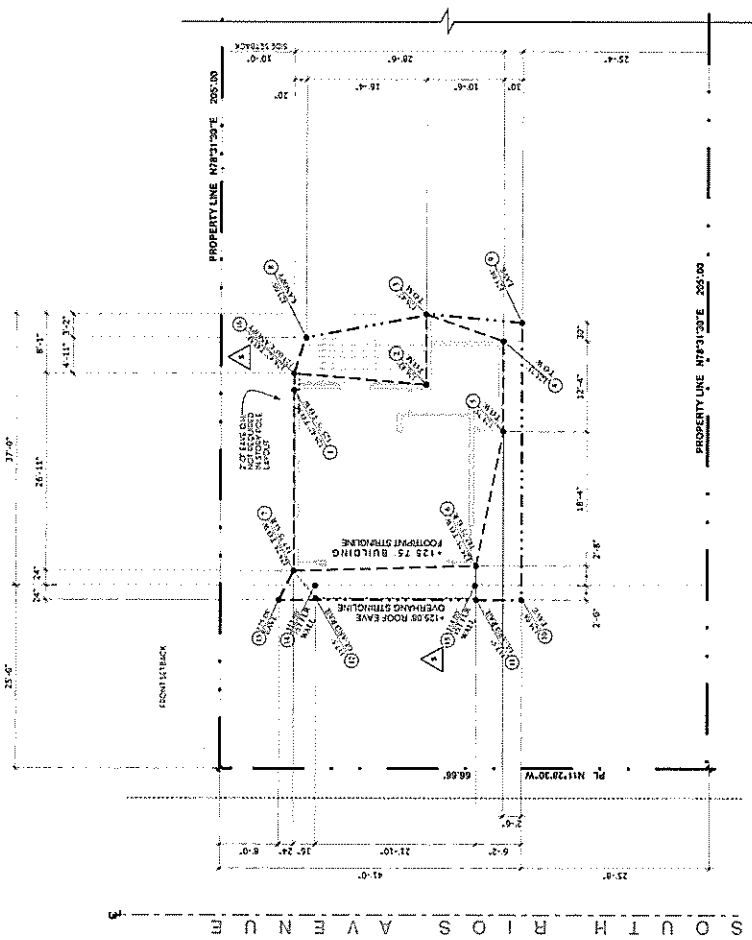
# KELLEY RESIDENCE



PRELIMINARY  
DATE: 05/14/2019  
January 15, 2019  
PHASE: PLANNING  
DRAWN BY: J C F

**A 10**

## STORY POLE PLAN



The owner of this project is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

Site Construction Notes Table

Quote \_\_\_\_\_  
Site \_\_\_\_\_  
Address \_\_\_\_\_  
Datum \_\_\_\_\_  
Benchmark \_\_\_\_\_  
Name of Surveyor or Engineer \_\_\_\_\_

Point Number	Horizontal Elevation
P1	135.42 TOP OF MASONRY
P2	135.42 TOP OF MASONRY
P3	135.42 TOP OF MASONRY
P4	135.42 TOP OF MASONRY
P5	135.42 TOP OF MASONRY
P6	135.42 TOP OF MASONRY
P7	135.42 TOP OF MASONRY
P8	135.42 TOP OF MASONRY
P9	135.42 TOP OF MASONRY
P10	135.42 TOP OF MASONRY
P11	135.42 TOP OF MASONRY
P12	135.42 TOP OF MASONRY
P13	135.42 TOP OF MASONRY
P14	135.42 TOP OF MASONRY
P15	135.42 TOP OF MASONRY
P16	135.42 TOP OF MASONRY
P17	135.42 TOP OF MASONRY
P18	135.42 TOP OF MASONRY
P19	135.42 TOP OF MASONRY
P20	135.42 TOP OF MASONRY
P21	135.42 TOP OF MASONRY
P22	135.42 TOP OF MASONRY
P23	135.42 TOP OF MASONRY
P24	135.42 TOP OF MASONRY
P25	135.42 TOP OF MASONRY
P26	135.42 TOP OF MASONRY
P27	135.42 TOP OF MASONRY
P28	135.42 TOP OF MASONRY
P29	135.42 TOP OF MASONRY
P30	135.42 TOP OF MASONRY
P31	135.42 TOP OF MASONRY
P32	135.42 TOP OF MASONRY
P33	135.42 TOP OF MASONRY
P34	135.42 TOP OF MASONRY
P35	135.42 TOP OF MASONRY
P36	135.42 TOP OF MASONRY
P37	135.42 TOP OF MASONRY
P38	135.42 TOP OF MASONRY
P39	135.42 TOP OF MASONRY
P40	135.42 TOP OF MASONRY
P41	135.42 TOP OF MASONRY
P42	135.42 TOP OF MASONRY
P43	135.42 TOP OF MASONRY
P44	135.42 TOP OF MASONRY
P45	135.42 TOP OF MASONRY

STORY POLE PLAN  
SCALE: 1/8" = 1'-0"



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** January 23, 2019  
**ORIGINATING DEPT:** Community Development Department  
**SUBJECT:** **Public Hearing: Request for a Development Review Permit (DRP) and Structure Development Permit (SDP) Modification to Add 13 Square Feet to the Primary Residence and 168 Square Feet to the Detached Guest House and Convert it to an Accessory Dwelling Unit (ADU) at 329 S. Rios Avenue. (Case # 17-18-31; Applicant: Matthew Stoyka) Resolution No 2019-010**

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## **BACKGROUND:**

The Applicant, Matthew Stoyka, is requesting Council approval of a Development Review Permit (DRP) and Structure Development Permit (SDP) Modification to construct a 13 square foot addition to a recently approved two-story, single-family residence with an attached two-car garage as well as a 168 square foot addition to a detached guest house with an attached one-car garage on a 16,912 square-foot lot in the Low Residential (LR) Zone and the Scaled Residential Overlay Zone (SROZ) at 329 S. Rios Avenue. The guest house would be converted to an Accessory Dwelling Unit (ADU) and the Applicant is electing to record a deed restriction on the ADU in order to request a waiver from the requirement of a new or separate utility connection to the ADU. The maximum building height of the addition to the primary structure would be 24.01 feet or 124.17 feet above Mean Sea Level (MSL) and the addition to the guest house/ADU would not exceed 15.58 feet or 107.55 MSL. The project requires a DRP modification for construction in excess of 60% of the maximum allowable floor area. The project requires a SDP modification as the proposed addition to the primary residence would exceed 16 feet in height and would project outside of the originally story poled three-dimensional envelope.

The issue before the Council is whether the Council can make the required findings to adopt Resolution 2019-010 (Attachment 1) to approve the Applicant's request to modify the original project approvals as provided under the Solana Beach Municipal Code (SBMC) 17.68.040(K).

CITY COUNCIL ACTION:

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## **DISCUSSION:**

The original property owner, Peter Silvester, processed a Minor Subdivision as well as a Development Review Permit and Structure Development Permit to subdivide 335 S. Rios Avenue into two legal lots and to construct a single-family residence with an attached garage and a detached guest house on each lot. The northern lot created by this subdivision has been assigned the address 329 S. Rios Avenue. and is 16,912 square-feet in area. On July 13, 2016, the City Council adopted Resolution 2016-094 that approved the construction of a 3,590 square foot, two-story single-family residence with an attached 478 square foot garage and a 600 square foot detached guest house with a 300 square foot attached garage. During the building permit review process, the original property owner, Mr. Silvester, reduced the roof height of the detached guest house and modified the square footage distribution between the garage and living area of the guest house and the square footage of the primary residence within the approved building envelopes. The modification resulted in a 625 square foot guest house and a 263 square foot guest house garage and a primary residence consisting of a 2,364 square foot main floor, an attached 477 square foot main floor garage, and a 1,218 square foot second floor.

After the project received building permit approval, the property and the approved project plans were sold to the current property owner, Matthew Stoyka. Mr. Stoyka is now requesting to modify the approved plans. Staff reviewed the proposed modifications and determined that they would necessitate a DRP/SDP modification. The Applicant is proposing the following modifications:

1. Add 13 square feet to the second story bathroom of the primary residence. This modification is outside of the originally story poled three-dimensional building envelope.
2. Convert the guest house to an Accessory Dwelling Unit.
3. Add 105 square feet to the detached ADU. This would include adding two feet to the width of the living area and a storage area accessed from the exterior of the ADU.
4. Add an overhang to the east side of the ADU to create an outdoor covered patio. A portion of the outdoor patio area would be covered and surrounded on three sides by full sized walls and, therefore, 73 square feet would be added to the calculation of floor area. This would result in a total ADU of 803 square feet.
5. Reduce the area of the ADU garage by 10 square feet for a total of 253 square feet.

It should be noted that since the original project approval, the City adopted Ordinance 470 which modified the City's Accessory Living Unit regulations to comply with the ADU regulations as required by the State. Ordinance 470 also repealed the City's guest house regulations under which the original project was approved. Because the City no longer

has guest house regulations, the originally approved guest house is now required to comply with the regulations for a detached ADU found in Solana Beach Municipal Code (SBMC) Section 17.20.040(D).

One of the requirements in SBMC 17.20.040(D)(4)(o) indicates that:

*Proposed accessory dwelling units shall provide a new or separate utility connection directly between the accessory dwelling unit and the utility. The connection may be subject to a connection fee or capacity charge that shall be proportionate to the burden of the proposed accessory dwelling unit, based upon either its size or the number of its plumbing fixtures, upon the water or sewer system; provided, however, that this fee or charge shall not exceed the reasonable cost of providing this service.*

The Applicant has indicated that the underground utilities including the electrical conduit and water lines have already been installed for the primary structure and the detached guest house. When the electrical utilities were installed, the San Diego Gas and Electric underground design did not account for a separate gas and electric meter. The Applicant has indicated that they believe that the requirement to install a separate utility connection for the ADU due to the request for a 168 square foot addition would create an unreasonable financial burden because it would cost a minimum of \$60,000.

SBMC 17.20.040(D)(9) indicates that:

The City may offer incentives to encourage development of accessory dwelling units. If owners of accessory units elect to file a 30-year deed restriction to rent the unit to lower income households, the city will consider waiving fees, reducing parking and development standards, or approving other forms of assistance specified in Chapter 4.3 (commencing with Section 65915) of Division 1 of Title 7 of the Government Code. Receipt of such incentives shall require the owner to:

- a. Rent the accessory dwelling unit to a lower income household, as defined annually by the State Department of Housing and Community Development at a rate that shall not exceed an amount which is equal to 30 percent of the gross monthly income of a low-income household, at 80 percent of the San Diego County median income, adjusted for household size.
- b. File an annual agreement with the city's community development department documenting the household's eligibility to occupy the accessory unit.
- c. Record a covenant specifying the property restrictions on the accessory dwelling unit for the 30-year term.
- d. Assign the covenant using a form of assignment and assumption approved by the director of community development in the director's reasonable direction in the event that the property is transferred or sold.

According to this code section, the Applicant is electing to file a deed restriction on the proposed ADU in order to receive a waiver from the requirement for a new or separate utility connection.

Table 1 (on the next page) provides a comparison of the original approval and the proposed modifications according to the regulations with the Applicant's proposed design.

<b>Table 1</b>				
<b>LOT INFORMATION</b>				
<b>Property Address:</b>	North Lot	<b>Zoning Designation:</b>	LR (3 du/ac)	
<b>Lot Size:</b>	16,912 ft <sup>2</sup>	<b># of Units Allowed:</b>	2 Dwelling Unit	
<b>Max. Allowable Floor Area:</b>	4,729 ft <sup>2</sup>	<b># of Units Requested:</b>	2 Dwelling Unit	
<b>Proposed Floor Area:</b>	4,728 ft <sup>2</sup>	<b>Setbacks:</b>	<b>Required</b>	<b>Proposed</b>
<b>Below Max. Floor Area by:</b>	1 ft <sup>2</sup>	Front	25 ft.	30 ft. *
<b>Max. Allowable Height:</b>	25 ft.	Side (S)	10 ft.	10 ft.
<b>Max. Proposed Height:</b>	24.01 ft.	Side (N)	10 ft.	15.5 ft. *
<b>Highest Point/Ridge:</b>	124.17 MSL	Rear	25 ft.	83 ft. *
<b>Overlay Zone(s):</b>	SROZ			
* Setbacks are different for the proposed guest house				
<b>FLOOR AREA:</b>				
<b>Square Footage Breakdown:</b>	<b>Approved DRP/SDP</b>	<b>Approved Building Permit</b>	<b>Proposed DRP/SDP Mod.</b>	
Main Floor Living Area:	2,359 SF	2,364 SF	2,364 SF	
Attached Garage:	478 SF	477 SF	477 SF	
Second Floor Living Area:	1,231 SF	1,218 SF	1,231 SF	
Detached Guest House/ADU Living Area:	600 SF	625 SF	803 SF	
Guest House/ADU Garage:	300 SF	263 SF	253 SF	
<b>Subtotal:</b>	<b>4,968 SF</b>	<b>4,947 SF</b>	<b>5,128 SF</b>	
Garage Exemption:	- 600 SF	-600 SF	-400 SF	
<b>Total Proposed Floor Area:</b>	<b>4,368 SF</b>	<b>4,347 SF</b>	<b>4,728 SF</b>	

It should be noted that the regulations for a guest house required an additional parking space. The proposed design accommodated that required parking space in a garage, therefore, the original project was given a 600 square foot exemption for required parking (200 square feet per required parking space). According to the ADU regulations, an additional parking space is not required if the proposed ADU is within one-half mile (2,640 feet) of a public transit stop. The project site is approximately 2,000 feet from a public transit stop and therefore, only 400 square feet of required parking can be exempt from the calculation of floor area. This makes the originally proposed guest house garage count towards the calculation of floor area now that it will be converted to an ADU.

The original Staff Report and Resolution which analyzes the original project design according to the required findings for a DRP including the development review criteria is provided in Attachment 2. The approved plans have been provided in Attachment 3, the approved building permit plans in Attachment 4 and the proposed project plans are provided in Attachment 5.

Staff has prepared draft findings for approval of the project in the attached Resolution 2019-010 (Attachment 1) for Council's consideration based upon the information in this report. The applicable SBMC sections are provided in italicized text and conditions from the Planning, Engineering and Fire Departments are incorporated in the Resolution of Approval. The Council may direct Staff to modify the Resolution to reflect the findings and conditions it deems appropriate as a result of the Public Hearing process. If the Council determines the project is to be denied, Staff will prepare a Resolution of Denial for an action to be taken at a subsequent Council meeting.

Structure Development Permit Compliance (SBMC Chapter 17.63):

The proposed second story addition to the primary structure exceeds 16 feet in height above the existing grade and projects outside of the originally story poled three-dimensional building envelope. The Applicant submitted a request for a waiver to the Structure Development Permit process including signatures from the surrounding neighbors indicating that the proposed modification would not cause view impairment. This request has been provided in Attachment 6. The Community Development Director waived the SDP process pursuant to SBMC Section 17.63.040.A.

As a condition of approval, a height certificate prepared by a licensed land surveyor will be required prior to the framing inspection certifying that the highest point of the addition to the primary structure and any proposed roofing materials does not exceed 124.17 feet above MSL and that the tallest portion of the proposed addition does not exceed 24.01 feet above the pre-existing grade.

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 January 10, 2019. As of the date of preparation of this Staff Report, Staff has not received any formal correspondence from neighbors or interested parties in support of, or in opposition to, the proposed project.

In conclusion, the proposed project, as conditioned, could be found to be consistent with the Zoning regulations, and the General Plan. If the Council is able to make the required findings and approve the proposed DRP/SDP modification, the project would be subject to all of the conditions of approval from Resolution 2016-094 as well as Resolution 2019-010.

**CEQA COMPLIANCE STATEMENT:**

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

**FISCAL IMPACT:** N/A

**WORK PLAN:** N/A

**OPTIONS:**

- Approve Staff recommendation adopting the attached Resolution 2019-010.
- 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 zoning requirements under the SBMC, may be found to be consistent with the General Plan and may be found, as conditioned, to meet the discretionary findings required as discussed in this report to approve a DRP/SDP modification. 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 2019-010 conditionally approving a DRP/SDP modification to allow for a 13 square foot addition to the second story of the primary residence and to add 168 square feet to the detached guest house and convert it to an Accessory Dwelling Unit (ADU) at 329 S. Rios Avenue.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation.

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

Attachments:

1. Resolution 2019-010
2. Original Staff Report and Resolution
3. Original Project Plans
4. Approved Building Permit Plans
5. Revised Project Plans
6. SDP Waiver Request

**RESOLUTION NO. 2019-010**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT AND STRUCTURE DEVELOPMENT PERMIT MODIFICATION TO REVISE THE PREVIOUSLY APPROVED PROJECT DESIGN FOR THE CONSTRUCTION OF A SQUARE FOOTAGE ADDITION TO THE SINGLE-FAMILY RESIDENCE AS WELL AS AN ADDITION TO THE DETACHED GUEST HOUSE AND TO CONVERT THE GUEST HOUSE TO AN ACCESSORY DWELLING UNIT ON PROPERTY LOCATED AT 329 S. RIOS AVENUE, SOLANA BEACH**

**APPLICANT: Matthew Stoyka**  
**CASE NO.: DRP/SDP Mod. 17-18-31**

**WHEREAS**, Matthew Stoyka (hereinafter referred to as "Applicant") has submitted an application for a Development Review Permit (DRP) and Structure Development Permit (SDP) Modification pursuant to Title 17 (Zoning), of the Solana Beach Municipal Code (SBMC); and

**WHEREAS**, at the Public Hearing on July 13, 2016 the City Council adopted Resolution 2016-094 approving a DRP for the project site; and

**WHEREAS**, on December 4, 2018, the Applicant submitted an application for a DRP/SDP modification to revise the approved project design; 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 January 23, 2019, the City Council received and considered evidence concerning the proposed application; and

**WHEREAS**, the City Council of the City of Solana Beach found the DRP/SDP Modification 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/SDP Modification to construct a 13 square foot addition

to the second floor of the approved two-story single-family residence and garage and to construct a 168 square foot addition to the approved detached guest house and convert it to an Accessory Dwelling Unit (ADU) at 329 S. Rios Avenue, 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 Low Density Residential which allows for three 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 the 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 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 complementary to existing development in the immediate vicinity of the project site and the surrounding neighborhood. The development as proposed shall also be compatible in scale, apparent bulk, and massing with such existing development in the surrounding neighborhood. Site planning on or near the perimeter of the development shall give consideration to the protection of surrounding areas from potential adverse effects.*

The property is located within the Low Residential (LR) Zone and the Scaled Residential Overlay Zone (SROZ). Properties



surrounding the subject property are located within the same zone. Neighboring properties are developed with a mix of one and two story, single-family residences. The originally approved two-story single family residence with an attached garage and a detached guest house with an attached garage area currently under construction. The proposed modifications and square footage additions, as designed, are consistent with the permitted uses of the underlying LR Zone as described in SBMC Sections 17.20.010 and 17.12.020. The proposed modifications are 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 other specific plan areas. As a condition of project approval, the Applicant shall obtain a Coastal Development Permit, Waiver or Exemption from the California Coastal Commission prior to the issuance of a Building Permit.

- b. *Building and Structure Placement: Buildings and structures shall be sited and designed to minimize adverse impacts on the surrounding properties and designed in a manner which visually and functionally enhance their intended use and complement existing site topography. Multi-family residential buildings shall be sited to avoid crowding and to allow for a functional use of the space between buildings.*

The proposed project modifications would not change the footprint of the originally approved house or the detached guest house. The modifications include a 13 square foot addition to the second story of the primary residence as well as a 168 square foot addition to the detached guest house. The guest house will be converted to an Accessory Dwelling Unit and the Applicant will record a deed restriction restricting the rental of the ADU to a lower income household in order to have the requirement of a new or separate utility connection for the ADU waived.

The addition to the ADU would include an increase in width of approximately two feet and an overhang over the outdoor patio that would be surrounded on three sides by full sized walls and covered and would require 73 square feet of covered patio to be included in the calculation of floor area. The square footage of the ADU would also increase because the originally exempt guest house parking space would now count towards the calculation of floor area. The approved design provided that parking space in the guest house garage and therefore, the original project was given a 600 square foot exemption for required parking. According to the ADU regulations, an additional parking space is not required if the proposed ADU is within one-half mile of a public transit stop. The

project site is approximately 2,000 feet from a public transit stop and therefore, only 400 square feet of required parking for the primary structure can be exempt from the calculation of floor area.

- 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. To the maximum extent practicable, landscaping and plantings shall be used to screen parking areas, storage areas, access roads, and other service uses of the site. Trees and other large plantings shall not obstruct significant views when installed or at maturity. Drought tolerant plant materials and water conserving irrigation systems shall be incorporated into all landscaping plans.*

The proposed DRP/SDP modification will not change the originally approved landscape plans. The Applicant has already received approval of detailed construction landscape drawings that have been reviewed and approved by the City's third-party landscape architect for conformance with the conceptual plan. The Applicant will be required to install the landscape as approved and the City's third-party landscape architect will perform inspections prior to the final inspection.

- 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 DRP/SDP modification will not change the originally approved garage attached to the primary residence. The original project allowed for a 400 square foot exemption for the attached garage and a 200 square foot exemption for the required guest house parking space that was provided in the single-car garage attached to the guest house. The regulations for Accessory Dwelling Units do not require additional parking if the ADU is within one-half mile of a public transit stop. The proposed ADU is approximately 2,000 feet from a public transit stop. Therefore, the additional 200 square foot parking space exemption applied to the original project approval no longer applies to the project.

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

*adjacent to the site. Existing exposed or disturbed slopes shall be landscaped with native or naturalized non-native vegetation and existing erosion problems shall be corrected.*

No additional grading is required with the DRP and SDP modification.

- 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 a DRP/SDP modification to add square footage to an approved single-family residence and detached ADU with attached garages; 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/SDP Modification. As a condition of project approval, the Applicant shall obtain approval from the CCC prior to issuance of Building Permits.

- 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 provide for and adhere to all of the conditions of the original project approval of Resolution 2016-094.
- II. The Applicant shall pay required Development Fees for the proposed Accessory Dwelling Unit (ADU).
- III. Building Permit plans must be in substantial conformance with the plans presented to the City Council on January 23, 2019 and located in the project file with a submittal date of December 4, 2018.
- IV. Prior to requesting a framing inspection, the Applicant will be required to submit a height certification signed by a licensed land surveyor certifying that the modification to the primary residence will not exceed 24.01 feet in height above the existing grade or 124.17 feet above MSL.
- V. 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).
- VI. 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.
- VII. The Applicant shall rent the accessory dwelling unit to a lower income household, as defined annually by the State Department of Housing and Community Development at a rate that shall not exceed an amount which is equal to 30 percent of the gross monthly income of a low-income household, at 80 percent of the San Diego County median income, adjusted for household size.
- VIII. The Applicant shall file an annual agreement with the City's community development department documenting the household's eligibility to occupy the accessory unit.

- IX. The Applicant shall record a covenant specifying the property restrictions on the accessory dwelling unit for the 30-year term.
  - X. The Applicant shall assign the covenant using a form of assignment and assumption approved by the director of community development in the director's reasonable direction in the event that the property is transferred or sold.
- 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.

SPECIFIC CONDITIONS:

- I. FIRE RESISTIVE CONSTRUCTION REQUIREMENTS FOR AN ALTERNATIVE METHOD & MATERIAL PER CFC SECTION 104.9: Detached ADU structure shall meet all the requirements with current California Building Code Chapter 7A.

STANDARD CONDITIONS:

- II. 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.
  - Fire access (driveway) shall be a minimum of 16 feet in width, which will extend to within 168 feet of all portions of the exterior walls of the first story of the detached ADU.
  - The detached ADU shall mitigate with compliance of the current code of CBC Chapter 7A.
- III. 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.

- IV. 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.
  - V. 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.
  - VI. AUTOMATIC FIRE SPRINKLER SYSTEM-ONE AND TWO FAMILY DWELLINGS: Structures shall be protected by an automatic fire sprinkler system designed and installed to the satisfaction of the Fire Department. Plans for the automatic fire sprinkler system shall be approved by the Fire Department prior to installation.
    - Both single family dwelling and detached ADU shall be protected with an automatic fire sprinkler system.
  - VII. CLASS "A" ROOF: All structures shall be provided with a Class "A" Roof covering to the satisfaction of the Solana Beach Fire Department.
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 and SDP modification 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 APPLICANTS:** Pursuant to Government Code Section 66020, you are hereby notified that the 90-day period to protest the imposition of the fees, dedications, reservations or other exactions described in this resolution commences on the effective date of this resolution. To protest the imposition of any fee, dedications, reservations or other exactions described in this resolution you must comply with the provisions of Government Code Section 66020. Generally the resolution is effective upon expiration of the tenth day following the date of adoption of this resolution, unless the resolution is appealed or called for review as provided in the Solana Beach Zoning Ordinance.

**PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Solana Beach, California, held on the 23<sup>rd</sup> day of January 2019, by the following vote:

AYES: Councilmembers –

NOES: Councilmembers –

ABSENT: Councilmembers –

ABSTAIN: Councilmembers –

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DAVID A. ZITO, Mayor

APPROVED AS TO FORM:

ATTEST:

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JOHANNA N. CANLAS, City Attorney

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ANGELA IVEY, City Clerk



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** July 13, 2016  
**ORIGINATING DEPT:** Community Development Department  
**SUBJECT:** **Public Hearing: Request for a Minor Subdivision (SUB) and a DRP and SDP to Construct a Single-Family Residence on Each of the Resulting Lots Located at 335 S. Rios Avenue. (Case # 17-15-41 and 42; Applicants: Peter and Vicky Silvester) Resolution Nos. 2016-093, 2016-094 and 2016-095**

## BACKGROUND:

The Applicants, Peter and Vicky Silvester, are requesting City Council approval of a Minor Subdivision (SUB) to subdivide their existing 40,966 square foot property at 335 S. Rios Avenue into two single-family residential lots. The northern lot would be 16,912 square feet and the southern lot would be 24,054 square feet. If the Council is able to make the required findings to approve the SUB, the Applicants are requesting that they also approve a Development Review Permit (DRP) and an administrative Structure Development Permit (SDP) to demolish the existing structures and develop the newly created parcels. The residence proposed on the northern lot would be 3,590 square feet with an attached 478 square foot garage and a detached 600 square foot guest house with its own attached 300 square foot garage. The residence proposed on the southern lot would be 4,658 square feet with an attached 732 square foot garage and a detached 424 square foot guest house. The existing lot is located on the west side of South Rios Avenue within the Low Residential (LR) and Scaled Residential Overlay Zone (SROZ).

The maximum proposed building height for the northern residence would be 24.67 feet above the existing/proposed grade and 127.33 feet above Mean Sea Level (MSL) and the southern residence would be 24.30 feet above the existing grade and 125.42 feet above MSL. The proposed grading consists of approximately 260 cubic yards of cut and 2,050 cubic yards of fill with 1,790 cubic yards of import on the northern lot and 230 cubic yards of cut, 1,190 cubic yards of fill and 960 cubic yards of import on the southern lot. The project plans are provided in Attachment 1.

<b>CITY COUNCIL ACTION:</b>	Approved 5/0
_____	Resolution 2016-093, Resolution 2016-094, _____
_____	Resolution 2016-095 _____



A minor SUB is required to create two single-family lots for private ownership. The project meets three thresholds for the requirement of a DRP, including: 1) construction in excess of 60 percent of the allowable floor area; 2) construction of a second story in excess of 35 percent of the total first-level floor area; and 3) grading an aggregate quantity greater than 100 cubic yards. Each residence requires a SDP because the proposed homes will exceed 16 feet in height above the existing grade.

The issue before the Council is whether to approve, approve with conditions, or deny the Applicants' request for a Minor SUB and if the Council can approve the SUB, whether to approve, approve with conditions, or deny a DRP and an administrative SDP for the development of each of the parcels resulting from the SUB.

**DISCUSSION:**

The existing 40,966 gross square-foot and 38,908 net square-foot lot is located on the west side of S. Rios Avenue within the LR Zone and the SROZ. A majority of the existing lot is undeveloped, with the approved SUB, the northern lot would be vacant and the southern lot would have an existing residence of 1,806 square feet. With the proposed project, the Applicants would demolish all existing structures onsite.

The proposed minor SUB is consistent within the maximum density allowed for the LR Zone which is three dwelling units (du) per net acre (ac). In order to determine the number of units allowed for the site, the Municipal Code indicates that the calculation would use the net lot area (38,908 square foot) and the following calculation:

net lot size in acres x number of dwelling units per acre = number of units allowed

If the calculation results in a fractional number of 0.7 or greater, the number of units can be rounded up to the nearest whole number. The density range for the 38,908 square foot or 0.893 acre (net) parcel is as follows:

0.893 ac X 3 du/ac = 2.679 du/ac permitted

In addition, Solana Beach Municipal Code (SBMC) Section 17.20.030(B)(4) indicates that subdivisions located in or in proximity to sensitive lands such as steep slopes, coastal bluffs and wetlands shall adjust the allowed density according as follows:

<b>Table 17.20.030-C</b>	
<b>Density Adjustments for Sensitive Lands</b>	
<b>Area Type</b>	<b>Density Adjustment Multiplier</b>
Wetland Areas	0.00
Slopes less than 25% grade	1.00
Slopes 25% to 40% grade and not also in another sensitive area	0.50
Slopes greater than 40% grade	0.00

Slopes of 25% or greater grade: 1. Along Coastal Bluffs 2. Uplands Adjoining the San Elijo Lagoon	0.00
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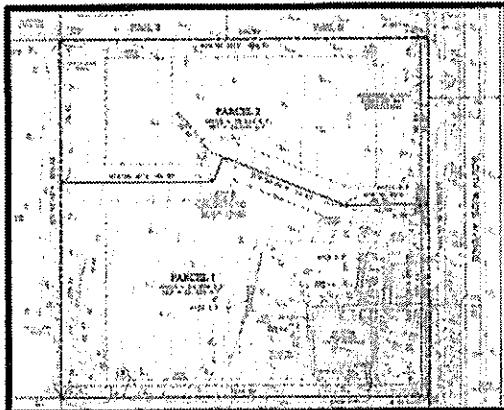
The Applicants provided a Slope Analysis Exhibit as sheet 1 of 3 of the Tentative Parcel Map Plans (Attachment 1) that shows the density adjustment of the existing parcel according to Table 17.20.030-C as follows:

<b>Density Adjustment Multiplier</b>				
Slope Range %	Density Adjustment Factor	Adjusted Density (DU/Net Acre)	Area (Acre)	Number of Units Permitted
0-25	1.0	3	0.890	2.67
25-40	0.5	3	0.003	0.004
40-100	0	0	0	0
<b>Total Units:</b>				<b>2.674 or 2</b>

The project proposes 2 dwelling units which is 2.24 du/ac, which is within the density range allowed by the LR.

The LR Zone has a required minimum lot area of 14,000 square feet, a minimum street frontage of 65 feet and a minimum depth of 100 feet. The existing parcel has 200 feet of street frontage and is 204 feet in depth and is 40,966 gross square feet in area. With the proposed subdivision, the Engineering Department would require a 4-foot dedication to construct public improvements including a rolled curb and a decomposed granite parkway along the frontage of S. Rios Avenue. As designed, the proposed subdivision is in conformance with the minimum lot size requirements. The proposed northern lot would have approximately 92 feet of street frontage and 200 feet in depth and a total lot area of 16,912 square feet. The proposed southern lot would have approximately 107 feet of street frontage, 200 feet in depth with and a lot area of 24,054 square feet.

The proposed division line between the proposed northern and southern lots would not be a straight line but is proposed in a zigzag in order to provide a view corridor towards Fletcher Cove Park between the two structures as shown on the plan below:



The use is consistent with the General Plan, which designates the property as Low Density Residential. Policy LU-2 of the Land Use Element indicates that it is the intent of the land use plan to include residential land uses comprising a range of housing types, locations, and densities. Per SBMC Section 17.20.010(B), the LR Zone is intended for single-family residences developed at a maximum density of three dwelling units per acre. Other compatible uses such as accessory dwelling units, home occupations, religious institutions, educational institutions, parks and recreation facilities, and public utilities are permitted or conditionally permitted.

The proposed lots are within the SROZ and also the Coastal Zone and, as a condition of approval, the Applicants will be required to obtain a Coastal Development Permit, Waiver, or Exemption from the California Coastal Commission prior to the issuance of a building permit for each of the proposed residences.

Table 1 (below) provides a comparison of the SBMC applicable zoning regulations with the Applicants' proposed design.

<b>Table 1</b>				
<b>LOT INFORMATION</b>				
<b>Property Address:</b>	North Lot	<b>Zoning Designation:</b>	LR (3 du/ac)	
<b>Lot Size:</b>	16,912 ft <sup>2</sup>	<b># of Units Allowed:</b>	2 Dwelling Unit	
<b>Max. Allowable Floor Area:</b>	4,729 ft <sup>2</sup>	<b># of Units Requested:</b>	2 Dwelling Unit	
<b>Proposed Floor Area:</b>	4,368 ft <sup>2</sup>	<b>Setbacks:</b>	<b>Required</b>	<b>Proposed</b>
<b>Below Max. Floor Area by:</b>	361 ft <sup>2</sup>	Front	25 ft.	30 ft. *
<b>Max. Allowable Height:</b>	25 ft.	Side (S)	10 ft.	10 ft.
<b>Max. Proposed Height:</b>	24.30 ft.	Side (N)	10 ft.	15.5 ft. *
<b>Highest Point/Ridge:</b>	125.42 MSL	Rear	25 ft.	83 ft. *
<b>Overlay Zone(s):</b>	SROZ			
* Setbacks are different for the proposed guest house				
<b>PROPOSED PROJECT INFORMATION</b>				
<b>Floor Area Breakdown:</b>		<b>Required Permits:</b>		
Proposed First Floor	2,359 ft <sup>2</sup>	<b>SUB:</b> A Minor SUB is required to subdivide the existing parcel to create two single-family		
Proposed Attached Garage	478 ft <sup>2</sup>			

Proposed Second Floor	1,231 ft <sup>2</sup>	residential parcels.
Subtotal	4,068 ft <sup>2</sup>	
Detached Guest House	600 ft <sup>2</sup>	DRP: A DRP is required for grading in excess of 100 aggregate cubic yards, constructing a structure that exceeds 60% of the maximum allowable floor area and for a structure with a second story that exceeds 35% of the floor area of the first story.
Detached Guest House Garage	300 ft <sup>2</sup>	
Total Square Footage	4,968 ft <sup>2</sup>	
Required Parking Exemption	- 600 ft <sup>2</sup>	
<b>Total Floor Area Proposed</b>	<b>4,368 ft<sup>2</sup></b>	SDP: A SDP is required for a new structure that exceeds 16 feet in height as measured from the existing grade.
<p><b>Proposed Grading:</b> Cut: 230 cubic yards Fill: 1,190 cubic yards Import: 960 cubic yards  <b>Proposed Parking:</b> Attached 2-car garage and guest house single-car garage  <b>Proposed Fences and Walls:</b> Yes  <b>Proposed Guest House:</b> Yes</p>		

**Table 2**

LOT INFORMATION				
Property Address:	South Lot	Zoning Designation:	LR (3 du/ac)	
Lot Size:	24,054 ft <sup>2</sup>	# of Units Allowed:	2 Dwelling Unit	
Max. Allowable Floor Area:	5,243 ft <sup>2</sup>	# of Units Requested:	2 Dwelling Unit	
Proposed Floor Area:	5,214 ft <sup>2</sup>	Setbacks:	Required	Proposed
Below Max. Floor Area by:	29 ft <sup>2</sup>	Front	25 ft.	25 ft. *
Max. Allowable Height:	25 ft.	Side (S)	10 ft.	10 ft.
Max. Proposed Height:	24.67 ft.	Side (N)	10 ft.	22 ft. *
Highest Point/Ridge:	127.33 MSL	Rear	25 ft.	89 ft. *
Overlay Zone(s):	SROZ	*Proposed setbacks are different for the proposed guest house		
PROPOSED PROJECT INFORMATION				
<b>Floor Area Breakdown:</b>		<b>Required Permits:</b>		
Proposed First Floor	2,341 ft <sup>2</sup>	DRP: A DRP is required for a structure that exceeds 60% of the maximum allowable floor area and for a structure with a second story that exceeds 35% of the floor area of the first story.		
Proposed Attached Garage	732 ft <sup>2</sup>			
Proposed Second Floor	2,317 ft <sup>2</sup>			
Subtotal	5,390 ft <sup>2</sup>			
Proposed Detached Guest House	424 ft <sup>2</sup>			
Total Square Footage Proposed	5,814 ft <sup>2</sup>	SDP: A SDP is required for a new structure that exceeds 16 feet in height as measured from the existing grade.		
Garage Exemption	- 600 ft <sup>2</sup>			
<b>Total Floor Area Proposed</b>	<b>5,214 ft<sup>2</sup></b>			
<b>Proposed Grading:</b> Cut: 260 cubic yards Fill: 2,050 cubic yards Import: 1,790 cubic yards		<b>Existing Development:</b> 1,806 square foot lot to be demolished		
<b>Proposed Parking:</b> Attached 3-car garage				
<b>Proposed Fences and Walls:</b> Yes				
<b>Proposed Guest House:</b> Yes				

Staff has prepared draft findings for approval of the project in the attached Resolutions for Council's consideration based upon the information in this report. Conditions from the Community Development, Engineering and Fire Departments have been incorporated into the Resolutions of Approval. The Council may direct Staff to modify the Resolution to reflect the findings and conditions as it deems appropriate as a part of the Public Hearing process. If the Council determines the project is to be denied, Staff will prepare a Resolution of Denial for adoption at a subsequent Council meeting.

The following is a discussion of the findings for minor SUB as each applies to the proposed project as well as references to recommended conditions of approval contained in Resolution 2016-093 (Attachment 2). The individual DRP and an administrative SDP for the development of each of the lots will follow in a separate section and a separate resolution for each lot is provided in Attachment 3 and 4.

#### **Minor Subdivision Compliance:**

The project must comply with the subdivision criteria contained SBMC Section 16.24.140(F) (Subdivisions). This section specifies that the City Council may approve, or conditionally approve, a tentative parcel map only if all of the findings can be made. The nine findings are:

- 1. The proposed map is consistent with applicable general and specific plans and applicable provisions of SBMC Title 17;*
- 2. The design or improvement of the proposed subdivision is consistent with applicable provisions of SBMC Title 17;*
- 3. The site is physically suitable for the type of development;*
- 4. The site is physically suitable for the proposed density of development;*
- 5. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat; unless an environmental impact report was prepared in respect to the project and a finding was made pursuant to Section 21081(c) of the Public Resources Code that specific economic, social or other considerations make infeasible the mitigation measures or project alternatives identified in the environmental impact report;*
- 6. The design of the subdivision or the type of improvements is not likely to cause serious public health problems;*
- 7. The design of the subdivision or the type of improvements will not conflict with easements of record or easements established by court judgment,*

*acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection, the city engineer may approve a map if he finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public;*

- 8. In the case of the conversion of residential real property to a common interest development project, the notices to tenants required by law have been or will be given as required by the Subdivision Map Act*
- 9. Subject to the exceptions contained in Section 66474.4 of the Government Code, that the property is not subject to a contract entered into pursuant to the Land Conservation Act of 1965 (Williamson Act) and the parcels resulting from the subdivision would be too small to sustain agricultural use. The determination of ability to sustain agriculture use shall be made according to the provisions of Section 66474.4 of the Government Code.*

The proposed subdivision is consistent with the General Plan, which designates the property as Low Density Residential and allows up to three dwelling units per acre. The proposed development is equivalent to 2.24 dwelling units per acre. The proposed development is consistent with the objectives of the General Plan to encourage the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods. In addition, one of the policies of the Land Use Element is to include residential land uses comprising of a range of housing types, locations and densities. The surrounding properties are also designated LR.

Per SBMC Section 17.20.010(B), the LR Zone is intended for residential development in areas characterized by detached single-family homes on older subdivided lots. Within the Scaled Residential Overlay Zone (SROZ), development in the LR Zone shall also be subject to the SROZ superseding development regulations. The proposed project is consistent with all applicable requirements of the Zoning Ordinance (Title 17), including Chapter 17.20, which delineates maximum allowable Density, Permitted Uses and Structures, and the minimum lot dimensions for the LR Zone. Compliance with the SROZ will be discussed later in this report when the proposed development of each lot is discussed.

The design of the subdivision and proposed improvements are not likely to cause substantial environmental damage and/or avoidably injure fish or wildlife or their habitat. No Environmentally Sensitive Habitat Area or biological resources have been identified on the property according to LUP exhibit 3-8. No fish or wildlife have been identified as native or transitive to this site. The project site has no value as habitat for endangered, rare, or threatened species. This project was found exempt from the California Environmental Quality Act (CEQA) and did not warrant the preparation of an environmental impact report.

The proposed subdivision will not conflict with any easements of record and the property is not subject to a contract entered into pursuant to the Land Conservation Act of 1965 (Williamson Act). Notices to tenants required by law have been or will be given as required by the Subdivision Map Act.

**Development Review Permit Compliance (SBMC Section 17.68.040): The following is a review of the proposed development for the northern lot:**

In addition to meeting the zoning requirements, the project must also be found in compliance with the 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 Council may approve, or conditionally approve, a DRP for the development of the northern lot only if all of the findings listed below can be made. Resolution 2016-094 (Attachment 3) provides the full discussion of the following findings:

1. The proposed development is consistent with the general plan and all applicable requirements of the zoning ordinance including special regulations, overlay zones, and specific plans.
2. The proposed development complies with the development review criteria.
3. All required permits and approvals 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 applicants obtaining the required permit or approval from the other agency.

If the above findings cannot be made, the Council shall deny the DRP. The following is a discussion of the applicable development review criteria as they relate to the proposed project.

#### Relationship with Adjacent Land Uses:

The property, as well as the adjacent properties to the north, east and south, are zoned LR. Properties to the west are zoned Special Commercial (SC). Neighboring properties are developed with a mix of one- and two-story, single-family residences. The subject site is located on the west side of S. Rios Avenue. The project, as designed and conditioned, would be consistent with permitted uses for the LR Zone and could be found consistent with the General Plan, which designates the property as Low Density Residential. The proposed development may be found 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.

#### Building Structure and Placement:

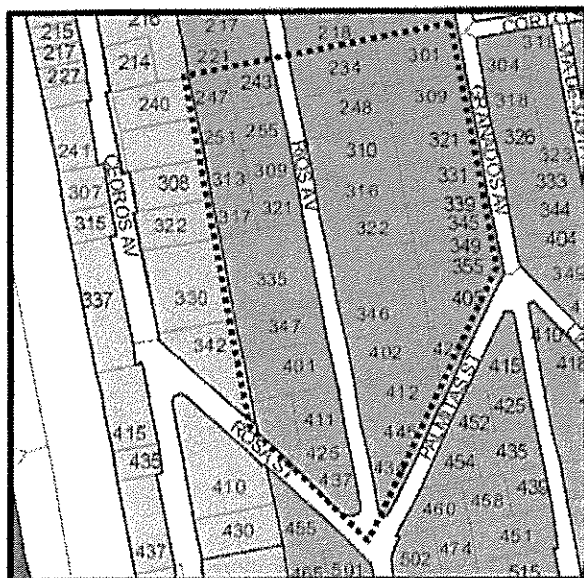
The existing property gradually slopes downward from east to west approximately 22 feet in elevation. The finished floor of the proposed residence would be approximately 11 feet below the finished surface elevation of S. Rios Avenue. Therefore, the residence would appear to be the height of a single story from the street. A driveway is proposed along the northern property line that would provide access to the garage attached to the primary residence as well as the garage attached to the detached guest house.

The proposed residence and attached garage would follow the angle of the proposed dividing line between the two parcels. Within the buildable area, toward the rear of the property, the Applicants are proposing a single-story detached guest house with its own attached single car garage. A patio and swimming pool are proposed between the principal structure and the proposed detached guest house. Guest houses are allowed within the LR Zone provided they are on a lot that exceeds 10,000 square feet and the combined square footage of the principal structure and the guest house do not exceed the maximum allowable floor area ratio for the property. As a condition of approval, a deed restriction shall be recorded against the property prohibiting kitchens or cooking facilities, separate gas or electrical meters and the rental or lease of the guest house are prohibited as required by SBMC Section 17.20.040(C). The proposed structures would comply with the required setbacks applicable to the LR Zone.

#### Neighborhood Comparison:

Staff compared the proposed project to 37 properties within the surrounding area that are located within the LR Zone on both sides of S. Rios Avenue and the west side of S. Granados Avenue north of Rosa and Palmitas Street.





The properties in the comparison area have a maximum Floor Area allowance that is calculated using the tiered formula of the SROZ which is 0.50 for the first 6,000 square feet of lot area, 0.175 for the lot area from 6,001 to 15,000 square feet. Thus, the maximum allowable floor area for this 16,912 square foot lot is calculated as follows:

0.50 for the first 6,000 ft <sup>2</sup> =	3,000 ft <sup>2</sup>
0.175 for 6,001 to 15,000 ft <sup>2</sup> =	1,575 ft <sup>2</sup>
0.10 for 15,001 to 20,000 ft <sup>2</sup> =	154 ft <sup>2</sup>
<b>Maximum Allowable Floor Area =</b>	<b>4,729 ft<sup>2</sup></b>

The existing homes in the comparison area range in size from 1,018 square feet to 5,559 square feet, according to the County Assessor records. It should be noted that the County Assessor does not include the garage, phantom space or porch areas, or accessory buildings in their total square footage. Accordingly, the building area of the proposed project has been calculated for comparison purposes as follows:

Project Gross Building Area	4,968 ft <sup>2</sup>
Subtract Garage	-890 ft <sup>2</sup>
Subtract Guest House and Garage	-900 ft <sup>2</sup>
<b>Project Area for Comparison to the Assessor's Data</b>	<b>3,178 ft<sup>2</sup></b>

Table 2, below, provides the data for each property including approximate lot size, existing building area on each lot, and the maximum allowable square footage for existing and potential new development.

<b>Table 2:</b>						
#	Property Address	Lot Size in ft <sup>2</sup> (GIS)	Existing ft <sup>2</sup> Onsite (Assessor's)	Proposed /Recently Approved ft <sup>2</sup>	Max. Allowable ft <sup>2</sup> S.R.O.Z.	Zone
1.	234 S Rios Ave	20,727	1,734		5,111	LR
2.	301 S Granados Ave	23,249	4,372		5,237	LR
3.	309 S Granados Ave	17,719	1,976		4,847	LR
4.	248 S Rios Ave	20,258	1,018		5,070	LR
5.	310 S Rios Ave	19,523	1,950		5,027	LR
6.	321 S Granados Ave	20,450	4,447		5,098	LR
7.	331 S Granados Ave	20,510	2,937		5,101	LR
8.	316 S Rios Ave	20,097	1,526	5,065	5,080	LR
9.	339 S Granados Ave	11,251	1,901	3,359	3,919	LR
10.	345 S Granados Ave	9,736	3,718		3,654	LR
11.	349 S Granados Ave	9,733	3,755		3,653	LR
12.	355 S Granados Ave	10,236	1,024		3,742	LR
13.	346 S Rios Ave	19,291	3,937		5,004	LR
14.	405 S Granados Ave	20,348	4,353		5,127	LR
15.	402 S Rios Ave	21,681	1,231	5,009	5,159	LR
16.	445 Palmitas Street	14,925	5,559		4,562	LR
17.	434 S Rios Ave	13,153	1,224		4,212	LR
18.	322 S Rios Ave	19,091	1,895		4,984	LR
19.	S Rios Ave	10,110	vacant		3,719	LR
20.	330 S Rios Ave	11,776	3,682	4,271	4,012	LR
21.	425 Palmitas Street	20,236	3,055		5,087	LR
22.	412 S Rios Ave	9,719	1,764		3,651	LR
23.	243 S Rios Ave	11,352	2,329		3,937	LR
24.	255 S Rios Ave	10,929	3,605		3,863	LR
25.	309 S Rios Ave	11,206	1,828		3,911	LR
26.	321 S Rios Ave	10,446	1,828		3,778	LR
27.	<b>335 S Rios Ave N</b>	<b>16,912</b>	<b>N/A</b>	<b>3,178</b>	<b>4,729</b>	<b>LR</b>
	<b>335 S Rios Ave S</b>	<b>24,054</b>	<b>1,806</b>	<b>4,658</b>	<b>5,278</b>	<b>LR</b>
28.	347 S Rios Ave	18,517	3,394		4,927	LR
29.	401 S Rios Ave	23,149	2,017		5,232	LR
30.	411 S Rios Ave	13,033	unavailable		4,231	LR
31.	0 Rosa Street	12,404	vacant		4,121	LR
32.	425 S Rios Ave	9,962	2,764		3,693	LR
33.	437 S Rios Ave	10,127	2,992		3,722	LR
34.	317 S Rios Ave	9,022	1,472		3,529	LR
35.	313 S Rios Ave	9,406	2,216		3,596	LR
36.	251 S Rios Ave	9,216	1,814		3,563	LR
37.	247 S Rios Ave	9,295	1,814		3,577	LR

#### 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. It should be noted that fences and walls are measured from the pre-existing grade.

The Applicants propose to construct retaining walls at varying heights around the majority of the perimeter of property. Portions of the perimeter would also have fencing above the retaining walls in order to comply with the building code regulations for swimming pools. The proposed perimeter walls and fences would be stepped as the elevation changes so as to comply with the maximum height requirements of fences within required setbacks. Proposed fence and wall details are included on the Landscape Plan and Grading Plan.

Retaining walls are also proposed along the north side of the driveway to support the higher grade on the adjacent property, provide a pedestrian staircase from S. Rios Avenue to the proposed entry, and around the proposed swimming pool patios for the primary structure and the proposed detached guest house.

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

#### Landscape:

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

#### Parking:

SBMC Section 17.52.040(A) and the Off-Street Parking Design Manual (OSPDM) require two off-street parking spaces for a single-family residence and one additional parking space for a guest house. The proposed floor plan shows a garage attached to the house that accommodates two parking spaces that are 9' X 19' clear of obstruction and a garage attached to the proposed guest house that accommodates one additional parking space that is 9' X 19' clear of obstruction. SBMC Section 17.08.030 indicates that required parking up to 200 square feet per parking space provided in a garage is exempt from the calculation of floor area. Three spaces are required, therefore, 600 square feet of garage area has been exempted from the calculation of floor area for the project.

#### Grading:

The Applicants are proposing approximately 260 cubic yards of cut and 2,050 cubic yards of fill and 1,790 cubic yards of import of grading to provide the driveway access along the northern property line, proposed flat building pads for the proposed residence, detached guest house and the proposed patios around the proposed pool. Additional grading would take place in order to provide site improvements around the proposed residence. The proposed grading will blend with the existing topography on and adjacent to the property. Where the grade elevations are higher on the adjacent property, the Applicants are proposing to construct retaining walls to support the higher grade.

#### Lighting:

Conditions of project approval include that all new exterior lighting fixtures comply with the City-Wide Lighting Regulations of the Zoning Ordinance (SBMC Section 17.60.060).

#### Usable Open Space:

The project consists of a minor subdivision and the development of a single-family residence with an attached garage and a detached guest house with its own attached guest house garage on the northern lot. Therefore, usable open space and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040(J).

#### Structure Development Permit Compliance (SBMC Chapter 17.63):

The proposed structure exceeds 16 feet in height above the existing grade. Therefore, the project shall comply with all of the requirements of SBMC Chapter 17.63 View Assessment. The Applicants were required to complete the SDP process. A final story pole height certification was issued by a licensed land surveyor on May 10, 2016, which showed the highest point of the story poles at 125.42 feet above Mean Sea Level (MSL) and the tallest point of the structure with a maximum building height of 24.30 feet

measured above the existing grade. Notices to apply for View Assessment were mailed to property owners and occupants within 300 feet of the project site, and the deadline to file for View Assessment was June 20, 2016. No applications for View Assessment were received; therefore, if the Council is able to make the required findings to approve the DRP, the SDP would be approved administratively.

As a condition of approval, two height certificates prepared by a licensed land surveyor will be required prior to the framing inspection certifying that the highest point of the structure and any proposed roofing materials does not exceed 125.42 feet above MSL and that the tallest portion of the structure does not exceed 24.30 feet above the pre-existing grade.

**Development Review Permit Compliance (SBMC Section 17.68.40): The following is a review of the proposed development for the southern lot:**

In addition to meeting the zoning requirements, the project must also be found in compliance with the development review criteria. The following is a list of the development review criteria topics:

- Relationship with Adjacent Land Uses
- Building and Structure Placement
- Landscaping
- Roads, Pedestrian Walkways, Parking and Storage Areas
- Grading
- Lighting
- Usable Open Space

The Council may approve, or conditionally approve, a DRP for the southern lot only if all of the findings listed below can be made. Resolution 2016-095 (Attachment 4) provides the full discussion of the following findings:

1. The proposed development is consistent with the general plan and all applicable requirements of the zoning ordinance including special regulations, overlay zones, and specific plans.
2. The proposed development complies with the development review criteria.
3. All required permits and approvals 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 applicants obtaining the required permit or approval from the other agency.

If the above findings cannot be made, the Council shall deny the DRP. The following is a discussion of the applicable development review criteria as they relate to the proposed project.

#### Relationship with Adjacent Land Uses:

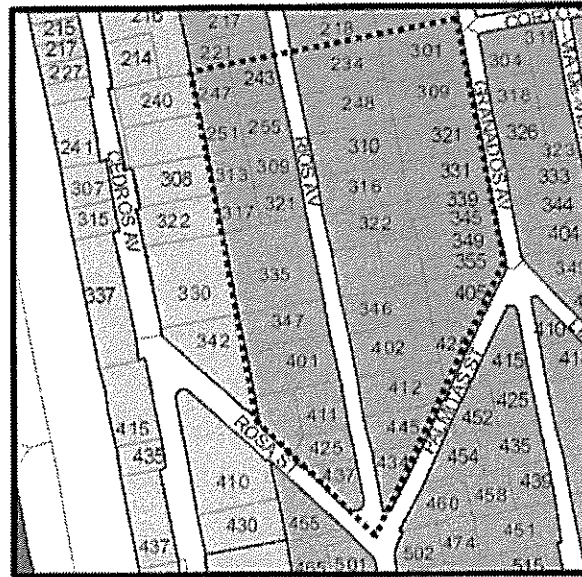
The property, as well as the adjacent properties to the north, east and south, are zoned LR. Properties to the west are zoned Special Commercial (SC). Neighboring properties are developed with a mix of one- and two-story, single-family residences. The subject site is located on the west side of S. Rios Avenue. The project, as designed and conditioned, would be consistent with permitted uses for the LR Zone and could be found consistent with the General Plan, which designates the property as Low Density Residential. The proposed development may be found 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.

#### Building Structure and Placement:

The proposed residence would be 24.33 feet in height as measured from the existing grade along the eastern elevation, however, the proposed finished floor would be at 104 feet above Mean Sea Level (MSL) which is approximately nine feet lower than the finished surface elevation of S. Rios Avenue, so the structure would appear be approximately 15.33 feet in height as viewed from S. Rios Avenue. A driveway will follow the angled northern property line and provide access to the attached garage. The proposed residence is a backward "L" shape. The residence is proposed along the front yard setback line within the buildable lot area with the attached garage along the northern property line. The Applicants are proposing a detached, single-story, guest house along the southern property line. In the area between the guest house, the residence and the attached garage the Applicants are proposing a swimming pool, spa, patio and fire pit. A condition of approval will require a deed to be recorded against the property prohibiting kitchens or cooking facilities, the rental or lease of a guest house, or the use of a guest house as a permanent residence for a second family on the premises as required by SBMC Section 17.20.040(C).

#### Neighborhood Comparison:

Staff compared the proposed project to 37 properties within the surrounding area that are located within the LR Zone on both sides of S. Rios Avenue and the west side of S. Granados Avenue north of Rosa and Palmitas Street.



The properties in the comparison area have a maximum Floor Area allowance that is calculated using the tiered formula of the SROZ which is 0.50 for the first 6,000 square feet of lot area, 0.175 for the lot area from 6,001 to 15,000 square feet. Thus, the maximum allowable floor area for this 24,054 square foot lot is calculated as follows:

0.50 for the first 6,000 ft <sup>2</sup> =	3,000 ft <sup>2</sup>
0.175 for 6,001 to 10,000 ft <sup>2</sup> =	1,575 ft <sup>2</sup>
0.10 for 10,001 to 15,000 ft <sup>2</sup> =	500 ft <sup>2</sup>
0.05 for square footage above 15,000 ft <sup>2</sup> =	203 ft <sup>2</sup>
<b>Maximum Allowable Floor Area =</b>	<b>5,278 ft<sup>2</sup></b>

The existing homes in the comparison area range in size from 1,018 square feet to 5,559 square feet, according to the County Assessor records. It should be noted that the County Assessor does not include the garage, phantom space or porch areas, or accessory buildings in their total square footage. Accordingly, the building area of the proposed project has been calculated for comparison purposes as follows:

Project Gross Building Area:	5,814 ft <sup>2</sup>
Subtract Guest House:	424 ft <sup>2</sup>
Subtract Garage:	- 732 ft <sup>2</sup>
<b>Project Area for Comparison to the Assessor's Data:</b>	<b>4,658 ft<sup>2</sup></b>

Table 2, below, provides the data for each property including approximate lot size, existing building area on each lot, and the maximum allowable square footage for existing and potential new development.

**Table 2:**

#	Property Address	Lot Size in ft <sup>2</sup> (GIS)	Existing ft <sup>2</sup> Onsite (Assessor's)	Proposed /Recently Approved ft <sup>2</sup>	Max. Allowable ft <sup>2</sup> S.R.O.Z.	Zone
1.	234 S Rios Ave	20,727	1,734	4,548	5,111	LR
2.	301 S Granados Ave	23,249	4,372		5,237	LR
3.	309 S Granados Ave	17,719	1,976		4,847	LR
4.	248 S Rios Ave	20,258	1,018		5,070	LR
5.	310 S Rios Ave	19,523	1,950		5,027	LR
6.	321 S Granados Ave	20,450	4,447		5,098	LR
7.	331 S Granados Ave	20,510	2,937		5,101	LR
8.	316 S Rios Ave	20,097	1,526	5,065	5,080	LR
9.	339 S Granados Ave	11,251	1,901	3,359	3,919	LR
10.	345 S Granados Ave	9,736	3,718		3,654	LR
11.	349 S Granados Ave	9,733	3,755		3,653	LR
12.	355 S Granados Ave	10,236	1,024		3,742	LR
13.	346 S Rios Ave	19,291	3,937		5,004	LR
14.	405 S Granados Ave	20,348	4,353		5,127	LR
15.	402 S Rios Ave	21,681	1,231		5,159	LR
16.	445 Palmitas Street	14,925	5,559		4,562	LR
17.	434 S Rios Ave	13,153	1,224		4,212	LR
18.	322 S Rios Ave	19,091	1,895		4,984	LR
19.	S Rios Ave	10,110	vacant		3,719	LR
20.	330 S Rios Ave	11,776	3,682	4,271	4,012	LR
21.	425 Palmitas Street	20,236	3,055		5,087	LR
22.	412 S Rios Ave	9,719	1,764		3,651	LR
23.	243 S Rios Ave	11,352	2329		3,937	LR
24.	255 S Rios Ave	10,929	3605		3,863	LR
25.	309 S Rios Ave	11,206	1,828		3,911	LR
26.	321 S Rios Ave	10,446	1,828		3,778	LR
27.	<b>335 S Rios Ave N</b>	<b>16,912</b>	<b>N/A</b>	<b>3,178</b>	<b>4,729</b>	<b>LR</b>
	<b>335 S Rios Ave S</b>	<b>24,054</b>	<b>1,806</b>	<b>4,658</b>	<b>5,278</b>	<b>LR</b>
28.	347 S Rios Ave	18,517	3,394		4,927	LR
29.	401 S Rios Ave	23,149	2,017		5,232	LR
30.	411 S Rios Ave	13,033	unavailable		4,231	LR
31.	0 Rosa Street	12,404	vacant		4,121	LR
32.	425 S Rios Ave	9,962	2,764		3,693	LR
33.	437 S Rios Ave	10,127	2,992		3,722	LR
34.	317 S Rios Ave	9,022	1,472		3,529	LR
35.	313 S Rios Ave	9,406	2,216		3,596	LR
36.	251 S Rios Ave	9,216	1,814		3,563	LR
37.	247 S Rios Ave	9,295	1,814		3,577	LR



#### 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. It should be noted that fences and walls are measured from the pre-existing grade.

The Applicants propose to construct a driveway gate across the proposed driveway within the buildable area. The gate will be connected to a fence and wall that is proposed to begin at the driveway gate where it meets the northern property line and continue around the perimeter of the lot until it reaches the southern side of the proposed kitchen area. The proposed design also includes retaining walls at varying heights around the property to support higher grades that surround the proposed yard area, patios around the proposed pool, a pedestrian sidewalk entry is also proposed from the higher elevation of S. Rios Avenue to the entry of the home. Proposed fence and wall details are included on the Landscape Plan and Grading Plan.

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

#### Landscape:

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

#### Parking:

SBMC Section 17.52.040(A) and the Off-Street Parking Design Manual (OSPDM) require two off-street parking spaces for a single-family residence and one additional parking space for a guest house. The proposed floor plan shows a garage that accommodates three parking spaces that are 9' X 19' clear of obstruction. SBMC Section 17.08.030 indicates that required parking up to 200 square feet per parking space provided in a garage is exempt from the calculation of floor area. Three spaces are required, therefore, 600 square feet of garage area has been exempted from the calculation of floor area for the project.

#### Grading:

The Applicants are proposing approximately 230 cubic yards of cut, 1,190 cubic yards of fill and 960 cubic yards of import on the southern lot. The existing lot slopes downward approximately 26 feet in elevation as you move from S. Rios Avenue west across the lot. The Applicants are proposing to grade the lot in order to provide a driveway along the northern property line and a pedestrian sidewalk from S. Rios Avenue to the lower elevation of the proposed entry to the residence. Grading is also proposed in order to provide usable patio areas around the proposed pool between the proposed residence and the detached guest house as well as a yard area and stormwater detention basin at the rear of the property. As designed, the proposed grading will blend with the existing topography adjacent to the lot. Retaining walls are proposed along the north side of the proposed driveway in order to support the higher grade on the lot to the north.

#### Lighting:

Conditions of project approval include that all new exterior lighting fixtures comply with the City-Wide Lighting Regulations of the Zoning Ordinance (SBMC Section 17.60.060).

#### Usable Open Space:

The project consists of a minor subdivision and a new single-family residence with an attached garage and a detached guest house on the southern lot. Therefore, usable open space and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040(J).

#### Structure Development Permit Compliance (SBMC Chapter 17.63):

The proposed structure exceeds 16 feet in height above the existing grade. Therefore, the project shall comply with all of the requirements of SBMC Chapter 17.63 View Assessment. The Applicants were required to complete the SDP process. A final story pole height certification was issued by a licensed land surveyor on April 20, 2016, which showed a maximum building height of 24.67 feet measured above the existing grade.

Notices to apply for View Assessment were mailed to property owners and occupants within 300 feet of the project site and the deadline to file for View Assessment was June 20, 2016. No applications for View Assessment were received; therefore, if the Council is able to make the required findings to approve the DRP, the SDP would be approved administratively.

As a condition of approval, a height certificate prepared by a licensed land surveyor will be required prior to the framing inspection certifying that the maximum height of the proposed addition will not exceed 24.67 feet above the existing/proposed grade or 127.33 feet above the MSL.

Public Hearing Notice:

Notices of the City Council Public Hearing for the project was published in the Union Tribune more than 10 days prior to the July 13, 2016 Public Hearing. The same public notices were mailed to property owners and occupants within 300 feet of the proposed project site, on June 30, 2016. As of the date of preparation of this Staff Report, Staff has not received any letters, phone calls, or emails from neighbors or interested parties in support of, or in opposition to, the proposed project.

In conclusion, the proposed project, as conditioned, meets the requirements in the Zoning Ordinance, is consistent with the General Plan, and could be found to meet the findings required to approve a DRP.

**CEQA COMPLIANCE STATEMENT:**

The Minor SUB is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Minor Land Divisions). Class 15 consists of the division of property in urbanized areas zoned for residential, commercial or industrial use into four or fewer parcels when the division is in conformance with the general Plan and Zoning and no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two years and the parcel does not have an average slope greater than 20%.

The proposed development of each of the parcels resulting from the subdivision is exempt from the CEQA pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the State CEQA Guidelines. Class 3 consists of the construction and location of limited numbers of new, small facilities or structures, installation of small equipment and facilities in small structures and the conversion of small structures from one use to another where only minor modification are made in the exterior of the structure. Examples of this exemption include, but are not limited to:

1. One single-family residence or a second dwelling unit in a residential zone. In urbanized areas up to three single family residences may be constructed or converted under this exemption.

According to the 2015 CEQA Statute and Guidelines an "Urbanized area" means either of the following:

- a. An incorporated city that meets either of the following criteria:
  1. Has a population of at least 100,000 persons.
  2. Has a population of less than 100,000 persons if the population of that city and not more than two contiguous incorporated cities combined equals at least 100,000 persons.

The City of Solana Beach is an incorporated city of approximately 13,236 people. The City of Encinitas, with a population of 61,588, and the City of San Diego, with a population of 1.356 million, are contiguous with the City of Solana Beach and combined the population exceeds 100,000 people; therefore, Solana Beach could be found to be an urbanized area. The proposed project has been reviewed and could be found to be consistent with the General Plan and all applicable zoning regulations. The project proposes the construction of three detached, single family dwelling units for private ownership and shared ownership of the remaining property. Therefore, the proposed project is exempt from CEQA pursuant to Sections 15315 and 15303.

**FISCAL IMPACT:** N/A

**WORK PLAN:** N/A

**OPTIONS:**

- Approve Staff recommendation and adopt the attached Resolutions to approve a minor SUB and approve a DRP/SDP for the development of each of the new parcels.
- Approve Staff recommendation and approve the minor SUB and if all of the required findings cannot be made for the development of the new parcels, deny one or both of the DRP/SDPs.
- Approve Staff recommendation subject to additional specific conditions necessary for the City Council to make all of the required findings for the approval of a SUB and a DRP/SDP for each of the new parcels.
- Deny the project if all of the required findings for the SUB, or the DRP/SDP for the development of each new parcel cannot be made.

**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 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, Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 and 15315 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt Resolution No. 2016-093 conditionally approving a minor subdivision at 335 S. Rios Avenue; Adopt Resolution No. 2016-094, conditionally approving a DRP and an administrative SDP to construct a new two-story 3,590 square foot, single-family residence with an attached 478 square-foot garage, a 600 square foot detached guest house with an attached 300 square foot garage on the northern parcel; and Adopt Resolution No. 2016-095, conditionally approving a DRP and an administrative SDP to construct a new two-story 4,658 square foot, single-family residence with an attached 732 square-foot garage and a 424 square foot detached guest house on the southern lot at 335 S. Rios Avenue, Solana Beach.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation



Gregory Wade, City Manager

Attachments:

1. Project Plans
2. Resolution No. 2016-093
3. Resolution No. 2016-094
4. Resolution No. 2016-095

**RESOLUTION 2016-094**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT AND AN ADMINISTRATIVE STRUCTURE DEVELOPMENT PERMIT FOR THE CONSTRUCTION OF A NEW TWO STORY SINGLE-FAMILY RESIDENCE WITH AN ATTACHED GARAGE AND A DETACHED GUEST HOUSE WITH ITS OWN ATTACHED GARAGE ON THE NORTHERN LOT CREATED BY THE SUBDIVISION OF PROPERTY LOCATED AT 335 SOUTH RIOS AVENUE, SOLANA BEACH**

**APPLICANTS: Peter and Vicky Silvester  
CASE NO.: 17-15-42 DRP/SDP**

**WHEREAS**, Peter and Vicky Silvester (hereinafter referred to as "Applicants"), have submitted an application for a Development Review Permit (DRP) and Structure Development Permit (SDP) 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 July 13, 2016, 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 resolves as follows:

1. That the foregoing recitations are true and correct.
2. That the request for a Development Review Permit and a Structure Development to construct a new 3,590 square foot two-story, single-family residence with an attached 478 square foot garage and a 600 square foot detached guest house with its own 300 square foot attached garage and perform associated site improvements on the northern lot created by the subdivision of 335 South Rios Avenue, is conditionally approved based upon the following Findings and subject to the following Conditions:

### 3. 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 Low Density Residential, which allows for single-family residential development with a maximum density of 3 dwelling units per acre. The development is also consistent with the objectives of the General Plan as it encourages the development and maintenance of healthy residential neighborhoods, the stability of transitional neighborhoods, and the rehabilitation of deteriorated neighborhoods.

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

The design of the new residence is consistent with the provisions for minimum yard dimensions (i.e., setbacks) and 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, as well as the adjacent properties to the north, east and south, are zoned LR. Properties to the west are zoned Special Commercial (SC). Neighboring properties are

developed with a mix of one- and two-story, single-family residences. The subject site is located on the west side of S. Rios Avenue. The project, as designed and conditioned, would be consistent with permitted uses for the LR Zone and could be found consistent with the General Plan, which designates the property as Low Density Residential. The proposed development may be found 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.

Guest houses are allowed within the LR Zone provided they are on a lot that exceeds 10,000 square feet and the combined square footage of the principal structure and the guest house do not exceed the maximum allowable floor area ratio for the property. The project has been conditioned to require that, prior to building permit issuance, the Applicants will be required to record a deed restriction on the property indicating that kitchens or cooking facilities, separate gas or electrical meters and the rental or lease of the guest house are prohibited as required by SBMC 17.20.040(C).

