

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



# AGENDA

**Joint REGULAR Meeting**  
**Wednesday, February 22, 2023 \* 6:00 p.m.**

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

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

---

## **PUBLIC MEETING ACCESS**

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

## **WATCH THE MEETING**

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

## **AGENDA MATERIALS**

A full City Council agenda packet including relative supporting documentation is available at City Hall, the Solana Beach Branch [Library](#) (157 Stevens Ave.), La Colonia Community Ctr., and online [www.cityofsolanabeach.org](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 agenda posting. Materials submitted for consideration should be forwarded to the [City Clerk's department](#) 858-720-2400. The designated location for viewing of hard copies is the City Clerk's office at City Hall during normal business hours.

## **PUBLIC COMMENTS**

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

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

And/Or

### Verbal Comment Participation:

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

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

**SPECIAL ASSISTANCE NEEDED**

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

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

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

Gregory Wade  
City Manager

Johanna Canlas  
City Attorney

Angela Ivey  
City Clerk

**SPEAKERS:**

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

**READING OF ORDINANCES AND RESOLUTIONS:**

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

**CALL TO ORDER AND ROLL CALL:**

**CLOSED SESSION REPORT:**

**FLAG SALUTE:**

**APPROVAL OF AGENDA:**

**PROCLAMATIONS/CERTIFICATES:** *Ceremonial*

Black History Month

**PRESENTATIONS:** Ceremonial items that do not contain in-depth discussion and no action/direction.  
None at the posting of this agenda

## **ORAL COMMUNICATIONS:**

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

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

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

### **A. CONSENT CALENDAR:** (Action Items) (A.1. - A.8.)

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

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

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

Recommendation: That the City Council

1. Approve the Minutes of the City Council meetings held on January 11, 2023 and January 25, 2023.

#### **[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 January 21, 2023 – February 10, 2023.

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

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

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

Recommendation: That the City Council

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

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

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

**A.4. Fire Station Generator Replacement – Reject all Bids.** (File 0370-38)

Recommendation: That the City Council

1. Adopt **Resolution 2023-025**:
  - a. Rejecting all construction bids received for the Fire Station Emergency Stand-by Generator Replacement, Bid No. 2022-06.
  - b. Authorizing the City Engineer to re-advertise the project for competitive construction bids.

[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.*

**A.5. California State Lands Commission Lease for United States Army Corps of Engineers (USACE) Encinitas – Solana Beach Coastal Storm Damage Reduction Project.** (File 0740-80)

Recommendation: That the City Council

1. Adopt **Resolution 2023-024** authorizing City Manager to act on behalf of the City of Solana Beach, in consultation with the City Attorney, to sign a lease of State Lands with the California State Lands Commission to ensure Project construction begins on schedule in late 2023.
2. Authorize the City Manager to approve expenditures and amend the Fiscal Year (FY) 2022/23 Budget as needed to execute this 50-year lease up to an amount of \$25,000, but not greater than the cost of this lease.

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

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

**A.6. Citywide Landscape Maintenance Services.** (File 0750-25)

Recommendation: That the City Council

1. Adopt **Resolution 2023-022**:
  - a. Authorizing the City Manager to execute an amendment to the Professional Services Agreement with Nissho of California, Inc., in an amount not to exceed \$427,411, for Citywide Landscape Maintenance Services for Fiscal Year 2022/23.
  - b. Appropriating \$25,000 from the General Fund – Undesignated Reserves to the Landscape Maintenance Professional Services Agreement with Nissho.
  - c. Authorizing the City Treasurer to amend the Fiscal Year 2022/23 Adopted Budget accordingly.

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

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

**A.7. Fire Station Door Inspection, Maintenance, and As-Needed Repair Services.**  
(File 0700-25)

Recommendation: That the City Council

1. Adopt **Resolution 2023-016**:

- a. Authorizing the City Manager to execute a Professional Services Agreement with National Garage Doors in an amount of \$5,900 per year for annual maintenance service, and \$3,000 per year for unforeseen, as-needed repairs, for a total not to exceed amount of \$8,900 per year for Fiscal Year 2022/23.
- b. Authorizing the City Manager to extend the agreement up to four additional one-year terms, at the City's option.
- c. Authorizing the City Manager to approve the one-time purchase and installation of six garage doors for the Solana Beach Fire Station in an amount of \$140,000, and a 15% (\$21,000) contingency amount for unforeseen repairs, for a total not to exceed amount of \$161,000 for FY 2022/23.
- d. Authorizing the City Treasurer to increase the FY 2022/2023 CIP Budget in the amount of \$74,000 and authorizing the transfer of \$74,000 from the Facilities Replacement Fund to the CIP fund.
- e. Authorizing the City Treasurer to amend the FY 2022/23 Adopted Budget accordingly.

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

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

**A.8. Traffic Signal Maintenance Services.** (File 0860-55)

Recommendation: That the City Council

1. Adopt **Resolution 2023-017**:

- a. Authorizing the City Manager to execute Amendment No. 7 to the Professional Services Agreement with Yunex Traffic to increase the compensation to an amount not to exceed \$71,000 for FY 2022/23 to replace a traffic signal pole and associated equipment at the Lomas Santa Fe/Plaza Entrance intersection.
- b. Appropriating \$45,000 from the General Fund – Undesignated Reserves to the Traffic Safety Operating Budget.
- c. Authorizing the City Treasurer to amend the FY 2022/23 Adopted Budget accordingly.

[Item A.8. Report \(click here\)](#)

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

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

**B.1. Public Hearing: 147 S. Rios Ave., Applicant: Betsey Von Summer, Case: DRP22-007, SDP22-005.** (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 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 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2023-019** conditionally approving a DRP and SDP to construct a new two-story single-family residence with an attached garage and perform associated site improvements at 147 South Rios Avenue, 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.*

**B.2. Re-introduce (1<sup>st</sup> Reading) Ordinance 529 with Amendments – Building Standards Code Amendments.** (File 0600-05)

Recommendation: That the City Council:

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15308 CEQA Guidelines
3. Re-Introduce **Ordinance 529** (1st Reading).

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

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

**C. STAFF REPORTS: (C.1. – C.2.)**

*Submit speaker slips to the City Clerk.*

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

**C.1. Annual Comprehensive Financial Report (ACFR) – Fiscal Year 2021-22.**

(File 0310-11)

Recommendation: That the City Council

1. Accept and file the City of Solana Beach Annual Comprehensive Financial Report (ACFR) for the Fiscal Year July 1, 2021 – June 30, 2022.
2. Accept and file the Communication of Internal Control Related Matters Identified in an Audit letter.
3. Accept and file The Auditor’s Communication with Those Charged with Governance letter.

Item C.1. Report (click here) – This item will be posted when available.

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

**C.2. 2023 Citizen Commission Appointments.** (File 0120-06)

Recommendation: That the City Council

1. Appoint four (4) members to the **Parks and Recreation** Commission nominated/appointed by *Council-at-large* for two-year terms.
2. Appoint four (4) members to the **Public Arts** Commission nominated/appointed by *Council-at-large* for two-year terms.

Item C.2. Report (click here)

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

**WORK PLAN COMMENTS:**

*Adopted June 22, 2022*

**COMPENSATION & REIMBURSEMENT DISCLOSURE:**

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

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

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

- a. City Selection Committee (meets twice a year) Primary-Heebner, Alternate-Edson
- b. Clean Energy Alliance (CEA) JPA: Primary-Becker, Alternate-Zito
- c. County Service Area 17: Primary-MacDonald, Alternate-Edson
- d. Escondido Creek Watershed Authority: Becker / Staff (no alternate).
- e. League of Ca. Cities’ San Diego County Executive Committee: Primary-MacDonald, Alternate-Becker. Subcommittees determined by its members.
- f. League of Ca. Cities’ Local Legislative Committee: Primary-MacDonald, Alternate-Becker
- g. League of Ca. Cities’ Coastal Cities Issues Group (CCIG): Primary-MacDonald, Alternate-Becker
- h. North County Dispatch JPA: Primary-MacDonald, Alternate-Becker
- i. North County Transit District: Primary-Edson, Alternate-MacDonald
- j. Regional Solid Waste Association (RSWA): Primary-Zito, Alternate-MacDonald
- k. SANDAG: Primary-Heebner, 1<sup>st</sup> Alternate-Zito, 2<sup>nd</sup> Alternate-Edson. Subcommittees determined by its members.

- l. SANDAG Shoreline Preservation Committee: Primary-Becker, Alternate-Zito
- m. San Dieguito River Valley JPA: Primary-MacDonald, Alternate-Becker
- n. San Elijo JPA: Primary-Zito, Primary-Becker, Alternate-City Manager
- o. 22<sup>nd</sup> Agricultural District Association Community Relations Committee: Primary-Edson, Primary-Heebner

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

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

**CITIZEN COMMISSION(S)**

- a. Climate Action Commission – Zito, Becker

**ADJOURN:**

**Next Regularly Scheduled Meeting is March 8, 2023**

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

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

858-720-2400

**AFFIDAVIT OF POSTING**

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

I, Angela Ivey, City Clerk of the City of Solana Beach, do hereby certify that this Agenda for the February 22, 2023 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 February 15, 2023 at 2:30 p.m. on the City Bulletin Board at the entrance to the City Council Chambers. Said meeting is held at 6:00 p.m., February 22, 2023, in the Council Chambers, at City Hall, 635 S. Highway 101, Solana Beach, California.

Angela Ivey, City Clerk  
City of Solana Beach, CA

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

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

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



# CITY OF SOLANA BEACH

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

## MINUTES

Joint – Closed Session

Wednesday, January 11, 2023 ♦ 5:00 p.m.

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

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

### CITY COUNCILMEMBERS

**Lesa Heebner**

Mayor

**David A. Zito**

Deputy Mayor/  
Councilmember  
District 1

**Jewel Edson**

Councilmember  
District 3

**Kristi Becker**

Councilmember  
District 2

**Jill MacDonald**

Councilmember  
District 4

Gregory Wade  
City Manager

Johanna Canlas  
City Attorney

Angela Ivey  
City Clerk

### **CALL TO ORDER AND ROLL CALL:**

Mayor Heebner called the meeting to order at 5:01 p.m.

Present: Lesa Heebner, David A. Zito, Jewel Edson, Kristi Becker, Jill MacDonald

Absent: None

Also: Gregory Wade, City Manager

Present: Johanna Canlas, City Attorney

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

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

### **CLOSED SESSION:**

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

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

- Noroozi v. City of Solana Beach, et al (Case 37-2022-00048780-CU-WM-NC)

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

Pursuant to Government Code Section 54956.9(e)(3)

Claim: RISK.22-23-04 Kyle Wong – 232 Pacific Ave

**No reportable action.**

### **ADJOURN:**

Mayor Heebner adjourned the meeting at 5:45 p.m.

Angela Ivey, City Clerk

Council Approved:

# CITY OF SOLANA BEACH

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



## MINUTES

Joint REGULAR Meeting

Wednesday, January 11, 2023 \* 6:00 p.m.

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

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

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

### CITY COUNCILMEMBERS

**Lesa Heebner**  
Mayor

**David A. Zito**  
Councilmember District 1  
**Kristi Becker**  
Councilmember District 2

**Jewel Edson**  
Councilmember District 3  
**Jill MacDonald**  
Councilmember District 4

Gregory Wade  
City Manager

Johanna Canlas  
City Attorney

Angela Ivey  
City Clerk

### CALL TO ORDER AND ROLL CALL:

Mayor Heebner called the meeting to order at 6:00 p.m.

Present: Lesa Heebner, David A. Zito, Jewel Edson, Kristi Becker, Jill MacDonald

Absent: None

Also Greg Wade, City Manager

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

**CLOSED SESSION REPORT:** None

**FLAG SALUTE:**

**APPROVAL OF AGENDA:**

**Motion:** Moved by Councilmember Zito and second by Councilmember Becker to approve.

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

## **ORAL COMMUNICATIONS:**

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

Frank Glasson spoke about flooding issues during the rains at his property, three streets draining to his property at S. Granados on the corner of Palmitas and Lirio, using 24 sandbags to prevent the water from entering his property, and the lack of sufficient drainage in the area.

Melissa Fischel spoke about the lack of a forum for candidates prior to the November 2022 and the need for open candidate forums to get information directly from candidates.

## **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.9.)

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

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

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

Recommendation: That the City Council

1. Approve the Minutes of the following City Council meetings held December 09, 2022.

Approved Minutes <https://www.cityofsolanabeach.org/en/government/public-meetings/agendas-minutes-videos>

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

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

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

Recommendation: That the City Council

1. Ratify the list of demands for November 19, 2022 – December 16, 2022.

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

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

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

Recommendation: That the City Council

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

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

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

**A.4. 2023 City Council Meeting Schedule Planning.** (File 0410-05)

Recommendation: That the City Council

1. Review, edit, and/or approve a 2023 anticipated Council Meeting schedule with proposed cancellations and/or additional meetings.

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

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

**A.5. Community Development Block Grant Coronavirus (CDBG-CV) Funding for Community Resource Center (CRC) Food and Nutrition Center.** (File 0230-20)

Recommendation: That the City Council

1. Adopt **Resolution 2023-001**:
  - a. Approving the funding allocation of \$31,150 from the CDBG-CV Fund to Community Resource Center to administer the Food and Nutrition Center Program to benefit Solana Beach residents impacted by the Coronavirus pandemic.
  - b. Authorizing the City Manager to submit any necessary documents to the County to approve the Food and Nutrition Center Program as an authorized use of CDBG-CV funding and get reimbursement.
  - c. Authorizing the City Manager to increase the offsetting budget increases of \$31,150 for both revenue and expenses in the CDBG Fund.
  - d. Authorizing the City Manager to execute an amendment with the County for management and implementation of the CDBG-CV program and such other agreements, memoranda of understanding and documents related thereto.
  - e. After the amendment with the County is executed, authorizing the City Manager to execute an agreement with the Community Resource Center in the amount of \$31,150 to administer the Food and Nutrition Center Program.