The property is not located within any of the City's Specific Plan areas; however, it is located within the boundaries of the Scaled Residential Overlay Zone (SROZ) and within the Coastal Zone. The project has been evaluated, and could be found to be in conformance with the regulations of the SROZ, which are discussed further later in this report. As a condition of project approval, the Applicants 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 existing property gradually slopes downward from east to west approximately 22 feet in elevation. The finished floor of the proposed residence would be approximately 11 feet below the finished surface elevation of S. Rios Avenue. Therefore, the residence would appear to be the height of a single story from the street. A driveway is proposed along the northern property line that would provide access to the garage attached to the primary residence as well as the garage attached to the detached guest house.



The proposed residence and attached garage would follow the angle of the proposed dividing line between the two parcels. Within the buildable area, toward the rear of the property, the Applicants are proposing a single-story detached guest house with its own attached single car garage. A patio and swimming pool are proposed between the principal structure and the proposed detached guest house.

The proposed project, as designed, is below the maximum allowable FAR for the property and meets the minimum required setbacks.

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

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

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

SBMC Section 17.52.040(A) and the Off-Street Parking Design Manual (OSPDM) require two off-street parking spaces for a single-family residence and one additional parking space for a guest house. The proposed floor plan shows a garage attached to the house that accommodates two parking spaces that are 9' X 19' clear of obstruction and a garage attached to the proposed guest house that accommodates one additional parking space that is 9' X 19' clear of obstruction. SBMC Section 17.08.030 indicates that required parking up to 200 square feet per parking space provided in a garage is exempt from the calculation of floor area. Three spaces are required, therefore, 600 square feet of garage area has been exempted from the calculation of floor area for the project.

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

The Applicants are proposing approximately 260 cubic yards of cut and 2,050 cubic yards of fill and 1,790 cubic yards of import of grading to provide the driveway access along the northern property line, proposed flat building pads for the proposed residence, detached guest house and the proposed patios around the proposed pool. Additional grading would take place in order to provide site improvements around the proposed residence. The proposed grading will blend with the existing topography on and adjacent to the property. Where the grade elevations are higher on the adjacent property, the Applicants are proposing to construct retaining walls to support the higher grade.

- 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 Section 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 Section 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 with an attached garage and a detached guest house with an attached garage; therefore, usable open space and recreational facilities are not required according to SBMC Section 17.20.040(J).

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

All required permits, including a Minor Subdivision and a Structure Development Permit, are being processed concurrently with the Development Review Permit.

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

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

- B. In accordance with Section 17.63.040 (Structure Development Permit) of the Solana Beach Municipal Code, the City Council finds the following:**

The proposed structure exceeds 16 feet in height above the existing grade. Therefore, the project shall comply with all of the requirements of SBMC Chapter 17.63 View Assessment. The Applicants were required to complete the SDP process. A final story pole height certification was issued by a licensed land surveyor on May 10, 2016, which showed the highest point of the story poles at 125.42 feet above Mean Sea Level (MSL) and the tallest point of the structure with a maximum building height of 24.30 feet measured above the existing grade. Notices to apply for View Assessment were mailed to property owners and occupants within 300 feet of the project

site, and the deadline to file for View Assessment was June 20, 2016. No applications for View Assessment were received; therefore, if the Council is able to make the required findings to approve the DRP, the SDP would be approved administratively.

As a condition of approval, two height certificates prepared by a licensed land surveyor will be required prior to the framing inspection certifying that the highest point of the structure and any proposed roofing materials does not exceed 125.42 feet above MSL and that the tallest portion of the structure does not exceed 24.30 feet above the pre-existing grade.

#### 4. CONDITIONS

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

##### A. Community Development Department Conditions:

- I. All of the conditions of approval of Resolution No. 2016-093 shall be met concurrent with or prior to the development of the subject parcel of land.
- II. The Applicants shall pay required Public Facilities Fees, as established by SBMC Section 17.72.020 and Resolution No. 1987-36.
- III. The Applicants shall pay the required Regional Transportation Congestion Program (RTCIP) Fee, per dwelling unit, prior to building permit issuance.
- IV. Building Permit plans must be in substantial conformance with the plans presented to the City Council on July 13, 2016, and located in the project file with a submittal date of October 28, 2015.
- V. Prior to requesting a framing inspection, the Applicants will be required to submit a height certification, signed by a licensed land surveyor, certifying that the building envelope (which is represented by the story poles) is in conformance with the plans as approved by the City Council on July 13, 2016 and the certified story pole plot plan, and will not exceed 24.30 feet in height from the proposed grade or 125.42 feet above MSL.
- VI. 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(O) and 17.60.070(C) (Fences and Walls).

- VII. The Applicants shall obtain required California Coastal Commission (CCC) approval of a Coastal Development Permit, Waiver or Exemption as determined necessary by the CCC, prior to the issuance of a grading or building permit.
  - VIII. 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.
  - IX. The Applicants shall comply with the current applicable water efficient landscape regulations of the Municipal Code Chapter 17.56 that are in place that the time of the Building Permit submittal.
  - X. Any new exterior lighting fixtures shall be in conformance with the City-Wide Lighting Regulations of SBMC Section 17.60.060.
  - XI. 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.
  - XII. Prior to issuance of building permits, the Applicants shall record a covenant pursuant to SBMC Section 17.20.040(C) (Guest Houses) and to the extent permitted by state law, specifying the property restrictions on the property. The covenant shall specify the following:
    - a. One additional off-street parking space shall be required.
    - b. The rental or lease of a guest house, or the use of a guest house as a permanent residence for a second family on the premises, shall be prohibited.
    - c. Kitchens and cooking facilities shall be prohibited.
    - d. Installation of a separate gas and/or electrical meter for the guest house shall be prohibited.
- B. Fire Department Conditions:
- I. F2 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. F5 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 a 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).
- III. F6 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.
- IV. F7 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.
- V. F13 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.
- VI. F14 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.

- VII. F15A AUTOMATIC FIRE SPRINKLER SYSTEM-ONE AND TWO FAMILY DWELLINGS: Structures shall be protected by an automatic fire sprinkler system designed and installed to the satisfaction of the Fire Department. Plans for the automatic fire sprinkler system shall be approved by the Fire Department prior to installation.
- VIII. F16 FIRE RESISTIVE CONSTRUCTION REQUIREMENTS FOR WILDLAND/URBAN INTERFACE AREAS: Structures shall meet all wildland/urban interface standards to the satisfaction of the Fire Department. Structures shall comply with current California Building Code Chapter 7A. (Guest House)
- IX. F18 CLASS "A" ROOF: All structures shall be provided with a Class "A" Roof covering to the satisfaction of the Solana Beach Fire Department.
- X. F21 SOLAR PHOTOVOLTAIC INSTALLATIONS (Solar Panels): Solar Photovoltaic systems shall be installed per the California Fire Code and Solana Beach Fire Department requirements.

C. Engineering Department Conditions:

- I. Obtain an Encroachment 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, sewer lateral connections, street improvements, and temporary construction staging and equipment and demolition of existing surface improvements. All proposed improvements within the public right-of-way such as proposed swale shall comply with City Standards including, but not limited to, the Off-Street Parking Design Manual (OSPDM).
- II. All construction and 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. All parking and ingress and egress shall conform to the City of Solana Beach OSPDM.

GRADING

- IV. 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 SBMC.
- b. A Soils Report shall be prepared by a registered soil engineer and approved by the City Engineer. All necessary measures shall be taken and implemented to assure slope stability, erosion and soil integrity. The Grading Plan shall incorporate all recommendations contained in the soils report.
- c. All recommendations of the Hydrology Report (such as on –site detention basins) prepared by Coastal Land Solutions dated June 24, 2016, shall be incorporated into the Grading Plan.
- d. An easement or maintenance agreement shall be recorded for maintenance of the detention basin by the property owner in perpetuity, prior to the occupancy of this project.
- e. 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.
- f. The Applicants are responsible to protect the adjacent properties during construction. If any grading or other types of construction are anticipated beyond the property lines, the Applicants shall obtain a written permission from the adjoining property owners for incidental grading or construction that may occur and submit the letter to the City Engineer prior to the anticipated work.
- g. 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.
- h. Obtain and submit a grading security in a form prescribed by the



City Engineer.

- i. Obtain haul permit for import or export of soil. The Applicants shall transport all excavated material to a legal disposal site.
- j. 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.
- k. An Erosion 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.
- l. 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.
- m. Post Construction Best Management Practices meeting RWQCB Order No. R9-2013-001 requirements and the City of Solana Beach Best Management Practices Design Manual shall be implemented in the drainage design.
- n. The Applicants shall prepare a Priority Development Project Water Quality Technical Report in accordance with the City's Best Management Practices Design Manual.
- o. No increased cross lot drainage shall be allowed.
- p. Submit certification from a registered civil engineer and soil 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 soils engineer certifying the as-built conditions.

## PUBLIC IMPROVEMENTS

- V. Obtain an improvement permit for the required public improvements along South Rios Avenue. 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. 8-inch sewer main extension as shown on the tentative parcel map.
  - b. A 19-inch wide rolled curb per City standards along the street frontage.
  - c. Decomposed granite parkway, 8-feet wide contiguous with the back of the rolled curb.
  - d. Pay improvement plan check fee in accordance with the current Engineering Fee Schedule prior to approval of the improvement plan. Improvement inspection fee shall be paid prior to the issuance of an Improvement Permit.
  - e. Obtain and submit securities to guarantee the improvements in a form prescribed by the City of Solana Beach.

## UNDERGROUND UTILITY LINES

- VI. Existing utility transmission and distribution facilities along the property street frontage shall be placed underground in accordance with 16.16.050(D) of the Municipal Code. Underground all new utility services, including electrical, telephone and CATV. The existing power poles at the corners of the northeasterly and southeasterly subdivision boundaries may remain.

## FINAL PARCEL MAP

- VII. A Parcel Map shall be prepared and recorded in accordance with Chapter 16.32 of the SBMC prior to obtaining a building permit or grading permit:

- a. Provide a Subdivision Map Guarantee within ten days before recording the Parcel Map.
- b. Pay Parcel Map plan check fee in accordance with the current Engineering Fee Schedule.
- c. A preliminary soils report, prepared by a civil engineer registered in this state, and based upon adequate test borings, shall be submitted prior to recording of the final parcel map and noted on the final parcel map.
- d. On the Final Map, dedicate an additional four feet of street right-of-way along South Rios Avenue.
- e. The Applicants shall comply with Section 66436 of the Government Code by furnishing to the City Engineer a certification from each public utility and each public entity owning easements within the proposed subdivision stating that: (a) they have received from the developer a copy of the proposed Parcel Map; (b) they object or do not object to the filing of the Parcel Map without their signature; (c) in the case of a street dedication affected by their existing easement, they will sign a "subordination certificate" or "joint use certificate" on the map when required by the governing body.

## SEWER

- VIII. The Applicants shall pay in full the one-time sewer capacity/connection fees of \$4,500.00 per Equivalent Dwelling Unit (EDU). The EDU assignment is determined by SBMC Section 14.08.060.
  - a. Pay in full the prorated portion of the current annual sewer charge for the remainder of the fiscal year.
  - b. The Applicants shall record a document holding the City of Solana Beach harmless in case of a sanitary sewer backup due to a blockage in the public sewer main, if the building pad elevation is below the upstream sewer manhole. A backflow prevention device shall be installed on private property. Encroachment permit required.
  - c. Installation and maintenance of sewer laterals to each lot is the responsibility of each parcel's property owner.
- IX. Complete to the satisfaction of the City Engineer all grading, paving,

public improvements, landscaping, and drainage improvements.

5. ENFORCEMENT

Pursuant to SBMC Section 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 Development Review Permit and Structure Development Permit for the project will expire 24 months from the date of this Resolution, unless the Applicants have 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 according to SBMC Section 17.72.110.

7. INDEMNIFICATION AGREEMENT

The Applicants shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify the Applicants of any claim, action, or proceeding. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, the Applicants shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Applicants regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Applicants shall not be required to pay or perform any settlement unless such settlement is approved by the Applicants.

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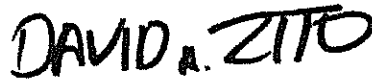
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NOTICE TO APPLICANTS: Pursuant to Government Code Section 66020, you are hereby notified that the 90-day period to protest the imposition of the fees, dedications, reservations or other exactions described in this resolution commences on the effective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

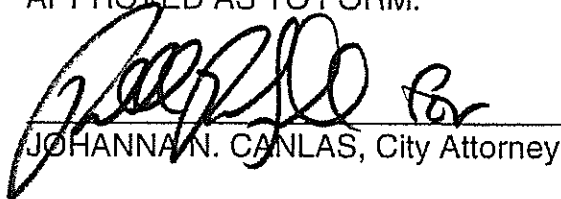
**PASSED AND ADOPTED** at a special meeting of the City Council of the City of Solana Beach, California, held on the 13<sup>th</sup> day of July, 2016, by the following vote:

AYES: Councilmembers – Zito, Zahn, Nichols, Marshall, Heebner  
NOES: Councilmembers – None  
ABSENT: Councilmembers – None  
ABSTAIN: Councilmembers – None

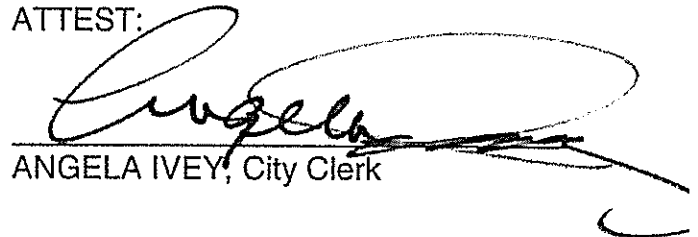


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DAVID A. ZITO, Mayor

APPROVED AS TO FORM:

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

ATTEST:

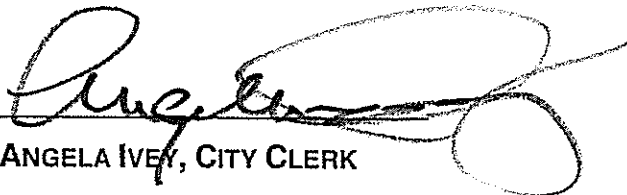
  
\_\_\_\_\_  
ANGELA IVEY, City Clerk



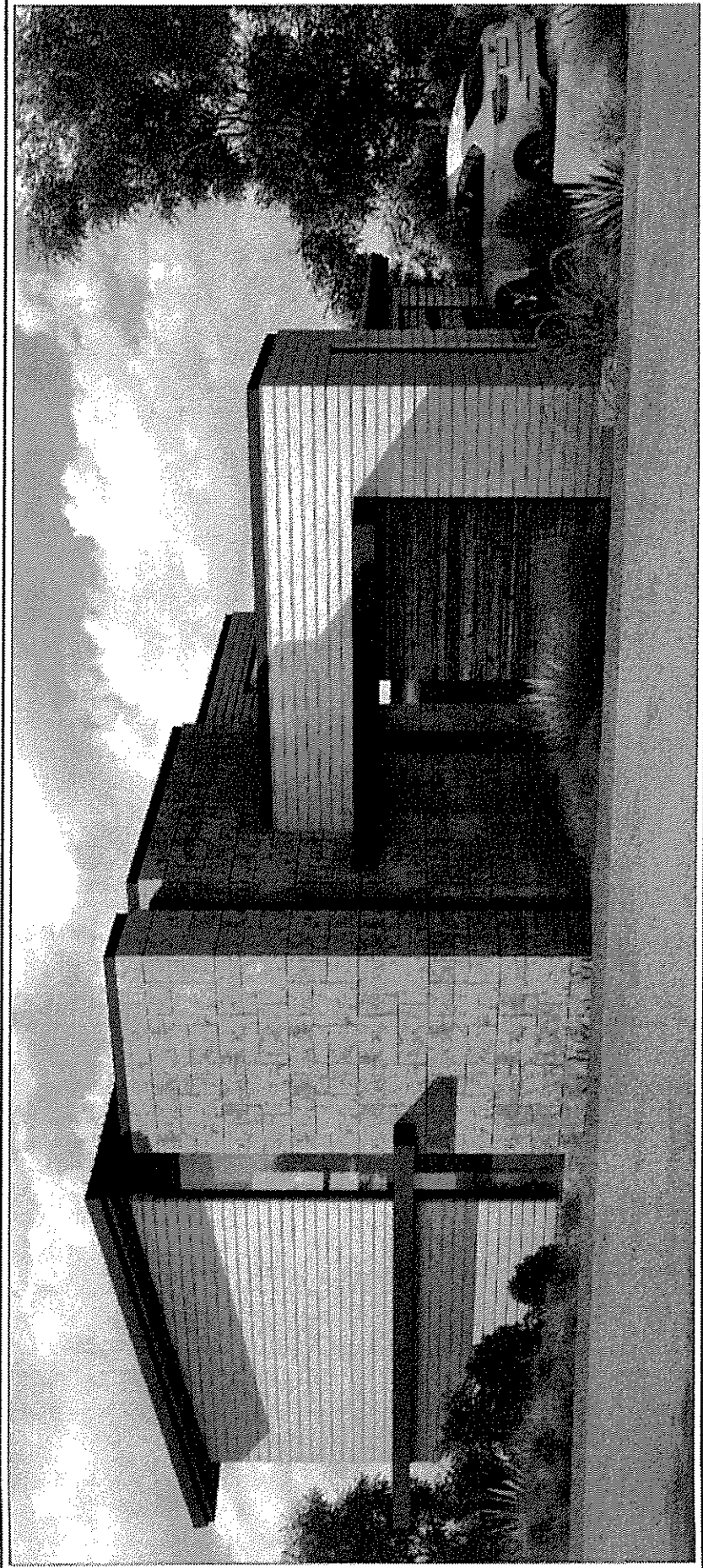
## RESOLUTION CERTIFICATION

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

I, ANGELA IVEY, City Clerk of the City of Solana Beach, California, DO HEREBY CERTIFY that the foregoing is a full, true and correct copy of **Resolution 2016-094** *conditionally approving a Development Review Permit (DRP) and Structure Development Permit (SDP) at 335 S. Rios Ave., Case No. 17-15-42, Applicant: Silvester* as duly passed and adopted at a Special Solana Beach City Council meeting held on the 13<sup>th</sup> day of July 2016 and the original is on file in the City Clerk's Office.

  
ANGELA IVEY, CITY CLERK

CERTIFICATION DATE: July 22, 2016



SILVESTER CUSTOM RESIDENCE NORTH  
335 S RIOS  
SOLANA BEACH, CA 92075

**PROJECT COTORY**

**SHEET INDEX**

**PROJECT INFORMATION**

**NOTES**

**VICINITY MAP**

**DATE:** 10/20/18  
**DRAWN BY:** JMS  
**CHECKED BY:** JMS  
**PROJECT NO:** 18001

**PROJECT COTORY**

**SHEET INDEX**

**PROJECT INFORMATION**

**NOTES**

**VICINITY MAP**

**DATE:** 10/20/18  
**DRAWN BY:** JMS  
**CHECKED BY:** JMS  
**PROJECT NO:** 18001



ENVIRONMENTAL  
OPERATIONS  
SYSTEMS

SEASIDE CUSTOM RESIDENCE HOME NORTH  
DAN S. POSE  
SOUTH BEACH, CA 92075

DATE	10/11/11
PROJECT	SEASIDE CUSTOM RESIDENCE HOME NORTH
CLIENT	DAN S. POSE
LOCATION	SOUTH BEACH, CA 92075
SCALE	AS SHOWN

DATE: 10/11/11  
PROJECT: SEASIDE CUSTOM RESIDENCE HOME NORTH  
CLIENT: DAN S. POSE  
LOCATION: SOUTH BEACH, CA 92075  
SCALE: AS SHOWN

DATE: 10/11/11

SP1

**KEYNOTES**

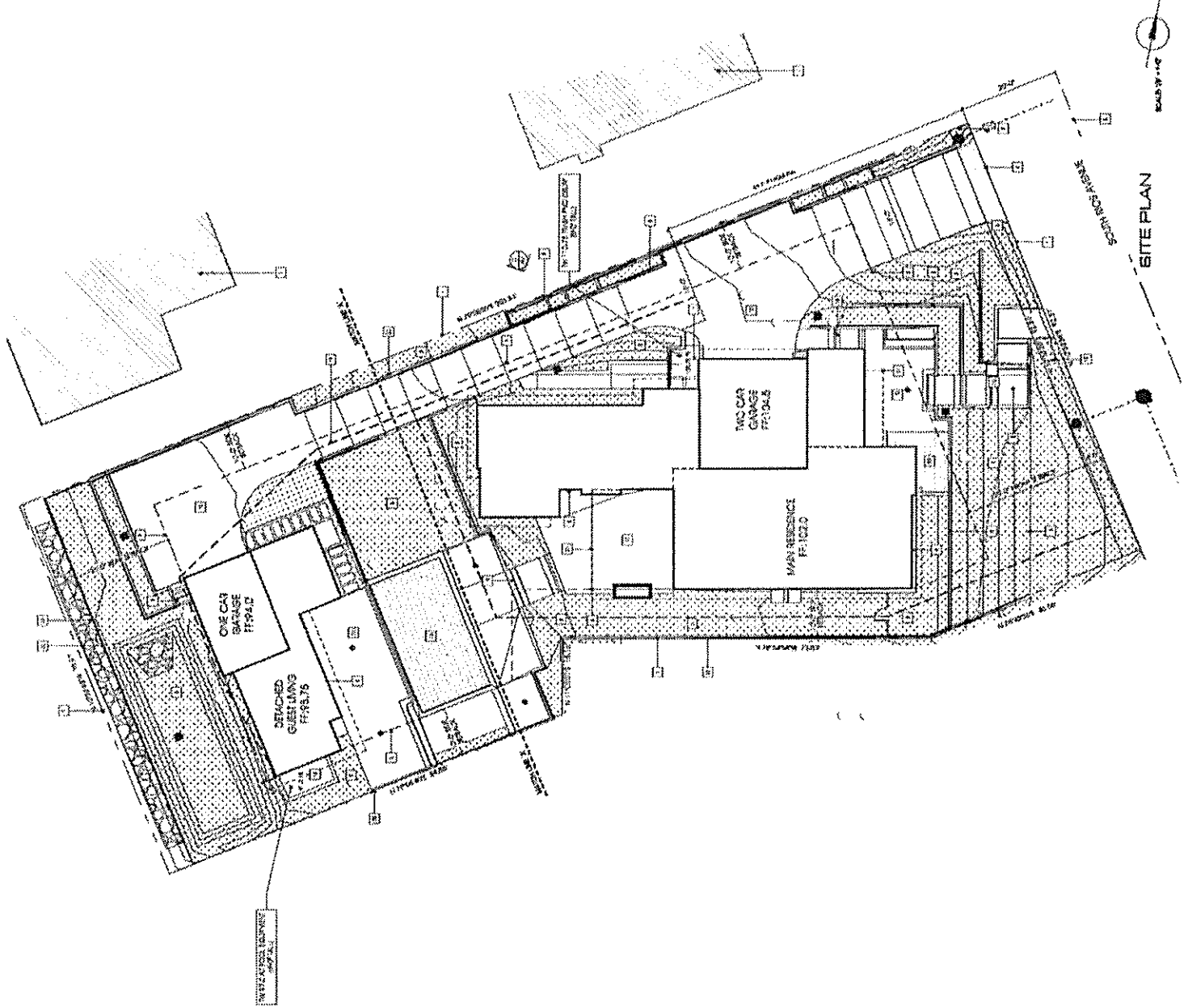
- 1. SEE PLAN FOR ALL DIMENSIONS.
- 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 3. FINISHES ARE TO BE AS NOTED OR AS SHOWN ON THE FINISH SCHEDULE.
- 4. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2008 CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
- 5. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2008 CALIFORNIA MECHANICAL CODE AND ALL APPLICABLE LOCAL ORDINANCES.
- 6. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2008 CALIFORNIA ELECTRICAL CODE AND ALL APPLICABLE LOCAL ORDINANCES.
- 7. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2008 CALIFORNIA PLUMBING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
- 8. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2008 CALIFORNIA FIRE CODE AND ALL APPLICABLE LOCAL ORDINANCES.
- 9. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2008 CALIFORNIA SAFETY CODE AND ALL APPLICABLE LOCAL ORDINANCES.
- 10. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2008 CALIFORNIA LANDMARK PRESERVATION ACT AND ALL APPLICABLE LOCAL ORDINANCES.
- 11. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2008 CALIFORNIA HISTORIC PRESERVATION ACT AND ALL APPLICABLE LOCAL ORDINANCES.
- 12. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2008 CALIFORNIA ANTI-DISCRIMINATION ACT AND ALL APPLICABLE LOCAL ORDINANCES.
- 13. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2008 CALIFORNIA ENVIRONMENTAL QUALITY ACT AND ALL APPLICABLE LOCAL ORDINANCES.
- 14. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2008 CALIFORNIA SOLID WASTE MANAGEMENT ACT AND ALL APPLICABLE LOCAL ORDINANCES.
- 15. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2008 CALIFORNIA WATER RESOURCES ACT AND ALL APPLICABLE LOCAL ORDINANCES.
- 16. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2008 CALIFORNIA AIR RESOURCES ACT AND ALL APPLICABLE LOCAL ORDINANCES.
- 17. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2008 CALIFORNIA CLIMATE CHANGE ACT AND ALL APPLICABLE LOCAL ORDINANCES.
- 18. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2008 CALIFORNIA ENERGY EFFICIENCY ACT AND ALL APPLICABLE LOCAL ORDINANCES.
- 19. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2008 CALIFORNIA GREEN BUILDING ACT AND ALL APPLICABLE LOCAL ORDINANCES.
- 20. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2008 CALIFORNIA SUSTAINABLE DESIGN ACT AND ALL APPLICABLE LOCAL ORDINANCES.

**LEGEND**

- 1. EXTERIOR FINISHES
- 2. INTERIOR FINISHES
- 3. FLOOR FINISHES
- 4. CEILING FINISHES
- 5. WALL FINISHES
- 6. ROOF FINISHES
- 7. PAINT FINISHES
- 8. STAIN FINISHES
- 9. TILE FINISHES
- 10. GRANITE FINISHES
- 11. MARBLE FINISHES
- 12. QUARTZ FINISHES
- 13. CEMENT FINISHES
- 14. CONCRETE FINISHES
- 15. BRICK FINISHES
- 16. STONE FINISHES
- 17. METAL FINISHES
- 18. GLASS FINISHES
- 19. WOOD FINISHES
- 20. OTHER FINISHES

**NOTES**

- 1. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2008 CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
- 2. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2008 CALIFORNIA MECHANICAL CODE AND ALL APPLICABLE LOCAL ORDINANCES.
- 3. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2008 CALIFORNIA ELECTRICAL CODE AND ALL APPLICABLE LOCAL ORDINANCES.
- 4. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2008 CALIFORNIA PLUMBING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
- 5. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2008 CALIFORNIA FIRE CODE AND ALL APPLICABLE LOCAL ORDINANCES.
- 6. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2008 CALIFORNIA SAFETY CODE AND ALL APPLICABLE LOCAL ORDINANCES.
- 7. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2008 CALIFORNIA LANDMARK PRESERVATION ACT AND ALL APPLICABLE LOCAL ORDINANCES.
- 8. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2008 CALIFORNIA HISTORIC PRESERVATION ACT AND ALL APPLICABLE LOCAL ORDINANCES.
- 9. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2008 CALIFORNIA ANTI-DISCRIMINATION ACT AND ALL APPLICABLE LOCAL ORDINANCES.
- 10. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2008 CALIFORNIA ENVIRONMENTAL QUALITY ACT AND ALL APPLICABLE LOCAL ORDINANCES.
- 11. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2008 CALIFORNIA SOLID WASTE MANAGEMENT ACT AND ALL APPLICABLE LOCAL ORDINANCES.
- 12. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2008 CALIFORNIA WATER RESOURCES ACT AND ALL APPLICABLE LOCAL ORDINANCES.
- 13. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2008 CALIFORNIA AIR RESOURCES ACT AND ALL APPLICABLE LOCAL ORDINANCES.
- 14. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2008 CALIFORNIA CLIMATE CHANGE ACT AND ALL APPLICABLE LOCAL ORDINANCES.
- 15. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2008 CALIFORNIA ENERGY EFFICIENCY ACT AND ALL APPLICABLE LOCAL ORDINANCES.
- 16. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2008 CALIFORNIA GREEN BUILDING ACT AND ALL APPLICABLE LOCAL ORDINANCES.
- 17. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2008 CALIFORNIA SUSTAINABLE DESIGN ACT AND ALL APPLICABLE LOCAL ORDINANCES.



SITE PLAN



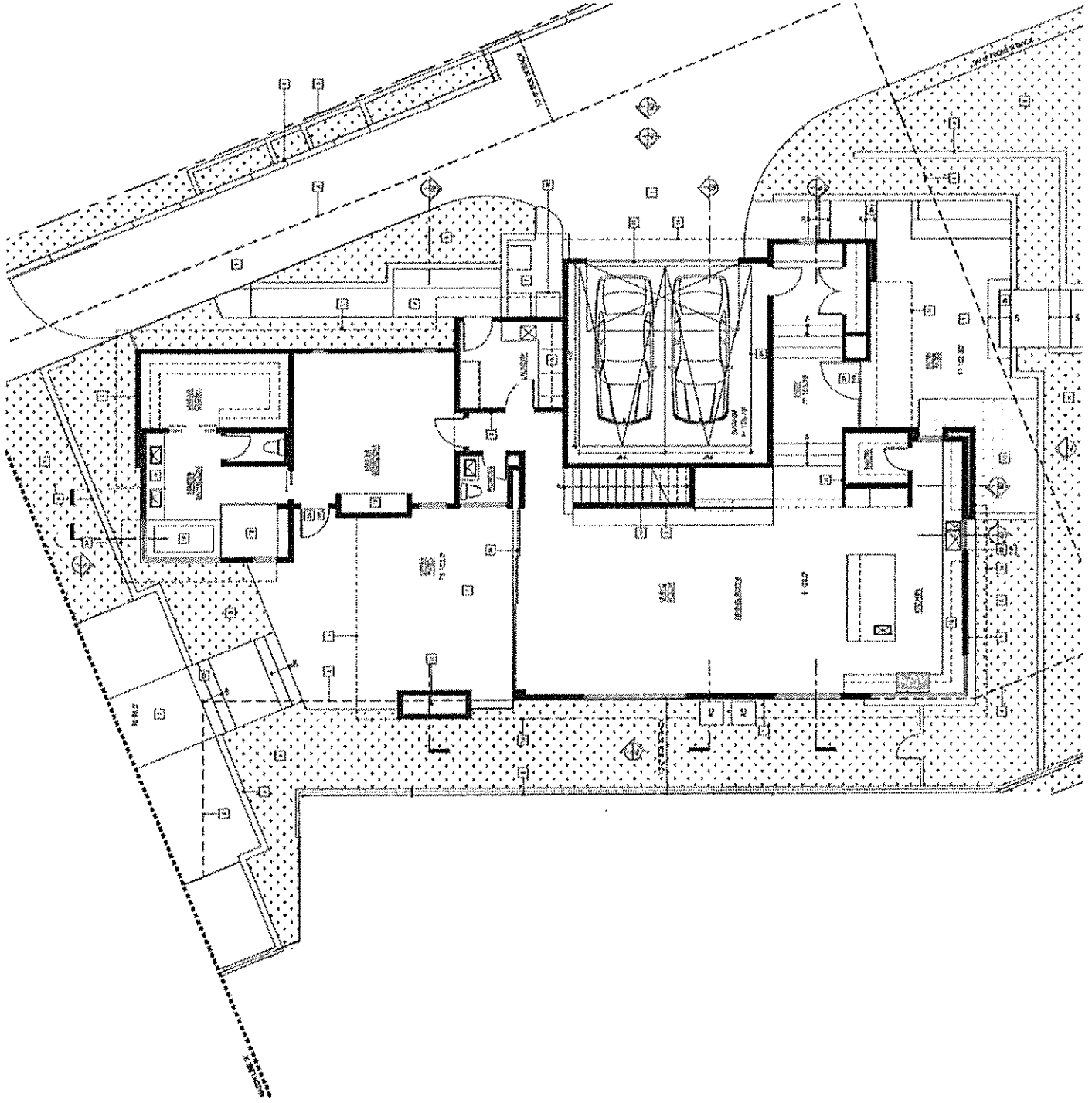


KEYNOTES

- 1. GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING WORK AT THE TIME OF CONSTRUCTION.
- 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
- 4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- 5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
- 6. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE APPLICABLE AGENCIES.
- 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
- 8. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
- 9. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
- 10. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE APPLICABLE AGENCIES.
- 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
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- 13. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
- 14. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE APPLICABLE AGENCIES.
- 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
- 16. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
- 17. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
- 18. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE APPLICABLE AGENCIES.
- 19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
- 20. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
- 21. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
- 22. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE APPLICABLE AGENCIES.
- 23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
- 24. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
- 25. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
- 26. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE APPLICABLE AGENCIES.
- 27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
- 28. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
- 29. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
- 30. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE APPLICABLE AGENCIES.

NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE APPLICABLE AGENCIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.



FIRST FLOOR PLAN



335 S. BOUL  
SOLANA BEACH, CA 92085

335 S. BOUL  
SOLANA BEACH, CA 92085

DATE	11/11/11
BY	J. HARRIS
CHECKED BY	J. HARRIS
PROJECT NO.	11-001
CLIENT	MR. & MRS. J. HARRIS

11/11/11  
J. HARRIS

11/11/11  
J. HARRIS

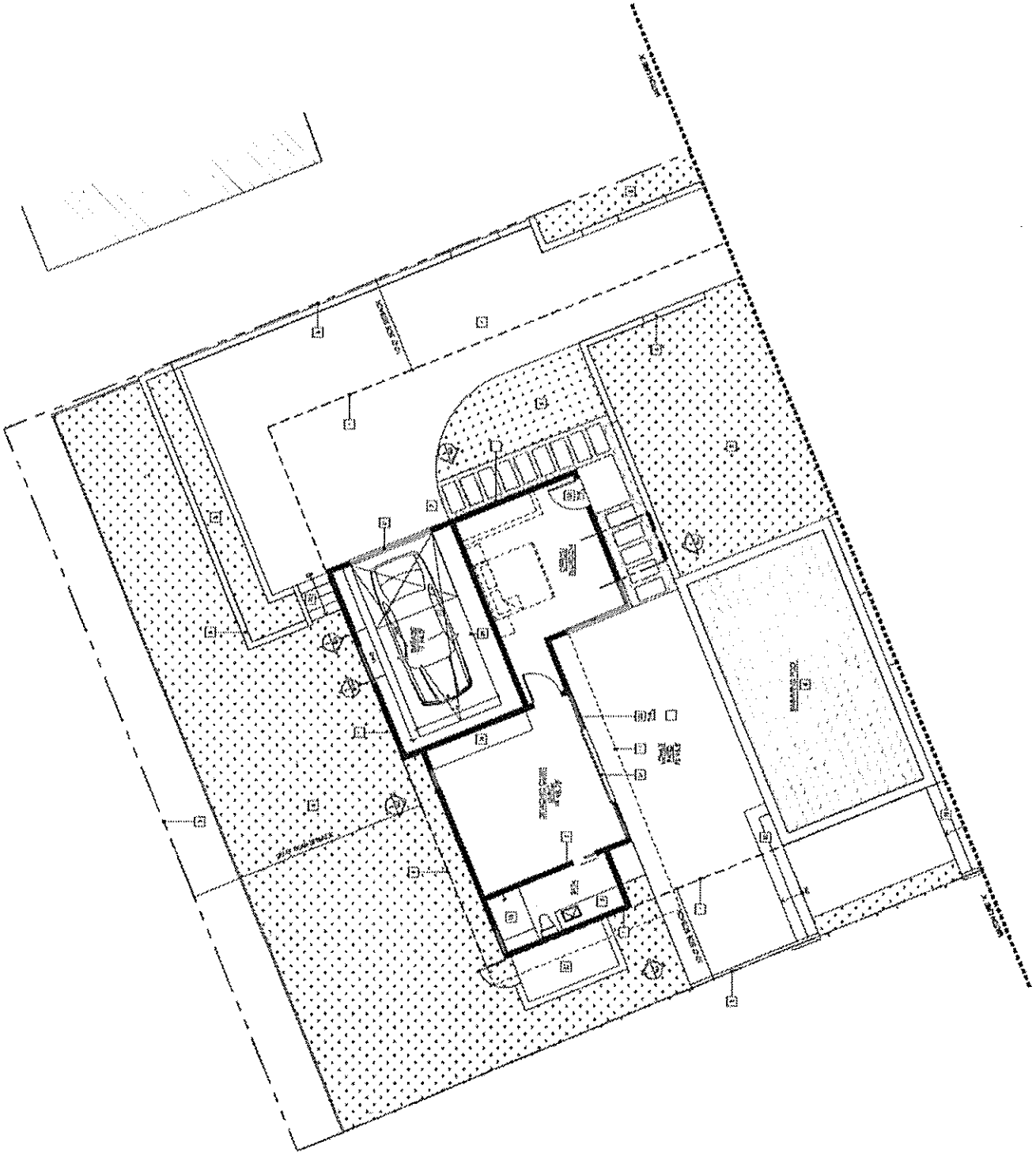
A1.1

**KEYNOTES**

- 1. ALL FINISHES TO BE AS SHOWN ON THE SCHEDULE.
- 2. ALL WALLS TO BE 1/2" GYP BOARD ON STUDS.
- 3. ALL FLOORS TO BE 1/2" GYP BOARD ON JOISTS.
- 4. ALL CEILING TO BE 1/2" GYP BOARD ON JOISTS.
- 5. ALL ROOFING TO BE AS SHOWN ON THE SCHEDULE.
- 6. ALL EXTERIOR WALLS TO BE 8" CMU WITH 1/2" GYP BOARD ON INSIDE.
- 7. ALL EXTERIOR FLOORS TO BE AS SHOWN ON THE SCHEDULE.
- 8. ALL EXTERIOR ROOFING TO BE AS SHOWN ON THE SCHEDULE.
- 9. ALL EXTERIOR PAINT TO BE AS SHOWN ON THE SCHEDULE.
- 10. ALL EXTERIOR LIGHTING TO BE AS SHOWN ON THE SCHEDULE.
- 11. ALL EXTERIOR VENTILATION TO BE AS SHOWN ON THE SCHEDULE.
- 12. ALL EXTERIOR SCREENING TO BE AS SHOWN ON THE SCHEDULE.
- 13. ALL EXTERIOR FENCING TO BE AS SHOWN ON THE SCHEDULE.
- 14. ALL EXTERIOR LANDSCAPING TO BE AS SHOWN ON THE SCHEDULE.
- 15. ALL EXTERIOR UTILITIES TO BE AS SHOWN ON THE SCHEDULE.
- 16. ALL EXTERIOR STRUCTURES TO BE AS SHOWN ON THE SCHEDULE.
- 17. ALL EXTERIOR SIGNAGE TO BE AS SHOWN ON THE SCHEDULE.
- 18. ALL EXTERIOR SECURITY TO BE AS SHOWN ON THE SCHEDULE.
- 19. ALL EXTERIOR ACCESS TO BE AS SHOWN ON THE SCHEDULE.
- 20. ALL EXTERIOR EGRESS TO BE AS SHOWN ON THE SCHEDULE.
- 21. ALL EXTERIOR VENTILATION TO BE AS SHOWN ON THE SCHEDULE.
- 22. ALL EXTERIOR SCREENING TO BE AS SHOWN ON THE SCHEDULE.
- 23. ALL EXTERIOR FENCING TO BE AS SHOWN ON THE SCHEDULE.
- 24. ALL EXTERIOR LANDSCAPING TO BE AS SHOWN ON THE SCHEDULE.
- 25. ALL EXTERIOR UTILITIES TO BE AS SHOWN ON THE SCHEDULE.
- 26. ALL EXTERIOR STRUCTURES TO BE AS SHOWN ON THE SCHEDULE.
- 27. ALL EXTERIOR SIGNAGE TO BE AS SHOWN ON THE SCHEDULE.
- 28. ALL EXTERIOR SECURITY TO BE AS SHOWN ON THE SCHEDULE.
- 29. ALL EXTERIOR ACCESS TO BE AS SHOWN ON THE SCHEDULE.
- 30. ALL EXTERIOR EGRESS TO BE AS SHOWN ON THE SCHEDULE.

**NOTES**

- 1. ALL FINISHES TO BE AS SHOWN ON THE SCHEDULE.
- 2. ALL WALLS TO BE 1/2" GYP BOARD ON STUDS.
- 3. ALL FLOORS TO BE 1/2" GYP BOARD ON JOISTS.
- 4. ALL CEILING TO BE 1/2" GYP BOARD ON JOISTS.
- 5. ALL ROOFING TO BE AS SHOWN ON THE SCHEDULE.
- 6. ALL EXTERIOR WALLS TO BE 8" CMU WITH 1/2" GYP BOARD ON INSIDE.
- 7. ALL EXTERIOR FLOORS TO BE AS SHOWN ON THE SCHEDULE.
- 8. ALL EXTERIOR ROOFING TO BE AS SHOWN ON THE SCHEDULE.
- 9. ALL EXTERIOR PAINT TO BE AS SHOWN ON THE SCHEDULE.
- 10. ALL EXTERIOR LIGHTING TO BE AS SHOWN ON THE SCHEDULE.
- 11. ALL EXTERIOR VENTILATION TO BE AS SHOWN ON THE SCHEDULE.
- 12. ALL EXTERIOR SCREENING TO BE AS SHOWN ON THE SCHEDULE.
- 13. ALL EXTERIOR FENCING TO BE AS SHOWN ON THE SCHEDULE.
- 14. ALL EXTERIOR LANDSCAPING TO BE AS SHOWN ON THE SCHEDULE.
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- 16. ALL EXTERIOR STRUCTURES TO BE AS SHOWN ON THE SCHEDULE.
- 17. ALL EXTERIOR SIGNAGE TO BE AS SHOWN ON THE SCHEDULE.
- 18. ALL EXTERIOR SECURITY TO BE AS SHOWN ON THE SCHEDULE.
- 19. ALL EXTERIOR ACCESS TO BE AS SHOWN ON THE SCHEDULE.
- 20. ALL EXTERIOR EGRESS TO BE AS SHOWN ON THE SCHEDULE.



DETACHED GUEST LIVING FIRST FLOOR PLAN



SCALE: 1/8" = 1'-0"



3000 S. RIVER  
SANTA ANA, CA 92705

SKYSTER CUSTOM RESIDENCE HORSE NORTH  
300 S. RIVER  
SANTA ANA, CA 92705

DATE	10/15/10
PROJECT	SKYSTER CUSTOM RESIDENCE HORSE NORTH
CLIENT	SKYSTER CUSTOM RESIDENCE HORSE NORTH
ARCHITECT	EOS ARCHITECTURE
SCALE	AS SHOWN

NO.	1
DATE	10/15/10
DESCRIPTION	SECOND FLOOR PLAN

A1.2

**KEYNOTES**

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

2. ALL FINISHES ARE TO BE AS NOTED.

3. ALL WALLS ARE TO BE 1/2" GYPSUM BOARD OVER STUDS AND JOISTS UNLESS NOTED OTHERWISE.

4. ALL FLOORS ARE TO BE 1/2" GYPSUM BOARD OVER JOISTS UNLESS NOTED OTHERWISE.

5. ALL CEILING ARE TO BE 1/2" GYPSUM BOARD OVER JOISTS UNLESS NOTED OTHERWISE.

6. ALL ROOFS ARE TO BE 2" POLYSTYRENE INSULATION OVER 1/2" GYPSUM BOARD UNLESS NOTED OTHERWISE.

7. ALL EXTERIOR WALLS ARE TO BE 8" CMU WITH 2" POLYSTYRENE INSULATION ON THE EXTERIOR SIDE UNLESS NOTED OTHERWISE.

8. ALL EXTERIOR FLOORS ARE TO BE 4" CONCRETE ON 4" POLYSTYRENE INSULATION UNLESS NOTED OTHERWISE.

9. ALL EXTERIOR ROOFS ARE TO BE 2" POLYSTYRENE INSULATION OVER 1/2" GYPSUM BOARD UNLESS NOTED OTHERWISE.

10. ALL EXTERIOR WALLS AND ROOFS ARE TO BE WEATHER RESISTIVE BARRIER UNLESS NOTED OTHERWISE.

11. ALL EXTERIOR WALLS AND ROOFS ARE TO BE FLASHING UNLESS NOTED OTHERWISE.

12. ALL EXTERIOR WALLS AND ROOFS ARE TO BE DRAINAGE UNLESS NOTED OTHERWISE.

13. ALL EXTERIOR WALLS AND ROOFS ARE TO BE VENTILATION UNLESS NOTED OTHERWISE.

14. ALL EXTERIOR WALLS AND ROOFS ARE TO BE INSULATION UNLESS NOTED OTHERWISE.

15. ALL EXTERIOR WALLS AND ROOFS ARE TO BE FINISH UNLESS NOTED OTHERWISE.

16. ALL EXTERIOR WALLS AND ROOFS ARE TO BE MAINTENANCE UNLESS NOTED OTHERWISE.

17. ALL EXTERIOR WALLS AND ROOFS ARE TO BE REPAIR UNLESS NOTED OTHERWISE.

18. ALL EXTERIOR WALLS AND ROOFS ARE TO BE REPLACE UNLESS NOTED OTHERWISE.

19. ALL EXTERIOR WALLS AND ROOFS ARE TO BE REMOVE UNLESS NOTED OTHERWISE.

20. ALL EXTERIOR WALLS AND ROOFS ARE TO BE ADD UNLESS NOTED OTHERWISE.

**NOTES**

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

2. ALL FINISHES ARE TO BE AS NOTED.

3. ALL WALLS ARE TO BE 1/2" GYPSUM BOARD OVER STUDS AND JOISTS UNLESS NOTED OTHERWISE.

4. ALL FLOORS ARE TO BE 1/2" GYPSUM BOARD OVER JOISTS UNLESS NOTED OTHERWISE.

5. ALL CEILING ARE TO BE 1/2" GYPSUM BOARD OVER JOISTS UNLESS NOTED OTHERWISE.

6. ALL ROOFS ARE TO BE 2" POLYSTYRENE INSULATION OVER 1/2" GYPSUM BOARD UNLESS NOTED OTHERWISE.

7. ALL EXTERIOR WALLS ARE TO BE 8" CMU WITH 2" POLYSTYRENE INSULATION ON THE EXTERIOR SIDE UNLESS NOTED OTHERWISE.

8. ALL EXTERIOR FLOORS ARE TO BE 4" CONCRETE ON 4" POLYSTYRENE INSULATION UNLESS NOTED OTHERWISE.

9. ALL EXTERIOR ROOFS ARE TO BE 2" POLYSTYRENE INSULATION OVER 1/2" GYPSUM BOARD UNLESS NOTED OTHERWISE.

10. ALL EXTERIOR WALLS AND ROOFS ARE TO BE WEATHER RESISTIVE BARRIER UNLESS NOTED OTHERWISE.

11. ALL EXTERIOR WALLS AND ROOFS ARE TO BE FLASHING UNLESS NOTED OTHERWISE.

12. ALL EXTERIOR WALLS AND ROOFS ARE TO BE DRAINAGE UNLESS NOTED OTHERWISE.

13. ALL EXTERIOR WALLS AND ROOFS ARE TO BE VENTILATION UNLESS NOTED OTHERWISE.

14. ALL EXTERIOR WALLS AND ROOFS ARE TO BE INSULATION UNLESS NOTED OTHERWISE.

15. ALL EXTERIOR WALLS AND ROOFS ARE TO BE FINISH UNLESS NOTED OTHERWISE.

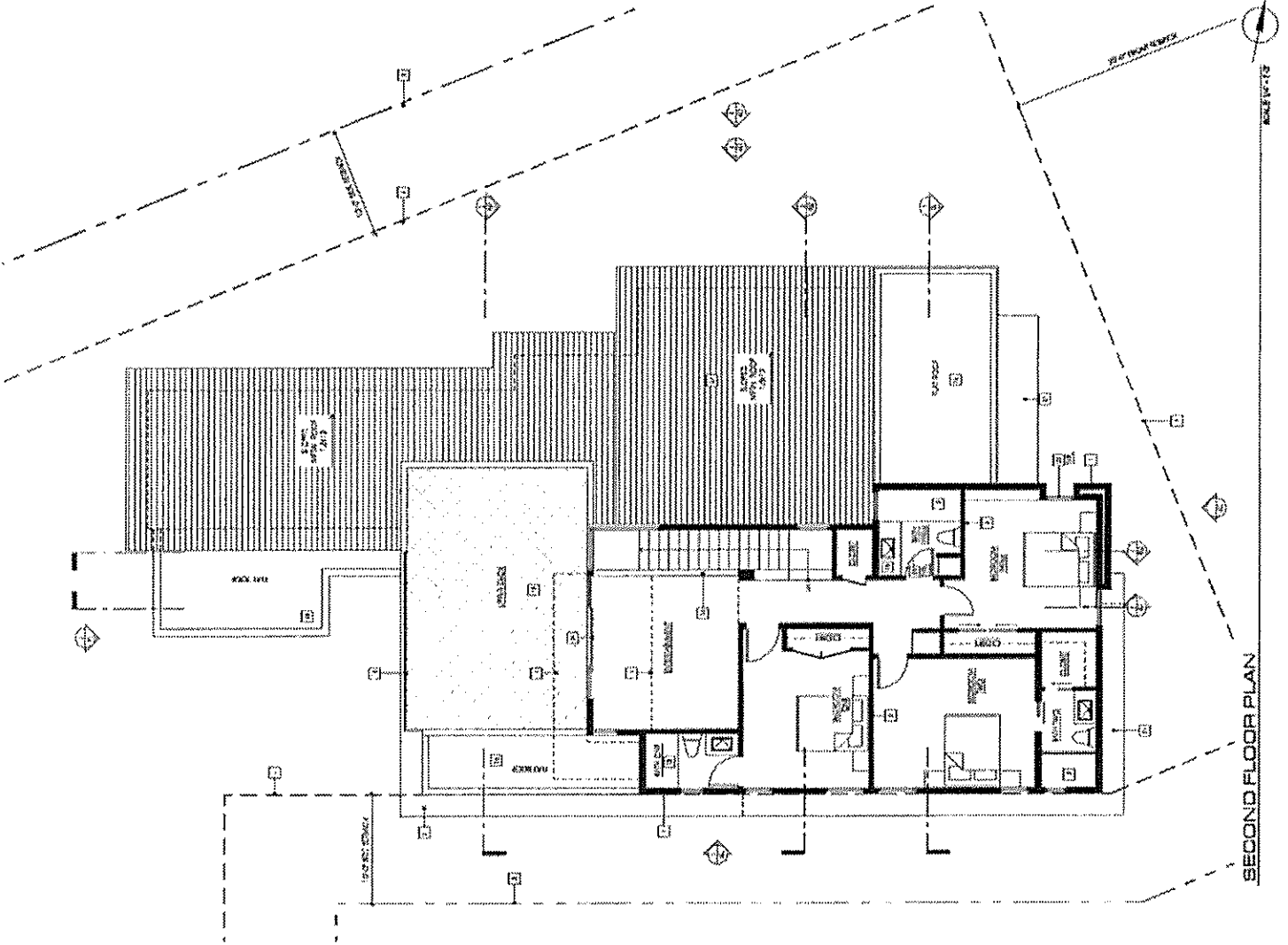
16. ALL EXTERIOR WALLS AND ROOFS ARE TO BE MAINTENANCE UNLESS NOTED OTHERWISE.

17. ALL EXTERIOR WALLS AND ROOFS ARE TO BE REPAIR UNLESS NOTED OTHERWISE.

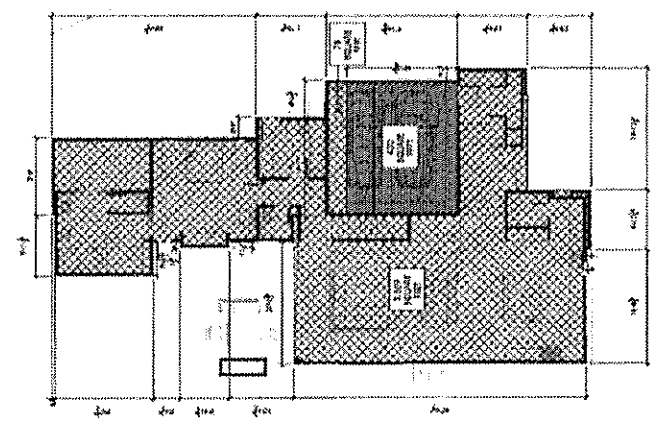
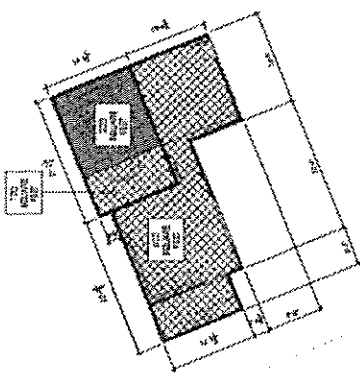
18. ALL EXTERIOR WALLS AND ROOFS ARE TO BE REPLACE UNLESS NOTED OTHERWISE.

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20. ALL EXTERIOR WALLS AND ROOFS ARE TO BE ADD UNLESS NOTED OTHERWISE.

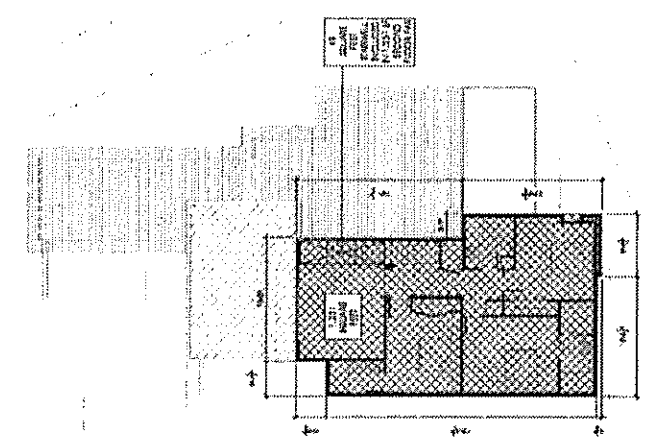


SECOND FLOOR PLAN



FIRST FLOOR F.A.R. DIAGRAM

SCALE: 1/8" = 1'-0"



SECOND FLOOR F.A.R. DIAGRAM

SCALE: 1/8" = 1'-0"

**PROJECT INFORMATION**

OWNER: SEYSTER CUSTOM RESIDENCE  
ARCHITECT: EOS ENGINEERING & CONSTRUCTION  
DATE: 05/14/15  
PROJECT NO.: 15-07  
JOB NO.: 15-07  
DRAWING: 10/15E NORTH

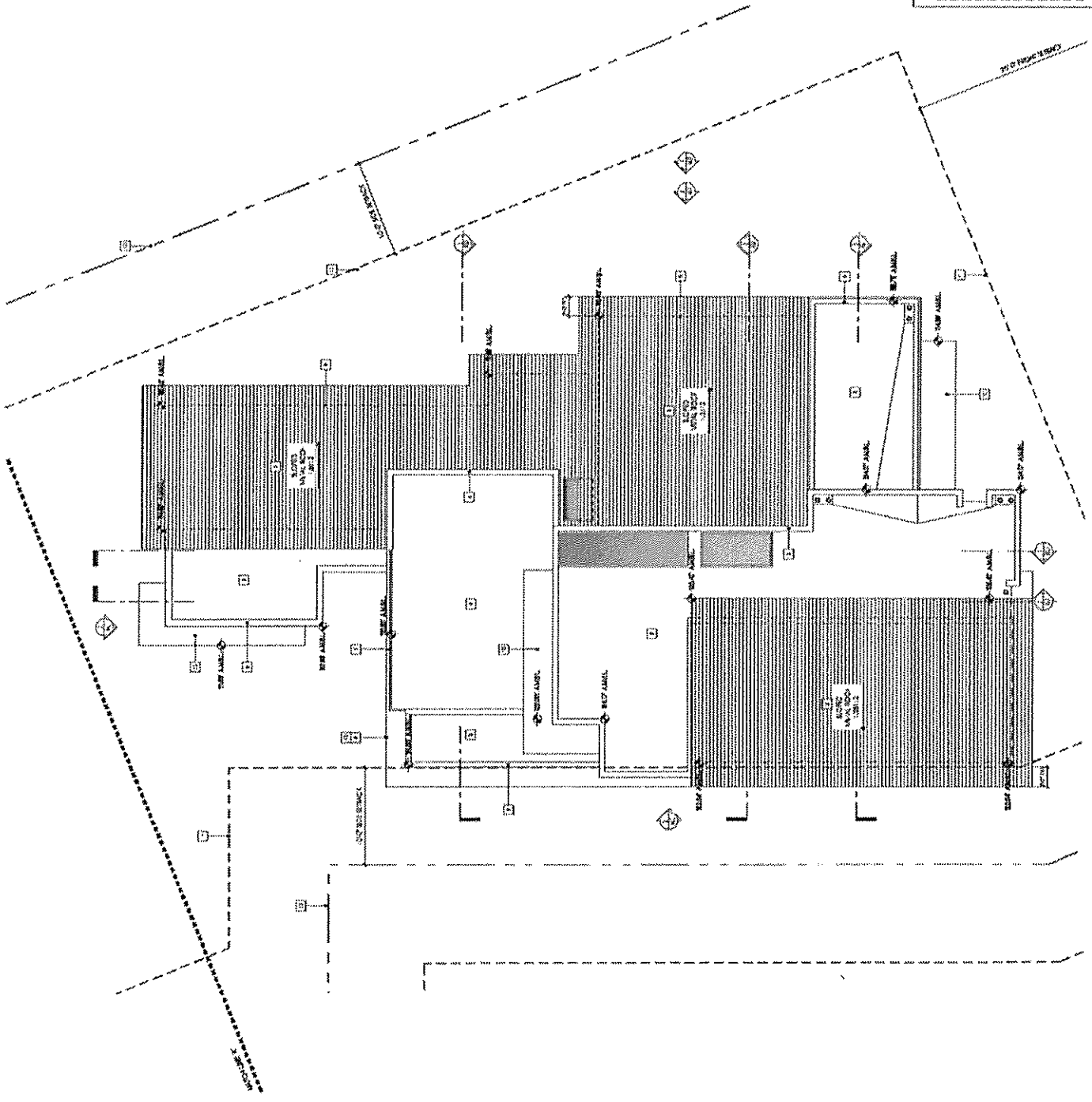
**LEGEND**

VEHICLE STORAGE  
CONCRETE  
WOOD  
GLASS  
METAL  
MASONRY  
STAINLESS STEEL  
CERAMIC TILE  
CARPET  
PAINT  
CEILING  
FLOORING  
WALLS  
ROOFING  
MECHANICAL  
ELECTRICAL  
PLUMBING  
HVAC  
LANDSCAPE  
EXTERIOR FINISHES  
INTERIOR FINISHES  
FURNITURE  
FIXTURES  
EQUIPMENT  
ACCESSORIES

NOTES: ALL DIMENSIONS ARE MEASURED FROM THE EXTERIOR WALL SURFACE

**KEYNOTES**

1. SEE KEYNOTE 1
2. SEE KEYNOTE 2
3. SEE KEYNOTE 3
4. SEE KEYNOTE 4
5. SEE KEYNOTE 5
6. SEE KEYNOTE 6
7. SEE KEYNOTE 7
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94. SEE KEYNOTE 94
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97. SEE KEYNOTE 97
98. SEE KEYNOTE 98
99. SEE KEYNOTE 99
100. SEE KEYNOTE 100



ROOF PLAN - MAIN HOUSE



ENGINEERING  
ARCHITECTURE  
INTERIORS

PROJECT NO. 2018-001

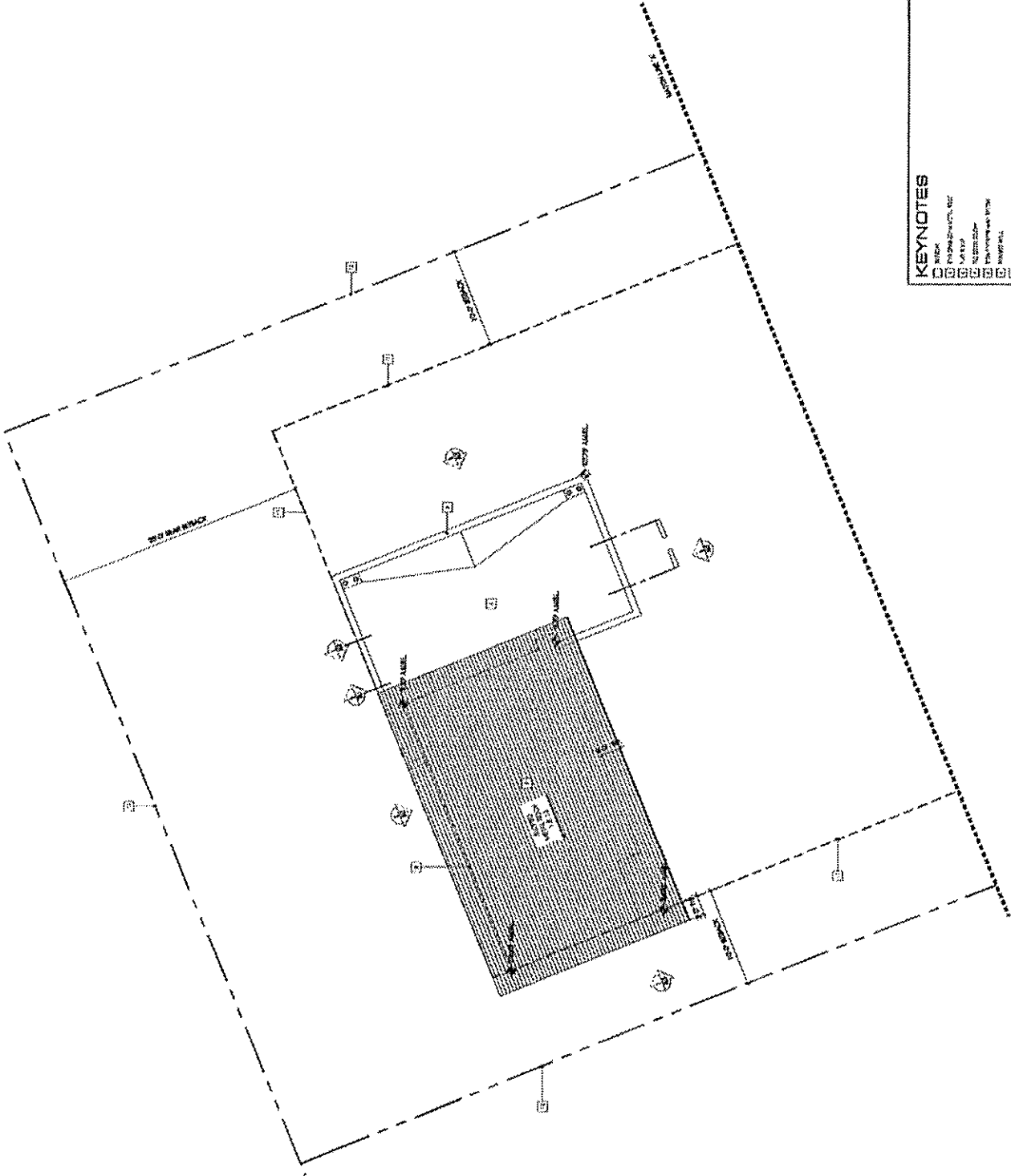
SEVENTH CUSTOM RESIDENCE HOUSE NORTH  
355 S. BOLS  
SOLANA BEACH, CA 92075

DESIGNED BY	EOS
DATE	01.25.18
PROJECT NO.	2018-001
CLIENT	SEVENTH CUSTOM RESIDENCE HOUSE NORTH
LOCATION	355 S. BOLS, SOLANA BEACH, CA 92075
SCALE	AS SHOWN

DATE	01.25.18
PROJECT NO.	2018-001
CLIENT	SEVENTH CUSTOM RESIDENCE HOUSE NORTH
LOCATION	355 S. BOLS, SOLANA BEACH, CA 92075
SCALE	AS SHOWN

SCALE: 1/8" = 1'-0"

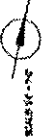
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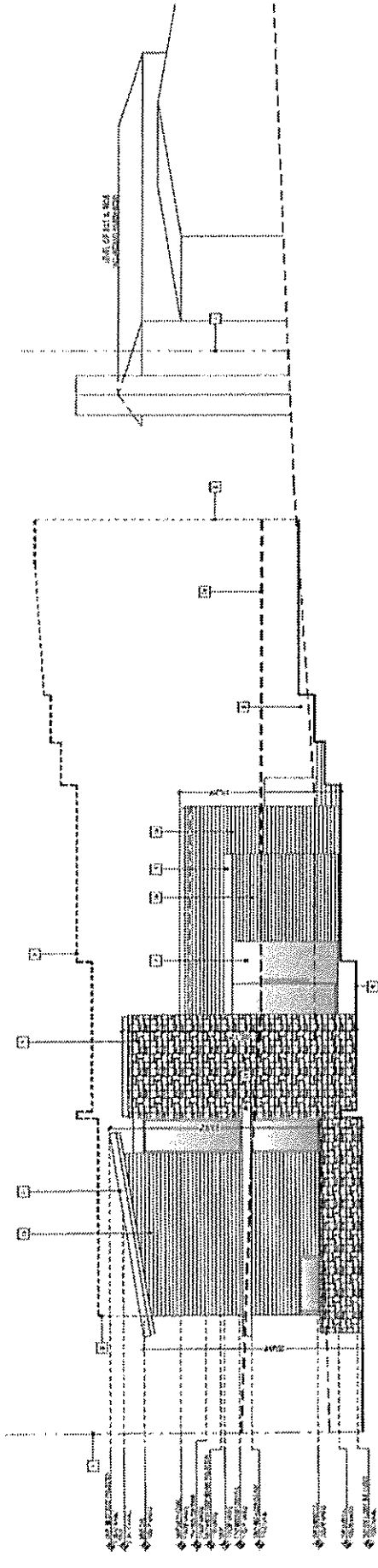


**KEYNOTES**

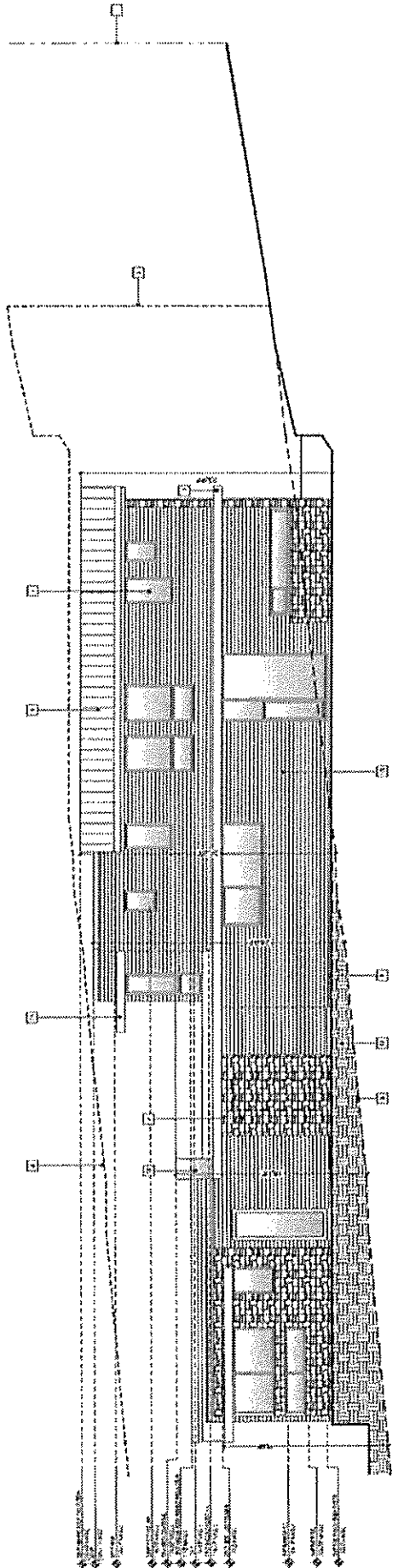
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DETACHED GUEST LIVING QUARTERS ROOF PLAN





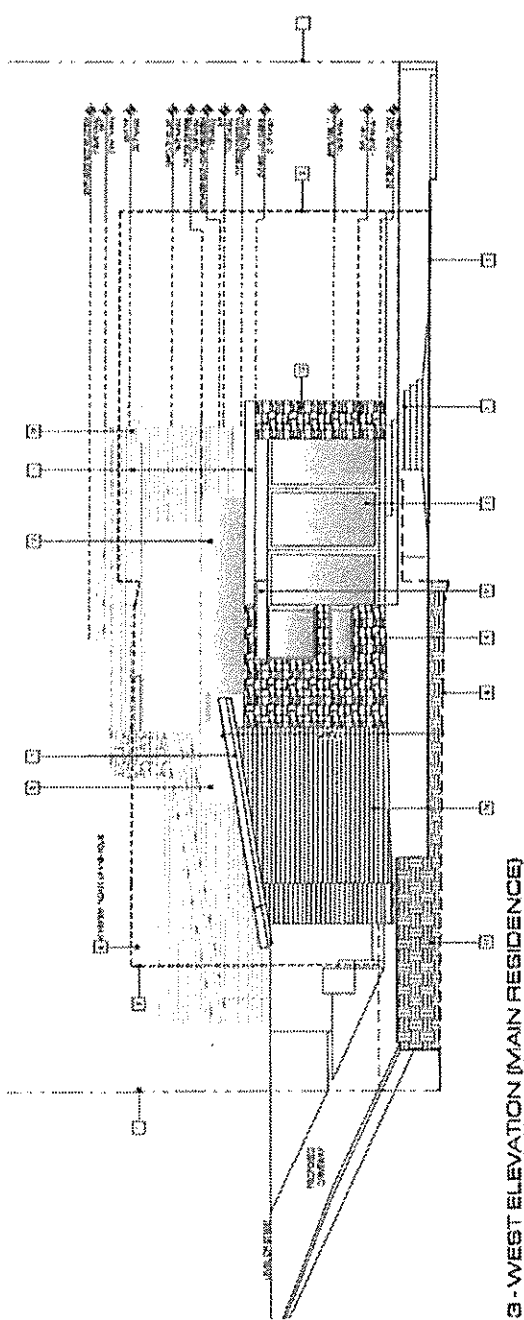
1 - EAST ELEVATION (MAIN RESIDENCE)



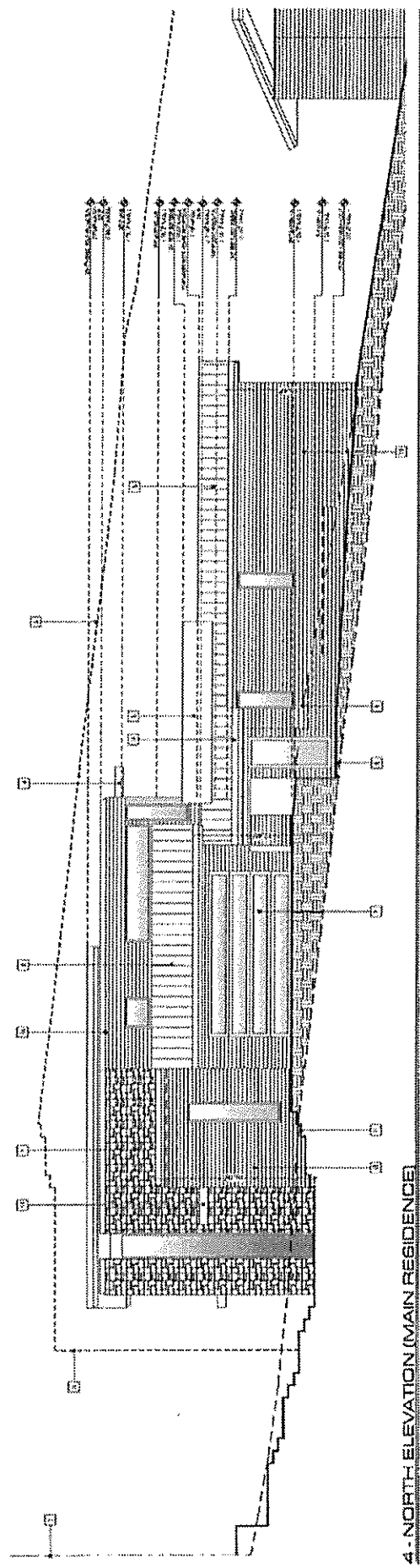
2 - SOUTH ELEVATION (MAIN RESIDENCE)

**KEYNOTES**

1. REFER TO SHEET A4.1 FOR GENERAL NOTES.
2. REFER TO SHEET A4.2 FOR GENERAL NOTES.
3. REFER TO SHEET A4.3 FOR GENERAL NOTES.
4. REFER TO SHEET A4.4 FOR GENERAL NOTES.
5. REFER TO SHEET A4.5 FOR GENERAL NOTES.
6. REFER TO SHEET A4.6 FOR GENERAL NOTES.
7. REFER TO SHEET A4.7 FOR GENERAL NOTES.
8. REFER TO SHEET A4.8 FOR GENERAL NOTES.
9. REFER TO SHEET A4.9 FOR GENERAL NOTES.
10. REFER TO SHEET A4.10 FOR GENERAL NOTES.
11. REFER TO SHEET A4.11 FOR GENERAL NOTES.
12. REFER TO SHEET A4.12 FOR GENERAL NOTES.
13. REFER TO SHEET A4.13 FOR GENERAL NOTES.
14. REFER TO SHEET A4.14 FOR GENERAL NOTES.
15. REFER TO SHEET A4.15 FOR GENERAL NOTES.
16. REFER TO SHEET A4.16 FOR GENERAL NOTES.
17. REFER TO SHEET A4.17 FOR GENERAL NOTES.
18. REFER TO SHEET A4.18 FOR GENERAL NOTES.
19. REFER TO SHEET A4.19 FOR GENERAL NOTES.
20. REFER TO SHEET A4.20 FOR GENERAL NOTES.



3 - WEST ELEVATION (MAIN RESIDENCE)



4 - NORTH ELEVATION (MAIN RESIDENCE)

**KEYNOTES**

- 1. SEE PLAN FOR WINDOW AND DOOR SCHEDULES
- 2. SEE PLAN FOR FINISH SCHEDULE
- 3. SEE PLAN FOR MATERIAL SCHEDULE
- 4. SEE PLAN FOR LIGHTING SCHEDULE
- 5. SEE PLAN FOR MECHANICAL SCHEDULE
- 6. SEE PLAN FOR ELECTRICAL SCHEDULE
- 7. SEE PLAN FOR PAINT SCHEDULE
- 8. SEE PLAN FOR FLOORING SCHEDULE
- 9. SEE PLAN FOR CEILING SCHEDULE
- 10. SEE PLAN FOR WALL SCHEDULE
- 11. SEE PLAN FOR ROOF SCHEDULE
- 12. SEE PLAN FOR EXTERIOR SCHEDULE
- 13. SEE PLAN FOR INTERIOR SCHEDULE
- 14. SEE PLAN FOR LANDSCAPE SCHEDULE
- 15. SEE PLAN FOR SITEWORK SCHEDULE
- 16. SEE PLAN FOR UTILITY SCHEDULE
- 17. SEE PLAN FOR STRUCTURE SCHEDULE
- 18. SEE PLAN FOR FOUNDATION SCHEDULE
- 19. SEE PLAN FOR CONCRETE SCHEDULE
- 20. SEE PLAN FOR MASONRY SCHEDULE
- 21. SEE PLAN FOR WOODWORK SCHEDULE
- 22. SEE PLAN FOR METALS SCHEDULE
- 23. SEE PLAN FOR GLASS SCHEDULE
- 24. SEE PLAN FOR FABRIC SCHEDULE
- 25. SEE PLAN FOR LEATHER SCHEDULE
- 26. SEE PLAN FOR PAPER SCHEDULE
- 27. SEE PLAN FOR PLASTER SCHEDULE
- 28. SEE PLAN FOR GIPSUM SCHEDULE
- 29. SEE PLAN FOR STUCCO SCHEDULE
- 30. SEE PLAN FOR TERRAZZO SCHEDULE
- 31. SEE PLAN FOR MARBLE SCHEDULE
- 32. SEE PLAN FOR GRANITE SCHEDULE
- 33. SEE PLAN FOR QUARTZ SCHEDULE
- 34. SEE PLAN FOR SOLID SURFACE SCHEDULE
- 35. SEE PLAN FOR TILE SCHEDULE
- 36. SEE PLAN FOR CERAMIC SCHEDULE
- 37. SEE PLAN FOR PORCELAIN SCHEDULE
- 38. SEE PLAN FOR NATURAL STONE SCHEDULE
- 39. SEE PLAN FOR ARTIFICIAL STONE SCHEDULE
- 40. SEE PLAN FOR CONCRETE PAVING SCHEDULE
- 41. SEE PLAN FOR ASPHALT PAVING SCHEDULE
- 42. SEE PLAN FOR GRASS SCHEDULE
- 43. SEE PLAN FOR LANDSCAPE LIGHTING SCHEDULE
- 44. SEE PLAN FOR LANDSCAPE IRRIGATION SCHEDULE
- 45. SEE PLAN FOR LANDSCAPE FURNITURE SCHEDULE
- 46. SEE PLAN FOR LANDSCAPE TREES SCHEDULE
- 47. SEE PLAN FOR LANDSCAPE SHRUBS SCHEDULE
- 48. SEE PLAN FOR LANDSCAPE PERENNIALS SCHEDULE
- 49. SEE PLAN FOR LANDSCAPE ANNUALS SCHEDULE
- 50. SEE PLAN FOR LANDSCAPE MULCH SCHEDULE

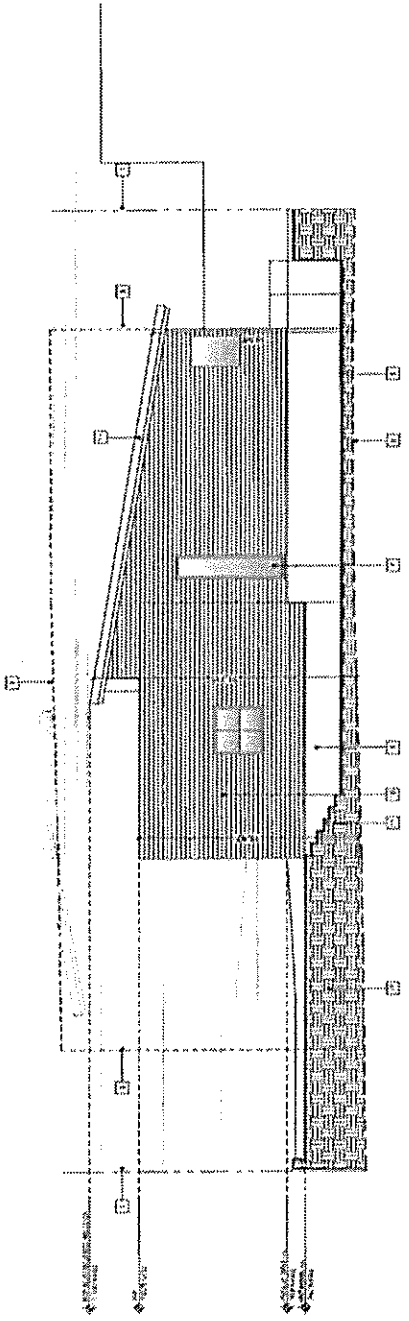


DATE	08/14/14
PROJECT	SAVSTER CUSTOM RESIDENCE HOUSE NORTH
ARCHITECT	EOS ARCHITECTURE
SCALE	AS SHOWN
DESCRIPTION	WEST ELEVATION

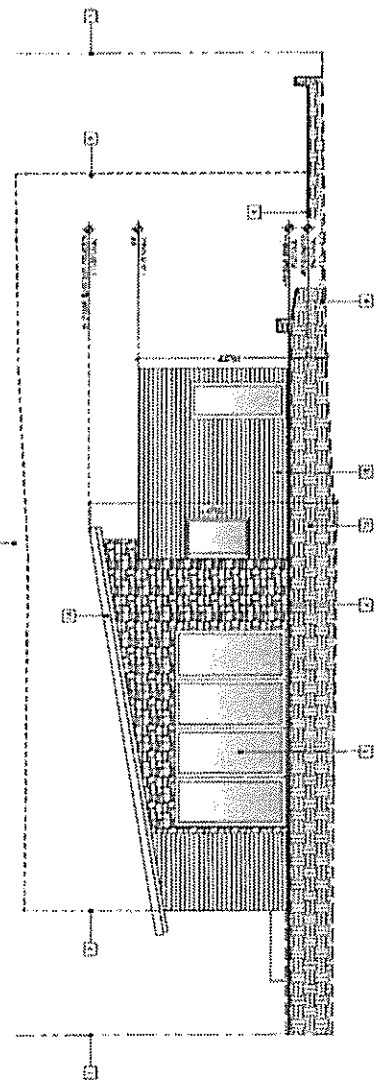
DATE	08/14/14
PROJECT	SAVSTER CUSTOM RESIDENCE HOUSE NORTH
ARCHITECT	EOS ARCHITECTURE
SCALE	AS SHOWN
DESCRIPTION	EAST ELEVATION

**KEYNOTES**

1. SEE PLAN FOR WINDOW SIZES
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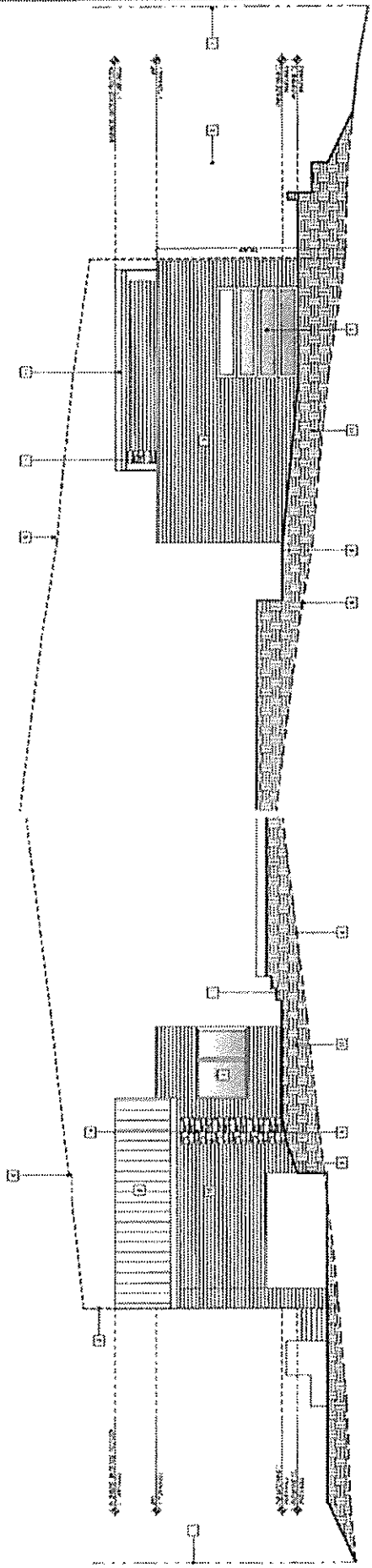


5 - WEST ELEVATION - (GUEST HOUSE)



6 - EAST ELEVATION - (GUEST HOUSE)

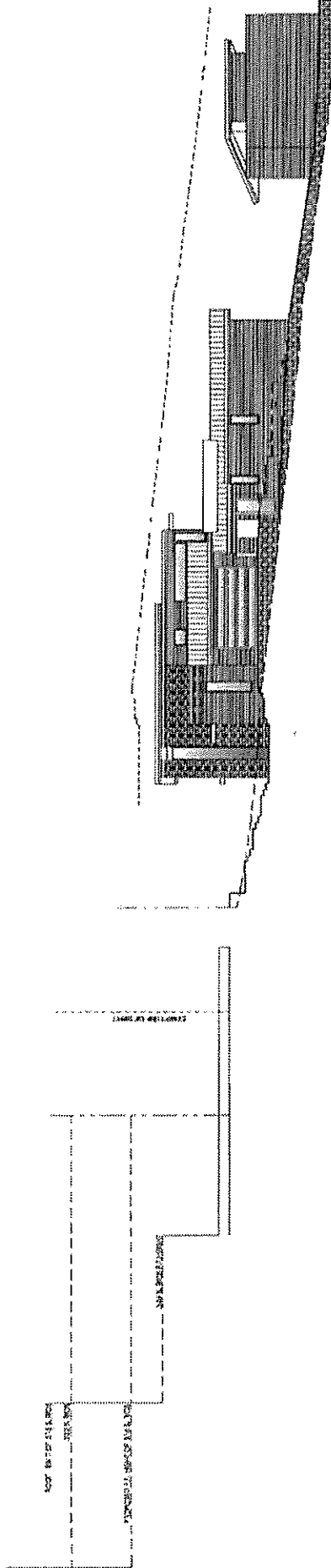
DATE	10/10/11
PROJECT	SILVESTER CUSTODIA SCIENCE HOUSE NORTH
ARCHITECT	EOS ARCHITECTS
SCALE	1/8" = 1'-0"
NO.	101
DESCRIPTION	SECTION



7-SOUTH ELEVATION - (GUEST HOUSE)

8-NORTH ELEVATION - (GUEST HOUSE)

SCALE: 1/8" = 1'-0"



8-NORTH ELEVATION OF MAIN RESIDENCE WITH NEIGHBORS

KEYNOTES

- 1. FINISH
- 2. MATERIAL
- 3. COLOR
- 4. TYPE
- 5. FINISH
- 6. MATERIAL
- 7. COLOR
- 8. TYPE
- 9. FINISH
- 10. MATERIAL
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- 94. MATERIAL
- 95. COLOR
- 96. TYPE
- 97. FINISH
- 98. MATERIAL
- 99. COLOR
- 100. TYPE



3110 UNIVERSITY AVENUE  
SUITE 200  
SAN JOSE, CA 95128  
TEL: 415.998.0800  
WWW.SOS.COM

INVESTOR CUSTOM RESIDENCE HOUSE NORTH  
308 S. 80th  
SOLANA BEACH, CA 92076

DATE	02/11/14
PROJECT	INVESTOR CUSTOM RESIDENCE HOUSE NORTH
CLIENT	308 S. 80th
LOCATION	SOLANA BEACH, CA 92076
SCALE	AS SHOWN
DESIGNER	SOS
CHECKER	
APPROVER	

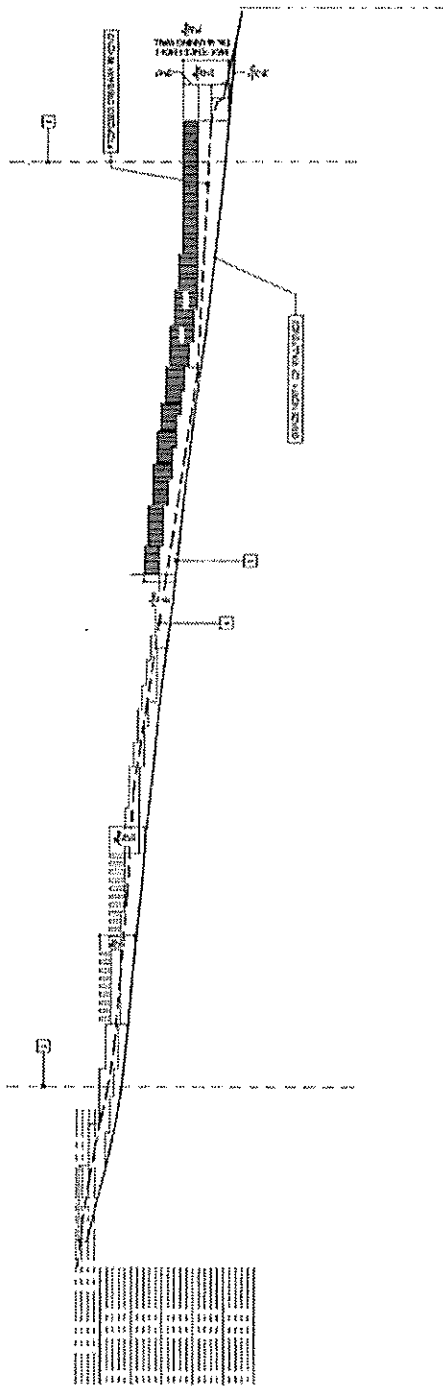
DATE	02/11/14
PROJECT	INVESTOR CUSTOM RESIDENCE HOUSE NORTH
CLIENT	308 S. 80th
LOCATION	SOLANA BEACH, CA 92076
SCALE	AS SHOWN
DESIGNER	SOS
CHECKER	
APPROVER	

A4.4

**KEYNOTES**

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SCALE: 1/8" = 1'-0"



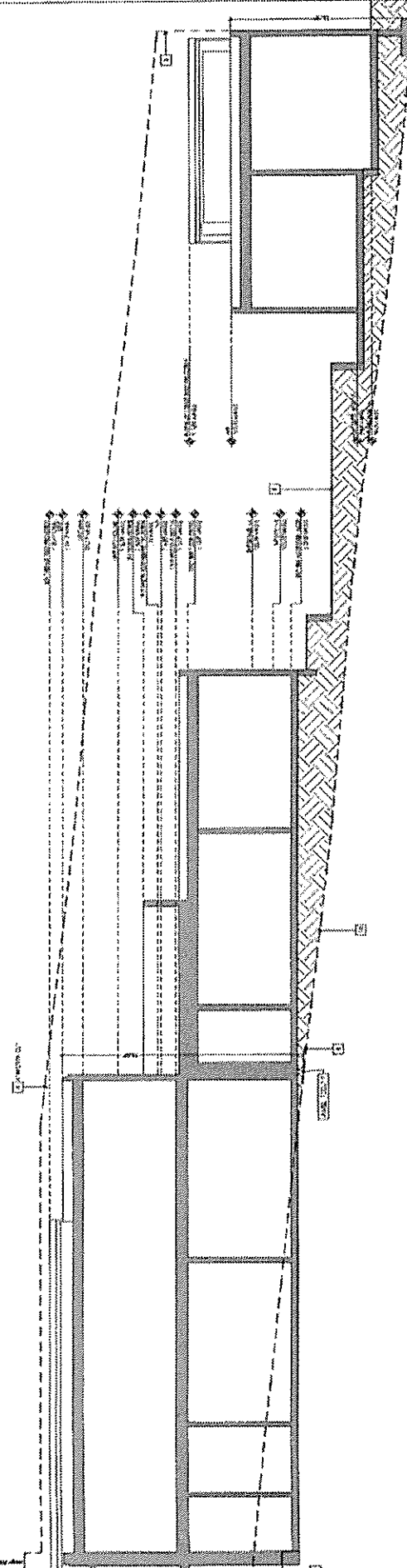
B-NORTH FENCE ELEVATION

DATE	11/11/11
PROJECT	INVESTOR CUSTOMER: BRENDA & HORRE NORTH
LOCATION	3135 S. LINDSAY, SOLANA BEACH, CA 92078
SCALE	AS SHOWN
DESIGNER	EOS ARCHITECTURE
CLIENT	BRENDA & HORRE NORTH

DATE	11/11/11
PROJECT	INVESTOR CUSTOMER: BRENDA & HORRE NORTH
LOCATION	3135 S. LINDSAY, SOLANA BEACH, CA 92078
SCALE	AS SHOWN
DESIGNER	EOS ARCHITECTURE
CLIENT	BRENDA & HORRE NORTH

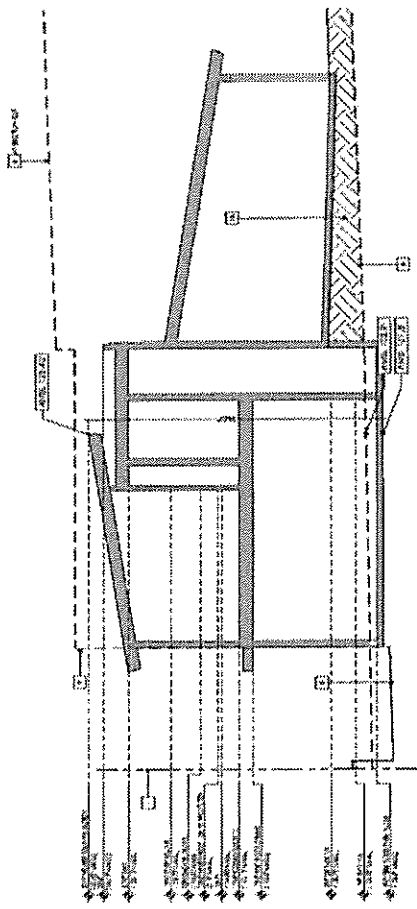
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- NORTH SECTION

SCALE: 1/8" = 1'-0"

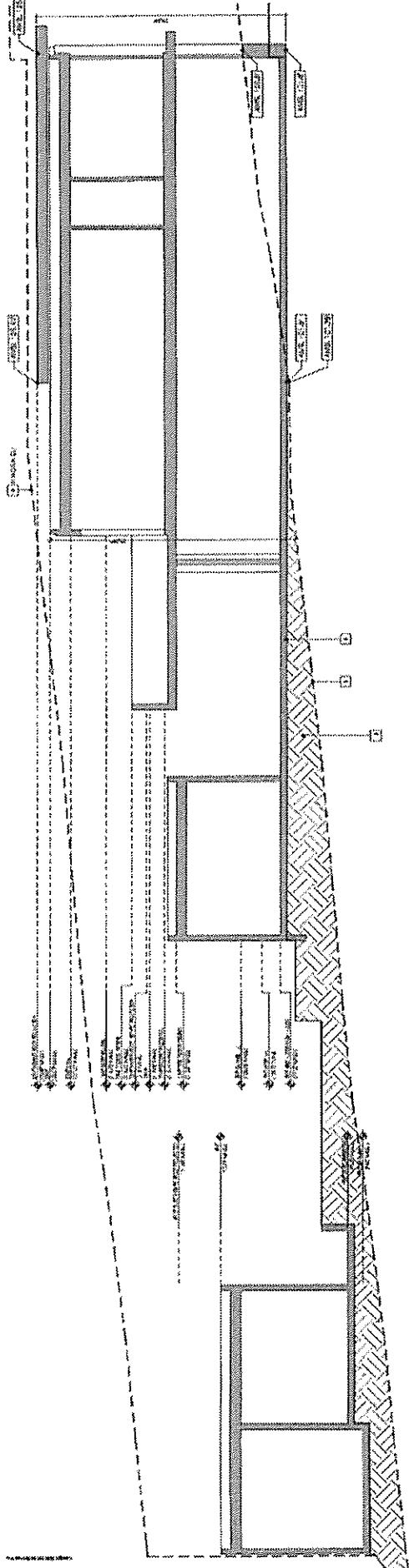


S-NORTH SECTION - MAIN RESIDENCE

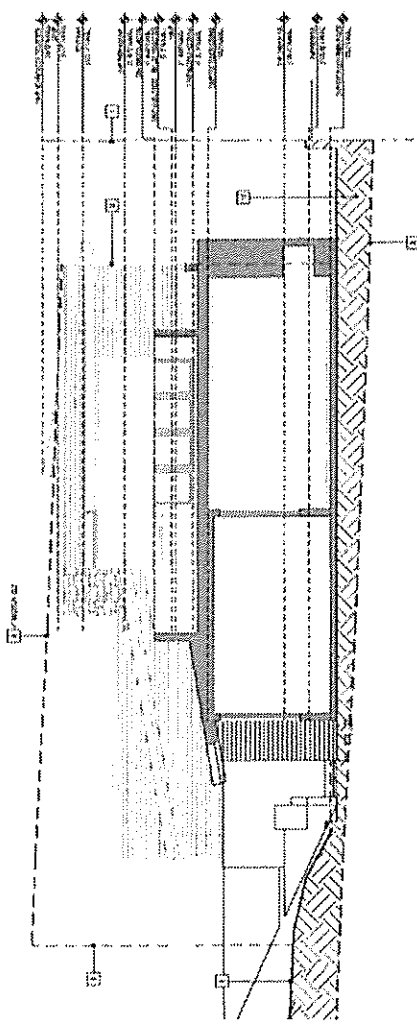
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**KEYNOTES**

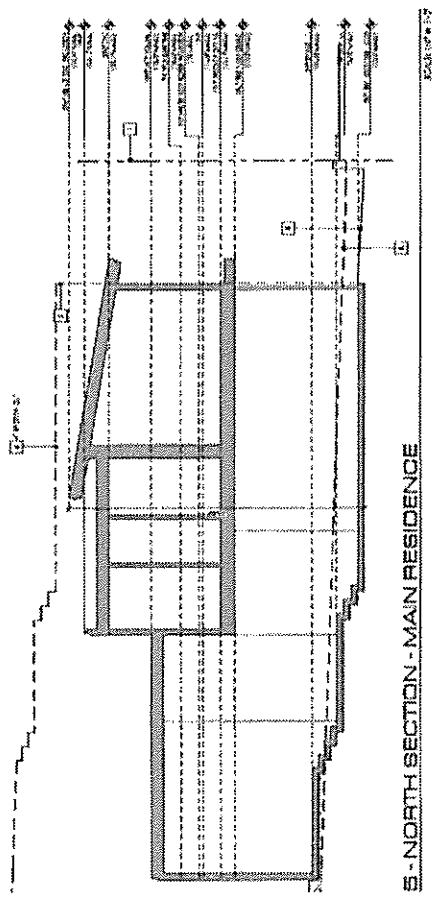
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**3 - NORTH SECTION - MAIN RESIDENCE**



**4 - NORTH SECTION - MAIN RESIDENCE**



**5 - NORTH SECTION - MAIN RESIDENCE**

**KEYNOTES**

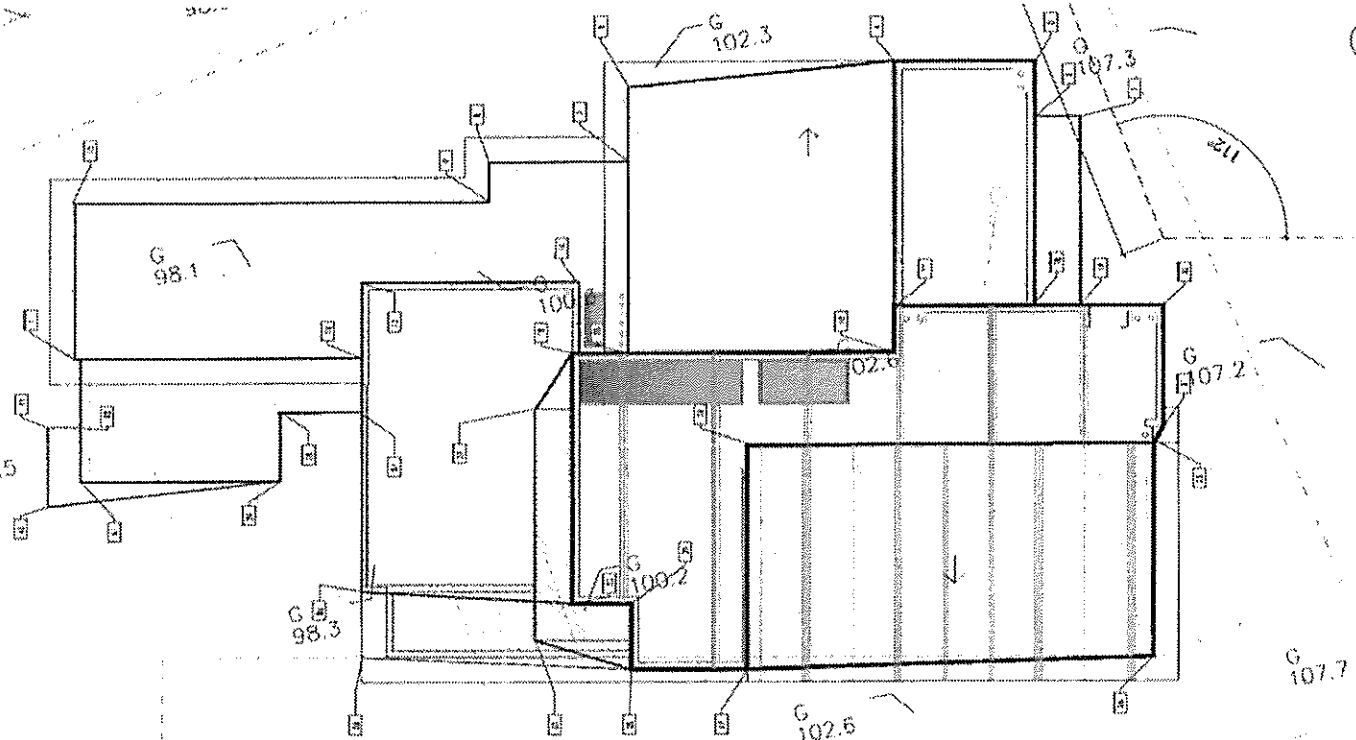
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SCALE: 1/4\"/>

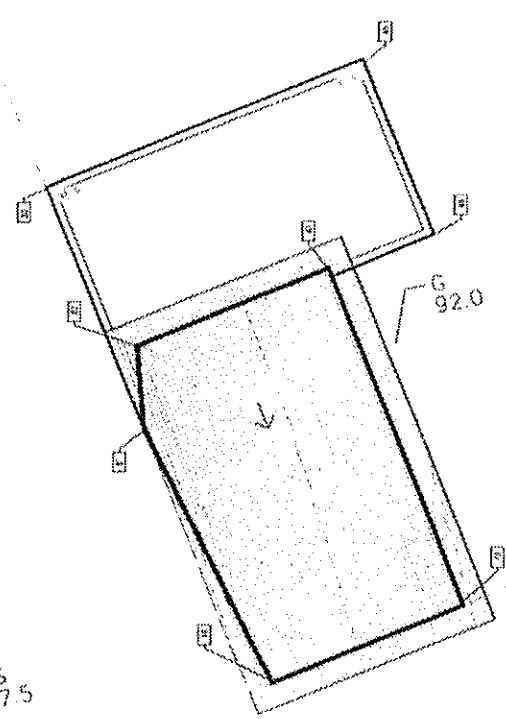
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STORY POLE LEGEND

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STORY POLE PLAN - MAIN RESIDENCE



STORY POLE PLAN - GUEST QUARTERS

TS 875

G 92

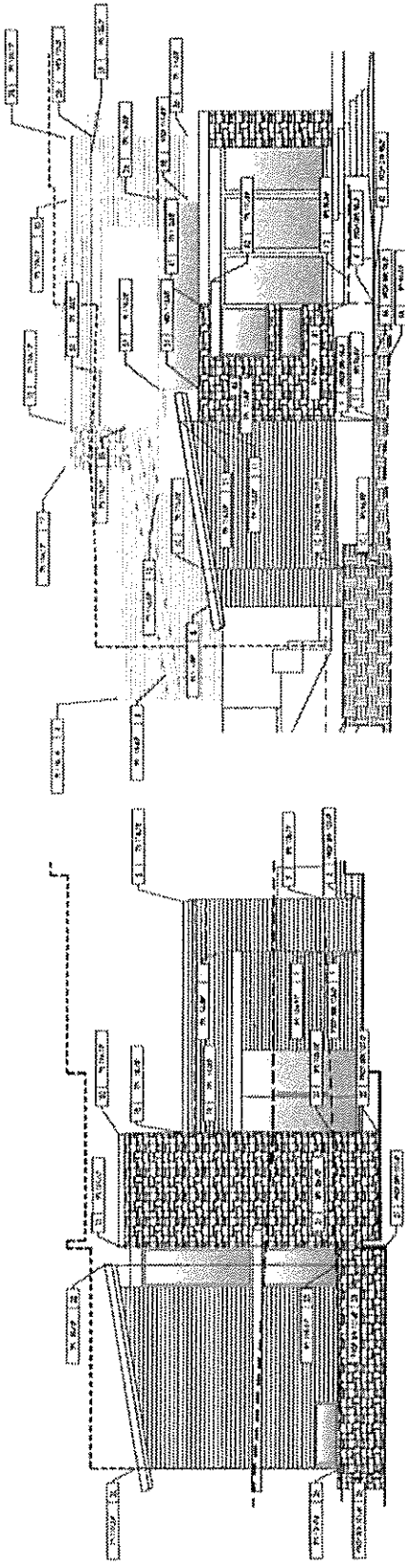


ENVIRONMENTAL  
DESIGN  
ARCHITECTURE

WESTERN CUSTOM RESIDENCE HOUSE NORTH  
3435 S. MOSE  
SOVANA BEACH, CA 92075

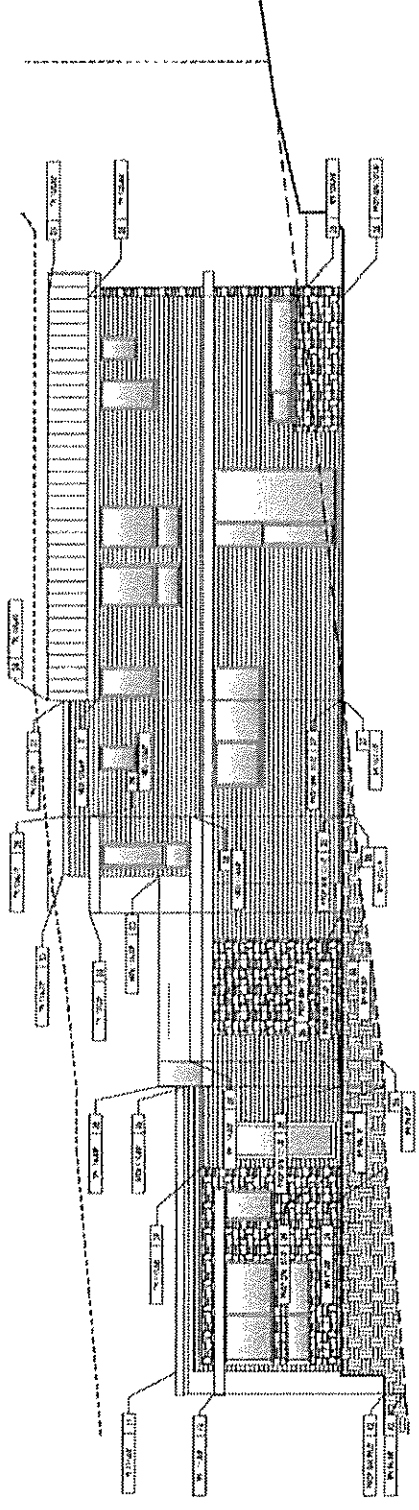
DATE	01/11/12
SCALE	1/8" = 1'-0"
PROJECT	WESTERN CUSTOM RESIDENCE HOUSE NORTH
ARCHITECT	EOS
DATE	01/11/12
SCALE	1/8" = 1'-0"
PROJECT	WESTERN CUSTOM RESIDENCE HOUSE NORTH
ARCHITECT	EOS

A6.1

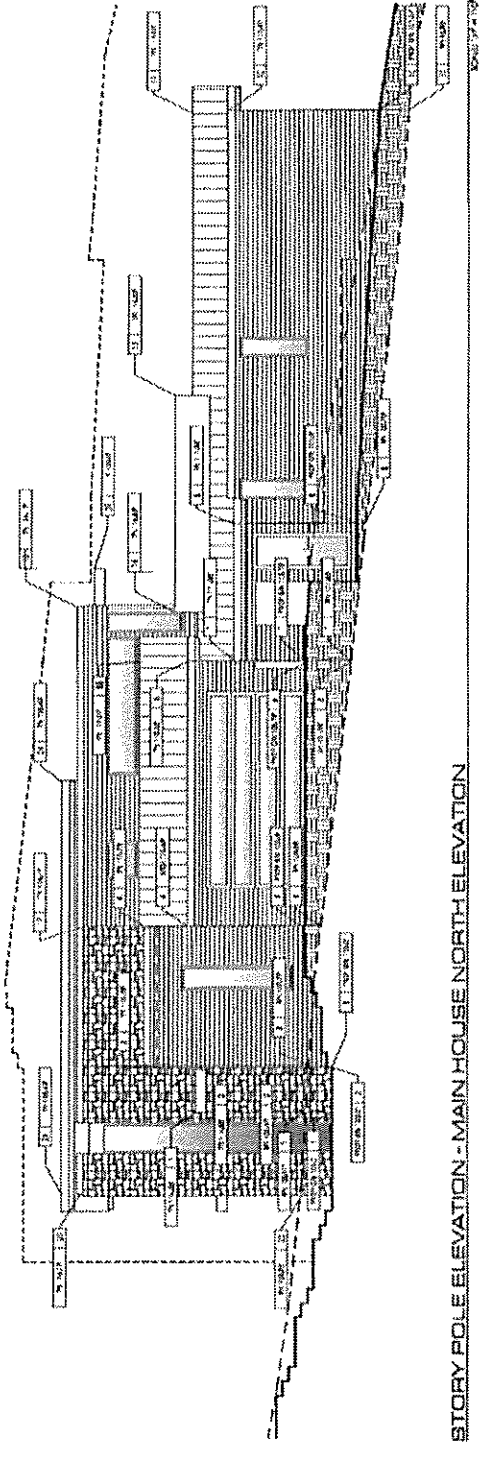


STORY POLE ELEVATION - MAIN HOUSE EAST ELEVATION  
SCALE 1/8" = 1'-0"

STORY POLE ELEVATION - MAIN HOUSE WEST ELEVATION  
SCALE 1/8" = 1'-0"



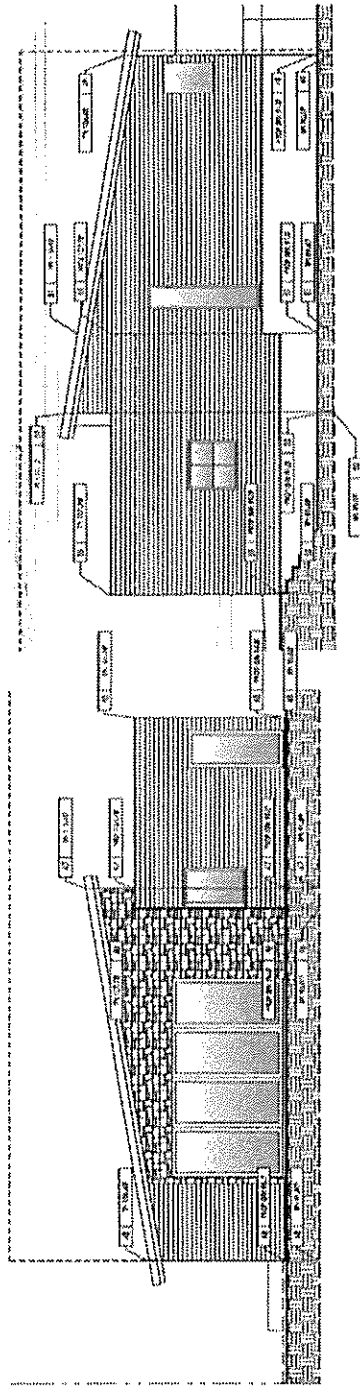
STORY POLE ELEVATION - MAIN HOUSE SOUTH ELEVATION  
SCALE 1/8" = 1'-0"



STORY POLE ELEVATION - MAIN HOUSE NORTH ELEVATION  
SCALE 1/8" = 1'-0"

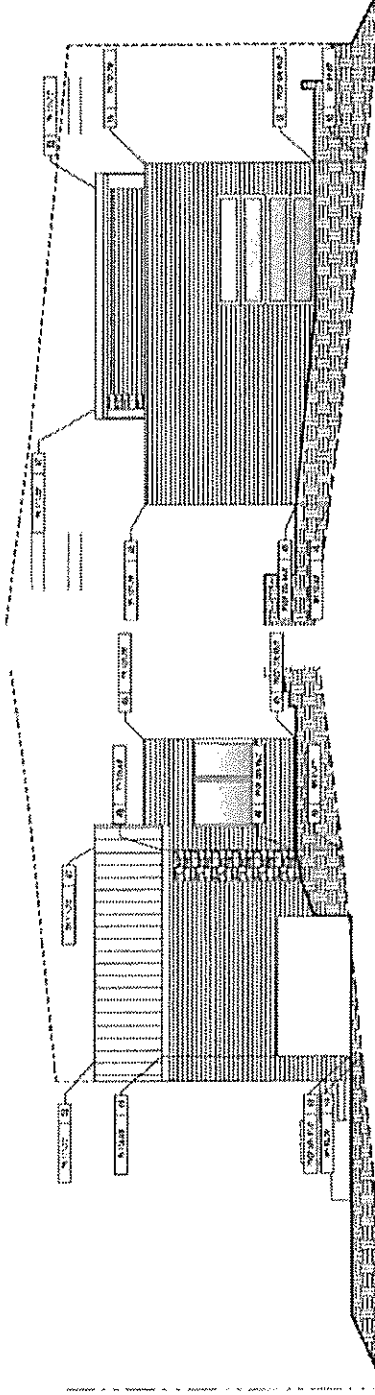
PROJECT NO.	2024-001
DATE	10/20/24
SCALE	1/4" = 1'-0"
DESIGNED BY	EOS ARCHITECTURE
DRAWN BY	EOS ARCHITECTURE
CHECKED BY	EOS ARCHITECTURE
DATE	10/20/24

DATE: 10/20/24  
 JOB NO.: 2024-001  
 TITLE: ARCHITECTURAL ELEVATIONS



STORY POLE ELEVATION - GUEST HOUSE EAST ELEVATION

STORY POLE ELEVATION - GUEST HOUSE WEST ELEV.



STORY POLE ELEVATION - GUEST HOUSE SOUTH ELEVATION

STORY POLE ELEVATION - GUEST HOUSE NORTH ELEV.

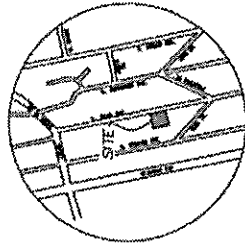


# SIL VESTER CUSTOM HOMES

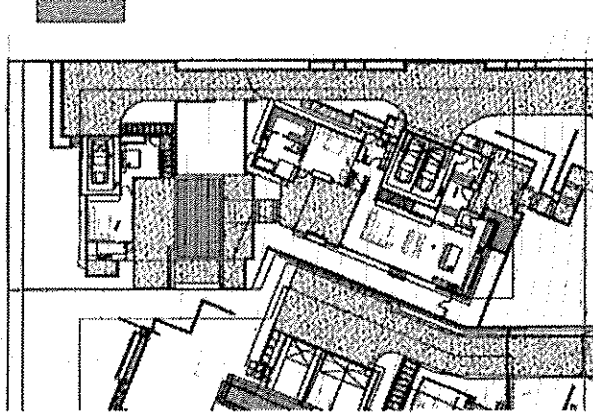
SPEC HOUSE - SOUTH RIOS AVE.

SOLANA BEACH, CA 92075

APN 298-076-0500



VICINITY MAP  
NOT TO SCALE



SITE PLAN - SPEC HOUSE (NORTH)

**IRRIGATION NOTE:**  
ALL PLANTING AREAS SHALL BE PROVIDED ACCORDING TO PLANT TYPE AND ENVIRONMENTAL CONDITIONS. IRRIGATION SHALL BE PROVIDED BY THE CLIENT OR THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF AN IRRIGATION SYSTEM FOR ALL PLANTING AREAS AND TO MAINTAIN CORRECT OPERATION OF THE IRRIGATION SYSTEM THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF A PERMANENT IRRIGATION SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF A PERMANENT IRRIGATION SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF A PERMANENT IRRIGATION SYSTEM.

**MAINTENANCE RESPONSIBILITY NOTE:**  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING AREAS FOR ONE YEAR AFTER COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING AREAS FOR ONE YEAR AFTER COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING AREAS FOR ONE YEAR AFTER COMPLETION OF THE PROJECT.

1. CONTRACTOR SHALL INSTALL A HALF INCH BURNER ROOT BARRIERS  
2. CONTRACTOR SHALL INSTALL A HALF INCH BURNER ROOT BARRIERS  
3. CONTRACTOR SHALL INSTALL A HALF INCH BURNER ROOT BARRIERS  
4. CONTRACTOR SHALL INSTALL A HALF INCH BURNER ROOT BARRIERS  
5. CONTRACTOR SHALL INSTALL A HALF INCH BURNER ROOT BARRIERS  
6. CONTRACTOR SHALL INSTALL A HALF INCH BURNER ROOT BARRIERS  
7. CONTRACTOR SHALL INSTALL A HALF INCH BURNER ROOT BARRIERS  
8. CONTRACTOR SHALL INSTALL A HALF INCH BURNER ROOT BARRIERS  
9. CONTRACTOR SHALL INSTALL A HALF INCH BURNER ROOT BARRIERS  
10. CONTRACTOR SHALL INSTALL A HALF INCH BURNER ROOT BARRIERS

## SHEET INDEX:

TITLE SHEET  
LANDSCAPE CONCEPT PLAN & LEGEND  
CONCEPT WATER USE CALCULATIONS

LC-1  
LC-2  
LC-3

### CITY NOTE:

ALL PLANTING SHALL BE PROVIDED ACCORDING TO PLANT TYPE AND ENVIRONMENTAL CONDITIONS. IRRIGATION SHALL BE PROVIDED BY THE CLIENT OR THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF AN IRRIGATION SYSTEM FOR ALL PLANTING AREAS AND TO MAINTAIN CORRECT OPERATION OF THE IRRIGATION SYSTEM THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF A PERMANENT IRRIGATION SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF A PERMANENT IRRIGATION SYSTEM.

### LANDSCAPE ARCHITECT OF RECORD:

ALL PLANTING SHALL BE PROVIDED ACCORDING TO PLANT TYPE AND ENVIRONMENTAL CONDITIONS. IRRIGATION SHALL BE PROVIDED BY THE CLIENT OR THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF AN IRRIGATION SYSTEM FOR ALL PLANTING AREAS AND TO MAINTAIN CORRECT OPERATION OF THE IRRIGATION SYSTEM THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF A PERMANENT IRRIGATION SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF A PERMANENT IRRIGATION SYSTEM.

### WATER EFFICIENT LANDSCAPE NOTE:

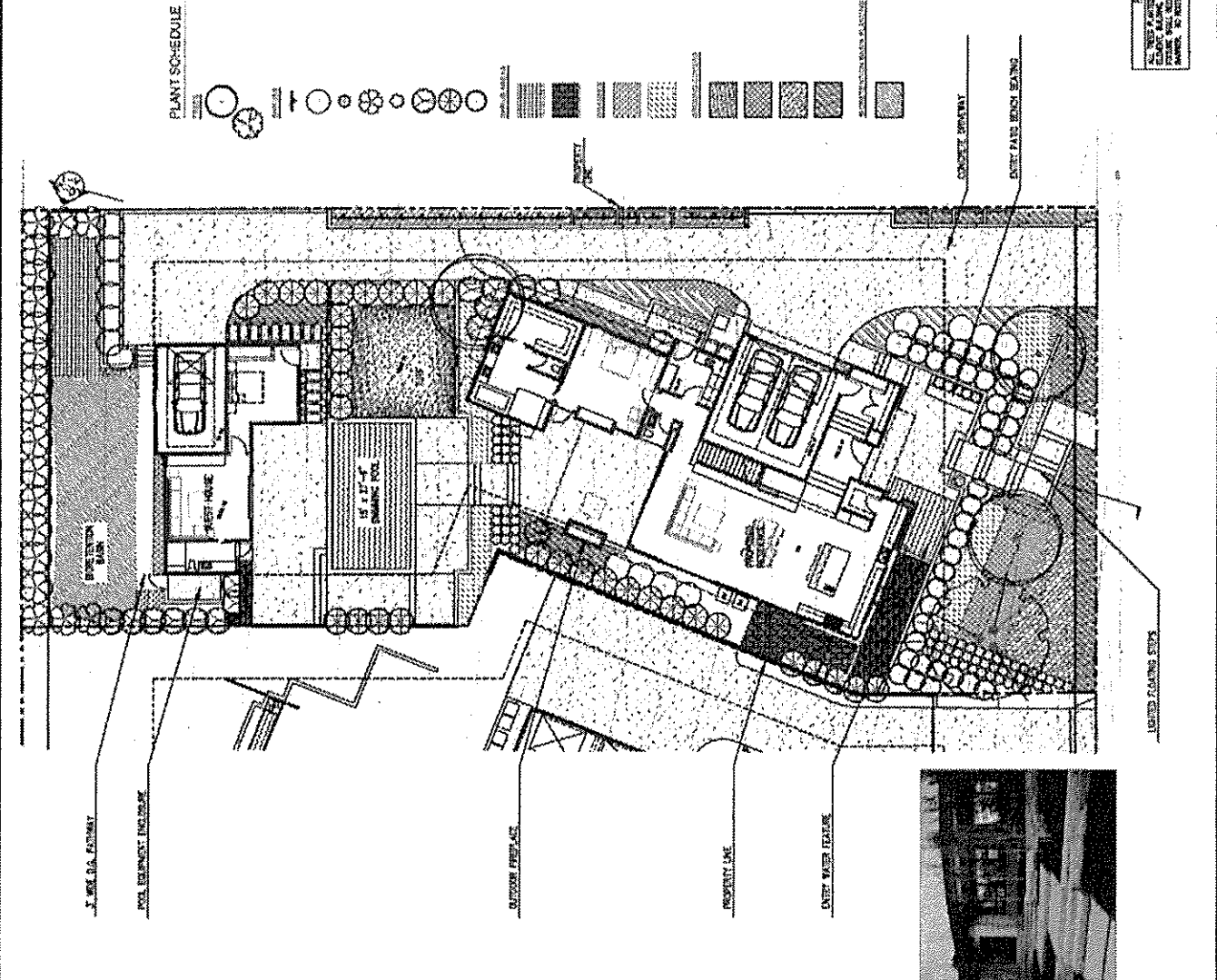
ALL PLANTING SHALL BE PROVIDED ACCORDING TO PLANT TYPE AND ENVIRONMENTAL CONDITIONS. IRRIGATION SHALL BE PROVIDED BY THE CLIENT OR THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF AN IRRIGATION SYSTEM FOR ALL PLANTING AREAS AND TO MAINTAIN CORRECT OPERATION OF THE IRRIGATION SYSTEM THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF A PERMANENT IRRIGATION SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF A PERMANENT IRRIGATION SYSTEM.

Underground Services Alert  
Call 811-800  
227-2630



ALL PLANTING SHALL BE PROVIDED ACCORDING TO PLANT TYPE AND ENVIRONMENTAL CONDITIONS. IRRIGATION SHALL BE PROVIDED BY THE CLIENT OR THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF AN IRRIGATION SYSTEM FOR ALL PLANTING AREAS AND TO MAINTAIN CORRECT OPERATION OF THE IRRIGATION SYSTEM THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF A PERMANENT IRRIGATION SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF A PERMANENT IRRIGATION SYSTEM.

NO.	SYMBOL	PLANT	QUANTITY	DATE	REVISIONS
1	(Symbol)	2" DIA. SPOTTED PALM	1	02/14/07	
2	(Symbol)	4" DIA. SPOTTED PALM	1	02/14/07	
3	(Symbol)	6" DIA. SPOTTED PALM	1	02/14/07	
4	(Symbol)	8" DIA. SPOTTED PALM	1	02/14/07	
5	(Symbol)	10" DIA. SPOTTED PALM	1	02/14/07	
6	(Symbol)	12" DIA. SPOTTED PALM	1	02/14/07	
7	(Symbol)	14" DIA. SPOTTED PALM	1	02/14/07	
8	(Symbol)	16" DIA. SPOTTED PALM	1	02/14/07	
9	(Symbol)	18" DIA. SPOTTED PALM	1	02/14/07	
10	(Symbol)	20" DIA. SPOTTED PALM	1	02/14/07	
11	(Symbol)	22" DIA. SPOTTED PALM	1	02/14/07	
12	(Symbol)	24" DIA. SPOTTED PALM	1	02/14/07	
13	(Symbol)	26" DIA. SPOTTED PALM	1	02/14/07	
14	(Symbol)	28" DIA. SPOTTED PALM	1	02/14/07	
15	(Symbol)	30" DIA. SPOTTED PALM	1	02/14/07	
16	(Symbol)	32" DIA. SPOTTED PALM	1	02/14/07	
17	(Symbol)	34" DIA. SPOTTED PALM	1	02/14/07	
18	(Symbol)	36" DIA. SPOTTED PALM	1	02/14/07	
19	(Symbol)	38" DIA. SPOTTED PALM	1	02/14/07	
20	(Symbol)	40" DIA. SPOTTED PALM	1	02/14/07	
21	(Symbol)	42" DIA. SPOTTED PALM	1	02/14/07	
22	(Symbol)	44" DIA. SPOTTED PALM	1	02/14/07	
23	(Symbol)	46" DIA. SPOTTED PALM	1	02/14/07	
24	(Symbol)	48" DIA. SPOTTED PALM	1	02/14/07	
25	(Symbol)	50" DIA. SPOTTED PALM	1	02/14/07	
26	(Symbol)	52" DIA. SPOTTED PALM	1	02/14/07	
27	(Symbol)	54" DIA. SPOTTED PALM	1	02/14/07	
28	(Symbol)	56" DIA. SPOTTED PALM	1	02/14/07	
29	(Symbol)	58" DIA. SPOTTED PALM	1	02/14/07	
30	(Symbol)	60" DIA. SPOTTED PALM	1	02/14/07	
31	(Symbol)	62" DIA. SPOTTED PALM	1	02/14/07	
32	(Symbol)	64" DIA. SPOTTED PALM	1	02/14/07	
33	(Symbol)	66" DIA. SPOTTED PALM	1	02/14/07	
34	(Symbol)	68" DIA. SPOTTED PALM	1	02/14/07	
35	(Symbol)	70" DIA. SPOTTED PALM	1	02/14/07	
36	(Symbol)	72" DIA. SPOTTED PALM	1	02/14/07	
37	(Symbol)	74" DIA. SPOTTED PALM	1	02/14/07	
38	(Symbol)	76" DIA. SPOTTED PALM	1	02/14/07	
39	(Symbol)	78" DIA. SPOTTED PALM	1	02/14/07	
40	(Symbol)	80" DIA. SPOTTED PALM	1	02/14/07	
41	(Symbol)	82" DIA. SPOTTED PALM	1	02/14/07	
42	(Symbol)	84" DIA. SPOTTED PALM	1	02/14/07	
43	(Symbol)	86" DIA. SPOTTED PALM	1	02/14/07	
44	(Symbol)	88" DIA. SPOTTED PALM	1	02/14/07	
45	(Symbol)	90" DIA. SPOTTED PALM	1	02/14/07	
46	(Symbol)	92" DIA. SPOTTED PALM	1	02/14/07	
47	(Symbol)	94" DIA. SPOTTED PALM	1	02/14/07	
48	(Symbol)	96" DIA. SPOTTED PALM	1	02/14/07	
49	(Symbol)	98" DIA. SPOTTED PALM	1	02/14/07	
50	(Symbol)	100" DIA. SPOTTED PALM	1	02/14/07	



**PLANT SCHEDULE**

1 (Symbol) 2" DIA. SPOTTED PALM

2 (Symbol) 4" DIA. SPOTTED PALM

3 (Symbol) 6" DIA. SPOTTED PALM

4 (Symbol) 8" DIA. SPOTTED PALM

5 (Symbol) 10" DIA. SPOTTED PALM

6 (Symbol) 12" DIA. SPOTTED PALM

7 (Symbol) 14" DIA. SPOTTED PALM

8 (Symbol) 16" DIA. SPOTTED PALM

9 (Symbol) 18" DIA. SPOTTED PALM

10 (Symbol) 20" DIA. SPOTTED PALM

11 (Symbol) 22" DIA. SPOTTED PALM

12 (Symbol) 24" DIA. SPOTTED PALM

13 (Symbol) 26" DIA. SPOTTED PALM

14 (Symbol) 28" DIA. SPOTTED PALM

15 (Symbol) 30" DIA. SPOTTED PALM

16 (Symbol) 32" DIA. SPOTTED PALM

17 (Symbol) 34" DIA. SPOTTED PALM

18 (Symbol) 36" DIA. SPOTTED PALM

19 (Symbol) 38" DIA. SPOTTED PALM

20 (Symbol) 40" DIA. SPOTTED PALM

21 (Symbol) 42" DIA. SPOTTED PALM

22 (Symbol) 44" DIA. SPOTTED PALM

23 (Symbol) 46" DIA. SPOTTED PALM

24 (Symbol) 48" DIA. SPOTTED PALM

25 (Symbol) 50" DIA. SPOTTED PALM

26 (Symbol) 52" DIA. SPOTTED PALM

27 (Symbol) 54" DIA. SPOTTED PALM

28 (Symbol) 56" DIA. SPOTTED PALM

29 (Symbol) 58" DIA. SPOTTED PALM

30 (Symbol) 60" DIA. SPOTTED PALM

31 (Symbol) 62" DIA. SPOTTED PALM

32 (Symbol) 64" DIA. SPOTTED PALM

33 (Symbol) 66" DIA. SPOTTED PALM

34 (Symbol) 68" DIA. SPOTTED PALM

35 (Symbol) 70" DIA. SPOTTED PALM

36 (Symbol) 72" DIA. SPOTTED PALM

37 (Symbol) 74" DIA. SPOTTED PALM

38 (Symbol) 76" DIA. SPOTTED PALM

39 (Symbol) 78" DIA. SPOTTED PALM

40 (Symbol) 80" DIA. SPOTTED PALM

41 (Symbol) 82" DIA. SPOTTED PALM

42 (Symbol) 84" DIA. SPOTTED PALM

43 (Symbol) 86" DIA. SPOTTED PALM

44 (Symbol) 88" DIA. SPOTTED PALM

45 (Symbol) 90" DIA. SPOTTED PALM

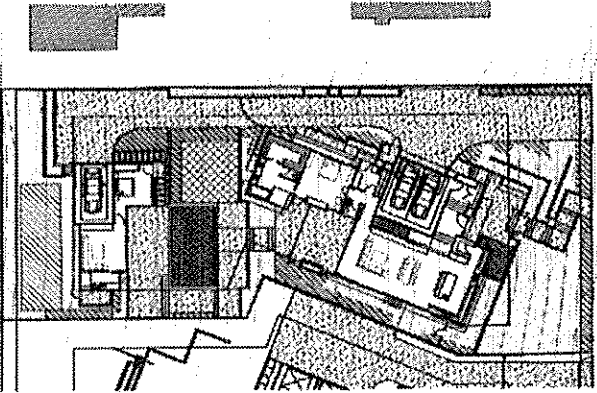
46 (Symbol) 92" DIA. SPOTTED PALM

47 (Symbol) 94" DIA. SPOTTED PALM

48 (Symbol) 96" DIA. SPOTTED PALM

49 (Symbol) 98" DIA. SPOTTED PALM

50 (Symbol) 100" DIA. SPOTTED PALM



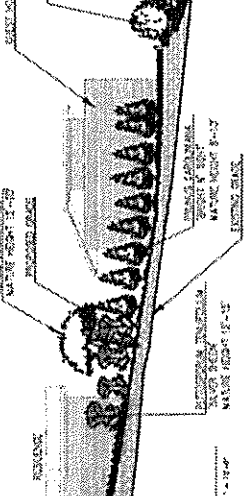
ALL PLANTING AREAS SHALL BE IRRIGATED ACCORDING TO PLANT TYPE AND WATER REQUIREMENTS. PLANTING SHALL BE IRRIGATED BY MEANS OF AN AUTOMATICALLY CONTROLLED, ELECTRICALLY ACTIVATED, LANDSCAPE IRRIGATION SYSTEM FOR WATER CONSERVATION. ARE TO MINIMIZE WASTEWATER CONSUMPTION. THE IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL AND NATIONAL STANDARDS. REMOTE CONTROL VALVES SHALL BE INSTALLED WITH LOW PRESSURE/LOW FLOW IRRIGATION RATE. CONSUMPTION. THE IRRIGATION SYSTEM SHALL BE INSTALLED WITH A LOW PRESSURE/LOW FLOW IRRIGATION RATE AND LOW PRESSURE/LOW FLOW IRRIGATION RATE. THE IRRIGATION SYSTEM SHALL BE INSTALLED WITH A LOW PRESSURE/LOW FLOW IRRIGATION RATE AND LOW PRESSURE/LOW FLOW IRRIGATION RATE.

THE SOLAR SENSING SYSTEM IS AN ADVANCED REMOTE SENSING THAT CALCULATES EVAPOTRANSPIRATION (ET) AND ADJUSTS WATER CONTROLS ONLY BASED ON LOCAL WEATHER CONDITIONS. SOLAR SENSING CONTROLS ARE INSTALLED ON THE IRRIGATION SYSTEM. THE CONTROLLER SHALL BE INSTALLED IN A PROTECTED AREA TO PROTECT FROM THE ELEMENTS. THE CONTROLLER SHALL BE INSTALLED IN A PROTECTED AREA TO PROTECT FROM THE ELEMENTS. THE CONTROLLER SHALL BE INSTALLED IN A PROTECTED AREA TO PROTECT FROM THE ELEMENTS.

- HYDROZONE PLAN**
- HYDROZONE ONE (DIP LOW WATER USE) (4,500 SF. 10% OF TOTAL LANDSCAPE AREA)
  - HYDROZONE TWO (MORNING WATER USE) (1,400 SF. 10% OF TOTAL LANDSCAPE AREA)
  - HYDROZONE THREE (NO PLANTING) (100 SF. 1% OF TOTAL LANDSCAPE AREA)
  - HYDROZONE FOUR (NO PLANTING) (100 SF. 1% OF TOTAL LANDSCAPE AREA)
  - HYDROZONE FIVE (WATER PLANTS) (100 SF. 1% OF TOTAL LANDSCAPE AREA)

**ESTIMATED TOTAL WATER USE (GPD) HYDRO-ZONE**  
 for Streamline North Technology

Hydrozone	Area (SF)	Water Use (GPD)
Hydrozone One	4,500	1,000
Hydrozone Two	1,400	300
Hydrozone Three	100	0
Hydrozone Four	100	0
Hydrozone Five	100	0
<b>Total</b>	<b>6,100</b>	<b>1,300</b>



**SECTION OF PROPERTY FACING SOUTH**  
 MARK 11-11-10

**IRIGATION NOTES:**  
 1. ANY SLOPE OVER 2% WILL BE IRRIGATED WITH A PRECIPITATION SENSOR. SLOPES OF 2% SHOWN WITH POSE OF LESS TO PREVENT PUMPING AND EROSION.  
 2. REVISIONED STRAW MATTING WILL BE INSTALLED ON ALL SLOPES 2% OR GREATER.  
 3. IRRIGATION PIPING AND IRRIGATION DEVICES SHALL BE INSTALLED BELOW GRADE IF THEY ARE WITHIN 24 INCHES OF AN UNDESIRABLE CONSTRUCTION MATERIAL. IRRIGATION PIPING SHALL BE INSTALLED AT LEAST 6 INCHES BELOW GRADE. IRRIGATION DEVICES SHALL BE INSTALLED AT LEAST 6 INCHES BELOW GRADE.

**MANUFACTURER RESPONSIBILITY STATEMENT:**  
 THE PROPERTY OWNERS ARE RESPONSIBLE FOR THE CORRECT MAINTENANCE OF ALL IRRIGATION DEVICES. ALL IRRIGATION DEVICES SHALL BE MAINTAINED AND REPAIRED AS NEEDED. ALL IRRIGATION DEVICES SHALL BE MAINTAINED AND REPAIRED AS NEEDED. ALL IRRIGATION DEVICES SHALL BE MAINTAINED AND REPAIRED AS NEEDED.

**ESTIMATED TOTAL WATER USE (GPD) HYDRO-ZONE**  
 for Streamline North Technology

Hydrozone	Area (SF)	Water Use (GPD)
Hydrozone One	4,500	1,000
Hydrozone Two	1,400	300
Hydrozone Three	100	0
Hydrozone Four	100	0
Hydrozone Five	100	0
<b>Total</b>	<b>6,100</b>	<b>1,300</b>

**CITY OF PALMDALE UNIMPAIRED WATER USE FOR IRRIGATION**

Category	Area (SF)	Water Use (GPD)
Hydrozone One	4,500	1,000
Hydrozone Two	1,400	300
Hydrozone Three	100	0
Hydrozone Four	100	0
Hydrozone Five	100	0
<b>Total</b>	<b>6,100</b>	<b>1,300</b>

**UNIMPAIRED WATER UTILIZATION WATER UTILIZATION**  
 1. UNIMPAIRED WATER UTILIZATION WATER UTILIZATION  
 2. UNIMPAIRED WATER UTILIZATION WATER UTILIZATION  
 3. UNIMPAIRED WATER UTILIZATION WATER UTILIZATION

**LANDSCAPE CONSULT PLAN**  
**LC-3**

UNIMPAIRED SERVICES, AGENCY  
 1-800-257-2601

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













THIS DOCUMENT IS THE PROPERTY OF EOS ENERGY SERVICES, INC. AND IS LOANED TO YOU BY THE CALIFORNIA ENERGY COMMISSION. IT IS TO BE USED ONLY FOR THE PROJECT AND PURPOSES SPECIFIED IN THE ORDER. IT IS NOT TO BE REPRODUCED, COPIED, OR DISTRIBUTED TO OTHERS WITHOUT THE WRITTEN PERMISSION OF EOS ENERGY SERVICES, INC.

**2013 Low-Rise Residential Mandatory Measures Summary**

Table with columns: Measure ID, Measure Description, and Compliance Status. Measures include 100001, 100002, 100003, 100004, 100005, 100006, 100007, 100008, 100009, 100010, 100011, 100012, 100013, 100014, 100015, 100016, 100017, 100018, 100019, 100020, 100021, 100022, 100023, 100024, 100025, 100026, 100027, 100028, 100029, 100030, 100031, 100032, 100033, 100034, 100035, 100036, 100037, 100038, 100039, 100040, 100041, 100042, 100043, 100044, 100045, 100046, 100047, 100048, 100049, 100050.

**2013 Low-Rise Residential Mandatory Measures Summary**

Table with columns: Measure ID, Measure Description, and Compliance Status. Measures include 100051, 100052, 100053, 100054, 100055, 100056, 100057, 100058, 100059, 100060, 100061, 100062, 100063, 100064, 100065, 100066, 100067, 100068, 100069, 100070, 100071, 100072, 100073, 100074, 100075, 100076, 100077, 100078, 100079, 100080, 100081, 100082, 100083, 100084, 100085, 100086, 100087, 100088, 100089, 100090, 100091, 100092, 100093, 100094, 100095, 100096, 100097, 100098, 100099, 100100.