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

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

**A.6. Fletcher Cove Tot Lot Equipment Purchase.** (File 0720-30, 0730-40)

Recommendation: That the City Council

1. Adopt **Resolution 2023-005** authorizing the City Manager to execute any and all agreements necessary for the purchase of the Fletcher Cove Tot Lot playground equipment from Landscape Structures, Inc. (LSI) or their approved equipment supplier.

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

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

**A.7. Solana Beach Successor Agency Administrative Budget and Recognized Obligation Payment Schedule (ROPS).** (File 0115-30)

Recommendation: That the Successor Agency

1. Receive the Successor Agency's enforceable obligations payment information and administrative budget for the period July 1, 2023 to June 30, 2024.
2. Adopt **Resolution SA-031** approving the SA Administrative Budget for July 1, 2023 to June 30, 2024.
3. Adopt **Resolution SA-032** approving the ROPS 23-24 for July 1, 2023 to June 30, 2024.

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

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

**A.8. Transaction Tax Audit & Economic Analysis Consulting Services.** (File 0390-00)

Recommendation: That the City Council

1. Adopt **Resolution 2023-004:**
  - a. Authorizing the City Manager to execute a Professional Services Agreement, in an amount not to exceed \$25,000, with Hinderliter de Llamas and Associates for transaction tax audit and economic analysis consulting services.
  - b. Authorizing the City Manager to extend the agreement up to four additional one-year terms at the sole discretion of the City.
  - c. Authorizing an appropriation of \$25,000 from the Professional Services account in the Finance department.
  - d. Authorizing the City Treasurer to amend the FY 2022/23 Adopted Budget accordingly.

2. Adoption of **Resolution 2023-008** authorizing examination of sales or transactions use taxes records administered by the California Department of Tax and Fee Administration.

[Item A.8. Report \(click here\)](#)

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

**A.9. Interim Finance Director/Treasurer Appointment.** (File 0560-00)

Recommendation: That the City Council

1. Adopt **Resolution 2023-011** ratifying the appointment of Rodney Greek as Interim Finance Director/Treasurer and approve the retired annuitant interim employment agreement.

[Item A.9. Report \(click here\)](#)

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

**B. PUBLIC HEARINGS:** (B.1. – B.3.)

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

**B.1. Public Hearing: 437 Marview Dr., Applicants: Tom and Marti Bertolino, Application: DRP21-009, SDP21-010** (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 to approve a DRP. Should the City Council support the SDP Waiver, the project would meet the requirements of the SDP. Therefore, should the City Council be able to make the findings to approve the DRP and SDP Waiver, 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 2023-006** conditionally approving a DRP, SDP, and SDP Waiver to demolish a single-family residence, construct a replacement 4,074 square-foot, two-

story single-family residence with a 742 square-foot street-level three-car garage, and perform associated site improvements at 437 Marview Drive, Solana Beach.

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

[Item B.1. Updated Report #1 \(added 1-09-23\)](#)

[Item B.1. Supplemental Docs \(Upd. 1-11-23 at 1pm\)](#)

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

Mayor Heebner recused herself due to property interest within 500 ft. of the project property.

Greg Wade, City Manager, introduced the item.

Katie Benson, Sr. Planner, presented a PowerPoint (on file) reviewing the proposed project.

Councilmember Zito opened the public hearing.

Council disclosures.

Council and Staff discussed that the landscaping updates were reviewed by the City's third party landscape architect, that conditions had included plants not permitted which have been corrected on a revised landscape plan that the Applicant will submit, that the slope would have to contain only native species plantings, that the planting conditions and maintenance responsibilities follow the property and that Staff could enforce the conditions regardless of the owner, if they were made aware of an issue.

Jennifer Bolyn, Applicant's Architect, presented a PowerPoint (on file) and stated that they had extensive coordination with neighbors, they had an updated landscape plan due to late breaking requests, they had addressed view impacts, they followed a single-story street level appearance design, they did not build setback to setback, they implemented multiple iterations of story poles, and they had made modifications to the deck area.

Council and Applicant's representative discussed that the Applicant was in agreement to all items listed in Exhibit B submitted as a blue folder by Jim Greenstein, that the blue folder submittal listed as Exhibit A were all new items they had not heard of until today, that the Applicant would consider creating a berm along the western slope to achieve 30 inches less of apparent height without having to revise the ceiling heights, that a soils engineer and civil engineer was on the project and a shoring contractor would evaluate the needs of the soils professional's recommendations that would address the Driscoll's concern of grading, that the project was 25 ft. tall at the highest peak and the apparent height from the street was 15 ft., and that the project's height consideration was carefully considered for each neighbor.

Jennifer Bolyn, Architect, said that the ceiling heights were important for the house, that she thought they could achieve more by lessening the apparent height 30 inches by creating a berm of the western slope, that the waiver for story poles was due to the poles having been in place since June 2022, that they worked with the Driscolls by pulling back the master suite one foot east, and that a fence was removed since it was not required for a spa if it contained a spa cover.

The project's Civil Engineer said that they reviewed the drainage plans, the front yard tank, how a pump failure would then cause runoff downhill and that a French drain system was being created along the western slope, and that the pump system was built oversized by 33%.

Barbara Mansdorfer said that she and her husband live on Marview Lane west and downhill from the project, that she wished they had been involved earlier, that the proposed project was not compatible with surrounding homes, that the building down into the hillside was unlike other homes in the area, that it would be large and intrusive with the extremely large stacked and covered decks on the upper and lower levels projecting toward their home, that the stacking of the decks with covered portions magnified and exaggerated the apparent bulk and scale of the house, that noise would be projected from the new decks, that they were requesting the removal of four feet of the westerly lower level patios shown in Jim Greenstein's submitted drawing, to increase the elevation of the lower level finished floor from 274 MSL to 276 MSL to reduce the amount of grading and removal of slope, and they had already made various compromises and withdrawn some of their objections to the project.

Carrie and Jim Greenstein said that they lived on Marview Lane, that they were concerned about the negative impacts that this project would have on them and surrounding neighbors, that the proposed project would carve out 43% of the existing steep hillside on the lot between their existing house and the common property line (shown on screen), that the standard in the area was to build at the top of the lot and not build down into the hillside, the project would increase rain runoff due to the increased building footprint and hardscape, the main level of 10 ft. walls of glass with a 1,200 sq. ft. deck was reduced from 1,500 sq. ft. at their request, most of this deck will be covered by a roof extending 16 to 18 ft. over the 22 ft. deck increasing the apparent scale and bulk of the house, that the Applicant had made some modifications to address their concerns but that they would like to be sure there would be a condition of approval addressing their concerns, that they ask that the lower level patio be reduced by 4 ft. as noted in their submitted Exhibit 2 (shown), that no other improvements other than planting would be allowed west of this limit to reduce the scale, bulk and massing of the project from the west, to reduce the amount of the hillside removal, that the finished floor for the lower level be raised by three feet by reducing the floor to ceiling heights so that the lower level would have eight foot ceilings and the upper level would have nine foot ceilings plus vaulted ceilings to prevent increasing the decks or patios in the future. They showed two more slides of the neighbors' view and an aerial view of the property and surrounding area.

Howard Sampson referenced the slide shown by Jim Greenstein, and said that he lived on Marview south of Mr. Greenstein, he was concerned about erosion that had already cost him a loss of 6-7 ft. of land, that building down the slope side would set a precedent, that if someone builds directly behind him into the bluff side he will experience it even worse as his slope is steeper causing protrusion toward his home, that the project appeared to be an outside entertainment home that may cause noise and light pollution, that the bulk and size was a concern and that he would like it to conform with the community.

Joe Driscoll said that he was available for questions about his expressed concerns and said that he did not grade down his property but stair stepped his house when it was built and that his second story was toward the street rather than over the hillside.

Jennifer Bolyn, Applicant's Architect, (rebuttal) said that the Applicant agreed to increase the finished floor to 275 MSL reducing their lower level to a 9 ft. ceiling, adding a berm to conserve the slope by 30 inches reducing impact, that they did make every effort to address all neighbors' concerns by grading down and creating a tuck under habitable area, and that the drainage and erosion would be improved on the property due to the modern drainage system that would be installed.

Council and Applicant discussed the upper-level patio before and after it was removed showing the reduced deck area, that the Applicant had reviewed the proposed conditions on Exhibit B submitted by Jim Greenstein, the concern about the depth of the patio and patio cover even though it had already been reduced, that the deck was a standard 20 ft. deep, that the berm up to the patio could mitigate the area better than cutting back the patio.

Councilmember Zito recessed the meeting for a break at 7:51 p.m. and reconvened at 8:05 p.m.

Ms. Bolyn stated that the neighbors seemed to receive the berm proposal positively and they would raise of the finished floor by a foot.

Council confirmed with the Sampsons, Greensteins, and Mansdorfers.

Council discussed the appreciation of the Applicant and the neighbors working together and that the project was complicated given the topography.

Ms. Bolyn stated that she had a 2-scale drawing she could submit of what was agreed upon, that it would show how much of the daylight would be cut out restoring that original cut out, that the only difference would be the finished floor being raised to 275 MSL and on the northern side the slope would increase from 276 to 277.5 because it would be 30 inches above, and that it would be a natural slope.

Greg Wade, City Manager, said that Staff would refer to an exhibit berm slope submitted at this meeting (on file).

**Motion:** Moved by Councilmember Edson and second by Councilmember Becker to close the public hearing. **Approved 4/0/1.** Ayes: Zito, Edson, Becker, MacDonald. Noes: None. Absent: Heebner (recused). Motion carried.

Council discussed the landscaping plan coming back to Council to show individual plants listed and their specific placement noted to be approved by Council before building permits were pulled.

**Motion:** Moved by Councilmember Zito and second by Councilmember Edson to approve the modified Resolution with additional conditions outlined in Exhibit B in the letter submitted to Council and Staff, that the landscaping plan would come back to Council at a future date as a Staff Report, that the finished floor elevation would be raised to 275 ft. and that proposed berm would be included in the first floor level design outlined by the Exhibit provide to Staff and Council during this hearing and resolved amongst the neighbors. **Approved 4/0/1.** Ayes: Zito, Edson, Becker, MacDonald. Noes: None. Absent: Heebner (recused). Motion carried.

**B.2. Public Hearing: 327 N. Acacia Ave., Applicant: Gregory and Lynette Petre, Application: DRP22-011, SDP22-009.** (File 0600-40)

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

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2023-003** conditionally approving a DRP and SDP to demolish a single-story, single-family residence, construct a replacement two-story, single-family residence with an attached main floor garage, an attached ADU, and perform associated site improvements at 327 N. Acacia Avenue, Solana Beach.

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

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

Greg Wade, City Manager, introduced the item.

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

Mayor Heebner opened the public hearing.

Council disclosures.

Council and Staff discussed the proposed curb, street, gutter improvements that would result in 18 ft. of travel lane and parking, the matching of the design to that across the street, that cars would be parking in the same place they are parking now on the gravel, that there was excess right-of-way, and that it would have a 10 ft. drive lane and 8 ft. of parking.

Craig Frieauf, Applicant's Architect, said that 3D images of house for review of the front depth, and that the mentioned green wall was a vertical planting wall of vines or other plants that would create a green element up the front of the house.

Council and Applicant discussed the butterfly roof, that one shed had an opening for light that breaks up the massing of the roof, that the butterfly roof was a design element that needed both sides of the roof, the different of perceptions of the articulation of the project, that the opening in the roof provided the ability to send light into the space below, that bamboo could grow up to 30 ft. and Ficus could grow to 60 ft., and that the ADU door was lockable from the outside and like any other front door.

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

**Motion:** Moved by Councilmember Becker and second by Councilmember Zito to approve and removing the bamboo option from the project. **Approved 5/0.** Ayes: Heebner, Zito, Edson, Becker, MacDonald. Noes: None. Motion carried unanimously.

**B.3. Public Hearing: 715 Ida Ave., Applicant: Chris Crowley, Case: DRP20-008, SDP20-012.** (File 0600-40)

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

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15301 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2023-002** conditionally approving a DRP and SDP for a replacement single-story, single-family residence and associated site improvements at 715 Ida Avenue, Solana Beach.

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

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

Greg Wade, City Manager, introduced the item.

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

Mayor Heebner opened the public hearing.

Council disclosures.

Tyler Buffet, Applicant's representative, said that he had no presentation but was available for questions.

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

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

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

*Submit speaker slips to the City Clerk.*

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

**C.1. Safe Routes to Schools Program Recommendations. (File 0860-35)**

Recommendation: That the City Council

- 1. Receive the Staff Report and provide direction to Staff as needed.

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

[Item C.1. Supplemental Docs \(upd. 1-11-23 at 3pm\)](#)

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

Greg Wade, City Manager, introduced the item and stated that it was on a schedule because it was primarily funded by a grant.

Jenny Aung, Chen Ryan Associates, presented a PowerPoint (on file).