**2013 Low-Rise Residential Mandatory Measures Summary**

Table with columns: Measure ID, Measure Description, and Compliance Status. Measures include 100101, 100102, 100103, 100104, 100105, 100106, 100107, 100108, 100109, 100110, 100111, 100112, 100113, 100114, 100115, 100116, 100117, 100118, 100119, 100120, 100121, 100122, 100123, 100124, 100125, 100126, 100127, 100128, 100129, 100130, 100131, 100132, 100133, 100134, 100135, 100136, 100137, 100138, 100139, 100140, 100141, 100142, 100143, 100144, 100145, 100146, 100147, 100148, 100149, 100150.

**BUREAU ENERGY ANALYSIS REPORT**

**PROJECT:**  
Silverstar  
335 S. Deer CREEK  
Solana Beach, CA 92075

**Project Designer:**  
E.O.S. Architects, Inc.  
14227 Fwy Avenue  
San Juan Capistrano, CA 92675  
(949) 459-0275

**Report Prepared By:**  
David R. Gels  
D.A.R. Gels  
14107 Bays Drive  
Poway, CA 92064  
(619) 499-3006

**Job Number:**  
  
**DATE:**  
09/03/16

The authority for this report is the California Energy Code, Title 24, Part 1. The authority for this report is the California Energy Code, Title 24, Part 1.

**2013 Low-Rise Residential Mandatory Measures Summary**

Table with columns: Measure ID, Measure Description, and Compliance Status. Measures include 100151, 100152, 100153, 100154, 100155, 100156, 100157, 100158, 100159, 100160, 100161, 100162, 100163, 100164, 100165, 100166, 100167, 100168, 100169, 100170, 100171, 100172, 100173, 100174, 100175, 100176, 100177, 100178, 100179, 100180, 100181, 100182, 100183, 100184, 100185, 100186, 100187, 100188, 100189, 100190, 100191, 100192, 100193, 100194, 100195, 100196, 100197, 100198, 100199, 100200.

**2013 Low-Rise Residential Mandatory Measures Summary**

Table with columns: Measure ID, Measure Description, and Compliance Status. Measures include 100201, 100202, 100203, 100204, 100205, 100206, 100207, 100208, 100209, 100210, 100211, 100212, 100213, 100214, 100215, 100216, 100217, 100218, 100219, 100220, 100221, 100222, 100223, 100224, 100225, 100226, 100227, 100228, 100229, 100230, 100231, 100232, 100233, 100234, 100235, 100236, 100237, 100238, 100239, 100240, 100241, 100242, 100243, 100244, 100245, 100246, 100247, 100248, 100249, 100250.

**2013 Low-Rise Residential Mandatory Measures Summary**

Table with columns: Measure ID, Measure Description, and Compliance Status. Measures include 100251, 100252, 100253, 100254, 100255, 100256, 100257, 100258, 100259, 100260, 100261, 100262, 100263, 100264, 100265, 100266, 100267, 100268, 100269, 100270, 100271, 100272, 100273, 100274, 100275, 100276, 100277, 100278, 100279, 100280, 100281, 100282, 100283, 100284, 100285, 100286, 100287, 100288, 100289, 100290, 100291, 100292, 100293, 100294, 100295, 100296, 100297, 100298, 100299, 100300.

**2013 Low-Rise Residential Mandatory Measures Summary**

Table with columns: Measure ID, Measure Description, and Compliance Status. Measures include 100301, 100302, 100303, 100304, 100305, 100306, 100307, 100308, 100309, 100310, 100311, 100312, 100313, 100314, 100315, 100316, 100317, 100318, 100319, 100320, 100321, 100322, 100323, 100324, 100325, 100326, 100327, 100328, 100329, 100330, 100331, 100332, 100333, 100334, 100335, 100336, 100337, 100338, 100339, 100340, 100341, 100342, 100343, 100344, 100345, 100346, 100347, 100348, 100349, 100350.



DATE  
PROJECT NO.

DATE  
PROJECT NO.

**STATE OF CALIFORNIA - DEPARTMENT OF INDUSTRIAL RELATIONS**  
**EMPLOYEE'S COMPLIANCE - RESIDENTIAL, PERFORMANCE COMPLIANCE METHOD**  
 Report Number: 1237, No. 16, 2018  
 Report Date: 03/16/2018

Item	Compliance	Notes
1	100%	
2	100%	
3	100%	
4	100%	
5	100%	
6	100%	
7	100%	
8	100%	
9	100%	
10	100%	
11	100%	
12	100%	
13	100%	
14	100%	
15	100%	
16	100%	
17	100%	
18	100%	
19	100%	
20	100%	
21	100%	
22	100%	
23	100%	
24	100%	
25	100%	
26	100%	
27	100%	
28	100%	
29	100%	
30	100%	

**STATE OF CALIFORNIA - DEPARTMENT OF INDUSTRIAL RELATIONS**  
**EMPLOYEE'S COMPLIANCE - RESIDENTIAL, PERFORMANCE COMPLIANCE METHOD**  
 Report Number: 1237, No. 16, 2018  
 Report Date: 03/16/2018

Item	Compliance	Notes
31	100%	
32	100%	
33	100%	
34	100%	
35	100%	
36	100%	
37	100%	
38	100%	
39	100%	
40	100%	
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**STATE OF CALIFORNIA - DEPARTMENT OF INDUSTRIAL RELATIONS**  
**EMPLOYEE'S COMPLIANCE - RESIDENTIAL, PERFORMANCE COMPLIANCE METHOD**  
 Report Number: 1237, No. 16, 2018  
 Report Date: 03/16/2018

Item	Compliance	Notes
61	100%	
62	100%	
63	100%	
64	100%	
65	100%	
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89	100%	
90	100%	

**STATE OF CALIFORNIA - DEPARTMENT OF INDUSTRIAL RELATIONS**  
**EMPLOYEE'S COMPLIANCE - RESIDENTIAL, PERFORMANCE COMPLIANCE METHOD**  
 Report Number: 1237, No. 16, 2018  
 Report Date: 03/16/2018

Item	Compliance	Notes
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92	100%	
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**STATE OF CALIFORNIA - DEPARTMENT OF INDUSTRIAL RELATIONS**  
**EMPLOYEE'S COMPLIANCE - RESIDENTIAL, PERFORMANCE COMPLIANCE METHOD**  
 Report Number: 1237, No. 16, 2018  
 Report Date: 03/16/2018

Item	Compliance	Notes
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150	100%	

**STATE OF CALIFORNIA - DEPARTMENT OF INDUSTRIAL RELATIONS**  
**EMPLOYEE'S COMPLIANCE - RESIDENTIAL, PERFORMANCE COMPLIANCE METHOD**  
 Report Number: 1237, No. 16, 2018  
 Report Date: 03/16/2018

Item	Compliance	Notes
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**STATE OF CALIFORNIA - DEPARTMENT OF INDUSTRIAL RELATIONS**  
**EMPLOYEE'S COMPLIANCE - RESIDENTIAL, PERFORMANCE COMPLIANCE METHOD**  
 Report Number: 1237, No. 16, 2018  
 Report Date: 03/16/2018

Item	Compliance	Notes
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**STATE OF CALIFORNIA - DEPARTMENT OF INDUSTRIAL RELATIONS**  
**EMPLOYEE'S COMPLIANCE - RESIDENTIAL, PERFORMANCE COMPLIANCE METHOD**  
 Report Number: 1237, No. 16, 2018  
 Report Date: 03/16/2018

Item	Compliance	Notes
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**STATE OF CALIFORNIA - DEPARTMENT OF INDUSTRIAL RELATIONS**  
**EMPLOYEE'S COMPLIANCE - RESIDENTIAL, PERFORMANCE COMPLIANCE METHOD**  
 Report Number: 1237, No. 16, 2018  
 Report Date: 03/16/2018

Item	Compliance	Notes
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ALCANTARA'S INC









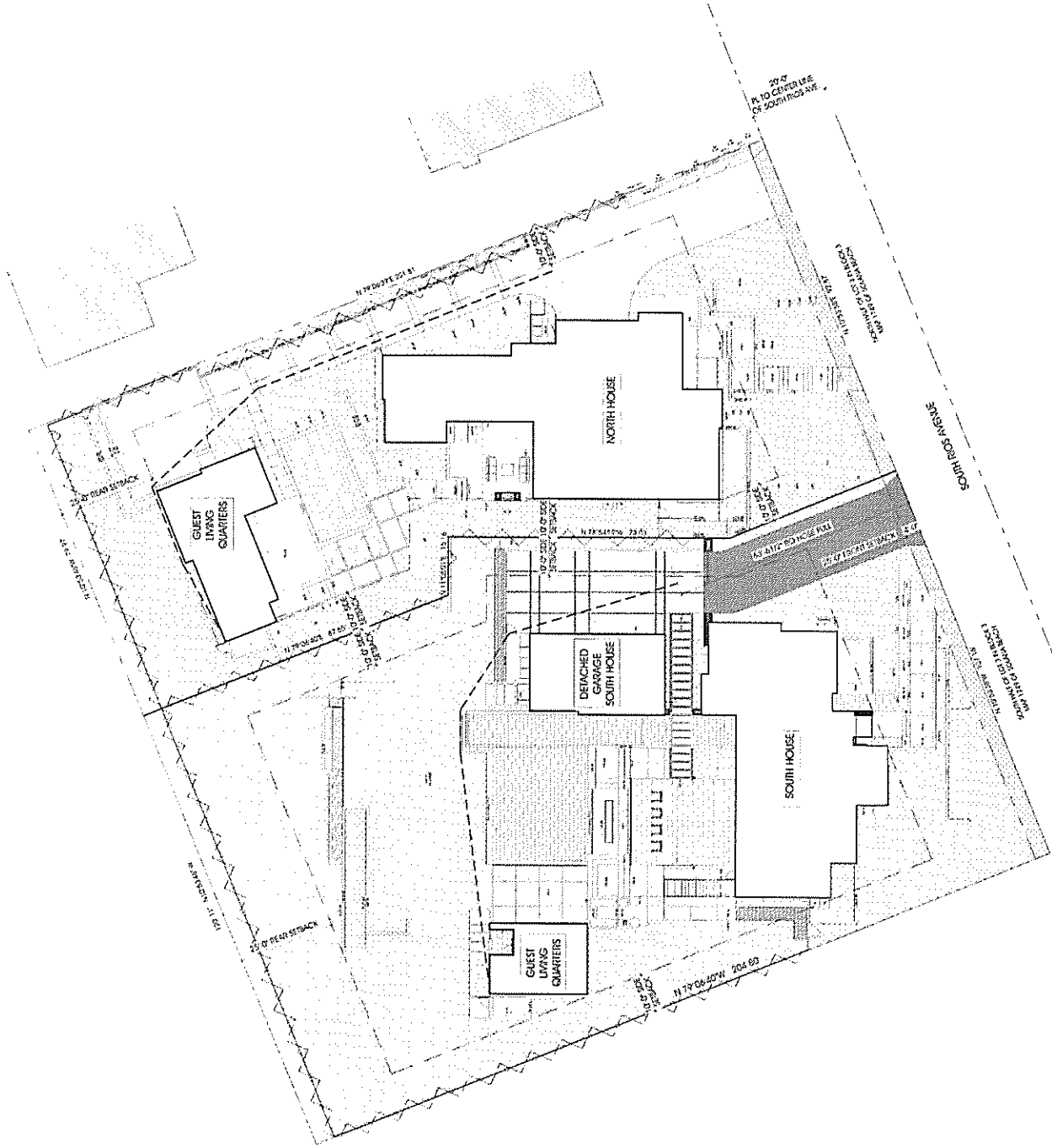




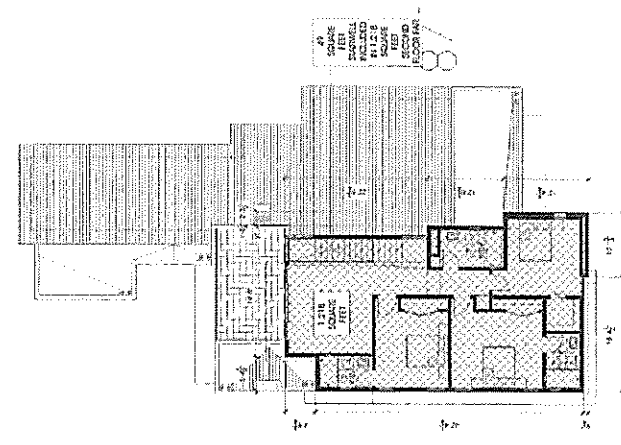
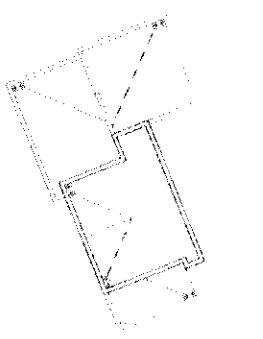




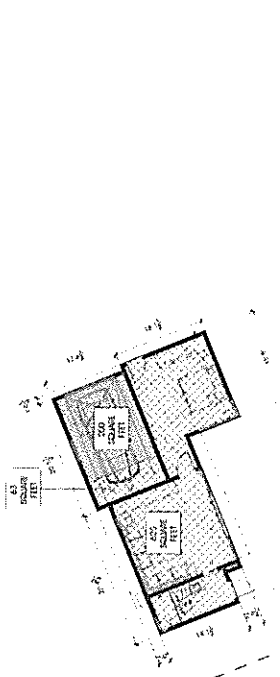




SITE PLAN WITH NORTH AND SOUTH HOUSES



SECOND FLOOR F.A.R. DIAGRAM  
 SCALE 1/8" = 1'-0"



FIRST FLOOR F.A.R. DIAGRAM  
 SCALE 1/8" = 1'-0"

**LEGEND**

- [Pattern] HIGH RISES INCLUDING STAIRS ELEVATOR SHAFTS
- [Pattern] HIGH RISES EXCLUDING STAIRS ELEVATOR SHAFTS

**PROJECT INFORMATION**

OWNER	DAVID SILVESTER	ARCHITECT	EOS ENGINEERING & ARCHITECTURE
DESIGNER	DAVID SILVESTER	DATE	11/23/15
PROJECT NO.	15-001	PROJECT NAME	SILVESTER CUSTOM RESIDENCE - NORTH
PROJECT ADDRESS	329 S RIOS, SOLANA BEACH, CA 92075	PROJECT TYPE	RESIDENTIAL
PROJECT AREA	10,000 SQ. FT.	PROJECT PERMIT NO.	15-001
PROJECT VALUE	\$1,000,000	PROJECT STATUS	UNDERWAY
PROJECT PHASE	CONSTRUCTION	PROJECT LOCATION	SOLANA BEACH, CA
PROJECT CONTACT	DAVID SILVESTER	PROJECT PHONE	(714) 771-1111
PROJECT FAX	(714) 771-1111	PROJECT EMAIL	DAVID@EOS-CA.COM
PROJECT WEBSITE	WWW.EOS-CA.COM	PROJECT URL	WWW.EOS-CA.COM

**PERMITTED INFORMATION**

PERMITTED AREA	10,000 SQ. FT.	PERMITTED HEIGHT	15 FT.
PERMITTED SETBACKS	5 FT. FRONT, 5 FT. SIDE, 10 FT. REAR	PERMITTED FLOOR AREA	10,000 SQ. FT.
PERMITTED USE	RESIDENTIAL	PERMITTED OCCUPANCY	RESIDENTIAL
PERMITTED MATERIALS	CONCRETE, BRICK, STONE	PERMITTED FINISHES	PLASTER, GYP. BOARD
PERMITTED PAINTS	EXTERIOR: 100% ACRYLIC EMULSION	PERMITTED ROOFING	ASPH/FLT
PERMITTED SIGNAGE	NO SIGNAGE	PERMITTED LIGHTING	EXTERIOR: 150 FC-C
PERMITTED UTILITIES	WATER, SEWER, GAS, ELECTRIC	PERMITTED MECHANICAL	AC, HEAT PUMP
PERMITTED LANDSCAPE	NO LANDSCAPE	PERMITTED PAVING	ASPH/CONC
PERMITTED FENCES	NO FENCES	PERMITTED DRIVEWAYS	ASPH/CONC
PERMITTED DECKING	NO DECKING	PERMITTED PATIOS	ASPH/CONC
PERMITTED PORCHES	NO PORCHES	PERMITTED STAIRS	CONCRETE
PERMITTED PATIOS	NO PATIOS	PERMITTED BALCONIES	CONCRETE
PERMITTED TERRACES	NO TERRACES	PERMITTED GARAGES	ASPH/CONC
PERMITTED GARAGES	NO GARAGES	PERMITTED ATTACHMENTS	NO ATTACHMENTS
PERMITTED ADDITIONS	NO ADDITIONS	PERMITTED REMODELS	NO REMODELS
PERMITTED DEMOLITIONS	NO DEMOLITIONS	PERMITTED EXCAVATIONS	NO EXCAVATIONS
PERMITTED FOUNDATIONS	NO FOUNDATIONS	PERMITTED RETAINING WALLS	NO RETAINING WALLS
PERMITTED FOUNDATIONS	NO FOUNDATIONS	PERMITTED FOUNDATIONS	NO FOUNDATIONS

NOT ALL INFORMATION IS SHOWN ON THIS PLAN. SEE ALL APPLICABLE PERMITS AND REGULATIONS FOR COMPLETE INFORMATION.



927365 S. MID  
SOLANA BEACH, CA 92075



REGISTERED ARCHITECT  
STATE OF CALIFORNIA  
NO. 10000

INVESTIGATOR CUSTOM RESIDENCE - NORTH  
927365 S. MID  
SOLANA BEACH, CA 92075

DATE	11/23/19
PROJECT	INVESTIGATOR CUSTOM RESIDENCE - NORTH
CLIENT	INVESTIGATOR
DESIGNER	EOS ARCHITECTURE
SCALE	AS SHOWN

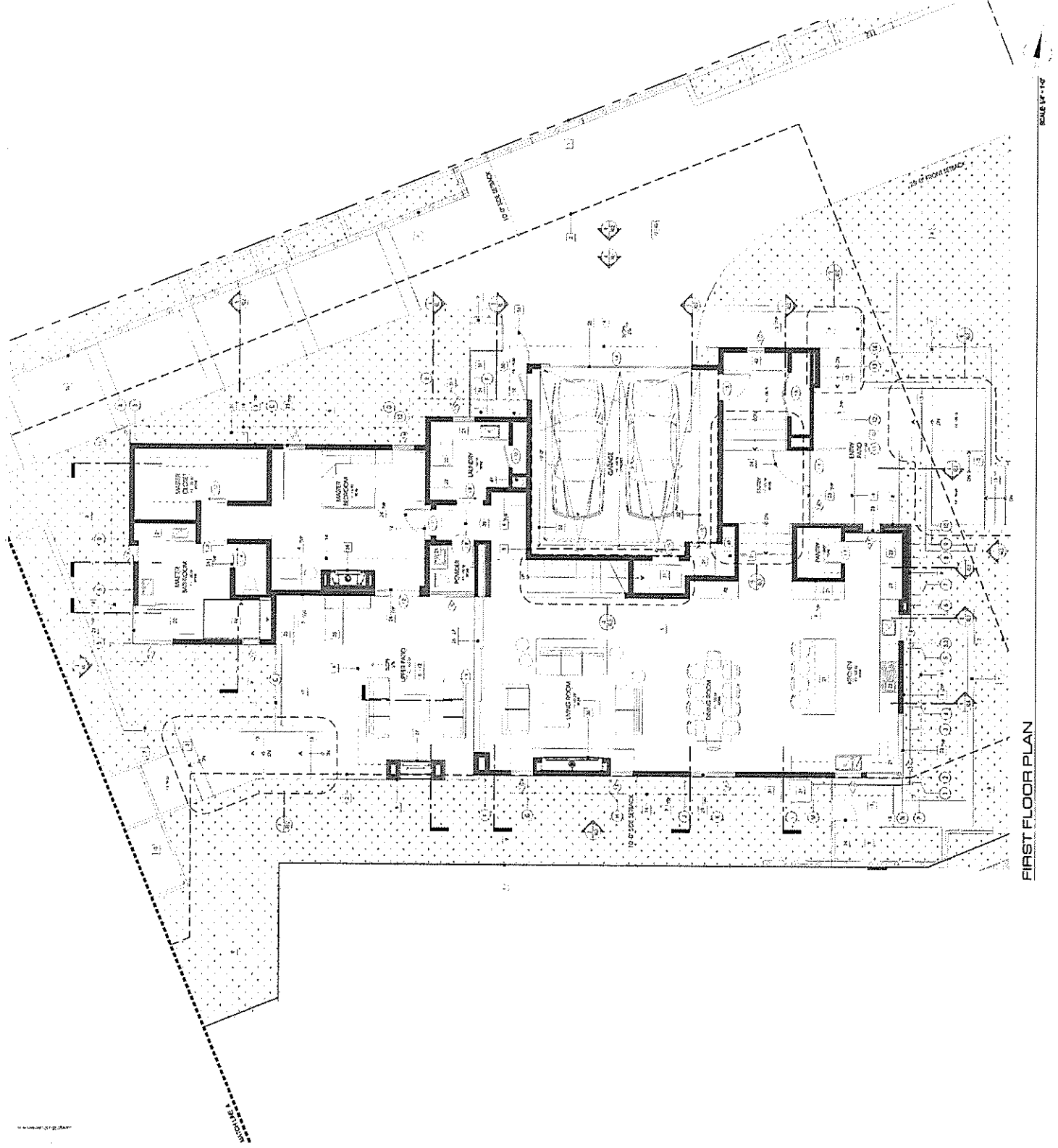
A1.0

**KEYNOTES**

1. SEE PLAN FOR ALL NOTES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL FINISHES ARE TO BE AS NOTED.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2019 CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2019 CALIFORNIA MECHANICAL CODE AND ALL APPLICABLE LOCAL ORDINANCES.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2019 CALIFORNIA ELECTRICAL CODE AND ALL APPLICABLE LOCAL ORDINANCES.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2019 CALIFORNIA PLUMBING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2019 CALIFORNIA FIRE CODE AND ALL APPLICABLE LOCAL ORDINANCES.
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2019 CALIFORNIA LAND DEVELOPMENT CODE AND ALL APPLICABLE LOCAL ORDINANCES.
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2019 CALIFORNIA ENVIRONMENTAL QUALITY ACT AND ALL APPLICABLE LOCAL ORDINANCES.
11. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2019 CALIFORNIA HISTORIC PRESERVATION ACT AND ALL APPLICABLE LOCAL ORDINANCES.
12. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2019 CALIFORNIA CULTURAL HERITAGE ACT AND ALL APPLICABLE LOCAL ORDINANCES.
13. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2019 CALIFORNIA ANTI-SLAVE TRAFFICKING ACT AND ALL APPLICABLE LOCAL ORDINANCES.
14. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2019 CALIFORNIA ANTI-SEXUAL HARASSMENT ACT AND ALL APPLICABLE LOCAL ORDINANCES.
15. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2019 CALIFORNIA ANTI-SEXUAL ASSAULT ACT AND ALL APPLICABLE LOCAL ORDINANCES.
16. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2019 CALIFORNIA ANTI-SEXUAL OFFENSE ACT AND ALL APPLICABLE LOCAL ORDINANCES.
17. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2019 CALIFORNIA ANTI-SEXUAL OFFENSE ACT AND ALL APPLICABLE LOCAL ORDINANCES.
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**NOTES**

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**FIRST FLOOR PLAN**

SCALE 1/8" = 1'-0"







REGISTERED PROFESSIONAL ARCHITECT  
 STATE OF CALIFORNIA  
 NO. 10000

SILVESTER CUSTOM RESIDENCE - NORTH  
 829 855 S. RIOS  
 SOLANA BEACH, CA 92075

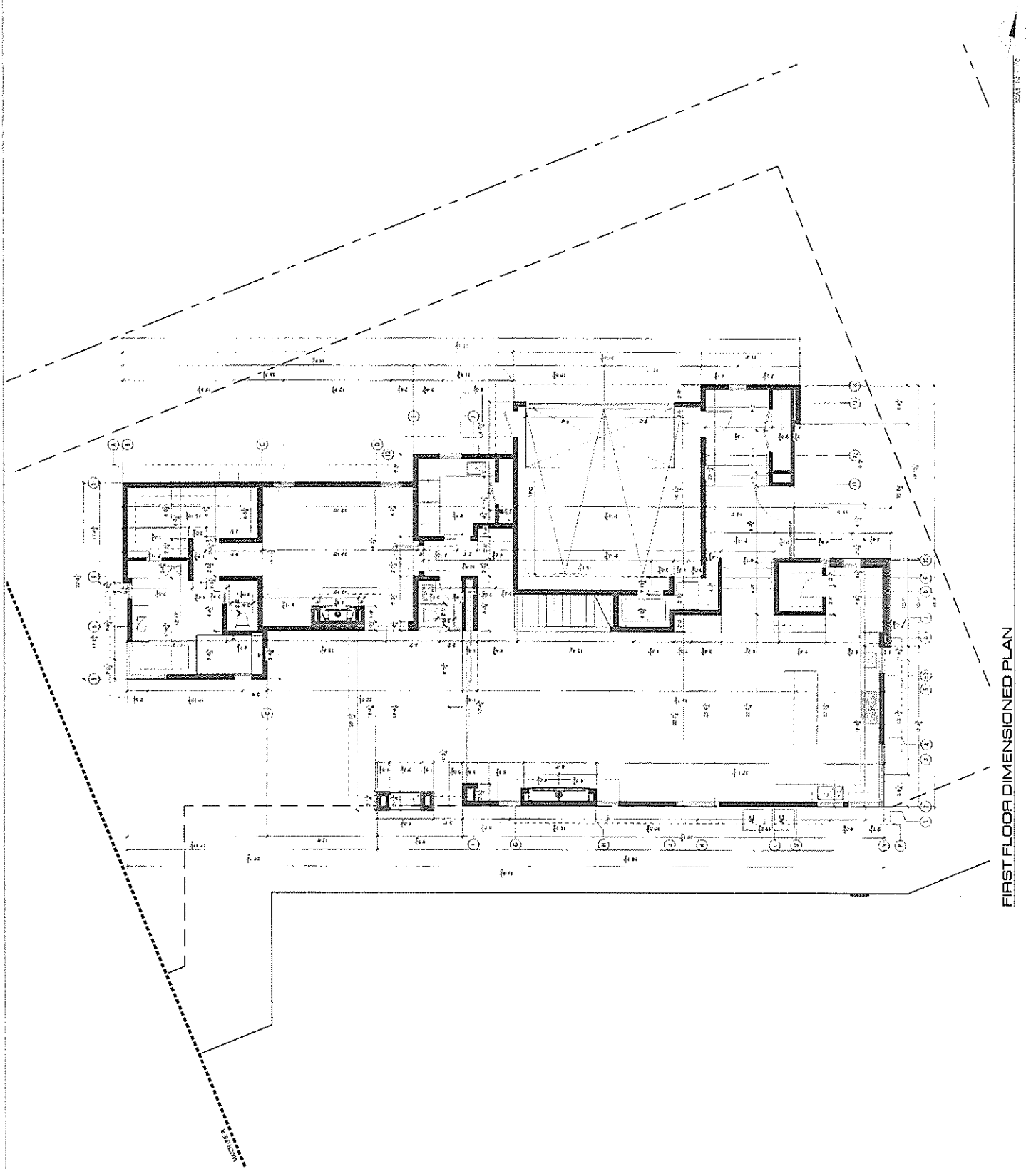
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 11.21.10  
 11.21.10

DATE  
 11.23.10  
 11.23.10  
 11.23.10

PROJECT NO.  
 10000

A1.00

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 OR BY ANY MEANS  
 WITHOUT THE WRITTEN  
 PERMISSION OF EOS  
 ENGINEERING & ARCHITECTURE



FIRST FLOOR DIMENSIONED PLAN

SCALE 1/8" = 1'-0"





ARCHITECTS  
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11111



11111  
11111

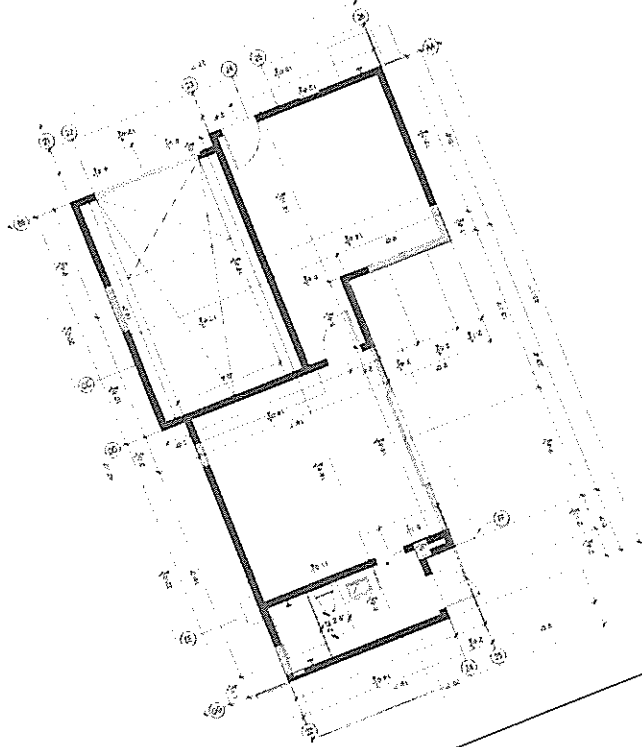
SILVESTER CUSTOM RESIDENCE - NORTH  
32986 S. RD 3  
SOLANA BEACH, CA 92075

PROJECT NO.  
DATE  
SCALE

PROJECT NO.  
DATE  
SCALE

PROJECT NO.  
DATE  
SCALE

AI.1D



DETACHED GUEST LIVING QUARTERS FIRST FLOOR DIMENSIONED PLAN

DATE: 10/11/19

*Handwritten initials/signature*

SILVERSTEIN CUSTOM RESIDENCE - NORTH  
 321985 S. RIOS  
 SOLANA BEACH, CA 92075

REVISIONS  
 1. 10.10.18  
 2. 11.14.18

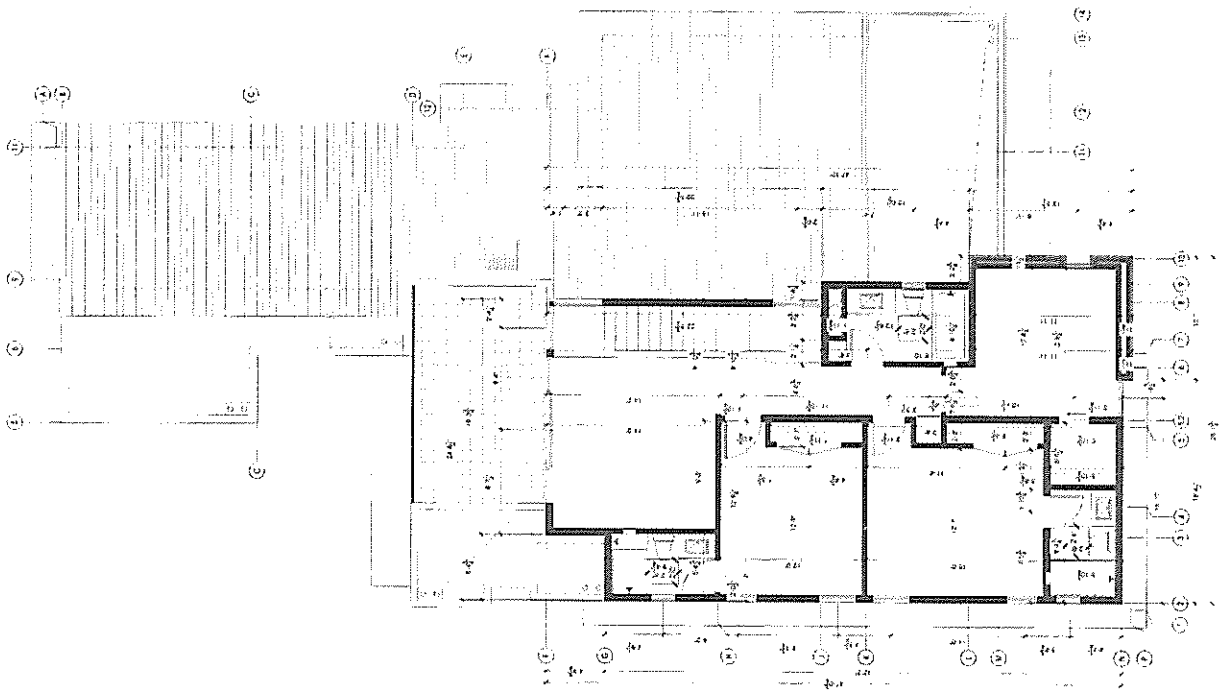
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 DOCUMENTS  
 SHEET NO.  
 DATE

10.10.18  
 11.14.18  
 11.27.18

DATE  
 DRAWN  
 CHECKED  
 APPROVED

**A1.2D**

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**SECOND FLOOR DIMENSIONED PLAN**

SCALE 1/8" = 1'-0"











ENGINEERING  
 1500 AVENUE 108  
 SUITE 100  
 SAN ANTONIO, TEXAS 78203  
 TEL: 214-343-8800  
 FAX: 214-343-8801  
 WWW.EOSINC.COM



REGISTERED PROFESSIONAL ENGINEER  
 STATE OF TEXAS  
 NO. 12345  
 EXPIRES 12/31/2018

SILVESTER CUSTOM RESIDENCE - NORTH  
 327 995 S. RIOS  
 SOLANA BEACH, CA 92075

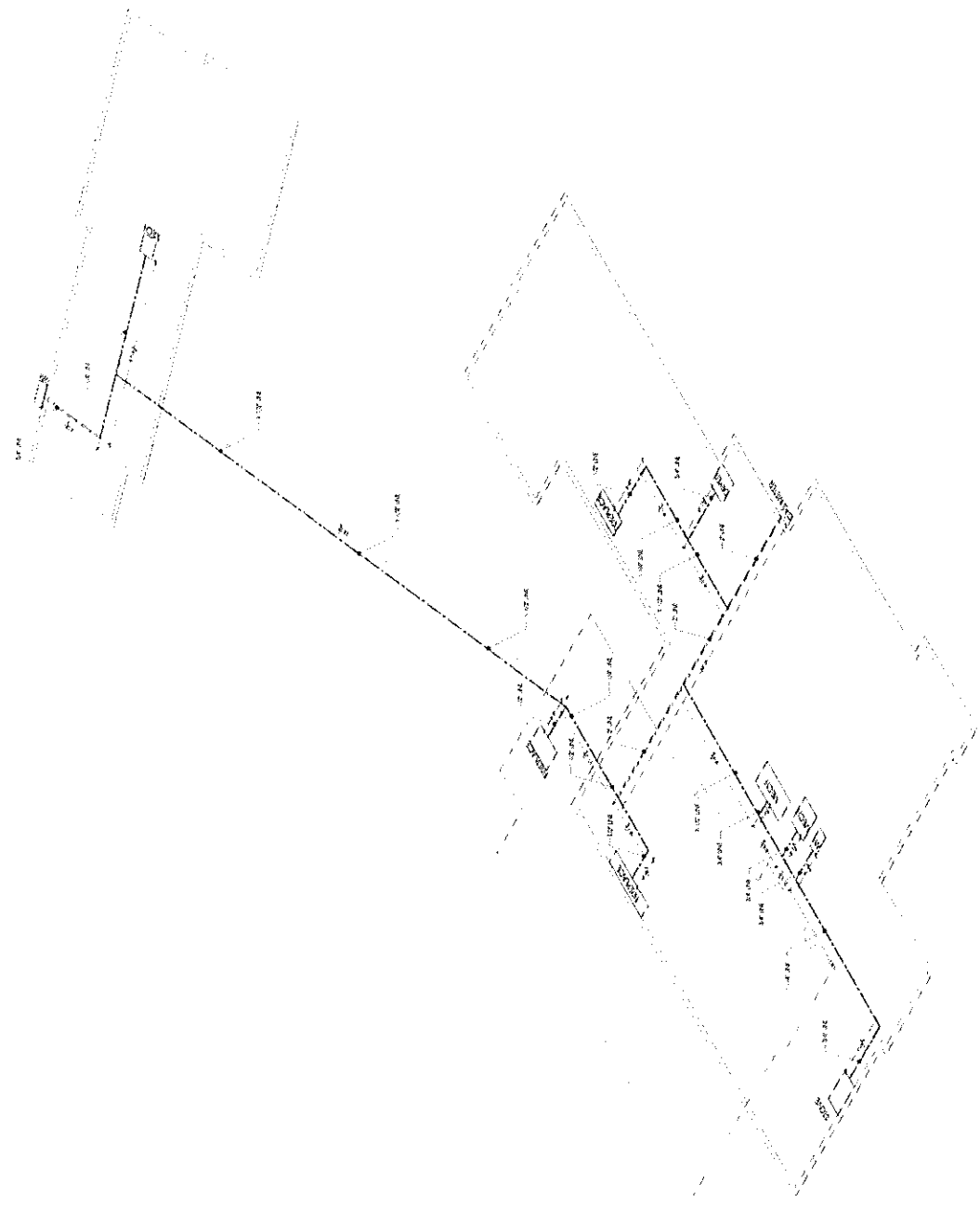
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 SHEET NO. 15.07  
 DATE 11/23/18

DESIGNED BY: [Name]  
 CHECKED BY: [Name]  
 DATE: 11/23/18

DATE PLOTTED: 11/23/18  
 PLOTTER: [Name]

61.0

NOTES:  
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
 2. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO FACE.  
 3. ALL DIMENSIONS ARE TO BE VERIFIED BY THE CONTRACTOR.  
 4. ALL DIMENSIONS ARE TO BE VERIFIED BY THE CONTRACTOR.  
 5. ALL DIMENSIONS ARE TO BE VERIFIED BY THE CONTRACTOR.



SCALE: 1/8" = 1'-0"

GAS PIPING LINE DIAGRAM



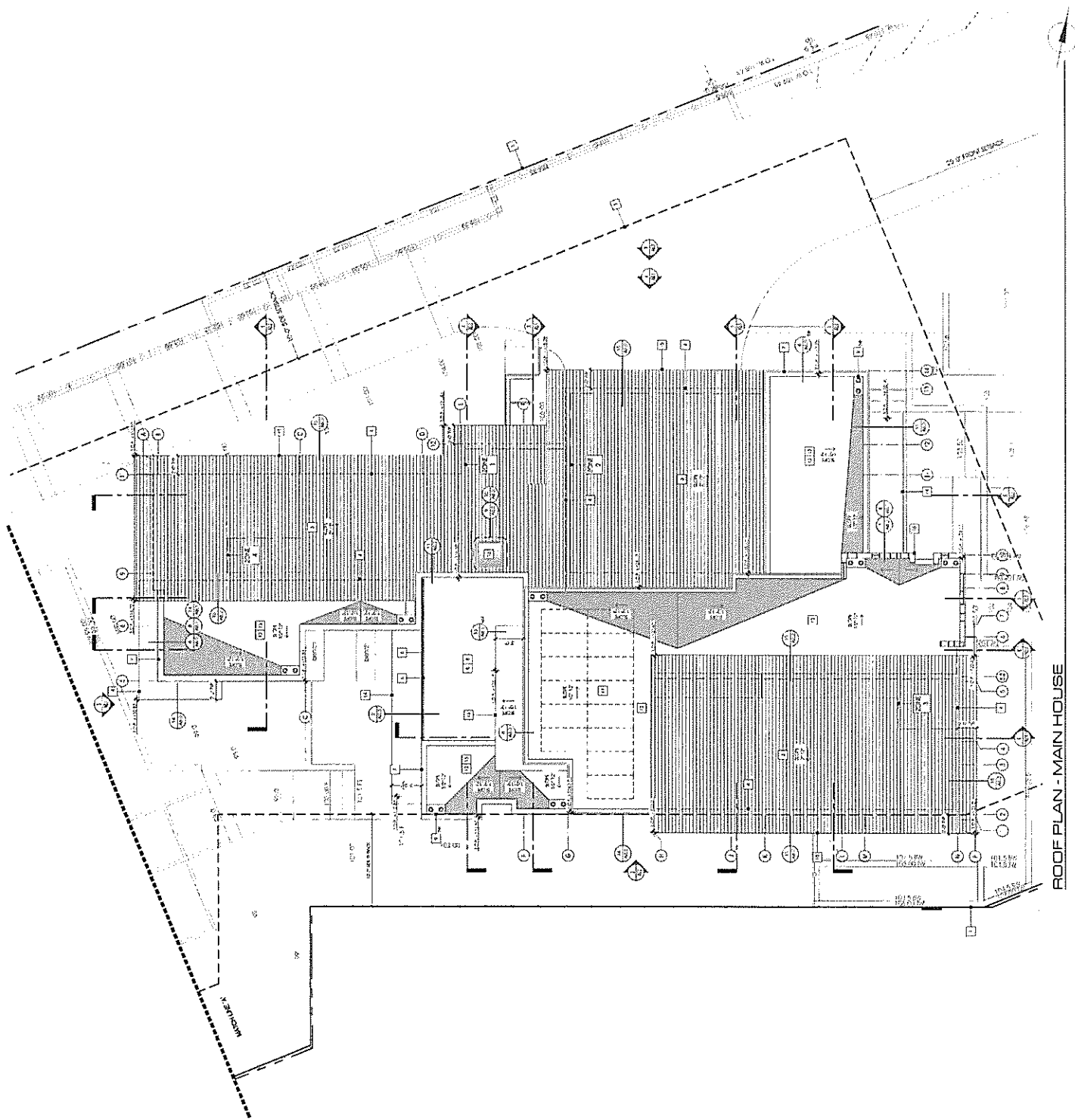
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PROJECT	329 S RIOS
SCALE	AS SHOWN
DESIGNER	EAJ
CHECKER	EAJ
DATE	11-21-16
PROJECT	329 S RIOS
SCALE	AS SHOWN
DESIGNER	EAJ
CHECKER	EAJ

**ROOF PLAN KEYNOTES:**

1. REFER TO ARCHITECTURAL DRAWINGS FOR ALL FINISHES AND MATERIALS.
2. ALL ROOFING SHALL BE PERFORMED BY A LICENSED ROOFER.
3. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
4. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
5. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
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**ROOF PLAN NOTES:**

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3. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
4. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
5. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
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14. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
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19. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
20. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.



ROOF PLAN - MAIN HOUSE

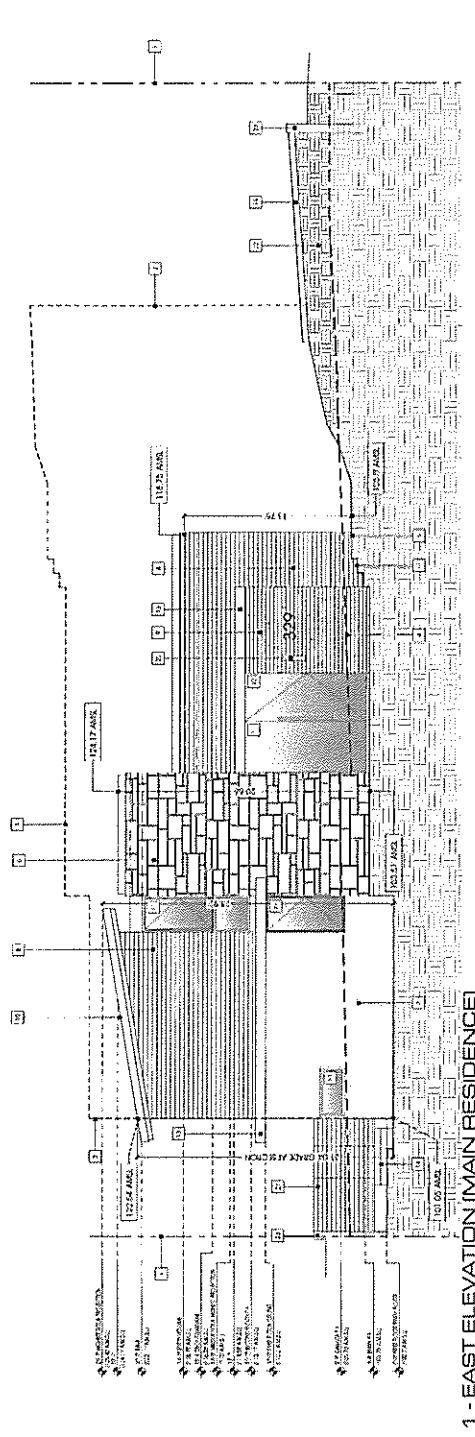




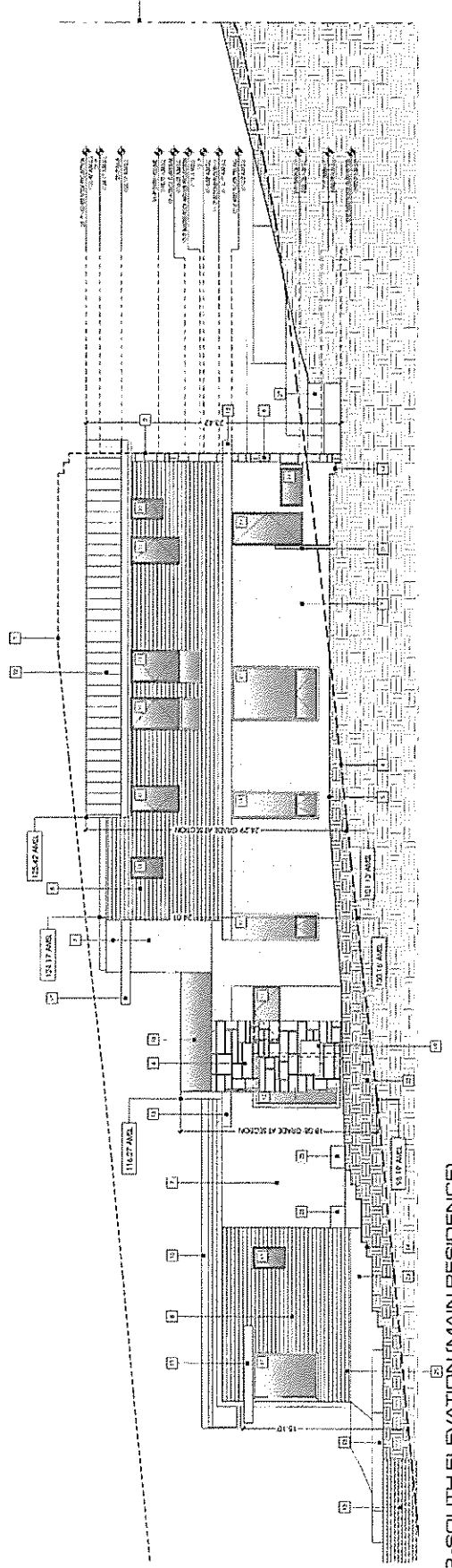


REVISIONS	DATE
1. INITIAL DESIGN	11/23/16
2. PERMITTING	02/10/17
3. CONSTRUCTION	05/17

NAME	DATE
CLASSIFICATION	11/23/16
EQUIPMENT	02/10/17
DATE	05/17



1 - EAST ELEVATION (MAIN RESIDENCE)

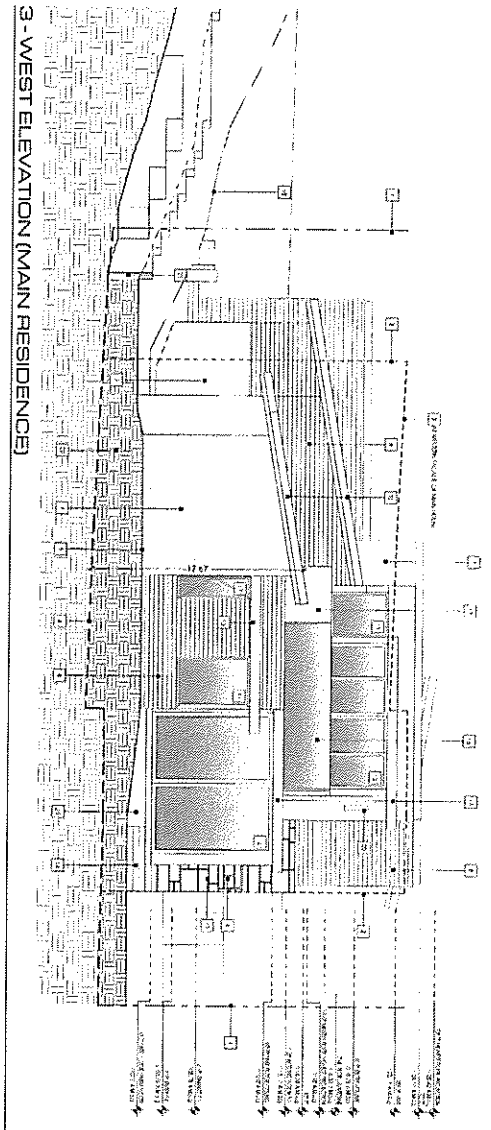


2 - SOUTH ELEVATION (MAIN RESIDENCE)

**KEYNOTES**

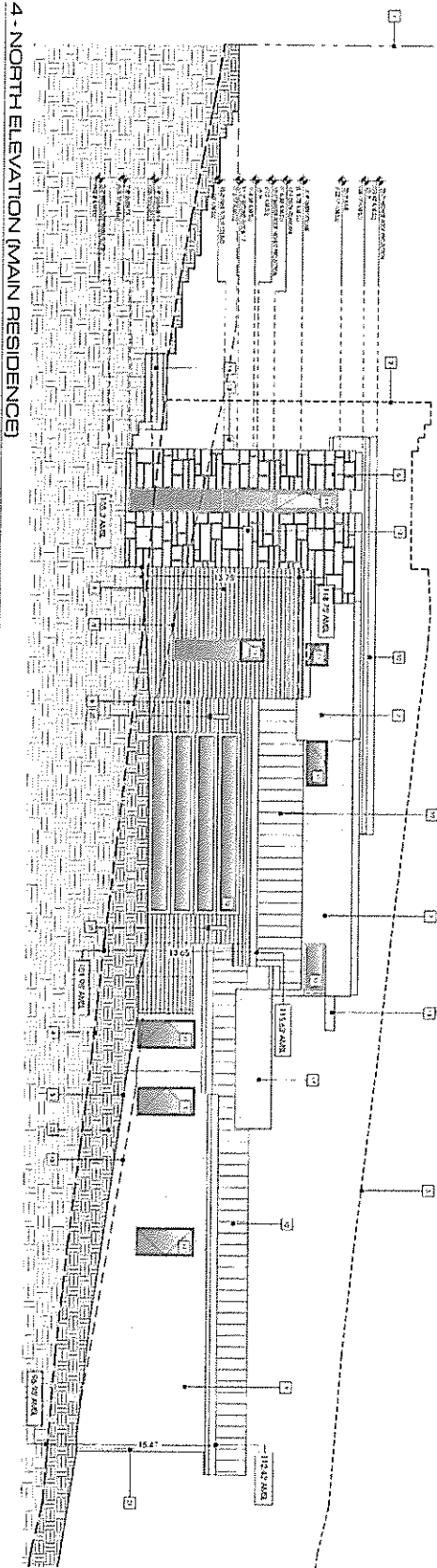
- 1. REFER TO ALL SHEETS
- 2. FINISHES TO BE AS SHOWN
- 3. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF PROFESSIONAL CODES
- 4. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING DEPARTMENT
- 5. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING DEPARTMENT
- 6. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING DEPARTMENT
- 7. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING DEPARTMENT
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- 9. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING DEPARTMENT
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- 29. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING DEPARTMENT
- 30. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING DEPARTMENT

SCALE 1/8" = 1'-0"



3 - WEST ELEVATION (MAIN RESIDENCE)

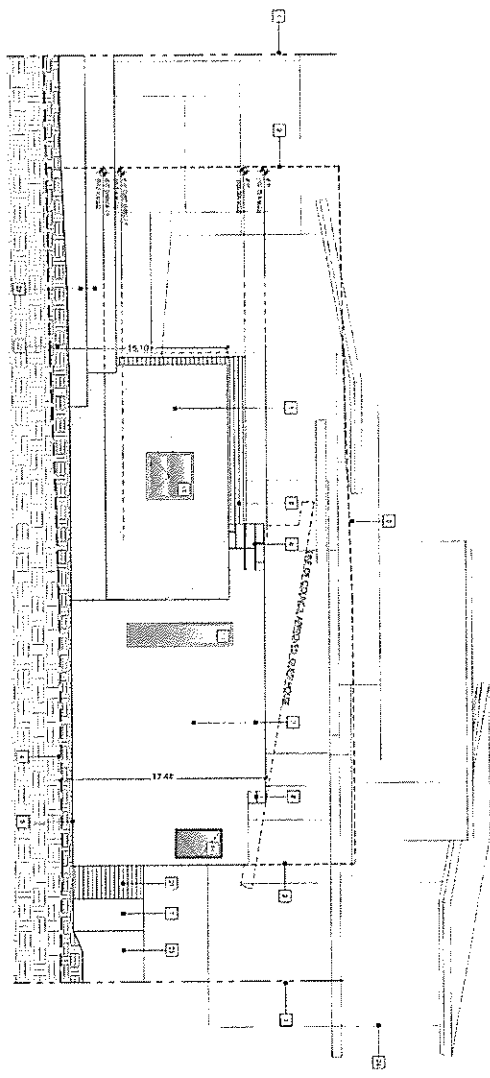
SCALE: 1/8" = 1'-0"



4 - NORTH ELEVATION (MAIN RESIDENCE)

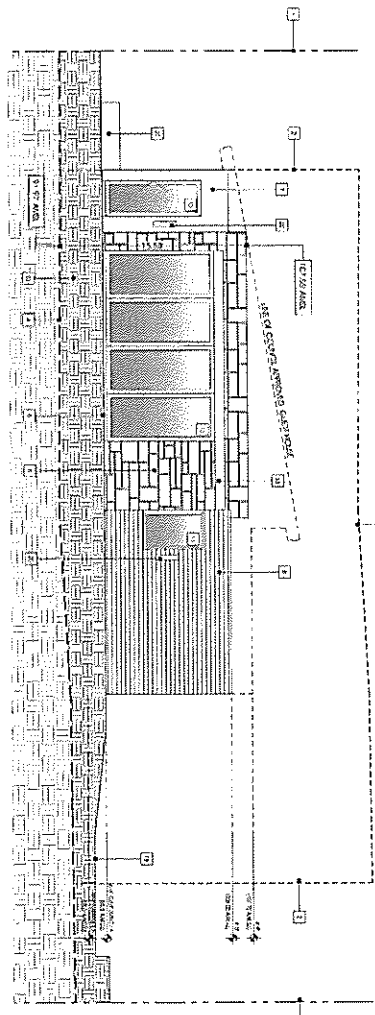
SCALE: 1/8" = 1'-0"

KEYNOTES	
1. FINISH	2. FINISH
3. FINISH	4. FINISH
5. FINISH	6. FINISH
7. FINISH	8. FINISH
9. FINISH	10. FINISH
11. FINISH	12. FINISH
13. FINISH	14. FINISH
15. FINISH	16. FINISH
17. FINISH	18. FINISH
19. FINISH	20. FINISH
21. FINISH	22. FINISH
23. FINISH	24. FINISH
25. FINISH	26. FINISH
27. FINISH	28. FINISH
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33. FINISH	34. FINISH
35. FINISH	36. FINISH
37. FINISH	38. FINISH
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41. FINISH	42. FINISH
43. FINISH	44. FINISH
45. FINISH	46. FINISH
47. FINISH	48. FINISH
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59. FINISH	60. FINISH
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63. FINISH	64. FINISH
65. FINISH	66. FINISH
67. FINISH	68. FINISH
69. FINISH	70. FINISH
71. FINISH	72. FINISH
73. FINISH	74. FINISH
75. FINISH	76. FINISH
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83. FINISH	84. FINISH
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91. FINISH	92. FINISH
93. FINISH	94. FINISH
95. FINISH	96. FINISH
97. FINISH	98. FINISH
99. FINISH	100. FINISH



5 - WEST ELEVATION - (GUEST HOUSE)

SCALE: 1/8" = 1'-0"



5 - EAST ELEVATION - (GUEST HOUSE)

SCALE: 1/8" = 1'-0"

**KEYNOTES**

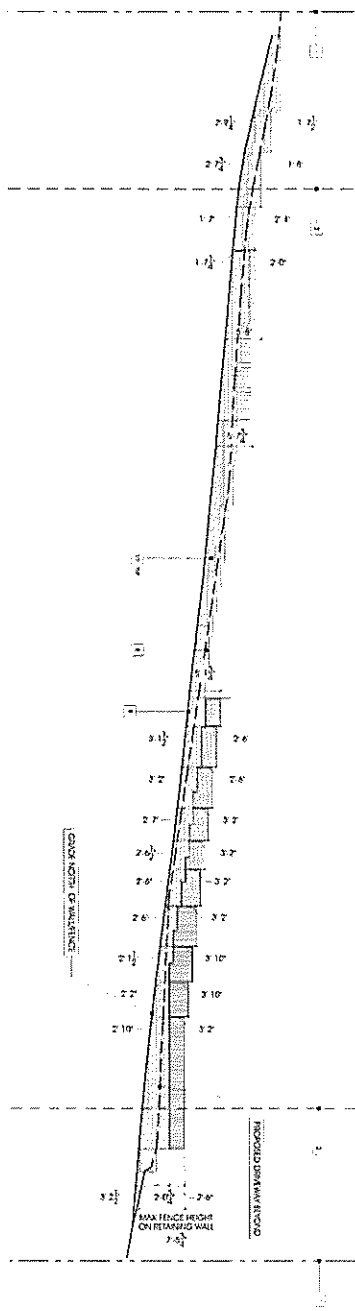
- 1. EXISTING
- 2. NEW
- 3. TO BE DEMOLISHED
- 4. TO BE RECONSTRUCTED
- 5. TO BE REFINISHED
- 6. TO BE REPAIRED
- 7. TO BE REPLACED
- 8. TO BE MAINTAINED
- 9. TO BE PAINTED
- 10. TO BE STAINED
- 11. TO BE SEaled
- 12. TO BE FINISHED
- 13. TO BE CLEANED
- 14. TO BE POLISHED
- 15. TO BE Oiled
- 16. TO BE Waxed
- 17. TO BE Oiled
- 18. TO BE Waxed
- 19. TO BE Oiled
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- 21. TO BE Oiled
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- 97. TO BE Oiled
- 98. TO BE Waxed
- 99. TO BE Oiled
- 100. TO BE Waxed

SILVESTER CUSTOM RESIDENCE - NORTH  
 329 S RIOS  
 SOLANA BEACH, CA 92075



A4.2



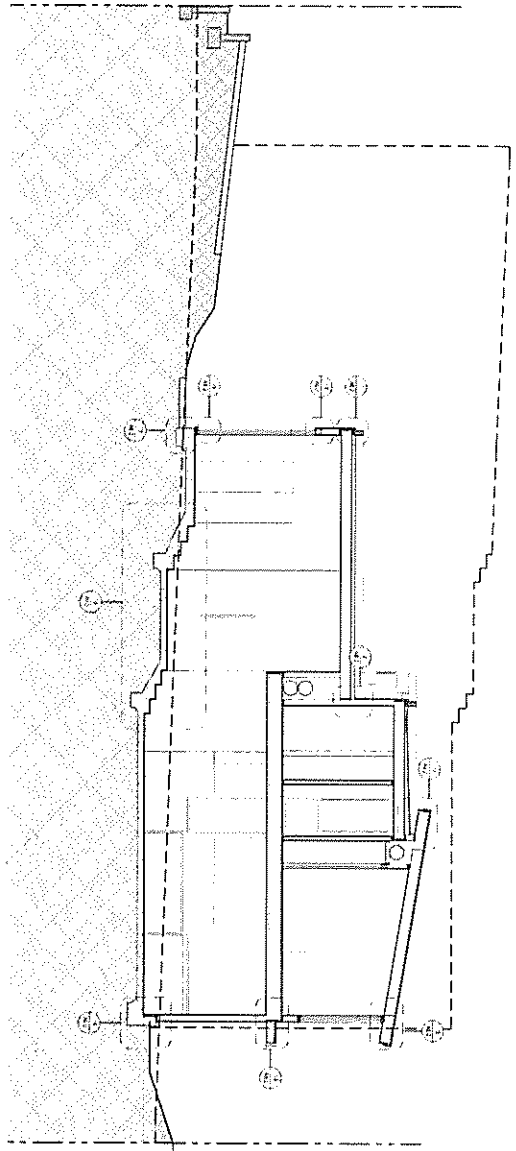


10- NORTH FENCE ELEVATION

SCALE 1/8" = 1'-0"

KEYNOTES	
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<input type="checkbox"/> 2	INSTALL NEW FENCE AS SHOWN
<input type="checkbox"/> 3	INSTALL NEW FENCE AS SHOWN
<input type="checkbox"/> 4	INSTALL NEW FENCE AS SHOWN
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<input type="checkbox"/> 49	INSTALL NEW FENCE AS SHOWN
<input type="checkbox"/> 50	INSTALL NEW FENCE AS SHOWN

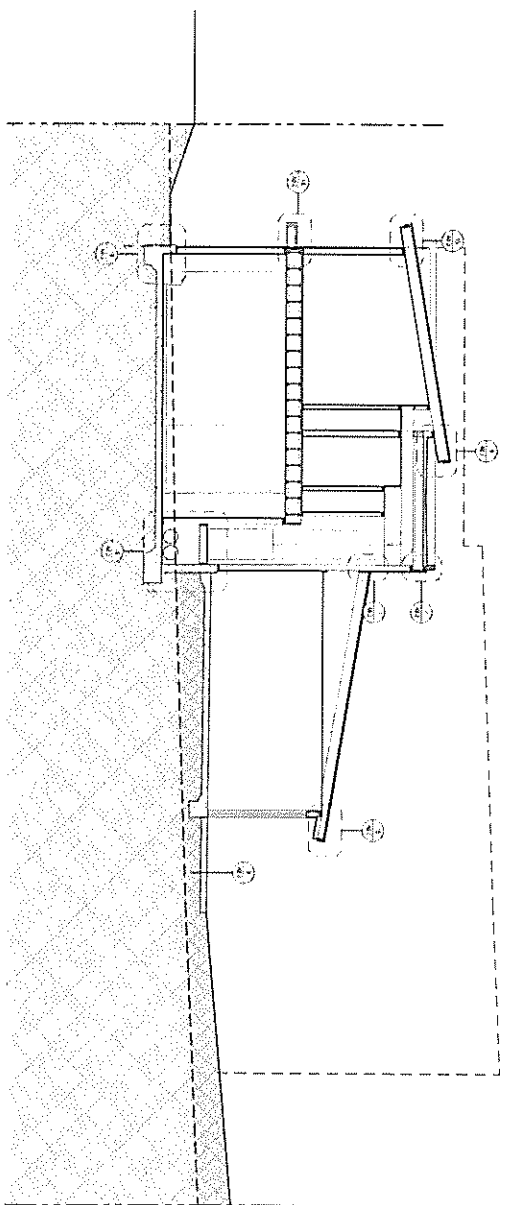
1-SECTION



- 1. WINDOW FRAME
- 2. WINDOW GLASS
- 3. WINDOW SILL
- 4. WINDOW HEAD
- 5. WINDOW JACK
- 6. WINDOW STOP
- 7. WINDOW GASKET
- 8. WINDOW WEATHERSTRIP
- 9. WINDOW FINISH
- 10. WINDOW SUBSTRATE
- 11. WINDOW INSULATION
- 12. WINDOW FLASHING
- 13. WINDOW DRAINAGE
- 14. WINDOW SEALANT

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

2-SECTION



- 1. WINDOW FRAME
- 2. WINDOW GLASS
- 3. WINDOW SILL
- 4. WINDOW HEAD
- 5. WINDOW JACK
- 6. WINDOW STOP
- 7. WINDOW GASKET
- 8. WINDOW WEATHERSTRIP
- 9. WINDOW FINISH
- 10. WINDOW SUBSTRATE
- 11. WINDOW INSULATION
- 12. WINDOW FLASHING
- 13. WINDOW DRAINAGE
- 14. WINDOW SEALANT

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

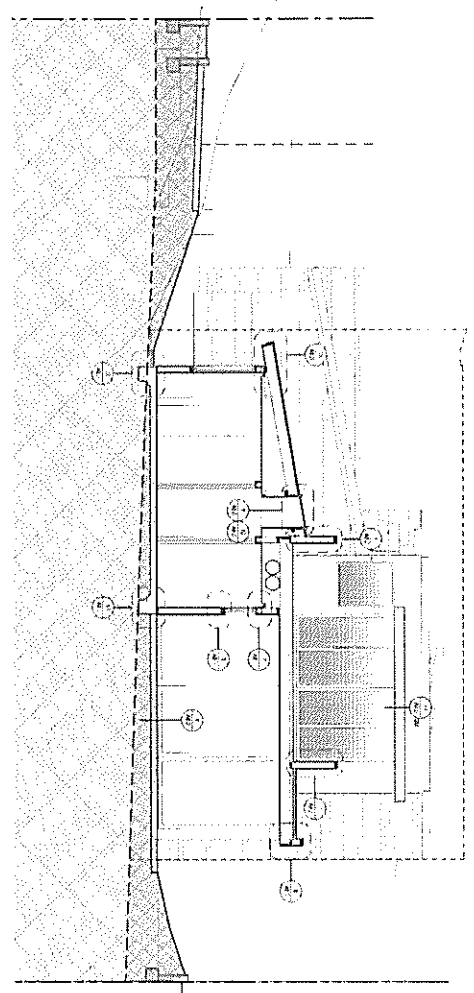
INSULATION	
FLOORS	R-19
ROOF	R-30
INT WALLS	R-13
EXT WALLS	R-19
GARAGE WALLS	R-19

DATE: 10/17/14  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 PROJECT: SILVESTER CUSTOM RESIDENCE - NORTH

SILVESTER CUSTOM RESIDENCE - NORTH  
 12736 S. RIOS  
 SOLANA BEACH, CA 92075

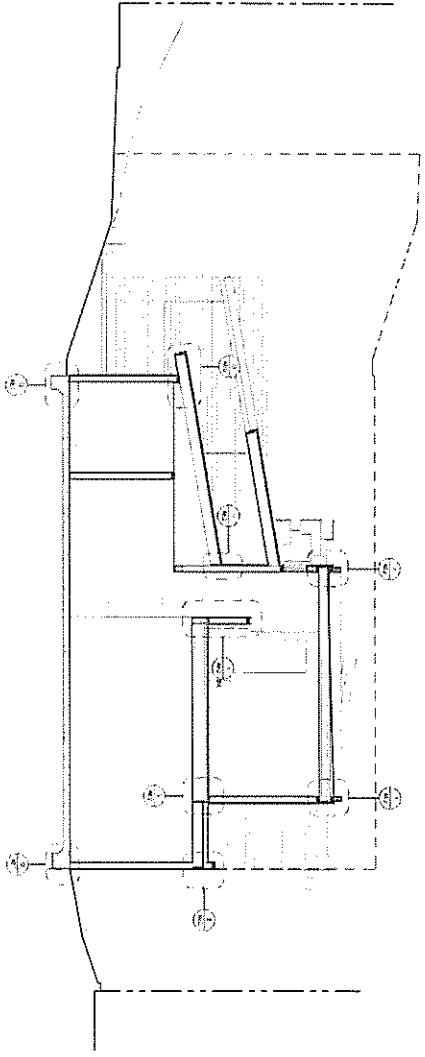
A5.0





3-SECTION

SCALE 1/4" = 1'-0"



3.5-SECTION

SCALE 1/4" = 1'-0"