Council, Consultant, and Staff discussed the public outreach and turnout from 9 site meetings that were based on mobility assessments, the drainage of decomposed granite (DG), feedback from the cycling community, reconciling the balance of the Comprehensive Active Transportation Strategies (CATS) plan and the Lomas Santa Fe Corridor plan as related to this Safe Routes to School, slow street signage postings at the Child Development Center, the funding options for the various related CIP projects, removing Class 4 bike paths from parts of the Lomas Santa Fe so not to conflict with the Lomas Santa Fe Corridor design, that more lighting should be placed under the Interstate 5 bridge, that the path from Cedros to Glenmont on Cliff Street be consistent and not DG material, and that this discussion helped move toward next steps in planning out this program.

**WORK PLAN COMMENTS: None**

*Adopted June 22, 2022*

**COMPENSATION & REIMBURSEMENT DISCLOSURE: None**

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

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

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

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

**CITIZEN COMMISSION(S)**

**ADJOURN:**

Mayor Heebner adjourned the meeting at 9:54 p.m. in the memory of Jim King, a recently passed Solana Beach resident.



# CITY OF SOLANA BEACH

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

## MINUTES

Joint – Closed Session

Wednesday, January 25, 2023 ♦ 5:00 p.m.

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

Teleconference: Zito – 603 Seabright Lane, Solana Beach, CA. 92075

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

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

Gregory Wade  
City Manager

Johanna Canlas  
City Attorney

Angela Ivey  
City Clerk

### **CALL TO ORDER AND ROLL CALL:**

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

Present: Lesa Heebner, David A. Zito, Jewel Edson, Kristi Becker, Jill MacDonald

Absent: None

Also: Gregory Wade, City Manager

Present: Johanna Canlas, City Attorney

### **PUBLIC COMMENT ON CLOSED SESSION ITEMS (ONLY):** None

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

### **CLOSED SESSION:**

#### **1. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION**

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

One (1) Potential case

#### **2. CONFERENCE WITH REAL PROPERTY NEGOTIATOR**

Pursuant to Government Code Section 54956.8

Property: APN: 263-352-03,04,05,06 and 07 and 263-342-02

City Negotiators: City Manager Gregory Wade and City Attorney Johanna Canlas

Negotiating Parties: Matt Tucker, North County Transit District

Under negotiation: Purchase Price and Terms

#### **3. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION**

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

One (1) Potential case

**No reportable action.**

### **ADJOURN:**

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

Angela Ivey, City Clerk

Council Approved:

# CITY OF SOLANA BEACH

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



## MINUTES

Joint REGULAR Meeting

Wednesday, January 25, 2023 \* 6:00 p.m.

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

Teleconference: Zito – 603 Seabright Lane, Solana Beach, CA. 92075

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

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

### CITY COUNCILMEMBERS

**Lesa Heebner**  
Mayor

**David A. Zito**  
Councilmember District 1  
**Kristi Becker**  
Councilmember District 2

**Jewel Edson**  
Councilmember District 3  
**Jill MacDonald**  
Councilmember District 4

Gregory Wade  
City Manager

Johanna Canlas  
City Attorney

Angela Ivey  
City Clerk

### CALL TO ORDER AND ROLL CALL:

Mayor Heebner called the meeting to order at 6:22 p.m.

Present: Lesa Heebner, David A. Zito, Jewel Edson, Kristi Becker, Jill MacDonald

Absent: None

Also Greg Wade, City Manager

Present: Johanna Canlas, City Attorney

Angela Ivey, City Clerk

Dan King, Assistant City Manager

Mo Sammak, City Engineer/Public Works Dir.

Rod Greek, Interim Finance Dir.

Joseph Lim, Community Development Dir.

CLOSED SESSION REPORT: None

FLAG SALUTE:

APPROVAL OF AGENDA:

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

## **ORAL COMMUNICATIONS:**

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

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

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

### **A. CONSENT CALENDAR:** (Action Items) (A.1. - A.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 heard immediately after approval of the Consent Calendar to hear the public speaker.

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

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

Recommendation: That the City Council

1. Approve the Minutes of the following City Council meetings held December 14, 2022.

Approved Minutes <https://www.cityofsolanabeach.org/en/government/public-meetings/agendas-minutes-videos>

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

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

Recommendation: That the City Council

1. Ratify the list of demands for December 17, 2022 – January 6, 2023.

#### **Item A.2. Report (click here)**

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

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

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

Recommendation: That the City Council

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

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

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

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

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

**A.4. Third Regional Beach Sand Project (RBSP III).** (File 0740-20)

Recommendation: That the City Council

1. Adopt **Resolution 2023-013** authorizing City Manager to act on behalf of the City of Solana Beach, in consultation with the City Attorney, to sign the MOU with SANDAG to participate in Phase I of RBSP III and contribute \$14,925 from existing funds held by SANDAG as the local cost share for the work effort.

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

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

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

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

**A.5. Roof Replacements of the Fletcher Cove Community Center and the Marine Safety Center.** (File 0740-20)

Recommendation: That the City Council

1. Adopt **Resolution 2023-007:**
  - a. Awarding a construction contract for the Fletcher Cove Community Center and Marine Safety Center roof replacements, Bid No. 2022-08, in the amount of \$348,000, to Preman Roofing.
  - b. Approving an amount of \$52,200 (15%) 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. Authorizing the City Treasurer to increase the FY 2022/2023 CIP Budget in the amount of \$120,200; and authorizing the transfer of \$120,200 from the General Fund unallocated reserve to the CIP Budget.
  - f. Authorizing the City Treasurer to amend the Fiscal Year 2022/2023 Adopted Budget accordingly.

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

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

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

**A.6. Joint State Parks Grant Application Submittal.** (File 0740-20)

Recommendation: That the City Council

1. Adopt **Resolution 2023-012** ratifying, authorizing and approving submittal of a Grant application to the State of California Department of Parks and Recreation, Division of Boating and Waterways, for Project funding and authorizing the City Manager or his designee to act on behalf of the City of Solana Beach, in consultation with the City Attorney, to negotiate and execute all agreements and amendments necessary to comply with the State Parks, Division of Boating and Waterways grant requirements related to the Project.

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

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

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

**A.7. State Legislative Consultant Services.** (File 0740-10)

Recommendation: That the City Council

1. Adopt **Resolution 2023-014:**
  - a. Authorizing the City Manager to execute a Professional Services Agreement, in an amount not to exceed \$121,709.31, with Emanuels Jones and Associates for state legislative consultant services from Fiscal Year 2022-23 through 2025-26.
  - b. Authorizing the City Manager to extend the agreement up to three additional one-year terms at the sole discretion of the City.
  - c. Authorizing an increase in appropriation of \$150.00 to the Professional Services account in the City Manager department from unreserved fund balance.
  - d. Authorizing the City Treasurer to amend the FY 2022/23 Adopted Budget accordingly.

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

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

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

**B. PUBLIC HEARINGS:** (B.1. – B.3.)

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

**B.1. Public Hearing: 622 Glenmont, Applicant: Sanson, Case: MOD22-005.**  
(File 0600-40)

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

1. Conduct the Public Hearing: Open the Public Hearing, Report Council disclosures, Receive public testimony, Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the State CEQA Guidelines.
3. If the City Council makes the requisite findings and approves the proposed project modification, adopt **Resolution 2023-010** conditionally approving a modification to the original approval in order to remodel the existing residence within the three-dimensional building envelope of the approved structure, eliminate the proposed basement level, eliminate the roof deck and modify the proposed grading and landscaping plans at 622 Glenmont Drive, Solana Beach.

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

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

Greg Wade, City Manager, introduced the item.

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

Mayor Heebner opened the public hearing.

Council disclosures.

June Sanson, Applicant, said that they bought the house in 2019 and were glad to be back in town and that they were reducing the size due to construction costs.

Steve Dalton, Architect, presented a PowerPoint (on file) showing the previously approved project and the revised design.

Council and Applicant discussed a limitation of the hedge at 12 ft. to preserve the neighbors' views, that the Applicant worked with their neighbors, that the wall on the south side is very high and they intended to cover the wall with trees that would not exceed the wall.

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

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

**B.2. Public Hearing: 658 Marsolan., Applicants: Gumanovskaya and Shlopov, Case: DRP21-018, SDP21-016.** (File 0600-40)

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

1. Conduct the Public Hearing: Open the Public Hearing, Report Council Disclosures, Receive Public Testimony, and Close the Public Hearing.
2. Find the project exempt from the California Environmental Quality Act pursuant to Section 15303 of the State CEQA Guidelines; and
3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2023-009** conditionally approving a DRP and SDP to demolish a single-story, single-family residence, construct a replacement multi-level, single-family residence with a basement level attached garage, an attached main floor ADU, and perform associated site improvements at 658 Marsolan Avenue, Solana Beach.

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

[Item B.2. Supplemental Docs \(upd. 1-25-23 at 4pm\)](#)

*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.*

Councilmember Edson recused herself due to property interest within 500 ft. of the proposed project.

Greg Wade, City Manager, introduced the item.

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

Mayor Heebner opened the public hearing.

Council disclosures.

Marina Gumanovskaya, Applicant, said that they worked with their neighbors to address their concerns and made changes to accommodate them, and they were surprised to hear of new issues yesterday.

Steve Dalton, Architect, presented a PowerPoint (on file) and said that they made a significant reduction of the size of the building, that the story poles were the original height and the green-tagged was added to illustrate the reduction, that perhaps the comments received did not fully understand the story pole differentiation, that the project was a nice mediation between both side neighbors, that all setbacks were more than required and still included many recesses and projections for articulation, there were many two-story homes in the neighborhood, and that it was a thoughtful house for the area.

Council, Staff, and Applicant discussed that the property owners intended to use the roof deck to watch the sunset, that it was a small area and set in the center of the project, that the lower retaining walls were for the slope and contained plantings, the street improvements set a 10 ft. decomposed granite (DG) path to clear the area in case a sidewalk was put in at a later date, that the front retaining walls added bulk instead of natural slopes, that at least 2 of the 3 walls would be required for this slope, that foliage would obscure the walls, concerns about the scale, mass, bulkiness, building placement, neighborhood compatibility, the deck placed on top of a 3<sup>rd</sup> story appeared massive and large, that the upstairs deck off of the bedroom was ½ the width of the lot and should be reduced or staggered, that masonry around the house creates a visual bulk by boxing in the house, that the two decks stacked width with the wide fascia adds to the scale, that the second story deck looked like a wide roof over the first floor, that 4 people wrote in objecting due to incompatibility with the neighborhood, that it looks like a 3 story with a deck on top, that the garage was only 1 ft. below grade, the front yard retaining walls added to the appearance of a 3-story house, that it was a beautiful design but massive because of some of the elements in this area, the appearance of a lack of articulation, and that the Applicant would prefer a continuation to come back with a redesign.

Mayor Heebner stated that the public hearing would remain open, and they cannot talk to the public about the project.

**Motion:** Moved by Councilmember Zito and second by Councilmember Becker to continue the public hearing to a date certain of March 22, 2023. **Approved 4/0/1.** Ayes: Heebner, Zito, Becker, MacDonald. Noes: None. Absent: Edson (recused). Motion carried.

**B.3. Public Hearing: 738 Castro, Applicant: Tresp, Case: DRP21-021, SDP21-020.**  
(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 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 of the State CEQA Guidelines; and

3. If the City Council makes the requisite findings and approves the project, adopt **Resolution 2022-111** conditionally approving a DRP and SDP to remodel and construct an addition to an existing single-family residence with a two-car garage and perform associated site improvements at 738 Castro Street, Solana Beach.

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

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

Greg Wade, City Manager, introduced the item.

Tiffany Wade, Assistant Planner, presented a PowerPoint (on file).

Mayor Heebner opened the public hearing.

Council disclosures.

Brian Tresp, Applicant, presented a PowerPoint (on file).

Council and Applicant discussed that the intent of the roof deck was to sit outside at sunset with visibility of the Fairgrounds and that the Applicant was unsure of what would be on the deck.

Manny Aguilar, Claimant, presented a PowerPoint (on file) showing the impact of the project on their view, that the project started in 2016, that they had no issue with the building structure, that the rooftop deck was the issue and how it impacts their view, that there was a mass deck area and they had no idea of what it would be used for, that the topography of the lot was maximized, that he had an ocean view for 30 years but he could not keep all of it with new builds, and to consider cutting the neighbor's bamboo.

Kent Malmberg said that he lived on Ida Ave., adjacent to the property, that it was slated for a one story and some things had been added and there had been some new impacts, that he was concerned about the deck which in line with their bedroom window, that there were not any big rooftop decks like this in the neighborhood, and that furniture on it would be an eyesore.

Brian Tresp, Applicant, (rebuttal) said that he had one party in 17 years, he referenced his PowerPoint slide to show a canary palm that was on his fence line against Kent's home that he would have kept but they wanted it out so now he looks down on them, that he removed the tree to open an ocean view for Kent, and that he was a good neighbor in the past with this gesture.

Council, Applicant, and Claimant discussed that the view obstruction had been remedied, restricting items on the roof deck, removing or reducing decks, concerns with the new deck and impacts of the stair steps, and obscured railing.

Brian Tresp, Applicant, said that he would be willing to eliminate the higher deck #1 and limit the height on items on the lower deck not to exceed beyond the height of the railing.

Mayor Heebner recessed the meeting at 8:08 p.m. for a break and reconvened the meeting at 8:18 p.m.

Craig Friehauf, Architect, said that they had a solution as he showed on the screen pulling back deck #2, solid railing, and eliminating deck #1.