FINISHES	
FLOOR	R 10
CEILING	R 20
INT. WALLS	R 11
EXT. WALLS	R 12
CONCRETE WALLS	R 13

REVISIONS		
NO.	DATE	DESCRIPTION
1	06/01/15	ISSUED FOR PERMITS
2	06/01/15	ISSUED FOR PERMITS

DATE: 06/01/15  
 DESIGNER: DOMINICK DIAZ  
 PROJECT: SILVESTER CUSTOM RESIDENCE - NORTH

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

PROJECT: SILVESTER CUSTOM RESIDENCE - NORTH

DATE: 06/01/15

DESIGNER: DOMINICK DIAZ

PROJECT: SILVESTER CUSTOM RESIDENCE - NORTH

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

PROJECT: SILVESTER CUSTOM RESIDENCE - NORTH

DATE: 06/01/15

DESIGNER: DOMINICK DIAZ

PROJECT: SILVESTER CUSTOM RESIDENCE - NORTH

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

PROJECT: SILVESTER CUSTOM RESIDENCE - NORTH

DATE: 06/01/15

DESIGNER: DOMINICK DIAZ

PROJECT: SILVESTER CUSTOM RESIDENCE - NORTH

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

PROJECT: SILVESTER CUSTOM RESIDENCE - NORTH

DATE: 06/01/15

DESIGNER: DOMINICK DIAZ

PROJECT: SILVESTER CUSTOM RESIDENCE - NORTH

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

PROJECT: SILVESTER CUSTOM RESIDENCE - NORTH

DATE: 06/01/15

DESIGNER: DOMINICK DIAZ

PROJECT: SILVESTER CUSTOM RESIDENCE - NORTH

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

PROJECT: SILVESTER CUSTOM RESIDENCE - NORTH

DATE: 06/01/15

DESIGNER: DOMINICK DIAZ

PROJECT: SILVESTER CUSTOM RESIDENCE - NORTH

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

PROJECT: SILVESTER CUSTOM RESIDENCE - NORTH

DATE: 06/01/15

DESIGNER: DOMINICK DIAZ

PROJECT: SILVESTER CUSTOM RESIDENCE - NORTH

AS.1

PROJECT: SILVESTER CUSTOM RESIDENCE - NORTH

DATE: 06/01/15

DESIGNER: DOMINICK DIAZ

PROJECT: SILVESTER CUSTOM RESIDENCE - NORTH

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

PROJECT: SILVESTER CUSTOM RESIDENCE - NORTH

DATE: 06/01/15

DESIGNER: DOMINICK DIAZ

PROJECT: SILVESTER CUSTOM RESIDENCE - NORTH

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

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DATE: 06/01/15

DESIGNER: DOMINICK DIAZ

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PROJECT: SILVESTER CUSTOM RESIDENCE - NORTH

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

PROJECT: SILVESTER CUSTOM RESIDENCE - NORTH

DATE: 06/01/15

DESIGNER: DOMINICK DIAZ

PROJECT: SILVESTER CUSTOM RESIDENCE - NORTH

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

PROJECT: SILVESTER CUSTOM RESIDENCE - NORTH

DATE: 06/01/15

SILVESTER CUSTOM RESIDENCE - NORTH  
 3275 S. RIOS  
 SOLANA BEACH, CA 92075

PROJECT: SILVESTER CUSTOM RESIDENCE - NORTH

DATE: 06/01/15

DESIGNER: DOMINICK DIAZ

PROJECT: SILVESTER CUSTOM RESIDENCE - NORTH

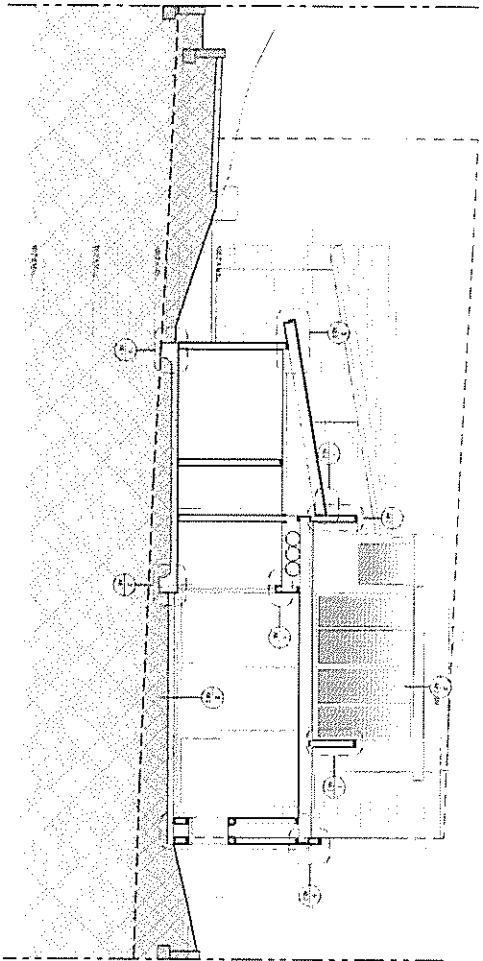
SCALE: 1/4" = 1'-0"

PROJECT: SILVESTER CUSTOM RESIDENCE - NORTH

DATE: 06/01/15



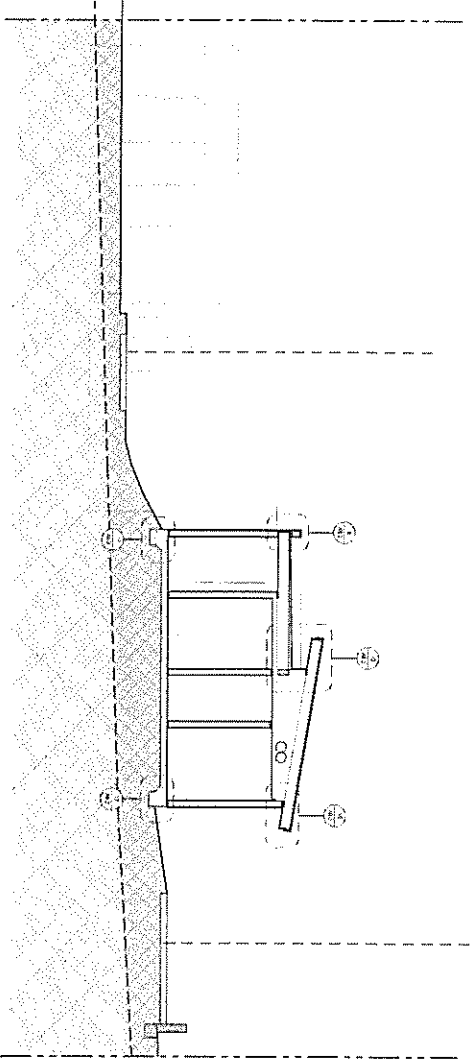




4-SECTION

SCALE 1/4" = 1'-0"

- 1. EXTERIOR FINISH
- 2. EXTERIOR WALL
- 3. EXTERIOR INSULATION
- 4. EXTERIOR WINDOW
- 5. EXTERIOR ROOF
- 6. EXTERIOR ROOF INSULATION
- 7. EXTERIOR ROOF FINISH
- 8. EXTERIOR ROOF STRUCTURE
- 9. EXTERIOR ROOF TRUSS
- 10. EXTERIOR ROOF BRACE
- 11. EXTERIOR ROOF HANGING
- 12. EXTERIOR ROOF FLASHING
- 13. EXTERIOR ROOF DRAINAGE
- 14. EXTERIOR ROOF GUTTER
- 15. EXTERIOR ROOF DOWNSPOUT
- 16. EXTERIOR ROOF VENT
- 17. EXTERIOR ROOF CURB



5-SECTION

SCALE 1/4" = 1'-0"

- 1. EXTERIOR FINISH
- 2. EXTERIOR WALL
- 3. EXTERIOR INSULATION
- 4. EXTERIOR WINDOW
- 5. EXTERIOR ROOF
- 6. EXTERIOR ROOF INSULATION
- 7. EXTERIOR ROOF FINISH
- 8. EXTERIOR ROOF STRUCTURE
- 9. EXTERIOR ROOF TRUSS
- 10. EXTERIOR ROOF BRACE
- 11. EXTERIOR ROOF HANGING
- 12. EXTERIOR ROOF FLASHING
- 13. EXTERIOR ROOF DRAINAGE
- 14. EXTERIOR ROOF GUTTER
- 15. EXTERIOR ROOF DOWNSPOUT
- 16. EXTERIOR ROOF VENT
- 17. EXTERIOR ROOF CURB

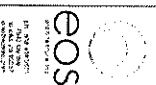
INSULATION	
FLOORS	R-19
ROOF	R-30
INT WALLS	R-13
EXT WALLS	R-19
GARAGE WALLS	R-19

A5.2

SILVESTER CUSTOM RESIDENCE - NORTH

321 226 S. RIOS

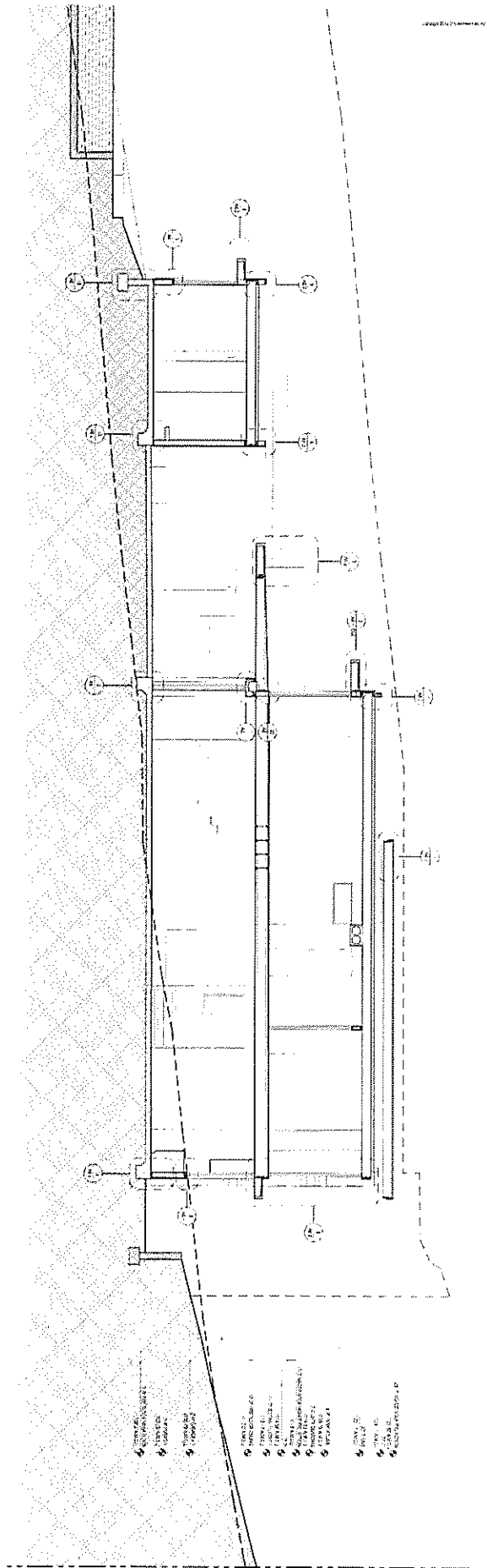
SOLANA BEACH, CA 92075



EOS  
ENGINEERING & ARCHITECTURE  
1000 S. RIOS  
SOLANA BEACH, CA 92075

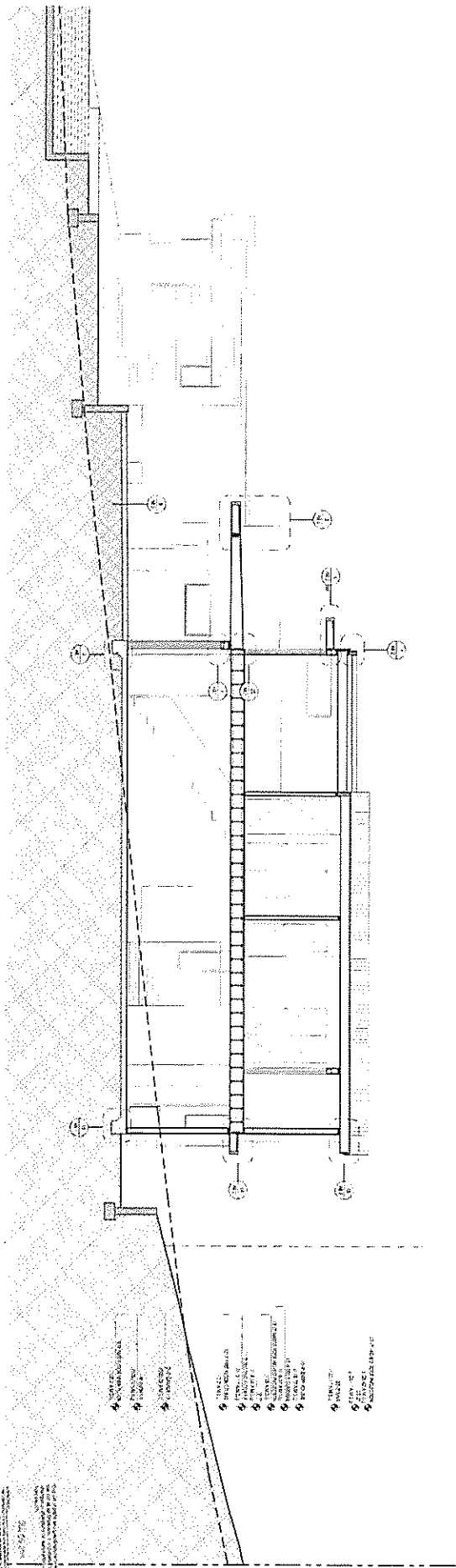


8 - SECTION



SCALE: 1/8" = 1'-0"

9 - SECTION



SCALE: 1/8" = 1'-0"

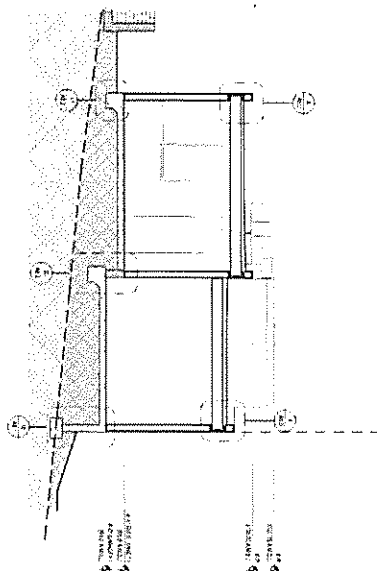
INSULATION	
FLOORS	R-19
ROOF	R-30
INT WALLS	R-13
EXT WALLS	R-19
CRAWL WALLS	R-19

**A5.4**

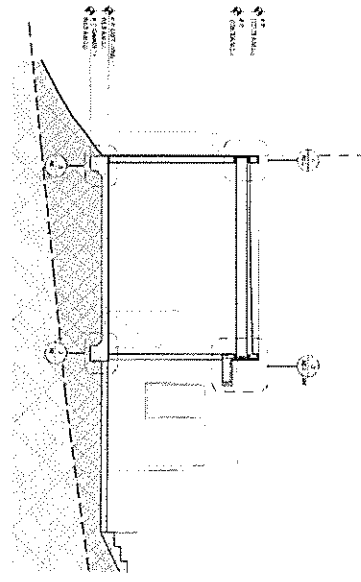
SILVESTER CUSTOM RESIDENCE - NORTH  
 327496 S. RIOS  
 SOLANA BEACH, CA 92075



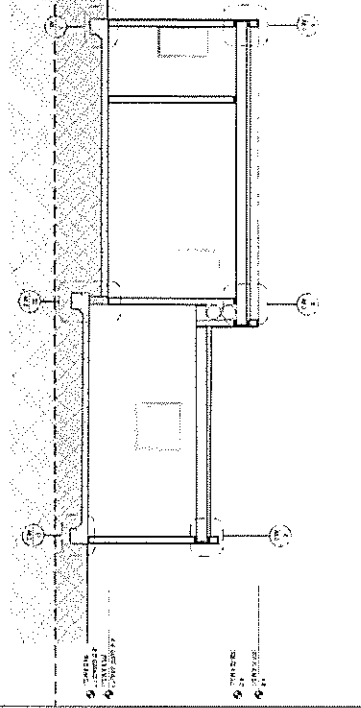
DATE: 11/18/18  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 PROJECT NO: 18-07



10 - GUEST HOUSE SECTION  
SCALE 1/8" = 1'-0"



11 - GUEST HOUSE SECTION  
SCALE 1/8" = 1'-0"



12 - GUEST HOUSE SECTION  
SCALE 1/8" = 1'-0"



SILVESTER CUSTOM RESIDENCE - NORTH  
32905 S. RIOS  
SOLANA BEACH, CA 92075

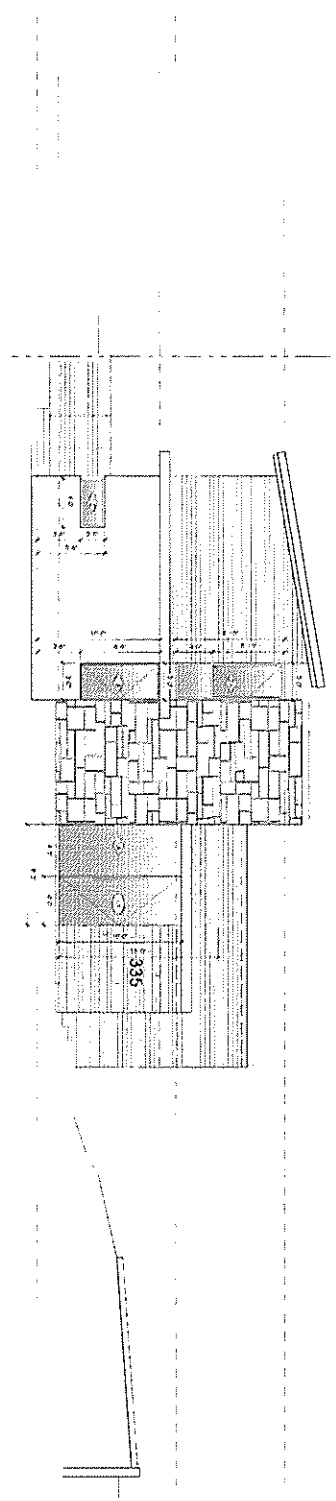
REVISIONS  
17-03-2013  
18-07

DATE: 18/07/13  
CONSTRUCTION DOCUMENTS  
DATE: 18/07/13  
JOB NO: 18-07

INSULATION	
FLOORS	R-19
ROOF	R-30
INT. WALLS	R-13
EXT. WALLS	R-19
GARAGE WALLS	R-19

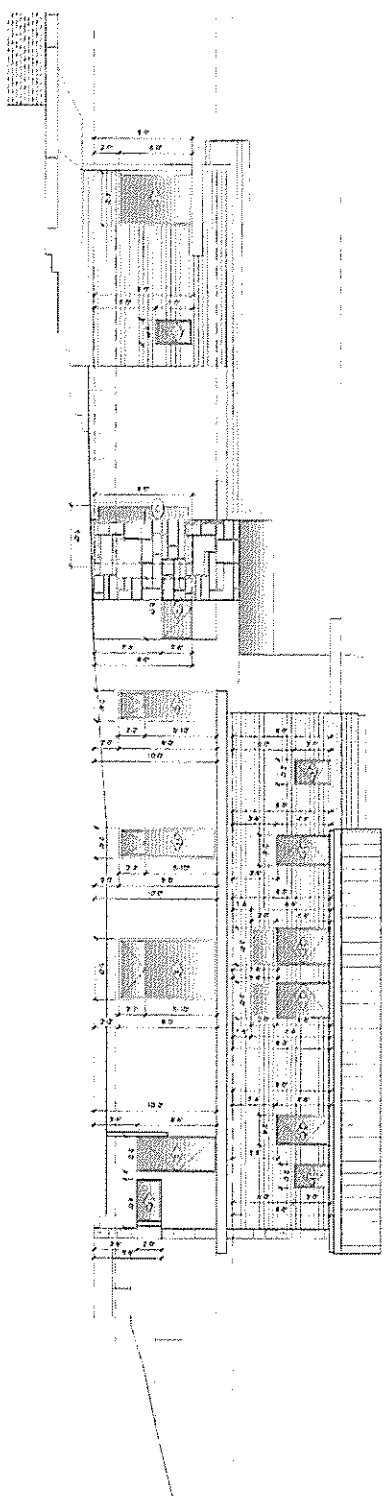
A5.5





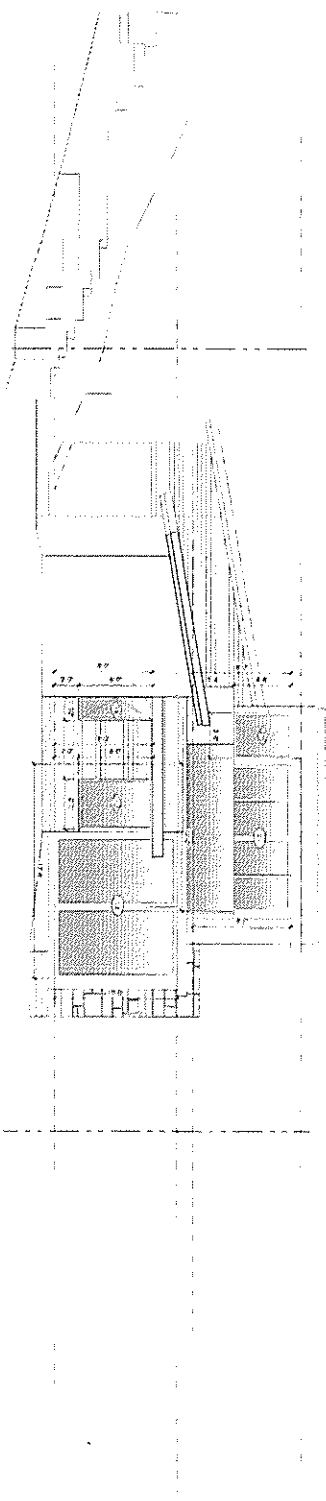
1 - EAST ELEVATION (MAIN RESIDENCE)

SCALE 1/8" = 1'-0"



2 - SOUTH ELEVATION (MAIN RESIDENCE)

SCALE 1/8" = 1'-0"



3 - WEST ELEVATION (MAIN RESIDENCE)

SCALE 1/8" = 1'-0"



Professional seal text: ARCHITECT, SOLANA BEACH, CALIFORNIA

Project information: SILVESTER CUSTOM RESIDENCE - NORTH, 72755 S. RIOS, SOLANA BEACH, CA 92075

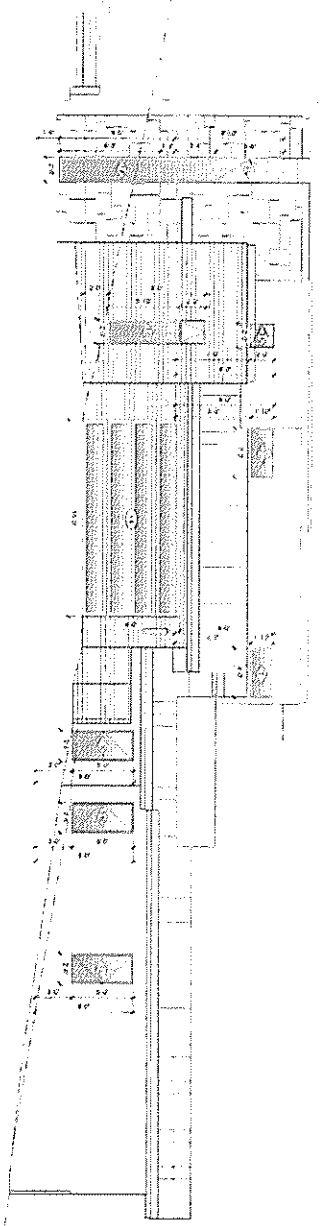
Project information: SILVESTER CUSTOM RESIDENCE - NORTH, 72755 S. RIOS, SOLANA BEACH, CA 92075

Project information: SILVESTER CUSTOM RESIDENCE - NORTH, 72755 S. RIOS, SOLANA BEACH, CA 92075

DATE	11/23/16
BY	W.D.
REVISION	15.57
DESCRIPTION	
DATE	
BY	
REVISION	
DESCRIPTION	

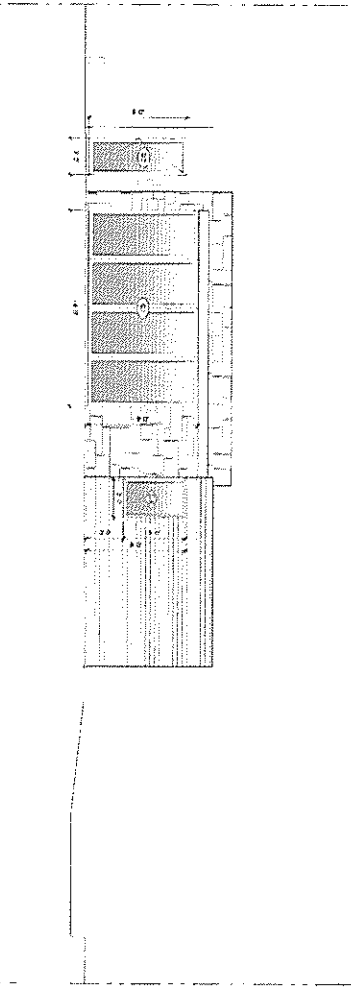
W.D. WOODWARD & ASSOCIATES, INC.

A7.1



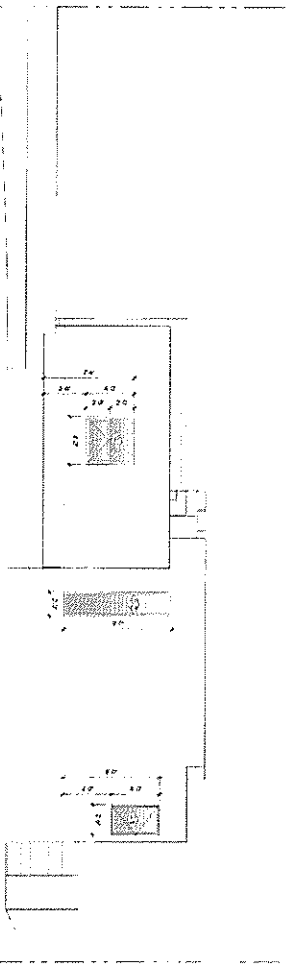
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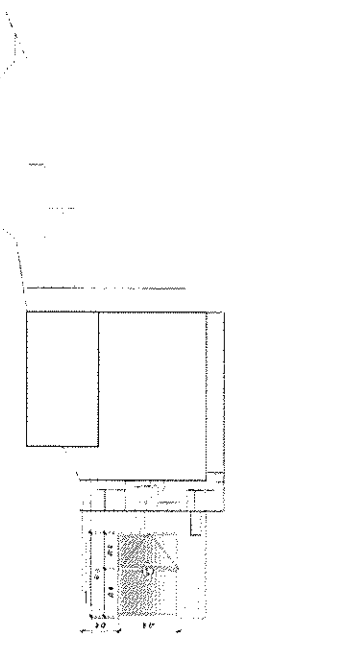
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SCALE 1/8" = 1' 0"



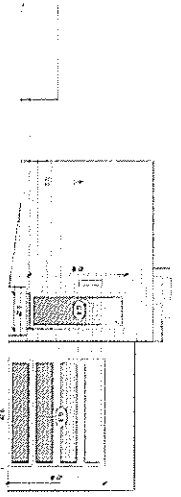
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SCALE 1/8" = 1' 0"



7 - SOUTH ELEVATION - (GUEST HOUSE)

SCALE 1/8" = 1' 0"



8 - NORTH ELEVATION - (GUEST HOUSE)

SCALE 1/8" = 1' 0"

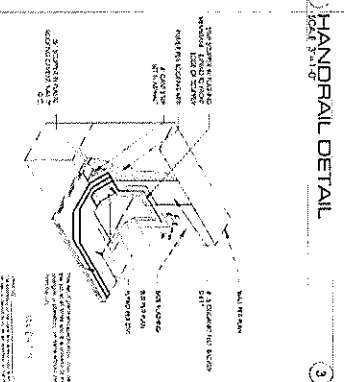
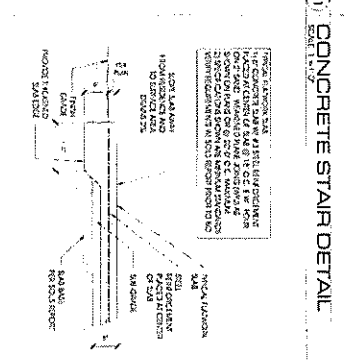
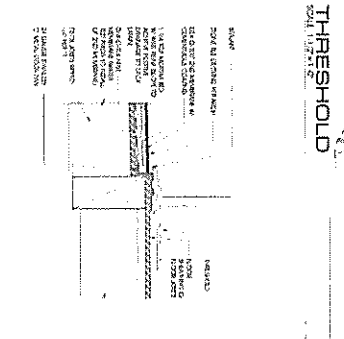
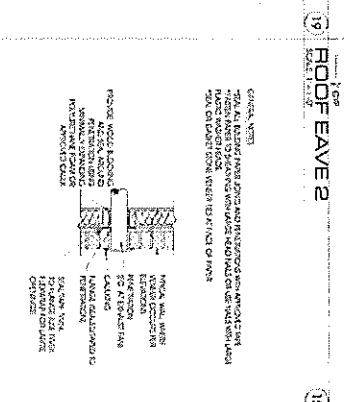
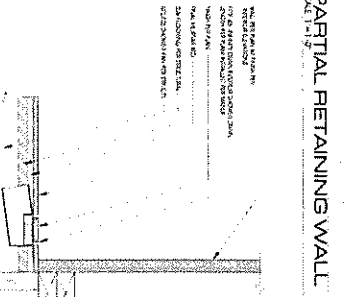
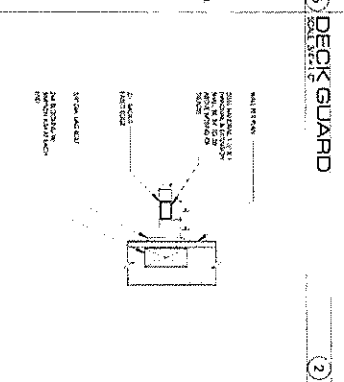
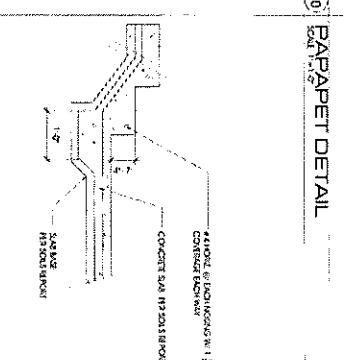
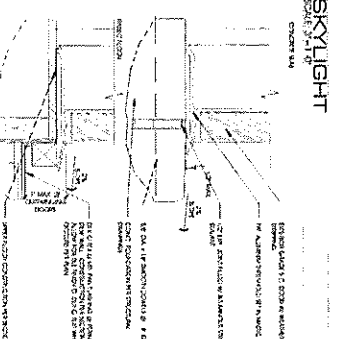
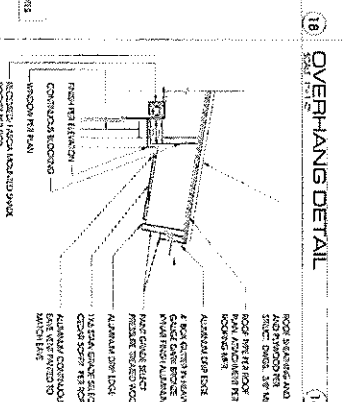
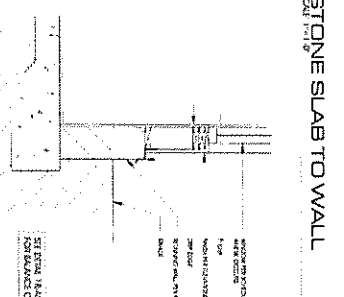
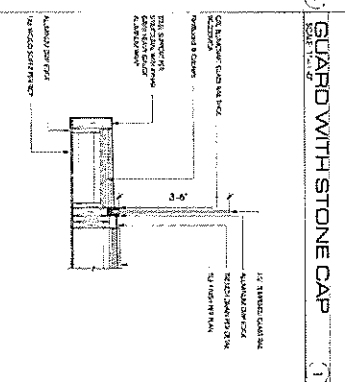
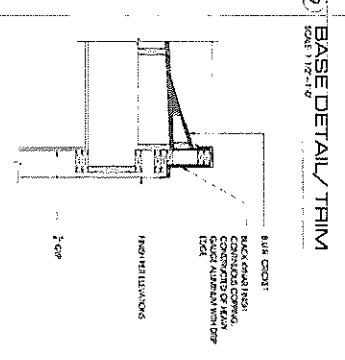
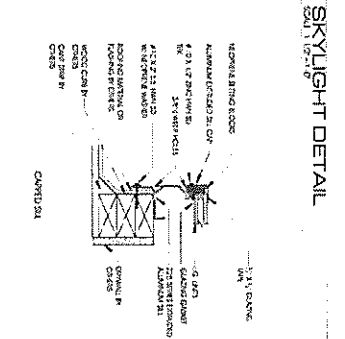
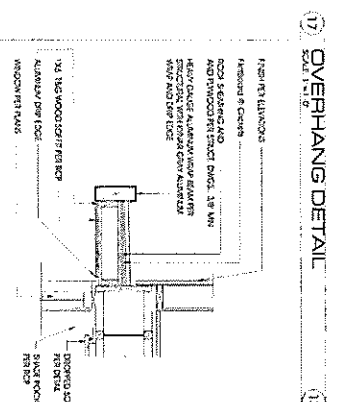
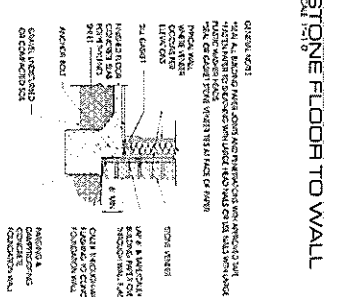
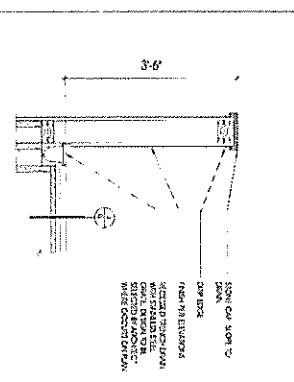
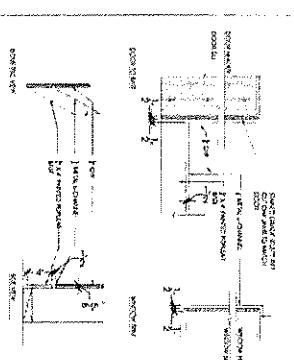
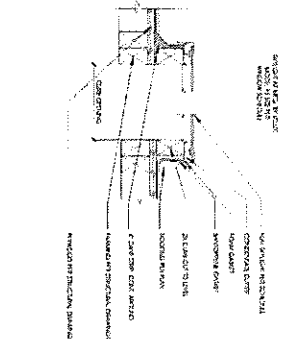
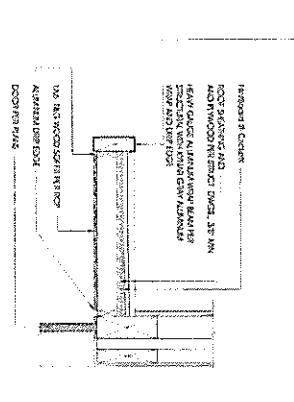
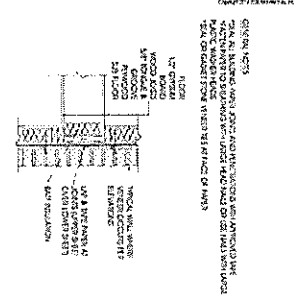


SILVESIER CUSTOM RESIDENCE - NORTH  
1955 S. RIOS  
SOLANA BEACH, CA 92075

REVISIONS  
1. 12/20/2018  
2. 12/20/2018

DATE: 12/20/2018  
DRAWN BY: [Name]  
CHECKED BY: [Name]

A7.2



SHOWER TRENCH DRAIN 20 STONE WALL PENETRATION 16 DECK THRESHOLD 12 FLATWORK DETAIL 8 SCUPPER DETAIL 2

ABD

SILVESTER CUSTOM RESIDENCE - NORTH  
327 S. S. RIOS  
SOLANA BEACH, CA 92075

EOS  
P.O. BOX 273  
SANTA ANA, CA 92701  
TEL: 714.261.1111  
WWW.EOSUSA.COM





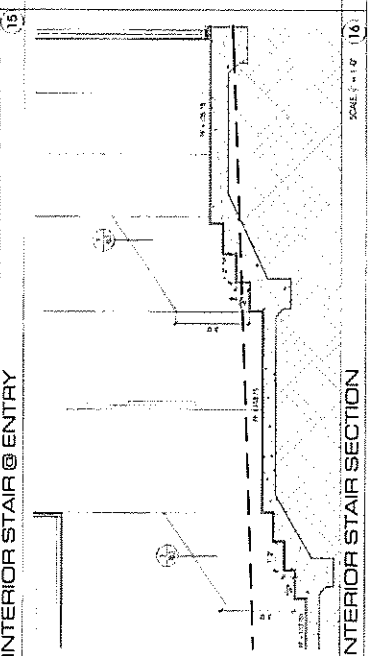
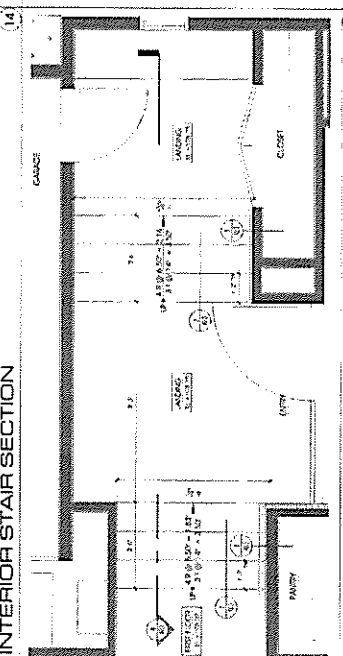
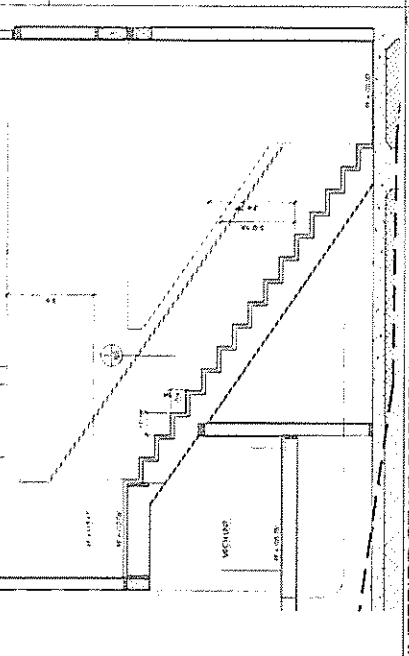
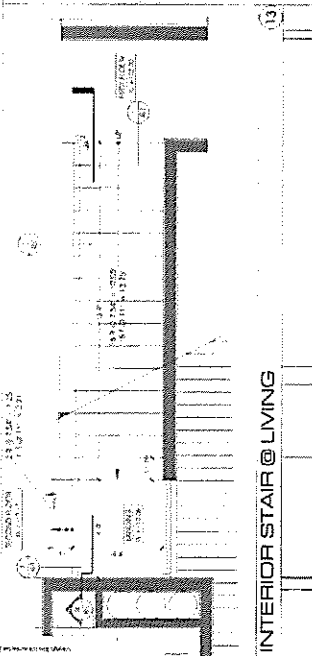
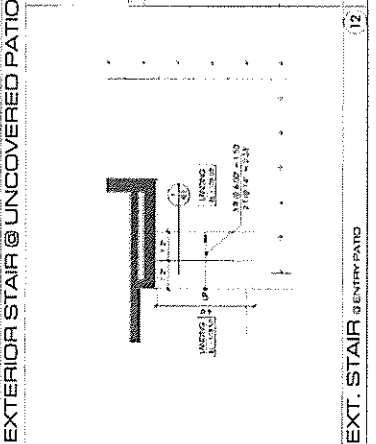
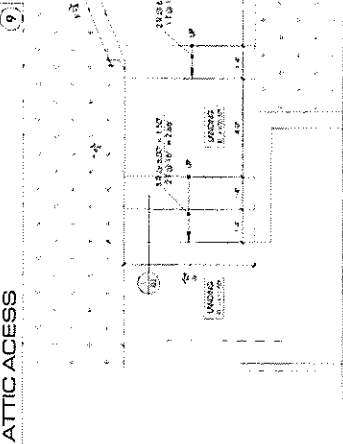
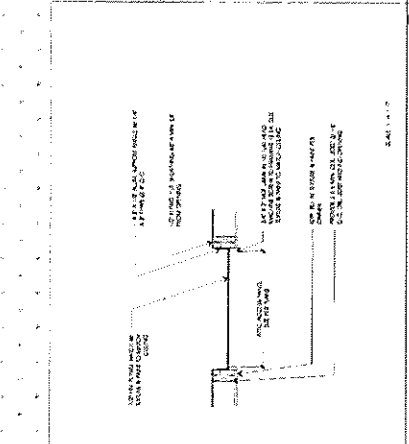
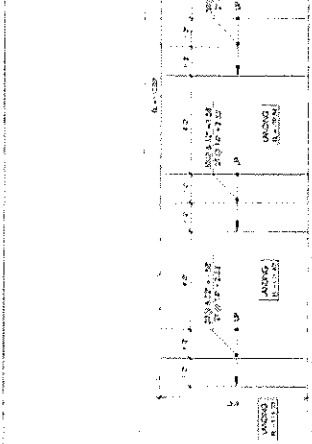
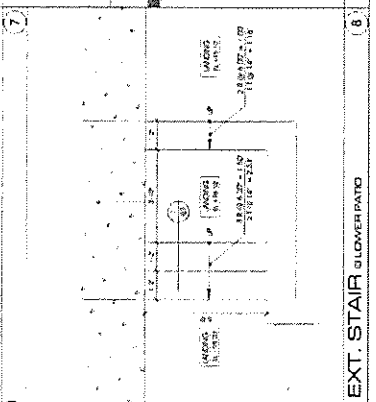
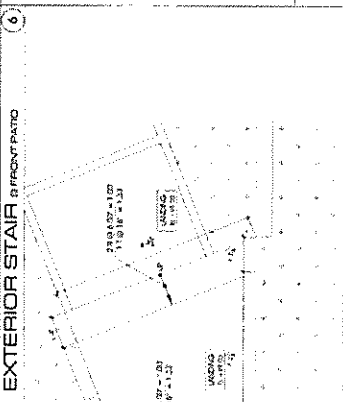
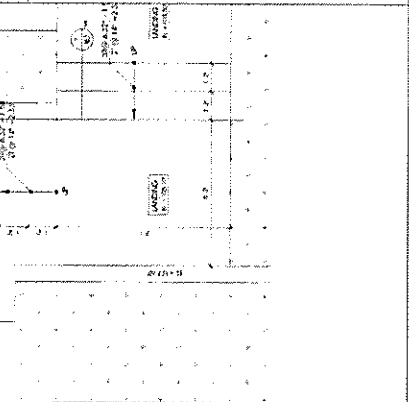
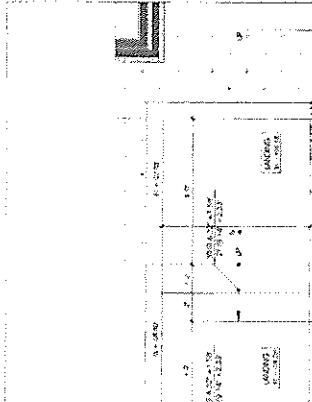
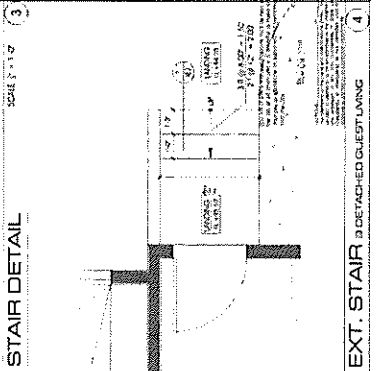
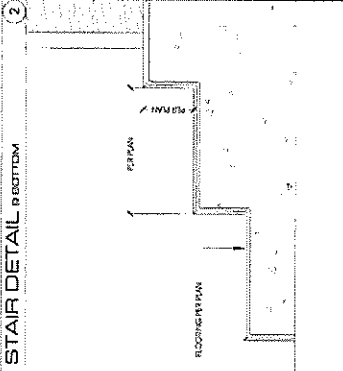
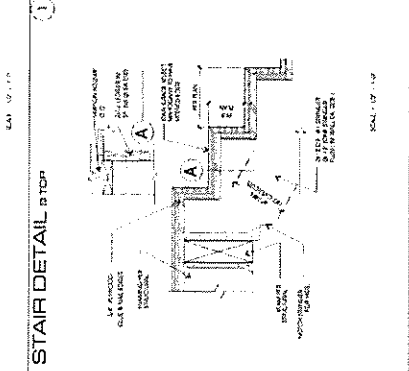
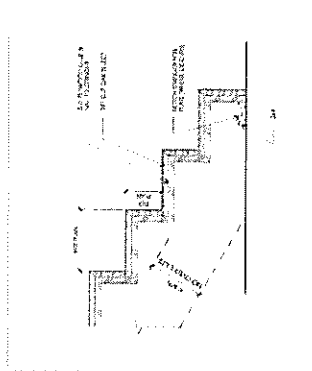




1000 S. GARDEN AVENUE  
SANTA ANA, CA 92705  
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SILVESTER CUSTOM RESIDENCE - NORTH  
32753 S. RIOS  
SANTA ANA, CA 92705



A9.0

PROJECT: SILVESTER CUSTOM RESIDENCE - NORTH  
DATE: 11.23.19  
JOB NO: 19-07  
SHEET: 16 OF 23

REVISIONS:  
1. 11.23.19: ISSUED FOR PERMIT  
2. 11.23.19: ISSUED FOR PERMIT

DESIGNED BY: [Signature]  
CHECKED BY: [Signature]  
DATE: 11.23.19

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

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

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

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

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

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







**SILVESTER RESIDENCE (NORTH)**

301 ANA BEACH - CALIFORNIA 92075

16816 02105

1	Project No.	16816
2	Drawn	S-C-B
3	Checked	D
4	Date	5-23-16
5	Scale	As Shown
6	Sheet Title	2ND FLOOR / LOWER ROOF FRAMING PLAN

PROJECT: SILVESTER RESIDENCE (NORTH)

DATE: 5-23-16

SCALE: AS SHOWN

PROJECT NO.: 16816

DRAWN BY: S-C-B

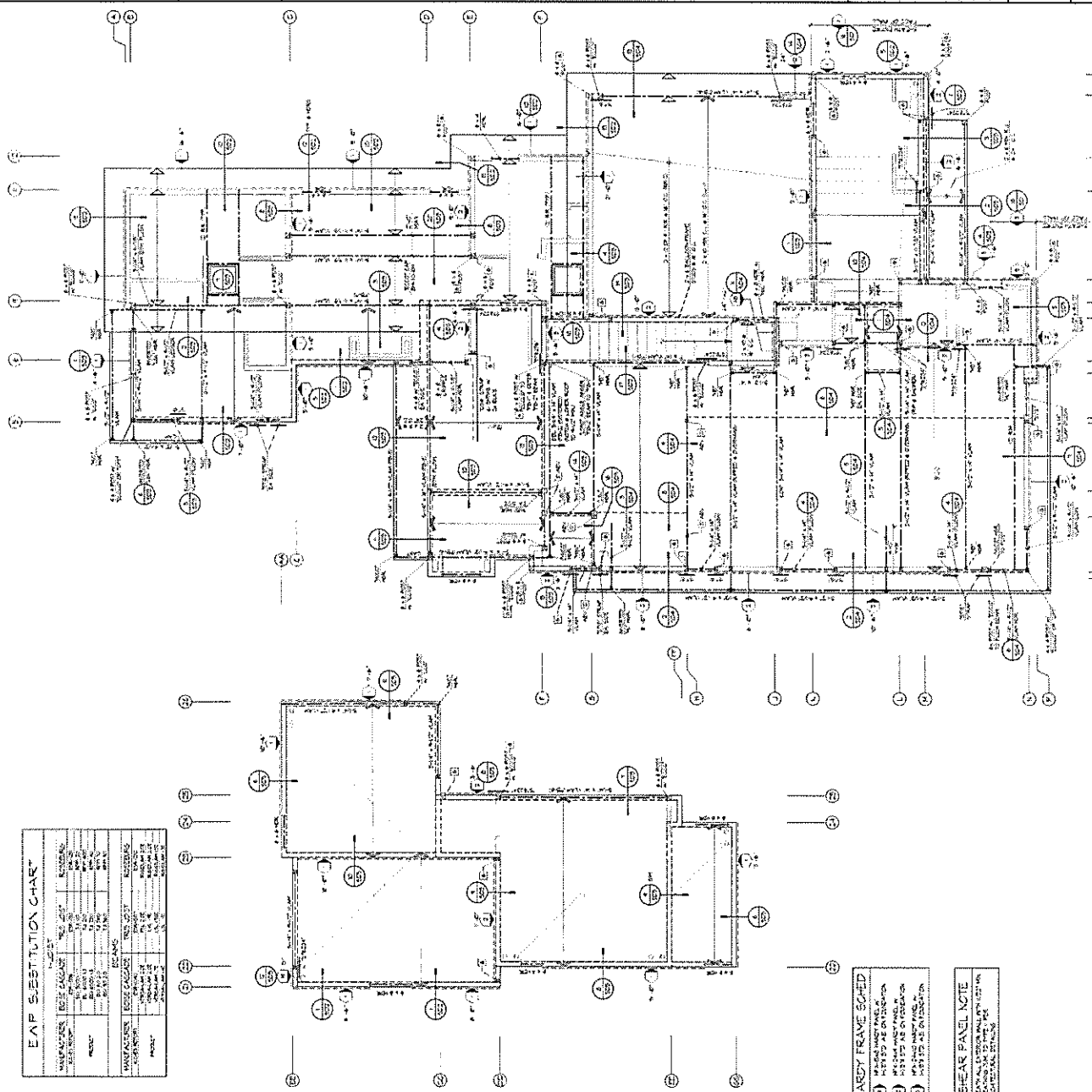
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SHEET NO.: 2ND FLOOR / LOWER ROOF FRAMING PLAN

PROJECT: SILVESTER RESIDENCE (NORTH)

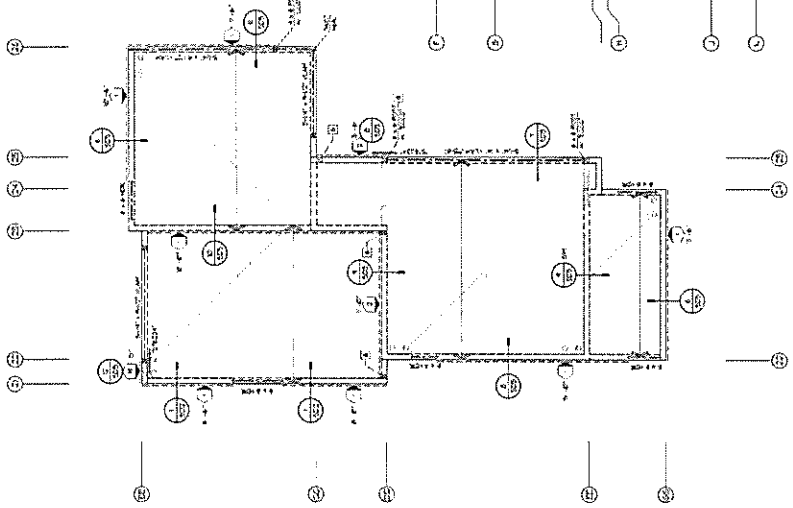
**2ND FLOOR / LOWER ROOF FRAMING PLAN**

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



**EAP SUBSTITUTION CHART**

NO.	DESCRIPTION	REASON
1	2X12 JOIST	REPLACED BY 2X10 JOIST
2	2X10 JOIST	REPLACED BY 2X8 JOIST
3	2X8 JOIST	REPLACED BY 2X6 JOIST
4	2X6 JOIST	REPLACED BY 2X4 JOIST
5	2X4 JOIST	REPLACED BY 2X2 JOIST
6	2X2 JOIST	REPLACED BY 2X1 JOIST
7	2X1 JOIST	REPLACED BY 2X1/2 JOIST
8	2X1/2 JOIST	REPLACED BY 2X1 JOIST
9	2X1 JOIST	REPLACED BY 2X1/2 JOIST
10	2X1/2 JOIST	REPLACED BY 2X1 JOIST



**MEMBER SCHEDULE (S-C-B)**

NO.	MEMBER	SIZE	TYPE	GRADE	LENGTH	QUANTITY	REMARKS
1	2X12	12"	F	1	40'-0"	1	2ND FLOOR CONCRETE SLAB
2	2X10	10"	F	1	30'-0"	1	ROOF JOIST
3	2X8	8"	F	1	20'-0"	1	ROOF JOIST
4	2X6	6"	F	1	15'-0"	1	ROOF JOIST
5	2X4	4"	F	1	10'-0"	1	ROOF JOIST
6	2X2	2"	F	1	5'-0"	1	ROOF JOIST
7	2X1	1"	F	1	3'-0"	1	ROOF JOIST
8	2X1/2	1.5"	F	1	2'-0"	1	ROOF JOIST
9	2X1	1"	F	1	3'-0"	1	ROOF JOIST
10	2X1/2	1.5"	F	1	2'-0"	1	ROOF JOIST

**STRUCTURAL LEGEND**

NO.	DESCRIPTION
1	BEAM
2	JOIST
3	COLUMN
4	WALL
5	SLAB
6	ROOF
7	CEILING
8	FLOOR
9	FOUNDATION
10	MECHANICAL
11	ELECTRICAL
12	PLUMBING
13	FINISH
14	CLADDING
15	GLASS
16	SCREEN
17	SCREEN
18	SCREEN
19	SCREEN
20	SCREEN
21	SCREEN
22	SCREEN
23	SCREEN
24	SCREEN
25	SCREEN
26	SCREEN
27	SCREEN
28	SCREEN
29	SCREEN
30	SCREEN

**INTERIOR HEADERS**

1. ALL INTERIOR HEADERS SHALL BE 2X12 SIPS.

2. ALL INTERIOR HEADERS SHALL BE 2X10 SIPS.

3. ALL INTERIOR HEADERS SHALL BE 2X8 SIPS.

4. ALL INTERIOR HEADERS SHALL BE 2X6 SIPS.

5. ALL INTERIOR HEADERS SHALL BE 2X4 SIPS.

6. ALL INTERIOR HEADERS SHALL BE 2X2 SIPS.

7. ALL INTERIOR HEADERS SHALL BE 2X1 SIPS.

8. ALL INTERIOR HEADERS SHALL BE 2X1/2 SIPS.

9. ALL INTERIOR HEADERS SHALL BE 2X1 SIPS.

10. ALL INTERIOR HEADERS SHALL BE 2X1/2 SIPS.

11. ALL INTERIOR HEADERS SHALL BE 2X1 SIPS.

12. ALL INTERIOR HEADERS SHALL BE 2X1/2 SIPS.

13. ALL INTERIOR HEADERS SHALL BE 2X1 SIPS.

14. ALL INTERIOR HEADERS SHALL BE 2X1/2 SIPS.

15. ALL INTERIOR HEADERS SHALL BE 2X1 SIPS.

16. ALL INTERIOR HEADERS SHALL BE 2X1/2 SIPS.

17. ALL INTERIOR HEADERS SHALL BE 2X1 SIPS.

18. ALL INTERIOR HEADERS SHALL BE 2X1/2 SIPS.

19. ALL INTERIOR HEADERS SHALL BE 2X1 SIPS.

20. ALL INTERIOR HEADERS SHALL BE 2X1/2 SIPS.

21. ALL INTERIOR HEADERS SHALL BE 2X1 SIPS.

22. ALL INTERIOR HEADERS SHALL BE 2X1/2 SIPS.

23. ALL INTERIOR HEADERS SHALL BE 2X1 SIPS.

24. ALL INTERIOR HEADERS SHALL BE 2X1/2 SIPS.

25. ALL INTERIOR HEADERS SHALL BE 2X1 SIPS.

26. ALL INTERIOR HEADERS SHALL BE 2X1/2 SIPS.

27. ALL INTERIOR HEADERS SHALL BE 2X1 SIPS.

28. ALL INTERIOR HEADERS SHALL BE 2X1/2 SIPS.

29. ALL INTERIOR HEADERS SHALL BE 2X1 SIPS.

30. ALL INTERIOR HEADERS SHALL BE 2X1/2 SIPS.

**ROOF SHEATHING**

1. ALL ROOF SHEATHING SHALL BE 1/2" CDX-5 PLYWOOD.

2. ALL ROOF SHEATHING SHALL BE 3/4" CDX-5 PLYWOOD.

3. ALL ROOF SHEATHING SHALL BE 1" CDX-5 PLYWOOD.

4. ALL ROOF SHEATHING SHALL BE 1 1/4" CDX-5 PLYWOOD.

5. ALL ROOF SHEATHING SHALL BE 1 1/2" CDX-5 PLYWOOD.

6. ALL ROOF SHEATHING SHALL BE 1 3/4" CDX-5 PLYWOOD.

7. ALL ROOF SHEATHING SHALL BE 2" CDX-5 PLYWOOD.

8. ALL ROOF SHEATHING SHALL BE 2 1/4" CDX-5 PLYWOOD.

9. ALL ROOF SHEATHING SHALL BE 2 1/2" CDX-5 PLYWOOD.

10. ALL ROOF SHEATHING SHALL BE 2 3/4" CDX-5 PLYWOOD.

11. ALL ROOF SHEATHING SHALL BE 3" CDX-5 PLYWOOD.

12. ALL ROOF SHEATHING SHALL BE 3 1/4" CDX-5 PLYWOOD.

13. ALL ROOF SHEATHING SHALL BE 3 1/2" CDX-5 PLYWOOD.

14. ALL ROOF SHEATHING SHALL BE 3 3/4" CDX-5 PLYWOOD.

15. ALL ROOF SHEATHING SHALL BE 4" CDX-5 PLYWOOD.

16. ALL ROOF SHEATHING SHALL BE 4 1/4" CDX-5 PLYWOOD.

17. ALL ROOF SHEATHING SHALL BE 4 1/2" CDX-5 PLYWOOD.

18. ALL ROOF SHEATHING SHALL BE 4 3/4" CDX-5 PLYWOOD.

19. ALL ROOF SHEATHING SHALL BE 5" CDX-5 PLYWOOD.

20. ALL ROOF SHEATHING SHALL BE 5 1/4" CDX-5 PLYWOOD.

21. ALL ROOF SHEATHING SHALL BE 5 1/2" CDX-5 PLYWOOD.

22. ALL ROOF SHEATHING SHALL BE 5 3/4" CDX-5 PLYWOOD.

23. ALL ROOF SHEATHING SHALL BE 6" CDX-5 PLYWOOD.

24. ALL ROOF SHEATHING SHALL BE 6 1/4" CDX-5 PLYWOOD.

25. ALL ROOF SHEATHING SHALL BE 6 1/2" CDX-5 PLYWOOD.

26. ALL ROOF SHEATHING SHALL BE 6 3/4" CDX-5 PLYWOOD.

27. ALL ROOF SHEATHING SHALL BE 7" CDX-5 PLYWOOD.

28. ALL ROOF SHEATHING SHALL BE 7 1/4" CDX-5 PLYWOOD.

29. ALL ROOF SHEATHING SHALL BE 7 1/2" CDX-5 PLYWOOD.

30. ALL ROOF SHEATHING SHALL BE 7 3/4" CDX-5 PLYWOOD.

**FLOOR DECK NOTE**

1. ALL FLOOR DECK SHALL BE 1/2" CDX-5 PLYWOOD.

2. ALL FLOOR DECK SHALL BE 3/4" CDX-5 PLYWOOD.

3. ALL FLOOR DECK SHALL BE 1" CDX-5 PLYWOOD.

4. ALL FLOOR DECK SHALL BE 1 1/4" CDX-5 PLYWOOD.

5. ALL FLOOR DECK SHALL BE 1 1/2" CDX-5 PLYWOOD.

6. ALL FLOOR DECK SHALL BE 1 3/4" CDX-5 PLYWOOD.

7. ALL FLOOR DECK SHALL BE 2" CDX-5 PLYWOOD.

8. ALL FLOOR DECK SHALL BE 2 1/4" CDX-5 PLYWOOD.

9. ALL FLOOR DECK SHALL BE 2 1/2" CDX-5 PLYWOOD.

10. ALL FLOOR DECK SHALL BE 2 3/4" CDX-5 PLYWOOD.

11. ALL FLOOR DECK SHALL BE 3" CDX-5 PLYWOOD.

12. ALL FLOOR DECK SHALL BE 3 1/4" CDX-5 PLYWOOD.

13. ALL FLOOR DECK SHALL BE 3 1/2" CDX-5 PLYWOOD.

14. ALL FLOOR DECK SHALL BE 3 3/4" CDX-5 PLYWOOD.

15. ALL FLOOR DECK SHALL BE 4" CDX-5 PLYWOOD.

16. ALL FLOOR DECK SHALL BE 4 1/4" CDX-5 PLYWOOD.

17. ALL FLOOR DECK SHALL BE 4 1/2" CDX-5 PLYWOOD.

18. ALL FLOOR DECK SHALL BE 4 3/4" CDX-5 PLYWOOD.

19. ALL FLOOR DECK SHALL BE 5" CDX-5 PLYWOOD.

20. ALL FLOOR DECK SHALL BE 5 1/4" CDX-5 PLYWOOD.

21. ALL FLOOR DECK SHALL BE 5 1/2" CDX-5 PLYWOOD.

22. ALL FLOOR DECK SHALL BE 5 3/4" CDX-5 PLYWOOD.

23. ALL FLOOR DECK SHALL BE 6" CDX-5 PLYWOOD.

24. ALL FLOOR DECK SHALL BE 6 1/4" CDX-5 PLYWOOD.

25. ALL FLOOR DECK SHALL BE 6 1/2" CDX-5 PLYWOOD.

26. ALL FLOOR DECK SHALL BE 6 3/4" CDX-5 PLYWOOD.

27. ALL FLOOR DECK SHALL BE 7" CDX-5 PLYWOOD.

28. ALL FLOOR DECK SHALL BE 7 1/4" CDX-5 PLYWOOD.

29. ALL FLOOR DECK SHALL BE 7 1/2" CDX-5 PLYWOOD.

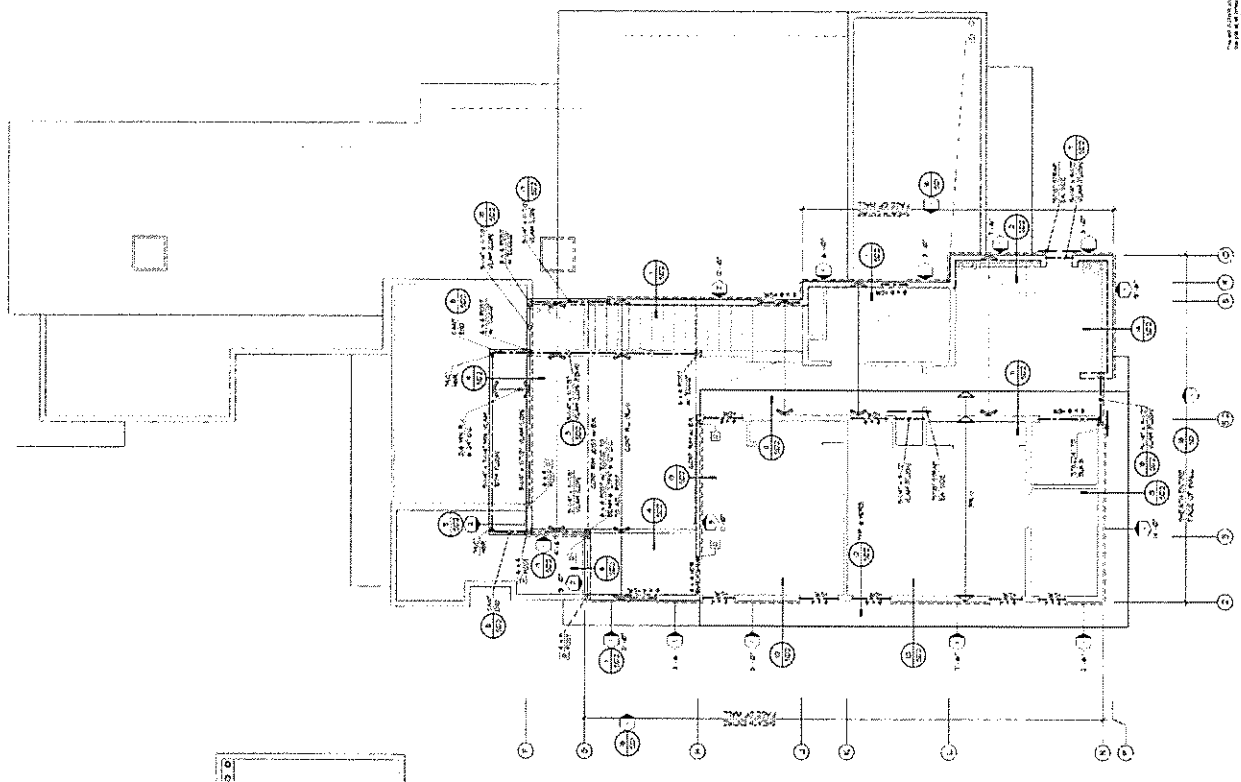
30. ALL FLOOR DECK SHALL BE 7 3/4" CDX-5 PLYWOOD.

**GUEST HOUSE ROOF FRAMING PLAN**

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



Project No.	628
Date	5-23-16
Drawn By	BT
Checked By	DT
Sheet	S-4



UPPER ROOF FRAMING PLAN  
 VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS  
 SCALE: 1/4" = 1'-0"

EWP EMBEDELATION CHART

MEMBER	EMBEDELATION	EMBEDELATION	EMBEDELATION
WOOD JOIST	1/2"	1/2"	1/2"
WOOD TRUSS	1/2"	1/2"	1/2"
WOOD RAFTER	1/2"	1/2"	1/2"
WOOD PLATE	1/2"	1/2"	1/2"
WOOD STUD	1/2"	1/2"	1/2"
WOOD BRACE	1/2"	1/2"	1/2"
WOOD JOIST	1/2"	1/2"	1/2"
WOOD TRUSS	1/2"	1/2"	1/2"
WOOD RAFTER	1/2"	1/2"	1/2"
WOOD PLATE	1/2"	1/2"	1/2"
WOOD STUD	1/2"	1/2"	1/2"
WOOD BRACE	1/2"	1/2"	1/2"

SEAMLESS SCHEDULE JOBS

NO.	SECTION	MEMBER	TYPE	VALU	SECTION
1	1-1	WOOD JOIST	4x8	1600 LB	1-1
2	1-2	WOOD TRUSS	4x8	1600 LB	1-2
3	1-3	WOOD RAFTER	4x8	1600 LB	1-3
4	1-4	WOOD PLATE	4x8	1600 LB	1-4
5	1-5	WOOD STUD	4x8	1600 LB	1-5
6	1-6	WOOD BRACE	4x8	1600 LB	1-6
7	1-7	WOOD JOIST	4x8	1600 LB	1-7
8	1-8	WOOD TRUSS	4x8	1600 LB	1-8
9	1-9	WOOD RAFTER	4x8	1600 LB	1-9
10	1-10	WOOD PLATE	4x8	1600 LB	1-10
11	1-11	WOOD STUD	4x8	1600 LB	1-11
12	1-12	WOOD BRACE	4x8	1600 LB	1-12

STRUCTURAL LEGEND

SYMBOL	DESCRIPTION
(A)	WOOD JOIST PER PLAN
(B)	WOOD TRUSS PER PLAN
(C)	WOOD RAFTER PER PLAN
(D)	WOOD PLATE PER PLAN
(E)	WOOD STUD PER PLAN
(F)	WOOD BRACE PER PLAN
(G)	WOOD JOIST PER PLAN
(H)	WOOD TRUSS PER PLAN
(I)	WOOD RAFTER PER PLAN
(J)	WOOD PLATE PER PLAN
(K)	WOOD STUD PER PLAN
(L)	WOOD BRACE PER PLAN

**LARGE DOOR WINDOWS**  
 ALL LARGE DOOR WINDOWS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.

**EWP NOTCHHOLE NOTE**  
 ALL EWP NOTCHHOLES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.

HOLD-DOWN SCHEDULE

MEMBER	VALU
WOOD JOIST	1600 LB
WOOD TRUSS	1600 LB
WOOD RAFTER	1600 LB
WOOD PLATE	1600 LB
WOOD STUD	1600 LB
WOOD BRACE	1600 LB
WOOD JOIST	1600 LB
WOOD TRUSS	1600 LB
WOOD RAFTER	1600 LB
WOOD PLATE	1600 LB
WOOD STUD	1600 LB
WOOD BRACE	1600 LB

**INTERIOR HEADERS**  
 ALL INTERIOR HEADERS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.

**ROOF SHEATHS**  
 ALL ROOF SHEATHS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.

**RECESSED LIGHTING**  
 ALL RECESSED LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.

**ENGAGED FRAMING**  
 ALL ENGAGED FRAMING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.

**SEE SMC NOTE**  
 ALL SMC NOTES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.


**SHEAR PANEL NOTE**  
 ALL SHEAR PANELS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.







**DAVID THORNE ENGINEERING LLC**  
 Structural Engineering Services

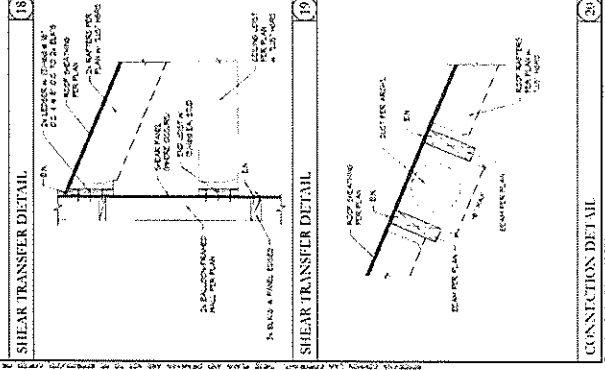
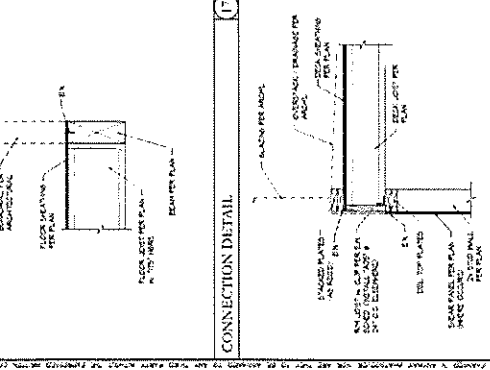
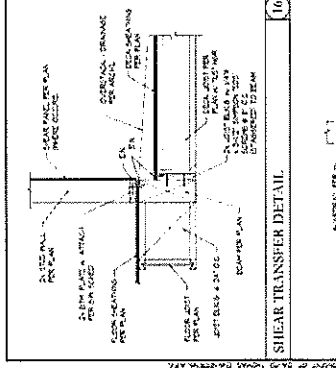
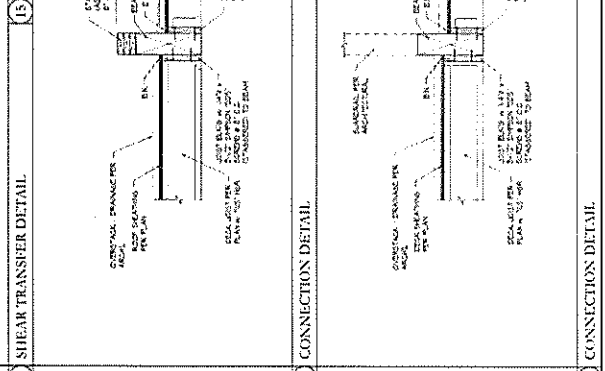
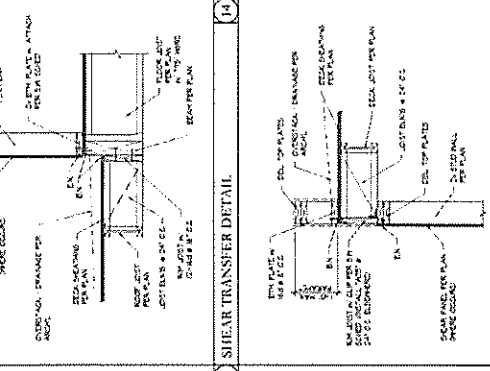
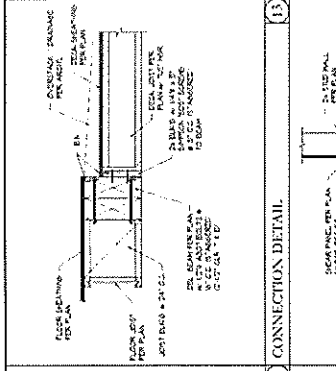
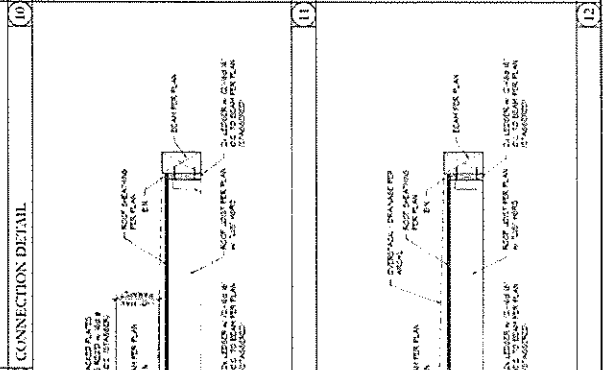
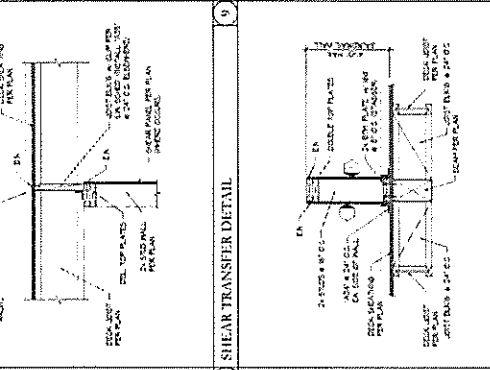
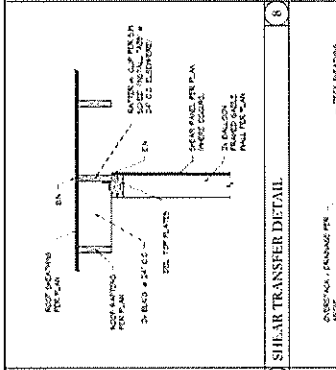
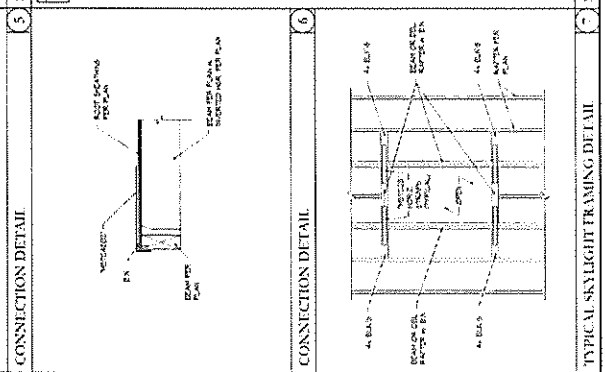
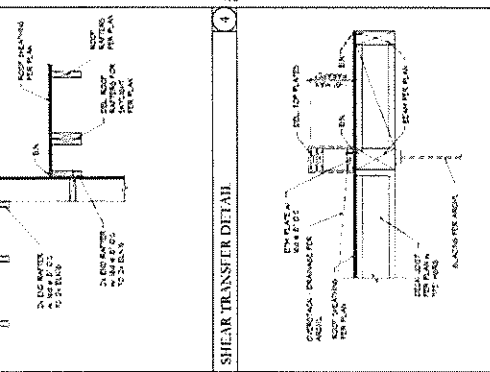
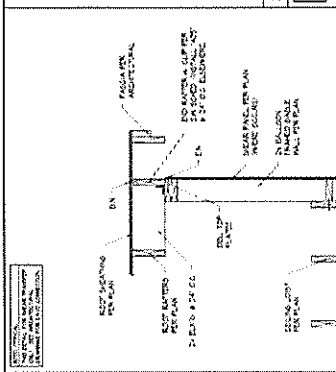
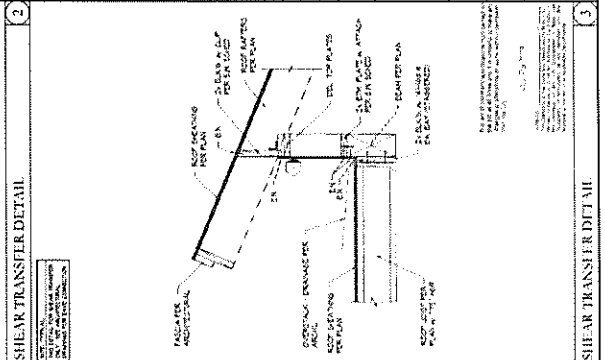
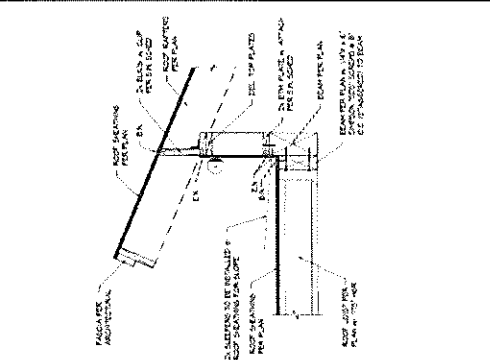
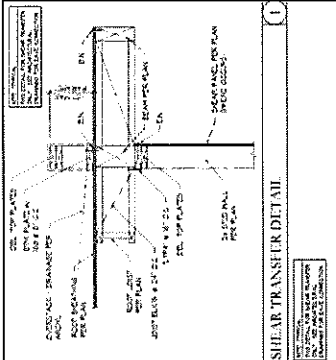


1500 14th Street, Suite 200  
 San Francisco, CA 94103  
 (415) 774-1100  
 www.davidthorne.com

PROJECT: SILVESTER RESIDENCE (NORTH)  
 DRAWING: STRUCTURAL DETAILS  
 SHEET: SD-3

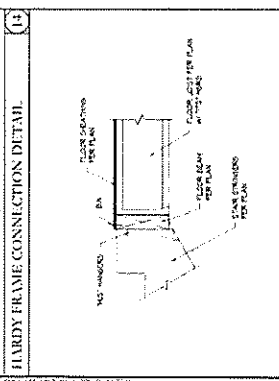
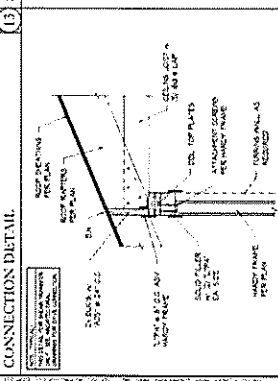
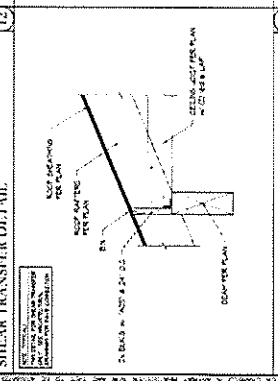
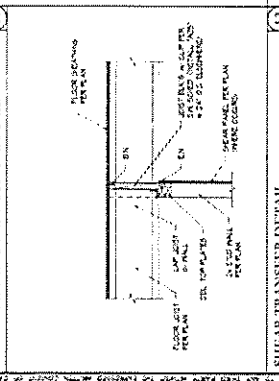
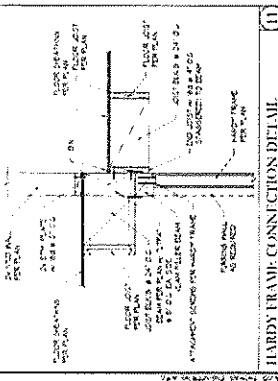
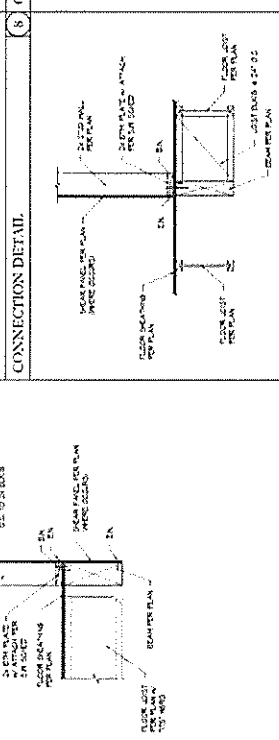
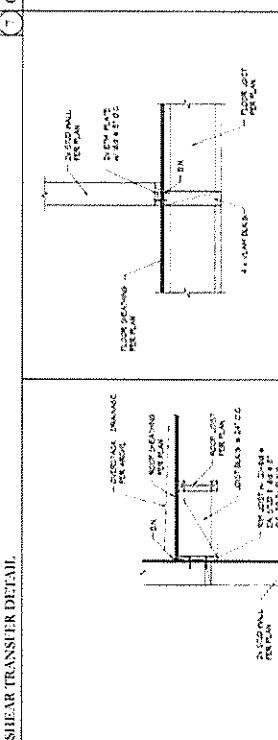
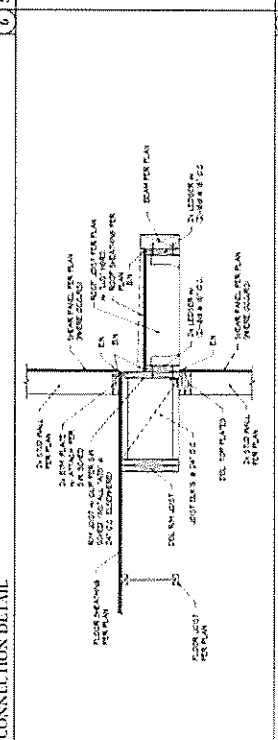
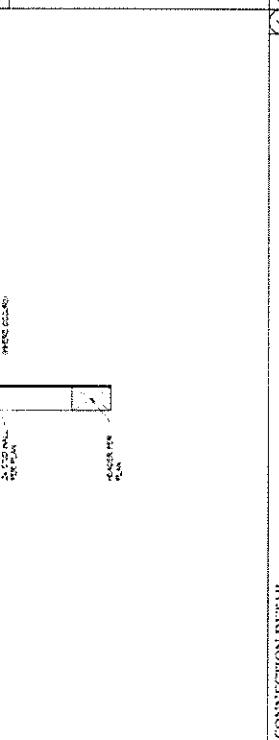
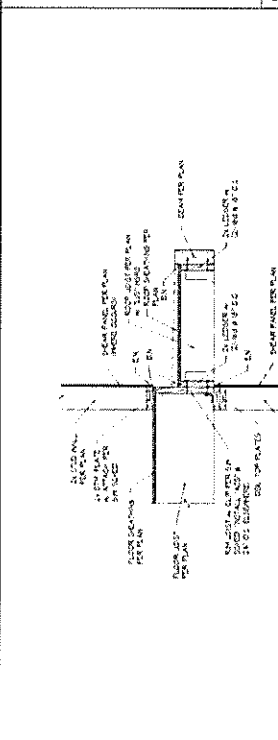
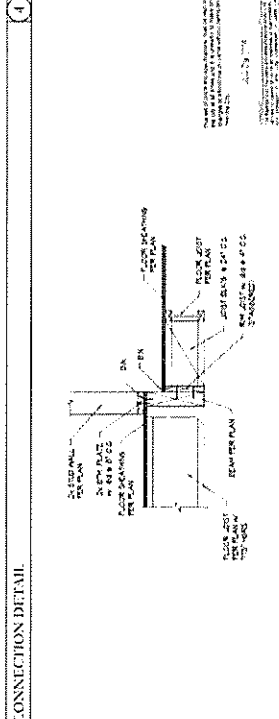
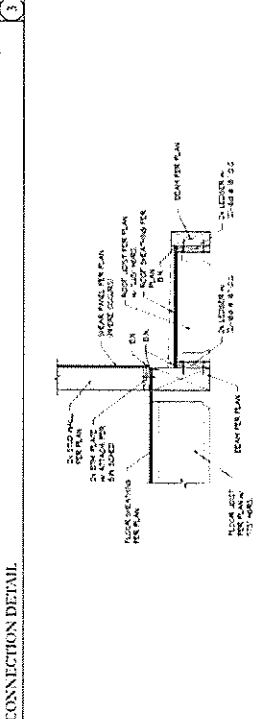
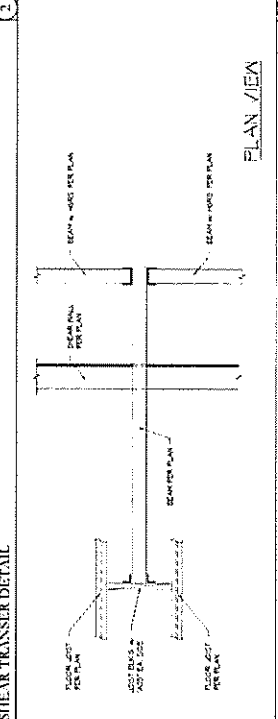
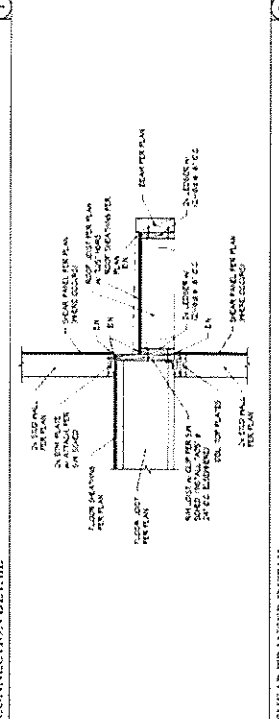
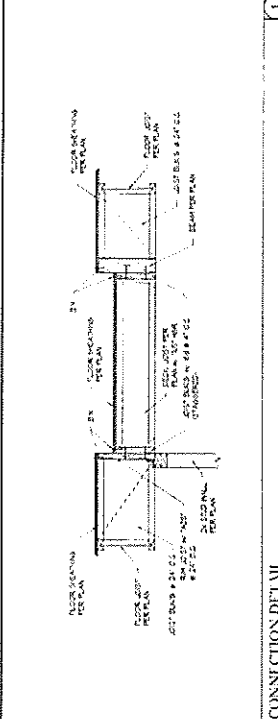
**SILVESTER RESIDENCE (NORTH)**  
 PROJECT LOCATION: CALIFORNIA #2075

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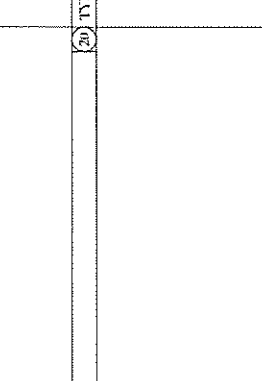
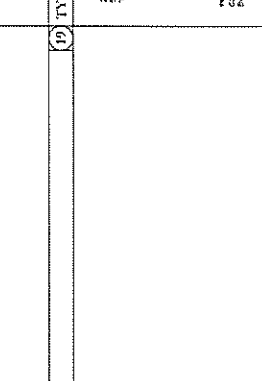
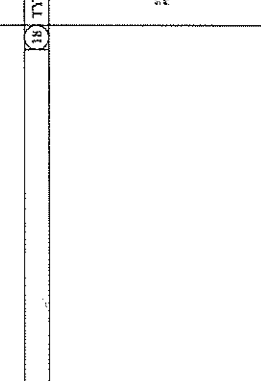
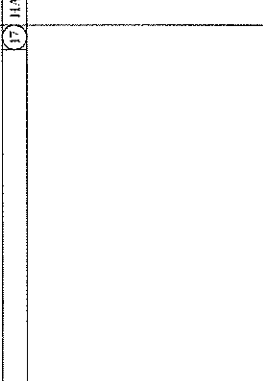
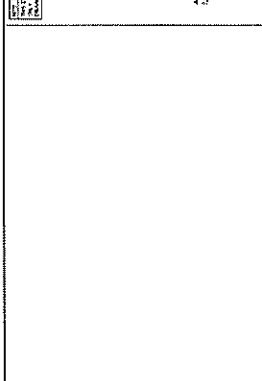
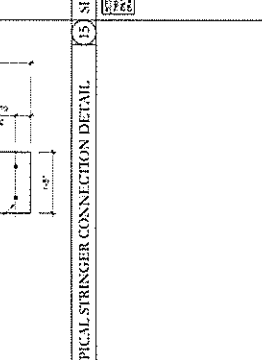
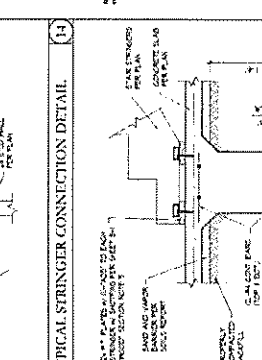
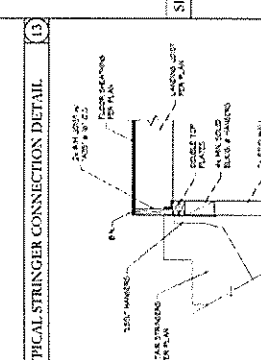
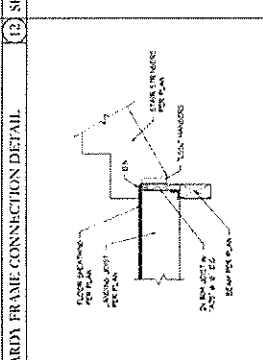
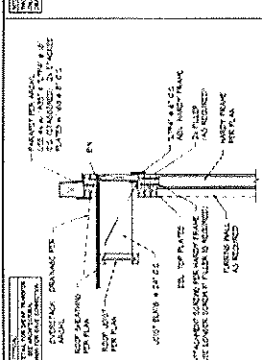
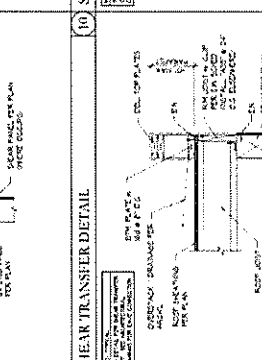
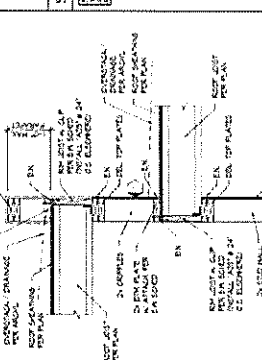
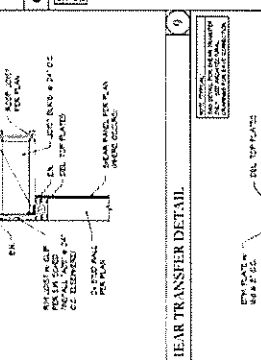
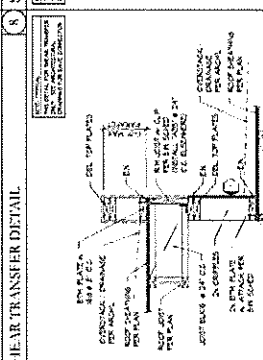
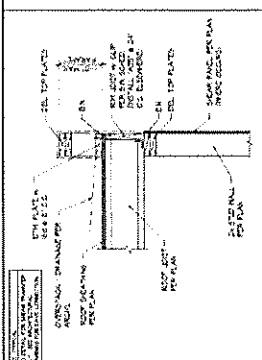
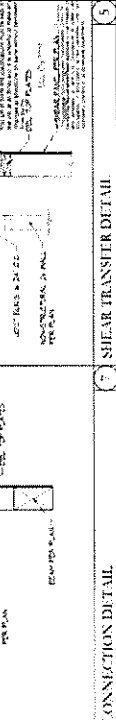
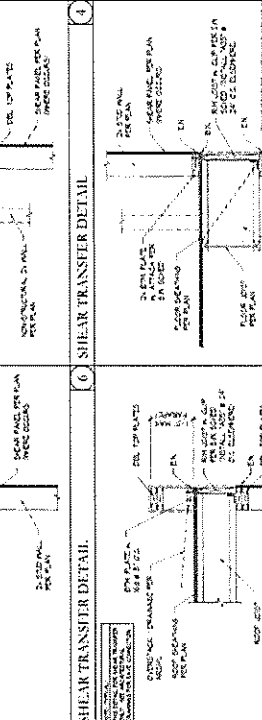
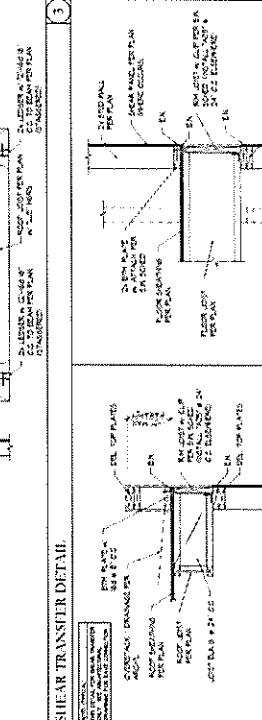
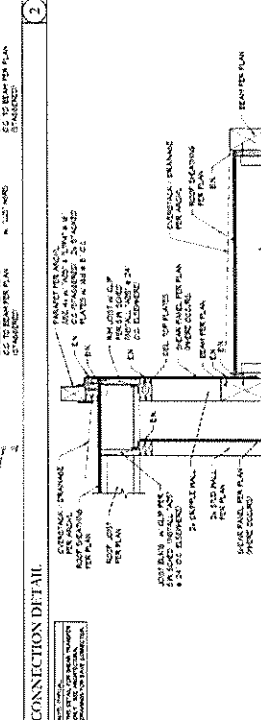
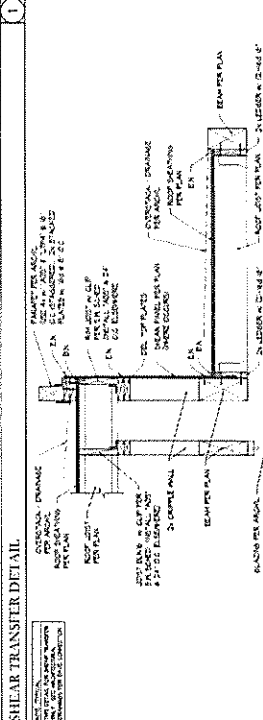
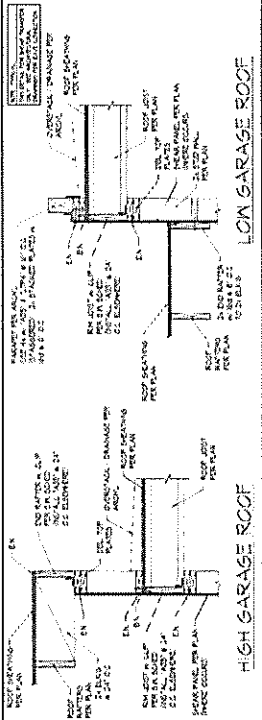




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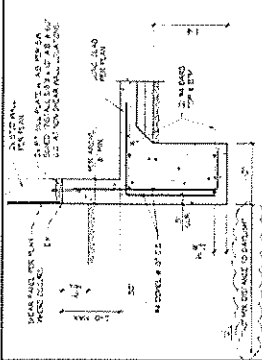
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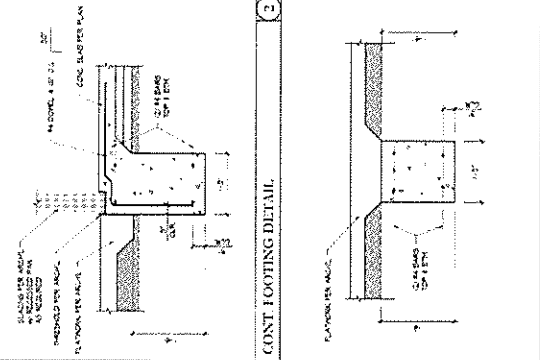


**SILVESTER RESIDENCE (NORTH)**  
 PROJECT NO. 21070101  
 5015 BAYVIEW AVE. TORONTO, ONT. M2R 1G1

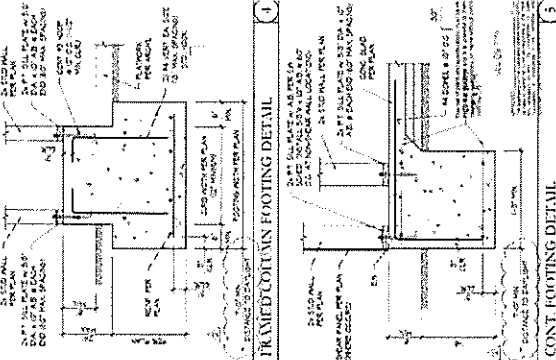
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Date	08/11/10
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Sheet Title	FOOTING DETAILS



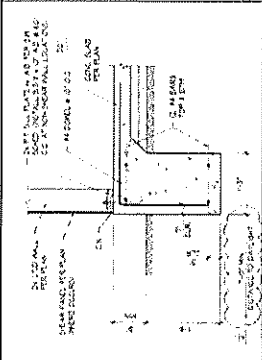
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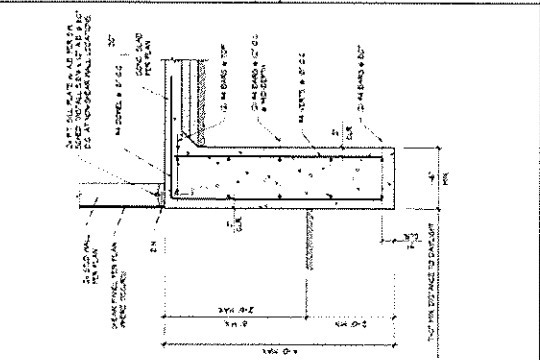
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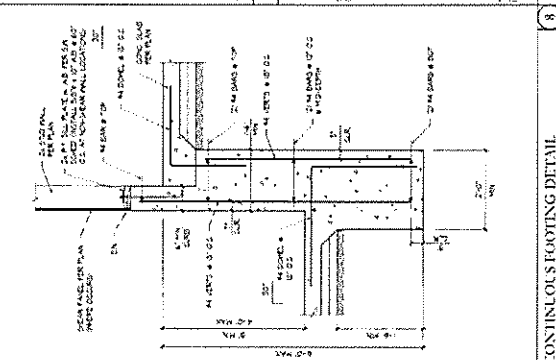
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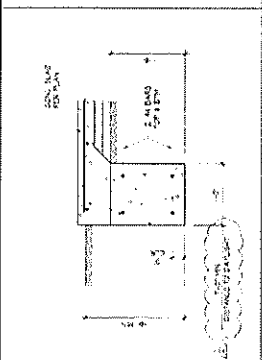
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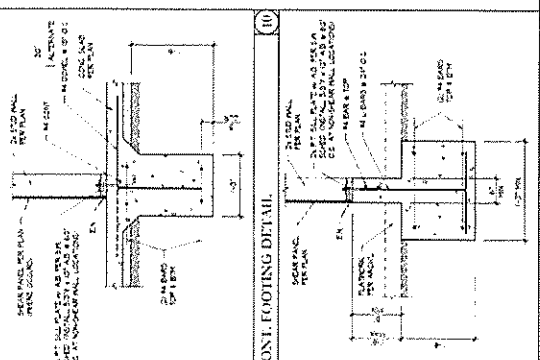
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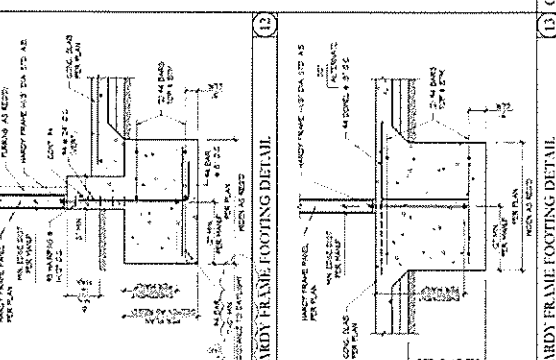
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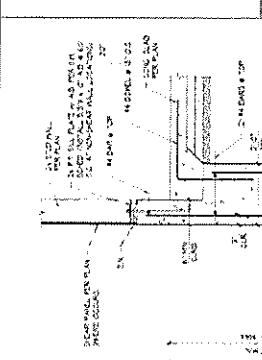
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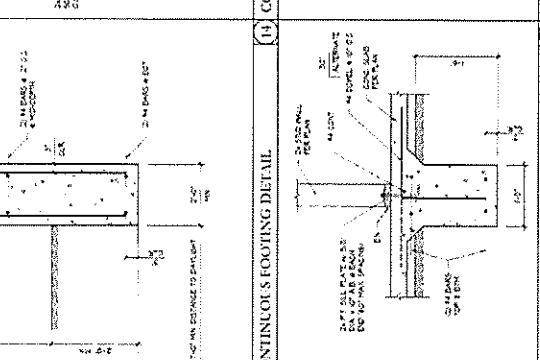
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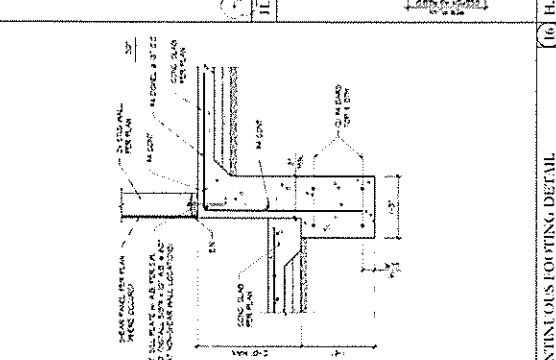
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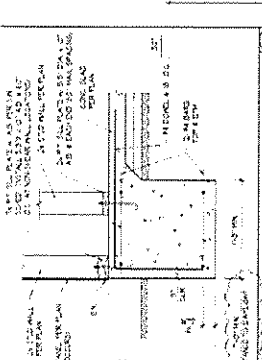
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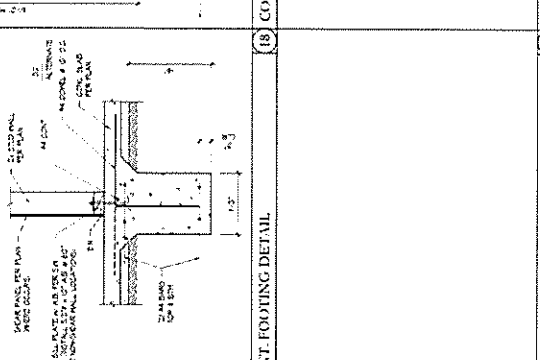
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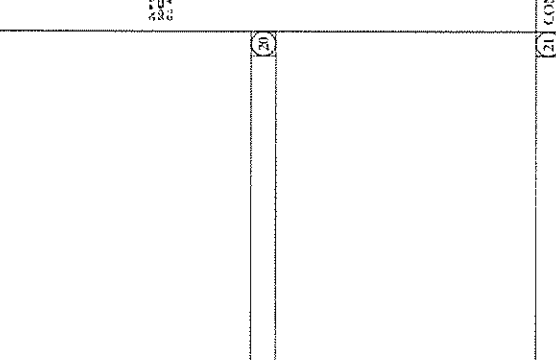
12 HARDY FRAME FOOTING DETAIL



13 CONT. FOOTING DETAIL



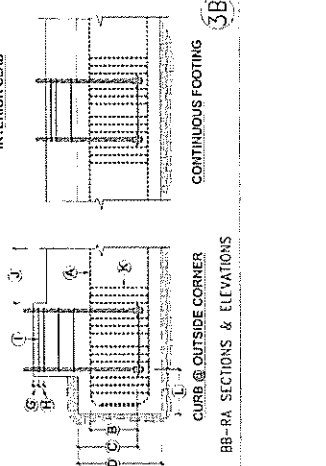
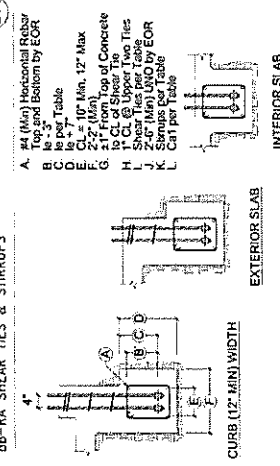
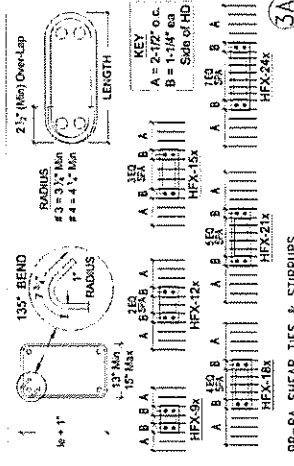
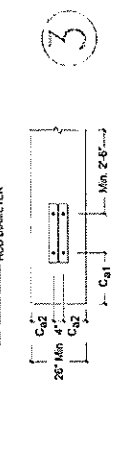
14 CONTINUOUS FOOTING DETAIL



15 CONTINUOUS FOOTING DETAIL

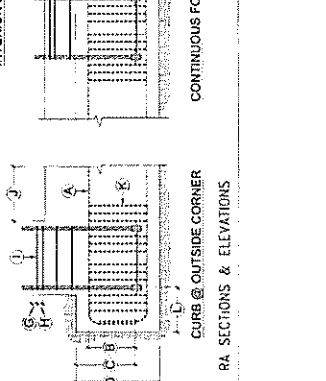
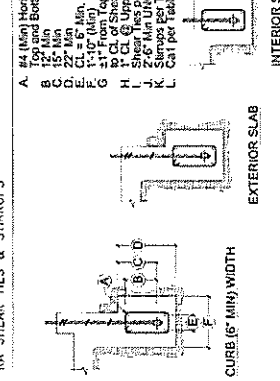
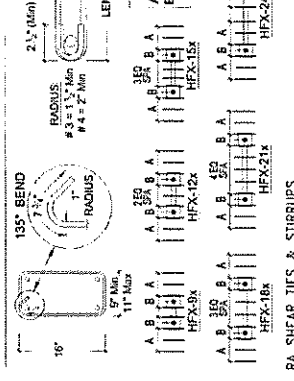
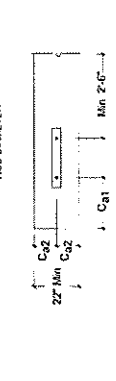
**BACK TO BACK REINFORCED ANCHORAGE (BB-RA)**

Model	Panel Height (ft)	Anchorages <sup>1</sup>	Top Rod Dia (in)	Top Rod Grade	RA Rod Dia (in)	RA Rod Grade	Splices <sup>9</sup> (ft)	Shear <sup>7</sup> Ties (ft)
HFX-9a	9	1-1/8 STD BS-RA	STD	13	10-3/4	STD	8-#4 @ 3 (mm)	3-#3 OC
HFX-12a	12	1-1/8 STD BS-RA	STD	18	11-#4	STD	9-#4 @ 3 (mm)	3-#3 OC @ 4" OC
HFX-15a	15	1-1/8 STD BS-RA	STD	20	12-#4	STD	11-#4 @ 3 (mm)	3-#3 OC @ 4" OC
HFX-18a	18	1-1/8 STD BS-RA	STD	23	15-#4	STD	12-#4 @ 4 (mm)	4-#4 OC @ 4" OC
HFX-21a	21	1-1/8 STD BS-RA	STD	26	16-#4	STD	11-#4 @ 4 (mm)	4-#4 OC @ 4" OC
HFX-24a	24	1-1/8 STD BS-RA	STD	30	18-#4	STD	12-#4 @ 4 (mm)	4-#4 OC @ 4" OC



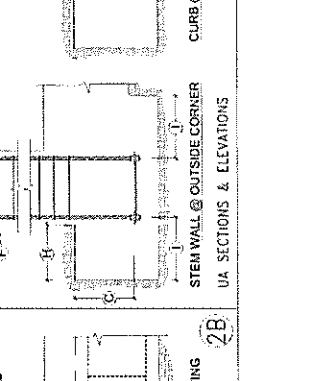
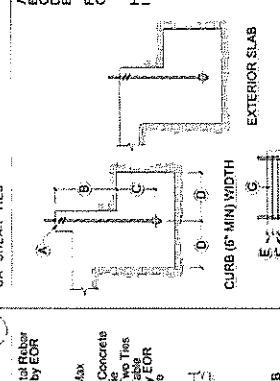
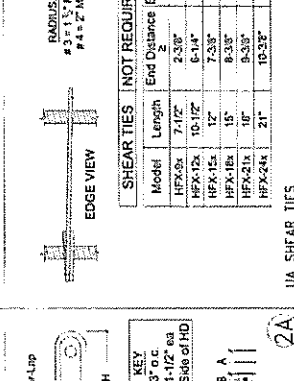
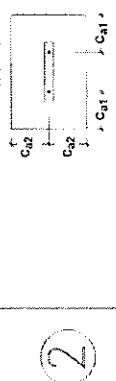
**REINFORCED ANCHORAGE (RA)**

Model	Panel Height (ft)	Anchorages <sup>1</sup>	Top Rod Dia (in)	Top Rod Grade	RA Rod Dia (in)	RA Rod Grade	Splices <sup>9</sup> (ft)	Shear <sup>7</sup> Ties (ft)
HFX-9a	9	1-1/8 STD-RA	STD	13	10-3/4	STD	8-#4 @ 3 (mm)	3-#3 OC
HFX-12a	12	1-1/8 STD-RA	STD	18	11-#4	STD	9-#4 @ 3 (mm)	3-#3 OC @ 4" OC
HFX-15a	15	1-1/8 STD-RA	STD	20	12-#4	STD	11-#4 @ 3 (mm)	3-#3 OC @ 4" OC
HFX-18a	18	1-1/8 STD-RA	STD	23	15-#4	STD	12-#4 @ 4 (mm)	4-#4 OC @ 4" OC
HFX-21a	21	1-1/8 STD-RA	STD	26	16-#4	STD	11-#4 @ 4 (mm)	4-#4 OC @ 4" OC
HFX-24a	24	1-1/8 STD-RA	STD	30	18-#4	STD	12-#4 @ 4 (mm)	4-#4 OC @ 4" OC



**UNREINFORCED ANCHORAGE (UA)**

Model	Panel Height (ft)	Anchorages <sup>1</sup>	Top Rod Dia (in)	Top Rod Grade	UA Rod Dia (in)	UA Rod Grade	Splices <sup>9</sup> (ft)	Shear <sup>7</sup> Ties (ft)
HFX-9a	9	1-1/8 STD-13-19	STD	13	19	STD	8-#4 @ 3 (mm)	3-#3 OC
HFX-12a	12	1-1/8 STD-20-30	STD	18	20	STD	9-#4 @ 3 (mm)	3-#3 OC
HFX-15a	15	1-1/8 STD-23-34	STD	20	23	STD	11-#4 @ 3 (mm)	3-#3 OC @ 4" OC
HFX-18a	18	1-1/8 STD-26-39	STD	23	26	STD	12-#4 @ 4 (mm)	4-#4 OC @ 4" OC
HFX-21a	21	1-1/8 STD-30-44	STD	26	30	STD	11-#4 @ 4 (mm)	4-#4 OC @ 4" OC
HFX-24a	24	1-1/8 STD-34-50	STD	30	34	STD	12-#4 @ 4 (mm)	4-#4 OC @ 4" OC



**TABLE NOTES**

- Designs are to resist loading per ACI 318-11 D.3.3.4.3
- STD indicates Anchors complying with ASTM F1554 Grade 36 with a Hardy Frame Bolt Brace (HFBB) installed with double nuts on the ends and (HF2BS) installed with double nuts on the ends end (HF2BS not required).
- HS indicates Anchors complying with ASTM A193 Grade B7 with a 1/2"x3/4" (Min) Plate Washer installed with double nuts on the ends end (HF2BS not required).
- le = length of embedment from the top of footing or grade beam to the top of the HFBB Bolt Brace (top of the embedded Plate Washer @ HS anchors)
- Cat 1 = distance from HD Centerline to the end of the footing or grade beam.
- Cat 2 = distance from HD Centerline to both the front and the back face of the footing or grade beam.
- Shear Ties are Grade 60 (Min) rebar and required for near edge distance conditions per ACI 318-11, fc = 2,500 psi. Cuts and stem walls must be 6 inch (min) width for UA and RA. 12 inch (min) width for BB-RA.
- For UA applications, additional ties may be required at stem ends. Shear Ties are not required for installation away from edge (see detail 1A), installation on wood framing, or for IFC Braced Wall Panel applications.
- Straps are Grade 60 (Min) rebar. See table for size and spacing. See "Stamp Layout" diagrams and "Key" for layout patterns.
- Concrete Edge Distances must comply with ACI 318-11 D8.2

**HARDY FRAME**

1732 PALMA DRIVE, SUITE 209, VENTURA, CA 93003  
 TELEPHONE: 800.754.3030 / WWW.HARDYFRAME.COM

REINFORCING SYSTEM

DATE: 1-1-2016

HFX1

IMPORTANT NOTES

- ANCHORAGE IS DESIGNED FOR TENSION AND SHEAR TRANSFER ONLY. FOUNDATION DESIGN PER EOR.
- REINFORCEMENT SHOWN IS THE MINIMUM REQUIREMENT AND IS NOT INTENDED TO REPLACE REINFORCEMENT DESIGNED BY THE EOR.
- FOR RA AND BB-RA INSTALLATIONS, THE HFBB BOLT BRACE MAY BE PLACED ON TOP OF THE STRIPUPS WITH DOUBLE NUTS INSTALLED AT EMBED END OF STANDARD GRADE ANCHOR RODS. (NOTE: 1/2" x 3/4" PLATE WASHERS ARE REQUIRED TO BE DOUBLE-NUTTED AT EMBED END OF HIGH STRENGTH ANCHOR RODS.)
- HIGH STRENGTH ALL-THREAD RODS PROVIDED BY HARDY FRAMES ARE STAMPED ON BOTH ENDS

1A HFX ANCHOR CENTERLINES

Model	Width	A	B
HFX-9a	9"	1-3/4"	5-1/2"
HFX-12a	12"	2-1/4"	8-1/2"
HFX-15a	15"	3-1/4"	11-3/4"
HFX-18a	18"	4-3/8"	15-3/4"
HFX-21a	21"	5-3/8"	19-3/4"
HFX-24a	24"	6-3/8"	23-3/4"

2-3/4" FOR PANEL ON CONCRETE

IMPORTANT!

1. ANCHORAGE IS DESIGNED FOR TENSION AND SHEAR TRANSFER ONLY. FOUNDATION DESIGN PER EOR.

2. REINFORCEMENT SHOWN IS THE MINIMUM REQUIREMENT AND IS NOT INTENDED TO REPLACE REINFORCEMENT DESIGNED BY THE EOR.

3. FOR RA AND BB-RA INSTALLATIONS, THE HFBB BOLT BRACE MAY BE PLACED ON TOP OF THE STRIPUPS WITH DOUBLE NUTS INSTALLED AT EMBED END OF STANDARD GRADE ANCHOR RODS. (NOTE: 1/2" x 3/4" PLATE WASHERS ARE REQUIRED TO BE DOUBLE-NUTTED AT EMBED END OF HIGH STRENGTH ANCHOR RODS.)

4. HIGH STRENGTH ALL-THREAD RODS PROVIDED BY HARDY FRAMES ARE STAMPED ON BOTH ENDS

1A HFX ANCHOR CENTERLINES

1B UA SHEAR TIES

Model	Length	End Distance	Edge Distance
HFX-9a	7-1/2"	2-3/8"	2-3/8"
HFX-12a	10-1/2"	6-1/4"	3-1/2"
HFX-15a	12"	7-3/8"	4-1/4"
HFX-18a	15"	8-3/8"	5"
HFX-21a	18"	9-3/8"	5-1/2"
HFX-24a	21"	10-3/8"	6"

A Shear Ties per UA Table  
 B le per Table  
 C le per Table  
 D 2" Min  
 E 2" Min  
 F 2" Min  
 G 2" Min  
 H 2" Min  
 I 2" Min

1A HFX ANCHOR CENTERLINES

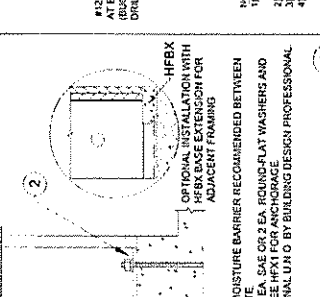
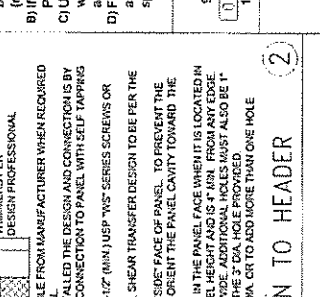
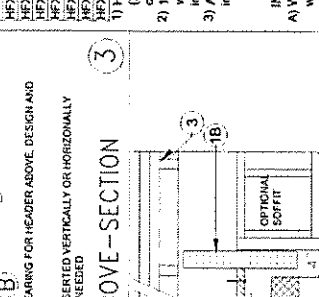
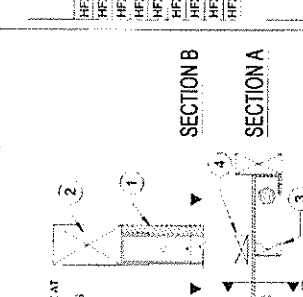
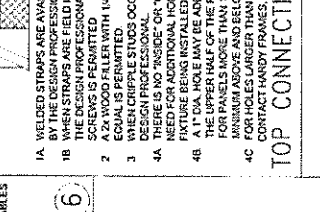
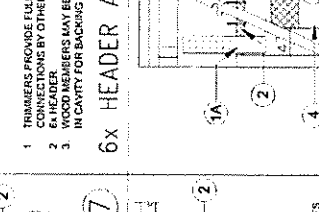
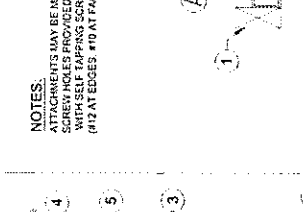
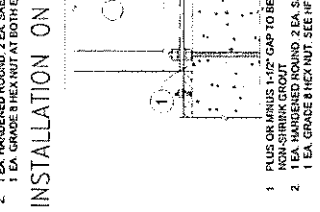
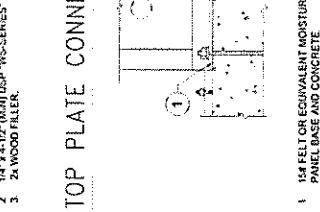
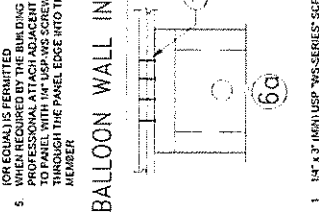
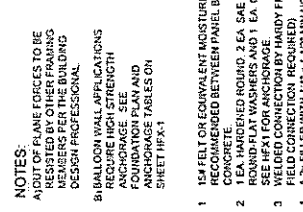
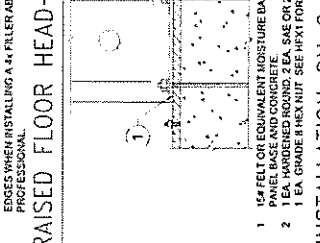
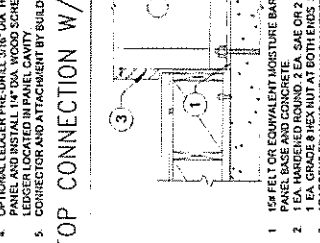
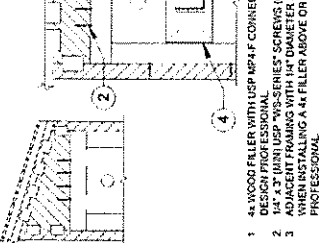
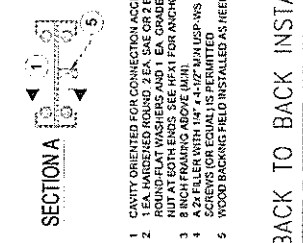
1B UA SHEAR TIES

2A RA SHEAR TIES & STIRRUPS

2B RA SECTIONS & ELEVATIONS

3A BB-RA SHEAR TIES & STIRRUPS

3B BB-RA SECTIONS & ELEVATIONS



Model Number	Net Height (in)	Height (in)	Depth (in)	Hold Down Diameter (in)	Top Screw Qty (ea)	Screw Qty Available at Edges (ea)
HFX-12.15.18.21 & 24x7.8	7.8	7.9-12	3-1/2	1-1/8	9" Width = 5	4
HFX-12.15.18.21 & 24x8	8	9.3-14			12" Width = 8	
HFX-9x5	5	10.4-14			15" Width = 10	
HFX-12.15.18.21 & 24x10	10	11.6-14			18" Width = 12	
HFX-15.18.21 & 24x12	12	12.8-14			21" Width = 14	
HFX-15.18.21 & 24x13	13	15.2-14			24" Width = 14	

Model Number	Net Height (in)	Height (in)	Depth (in)	Hold Down Diameter (in)	Top Screw Qty (ea)	Screw Qty Available at Edges (ea)
HFX-15.18.21 & 24x14	14	16.4-14			15" Width = 8	6
HFX-15.18.21 & 24x15	15	17.6-14			18" Width = 10	
HFX-15.18.21 & 24x16	16	18.8-14			21" Width = 12	
HFX-15.18.21 & 24x17	17	20.0-14			24" Width = 14	
HFX-15.18.21 & 24x19	19	22.4-14				
HFX-15.18.21 & 24x20	20	24.8-14				

**BALLOON PANELS 14 FEET THRU 20 FEET**

- Hold down bolts connect to the Panel base with (1 ea) Hardened Round (2 ea) SAE Washers below (1 ea) Grade 8 Hex Nut on each end or as specified by the Building Design Professional.
- 1/4" diameter USP-W/S Series screws (or equal). Length is 3" (minimum) when attached directly to the Panel.
- Adjacent framing with 1/4" diameter screws is required at the edges, when installing a 4X filler above or when specified by the Design Professional.

**INSTALLATION INSTRUCTIONS**

- When installing directly on concrete, place Panel over bolts and connect with (1 ea) Hardened Round, (2 ea) Round-Flat or (2 ea) SAE Washers below (1 ea) Grade 8 or 2H Heavy Hex Nut. Secure with a deep socket (recommended) until 'Snug Tight'.
- If bottom connection is not detailed on plans, confirm with Design Professional before installing on Nuts & Washers or on a Muesel.
- Use 1/4" x 4-1/2" USP-W/S Series screws (or equal) at top connections above (top plates, header, beam, etc.) use 1/4" x 3" (minimum) for panels with a 4x filler above (1/4" diameter screws are required at the Panel edges to brace for the out-of-plane hinge or when they are specified by the Design Professional).

REVISIONS DATE

THIS DETAIL SHEET IS NOT PROPRIETARY AND IS NOT REQUIRED FOR PLAN SUBMITTAL WITH HARDY FRAME PRODUCTS

**HARDY FRAME**  
SHEATH SYSTEMS  
1732 PALMA DRIVE, SUITE 209, VENTURA, CA 93003  
TELEPHONE: 800-751-3030 / WWW.HARDYFRAME.COM

**HFX2**  
DATE: 1-1-2016

NOTES:  
1. SURFACE FINISHES, CONNECTORS AND FIXTURES ARE ATTACHED TO THE PANEL  
2. ATTACHMENTS TO THE PANEL EDGES ARE MADE WITH 1/2" DIA. HARDENED ROUND, 2 EA. SAE OR 2 EA. GRADE 8 HEX NUT SEE HFX1 FOR ANCHORAGE  
3. STRUCTURAL CONNECTORS ARE TO BE DESIGNED BY THE DESIGN PROFESSIONAL  
4. STRUCTURAL HARDWARE USED TO TRANSFER LOADS SHOULD NOT EXCEED IT'S RATED CAPACITY

REVISIONS	DATE
R3	8/15

THIS DETAIL SHEET IS NOT PROPRIETARY AND IS NOT REQUIRED FOR PLAN SUBMITTAL WITH HARDY FRAME PRODUCTS

## FLOOR SYSTEM DETAILS - HFX PANELS

**HARDY FRAME**  
 SHEATH WALL SYSTEM  
 1732 PALMA DRIVE, SUITE 200, VENTURA, CA 93003  
 TELEPHONE: 800 754-3030 / WWW.HARDYFRAME.COM



DATE: 1-1-2016

HFX3  
 STAGGERED TO POST

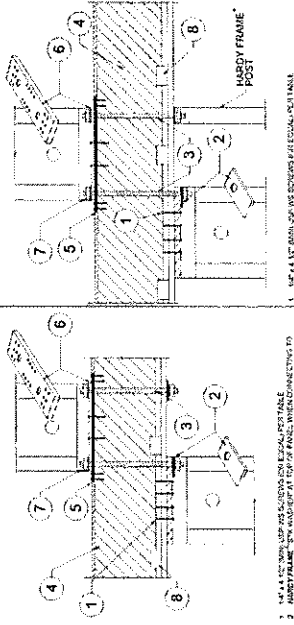
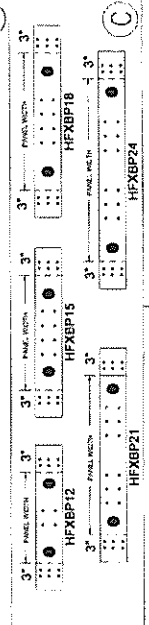
Model Number	Net Height (ft)	Hold Down Depth (in)	Screw Quantity		Screw Qty Available at Edges (ft)
			Panel	Top	
HFX-12:15:18, 21 & 24x8	92-114	3-1/2	12" Width: 6 15" Width: 8 18" Width: 10 21" Width: 12 24" Width: 14	6	4
HFX-12:15:18, 21 & 24x9	104-114	3-1/2	12" Width: 6 15" Width: 8 18" Width: 10 21" Width: 12 24" Width: 14	6	4
HFX-15:18, 21 & 24x10	116-114	3-1/2	12" Width: 6 15" Width: 8 18" Width: 10 21" Width: 12 24" Width: 14	6	4
HFX-15:18, 21 & 24x11	128-114	3-1/2	12" Width: 6 15" Width: 8 18" Width: 10 21" Width: 12 24" Width: 14	6	4
HFX-15:18, 21 & 24x12	140-114	3-1/2	12" Width: 6 15" Width: 8 18" Width: 10 21" Width: 12 24" Width: 14	6	4
HFX-15:18, 21 & 24x13	152-114	3-1/2	12" Width: 6 15" Width: 8 18" Width: 10 21" Width: 12 24" Width: 14	6	4

**NOTE: HARDY FRAME "STK" WASHERS ARE REQUIRED IN THE TOP OF PANELS WHEN CONNECTING TO A HOLD DOWN ROD FROM ABOVE. HARDY FRAME "STK" PANELS INCLUDE STK WASHERS PRE-WELDED IN THE TOP CHANNEL.**

- 1) Hold down bolts specified as Standard Grade (STD) must comply with ASTM F1554 Grade 36 (or equal) HD bolts (both grades) connect to the base of the Panel above with one Hardened Round, two Flat or two SAE Washers and a Grade 8 Hex Nut (or equal).
- 2) 1/4" diameter USP-W5 Series screws (or equal). Length is 3" (minimum) when attaching directly to the collector and 4-1/2" (minimum) when installing a 2x filler above the Panel.
- 3) 1/4" diameter USP-W5 Series screws (or equal). Length is 4-1/2" (minimum) through base of Panel and 3" (minimum) at Hardy Frame Bearing Plate (HF-BP).
- 4) 1/4" diameter screws are required at the edges when installing a 4x filler above or when specified by the Design Professional.

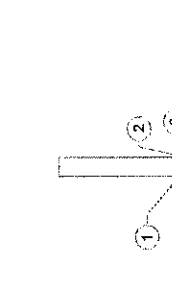
- INSTALLATION ON FLOOR SYSTEMS WITH HARDY FRAME BEARING PLATE (HF-BP)**  
 A) Install a 2x4 or 4x (min) rim in floor system below Panel. Tables assume Engineered Wood Product (EWP).  
 B) Notch floor sheathing and screw ends of HF-BP to rim with 1/4"x3" (min) USP-W5 Series Screws (or equal).  
 C) Install Panel on HF-BP, connect with threaded rod grade specified on plans and secure base of Panel with Hardened Round Washer and Grade 8 Nut (or equal). Nuts to be snug tight.  
 D) When stacking in a Panel below, "STK" Panels include "STK Washers" pre-welded in the top channel, or field install "STK" Washer, Hardened Round Washer and a Grade 8 Nut in the top channel of the Panel below.  
 E) When more than 12 screws are required for minimum bottom screw quantity, install 1/4"x4-1/2" Screws through Panel legs and HF-BP into rim.  
 F) For standard wall heights, install a 2x filler above Panel (D) (HF-X2). For larger fillers see D10HF-X2.

**NOTE:** Installations may vary with specific job conditions and/or specifications by the Design Professional.

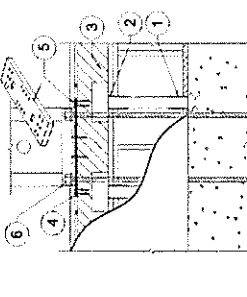


1. USE 1/4" DIA. USP-W5 SERIES SCREWS THROUGH STK CHANNELS TO HOLD DOWN PANEL.
2. HARDY FRAME "STK" WASHERS PRE-WELDED TO TOP OF PANEL WHEN ORDERED WITH PANEL.
3. ALL THROUGH BOLTS ARE TO BE INSTALLED TO TOP OF PANEL WHEN ORDERED WITH PANEL.
4. HARDY FRAME BEARING PLATE (HF-BP) MUST BE INSTALLED TO TOP OF PANEL WHEN ORDERED WITH PANEL.
5. HARDY FRAME BEARING PLATE (HF-BP) MUST BE INSTALLED TO TOP OF PANEL WHEN ORDERED WITH PANEL.
6. HARDY FRAME BEARING PLATE (HF-BP) MUST BE INSTALLED TO TOP OF PANEL WHEN ORDERED WITH PANEL.
7. HARDY FRAME BEARING PLATE (HF-BP) MUST BE INSTALLED TO TOP OF PANEL WHEN ORDERED WITH PANEL.
8. HARDY FRAME BEARING PLATE (HF-BP) MUST BE INSTALLED TO TOP OF PANEL WHEN ORDERED WITH PANEL.

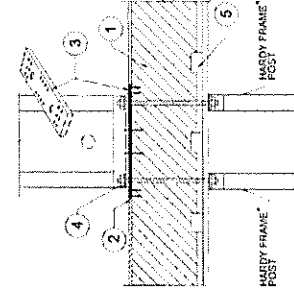
STAGGERED-THRU BOLT  
 10  
 POSTS BELOW



1. ACCESS HOLES COVERED AT TOP OF PANEL.
1. 1/4" DIA. USP-W5 SERIES SCREWS THROUGH STK CHANNELS TO HOLD DOWN PANEL.
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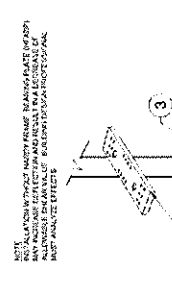


1. USE POST BASE BY THE DESIGN PROFESSIONAL.
2. USE POST CAP BY THE DESIGN PROFESSIONAL.
3. ALL MINIMUM AND STRUCTURAL FRAMEWORK BY THE DESIGN PROFESSIONAL.
4. FLOOR SYSTEMS NOT CHANGED FOR BEARING PLATE (HF-BP).
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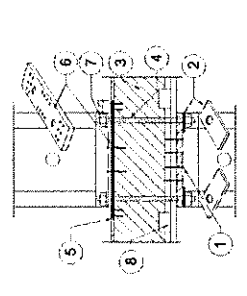


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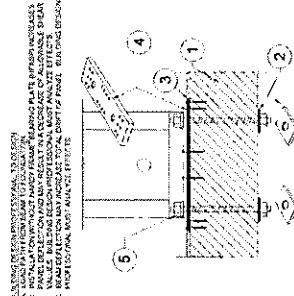
POSTS BELOW  
 11



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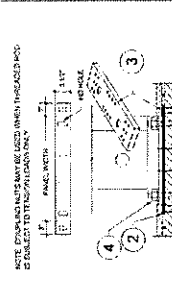


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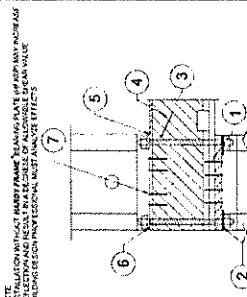


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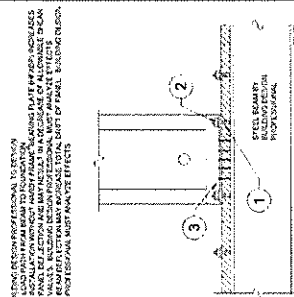
WOOD BM THRU BOLT  
 12



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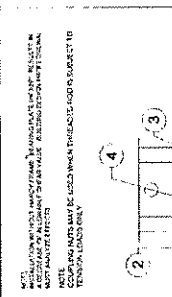


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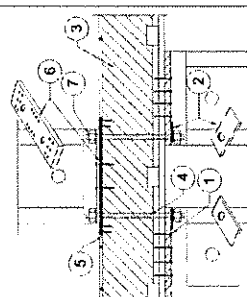


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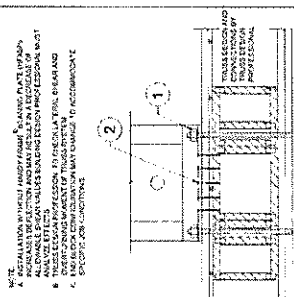
STEEL BM-WELDED HD  
 13



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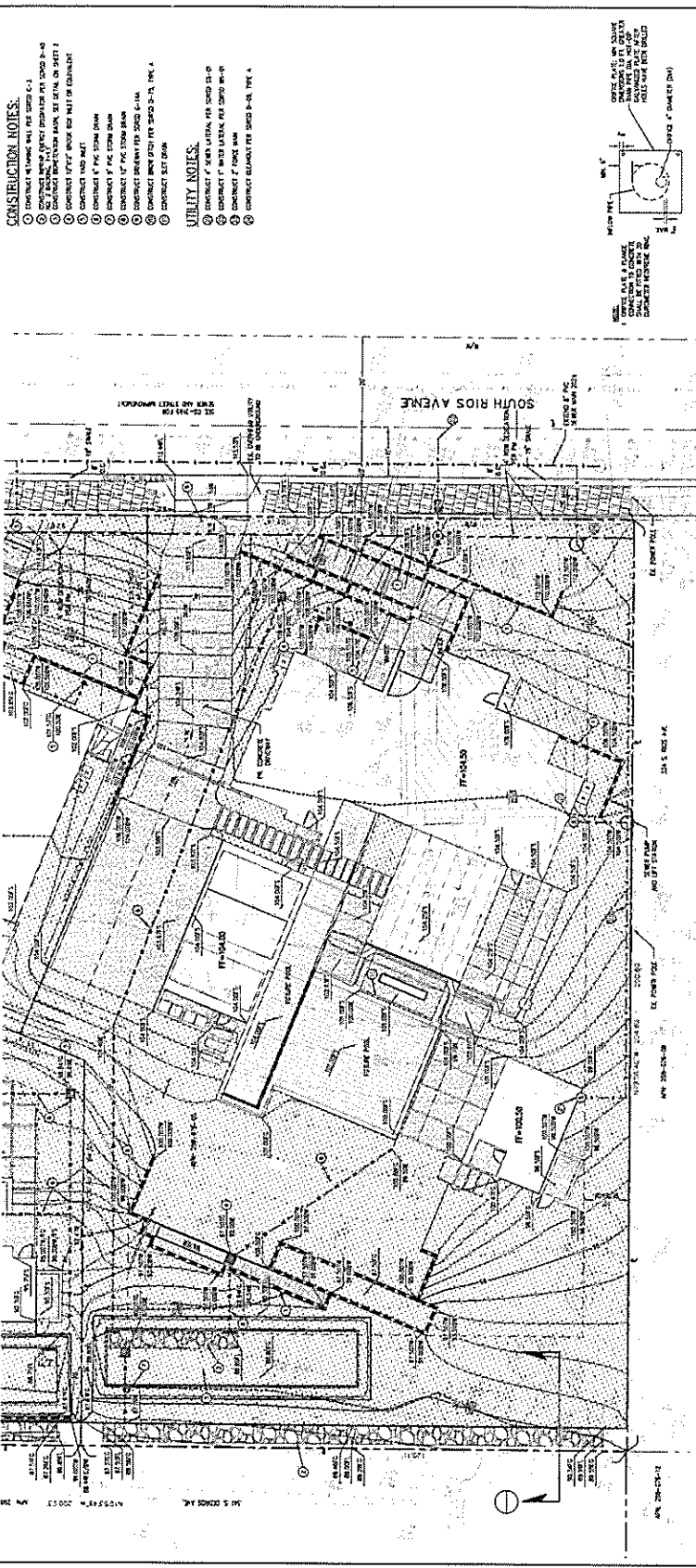
OPEN WEB TRUSS  
 14

THIS DETAIL SHEET IS NOT PROPRIETARY AND IS NOT REQUIRED FOR PLAN SUBMITTAL WITH HARDY FRAME PRODUCTS

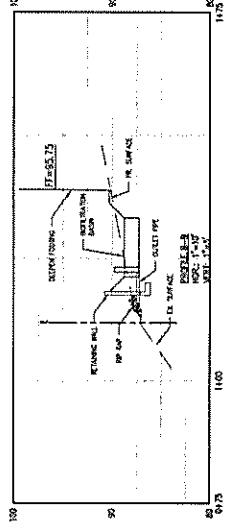
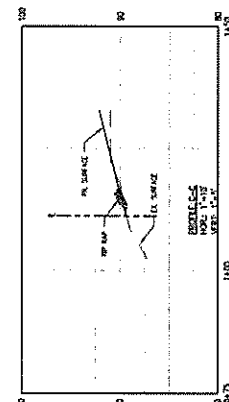
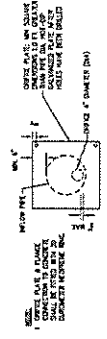








- CONSTRUCTION NOTES:**
1. EXISTING CONCRETE SHALL BE REPAIRED PER 2003 I-408
  2. EXISTING CONCRETE SHALL BE REPAIRED PER 2003 I-408
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- UTILITY NOTES:**
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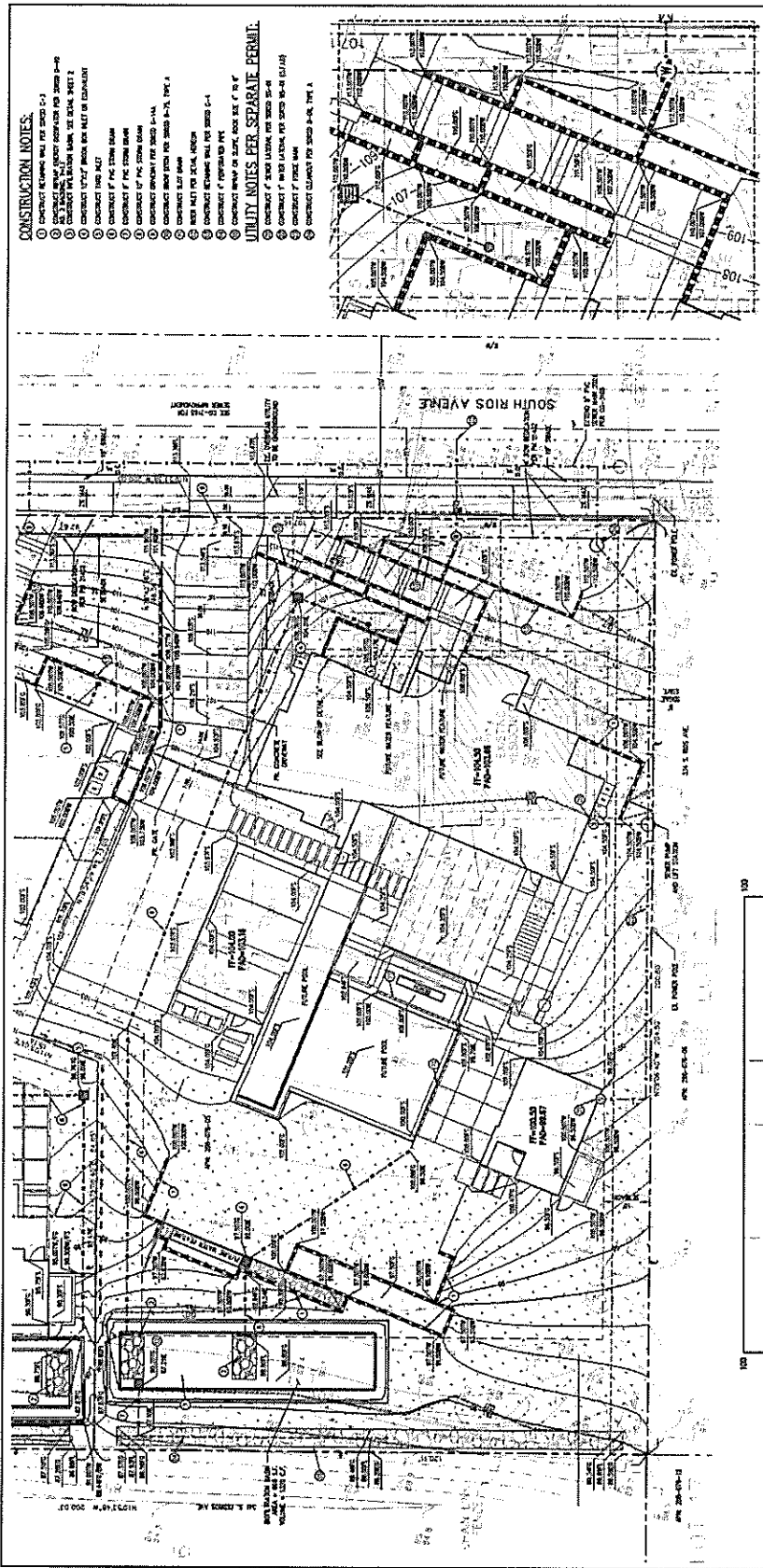


**CAUTION:** ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SOLANA BEACH SPECIFICATIONS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SOLANA BEACH SPECIFICATIONS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SOLANA BEACH SPECIFICATIONS.