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

**Motion:** Moved by Councilmember Becker and second by Mayor Heebner to approve adding conditions to remove the upper deck, obscure the deck railing, and move back the lower deck to line up with the stairs. **Approved 5/0.** Ayes: Heebner, Zito, Edson, Becker, MacDonald. Noes: None. Motion carried unanimously.

### **C. STAFF REPORTS:** (C.1. – C.2.)

*Submit speaker slips to the City Clerk.*

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

#### **C.1. License Plate Recognition Cameras on City Traffic Signals Consideration.**

(File 0200-00)

Recommendation: That the City Council

##### **1. Adopt Resolution 2023-015:**

- a. Authorize the City Manager to issue encroachment permits to the San Diego County Sheriff's Department to install eight (8) Automated License Plate Recognition (LPR) cameras on traffic signals in the City using Reckor Systems Inc. equipment; and
- b. Authorize the City Manager to reimburse the County of San Diego Sheriff's Department in the amount of \$34,544 for the cameras, licensing, and service fees for three (3) years and \$11,520 for the associated cellular service fees.
- c. Authorize the City's Interim Finance Director/Treasurer to transfer \$46,064 from the general fund unreserved fund balance to the Law Enforcement Department Professional Services account for this purpose.

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

[Item C.1. Supplemental Docs \(upd. 1-25-23 at 2:15pm\)](#)

*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.

Chris Lawrence, North Coast Sheriff's Stations Administrative Lieutenant, presented a PowerPoint (on file) reviewing the program, and said that LPRs (License Plate Recognition) uses optical character recognition to read license plates, that the vendor Rekor was elected as the provider for fixed sites, using the Edge Pro camera which was capable of reading plates

within two traffic lanes, both Del Mar and Encinitas are implementing LPRs, and that the only data provided to them is the license plate and make of the car but no owner information.

Council, Staff, and Lt. Lawrence discussed that many individuals were caught using the LPRs in Carlsbad during 2021 and 2022 all related to a larger South America theft group operating in San Diego, that the cellular provider used is Verizon, that sites are selected as ingress and egresses to areas and the City, that a license plate is vetted for a stolen car and then entered into the system and when a camera picks it up an alert will be sent, that annual audits are performed and reported to the Department of Justice, and that statistics are kept with the crime analyst.

**Motion:** Moved by Councilmember Edson and second by Councilmember MacDonald to approve and provide an annual review or finding of the program and reserve some leeway to adjust locations if there are issues with getting Caltrans or Del Mar approval for shared intersections. **Approved 5/0.** Ayes: Heebner, Zito, Edson, Becker, MacDonald. Noes: None. Motion carried unanimously.

## **C.2. 2023 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 members (Mayor Heebner, Councilmember Edson, and Councilmember Zito) for two-year terms.

**Motion:** Moved by Mayor Heebner and second by Councilmember Becker to approve appointments of Christopher Maulik (Heebner), Jeff Lyle (Edson), and Kenneth Zito (Zito, no relation). **Approved 5/0.** Ayes: Heebner, Zito, Edson, Becker, MacDonald. Noes: None. Motion carried unanimously.

2. Appoint three (3) 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.

**Motion:** Moved by Councilmember Becker and second by Councilmember Edson to approve appointments of residents Mika Nagamine, John Kellogg, and Ken Flagg and professional position to Michael McClune. **Approved 5/0.** Ayes: Heebner, Zito, Edson, Becker, MacDonald. Noes: None. Motion carried unanimously.

3. Appoint four (4) members to the Parks and Recreation Commission nominated/appointed by *Council-at-large* for two-year terms.

Due to the lack of clarity of appointment choices, the deadline will be extended.

4. Appoint four (4) members to the Public Arts Commission nominated/appointed by *Council-at-large* for two-year terms.

Due to the lack of clarity of appointment choices, the deadline will be extended.

5. Appoint three (3) members to the View Assessment Commission: three (3) positions for two-year terms by individual members (Mayor Heebner, Councilmember Edson, and Councilmember Becker)

**Motion:** Moved by Councilmember Zito and second by Councilmember Becker to approve appointment of Bob Moldenhauer (Heebner), Rich Villasenor (Edson), and Matthew Cohen (Becker). **Approved 5/0.** Ayes: Heebner, Zito, Edson, Becker, MacDonald. Noes: None. Motion carried unanimously.

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

[Item C.2. Updated Report #1](#)

[Item C.2. Updated Report #2](#)

[Item C.2. Supplemental Docs \(upd. 1-25-23 at 10am\)](#)

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

## **WORK PLAN COMMENTS:**

*Adopted June 22, 2022*

## **COMPENSATION & REIMBURSEMENT DISCLOSURE:**

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

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

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

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

**CITIZEN COMMISSION(S)**

## **ADJOURN:**

Mayor Heebner adjourned the meeting at 9:03 p.m.



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** February 22, 2023  
**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 - 01/21/23 through 02/10/23

Check Register-Disbursement Fund (Attachment 1)		\$	565,639.12
Net Payroll Retiree Health	February 8, 2023		3,721.00
Net Payroll Council	February 9, 2023		5,152.46
Net Payroll Staff N16	February 3, 2023		<u>271,539.40</u>
<b>TOTAL</b>		<b>\$</b>	<b><u>846,051.98</u></b>

## **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 January 21, 2023 through February 10, 2023 reflects total expenditures of \$846,051.98 from various City sources.

## **WORK PLAN:**

N/A

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

**OPTIONS:**

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

**DEPARTMENT RECOMMENDATION:**

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

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation.



---

Gregory Wade, City Manager

Attachments:

1. Check Register – Disbursement Fund



# City of Solana Beach

## Register of Demands

1/21/2023 - 2/10/2023

Department Vendor	Description	Date	Check/EFT Number	Amount
<b>100 - GENERAL FUND</b>				
MISSION SQUARE PLAN 302817	Payroll Run 1 - Warrant N16	02/02/2023	9000688	\$20,954.99
SOLANA BEACH FIREFIGHTERS ASSOC	Payroll Run 1 - Warrant N16	02/02/2023	9000692	\$850.00
US BANK	CALCARD BALANCE FORWARD	02/02/2023	103234	\$2,400.00
US BANK	J. MACDONALD NEW COUNCIL ACADEMY	02/09/2023	103311	\$625.00
PRE-PAID LEGAL SERVICES, INC	JAN 23-PPD LEGAL	02/02/2023	103252	\$25.90
AFLAC	JAN 2023	02/02/2023	103228	\$787.70
DEPARTMENT OF CONSERVATION	OCT-DEC 22-SMIP FEES	01/27/2023	103193	\$1,688.15
MISSION SQUARE RHS 801939	Payroll Run 1 - Warrant N16	02/02/2023	9000689	\$2,110.96
SUN LIFE FINANCIAL	JAN 23 LIFE INSURANCE	02/02/2023	9000693	\$1,735.45
SUN LIFE FINANCIAL	JAN 23 LIFE INSURANCE	02/02/2023	9000693	\$1,411.74
SUN LIFE FINANCIAL	JAN 23 LIFE INSURANCE	02/02/2023	9000693	\$341.80
SUN LIFE FINANCIAL	FEB 23 LIFE INS	02/02/2023	9000693	\$1,416.11
SUN LIFE FINANCIAL	FEB 23 LIFE INS	02/02/2023	9000693	\$341.80
SUN LIFE FINANCIAL	FEB 23 LIFE INS	02/02/2023	9000693	\$1,741.14
SELF INSURED SERVICES COMPANY	FEB 23 DENTAL	02/02/2023	9000685	\$2,953.80
FRANCHISE TAX BOARD	Payroll Run 1 - Warrant N16	02/02/2023	103241	\$100.00
FIDELITY SECURITY LIFE INSURANCE COMPANY	FEB 23 VISION	02/02/2023	103239	\$517.28
JERRY SWAIN	RFND-ENC22-0127/1213 VIA MIL CUMBRES	02/09/2023	103323	\$557.00
TONI WILLIAMS	RFND-FCCC-12/10/22	02/09/2023	103337	\$500.00
DEBRA CHURCH & BRIAN CHURCH	RFND-PIP19-0002/507 S CEDROS	02/09/2023	103314	\$21,276.00
<b>TOTAL GENERAL FUND</b>				<b>\$62,334.82</b>
<b>1005100 - CITY COUNCIL</b>				
US BANK	MAYOR/DEPUTY MAYOR BUSINESS CARDS	02/09/2023	103311	\$56.02
US BANK	CLOSED SESSION SUPPLIES	02/09/2023	103311	\$42.35
US BANK	BUSINESS CARDS	02/09/2023	103311	\$65.72
<b>TOTAL CITY COUNCIL</b>				<b>\$164.09</b>
<b>1005150 - CITY CLERK</b>				
PITNEY BOWES GLOBAL FINANCIAL SVC	POSTAGE METER LEASE: 103022-012923	02/02/2023	103251	\$749.07
DFM ASSOCIATES INC	2023 CA ELECTIONS CODE	02/02/2023	103236	\$144.79
US BANK	CONVERTING MEETING STORAGE	02/09/2023	103311	\$249.99
US BANK	ELECTED CERTIFICATE FRAMES	02/09/2023	103311	\$80.78
US BANK	OUTGOING COUNCIL MEMBER COLLAGE FRAME	02/09/2023	103311	\$60.33
US BANK	BAGGAGE COST	02/09/2023	103312	\$20.43
US BANK	LEAGUE CA CITIES CLERK CONF	02/09/2023	103311	\$469.81
US BANK	BAGGAGE COST	02/09/2023	103311	\$30.00
US BANK	LEAGUE CA CITIES CLERK CONF PARKING	02/09/2023	103311	\$78.00
US BANK	RETURN CERTIFICATE FRAMES	02/09/2023	103311	(\$40.38)
US BANK	BUSINESS CERT TRANSLATION	02/09/2023	103311	\$60.00
US BANK	BUSINESS CERT TRANSLATION	02/09/2023	103311	\$280.40
US BANK	INTERNATIONAL INSTITUTE MUNI CLERKS	02/09/2023	103311	\$125.00
US BANK	MINTUES TRANSLATION	02/09/2023	103311	\$31.00
US BANK	SUPPLIES COUNCIL MTG 120922	02/09/2023	103311	\$120.00

US BANK	MINTUES TRANSLATION	02/09/2023	103312	\$24.25
US BANK	ADVERTISING CITIZEN COMMISSION	02/09/2023	103311	\$550.00
US BANK	MINTUES TRANSLATION	02/09/2023	103312	\$22.50
US BANK	FRAMES FOR COUNCIL	02/09/2023	103311	\$37.22
US BANK	RETURN FRAME FOR COUNCIL	02/09/2023	103311	(\$28.40)
US BANK	FRAMES FOR COUNCIL	02/09/2023	103311	\$29.14
US BANK	RETURN ADDRESS STAMP-MAIL ROOM	02/09/2023	103311	\$55.33
US BANK	REFUND DOUBLE CHARGE	02/09/2023	103311	(\$40.00)
US BANK	HARLESS FARWELL SUPPLIES	02/09/2023	103311	\$40.00
US BANK	HARLESS FARWELL SUPPLIES	02/09/2023	103311	\$40.00
UT SAN DIEGO - NRTH COUNTY	NOTICE OF NOMINEES FOR PUBLIC OFFICE	02/02/2023	103262	\$90.57
SPECTRA ASSOCIATES, INC	8 REAMS ARCHIVAL RECORD PAPER	02/02/2023	103258	\$942.50
KNOWBE4,INC.	SECURITY AWARENESS TRAINING	01/27/2023	103201	\$1,563.00
PERFECT IMAGE VIDEO	Council Mtgs Video Tape conversion	02/02/2023	103250	\$698.60

**TOTAL CITY CLERK****\$6,483.93****1005200 - CITY MANAGER**

US BANK	GW WALL CALENDAR	02/09/2023	103312	\$22.36
US BANK	12/14 CLOSED SESSION MEALS	02/09/2023	103311	\$185.09
KEYSER MARSTON ASSOCIATES, INC	JAN 23-PROFESSIONAL SERVICES	02/09/2023	103324	\$382.50

**TOTAL CITY MANAGER****\$589.95****1005250 - LEGAL SERVICES**

BURKE WILLIAMS & SORENSEN	NOV 22-PROF SRV	01/27/2023	103184	\$10,805.40
BURKE WILLIAMS & SORENSEN	96-0002-NOV 22/PROF SRVC	01/27/2023	103184	\$23.80
BURKE WILLIAMS & SORENSEN	96-0040.002-NOV 22/PROF SRVC	01/27/2023	103184	\$1,123.40
BURKE WILLIAMS & SORENSEN	96-0006-NOV 22/PROF SRVC	01/27/2023	103184	\$3,760.40
BURKE WILLIAMS & SORENSEN	96-0014-NOV 22/PROF SRVC	01/27/2023	103184	\$1,401.40
BURKE WILLIAMS & SORENSEN	96-0019-NOV 22/PROF SRVC	01/27/2023	103184	\$1,800.90
BURKE WILLIAMS & SORENSEN	96-0037.002-NOV 22/PROF SRVC	01/27/2023	103184	\$737.80
BURKE WILLIAMS & SORENSEN	96-0040-NOV 22/PROF SRVC	01/27/2023	103184	\$2,904.40

**TOTAL LEGAL SERVICES****\$22,557.50****1005300 - FINANCE**

STAPLES CONTRACT & COMMERCIAL	HANGING FILE FOLDERS	02/02/2023	103259	\$26.26
KOPPEL & GRUBER PUBLIC FINANCE	OCT -DEC 22-ADMIN SVC	02/09/2023	103325	\$600.61
BUSINESS PRINTING COMPANY INC	ENVELOPES	01/27/2023	103185	\$1,480.87
HDL COREN & CONE	JAN-MAR 23-CONTRACT SRVC PROPERTY TAX	01/27/2023	9000680	\$3,556.25
NATIONAL PRINT AND PROMO	TAX FORMS	02/09/2023	103329	\$448.60
KFORCE INC.	12/22/22-TEMP SERVICES-FIN	01/27/2023	9000681	\$1,280.00
KFORCE INC.	01/05/23-TEMP SERVICES-FIN	01/27/2023	9000681	\$960.00
KFORCE INC.	01/12/23-TEMP SERVICES-FIN	01/27/2023	9000681	\$1,280.00
KFORCE INC.	01/19/23-TEMP SERVICES-FIN	02/02/2023	9000691	\$960.00
KFORCE INC.	01/26/23-TEMP SERVICES-FIN	02/09/2023	9000695	\$860.00
AMAZON.COM SALES, INC	FILE FOLDERS/FILE HOLDER BOX	02/09/2023	103306	\$59.29

**TOTAL FINANCE****\$11,511.88****1005350 - SUPPORT SERVICES**

STAPLES CONTRACT & COMMERCIAL	LETTER OPENER	02/02/2023	103259	\$7.96
STAPLES CONTRACT & COMMERCIAL	PAPER	02/02/2023	103259	\$499.39
STAPLES CONTRACT & COMMERCIAL	FILE FOLDERS	02/02/2023	103259	\$74.33
XEROX CORPORATION	DEC 22-XEROX UPSTAIRS	01/27/2023	103226	\$53.17
XEROX CORPORATION	DEC 22-XEROX UPSTAIRS	01/27/2023	103226	\$298.25
XEROX CORPORATION	DEC 22-XEROX CLERK	01/27/2023	103226	\$120.21
XEROX CORPORATION	DEC 22-XEROX CLERK	01/27/2023	103226	\$271.68

XEROX CORPORATION	DEC 22-XEROX PLN/ENG	01/27/2023	103226	\$90.30
XEROX CORPORATION	DEC 22-XEROX PLN/ENG	01/27/2023	103226	\$546.78
XEROX CORPORATION	DEC 22-XEROX-FIERY-PLN/ENG	01/27/2023	103226	\$132.61
XEROX CORPORATION	DEC 22-XEROX-FIERY-UPSTAIRS	01/27/2023	103226	\$132.61
XEROX CORPORATION	DEC 22-XEROX-FIERY-CLK	01/27/2023	103226	\$122.84
READY REFRESH BY NESTLE	DEC 22-DRINKING WATER -PW	01/27/2023	103212	\$68.20
READY REFRESH BY NESTLE	DEC 22-DRINKING WATER-LC	01/27/2023	103212	\$43.96
READY REFRESH BY NESTLE	DEC 22-DRINKING WATER-CH	01/27/2023	103212	\$335.00
AMAZON.COM SALES, INC	COFFEE PODS	01/27/2023	103178	\$51.40
AMAZON.COM SALES, INC	COFFEE PODS	02/09/2023	103306	\$60.61

**TOTAL SUPPORT SERVICES****\$2,909.30****1005400 - HUMAN RESOURCES**

US BANK	HOLIDAY PARTY SUPPLIES	02/09/2023	103311	\$64.63
US BANK	HOLIDAY PARTY SUPPLIES	02/09/2023	103312	\$18.86
US BANK	HOLIDAY PARTY SUPPLIES	02/09/2023	103311	\$149.08
US BANK	INK CARTRIDGE	02/09/2023	103311	\$96.48
US BANK	MILESTONE ANNIVERSARY PLAQUES	02/09/2023	103311	\$208.35
US BANK	EMPLOYEE APPRECIATION DECORATIONS	02/09/2023	103312	\$18.30
US BANK	EMPLOYEE APPRECIATION DECORATIONS	02/09/2023	103311	\$70.00
US BANK	LCW WEBINAR	02/09/2023	103311	\$75.00
US BANK	EMPLOYEE APPRECIATION DECORATIONS	02/09/2023	103312	\$16.15
US BANK	EMPLOYEE APPRECIATION DECORATIONS	02/09/2023	103311	\$81.83
US BANK	EMPLOYEE APPRECIATION RENTALS	02/09/2023	103311	\$377.89
US BANK	EMPLOYEE APPRECIATION DECORATIONS	02/09/2023	103311	\$43.08
US BANK	EMPLOYEE APPRECIATION DECORATIONS	02/09/2023	103312	\$13.30
US BANK	EMPLOYEE APPRECIATION DECORATIONS	02/09/2023	103311	\$140.00
US BANK	HR OFFICE SUPPLIES	02/09/2023	103311	\$60.96
US BANK	EMPLOYEE APPRECIATION DECORATIONS	02/09/2023	103311	\$37.70
US BANK	MASNICA MILESTONE ANNIVERSARY GIFT	02/09/2023	103312	\$25.00
US BANK	EMPLOYEE APPRECIATION DECORATIONS	02/09/2023	103311	\$139.84
US BANK	GOLDBERG MILESTONE ANNIVERSARY GIFT	02/09/2023	103311	\$100.00
US BANK	KOSZNEWIK MILESTONE ANNIVERSARY GIFT	02/09/2023	103311	\$50.00
US BANK	SIBERRELL MILESTONE ANNIVERSARY GIFT	02/09/2023	103311	\$125.00
US BANK	FLOWERS FOR J. MACDONALD	02/09/2023	103311	\$85.53
US BANK	2023 LABOR LAW POSTERS	02/09/2023	103311	\$320.77
US BANK	MILESTONE ANNIVERSARY GIFTS (3)	02/09/2023	103311	\$100.00
US BANK	MILESTONE ANNIVERSARY GIFT	02/09/2023	103312	\$25.00
RYAN PESTER	FY23 TUITION REIMBURSEMENT-FIRE PREV MANAGEMNET	02/02/2023	103255	\$760.00
KAYLA MOSHKI	FY23 TUITION REIMBURSEMENT	02/02/2023	9000690	\$2,000.00
DEPARTMENT OF JUSTICE	DEC 22-FINGERPRINT APPS	01/27/2023	103194	\$32.00
COASTAL LIVE SCAN AND INSURANCE	DEC 22-LIVESCAN FINGERPRINT	02/09/2023	103317	\$30.00

**TOTAL HUMAN RESOURCES****\$5,264.75****1005450 - INFORMATION SERVICES**

COX COMMUNICATIONS INC	0013410039730701-12/19/22-01/18/23	02/02/2023	103235	\$313.82
CDW GOVERNMENT INC	PFPT - EMAIL SECURITY	02/02/2023	9000686	\$3,000.00
US BANK	DOMAIN HOSTING	02/09/2023	103312	\$9.95
US BANK	CONSTANT CONTACT	02/09/2023	103311	\$55.00
US BANK	MISAC MEMBERSHIP	02/09/2023	103311	\$130.00
US BANK	SPEAKER WIRE/MOUNT	02/09/2023	103311	\$128.73
US BANK	AUDIO CABLE	02/09/2023	103312	\$23.12

US BANK	IPAD CASES	02/09/2023	103311	\$47.32
US BANK	WEBCAMS (4)	02/09/2023	103311	\$275.84
US BANK	BATTERIES/CD CASE	02/09/2023	103311	\$79.83
US BANK	IPAD SCREEN CASE	02/09/2023	103312	\$17.76
US BANK	AUDIO CABLE	02/09/2023	103311	\$28.88
US BANK	SECURITY CAMERA SYSTEM	02/09/2023	103311	\$1,440.60
US BANK	HARD DRIVE DOCKING STATION	02/09/2023	103311	\$60.30
US BANK	MS IPAD SCREEN REPAIR	02/09/2023	103311	\$111.04
US BANK	ATT	02/09/2023	103311	\$64.20
VERIZON WIRELESS-SD	670601022-00001-11/24/22-12/23/22	02/02/2023	103263	\$112.76
AT&T CALNET 3	9391012278-11/24/22-12/23/22	02/02/2023	103232	\$3,432.58
AT&T CALNET 3	19254614-11/24/22-12/23/22	02/02/2023	103232	\$22.80
AT&T CALNET 3	9391053641-11/24/22-12/23/22	02/02/2023	103232	\$167.08
AT&T CALNET 3	9391062899-11/24/22-12/23/22	02/02/2023	103232	\$167.08
MANAGED SOLUTION	DEC 22-IT Services Managed Solution	02/02/2023	103243	\$700.00
MANAGED SOLUTION	JAN 22-IT Services Managed Solution	02/02/2023	103243	\$700.00
MALWAREBYTES	MALWAREBYTES DNS FILTERING	02/09/2023	103326	\$481.00
FISHER INTEGRATED, INC.	NOV 22-WEB STREAMING SVC	02/02/2023	103240	\$800.00
FISHER INTEGRATED, INC.	DEC 22-WEB STREAMING SVC	02/02/2023	103240	\$800.00
AMAZON.COM SALES, INC	HARD DRIVE	02/09/2023	103306	\$263.24
AMAZON.COM SALES, INC	SC DS HDD	02/09/2023	103306	\$279.05
<b>TOTAL INFORMATION SERVICES</b>				<b>\$13,711.98</b>
<b>1005550 - PLANNING</b>				
UT SAN DIEGO - NRTH COUNTY	MOD22-002 PUBLIC NOTICE	02/02/2023	103262	\$329.49
SAN DIEGO COUNTY RECORDER	DECEMBER 2022 MAP FEE	02/02/2023	103256	\$4.00
AMAZON.COM SALES, INC	PLANNING/CODES OFFICE SUPPLIES	02/02/2023	103230	\$67.92
<b>TOTAL PLANNING</b>				<b>\$401.41</b>
<b>1005560 - BUILDING SERVICES</b>				
AMAZON.COM SALES, INC	NOTE PADS/HIGHLIGHTERS/PENS	01/27/2023	103178	\$46.61
AMAZON.COM SALES, INC	CALENDARS (2)	02/02/2023	103230	\$21.84
<b>TOTAL BUILDING SERVICES</b>				<b>\$68.45</b>
<b>1005590 - PARKING ENFORCEMENT</b>				
US BANK	WORK BOOTS	02/09/2023	103311	\$129.29
US BANK	ADJUSTABLE CHALK STICK	02/09/2023	103311	\$128.75
US BANK	RETRACTABLE BADGE HOLDER	02/09/2023	103312	\$19.26
US BANK	UNIFORM SHIRT	02/09/2023	103311	\$72.45
US BANK	CODE ENFORCEMENT CAR WASH	02/09/2023	103312	\$8.00
US BANK	CODE ENFORCEMENT CAR SMOG	02/09/2023	103311	\$59.95
DATATICKET INC.	DEC 22-PRKING CITATION PROCESSING-OUT OF STATE	01/27/2023	103192	\$225.00
DATATICKET INC.	DEC 22-PRKING CITATION PROCESSING-IN STATE	01/27/2023	103192	\$1,361.69
WEX FLEET UNIVERSAL	01/08/23-02/07/23-AUTO FUEL	02/09/2023	103339	\$197.23
DEPARTMENT OF JUSTICE	DEC 22-FINGERPRINT APPS	01/27/2023	103194	\$32.00
AMAZON.COM SALES, INC	ID BADGE HOLDERS	01/27/2023	103178	\$12.81
AMAZON.COM SALES, INC	PLANNING/CODES OFFICE SUPPLIES	02/02/2023	103230	\$52.78
<b>TOTAL PARKING ENFORCEMENT</b>				<b>\$2,299.21</b>
<b>1006120 - FIRE DEPARTMENT</b>				
NAPA AUTO PARTS INC	ANTI FREEZE/EXHAUST FLUID	02/09/2023	103328	\$153.35
US BANK	WORK GLOVES	02/09/2023	103311	\$420.11
US BANK	GAS	02/09/2023	103311	\$126.01
PALOMAR COLLEGE	FALL 2022 CLASS #72087	01/27/2023	103209	\$852.00
COMPRESSED AIR SPECIALTIES INC	CAS TRUCK ANNUAL SERVICE	02/09/2023	103318	\$2,197.46