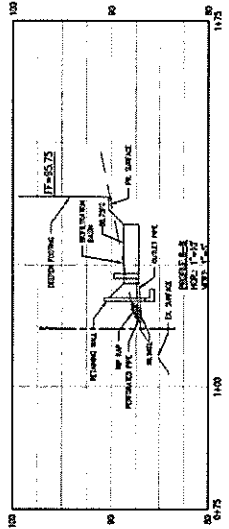
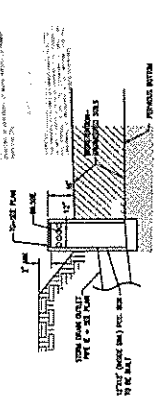
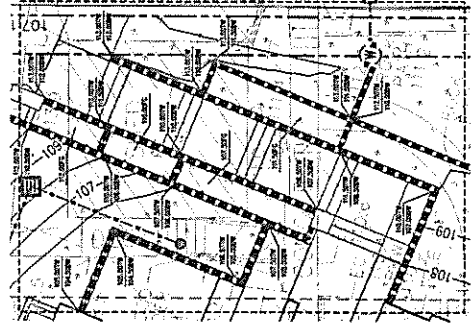
ENGINEER OF WORK Coastal Land Solutions, Inc. 14175 S. DIANE AVE. SUITE 100 SAN JUAN CAPITAN, CA 92078 (951) 751-1000 FAX (951) 751-1001 www.coastallandsolutions.com		CITY APPROVED CHANGES APPROVED FOR APPROVAL RECOMMENDED FOR APPROVAL APPROVED FOR CONSTRUCTION SEARCH MARK		COASTAL COMMISSION PERMIT NO. 1172794	
SHEET NO. 1172794	SHEET TITLE 1172794	DATE 11/27/18	CITY OF SOLANA BEACH OFFICE OF THE CITY ENGINEER 1100 SOUTH RIOS AVENUE SOLANA BEACH, CA 92078	PROJECT NO. 1172794	SHEET 1 OF 1

COASTAL LAND SOLUTIONS, INC.  
 14175 S. DIANE AVE.  
 SUITE 100  
 SAN JUAN CAPITAN, CA 92078  
 (951) 751-1000  
 FAX (951) 751-1001  
 www.coastallandsolutions.com  
 SCALE: 1" = 10'  
 11/27/18





- CONSTRUCTION NOTES:**
1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS FOR ALL UTILITIES AND STRUCTURES.
  2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS FOR ALL UTILITIES AND STRUCTURES.
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- UTILITY NOTES PER SEPARATE PERMIT:**
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GRAPHIC SCALE  
SCALE 1" = 10'

COASTAL LAND SOLUTIONS, INC.  
11752147M 200 07  
11752147M 200 07  
11752147M 200 07  
11752147M 200 07

EISER INLET DETAIL

CASTAL COMMISSION PERMIT NO. 1415

CITY OF SOLANA BEACH

335 SOUTH RIOS AVENUE

APPROVED FOR CONSTRUCTION

RECOMMENDED FOR APPROVAL

DATE: 11/17/17

DATE: 11/17/17

BY: [Signature]

BY: [Signature]

PROJECT NO. 17-001

PROJECT NO. 17-001

DATE: 11/17/17

DATE: 11/17/17

BY: [Signature]

BY: [Signature]

PROJECT NO. 17-001

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BY: [Signature]

BY: [Signature]

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BY: [Signature]

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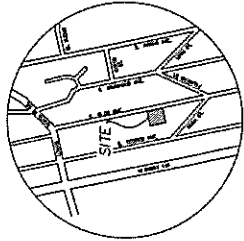


# SILVESTER CUSTOM HOMES

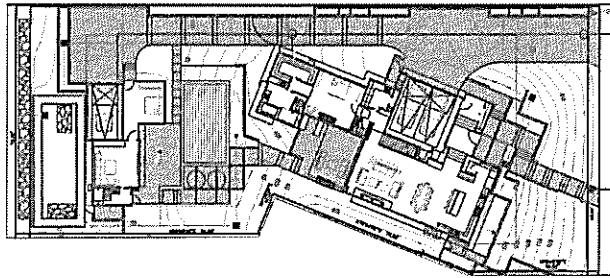
SPEC HOUSE - SOUTH RIOS AVE.

SOLANA BEACH, CA 92075

APN 298-076-0500



VICINITY MAP  
NOT TO SCALE



SITE PLAN - SPEC HOUSE (NORTH)

**IRRIGATION NOTE:**  
ALL IRRIGATION SYSTEMS SHALL BE INSTALLED ACCORDING TO PLANT SPEC AND ENVIRONMENTAL REQUIREMENTS. ALL IRRIGATION AREAS SHALL RECEIVE UNIFORM COVERAGE BY MEANS OF AN AUTOMATICALLY CONTROLLED, ELECTRICALLY ACTIVATED UNDERGROUND PERIOD DISTRIBUTION SYSTEM. IRRIGATION SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE IRRIGATION CONTROLLER WITH ET SENSOR MASTER VALVE AND ZONE VALVE CAPABILITY. A REDUCED PRESSURE BACKFLOW PREVENTER SHALL BE USED IN ACCORDANCE WITH LOCAL AND REGIONAL CODES. IRRIGATION SYSTEMS SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS FOR REDUCED WATER CONSUMPTION. PRESSURE COMPENSATING EMIP AND LOW INFLUENCE PUMP EQUIPMENT SHALL BE USED WHERE APPROPRIATE. ALL PRESCRIBED MANIPULATION AND MAINTENANCE ACCESS SHALL BE MAINTAINED. WHEN EFFICIENT IRRIGATION SYSTEM SHALL BE PROVIDED TO ESTABLISH AND MAINTAIN LANDSCAPING.

**MAINTENANCE RESPONSIBILITY NOTE:**  
THE PROPERTY OWNERS ARE RESPONSIBLE FOR THE DAILY MAINTENANCE OF ALL LANDSCAPING. ALL LANDSCAPING SHALL BE MAINTAINED IN A MANNER CONSISTENT WITH THE ORIGINAL DESIGN AND SHALL REMAIN AS DESCRIBED IN THIS PLAN. ALL LANDSCAPING SHALL BE MAINTAINED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS AND ALL CITY ORDINANCES. ALL LANDSCAPING SHALL BE MAINTAINED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS AND ALL CITY ORDINANCES. ALL LANDSCAPING SHALL BE MAINTAINED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS AND ALL CITY ORDINANCES.

**NOTES:**  
1. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE ORIGINAL DESIGN AND SHALL REMAIN AS DESCRIBED IN THIS PLAN. ALL PLANTING SHALL BE MAINTAINED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS AND ALL CITY ORDINANCES. ALL PLANTING SHALL BE MAINTAINED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS AND ALL CITY ORDINANCES.  
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3. NO TREE GRUBS IS PROPOSED FOR THIS PROJECT

## SHEET INDEX:

- TITLE SHEET
- HARDSCAPE PLAN
- HARDSCAPE DETAILS
- IRRIGATION PLAN
- IRRIGATION SPECS
- IRRIGATION DETAILS & NOTES
- PLANTING PLAN
- PLANTING SPECS
- PLANTING DETAILS & NOTES
- PLANTING SPECS
- LIGHTING PLAN

- L-1
- L-2
- L-3
- L-4
- L-5
- L-6
- L-7
- L-8
- L-9
- L-10
- L-11
- L-12
- L-13

### CITY NOTE:

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4/19/16

4/19/16

### LANDSCAPE ARCHITECT OF WORK:

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4/19/16

4/19/16

### WATER EFFICIENT LANDSCAPE NOTE:

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4/19/16

4/19/16

**FOOT CUSHERS NOTE:**  
ALL WALKS SHALL BE INSTALLED IN ACCORDANCE WITH THE ORIGINAL DESIGN AND SHALL REMAIN AS DESCRIBED IN THIS PLAN. ALL WALKS SHALL BE MAINTAINED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS AND ALL CITY ORDINANCES. ALL WALKS SHALL BE MAINTAINED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS AND ALL CITY ORDINANCES.

Underground Service Alert  
Call 811

1-800-227-2620



SCALE: 1"=20'-0"



DATE: 4/19/16

PROJECT: SILVESTER CUSTOM HOMES - SPEC HOUSE  
SOLANA BEACH, CA 92075  
APN 298-076-0500

DATE: 4/19/16

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DATE: 4/19/16

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STATE OF CALIFORNIA  
 LANDSCAPE ARCHITECT  
 No. 12345  
 Exp. 12/31/2024

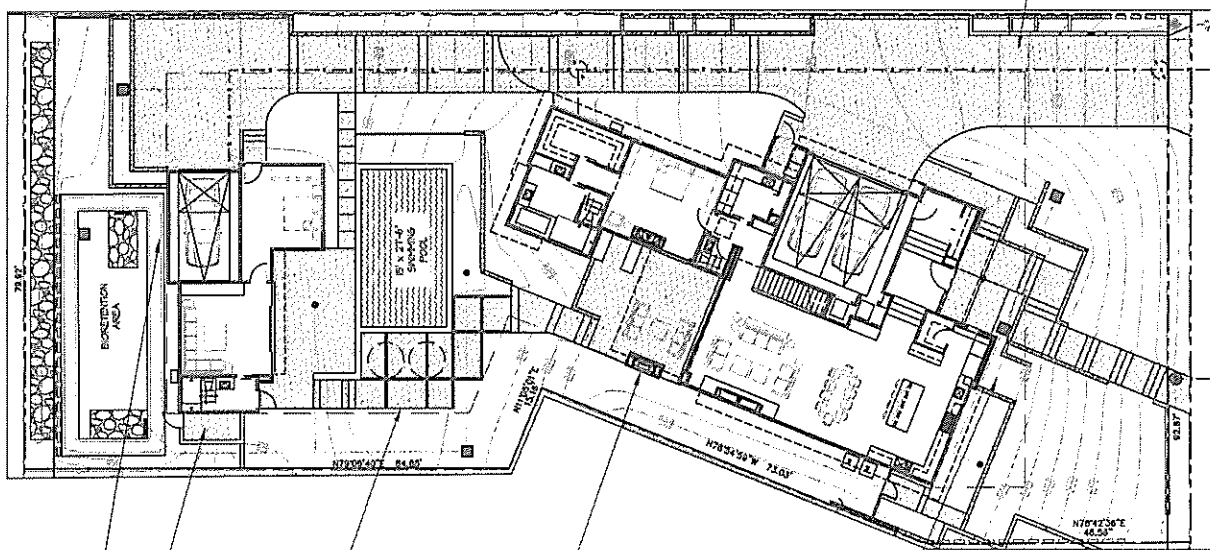
SILVESTER CUSTOM HOMES - SPEC HOUSE  
 229 SOLANA BEACH, CA 92075  
 APN 298-076-0500

REVISIONS	DATE	BY	DESCRIPTION
1	10-27-23	JK	ISSUED FOR PERMIT
2	11-11-23	JK	REVISED PER COMMENTS
3	12-01-23	JK	REVISED PER COMMENTS
4	01-15-24	JK	REVISED PER COMMENTS
5	02-28-24	JK	REVISED PER COMMENTS
6	03-27-24	JK	REVISED PER COMMENTS
7	04-24-24	JK	REVISED PER COMMENTS
8	05-20-24	JK	REVISED PER COMMENTS
9	06-17-24	JK	REVISED PER COMMENTS
10	07-15-24	JK	REVISED PER COMMENTS
11	08-12-24	JK	REVISED PER COMMENTS
12	09-09-24	JK	REVISED PER COMMENTS
13	10-06-24	JK	REVISED PER COMMENTS
14	11-03-24	JK	REVISED PER COMMENTS
15	12-01-24	JK	REVISED PER COMMENTS

DATE: 12/15/24  
 DRAWN BY: JK  
 CHECKED BY: JK  
 PROJECT NO: 24-001

HARDSCAPE PLAN

L-2  
 13



1-02 DEck  
 POOL EQUIPMENT ENCLOSURE

1-03 COLORED CONCRETE FINISH TO BE SELECTED BY OWNER

OUTDOOR FIREPLACE - SEE ARCHITECT'S PLAN

WATER FEATURES - SEE ARCHITECT'S PLAN

VEHICULAR DRIVEWAY

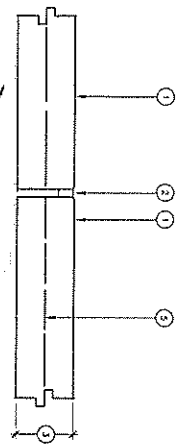
Underground Service Alert  
 Call 811  
 1-800-4-A-SAFE  
 267-2440



**ROOT BARRIER NOTE:**  
 ALL TREES SHALL BE PROTECTED WITH A ROOT BARRIER. THE BARRIER SHALL BE INSTALLED AT THE BASE OF THE TREE TRUNK AND SHALL BE 18" HIGH AND 12" THICK. THE BARRIER SHALL BE INSTALLED AT THE BASE OF THE TREE TRUNK AND SHALL BE 18" HIGH AND 12" THICK.

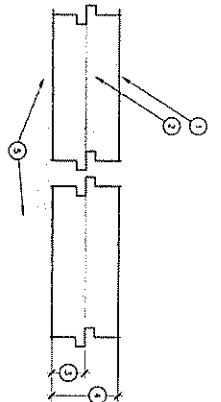
**NOTE:**  
 REWORKED STRAIN MARKING SHALL BE INSTALLED ON ALL SLABS AT PERMIT.





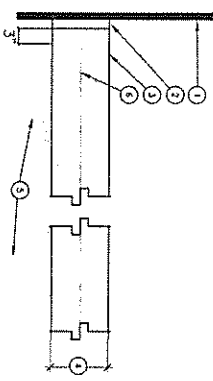
- 1 COLORED CONCRETE PAVING W/ ABS WASH/WASTEWATER FINISH
- 2 1/2" FIBER EXPANSION JOINT
- 3 4" MINIMUM
- 4 95% COMPACTED SUBGRADE OR PER SOILS REPORT
- 5 6 X 6 X 8/8 WELDED WIRE MESH PER GEOTECHNICAL REPORT

ALL PAVING SHALL BE PER SOILS REPORT  
ALL CONCRETE SHALL BE 2000 PSI



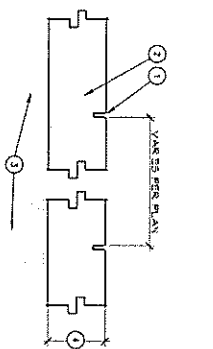
- 1 2" SLAB FOR CONCRETE COLOR
- 2 PER GEOTECHNICAL REPORT
- 3 PER GEOTECHNICAL REPORT
- 4 4" MINIMUM
- 5 95% COMPACTED SUBGRADE OR PER SOILS REPORT

ALL PAVING SHALL BE PER SOILS REPORT  
ALL CONCRETE SHALL BE 2000 PSI



- 1 BUILDING FRONT
- 2 1/2" FIBER EXPANSION JOINT W/ JOINT SEALANT
- 3 CONC PAVING (SEE PLAN)
- 4 4" MINIMUM
- 5 95% COMPACTED SUBGRADE OR PER SOILS REPORT
- 6 6 X 6 X 8/8 WELDED WIRE MESH PER GEOTECHNICAL REPORT

ALL PAVING SHALL BE PER SOILS REPORT  
ALL CONCRETE SHALL BE 2000 PSI



- 1 1/2" DEEP X 1/2" WIDE SCORELINE W/ 1/2" RASD EDGES
- 2 CONCRETE - SEE PLANS FOR COLOR & FINISH
- 3 95% COMPACTED SUBGRADE OR PER SOILS REPORT
- 4 4" MINIMUM

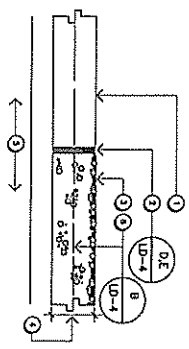
ALL PAVING SHALL BE PER SOILS REPORT  
ALL CONCRETE SHALL BE 2000 PSI

**A) ENHANCED PAVING**

**B) CONCRETE REINFORCEMENT**

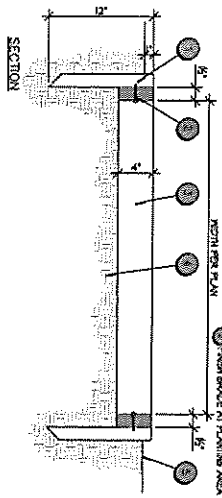
**C) EXPANSION JOINT AT BUILDING**

**D) SCORELINE**



- 1 COLORED PAVING W/ ABS WASH PER PLAN
- 2 1/2" FIBER EXPANSION JOINT
- 3 4" MINIMUM
- 4 95% COMPACTED SUBGRADE OR PER SOILS REPORT
- 5 6 X 6 X 8/8 WELDED WIRE MESH PER GEOTECHNICAL REPORT

**E) EXPOSED AGGREGATE**



**F) DG PATH**

N.T.S.

**DETAIL LEGEND:**  
 1 2" LONG 24 REINFORCING STAKE AT 4" O.C. AT BOTH ENDS OF PAW  
 2 ENHANCED FINISH AS SHOWN IN SECTION AT ENDS OF PAW  
 3 1/2" FIBER EXPANSION JOINT AT ENDS OF PAW  
 4 4" MINIMUM  
 5 95% COMPACTED SUBGRADE OR PER SOILS REPORT  
 6 6 X 6 X 8/8 WELDED WIRE MESH PER GEOTECHNICAL REPORT  
 7 95% COMPACTED SUBGRADE OR PER SOILS REPORT  
 8 6 X 6 X 8/8 WELDED WIRE MESH PER GEOTECHNICAL REPORT

**EXISTING TRENCH NOTE:**  
 ALL EXISTING TRENCHES SHALL BE REPAIRED TO ORIGINAL CONDITION. EXISTING TRENCHES SHALL BE REPAIRED TO ORIGINAL CONDITION. EXISTING TRENCHES SHALL BE REPAIRED TO ORIGINAL CONDITION.

**UNDERGROUND SERVICE ALERT:**  
 CALL 1-800-227-2500  
 CALL TOLL FREE

Underground Service Alert  
 Call 1-800-227-2500  
 Call Toll Free

REVISIONS  
 NO. DATE BY  
 1 10/10/10 JMB  
 2 10/10/10 JMB  
 3 10/10/10 JMB  
 4 10/10/10 JMB  
 5 10/10/10 JMB  
 6 10/10/10 JMB  
 7 10/10/10 JMB  
 8 10/10/10 JMB  
 9 10/10/10 JMB  
 10 10/10/10 JMB

SILVESTER CUSTOM HOMES - SPEC HOUSE  
 329 SOUTH RIOS AVE.  
 SOLANA BEACH, CA 92075  
 APN 298-076-0500



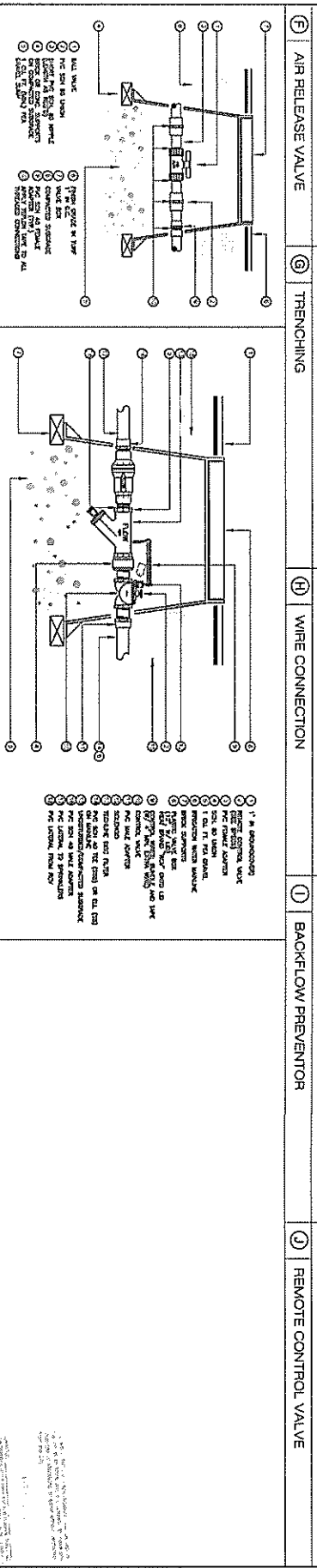
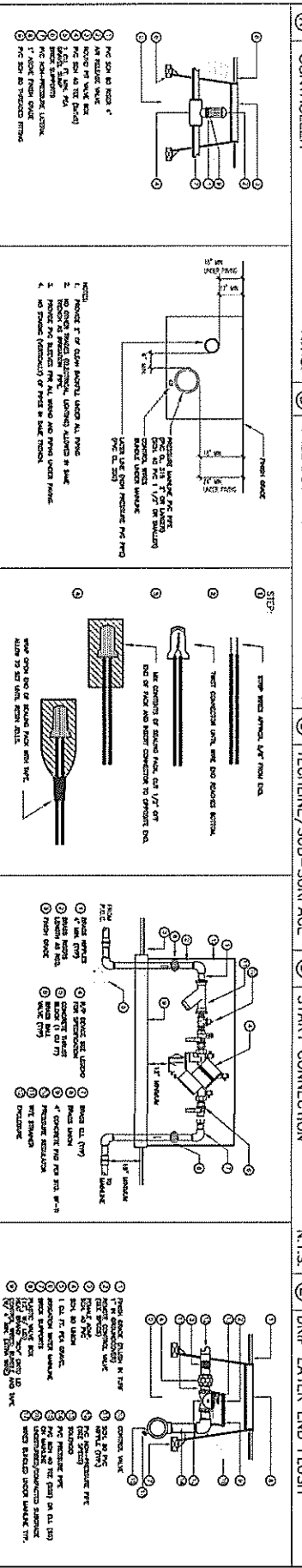
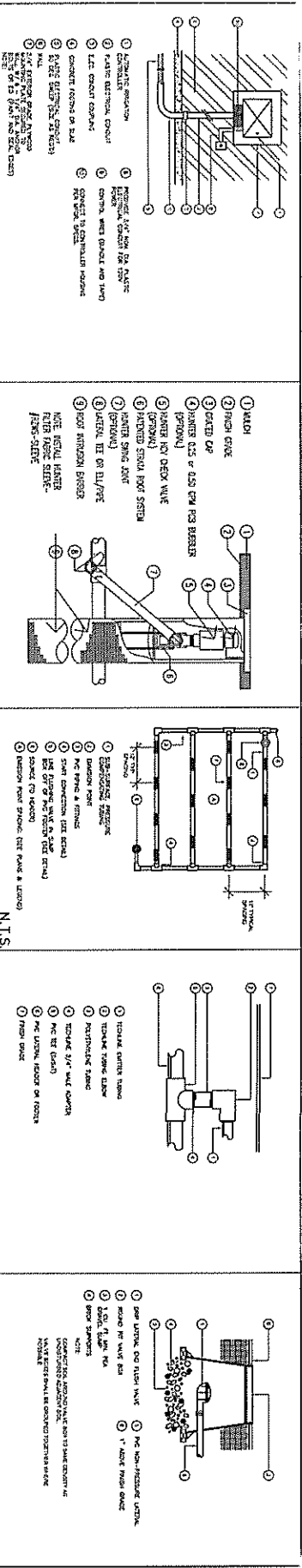
**LPBLA**  
 LANDSCAPE ARCHITECT  
 460 MARSHFIELD AVE., SUITE 201  
 ENCINITAS, CA 92024  
 760.434.1000 FAX 760.434.1001

L-3  
 11/11/10

**HARDSCAPE DETAILS**







**NOT BIDDING NOTE:**

ALL ITEMS SHOWN HEREIN ARE TO BE INSTALLED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL HEALTH DEPARTMENT. NO ITEM SHOULD BE INSTALLED WITHOUT THE CONTRACTOR'S APPROVAL.

**UNDERGROUND SERVICE ALERT:**

Call 1-800-368-2277 or 227-2590

**SCALE: 1"=20'-0"**

**LEGEND:**

1. 1" M. APPROXIMATE

2. 1/2" PVC

3. 1/2" PVC

4. 1/2" PVC

5. 1/2" PVC

6. 1/2" PVC

7. 1/2" PVC

8. 1/2" PVC

9. 1/2" PVC

10. 1/2" PVC

**SILVESTER CUSTOM HOMES - SPEC HOUSE**

427 SOUTH RIOS AVE.

SOLANA BEACH, CA 92075

APN 298-076-0500

**JPBLA**

LANDSCAPE ARCHITECT

2200 S. RIOS AVE. SUITE 201

SOLANA BEACH, CA 92075

PH: 760-472-6644 FAX: 760-472-6645

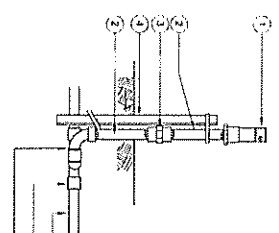
**PERMITS:**

DATE: 03-27-15

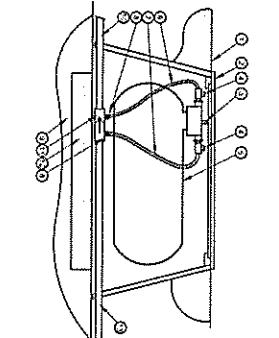
SCALE: 1"=20'-0"

**L-6**

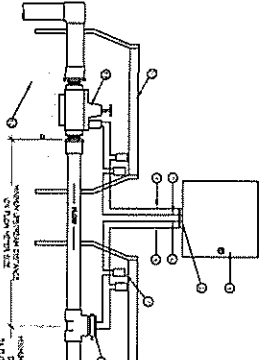
13



1. Spray head - 1/2" or 3/4" diameter
2. Riser - 1/2" or 3/4" diameter
3. Anti-siphon device
4. 1/2" or 3/4" elbow
5. 1/2" or 3/4" tee
6. 1/2" or 3/4" pipe
7. 1/2" or 3/4" cap

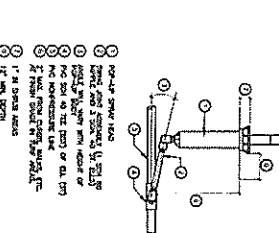


1. Inlet
2. Mixing chamber
3. Outlet
4. Fertilizer inlet
5. Water inlet
6. Fertilizer outlet
7. Water outlet
8. 1/2" or 3/4" pipe
9. 1/2" or 3/4" elbow
10. 1/2" or 3/4" tee
11. 1/2" or 3/4" cap

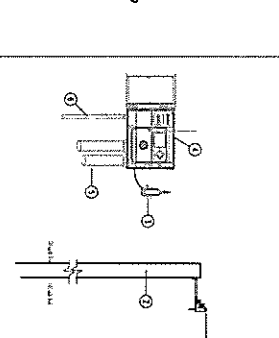


1. Flow sensor
2. Master control valve
3. 1/2" or 3/4" pipe
4. 1/2" or 3/4" elbow
5. 1/2" or 3/4" tee
6. 1/2" or 3/4" cap
7. 1/2" or 3/4" pipe
8. 1/2" or 3/4" elbow
9. 1/2" or 3/4" tee
10. 1/2" or 3/4" cap

① SPRAY HEAD ON RISER N.T.S. ② EZ-FLOW FERTILIZING INJECTOR N.T.S. ③ FLOW SENSOR MASTER CONTROL VALVE N.T.S.



1. Pop-up head
2. Riser
3. 1/2" or 3/4" pipe
4. 1/2" or 3/4" elbow
5. 1/2" or 3/4" tee
6. 1/2" or 3/4" cap



1. Eco-mat
2. 1/2" or 3/4" pipe
3. 1/2" or 3/4" elbow
4. 1/2" or 3/4" tee
5. 1/2" or 3/4" cap



1. Solar sync sensor
2. Control unit
3. 1/2" or 3/4" pipe
4. 1/2" or 3/4" elbow
5. 1/2" or 3/4" tee
6. 1/2" or 3/4" cap

④ POP-UP HEAD N.T.S. ⑤ ECO-MAT N.T.S. ⑥ SOLAR-SYNC N.T.S.

**GENERAL IRRIGATION NOTES:**

1. ALL LOCAL, MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS CONCERNING OR RELATING TO CONSTRUCTION AND WATER PROVISIONS SHALL BE OBSERVED BY THE CONTRACTOR.
2. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE EXERCISING CONSTRUCTION RIGHTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTING AGENCIES AND AGENCIES SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTING AGENCIES.
3. THE CONTRACTOR SHALL OBTAIN THE PERMITTING DOCUMENTS OR ARCHITECTURAL PLANS BEFORE EXERCISING WORK.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK.
5. THIS DESIGN IS PERFORMANCE. ALL COMPONENTS OF THIS DESIGN ARE TO BE INSTALLED AS SHOWN AND TO BE MAINTAINED AS SHOWN UNLESS OTHERWISE NOTED.
6. THE CONTRACTOR SHALL NOT MODIFY ANY PART OF THIS DESIGN AS SHOWN ON THE PLANS UNLESS APPROVED IN WRITING BY THE ARCHITECT. ANY SUCH MODIFICATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FIELD CHANGES BEING NECESSARY BY THE ARCHITECT. ALL CHANGES SHALL BE APPROVED BY THE ARCHITECT BEFORE BEING INSTALLED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE AUTOMATIC IRRIGATION SYSTEM IN THE FIELD BY THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE AUTOMATIC IRRIGATION SYSTEM IN THE FIELD BY THE OWNER.
9. THE CONTRACTOR IS TO PROVIDE AN APPROXIMATE PILOT WELL PERIODICALLY TO BE INSTALLED IN A LOCATION TO BE DETERMINED BY THE ARCHITECT. THE PILOT WELL SHALL BE INSTALLED IN A LOCATION TO BE DETERMINED BY THE ARCHITECT.
10. ALL PIPE SHALL BE INSTALLED TO BE INSTALLED IN A LOCATION TO BE DETERMINED BY THE ARCHITECT.
11. ALL ELECTRICAL AND CONTROL SYSTEMS SHALL BE INSTALLED IN A LOCATION TO BE DETERMINED BY THE ARCHITECT.
12. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT BEFORE BEING INSTALLED.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTING AGENCIES.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTING AGENCIES.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTING AGENCIES.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTING AGENCIES.

**INSTALLATION NOTES:**

1. ALL IRRIGATION SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE IRRIGATION SYSTEMS MANUFACTURER.
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**IRRIGATION NOTES:**

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**MAINTENANCE RESPONSIBILITY NOTE:**

THE PROPERTY OWNERS ARE RESPONSIBLE FOR THE CONTINUAL MAINTENANCE OF ALL IRRIGATION SYSTEMS AND EQUIPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE IRRIGATION SYSTEMS AND EQUIPMENT IN THE FIELD BY THE OWNER.

**SOLE SOURCE DESCRIPTION:**

SOLAR SYNC ET SENSOR IS AN ADVANCED WEATHER SENSOR THAT CALCULATES LOCAL WEATHER CONDITIONS. SOLAR SYNC WEATHER SENSORS SHOWN AND EMPLOYED HEREIN ARE USED TO DETERMINE THE CORRECT SEASONAL ADJUSTMENT PERCENTAGE TO BE APPLIED TO THE IRRIGATION SYSTEM. THE CONTROLLER THEN USES ITS PROGRAMMED LOGIC TO DETERMINE THE CORRECT PERCENTAGE TO BE APPLIED TO THE IRRIGATION SYSTEM. THE ACTUAL IRRIGATION RUN TIME THAT DAY IN ADDITION, THE SOLAR SYNC ET SENSOR INTERPRETS HUMIDITY, WIND SPEED, AND FREEZE-CHEAT SENSORS TO DETERMINE THE CORRECT PERCENTAGE TO BE APPLIED TO THE IRRIGATION SYSTEM. THE SOLAR SYNC ET SENSOR CONTROLS ARE APPLICABLE TO RESIDENTIAL, BUSINESS, AND COMMERCIAL IRRIGATION SYSTEMS.

**SOLE SOURCE:** <http://www.hunterirrigation.com/>

**IRrigation DETAILS + NOTES**

Underground Service Alert: Call 811 or 1-800-4-A-SAFE (472733) before digging.

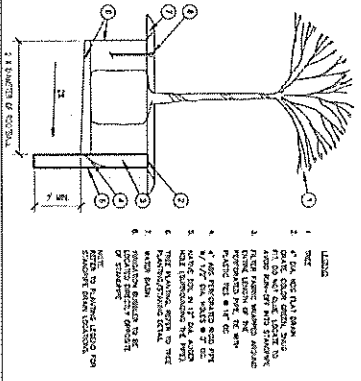
SCALE: 1"=20'-0"

**SILVESTER CUSTOM HOMES - SPEC HOUSE**  
329 SOUTH RIOS AVE.  
SOLANA BEACH, CA 92075  
APN 298-076-0500

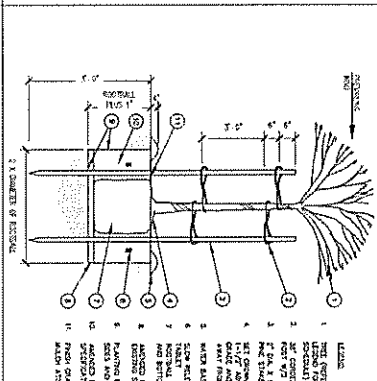
**JPBLA LANDSCAPE ARCHITECT**  
1400 MARSHWORTH AVE., SUITE 400  
SAN ANTONIO, TX 78204  
PH: 214-343-1111 FAX: 214-343-1112



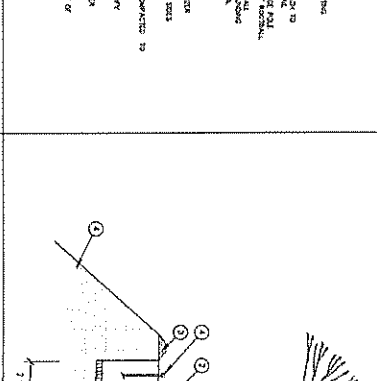




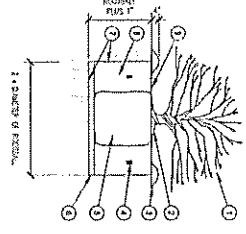
1 STANDPIPE DRAIN



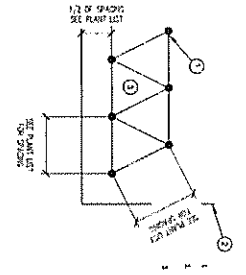
2 TREE PLANTING/STAKING



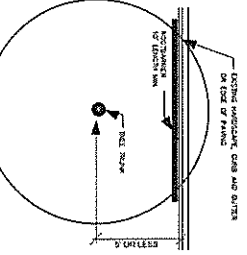
3 TREES ALONG SLOPE



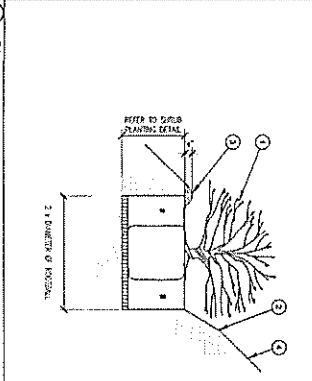
4 SHRUB PLANTING



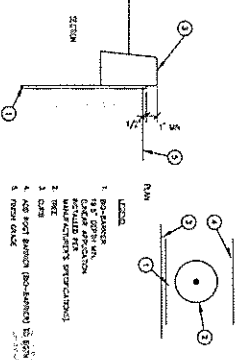
5 GROUNDCOVER



6 ROOT BARRIER



7 SHRUB SLOPE PLANTING



8 ROOT BARRIER

**1. SOIL ANALYSIS:** A SOIL ANALYSIS REPORT MUST BE SUBMITTED TO THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION. THE ANALYSIS SHALL BE PERFORMED BY A LICENSED CHEMIST OR SOIL SCIENTIST. THE ANALYSIS SHALL INCLUDE THE FOLLOWING:

1. pH
2. ORGANIC MATTER
3. NITROGEN
4. PHOSPHORUS
5. POTASSIUM
6. CALCIUM
7. MAGNESIUM
8. SULFUR
9. ZINC
10. COPPER
11. MANGANESE
12. IRON
13. BORON
14. CHLORINE
15. FLUORINE
16. SODIUM
17. SILICA
18. ALUMINA
19. IRON OXIDE
20. CARBON DIOXIDE
21. TOTAL SOLIDS
22. TOTAL DISSOLVED SOLIDS
23. TOTAL SUSPENDED SOLIDS
24. TOTAL SOLIDS EXCEPT TOTAL DISSOLVED SOLIDS
25. TOTAL SOLIDS EXCEPT TOTAL SUSPENDED SOLIDS
26. TOTAL SOLIDS EXCEPT TOTAL DISSOLVED SOLIDS AND TOTAL SUSPENDED SOLIDS
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**2. PLANTING NOTES:**

1. CONSTRUCTION SHALL HAVE A 30% DRAINAGE COEFFICIENT BY A LICENSED ENGINEER. THE DRAINAGE SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
2. ALL PLANT MATERIAL SHALL BE APPROVED AT THE PROJECT SITE BY THE ARCHITECT. THE ARCHITECT SHALL BE NOTIFIED 14 DAYS PRIOR TO THE START OF CONSTRUCTION.
3. ALL PLANT MATERIAL SHALL BE APPROVED AT THE PROJECT SITE BY THE ARCHITECT. THE ARCHITECT SHALL BE NOTIFIED 14 DAYS PRIOR TO THE START OF CONSTRUCTION.
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12. ALL PLANT MATERIAL SHALL BE APPROVED AT THE PROJECT SITE BY THE ARCHITECT. THE ARCHITECT SHALL BE NOTIFIED 14 DAYS PRIOR TO THE START OF CONSTRUCTION.

**GENERAL NOTES:**

1. SEE GENERAL NOTES FOR CONCRETE AND SOFT.
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11. SEE GENERAL NOTES FOR CONCRETE AND SOFT.
12. SEE GENERAL NOTES FOR CONCRETE AND SOFT.

**ROOT BARRIER NOTES:**

ALL ROOT BARRIERS SHALL BE 1/2" GALV. STEEL PIPE. THE ROOT BARRIER SHALL BE INSTALLED 12" FROM THE PLANT. THE ROOT BARRIER SHALL BE CAPPED WITH 1/2" GALV. STEEL CAPS. THE ROOT BARRIER SHALL BE INSTALLED IN A HOLE THAT IS 1.5 DIAMETERS OF THE ROOT BALL. THE HOLE IS FILLED WITH A MIXTURE OF SAND AND GRAVEL. THE ROOT BARRIER IS CAPPED WITH 1/2" GALV. STEEL CAPS.

Underground Service Alert  
 811  
 227-2600

SCALE: 1"=10'-0"

10 5 0 10 20 30

N

**LANDSCAPE ARCHITECT**  
**J.P.B.L.A.**  
 LANDSCAPE ARCHITECT  
 4210 S. UNIVERSITY BLVD., SUITE 201  
 WEST PALM BEACH, FL 33411  
 TEL: 561-833-1111 FAX: 561-833-1111

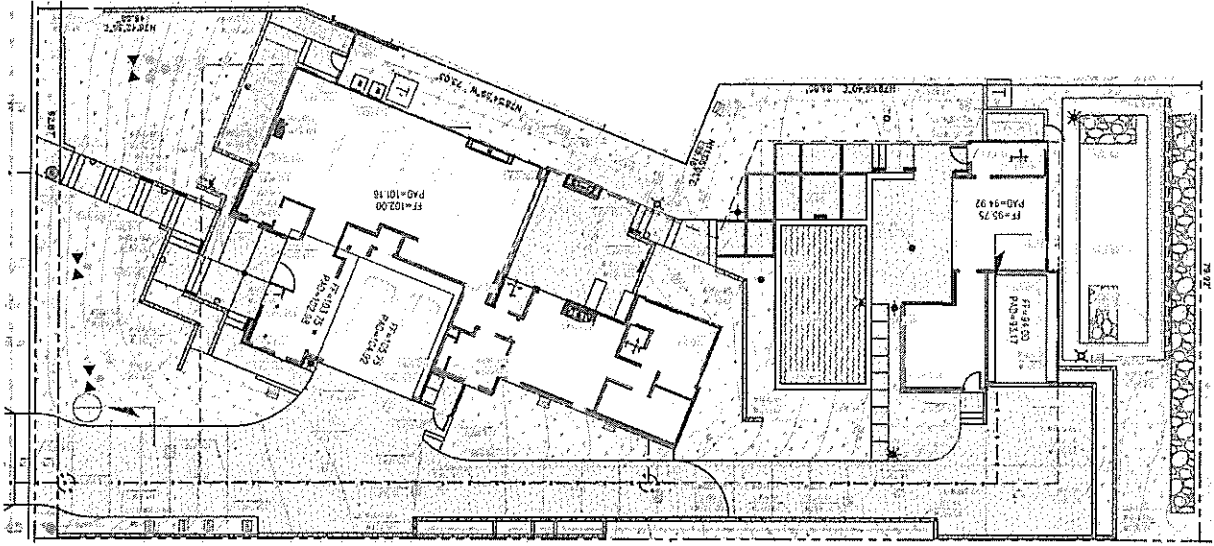
**SILVERSTAR**  
 321 SOUTH RIOS AVE.  
 SOLANA BEACH, CA 92075  
 APN 298-076-0500

**PLANTING DETAILS + NOTES**  
 L-10  
 15







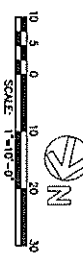


SYMBOL	LIGHT SPECIFICATION	QTY
☐	SPJ LIGHTING ECO LIGHT FINISH: BLACK FD-010C	-
▲	2PL RECESSED, UPRIGHT WIDE ANGLE FLOOD LIGHT FINISH: BLACK SUPER NOVA	6
■	SPJ LIGHTING RECESSED STEP LIGHTS FINISH: BLACK SPJ-MS-2	12
◆	SPJ LIGHTING CONTEMPORARY PANN LIGHTS FINISH: BLACK SPJ-SD100-1	6
⊕	SPJ LIGHTING DIRECTIONAL WALL WASHER FINISH: BLACK SPJ-BS0-2N	8
○	SPJ LIGHTING BA 800 LIGHT/LED FINISH: BLACK SPJ-B100-TELESCOPE	-
⊔	SPJ NIGHT SCENE TRANSFORMER PK LIGHTING CONTROLLER RL-300-120W-1	2

**NOTES**

1. ALL LIGHT FIXTURES TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. THE MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE PROVIDED TO THE CONTRACTOR BY THE MANUFACTURER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

Underground Service Alert  
Call TOLL FREE  
1-800-  
227-2500



<b>L-13</b> LIGHTING PLAN 11	REVISIONS NO. DATE BY 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50	SILVESTER CUSTOM HOMES - SPEC HOUSE 329 SOUTH RIOS AVE. SOLANA BEACH, CA 92075 APN 298-076-0500	 <b>JPBLA</b> LANDSCAPE ARCHITECT 4403 MARSHBURY AVE. SUITE 201 COSTA MESA, CA 92626 (714) 440-4400 WWW.JPBLA.COM









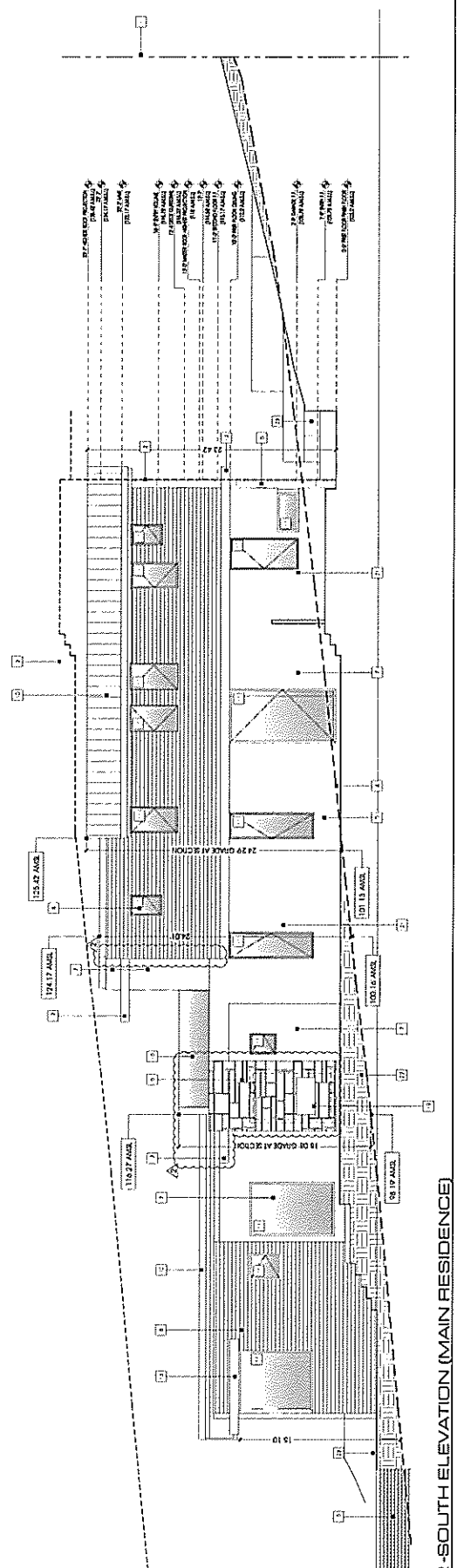
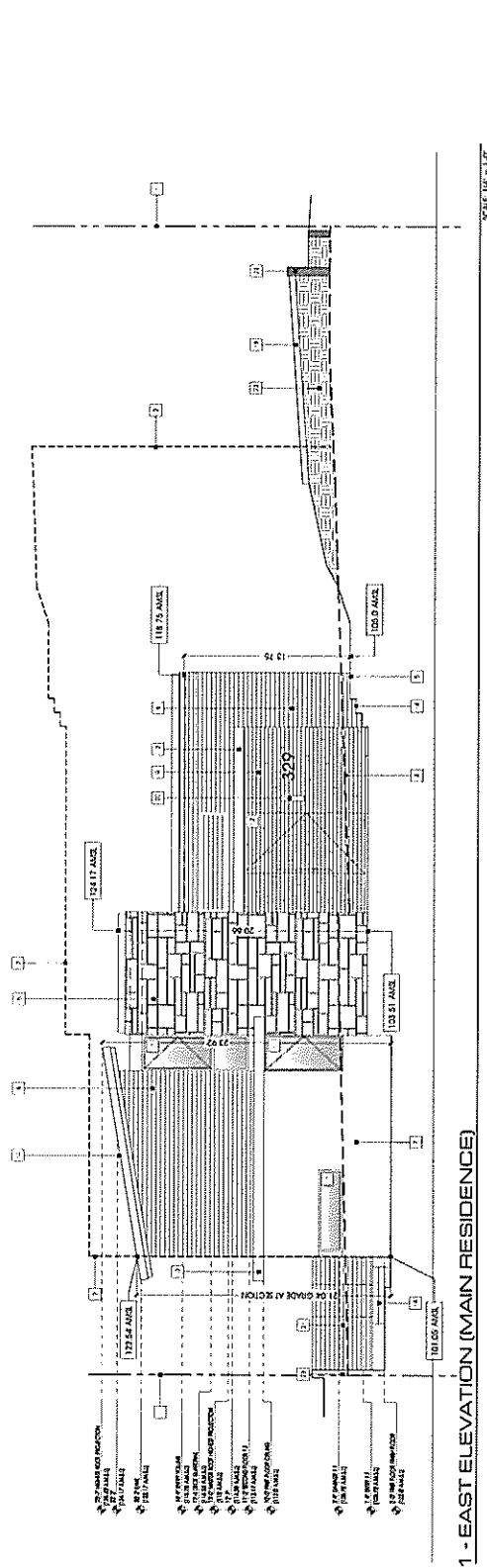








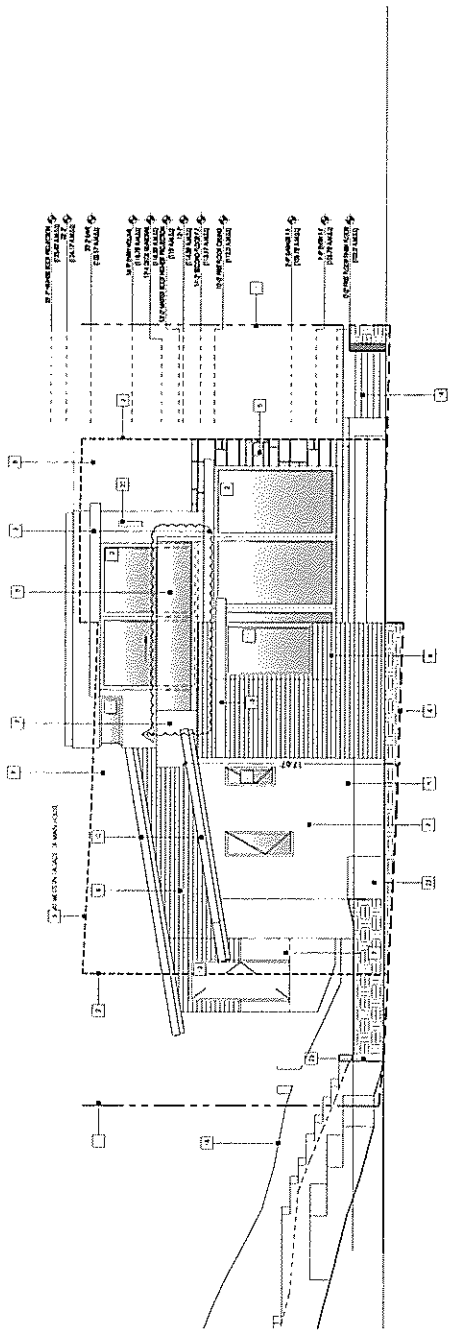




**KEYNOTES**

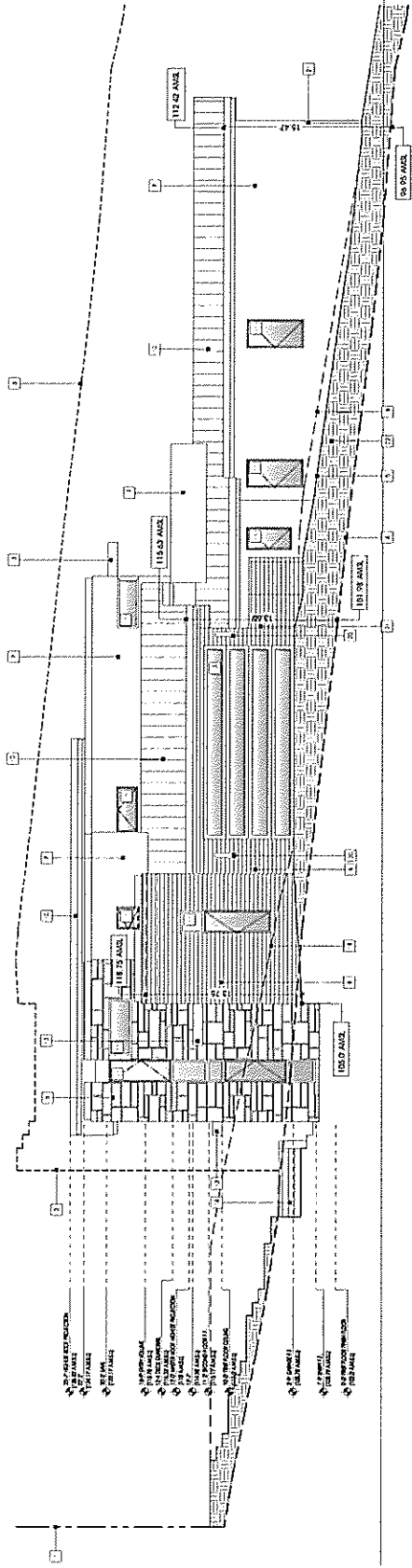
1	BRICK
2	CONCRETE
3	WOOD
4	GLASS
5	STAINLESS STEEL
6	ALUMINUM
7	COPPER
8	BRASS
9	IRON
10	STEEL
11	BRONZE
12	INTEGRATED GLASS

13. 1/2" BRICK WITH 1/4" RAINSCREEN  
14. 1/2" BRICK WITH 1/4" RAINSCREEN  
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**3 - WEST ELEVATION (MAIN RESIDENCE)**

SCALE 1/4" = 1'-0"



**4 - NORTH ELEVATION (MAIN RESIDENCE)**

SCALE 1/4" = 1'-0"

**KEYNOTES**

1	STAINLESS STEEL
2	ALUMINUM
3	WOOD
4	CONCRETE
5	BRICK
6	GLASS
7	ROOFING
8	LANDSCAPE
9	PAINT
10	MECHANICAL
11	ELECTRICAL
12	PLUMBING
13	INSULATION
14	FOUNDATION
15	STRUCTURE
16	MECHANICAL
17	ELECTRICAL
18	PLUMBING
19	INSULATION
20	FOUNDATION
21	STRUCTURE
22	MECHANICAL
23	ELECTRICAL
24	PLUMBING
25	INSULATION
26	FOUNDATION
27	STRUCTURE
28	MECHANICAL
29	ELECTRICAL
30	PLUMBING
31	INSULATION
32	FOUNDATION
33	STRUCTURE
34	MECHANICAL
35	ELECTRICAL
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37	INSULATION
38	FOUNDATION
39	STRUCTURE
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42	PLUMBING
43	INSULATION
44	FOUNDATION
45	STRUCTURE
46	MECHANICAL
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92	FOUNDATION
93	STRUCTURE
94	MECHANICAL
95	ELECTRICAL
96	PLUMBING
97	INSULATION
98	FOUNDATION
99	STRUCTURE
100	MECHANICAL











1000 S. GARDEN AVENUE  
 SUITE 100  
 ANAHEIM, CA 92805  
 TEL: 714.771.1111  
 WWW.EOSARCHITECTS.COM



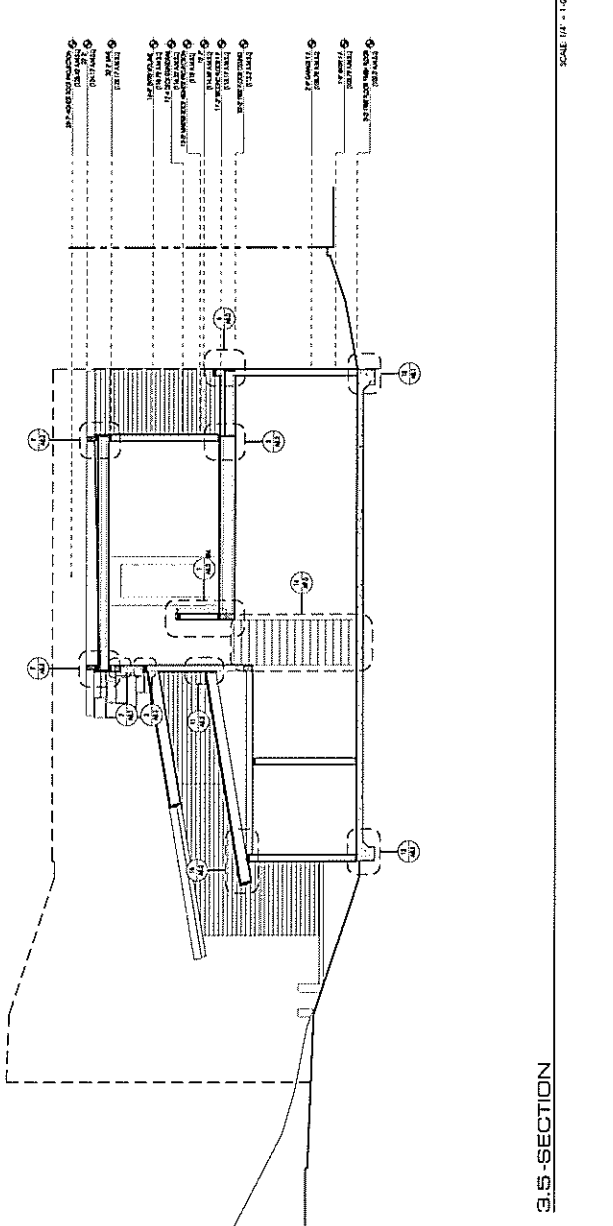
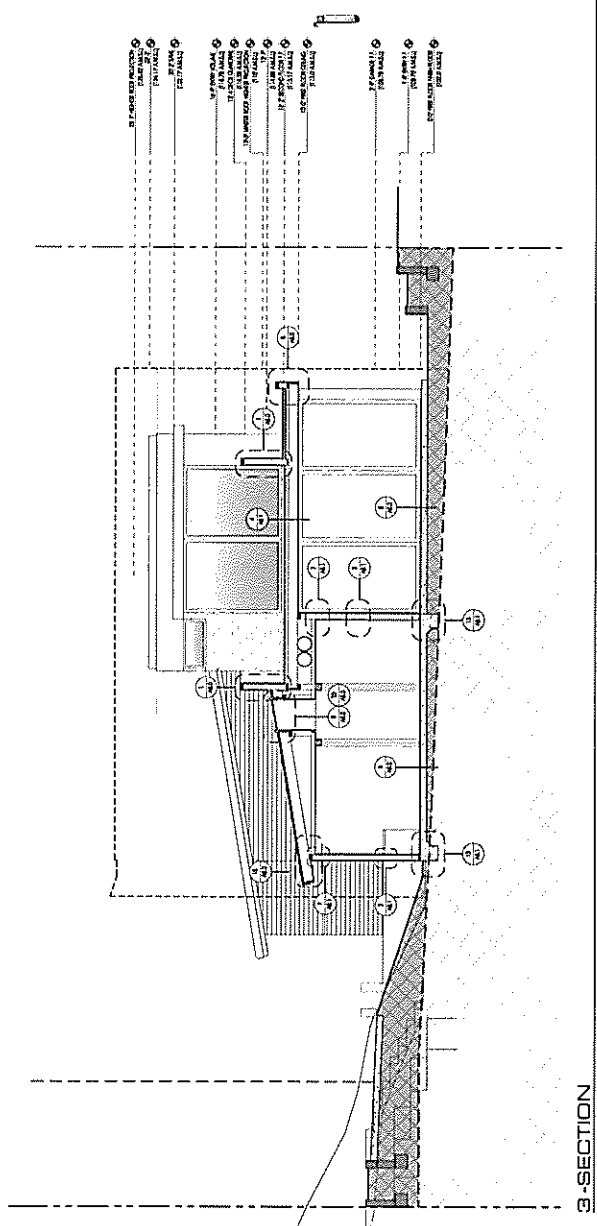
1000 S. GARDEN AVENUE  
 SUITE 100  
 ANAHEIM, CA 92805  
 TEL: 714.771.1111  
 WWW.BANNERCONTRACT.COM

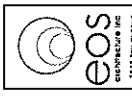
STOYA CUSTOM RESIDENCE  
 329 S ROS  
 SOLANA BEACH, CA 92075

PROJECT NO.	20170001
DATE	06.18.16
JOB NO.	1407
SCALE	1/4" = 1'-0"
DESIGNED BY	EOS ARCHITECTS
DRAWN BY	EOS ARCHITECTS
CHECKED BY	EOS ARCHITECTS
APPROVED BY	EOS ARCHITECTS

INSULATION	R-19
FLOOR	R-19
ROOF	R-30
EXT. WALLS	R-13
INT. WALLS	R-19
CEILING	R-19

A5.1





EOS ENGINEERING ARCHITECTURE INC.  
 1115 1/2 AVENUE  
 SUITE 100  
 SAN ANTONIO, TEXAS 78205  
 TEL: 214.343.8888  
 WWW.EOSARCHITECTS.COM



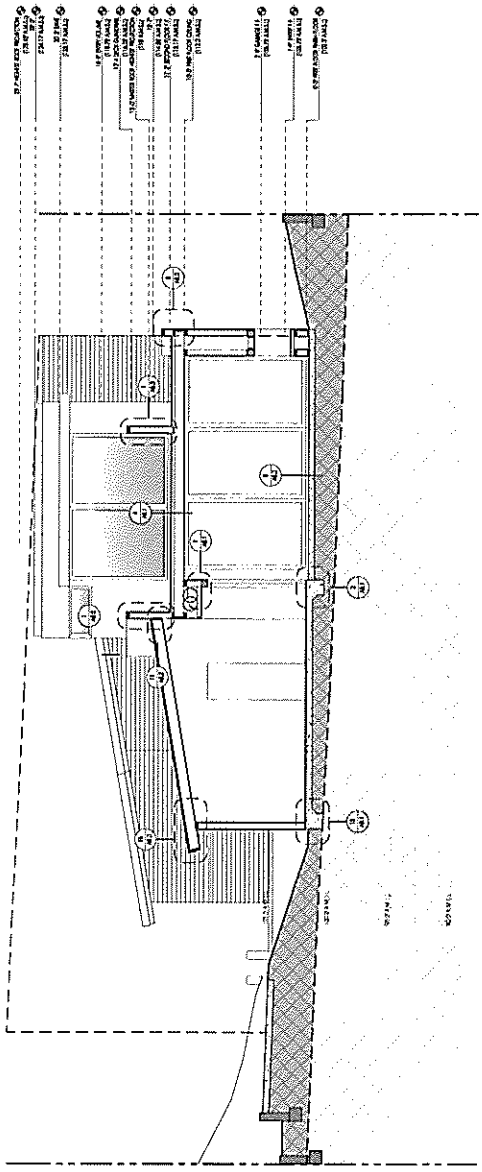
SENER ARCHITECTS  
 1115 1/2 AVENUE  
 SUITE 100  
 SAN ANTONIO, TEXAS 78205  
 TEL: 214.343.8888  
 WWW.SENERARCHITECTS.COM

STOYKA CUSTOM RESIDENCE  
 329 S RIOS  
 SOLANA BEACH, CA 92075

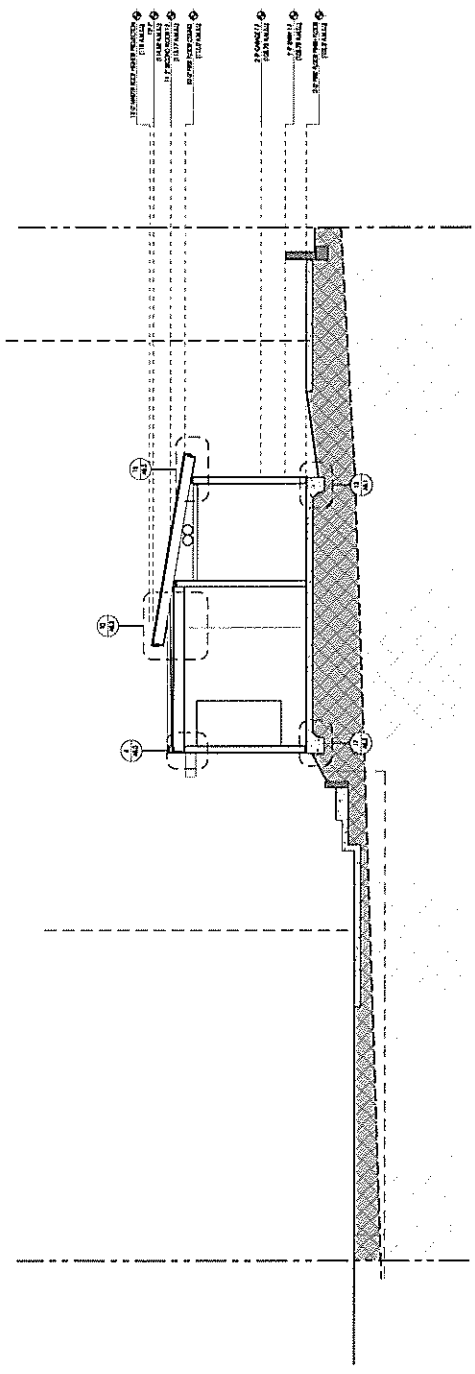
PROJECT NO.	18-001
DATE	06-18-18
DESIGNER	EOS
ARCHITECT	SENER
ENGINEER	EOS
INSULATION	18-001

BUILDING SECTIONS	
FLOORS	R-19
ROOF	R-30
INT WALLS	R-13
EXT WALLS	R-19
GARAGE WALLS	R-19

A5.2



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



5 - SECTION SCALE 1/4" = 1'-0"



EOS ENGINEERING INC.  
 2445 E. 15th Avenue  
 Suite 100  
 Denver, CO 80202  
 303.733.8888  
 www.eoseng.com



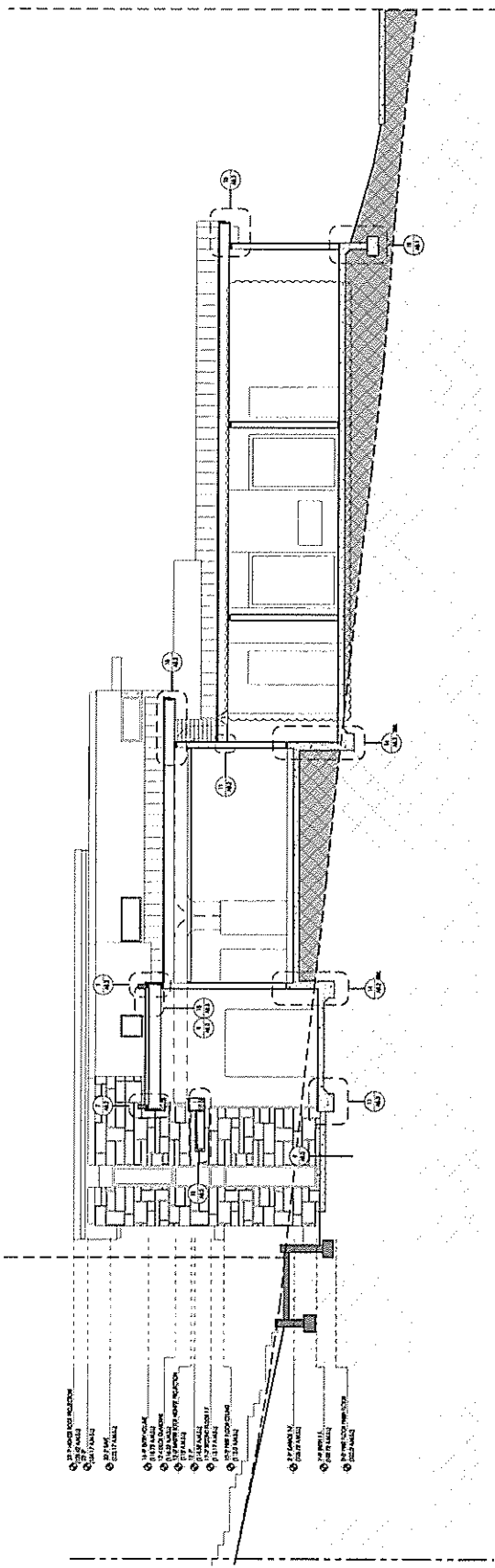
JENNIFER  
 S. O'NEIL  
 P.E.