DRIVE AUTO CARE	F250-SMOG INSPECTION	01/27/2023	103196	\$59.95
DRIVE AUTO CARE	DAKOTA-SMOG INSPECTION	01/27/2023	103196	\$39.95
ACE UNIFORMS & ACCESSORIES	SHIRTS/PATCHES/PANTS	01/27/2023	103176	\$1,018.57
SOUTH COAST EMERGENCY VEHICLE SVC	ICP BAR/SEAT BOTTOM	02/09/2023	103335	\$972.41
PARKHOUSE TIRE INC	TRK#237-FLAT REPAIR	01/27/2023	103210	\$157.50
REGIONAL COMMS SYS, MS 056 - RCS	DEC 22-CAP CODE	01/27/2023	103213	\$32.50
MUNICIPAL EMERGENCY SERVICES, INC	SCBA REPAIR-REGULATOR/BATTERY	01/27/2023	103204	\$195.18
MUNICIPAL EMERGENCY SERVICES, INC	HYDROTEST	01/27/2023	103204	\$248.26
WEX BANK	DEC 22-AUTO FUEL/CR TAX	02/09/2023	103338	\$2,127.23
WEX BANK	DEC 22-AUTO FUEL/CR TAX	02/09/2023	103338	(\$91.18)
ALLSTAR FIRE EQUIPMENT, INC	TURNOUTS	02/02/2023	103229	\$3,148.02
ALLSTAR FIRE EQUIPMENT, INC	TURNOUTS-BACK UP	02/02/2023	103229	\$2,581.25
<b>TOTAL FIRE DEPARTMENT</b>				<b>\$14,238.57</b>
<b>1006130 - ANIMAL CONTROL</b>				
HABITAT PROTECTION, INC	JAN 23- DEAD ANIMAL REMOVAL	01/27/2023	103199	\$145.00
HABITAT PROTECTION, INC	JAN 23-DEAD ANIMAL REMOVAL	02/02/2023	103242	\$145.00
<b>TOTAL ANIMAL CONTROL</b>				<b>\$290.00</b>
<b>1006170 - MARINE SAFETY</b>				
CAMEO PAPER & JANITORIAL SUPPLY INC	TOWELS	01/27/2023	103186	\$61.41
CAMEO PAPER & JANITORIAL SUPPLY INC	FUEL CHARGE	01/27/2023	103186	\$9.00
US BANK	HANGERS/STORAGE	02/09/2023	103311	\$68.31
US BANK	CREATING A POS WORKPLACE	02/09/2023	103311	\$149.00
US BANK	MS HOLIDAY PARTY	02/09/2023	103311	\$87.62
US BANK	TIDE BOOKS	02/09/2023	103311	\$652.65
US BANK	ROOM HEATER FOR LOBBY	02/09/2023	103311	\$73.69
US BANK	OUTBOARD MOTOR FUEL FILTER	02/09/2023	103311	\$59.26
US BANK	MEDIC BAG FOR HQ	02/09/2023	103311	\$285.52
US BANK	DIVE EQUIPMENT BAG	02/09/2023	103311	\$39.81
US BANK	SCUBA TANK VISUAL INSPECTION AND FILL	02/09/2023	103311	\$53.54
US BANK	SPACE HEATER	02/09/2023	103311	\$31.99
US BANK	F-150 SMOG TEST	02/09/2023	103311	\$35.00
US BANK	BOAT ANCHORS	02/09/2023	103311	\$43.86
US BANK	CHAIN SHACKLE	02/09/2023	103312	\$4.64
US BANK	REFUND BOAT ANCHORS	02/09/2023	103311	(\$46.98)
US BANK	BLS CERTIFICATION	02/09/2023	103312	\$23.00
CULLIGAN OF SAN DIEGO	JAN 23 - WATER	02/09/2023	103319	\$51.32
WEX FLEET UNIVERSAL	01/08/23-02/07/23-AUTO FUEL	02/09/2023	103339	\$819.10
GUARDIAN SAFTEY & SUPPLY, LLC	PVC RIBBED BIB OVERALLS	01/27/2023	103197	\$16.11
<b>TOTAL MARINE SAFETY</b>				<b>\$2,517.85</b>
<b>1006510 - ENGINEERING</b>				
DEL MAR BLUE PRINT COMPANY, INC.	BLUE PRINTS-MSC	02/09/2023	103320	\$186.02
ONE DAY SIGNS	GOLF CART DECAL-2023	01/27/2023	103208	\$157.58
CDW GOVERNMENT INC	AGOV AUTOCAD LT 2023	01/27/2023	9000678	\$479.99
US BANK	DG-POSTAGE FCP RAMP	02/09/2023	103311	\$36.00
UT SAN DIEGO - NRTH COUNTY	BID 2022-11/DOOR INSPECTION MAINTENANCE RPR	02/02/2023	103262	\$674.00
MOHAMMAD SAMMAK	010523 PARKING REIMBURSEMENT	02/02/2023	103247	\$30.00
UNDERGROUND SVC ALERT OF SOCAL INC	JAN 23-DIG ALERT	01/27/2023	103223	\$71.25
BILL SMITH FOREIGN CAR SERVICE INC	OIL CHANGE-CMAX	02/02/2023	103233	\$46.41
WEX FLEET UNIVERSAL	01/08/23-02/07/23-AUTO FUEL	02/09/2023	103339	\$178.94
<b>TOTAL ENGINEERING</b>				<b>\$1,860.19</b>
<b>1006520 - ENVIRONMENTAL SERVICES</b>				

MISSION LINEN & UNIFORM INC	LAUNDRY - PW	02/09/2023	103327	\$14.99
MISSION LINEN & UNIFORM INC	LAUNDRY-PW	01/27/2023	103203	\$10.96
MISSION LINEN & UNIFORM INC	LAUNDRY-PW	01/27/2023	103203	\$11.27
MISSION LINEN & UNIFORM INC	LAUNDRY-PW	01/27/2023	103203	\$14.99
MISSION LINEN & UNIFORM INC	LAUNDRY-PW	02/02/2023	103246	\$14.98
AFFORDABLE PIPELINE SERVICES INC	P-STORMDRAIN CLEANING-14	01/27/2023	103177	\$1,540.00
AFFORDABLE PIPELINE SERVICES INC	H-STORMDRAIN MAINT	02/09/2023	103304	\$1,700.00
SANTA FE IRRIGATION DISTRICT	005506-014-01/03/23-02/01/23	02/09/2023	103333	\$251.40
MIKHAIL OGAWA ENGINEERING	DEC 22- STORMWATER PROGRAM	02/02/2023	103244	\$5,506.20
SWRCB	FY 22/23 WDR FACILITY ID 9SSO11172	01/27/2023	103219	\$3,453.00
WEX FLEET UNIVERSAL	01/08/23-02/07/23-AUTO FUEL	02/09/2023	103339	\$520.55
CLEAN EARTH ENVIROMENTAL SOLUTIONS	NOV 22-HHW	02/09/2023	103316	\$936.72
CLEAN EARTH ENVIROMENTAL SOLUTIONS	JUL 22- HHW	01/27/2023	103188	\$1,225.02
CLEAN EARTH ENVIROMENTAL SOLUTIONS	OCT 2-FY23 HHW	01/27/2023	103188	\$965.94

**TOTAL ENVIRONMENTAL SERVICES****\$16,166.02****1006530 - STREET MAINTENANCE**

MISSION LINEN & UNIFORM INC	LAUNDRY - PW	02/09/2023	103327	\$25.68
MISSION LINEN & UNIFORM INC	LAUNDRY-PW	01/27/2023	103203	\$18.80
MISSION LINEN & UNIFORM INC	LAUNDRY-PW	01/27/2023	103203	\$19.30
MISSION LINEN & UNIFORM INC	LAUNDRY-PW	01/27/2023	103203	\$25.68
MISSION LINEN & UNIFORM INC	LAUNDRY-PW	02/02/2023	103246	\$25.69
DIXIELINE LUMBER CO INC	CAUTION TAPE/GORILLA TAPE	02/02/2023	103237	\$41.88
DIXIELINE LUMBER CO INC	STRAIGHT EDGE ALUMINUM	02/02/2023	103237	\$13.08
DIXIELINE LUMBER CO INC	SANDBAGS - 1 PALLET	02/02/2023	103237	\$325.65
DIXIELINE LUMBER CO INC	GLOVES/PUTTY KNIFE/PHOTO CELL WITH PLATE	02/02/2023	103237	\$47.77
DIXIELINE LUMBER CO INC	GAS CAN/WRENCH/GLOVES	02/02/2023	103237	\$63.97
DIXIELINE LUMBER CO INC	SANDBAGS	02/09/2023	103321	\$289.03
DIXIELINE LUMBER CO INC	CAUTION TAPE	02/09/2023	103321	\$11.14
DIXIELINE LUMBER CO INC	SANDBAG-FILLED	01/27/2023	103195	\$180.64
DIXIELINE LUMBER CO INC	SANDBAG FILLED/PALLET DEPOSIT	01/27/2023	103195	\$325.65
SANTA FE IRRIGATION DISTRICT	011695-000-01/03/23-02/01/23	02/09/2023	103333	\$124.37
SDG&E CO INC	11/05/22-12/07/22-UTILITIES	01/27/2023	103216	\$949.04
SDG&E CO INC	11/01/22-12/07/22-UTILITES	01/27/2023	103216	\$473.28
BOOT WORLD, INC.	BOOTS	01/27/2023	103183	\$135.74
NISSHO OF CALIFORNIA	DEC 22- LANDSCAPE MAINTENANCE	01/27/2023	103206	\$1,827.01
NISSHO OF CALIFORNIA	NOV 22- LANDSCAPE MAINTENANCE SERVICES	01/27/2023	103206	\$1,827.01
NISSHO OF CALIFORNIA	SEPT 22-LANDSCAPE MAINTENANCE SERVICES	02/02/2023	103248	\$1,910.85
WEX FLEET UNIVERSAL	01/08/23-02/07/23-AUTO FUEL	02/09/2023	103339	\$471.76
NORTH COUNTY DISPATCH (JPA)	FY23 Q2- PW NORTH COUNTY DISPATCH JPA	01/27/2023	103207	\$93.13
ALSTOM MASS TRANSIT CORP	ROADWAY WORKER PROTECTION TRAINING	02/09/2023	103305	\$867.10

**TOTAL STREET MAINTENANCE****\$10,093.25****1006540 - TRAFFIC SAFETY**

SDG&E CO INC	11/05/22-12/07/22-UTILITIES	01/27/2023	103216	\$1,091.53
SDG&E CO INC	11/01/22-12/07/22-UTILITES	01/27/2023	103216	\$520.47
REDFLEX TRAFFIC SYSTEMS, INC	DEC 22-RED LIGHT CAMERA ENFORCEM	01/27/2023	9000683	\$7,694.85
REDFLEX TRAFFIC SYSTEMS, INC	JAN 23-RED LIGHT CAMERA ENFORCEM	02/09/2023	9000696	\$7,694.85
TRAFFIC SUPPLY, INC	SIGNS	01/27/2023	103222	\$613.23
AT&T CALNET 3	9391012279 - 12/24/22-01/23/23	02/09/2023	103308	\$51.30
AT&T CALNET 3	9391012279-11/24/22-12/23/22	01/27/2023	103181	\$50.25
STC TRAFFIC, INC	NOV22- ON-CALL TRAFFIC CONSULTING	01/27/2023	103220	\$440.00
YUNEX LLC	DEC-22-TRAFFIC SIGNAL & SAFETY LIGHT	02/02/2023	9000694	\$798.37

	MAINT/REPAIR			
YUNEX LLC	DEC 22-TRAFFIC SIGNAL & SAFETY LIGHT MAINT/REPAIR	02/02/2023	9000694	\$1,120.00
	<b>TOTAL TRAFFIC SAFETY</b>			<b>\$20,074.85</b>
<b>1006550 - STREET CLEANING</b>				
SANTA FE IRRIGATION DISTRICT	011695-000-01/03/23-02/01/23	02/09/2023	103333	\$73.04
PRIDE INDUSTRIES	DEC 22-TRASH ABATEMENT SERVICES	02/09/2023	103330	\$2,112.38
	<b>TOTAL STREET CLEANING</b>			<b>\$2,185.42</b>
<b>1006560 - PARK MAINTENANCE</b>				
MISSION LINEN & UNIFORM INC	LAUNDRY - PW	02/09/2023	103327	\$18.19
MISSION LINEN & UNIFORM INC	LAUNDRY-PW	01/27/2023	103203	\$13.32
MISSION LINEN & UNIFORM INC	LAUNDRY-PW	01/27/2023	103203	\$13.67
MISSION LINEN & UNIFORM INC	LAUNDRY-PW	01/27/2023	103203	\$18.19
MISSION LINEN & UNIFORM INC	LAUNDRY-PW	02/02/2023	103246	\$18.19
RANCHO SANTA FE SECURITY SYS INC	FEB 23- ALARM MONITORING	02/02/2023	103254	\$331.20
RANCHO SANTA FE SECURITY SYS INC	JAN 23-SECURITY PATROL	02/09/2023	103332	\$661.10
RANCHO SANTA FE SECURITY SYS INC	JAN 23-RESTROOM LKUP, ALARM MONITORIN	02/09/2023	103332	\$331.20
SANTA FE IRRIGATION DISTRICT	2 MONTH-11/16/22-01/16/23	01/27/2023	103215	\$234.53
SANTA FE IRRIGATION DISTRICT	005506-016-11/16/22-01/16/23	01/27/2023	103215	\$196.79
SANTA FE IRRIGATION DISTRICT	005979-003-11/16/22-01/16/23	01/27/2023	103215	\$589.68
SANTA FE IRRIGATION DISTRICT	005979-005-12/02/22-02/01/23	02/09/2023	103333	\$345.17
SANTA FE IRRIGATION DISTRICT	005506-018-01/03/23-02/01/23	02/09/2023	103333	\$193.35
SANTA FE IRRIGATION DISTRICT	005506-019-01/03/23-02/01/23	02/09/2023	103333	\$392.29
GRAINGER INC	TOILET VALVE	02/09/2023	103322	\$36.93
NAPA AUTO PARTS INC	BATTERY	02/09/2023	103328	\$233.64
US BANK	LUMBER/WASHERS/LOCKING NUTS	02/09/2023	103311	\$29.25
US BANK	TIDE PARK SHOWER PARTS	02/09/2023	103311	\$202.13
US BANK	DIMMABLE LED LIGHT BULB	02/09/2023	103311	\$28.00
US BANK	TIDE PARK SHOWER PARTS	02/09/2023	103311	\$35.78
US BANK	TIDE PARK SHOWER PARTS	02/09/2023	103311	\$61.21
US BANK	FALL PROTECTION HARNESS	02/09/2023	103311	\$182.08
NISSHO OF CALIFORNIA	DEC 22- LANDSCAPE MAINTENANCE	01/27/2023	103206	\$15,983.78
NISSHO OF CALIFORNIA	NOV 22- LANDSCAPE MAINTENANCE SERVICES	01/27/2023	103206	\$15,992.88
NISSHO OF CALIFORNIA	SEPT 22-LANDSCAPE MAINTENANCE SERVICES	02/02/2023	103248	\$2,509.06
BILL SMITH FOREIGN CAR SERVICE INC	OIL CHANGE/FILTER	02/09/2023	103309	\$68.26
DOG WASTE DEPOT	DOG WASTE BAGS	02/02/2023	103238	\$2,405.52
THE HOME DEPOT PRO	GLOVES/BLEACH/BLACK LINERS	02/02/2023	103261	\$1,203.04
WEX FLEET UNIVERSAL	01/08/23-02/07/23-AUTO FUEL	02/09/2023	103339	\$97.60
NORTH COUNTY DISPATCH (JPA)	FY23 Q2- PW NORTH COUNTY DISPATCH JPA	01/27/2023	103207	\$93.12
WEST COAST ARBORISTS, INC.	DEC 22-TREE MAINTENANCE SERVICES	01/27/2023	103225	\$1,093.52
CABLE PIPE AND LEAK DETECTION	LEAK DETECTION	02/09/2023	103310	\$595.00
MURDOCK-SUPER SECUR, LLC	Rosa Street Bridge Drinking Fountain Replacement	01/27/2023	103205	\$8,722.79
FERANDELL TENNIS COURTS, INC	PICKLE BALL COURT IMPROVEMENTS	01/27/2023	103198	\$595.00
ARTURO ZERMENO	12/28/22-MILAGE	01/27/2023	103179	\$30.42
ARTURO ZERMENO	MILEAGE-01/01/23	02/02/2023	103231	\$68.12
	<b>TOTAL PARK MAINTENANCE</b>			<b>\$53,624.00</b>
<b>1006570 - PUBLIC FACILITIES</b>				
SEASIDE HEATING & AIR CONDITIONING	LC-HVAC SERVICES	02/09/2023	103334	\$120.00
DIXIELINE LUMBER CO INC	SAW/OUTLET SURGE/SPRAY ELEC TAPE/ELEC TAPE	02/02/2023	103237	\$74.20
DIXIELINE LUMBER CO INC	PLIERS/GLOVES	02/02/2023	103237	\$38.77
DIXIELINE LUMBER CO INC	ELECTRICAL RECEPACLE	02/09/2023	103321	\$23.26

DIXIELINE LUMBER CO INC	RAT KILLER/SAW BLADE	02/09/2023	103321	\$48.47
DIXIELINE LUMBER CO INC	GLOVES/SPACKLE	02/09/2023	103321	\$25.00
DIXIELINE LUMBER CO INC	DRYWALL/WEATHER STRIP TAPE/DOOR BOTTOM	02/09/2023	103321	\$38.85
SDG&E CO INC	11/05/22-12/07/22-UTILITIES	01/27/2023	103216	\$7,377.51
SDG&E CO INC	11/01/22-12/07/22-UTILITES	01/27/2023	103216	\$1,608.34
US BANK	CIRCULATING PUMP-FIREHOUSE	02/09/2023	103311	\$580.77
US BANK	KITCHEN FAUCET-FIREHOUSE	02/09/2023	103311	\$356.34
US BANK	TAMPERPROOF DRIVER	02/09/2023	103311	\$101.46
US BANK	CITY HALL SINK BATTERIES	02/09/2023	103311	\$37.47
US BANK	RODENT REPELLENT	02/09/2023	103312	\$17.74
US BANK	MS 3 WAY MINI BOX SPEAKER	02/09/2023	103311	\$71.44
CONSOLIDATED ELECTRICAL DIST INC	LAMPS	01/27/2023	103191	\$86.20
SWRCB	FY 22/23-NPDES SW MUNICIPAL FACILITY ID 937M100324	01/27/2023	103219	\$10,602.00
NISSHO OF CALIFORNIA	DEC 22- LANDSCAPE MAINTENANCE	01/27/2023	103206	\$2,509.06
NISSHO OF CALIFORNIA	NOV 22- LANDSCAPE MAINTENANCE SERVICES	01/27/2023	103206	\$2,509.06
NISSHO OF CALIFORNIA	SEPT 22-LANDSCAPE MAINTENANCE SERVICES	02/02/2023	103248	\$15,498.62
CINTAS CORPORATION NO. 2	FIRST AID SUPPLIES-PW	02/09/2023	103315	\$73.92
CINTAS CORPORATION NO. 2	FIRST AID SUPPLIES-CH	01/27/2023	103187	\$131.44
CINTAS CORPORATION NO. 2	FIRST AID SUPPLIES-PW	01/27/2023	103187	\$33.83
HABITAT PROTECTION, INC	JAN 23-RODENT CONTROL	02/02/2023	103242	\$55.00
WEX FLEET UNIVERSAL	01/08/23-02/07/23-AUTO FUEL	02/09/2023	103339	\$162.67
WEST COAST ARBORISTS, INC.	DEC 22-TREE MAINTENANCE SERVICES	01/27/2023	103225	\$3,817.23
SYMONS FIRE PROTECTION	QTR 1 - FIRE SUPPRESSION EQUIPMENT SERVICES	02/09/2023	103336	\$1,110.00
PRIDE INDUSTRIES	DEC 22-TRASH ABATEMENT SERVICES	02/09/2023	103330	\$2,112.37
<b>TOTAL PUBLIC FACILITIES</b>				<b>\$49,221.02</b>
<b>1007110 - GF-RECREATION</b>				
US BANK	TREE LIGHTING EVENT	02/09/2023	103312	\$18.27
US BANK	TREE LIGHTING EVENT	02/09/2023	103311	\$91.40
US BANK	WREATHS/LIGHTS/ORNAMENTS	02/09/2023	103311	\$186.28
US BANK	TREE INSTALL VOL BRKFST	02/09/2023	103311	\$129.06
US BANK	EXTENSION CORD HOLIDAY TREE	02/09/2023	103311	\$145.24
US BANK	TREE LIGHTING COOKIES	02/09/2023	103311	\$119.85
US BANK	TREE INSTALL VOL BRKFST	02/09/2023	103312	\$20.00
US BANK	EDEN GARDENS TREE LIGHTING	02/09/2023	103311	\$294.09
US BANK	SNOWFLAKE TREE TOPPER	02/09/2023	103311	\$77.23
US BANK	SOUND CABLES SANTA PARADE	02/09/2023	103312	\$8.61
US BANK	EDEN GARDENS TREE	02/09/2023	103311	\$613.21
US BANK	DECORATIONS FOR SANTA PARADE	02/09/2023	103311	\$53.86
US BANK	RUG EDEN GARDEN HOLIDAY TREE	02/09/2023	103311	\$278.00
US BANK	HOLIDAY TREE LIGHTING SUPPLIES	02/09/2023	103312	\$2.14
US BANK	HOLIDAY TREE LIGHTING SUPPLIES	02/09/2023	103312	\$8.08
US BANK	HOLIDAY TREE LIGHTING SUPPLIES	02/09/2023	103311	\$62.32
ABLE PATROL & GUARD, INC	JAN 23- FCCC GAURD SVC	02/09/2023	103303	\$261.75
SUNBELT RENTALS, INC.	LIFT RENTAL FOR HOLIDAY TREE TAKE-DOWN	01/27/2023	103221	\$731.83
CALIFORNIA OFFICE CLEANING, INC	JAN 23-FCCC CLEANING SVC	02/09/2023	103313	\$180.00
<b>TOTAL GF-RECREATION</b>				<b>\$3,281.22</b>
<b>1205460 - SELF INSURANCE RETENTION</b>				
SECTRAN SECURITY INC	JAN 23-CARRIER/FUEL	01/27/2023	103217	\$171.39
EVAN MASON	GYM RIEMB-2023	01/27/2023	103202	\$446.89
BURKE WILLIAMS & SORENSEN	CLM.2203-96-0040.001-NOV 22	01/27/2023	103184	\$712.40

**TOTAL SELF INSURANCE RETENTION****\$1,330.68****1255465 - WORKERS COMPENSATION**

PRISM	FY22 PAYROLL EWC PREMIUM ADJUSTMENT	02/02/2023	103253	\$2,037.00
-------	-------------------------------------	------------	--------	------------

**TOTAL WORKERS COMPENSATION****\$2,037.00****1355450 - ASSET REPLACEMENT-INFO SYS**

CDW GOVERNMENT INC	LA COLONIA PROJECTOR	02/02/2023	9000686	\$2,876.44
--------------------	----------------------	------------	---------	------------

**TOTAL ASSET REPLACEMENT-INFO SYS****\$2,876.44****1356170 - ASSET REPLACEMENT-MARN SFTY**

US BANK	PWC LETTERING	02/09/2023	103311	\$140.64
---------	---------------	------------	--------	----------

**TOTAL ASSET REPLACEMENT-MARN SFTY****\$140.64****1605360 - OPEB OBLIGATION**

MIDAMERICA	FEBRUARY 2023	01/27/2023	9000682	\$7,320.00
------------	---------------	------------	---------	------------

**TOTAL OPEB OBLIGATION****\$7,320.00****2037510 - HIGHWAY 101 LANDSC #33**

SANTA FE IRRIGATION DISTRICT	005979-004-11/16/22-01/16/23	01/27/2023	103215	\$360.33
SANTA FE IRRIGATION DISTRICT	007732-000-11/16/22-01/16/23	01/27/2023	103215	\$160.27
SDG&E CO INC	11/05/22-12/07/22-UTILITIES	01/27/2023	103216	\$3,075.22
KOPPEL & GRUBER PUBLIC FINANCE	OCT -DEC 22-ADMIN SVC	02/09/2023	103325	\$788.23
KOPPEL & GRUBER PUBLIC FINANCE	OCT-DEC 22-ADMIN SRVC-SSBS	02/09/2023	103325	\$15.00
NISSHO OF CALIFORNIA	DEC 22- LANDSCAPE MAINTENANCE	01/27/2023	103206	\$2,079.50
NISSHO OF CALIFORNIA	NOV 22- LANDSCAPE MAINTENANCE SERVICES	01/27/2023	103206	\$1,046.98
NISSHO OF CALIFORNIA	SEPT 22-LANDSCAPE MAINTENANCE SERVICES	02/02/2023	103248	\$2,079.50

**TOTAL HIGHWAY 101 LANDSC #33****\$9,605.03****2047520 - MID 9C SANTA FE HILLS**

SANTA FE IRRIGATION DISTRICT	005979-006-12/02/22-02/01/23	02/09/2023	103333	\$696.61
SANTA FE IRRIGATION DISTRICT	005979-007-12/02/22-02/01/23	02/09/2023	103333	\$765.80
SANTA FE IRRIGATION DISTRICT	005979-009-12/02/22-02/01/23	02/09/2023	103333	\$382.11
SANTA FE IRRIGATION DISTRICT	005979-010-12/02/22-02/01/23	02/09/2023	103333	\$247.11
SANTA FE IRRIGATION DISTRICT	005979-011-12/02/22-02/01/23	02/09/2023	103333	\$580.48
SANTA FE IRRIGATION DISTRICT	005979-012-12/02/22-02/01/23	02/09/2023	103333	\$121.31
SANTA FE IRRIGATION DISTRICT	005979-014-01/03/23-02/01/23	02/09/2023	103333	\$193.35
SANTA FE IRRIGATION DISTRICT	005979-015-01/03/23-02/01/23	02/09/2023	103333	\$302.97
SANTA FE IRRIGATION DISTRICT	005979-016-01/03/23-02/01/23	02/09/2023	103333	\$193.35
SANTA FE IRRIGATION DISTRICT	005979-017-01/03/23-02/01/23	02/09/2023	103333	\$61.56
SANTA FE IRRIGATION DISTRICT	005979-018-01/03/23-02/01/23	02/09/2023	103333	\$61.56
SANTA FE IRRIGATION DISTRICT	005979-025-01/03/23-02/01/23	02/09/2023	103333	\$294.85
SANTA FE IRRIGATION DISTRICT	005979-026-01/03/23-02/01/23	02/09/2023	103333	\$193.35
SANTA FE IRRIGATION DISTRICT	005979-019-01/03/23-02/01/23	02/09/2023	103333	\$61.56
SANTA FE IRRIGATION DISTRICT	005979-020-01/03/23-02/01/23	02/09/2023	103333	\$193.35
SANTA FE IRRIGATION DISTRICT	005979-021-01/03/23-02/01/23	02/09/2023	103333	\$197.41
SANTA FE IRRIGATION DISTRICT	005979-022-01/03/23-02/01/23	02/09/2023	103333	\$193.35
SANTA FE IRRIGATION DISTRICT	005979-023-01/03/23-02/01/23	02/09/2023	103333	\$205.53
SANTA FE IRRIGATION DISTRICT	005979-024-01/03/23-02/01/23	02/09/2023	103333	\$193.35
KOPPEL & GRUBER PUBLIC FINANCE	OCT -DEC 22-ADMIN SVC	02/09/2023	103325	\$52.56
SANTA FE HILLS HOA	NOV 22-SANTA FE HILLS HOA	01/27/2023	9000684	\$28,750.00
SANTA FE HILLS HOA	DEC 22-FY23 SANTA FE HILLS HOA	01/27/2023	9000684	\$28,750.00