SIOWKA CUSTOM RESIDENCE  
 329 S. ROCKS  
 SOLANA BEACH, CA 92076

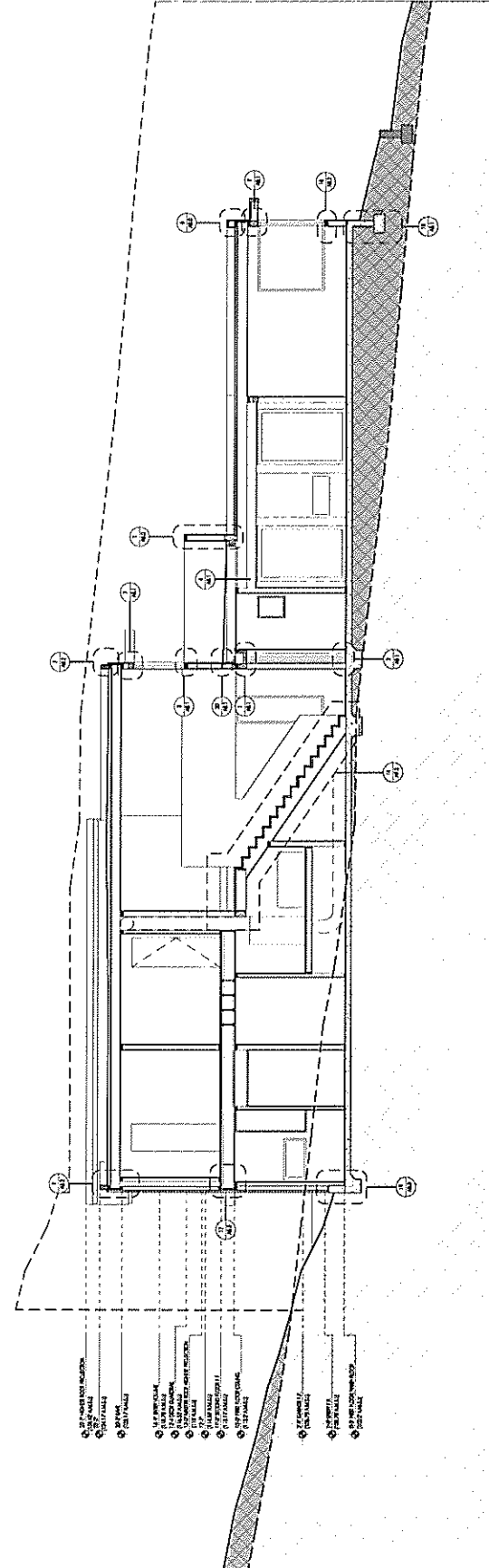
DATE	08/18/18
PROJECT	SIOWKA CUSTOM RESIDENCE
DESCRIPTION	MECHANICAL
DESIGNED BY	JENNIFER S. O'NEIL
CHECKED BY	JENNIFER S. O'NEIL
DATE	08/18/18

PROJECT NO.	18-07
DATE	08/18/18
DESCRIPTION	MECHANICAL
DESIGNED BY	JENNIFER S. O'NEIL
CHECKED BY	JENNIFER S. O'NEIL
DATE	08/18/18

A5.3

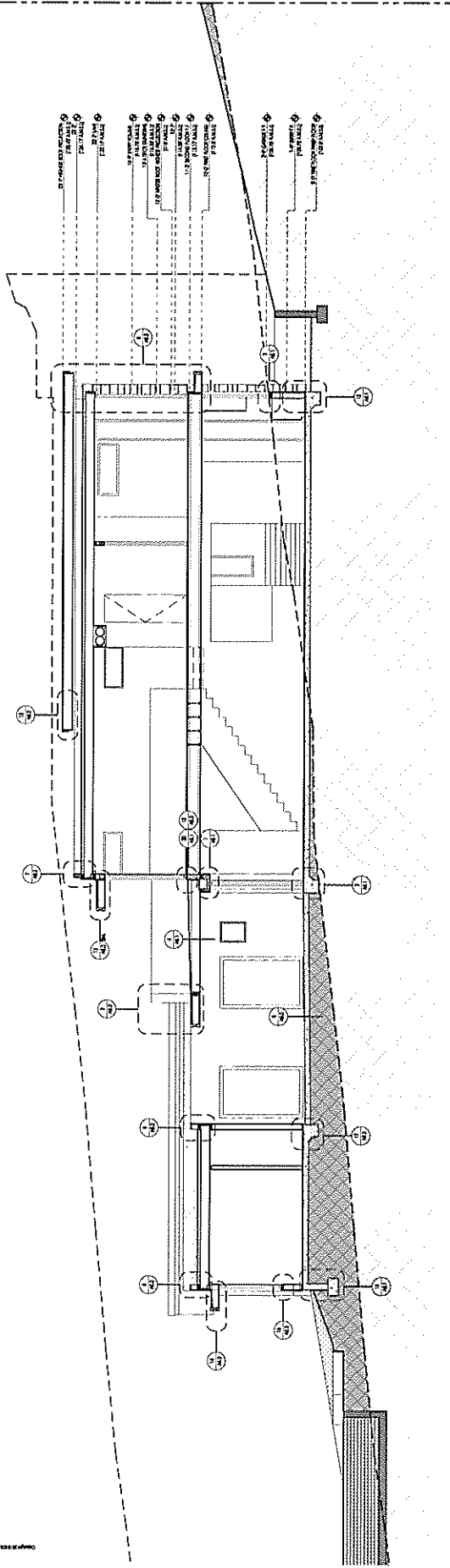


6 - SECTION SCALE 1/4" = 1'-0"



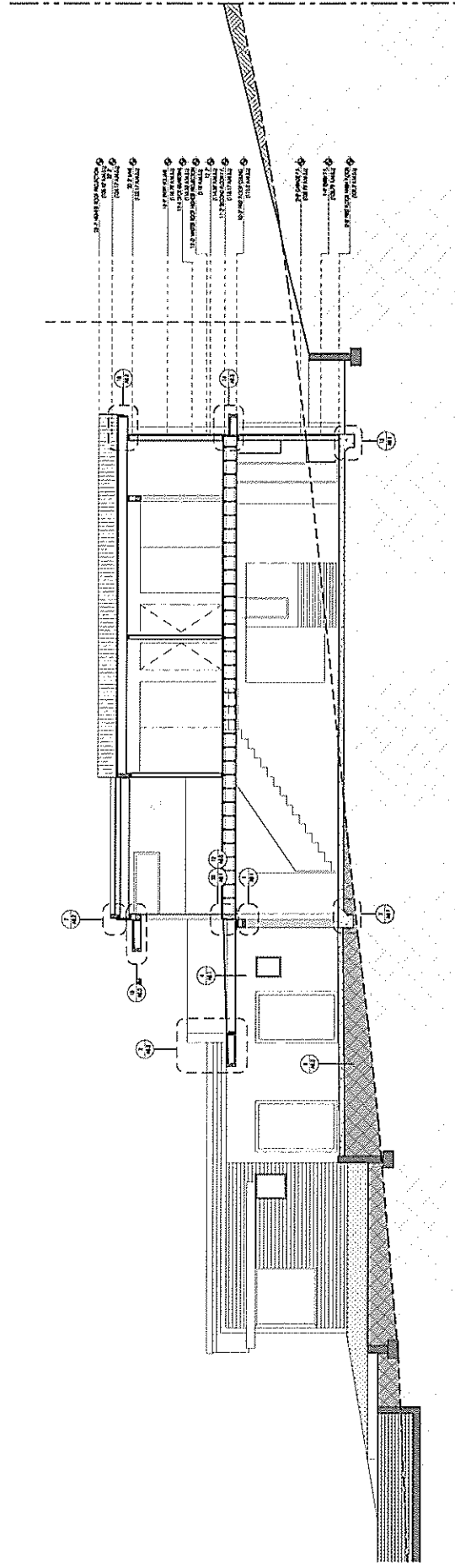
7 - SECTION SCALE 1/4" = 1'-0"

INSULATION	
FLOORS	R-19
ROOF	R-30
INT WALLS	R-13
EXT WALLS	R-19
GARAGE WALLS	R-19



B - SECTION

SCALE 1/8" = 1'-0"



9 - SECTION

SCALE 1/8" = 1'-0"

INSULATION	
FLOORS	R-19
ROOF	R-30
INT WALLS	R-13
EXT WALLS	R-19
GARAGE WALLS	R-19





**Attn: Joseph Lim**  
**Community Development Director**  
**City of Solana Beach**  
**635 Hwy 101**  
**Solana Beach, CA 92075**

**December 27<sup>th</sup>, 2018**

**Re: 329 S Rios – SDP Waiver**

Dear Joseph,

We are requesting a SDP waiver for the proposed plan changes to the Stoyka Residence, located at 329 S Rios.

The plan changes consist of an square footage increment of the guest house of 93sf and an overhang addition at the east side of the Guest House, this is located at the rear of the property, and at the lowest point of the site, so it will not be affecting any views for the neighboring properties.

At the main residence the plan change proposes a 13 sf addition on the second story at Bathroom 1, this means a 2ft shift of the exterior bathroom wall located on the west side of the building. There is also a minor adjustment to the exterior fireplace and overhang at the outdoor living area that will not affect the overall dimension of the overhang or any views for the adjacent properties.

The surrounding neighbors were able to review the changes and express any concerns. The plan changes have been approved by all neighbors with no objections. Included in the set of plans reviewed by the neighbors was a BBQ trellis that was approved by them but has been removed from final set of plans.

We look forward to a favorable decision on the proposed design changes and will be happy to address any of your concerns.

Warmest regards,

Jennifer Bolyn, AIA, Leed AP  
Principal Architect

City of Solana Beach  
635 South Highway 101  
Solana Beach, CA 92075

To whom it may concert

I Anton Robinson property owner of 321 S. Rios Ave. have reviewed the plans proposed for 329 S Rios, and believe there will be no view impact on my property.

Regards,



City of Solana Beach  
635 South Highway 101  
Solana Beach, CA 92075

To whom it may concern

I RC JONES property owner of 322 Rios have reviewed the plans proposed for 329 S Rios, and believe there will be no view impact on my property.



Regards,



City of Solana Beach  
635 South Highway 101  
Solana Beach, CA 92075

To whom it may concern

I INGE BILGER property owner of 317 S. RIOS have reviewed the plans proposed for 329 S Rios, and believe there will be no view impact on my property.

Regards,

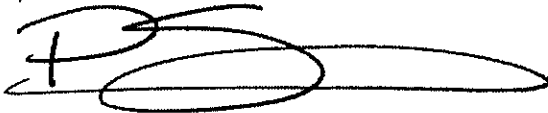
Inge Bilger  
Raus Nijm.

City of Solana Beach  
635 South Highway 101  
Solana Beach, CA 92075

To whom it may concert

I PETER SIEGEL property owner of 335 S. RIOS have reviewed the plans proposed for 329 S Rios, and believe there will be no view impact on my property.

Regards,

A handwritten signature in black ink, appearing to read "Peter Siegel", written over a horizontal line.

City of Solana Beach  
635 South Highway 101  
Solana Beach, CA 92075

To whom it may concern

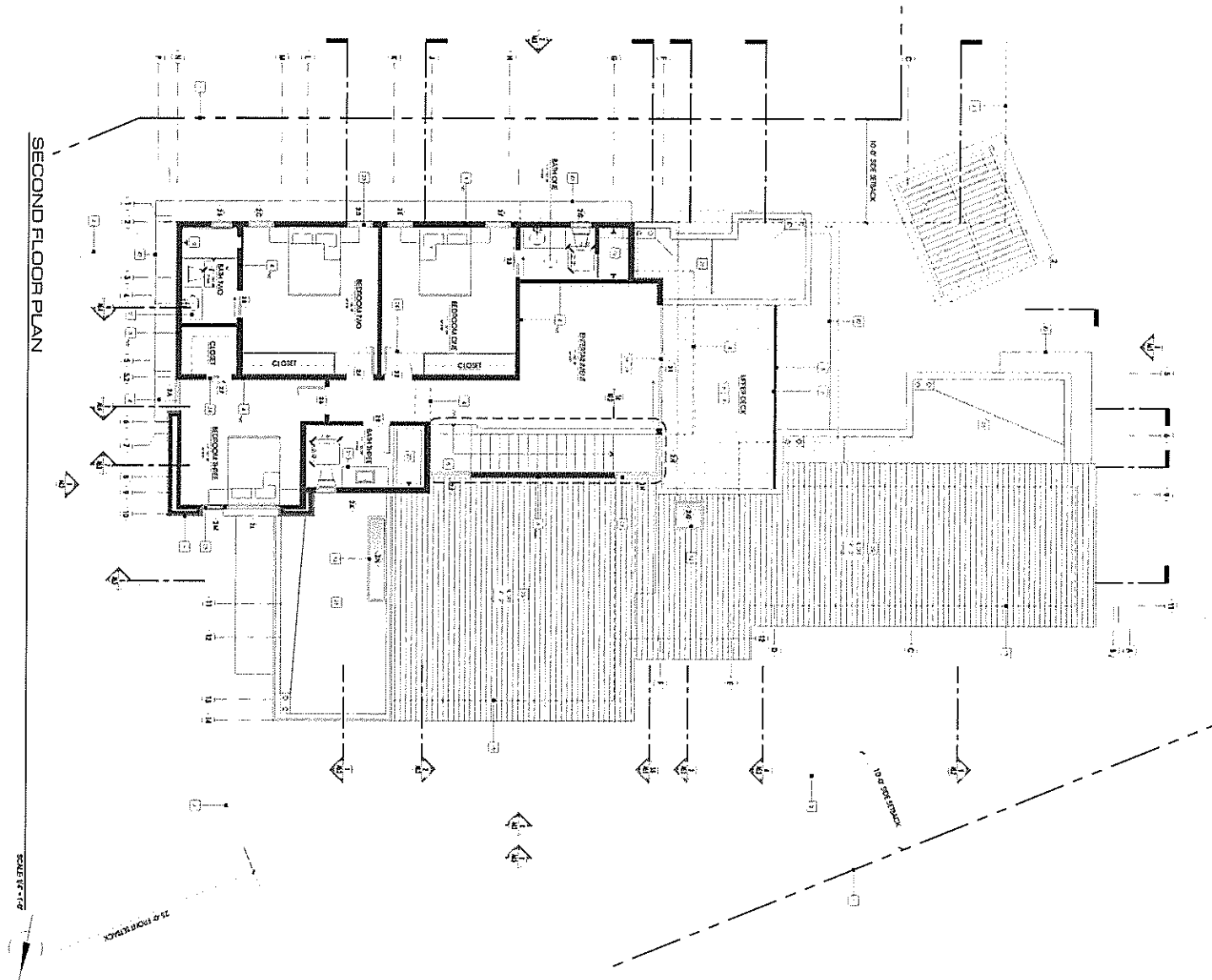
I David Joest property owner of 330 S. Rios Ave have reviewed the plans proposed for 329 S Rios, and believe there will be no view impact on my property.

Regards,





**SECOND FLOOR PLAN**



**NOTES**

1. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN FEET AND INCHES.
2. FINISHES ARE TO BE AS SHOWN ON THE FINISH SCHEDULE.
3. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2018 CALIFORNIA BUILDING CODE.
4. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2018 CALIFORNIA MECHANICAL CODE.
5. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2018 CALIFORNIA ELECTRICAL CODE.
6. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2018 CALIFORNIA PLUMBING CODE.
7. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2018 CALIFORNIA FIRE AND SAFETY CODE.
8. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2018 CALIFORNIA ENVIRONMENTAL HEALTH AND SAFETY CODE.
9. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2018 CALIFORNIA LAND USE ACT.
10. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2018 CALIFORNIA AIR RESOURCES ACT.
11. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2018 CALIFORNIA WATER RESOURCES ACT.
12. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2018 CALIFORNIA CLIMATE CHANGE ACT.
13. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2018 CALIFORNIA SUSTAINABLE BUILDING ACT.
14. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2018 CALIFORNIA DISASTER PREPAREDNESS ACT.
15. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2018 CALIFORNIA ANTI-SLUMP ACT.
16. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2018 CALIFORNIA ANTI-SLUMP ACT.
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- KEYNOTES**
1. FINISHES ARE TO BE AS SHOWN ON THE FINISH SCHEDULE.
  2. ALL WORK IS TO BE IN ACCORDANCE WITH THE 2018 CALIFORNIA BUILDING CODE.
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<p><b>A1.2</b></p>	<p>PROJECT: STOVKA CUSTOM RESIDENCE 329 S RIOS SOLANA BEACH, CA 92075</p>	<p><b>JENSEN BOLLYN</b> ARCHITECTS INC. 14440 BAYVIEW BLVD. SUITE 200 DUBLIN, CA 94568 925-851-1111 www.jensarb.com</p>	<p><b>EOS</b> CONSTRUCTION INC. 14440 BAYVIEW BLVD. SUITE 200 DUBLIN, CA 94568 925-851-1111 www.eosconstruction.com</p>
	<p>DATE: 03.13.18 DRAWN BY: JWB CHECKED BY: JWB</p>	<p>SCALE: 1/8" = 1'-0"</p>	<p>PROJECT NO: 18-01</p>



DETACHED GUEST LIVING QUARTERS FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"

**KEYNOTES**

- 1. REFER TO ALL DRAWINGS FOR GENERAL NOTES AND SPECIFICATIONS.
- 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
- 3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
- 5. ALL UTILITIES SHALL BE LOCATED AND DEPTH MARKED PRIOR TO EXCAVATION.
- 6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
- 7. ALL EXCAVATIONS SHALL BE PROTECTED AND SHORED TO PREVENT COLLAPSE.
- 8. ALL FOUNDATIONS SHALL BE CONSTRUCTED ON UNDISTURBED SOIL OR PROPERLY COMPACTED FILL.
- 9. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- 10. ALL MECHANICAL, ELECTRICAL, AND PLUMBING WORK SHALL BE INSTALLED PRIOR TO THE INSTALLATION OF FINISHES.
- 11. ALL INTERIORS SHALL BE FINISHED TO THE ARCHITECT'S SATISFACTION.
- 12. ALL EXTERIORS SHALL BE FINISHED TO THE ARCHITECT'S SATISFACTION.
- 13. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
- 15. ALL MATERIALS SHALL BE STORED PROPERLY TO PREVENT DAMAGE.
- 16. ALL WASTE SHALL BE REMOVED FROM THE SITE DAILY.
- 17. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
- 18. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.
- 19. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- 20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND UTILITIES.

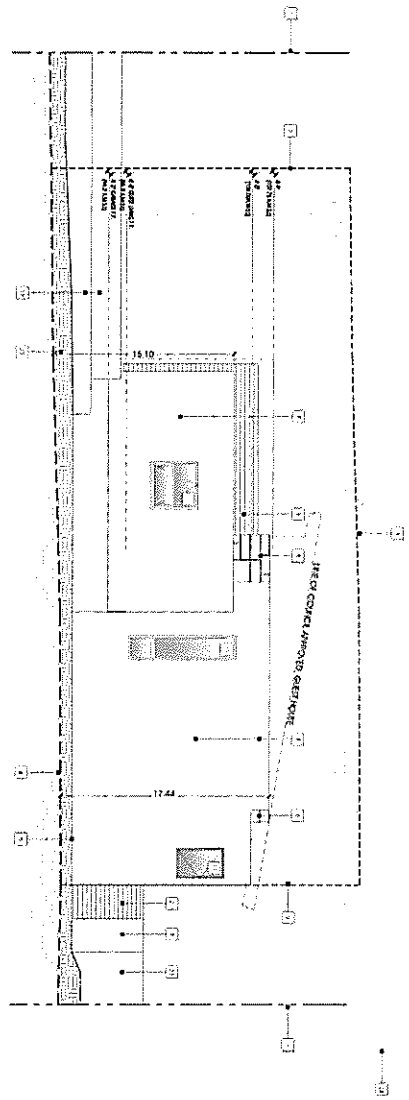
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	<p><b>STOYKA CUSTOM RESIDENCE</b> 329 S RIOS SOLANA BEACH, CA 92075</p>		<p>1441 14th Street San Diego, CA 92101 619.434.8800 www.jba.com</p>									
<p><b>A1.1</b></p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>06/18/14</td> <td>ISSUED FOR PERMITS</td> </tr> <tr> <td>2</td> <td>06/18/14</td> <td>ISSUED FOR PERMITS</td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	1	06/18/14	ISSUED FOR PERMITS	2	06/18/14	ISSUED FOR PERMITS	<p>DATE: 06/18/14 DRAWN BY: JBA CHECKED BY: JBA</p>	<p>PROJECT: STOYKA CUSTOM RESIDENCE SHEET: A1.1</p>
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1	06/18/14	ISSUED FOR PERMITS										
2	06/18/14	ISSUED FOR PERMITS										

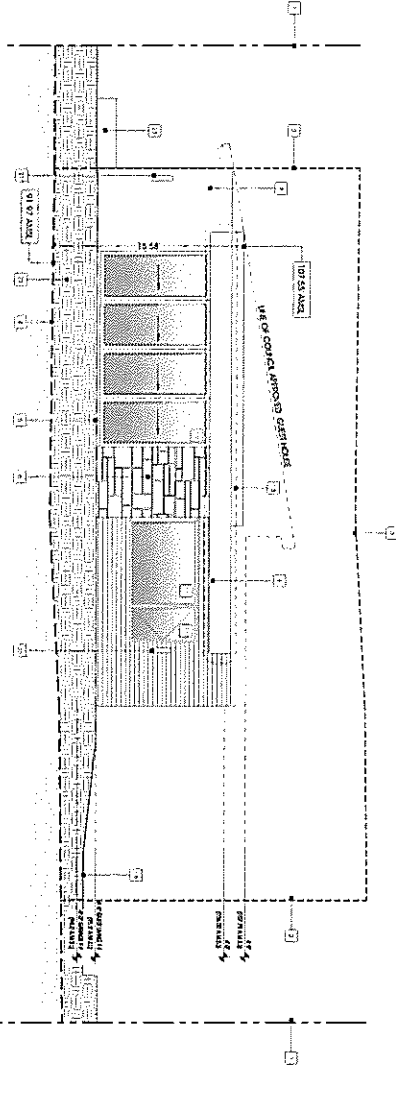


5 - WEST ELEVATION - (GUEST HOUSE)



SCALE 1/4" = 1'-0"

8 - EAST ELEVATION - (GUEST HOUSE)



SCALE 1/4" = 1'-0"

KEYNOTES

- 1. WINDOW SCHEDULE
- 2. DOOR SCHEDULE
- 3. CEILING SCHEDULE
- 4. FLOOR SCHEDULE
- 5. WALL SCHEDULE
- 6. ROOF SCHEDULE
- 7. FINISH SCHEDULE
- 8. MECHANICAL SCHEDULE
- 9. ELECTRICAL SCHEDULE
- 10. PLUMBING SCHEDULE
- 11. HATCH SCHEDULE
- 12. SECTION LINE SCHEDULE
- 13. DIMENSION LINE SCHEDULE
- 14. TITLE BLOCK SCHEDULE
- 15. SHEET SCHEDULE
- 16. REVISION SCHEDULE
- 17. INDEX SCHEDULE
- 18. GENERAL NOTES
- 19. SPECIFICATIONS
- 20. CONTRACT DOCUMENTS
- 21. PERMITS
- 22. REGULATORY REQUIREMENTS

A4.2

NO.	DATE	DESCRIPTION
1	05/18/18	ISSUED FOR PERMITS
2	10/01	REVISED PER PERMITS

STOYKA CUSTOM RESIDENCE  
 329 S RIOS  
 SOLANA BEACH, CA 92075

PROJECT NO: 18-01  
 DRAWING NO: A4.2  
 DATE: 10/01/18  
 SCALE: AS SHOWN

DESIGNED BY: [Signature]  
 CHECKED BY: [Signature]  
 DRAWN BY: [Signature]

PROJECT NO: 18-01  
 DRAWING NO: A4.2  
 DATE: 10/01/18  
 SCALE: AS SHOWN

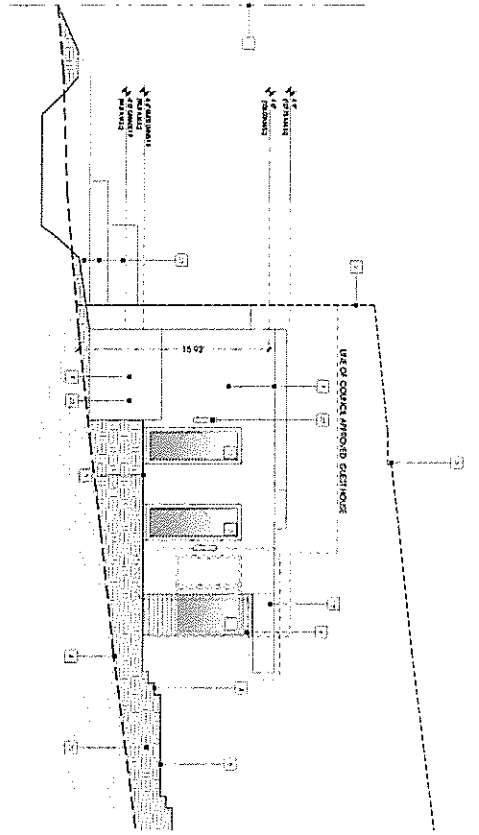
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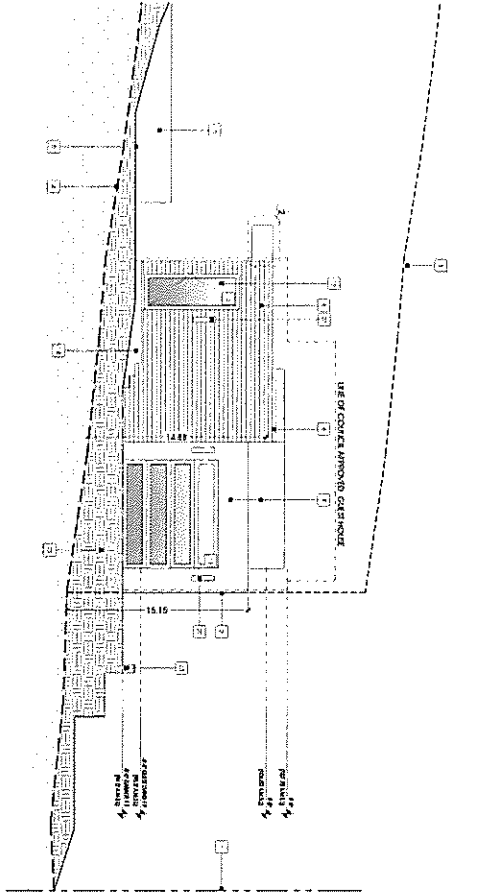
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 DRAWING NO: A4.2  
 DATE: 10/01/18  
 SCALE: AS SHOWN





7 - SOUTH ELEVATION - (GUEST HOUSE)

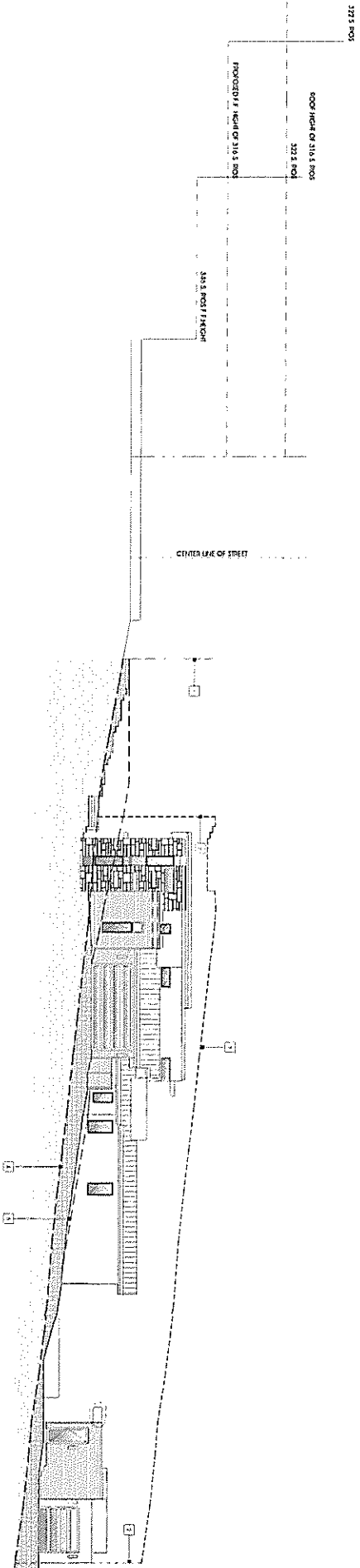
SCALE: 1/8\"/>



8 - NORTH ELEVATION - (GUEST HOUSE)

SCALE: 1/8\"/>

9 - NORTH ELEVATION OF MAIN RESIDENCE WITH NEIGHBORS



SCALE: 1/8\"/>

**KEYNOTES**

	EXISTING CONCRETE		EXISTING CONCRETE
	EXISTING STUCCO		EXISTING CONCRETE
	EXISTING BRICK		EXISTING CONCRETE
	EXISTING MASONRY		EXISTING CONCRETE
	EXISTING MASONRY		EXISTING CONCRETE
	EXISTING MASONRY		EXISTING CONCRETE
	EXISTING STUCCO		EXISTING CONCRETE
	EXISTING BRICK		EXISTING CONCRETE
	EXISTING MASONRY		EXISTING CONCRETE

**KEYNOTES**

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	EXISTING BRICK		EXISTING CONCRETE
	EXISTING MASONRY		EXISTING CONCRETE
	EXISTING MASONRY		EXISTING CONCRETE
	EXISTING MASONRY		EXISTING CONCRETE
	EXISTING STUCCO		EXISTING CONCRETE
	EXISTING BRICK		EXISTING CONCRETE
	EXISTING MASONRY		EXISTING CONCRETE

**KEYNOTES**

	EXISTING CONCRETE		EXISTING CONCRETE
	EXISTING STUCCO		EXISTING CONCRETE
	EXISTING BRICK		EXISTING CONCRETE
	EXISTING MASONRY		EXISTING CONCRETE
	EXISTING MASONRY		EXISTING CONCRETE
	EXISTING MASONRY		EXISTING CONCRETE
	EXISTING STUCCO		EXISTING CONCRETE
	EXISTING BRICK		EXISTING CONCRETE
	EXISTING MASONRY		EXISTING CONCRETE

PROJECT NO.	A4.3
DATE	01/18/18
DRAWN BY	JOHN D.
CHECKED BY	JOHN D.
SCALE	AS SHOWN

REVISION	DATE	DESCRIPTION

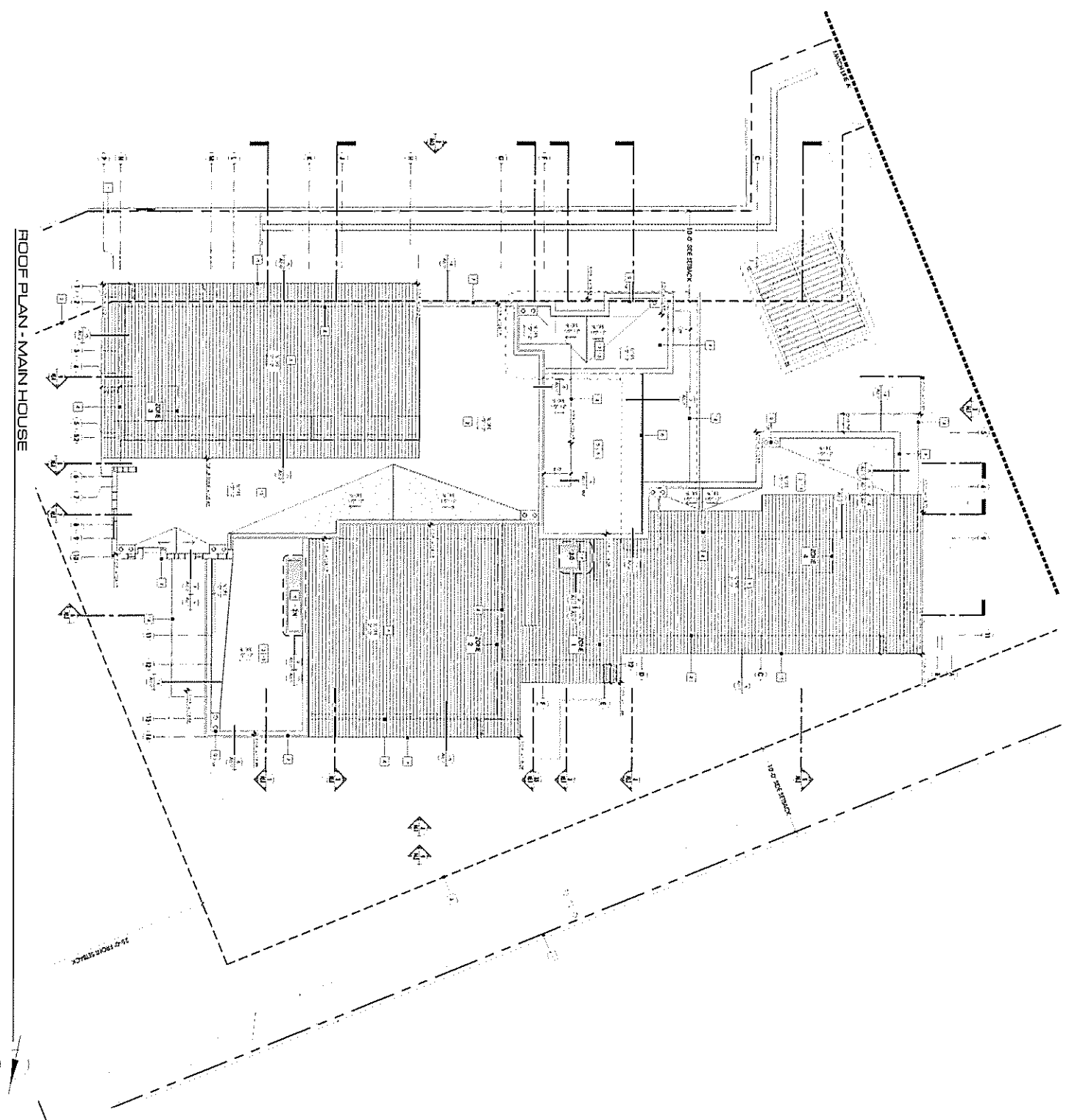
STOVKA CUSTOM RESIDENCE  
 325 S RIOS  
 SOLANA BEACH, CA 92075

**EOS**  
 CONSULTING INC.  
 1521 THE BRIDGE  
 SUITE 200  
 SAN ANTONIO, TX 78205  
 214.343.8811  
 www.eosconsulting.com

**JANISER BOLYIN**

**ARCHITECT**

1521 THE BRIDGE  
 SUITE 200  
 SAN ANTONIO, TX 78205  
 214.343.8811  
 www.eosconsulting.com



ROOF PLAN - MAIN HOUSE

**ROOF PLAN KEYNOTES**

- 1. SEE A GENERAL CONTRACTOR FOR PERMITS AND LOCAL REQUIREMENTS.
- 2. SEE PLAN FOR MATERIALS AND FINISHES.
- 3. SEE PLAN FOR DIMENSIONS AND LOCATIONS.
- 4. SEE PLAN FOR TRUSS AND RAFTER SPACING.
- 5. SEE PLAN FOR BRACKET AND JOIST LOCATIONS.
- 6. SEE PLAN FOR FLASHING AND DRAINAGE.
- 7. SEE PLAN FOR GUTTER AND DOWNSPOUT LOCATIONS.
- 8. SEE PLAN FOR VENTILATION LOCATIONS.
- 9. SEE PLAN FOR CHIMNEY AND CROWN LOCATIONS.
- 10. SEE PLAN FOR PORCH AND PATIO LOCATIONS.
- 11. SEE PLAN FOR STAIR AND ELEVATOR LOCATIONS.
- 12. SEE PLAN FOR MECHANICAL AND ELECTRICAL LOCATIONS.
- 13. SEE PLAN FOR WALL AND CEILING LOCATIONS.
- 14. SEE PLAN FOR FLOOR AND FOUNDATION LOCATIONS.
- 15. SEE PLAN FOR EXTERIOR AND INTERIOR FINISHES.
- 16. SEE PLAN FOR LANDSCAPE AND Hardscape LOCATIONS.
- 17. SEE PLAN FOR SPECIALTY AND CUSTOMER LOCATIONS.
- 18. SEE PLAN FOR NOTES AND REVISIONS.
- 19. SEE PLAN FOR SCALE AND ORIENTATION.
- 20. SEE PLAN FOR TITLES AND REFERENCES.

**ROOF PLAN NOTES:**

1. ALL ROOFING SHALL BE PERFORMED BY A LICENSED ROOFER.

2. ALL ROOFING SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ROOFING MANUAL.

3. ALL ROOFING SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE.

4. ALL ROOFING SHALL BE IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE.

5. ALL ROOFING SHALL BE IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE.

6. ALL ROOFING SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.

7. ALL ROOFING SHALL BE IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE.

8. ALL ROOFING SHALL BE IN ACCORDANCE WITH THE CALIFORNIA GAS CODE.

9. ALL ROOFING SHALL BE IN ACCORDANCE WITH THE CALIFORNIA HAZARDOUS WASTE CODE.

10. ALL ROOFING SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL CODE.

11. ALL ROOFING SHALL BE IN ACCORDANCE WITH THE CALIFORNIA HISTORIC PRESERVATION CODE.

12. ALL ROOFING SHALL BE IN ACCORDANCE WITH THE CALIFORNIA LANDMARK PRESERVATION CODE.

13. ALL ROOFING SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ANTI-SLURRY CODE.

14. ALL ROOFING SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ANTI-DISCRIMINATION CODE.

15. ALL ROOFING SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ANTI-RETALIATION CODE.

16. ALL ROOFING SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ANTI-HARASSMENT CODE.

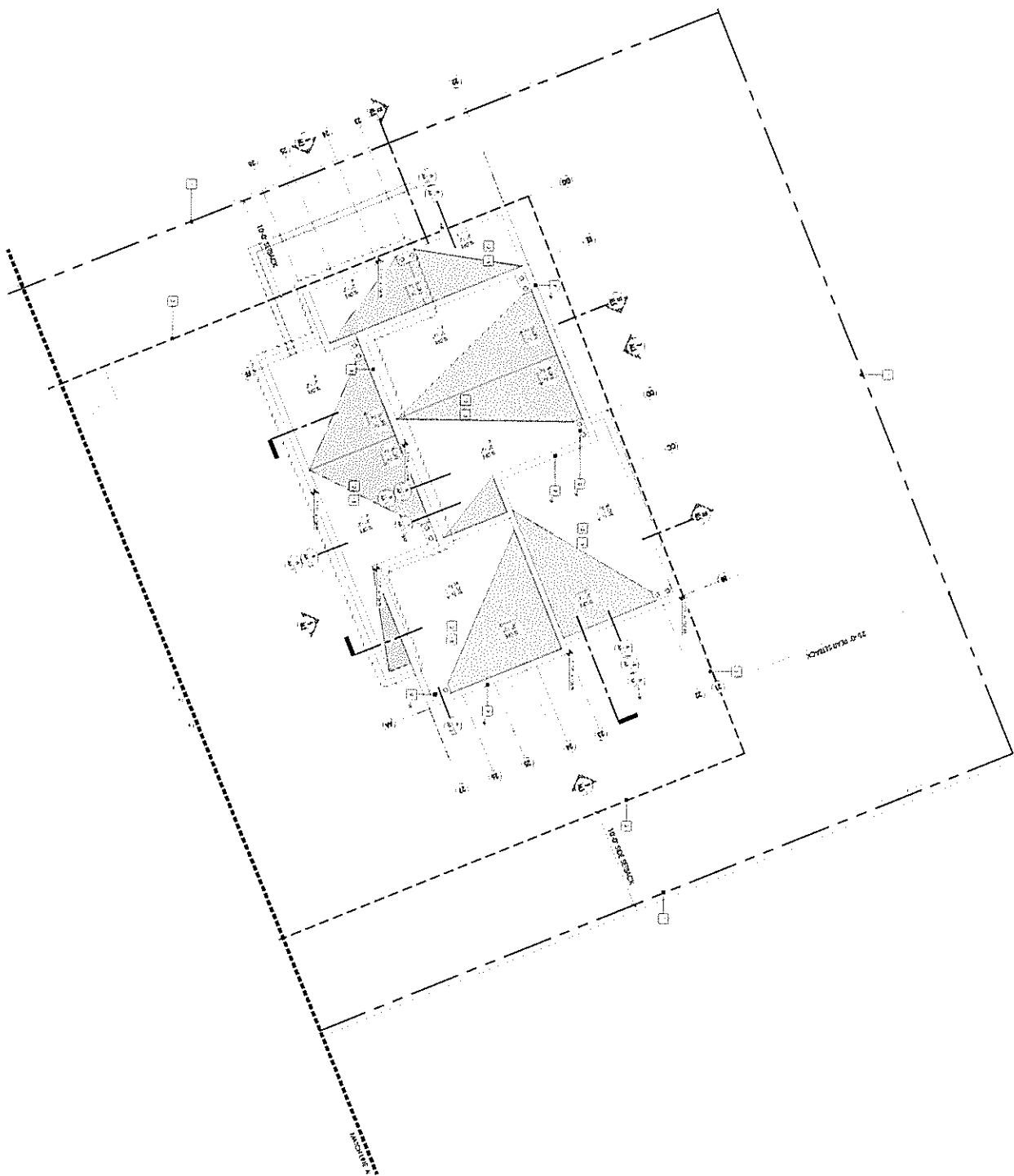
17. ALL ROOFING SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ANTI-SEXUAL HARASSMENT CODE.

18. ALL ROOFING SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ANTI-SEXUAL STOLEN CHILDREN CODE.

19. ALL ROOFING SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ANTI-SEXUAL ABUSE CODE.

20. ALL ROOFING SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ANTI-SEXUAL OFFENSES CODE.

<p><b>JANBER SOLTYN</b> ARCHITECTS INC. 1415 1/2 STREET SUITE 100 SAN ANTONIO, TEXAS 78204 PHONE: 214.343.8888 WWW.JANBERSOLTYN.COM</p>	<p><b>STOYKA</b> 329 S RIOS SOLANA BEACH, CA 92075</p>	<p><b>PROJECT:</b> STOYKA CUSTOM RESIDENCE</p> <p><b>DATE:</b> 01.14.18</p> <p><b>SCALE:</b> 1/4" = 1'-0"</p>	<p><b>ARCHITECT:</b> JANBER SOLTYN</p> <p><b>DATE:</b> 01.14.18</p> <p><b>PROJECT:</b> ROOF PLAN - MAIN HOUSE</p>
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DETACHED GUEST LIVING QUARTERS ROOF PLAN

SCALE 1/8" = 1'-0"





**ROOF PLAN KEYNOTES**

1. REFER TO ARCHITECTURAL ROOF PLAN FOR COMPLETE ROOF PLAN INFORMATION.
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 <p><b>EOS</b> Engineering &amp; Construction 22111 15th Street San Diego, CA 92161 619.451.1000</p>	 <p><b>JENSEN</b> ROOF PLAN</p>	<p>STOYKA CUSTOM RESIDENCE 329 S RIOS SOLANA BEACH, CA 92075</p>	<p>DATE: 08/18/23 DRAWN BY: JRM CHECKED BY: JRM SCALE: AS SHOWN</p>	<p>PROJECT NO.: 23010 DATE: 08/18/23</p>	<p>AS.1</p>
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# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** January 23, 2019  
**ORIGINATING DEPT:** City Clerk's Office  
**SUBJECT:** 2019 Annual Citizen Commission Appointments

## BACKGROUND:

Approximately half of the Solana Beach Citizen Commission members' two-year term appointments expire every January. By the end of January 2019, five Citizen Commissions will have 16 scheduled vacancies of public appointments and 1 scheduled vacancy of a Councilmember appointment to the Climate Action Commission for a new two-year term. In addition, due to a resignation on the Public Arts Commission, there is one unexpected vacancy. Therefore, there are a total of 17 public individual appointments and 1 Councilmember appointment.

16	Public Community <u>expiring</u> positions	Two-year terms
1	Public Community <u>unexpected vacancy</u> , due to resignation	One-Year term
1	Councilmember <u>expiring</u> position on Climate Action Commission	Two-Year term

All appointments to Citizen Commissions are conducted in accordance with Council Policy No. 5 - *Appointment of Citizens to Boards, Commissions, Committees, and Task Forces* (Attachment 2) - and all persons interested in serving on the City's Citizen Commissions are required to complete and file a Citizen Interest Form (application), with the required references, and submit it to the City Clerk for formal application processing. For those Commission members who may be reapplying for their position's scheduled vacancy, a re-submittal application is made available for minor changes to their original full application, thus streamlining the application process. However, if the applicant applies for a new Commission or wants to modify any of the questionnaire sections, a new full application is required. The Application/Citizen Interest Form is available year-round at the City Clerk's Office and on the City's website. Any person interested in serving on a Citizen Commission may submit an application any time prior to or during the annual recruitment period.

Pursuant to California Government Code Section 54972 (the "Maddy Act"), the posting of certain information of all current members appointed by City Council is required, which lists the names of all serving appointees, original date of appointment, term and qualifications for all appointed positions. This posting requirement was met on November 30, 2018 (Attachment 1) on the City's bulletin board and on the City's website.

CITY COUNCIL ACTION: _____ _____
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This report is before City Council to appoint applicants to fill 18 expiring positions among the City's five Citizen Commissions.

## **DISCUSSION:**

Council will make appointments to all five (5) Citizen Commissions consisting of 18 expiring or unexpected vacancies that will be for a two-year term, until January 2021. These positions consist of sixteen (16) positions to be filled for two-year terms, one (1) position for a one-year term (due to a mid-term resignation) and one (1) Councilmember appointment to be filled for a two-year term. The vacant positions for each Citizen Commission are as follows:

1. **Budget and Finance Commission:** Three (3) community members for two-year terms to be nominated/appointed by individual Councilmembers (Mayor Zito, Deputy Mayor Edson, and Councilmember Hegenauer).
2. **Climate Action Commission:** Four (4) members to be nominated/appointed by the Council-at-large for the following positions:
  - a. Two (2) *Resident* appointments for two-year terms.
  - b. One (1) *Professional* appointment from the environmental and/or scientific community (*resident or non-resident*) for a two-year term.
  - c. One (1) *Councilmember* appointment OR resident or professional, as determined by Council, for a two-year term.
3. **Parks and Recreation Commission:** Four (4) members for two-year terms to be nominated/appointed by the Council-at-large.
4. **Public Arts Commission:** Four (4) members to be nominated/appointed by the Council-at-large for the following positions/terms:
  - a. Three (3) vacancies for two-year terms.
  - b. One (1) vacancy for a one-year term.
5. **View Assessment Commission:** Three (3) members for two-year terms to be nominated/appointed by individual Councilmembers (Mayor Zito, Deputy Mayor Edson, and Councilmember Becker).

### *Notification/Recruitment Efforts*

The Maddy Act posting provides a notice of the status of member appointments for general reference. In addition, a vacancy notice (Attachment 3) was prepared and posted and various efforts were made to seek public interest (Attachment 4).

### *Application Process*

The Application deadline was posted for January 14, 2019 at 5:30 p.m. to process and distribute all applications with the agenda packet. If additional applications are received after this deadline, they will be submitted to Council for consideration. Resubmittal applications were accepted from members re-applying for the same position while new applications were submitted from new applicants or current members applying for a different Commission.

Applications were reviewed for contact information, choices, and verification of requirement criteria, such as property ownership which is required for two Commissions (Budget and Finance and View Assessment).

#### *Distribution to Council*

This Staff Report contains an *Application Worksheet* (Attachment 6) outlining each applicant's Commission selection(s) and their respective application submittals (Attachment 7). The applications are on file with the City Clerk's Office and were distributed to the City Council with the Agenda Packet.

#### *Appointment Protocol and Deadline*

As outlined in Solana Beach Municipal Code (SBMC) Section 2.60, appointment designations are noted for each individual Commission, whether a position is appointed by Council-at-Large or whether it is designated by an individual Councilmember. These appointment designations are noted on the recommendation, where applicable. All nominations are subject to a majority vote of the City Council.

#### *Member Requirements*

SBMC Sections 2.64, 2.72, 2.74, 2.84, Resolution 2007-160, and Resolution 2015-127 outline some of the duties of the Commissions; however, there are other duties and assignments provided in relation to various opportunities and issues that occur throughout the year. To carry out the Commission's work, SBMC Section 2.60.010 outlines the requirements of meeting attendance. As a legislative body, like the City Council, Citizen Commissions are required to fulfill a responsibility of participating in each meeting for all matters brought before the Commission. In addition, the Commission Handbook, provided to each appointed/re-appointed member, and posted online, provides various other requirements, regulations, guidelines, and procedures for Commission members.

#### *Member Appointment*

The official start date of the appointed Commission members takes effect once the official oath is administered by the City Clerk. The swear-in may take place before or at the first meeting of the Commission as coordinated with the City Clerk's Office. The official oath is required in order to begin participating in Commission business.

#### **FISCAL IMPACT:**

There is no significant fiscal impact associated with this annual appointment process. Pursuant to City Council Policy 19 (*Background Check Requirements for Citizen Commissions*), new appointees are required to complete a background check for which they may be reimbursed for up to a maximum of \$20.00. Current members re-appointed, without a break in service, will have already completed background checks, which continue to be monitored; therefore, additional background checks are not required when a Commission member is reappointed. The Human Resources department incurs the cost for background checks for new Commission members.

#### **WORK PLAN:** N/A

**OPTIONS:**

- Approve Staff recommendation and proceed with appointments for vacancies.
- Do not approve Staff recommendation and extend deadline to receive new applications, allowing expiring positions to remain vacant until refilled.

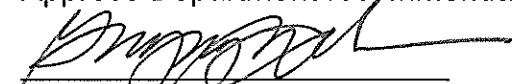
**DEPARTMENT RECOMMENDATION:**

Staff recommends that City Council:

6. Appoint three (3) members to the **Budget and Finance** Commission nominated/appointed by *individual* Councilmembers (Zito, Edson, and Hegenauer) for two-year terms.
7. Appoint four (4) members to the **Climate Action** Commission nominated/appointed by *Council-at-large* for the following positions:
  - a. Two (2) *Resident* appointments for two-year terms.
  - b. One (1) *Professional* appointment for member of the environmental and/or scientific community (*resident or non-resident*) for a two-year term.
  - c. One (1) *Councilmember* appointment OR resident or professional, as determined by Council for a two-year term.
8. Appoint four (4) members to the **Parks and Recreation** Commission nominated/appointed by *Council-at-large* for two-year terms.
9. Appoint four (4) members to the **Public Arts** Commission nominated/appointed by *Council-at-large* for the following positions/terms:
  - a. Three (3) vacancies for two-year terms.
  - b. One (1) vacancy for a one-year term.
10. Appoint three (3) members to the **View Assessment** Commission nominated/appointed by *individual Councilmembers* (Zito, Edson and Becker) for two-year terms.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department recommendation.

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

Attachments:

1. Maddy Act Posting
2. Policy No. 5
3. Vacancy Notification Flyer
4. Recruitment Efforts
5. Worksheet outlining openings and applicants' choice(s)
6. List of Applicants
7. Applications (in separate binder)



## PUBLIC NOTICE LOCAL APPOINTMENTS LIST

**NOTICE TO THE PUBLIC:** In compliance with the requirements of the Maddy Act, Government Code 54972, the following appointment list is provided for public notice. The Solana Beach Local Citizen Commission Appointments List shows all current members, the term expiration date, and the current membership requirements.

Member	Appointment Date	Expiration Date	Appointed By
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**BUDGET & FINANCE: 5 members**

Must be at least 18 years old, a city resident & property owner within the City of Solana Beach.  
All members serve at the pleasure of each individual Councilmember's nomination.

Gordon Johns	01-25-17	January 2019	Hegenauer
Jeff Lyle	01-25-17	January 2019	Edson
Kevin (Ed) Murphy	01-25-17	January 2019	Zito
Sharon Gross	01-24-18	January 2020	Nichols
Judith Hamilton	01-24-18	January 2020	Marshall

**CLIMATE ACTION: 9 members**

Five Members must be at least 18 years old and a resident within the City of Solana Beach  
Two members must be professionals from the scientific or environmental community. *Resident or Non-Resident*  
Two Current Councilmembers, or 1 Councilmember and one from another position, as determined by Council.  
All members are appointed by the Council At-Large.

**Residents**

Patricia Larchet	06-13-18	January 2019	Council
Kristi Becker	01-25-17	January 2019	Council
Heidi Dewar	01-24-18	January 2020	Council
Mary Yang	01-24-18	January 2020	Council
Jonathan Goodmacher	01-24-18	January 2020	Council

**Professionals**

Chester Koblinsky	01-25-17	January 2019	Council
Sarah Richmond	01-24-18	January 2020	Council

**Councilmember(s)**

Judy Hegenauer	01-11-17	January 2019	Council
Peter Zahn	05-09-18	January 2020	Council

**PARKS & RECREATION: 7 members**

Must be at least 18 years old and a city resident within the City of Solana Beach.  
All members are appointed by the Council At-Large.

Larna Harnack	07-12-17	January 2019	Council
Rachel Friedman	01-25-17	January 2019	Council
Jolene Koester	01-24-18	January 2020	Council
Linda Swindell	01-24-18	January 2020	Council
Tracy Richmond	01-24-18	January 2020	Council
Ashley Sammis	01-25-17	January 2019	Council
Peter McConville	01-25-17	January 2019	Council

**PUBLIC ARTS: 7 members**

Must be at least 18 years old and a city resident within the City of Solana Beach. All members are appointed by the Council At-Large.

Sharon Klein	01-24-18	January 2020	Council
Jeffrey McMillan	02-28-18	January 2020	Council
Deborah Ann Sweet	01-25-17	January 2019	Council
Cindy Neptune	01-25-17	January 2019	Council
Nancy Pfeiffer	01-24-18	January 2020	Council
Brad Auerbach	01-24-18	January 2020	Council
Steve Ostrow	01-25-17	January 2019	Council

**VIEW ASSESSMENT: 7 members**

Must be at least 18 years old, city resident, & property owner within the City of Solana Beach.  
Five members serve at the pleasure of each individual Councilmember's nomination & two members are appointed by the Council At-Large.

Kelly Harless	01-25-17	January 2019	Hegenauer
Dean Pasko	01-25-17	January 2019	Edson
Molly Fleming	01-24-18	January 2020	Council
Pat Coad	01-24-18	January 2020	Council
Gary Garber	01-24-18	January 2020	Marshall
Peter Lambrou	11-08-17	January 2019	Nichols
Paul Bishop	01-24-18	January 2020	Zito

*Citizen Interest Forms (Applications) are available on-line at [www.cityofsolanabeach.org](http://www.cityofsolanabeach.org) or at the City Clerk's Office, City of Solana Beach, 635 S. Highway 101, Solana Beach, CA 92075, 858-720-2400 for the expiring positions among these Citizen Commissions.*

**Applications will be accepted through Monday, January 14, 2019, 5:30 p.m.**

**City Council is scheduled to make appointments at the Wednesday, January 23, 2019, 6:00 p.m. City Council Meeting.**

*I hereby certify that this notification was posted on November 30, 2018 at City Hall and on the City's website  
Angela Ivey, City*



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

**PURPOSE:**

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

**POLICY STATEMENT:**

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

**POLICY PROCEDURES:**

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

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

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

4. Appointments to Outside Agencies

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



# PUBLIC NOTICE

## CITY'S CITIZEN COMMISSION POSITION OPENINGS

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

Applications are being accepted through **Monday, January 14, 2019, 5:30 p.m.**

City Council is scheduled to make appointments at the January 23, 2019 City Council Meeting.

#### **BUDGET & FINANCE:** *Three vacancies - terms will expire January 2021*

This Commission provides input to Council regarding the City's operating budget.

Regular Meeting Schedule: 3<sup>rd</sup> Thursday of each month at 5:30 p.m.

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

Position's Requirements: At least 18 yrs. old \* Resident of the City \* Property owner within the City.

#### **CLIMATE ACTION:** *Four vacancies – terms will expire January 2021*

*2 Citizen/Resident Positions // 1 Professional Position // 1 Councilmember OR Other type of position*

This Commission participates in reviewing certain matters regarding reducing the City's greenhouse gas (GHG) emissions and implementing the Climate Action Plan.

Regular Meeting Schedule: 3<sup>rd</sup> Wednesday of each month at 5:30 p.m.

Composition: 9 members: 7 appointed by Council At-Large, 2 Councilmembers (or 1 Councilmember and one from another position, as determined by Council)

Position's Requirements: Five Citizens/Residents - At least 18 yrs. old \* Resident of the City  
Two Professionals - At least 18 yrs. old \* Must be from the environmental or scientific community. \* Resident or Non-resident  
Two Current Councilmembers (or 1 Councilmember and one person from another position, as determined by Council)

#### **PARKS & RECREATION:** *Four vacancies – terms will expire January 2021*

This Commission participates in reviewing certain matters regarding the City's parks, programs, and conducts certain City events.

Regular Meeting Schedule: 2<sup>nd</sup> Thursday of each month at 4:00 p.m.

Composition: 7 members who are all appointed by the Council At-large.

Position's Requirements: At least 18 yrs. old \* Resident of the City.

#### **PUBLIC ARTS:** *Three vacancies – terms will expire January 2021*

*One vacancy – term will expire January 2020*

This Commission participates in reviewing certain matters regarding community art opportunities and conducts certain City events.

Regular Meeting Schedule: 4<sup>th</sup> Tuesday of each month at 5:30 p.m.

Composition: 7 members who are all appointed by the Council At-large.

Position's Requirements: At least 18 yrs. old \* Resident of the City.

#### **VIEW ASSESSMENT:** *Three vacancies – terms will expire January 2021*

This Commission is tasked with reviewing feasible solutions for development when an assessment request is filed and makes definitive decisions on projects utilizing the City's adopted guidelines/toolkit.

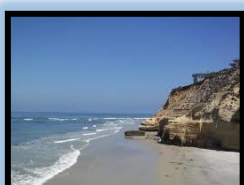
Regular Meeting Schedule: 3<sup>rd</sup> Tuesday of each month at 6:00 p.m.

Composition: 7 members - five serve at the pleasure of each individual Councilmember and two members are appointed by the Council At-Large.

Position's Requirements: At least 18 yrs. old \* Resident of the City \* Property owner within the City.



Budget & Finance



Climate Action



Parks & Recreation



Public Arts



View Assessment

- ❖ Attend a Citizen Commission public meeting. Agendas are posted on the City's website.
- ❖ See the City's website for members, expiring positions, and further information.

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

**2019 Jan ANNUAL Appointments**

Task	Date(s) Occurred
Maddy Act: Required posting on City Hall Bulletin Board \ Library	11-30-18
<b>PRINTED FLYERS</b>	
City Hall Front Desk: place 15 public notice flyers (minimum)	12-20-18
Flyer: Sent to Library	12-23-18
<b>WEBSITE</b>	
Flyer: Upload to Commissions main web page AND to each Commission page	12-5-18 01-08-19
Maddy Act: Upload to Commission webpage	11-30-18
<b>EMAIL</b>	
E-Blasts	12-5-18
Council: email flyer to inform Council	12-6-18 update status 1-8-19 updates status 1-11-19 update status 1-14-19
<b>MAILINGS</b>	
Letter to: <u>Current</u> Expiring Members w/ Vacancy Notice AND last application & Maddy Act	Emailed 12-7-18
Letter to: <u>Past</u> Applicants Not Appointed w/ Vacancy Notice AND last application & Maddy Act	Mailed 12-11-18
<b>PUBLICATIONS Contacted</b>	
Solana Beach Sun: Free ad calendar section (FREE): Request 12-18-18	Published Pg A6 - 12-20-18
Coast News: Free ad calendar section (FREE): Request 12-18-18 / Request 1-3-19	n/a
Union Tribune Newspaper Community Section (FREE): Request 12-18-18 / Request 1-3-19	n/a
Craigs List (FREE) - Weekly Ongoing Posting: Posted 12-7-18; Reposted 1-7-19	12-7-18 thru 1-14-19
Solana Beach Sun: Paid Advertisement	Published 12-27-18 and Published 01-10-19

<p style="text-align: center;"><b>City of Solana Beach Citizen Commissions 2019 Appointments</b></p> <p style="text-align: center;">Applications DUE January 14, 2019</p>				MEMBERS												
								Tracy Richmond (Council)	Brad Auerbach (Council)	Paul Bishop (Zito)						
								Linda Swindell (Council)	Jeffrey McMillan (Council)	Gary Garber (Marshall)						
				Judith Hamilton (Marshall)	Jonathan Goodmacher (Council)			Jolene Koester (Council)	Sharon Klein (Council)	Pat Coad (Council)						
				Sharon Gross (Nichols)	Mary Yang (Council)			<b>Peter McConville (Council)</b> Term expiring	<b>VACANT (Council)</b> due to mid-term resignation (N.Pfeifer)	Molly Fleming (Council)						
				<b>Kevin (Ed) Murphy (Zito)</b> Term expiring	Heidi Dewar (Council)			<b>Ashley Sammis (Council)</b> Term expiring	<b>Steve Ostrow (Council)</b> Term expiring	<b>Peter Lambrou (Nichols) Becker</b> Term expiring (now Becker appmt)						
				<b>Jeff Lyle (Edson)</b> Term expiring	<b>Kristi Becker (Council)</b> Term Expiring	Sarah Richmond (Council)	Kristi Becker (Council) appointed 1-9-19	<b>Rachel Friedman (Council)</b> Term expiring	<b>Cindy Neptune (Council)</b> Term expiring	<b>Dean Pasko (Edson)</b> Term expiring						
				<b>Gordon Johns (Hegenauer)</b> Term expiring	<b>Patricia Larchet (Council)</b> Term Expiring	<b>Chester Koblinsky (Council)</b> Term expiring	<b>Judy Hegenauer (Council)</b> 2 Yr. Term Expiring	<b>Larna Harnack (Council)</b> Term expiring	<b>Deborah Ann Sweet (Council)</b> Term expiring	<b>Kelly Harless (Hegenauer)</b> Term expiring						
		Budget & Finance	Climate Action		Parks & Recreation	Public Arts	View Assessment									
Date Rcvd	APPLICANTS in order by 1st choices		3 Vacancies Appointments by: 1 - Zito / 1 - Edson 1 - Hegenauer		2 Vacancies Residents Appointments by: Council-at-large		1 Vacancy Professionals Appointments by: Council-at-large		1 Vacancy Council OR Other Member Type. As determined by Council		4 Vacancies Appointments by: 4 - Council-at-large		4 Vacancies Appointments by: Council-at-large		3 Vacancies Appointments by: 1 - Becker / 1 - Edson 1 - Hegenauer	
	Last name	First Name	Pending Application Docs													
12-10-18	Lyle	Jeff	only choice current member													
12-18-18	Nelson	Craig	only choice													
01-02-19	Murphy	Kevin (Ed)	only choice current member													
01-03-19	Cornick	Gregory	only choice													
01-14-19	Zito	Kenneth	only choice													
01-14-19	Koester	Jolene	only choice													
01-14-19	Dipetro	Richard	only choice													
01-14-19	Echols-Hayes	Carla	dual 1st choice												dual 1st Choice	
01-14-19	Felger	Steven	only choice													
01-08-18	Mann	Jessica			only choice											
01-10-19	Larchet	Patricia			only choice current member											
01-14-19	Zahn	Peter			only choice recent Council position											
01-14-19	Paul	Valeri			only choice											
12-10-18	Koblinsky	Chester			only choice current member											
No applications necessary for Councilmembers																
01-14-19	Krulce	Sagary									dual 1st Choice				dual 1st Choice	
01-15-19	Hutton	Sandra									only choice					
12-04-18	Sweet	Deborah											only choice current member			
01-15-19	de Pagter	Christine											only choice			
10-11-02	Rudman	Deanne											only choice			
01-04-19	Pasko	Dean													1st Choice current member	
01-09-19	Schulman	David													only choice	
01-14-19	Cohen	Matthew													only choice	
01-14-19	Morris	Jill													only choice	

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

**Deadline – January 14, 2018 5:30 p.m.**

**LIST OF APPLICANTS**

<b>Applicants</b>		<b>Application Received</b>
Last Name	First Name	
Cohen	Matthew	1/14/2019
Cornick	Gregory	1/3/2019
de Pagter	Christine	1/15/2019
DiPietro	Richard	1/14/2019
Echols-Hayes	Carla	1/14/2019
Felger	Steven	1/15/2019
Hutton	Sandra	1/15/2019
Koblinsky	Chester	12/10/2018
Koester	Jolene	1/14/2019
Krulce	Sagary	1/14/2019
Larchet	Patricia	1/10/2019
Lyle	Quentin (Jeff)	12/10/2018
Mann	Jessica	1/8/2019
Morris	Jill	1/14/2019
Murphy	Kevin	1/2/2019
Nelson	Craig	12/18/2018
Pasko	Dean	12/27/2018
Paul	Valeri	1/14/2019
Rudman	Deanne	1/15/2019
Schulman	David	1/9/2019
Sweet	Deborah	12/4/2018
Zahn	Peter	1/14/2019
Zito	Kenneth	1/14/2019

# **ATTACHMENT 7**

## **Applications**

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

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



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and Members of the City Council  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** January 23, 2019  
**ORIGINATING DEPT:** City Attorney's Office  
**SUBJECT:** **Introduction (1<sup>st</sup> Reading) of Ordinance No. 498 Amending Solana Beach Municipal Code Section 1.08.010 to Add Official City Insignia for Solana Energy Alliance**

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## **BACKGROUND:**

In 1987, the City Council enacted Chapter 1.08 of the Solana Beach Municipal Code ("SBMC") that adopted and provided for the City Seal. In 2010, City Council adopted Ordinance 424 to provide penalties for unauthorized use of the seal or mention of other official City insignia, and to include the insignia of various City departments under these protections. In 2014, City Council amended the definition of "Official city insignia" and added to the enforcement provision set out in SBMC 1.08.030.

This item is before City Council to consider introducing Ordinance 498 amending SBMC Section 1.08.010 to add the official City insignia for the Solana Energy Alliance (SEA).

## **DISCUSSION:**

Staff brings this item before City Council to designate a new City insignia for the City's new Community Choice Aggregation program, SEA. SEA is the new default energy provider in Solana Beach, providing cleaner energy, more choice, local control and benefits.

SBMC Section 1.08 defines "Official city insignia" as:

"a seal of the city of Solana Beach; a seal, patch, emblem, logo, or insignia of any division of the city of Solana Beach; a modified seal of the city of Solana Beach for a cultural, ceremonial, or other public event; and any other intellectual property right owned by the city of Solana Beach."

CITY COUNCIL ACTION:

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Staff recommends revision of this definition to include any “division *or program* of the City of Solana Beach” to encompass the SEA emblem. The SEA emblem is appropriate to be protected under the provisions of SBMC Chapter 1.08 in order to, among other things, protect the insignia from improper use.

The improper use of City seals and the SEA insignia would be detrimental to the reputation and goodwill of the City. The use of words, designs, or slogans is usually protected by registering said words, designs, or slogans as trademark. However, under both Federal and California trademark laws, city seals or flags are specifically exempted from being registered trademarks. Accordingly, the City may exercise its police powers to prohibit the unauthorized use of its seal or other official City insignia in order to protect the City from the negative consequences of the unauthorized use of the official City insignia for commercial, malicious, or other unauthorized purposes. The City’s ordinance also protects the use of emblems or insignias for other City divisions, including the Fire Department, the Lifeguards, and the Junior Lifeguards.

California state law protects local agencies from misuse of their logos, seals, and symbols during elections. Consequently, any misuse of the City’s official insignia in other contexts would be prosecuted under the City’s Municipal Code, except in certain circumstances such as elections when state law would apply.

If adopted, the SEA emblem (below) would be added to SBMC 1.08.010(F).



Staff recommends introduction of Ordinance No. 498 to add the emblem of SEA to those of protected official City insignia.

**CEQA COMPLIANCE STATEMENT:**

Not a project as defined by CEQA.

**FISCAL IMPACT:**

None

**WORKPLAN:** N/A

**OPTIONS:**

- Introduce Ordinance No. 498.
- Provide direction.

**DEPARTMENT RECOMMENDATION:**

Staff recommends that the City Council introduce Ordinance 498, amending SBMC Section 1.08.010, to include the official insignia for SEA.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation.

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

Attachment(s):

1. Ordinance No. 498
2. SBMC Section 1.08.010 (red-lined)

**ORDINANCE 498**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AMENDING SECTION 1.08.010(F) AND ADDING SUBSECTION 1.08.010(G) TO CHAPTER 1.08 OF THE SOLANA BEACH MUNICIPAL CODE, PERTAINING TO OFFICIAL CITY INSIGNIA.**

**WHEREAS**, the City of Solana Beach has adopted a City Seal; and

**WHEREAS**, the City of Solana Beach has also adopted several official City insignias;

**WHEREAS**, the City Council may exercise its police powers to prohibit the unauthorized use of its seal or other official City insignia in order to protect the City from the negative consequences of the unauthorized use of the official City insignia for commercial, malicious, or other unauthorized purposes; and

**WHEREAS**, the City Council wishes to add the emblem of the City's Community Choice Aggregation program, Solana Energy Alliance (SEA), to the protected official City insignia.

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

Section 1. Section 1.08.010(F) of the Solana Beach Municipal Code is hereby amended as follows:

F. The "City of Solana Beach's Community Choice Aggregation program, Solana Energy Alliance (SEA) patch or emblem" shall be as follows:



Section 2. Section 1.08.010(G) of the Solana Beach Municipal Code shall read as follows:

G. "Official city insignia" means a seal of the city of Solana Beach; a seal, patch, emblem, logo, or insignia of any division or program of the city of Solana Beach; a modified seal of the city of Solana Beach for a cultural, ceremonial, or other public event; and any other intellectual property right owned by the city of Solana Beach.

Section 3. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, is for any reason held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases of this Ordinance, or its application to any other person or circumstance. The City Council declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any one or more other sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof be declared invalid or unenforceable.

**EFFECTIVE DATE:** This Ordinance shall be effective thirty (30) days after its adoption. Within fifteen (15) days after its adoption, the City Clerk of the City of Solana Beach shall cause this Ordinance to be published pursuant to the provisions of Government Code Section 36933.

**INTRODUCED AND FIRST READ** at a regular meeting of the City Council of the City of Solana Beach, California, on the \_\_\_\_ day of \_\_\_\_\_, 2019; and

**THEREAFTER ADOPTED** at a regular meeting of the City Council of the City of Solana Beach, California, on the \_\_\_\_ day of \_\_\_\_, 2019, by the following vote:

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

\_\_\_\_\_  
DAVID A. ZITO, Mayor

APPROVED AS TO FORM:

ATTEST:

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

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

1.08.010

F. The “City of Solana Beach’s Community Choice Aggregation program, Solana Energy Alliance (SEA) patch or emblem” shall be as follows:



G. “Official city insignia” means a seal of the city of Solana Beach; a seal, patch, emblem, logo, or insignia of any division or program of the city of Solana Beach; a modified seal of the city of Solana Beach for a cultural, ceremonial, or other public event; and any other intellectual property right owned by the city of Solana Beach.