**TOTAL MID 9C SANTA FE HILLS****\$62,691.52****2057530 - MID 9E ISLA VERDE**

KOPPEL & GRUBER PUBLIC FINANCE	OCT -DEC 22-ADMIN SVC	02/09/2023	103325	\$27.04
ISLA VERDE HOA	DEC 22-FY23 ISLE VERDE HOA	01/27/2023	103200	\$433.33

ISLA VERDE HOA	NOV 22- ISLE VERDE HOA	01/27/2023	103200	\$433.33
<b>TOTAL MID 9E ISLA VERDE</b>				<b>\$893.70</b>
<b>2077550 - MID 9H SAN ELIJO #2</b>				
KOPPEL & GRUBER PUBLIC FINANCE	OCT -DEC 22-ADMIN SVC	02/09/2023	103325	\$28.53
SAN ELIJO HILLS II HOA	NOV 22- HOA PAYMENT	01/27/2023	103214	\$6,550.00
SAN ELIJO HILLS II HOA	DEC 22-FY23 HOA PAYMENT	01/27/2023	103214	\$6,550.00
<b>TOTAL MID 9H SAN ELIJO #2</b>				<b>\$13,128.53</b>
<b>2087580 - COASTAL RAIL TRAIL MAINT</b>				
SANTA FE IRRIGATION DISTRICT	005506-020-01/03/23-02/01/23	02/09/2023	103333	\$374.72
NISSHO OF CALIFORNIA	DEC 22- LANDSCAPE MAINTENANCE	01/27/2023	103206	\$3,996.53
NISSHO OF CALIFORNIA	NOV 22- LANDSCAPE MAINTENANCE SERVICES	01/27/2023	103206	\$7,692.53
NISSHO OF CALIFORNIA	SEPT 22-LANDSCAPE MAINTENANCE SERVICES	02/02/2023	103248	\$3,996.53
<b>TOTAL COASTAL RAIL TRAIL MAINT</b>				<b>\$16,060.31</b>
<b>2117600 - STREET LIGHTING DISTRICT</b>				
SDG&E CO INC	11/01/22-12/07/22-UTILITES	01/27/2023	103216	\$3,953.01
YUNEX LLC	DEC 22- STREETLIGHT MAINTENANCE/REPAIRS	02/02/2023	9000694	\$1,519.30
<b>TOTAL STREET LIGHTING DISTRICT</b>				<b>\$5,472.31</b>
<b>2135550 - DEVELOPER PASS-THRU- PLANNING</b>				
TELECOM LAW FIRM	DUP22-002-THIRD PARTY WIRELESS REVIEW	02/06/2023	103265	\$2,645.00
TELECOM LAW FIRM	DUP22-001-THIRD PARTY WIRELESS REVIEW	02/06/2023	103265	\$2,645.00
TELECOM LAW FIRM	DUP22-005/990 HIGHLAND DR THIR	02/06/2023	103265	\$2,645.00
<b>TOTAL DEVELOPER PASS-THRU- PLANNING</b>				<b>\$7,935.00</b>
<b>240 - COMM DEV BLOCK GR (CDBG)</b>				
JERUSALEM CONSTRUCTION, INC.	9355.22 RETENTION PAYOUT	02/02/2023	103245	\$2,585.00
<b>TOTAL COMM DEV BLOCK GR (CDBG)</b>				<b>\$2,585.00</b>
<b>2505570 - COASTAL BUSINESS/VISITORS</b>				
ASCAP	CONCERT LIC-2023	01/27/2023	103180	\$420.00
BMI GENERAL LICENSING INC	2023-CONCERT LICENSE	01/27/2023	103182	\$421.00
SESAC, INC	MUSIC LIC-CONCERT AT THE COVE	01/27/2023	103218	\$553.00
<b>TOTAL COASTAL BUSINESS/VISITORS</b>				<b>\$1,394.00</b>
<b>2556180 - CAMP PROGRAMS</b>				
ORIGINAL WATERMEN, INC	JG UNIFORMS	02/02/2023	103249	\$7,583.44
<b>TOTAL CAMP PROGRAMS</b>				<b>\$7,583.44</b>
<b>2706120 - PUBLIC SAFETY- FIRE</b>				
AMR	CSA.17- SHOULDER RESTRAINT	02/09/2023	103307	\$61.36
ALLSTAR FIRE EQUIPMENT, INC	TURNOUTS-BACK UP	02/02/2023	103229	\$12,243.00
<b>TOTAL PUBLIC SAFETY- FIRE</b>				<b>\$12,304.36</b>
<b>2706170 - PUBLIC SAFETY- MARINE SAFETY</b>				
US BANK	CSA HQ MEDICAL SUPPLIES	02/09/2023	103311	\$57.01
<b>TOTAL PUBLIC SAFETY- MARINE SAFETY</b>				<b>\$57.01</b>
<b>4506190 - SAND REPLNSHMNT/RETENTION</b>				
SIEMENS INDUSTRY, INC	SURF MONITORING	02/02/2023	103257	\$4,671.00
SUMMIT ENVIROMENTAL GROUP, INC.	JAN 23-SND 9926-PROF SVC	02/09/2023	9000697	\$4,140.00
<b>TOTAL SAND REPLNSHMNT/RETENTION</b>				<b>\$8,811.00</b>
<b>4596510 - MISC.CAPITALPROJECTS-ENG</b>				
UT SAN DIEGO - NRTH COUNTY	BID2022-09/SBFD ROLLER SHADES REPLACEMENT	02/02/2023	103262	\$319.04
VAN DYKE LANDSCAPE ARCHITECTS	JUL 22- 9438 FC PRK DSN	01/27/2023	103224	\$2,915.00
VAN DYKE LANDSCAPE ARCHITECTS	NOV 22-9438 FC PRK DSN	01/27/2023	103224	\$11,085.25
VAN DYKE LANDSCAPE ARCHITECTS	NOV 22-FCP/LCP DESIGN ADDL FUNDS	01/27/2023	103224	\$10,730.00

NISSHO OF CALIFORNIA	SEPT 22- TREE PLANTING	02/02/2023	103248	\$1,654.40
SUNBELT RENTALS, INC.	9395.23/ELECTRIC SCISSORLIFT	02/02/2023	103260	\$831.40
<b>TOTAL MISC.CAPITALPROJECTS-ENG</b>				<b>\$27,535.09</b>
<b>5097700 - SANITATION</b>				
MISSION LINEN & UNIFORM INC	LAUNDRY - PW	02/09/2023	103327	\$10.70
MISSION LINEN & UNIFORM INC	LAUNDRY-PW	01/27/2023	103203	\$7.84
MISSION LINEN & UNIFORM INC	LAUNDRY-PW	01/27/2023	103203	\$8.04
MISSION LINEN & UNIFORM INC	LAUNDRY-PW	01/27/2023	103203	\$10.70
MISSION LINEN & UNIFORM INC	LAUNDRY-PW	02/02/2023	103246	\$10.70
AFFORDABLE PIPELINE SERVICES INC	SEWER-PREVENTIVE SVC	02/02/2023	103227	\$525.00
AFFORDABLE PIPELINE SERVICES INC	J-SEWER CLEANING	01/27/2023	103177	\$675.00
AFFORDABLE PIPELINE SERVICES INC	O-SEWER CLEANING	01/27/2023	103177	\$1,340.00
AFFORDABLE PIPELINE SERVICES INC	H-SEWER CLEANING	01/27/2023	103177	\$1,700.00
AFFORDABLE PIPELINE SERVICES INC	N / O-SEWER MAINT	02/09/2023	103304	\$2,470.00
AFFORDABLE PIPELINE SERVICES INC	J-SEWER MAINT	02/09/2023	103304	\$675.00
DIXIELINE LUMBER CO INC	LUMBER/NAILS	02/02/2023	103237	\$78.07
SANTA FE IRRIGATION DISTRICT	005506-014-01/03/23-02/01/23	02/09/2023	103333	\$754.22
SANTA FE IRRIGATION DISTRICT	005979-008-12/02/22-02/01/23	02/09/2023	103333	\$85.69
XYLEM DEWATERING SOLUTIONS INC	65' MECHANICAL FLOAT SET	02/02/2023	103264	\$675.54
AT&T CALNET 3	9391012277 - 12/24/22-01/23/23	02/09/2023	103308	\$16.57
AT&T CALNET 3	9391012277-11/24/22-12/23/22	01/27/2023	103181	\$16.49
WEX FLEET UNIVERSAL	01/08/23-02/07/23-AUTO FUEL	02/09/2023	103339	\$195.21
R&C STRUCTURES, INC	STORM DRAIN COVER/FRAME	02/09/2023	103331	\$676.40
<b>TOTAL SANITATION</b>				<b>\$9,931.17</b>
<b>6527820 - SUCCESSOR AGENCY</b>				
COLANTUONO, HIGHSMITH, & WHATLEY PC	NOV 22-SDCOE CONSORTIUM	01/27/2023	103190	\$10.50
COLANTUONO, HIGHSMITH, & WHATLEY PC	NOV 22-SDCOE CONSORTIUM	01/27/2023	103190	\$10.50
BURKE WILLIAMS & SORENSEN	97-0003-NOV 22/PROF SRVC	01/27/2023	103184	\$40.00
BURKE WILLIAMS & SORENSEN	RETAIN-NOV 22	01/27/2023	103184	\$11,644.00
<b>TOTAL SUCCESSOR AGENCY</b>				<b>\$11,705.00</b>
<b>6718510 - BARBARA UNDERGROUNDING-DS</b>				
COMPUTERSHARE CORPORATE TRUST	PACIFIC/BARBARA BOND INT 03/02/23	01/27/2023	9000679	\$25,500.00
<b>TOTAL BARBARA UNDERGROUNDING-DS</b>				<b>\$25,500.00</b>
<b>6728520 - PACIFIC UNDERGROUNDING-DS</b>				
COMPUTERSHARE CORPORATE TRUST	PACIFIC/BARBARA BOND INT 03/02/23	01/27/2023	9000679	\$8,625.00
<b>TOTAL PACIFIC UNDERGROUNDING-DS</b>				<b>\$8,625.00</b>
<b>6738530 - MARSOLAN UNDERGROUNDNG-DS</b>				
COMPUTERSHARE CORPORATE TRUST	MARSOLAN BOND INT 3/2	02/02/2023	9000687	\$8,677.50
<b>TOTAL MARSOLAN UNDERGROUNDNG-DS</b>				<b>\$8,677.50</b>
<b>6768560 - SO SOLANA SEWER DISTR-DS</b>				
KOPPEL & GRUBER PUBLIC FINANCE	OCT-DEC 22-ADMIN SRVC-SSBS	02/09/2023	103325	\$422.23
COMPUTERSHARE CORPORATE TRUST	SSSWR BOND INT 3/2	02/02/2023	9000687	\$9,167.50
<b>TOTAL SO SOLANA SEWER DISTR-DS</b>				<b>\$9,589.73</b>
<b>REPORT TOTAL:</b>				<b>\$565,639.12</b>



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** February 22, 2023  
**ORIGINATING DEPT:** Finance  
**SUBJECT:** Report on Changes Made to the General Fund Adopted Budget for Fiscal Year 2022-23

## **BACKGROUND:**

Staff provides a report at each Council meeting that lists changes made to the current Fiscal Year (FY) General Fund Adopted Budget. The information provided in this Staff Report lists the changes made through February 8, 2023.

## **DISCUSSION:**

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

GENERAL FUND - ADOPTED BUDGET PLUS CHANGES							
As of February 8, 2023							
General Fund Operations							
Date	Action	Description	Revenues	Expenditures	Transfers from GF	Net Surplus	
06/23/2021	Reso 2021-092	Adopted Budget	22,148,385	(20,867,260)	(482,500)	\$	798,625
07/14/2021	Reso 2021-097	MS MOU		(11,570)			787,055
04/13/2022	Reso 2022-034	Keyser Marston		(15,000)			772,055
06/08/2022	Reso 2022-041	On-Call Repair Svcs		(30,000)			742,055
06/08/2022	Reso 2022-065	Janitorial		(20,000)			722,055
06/22/2022	Reso 2022-082	FY23 Budget Update	1,965,100	(615,680)	(1,423,000)		648,475
08/24/2022	Reso 2022-106	Lew Edwards Group		(36,000)			612,475
09/14/2022	Reso 2022-102	SBFA MOU		(182,000)			430,475
General Fund Unreserved Balance							
Date	Action	Description	Revenues	Expenditures	Transfers from GF	Net	
12/09/2022	Reso 2022-123	FY22 - Surplus PARS Contribution		(720,000)			(720,000)
12/09/2022	Reso 2022-123	FY22 - Surplus Pavement Mgmt Prgm		(150,000)			(870,000)
12/14/2022	Reso 2022-138	FY23 - Pacific Ave Utility Underground - Pase 2		(42,000)			(912,000)
01/25/2023	Reso 2023-007	FY23 - CIP - Roof Replacement FCCC and MS Center		(120,000)			(1,032,000)
01/25/2023	Reso 2023-014	FY23 - Emanuel Jones and Associates		(150)			(1,032,150)
01/25/2023	Reso 2023-015	FY23 - License Plate Recognition Cameras		(46,064)			(1,078,214)
Net General Fund Operations Surplus and Unreserved Balance Expenditures							(647,739.00)

## **COUNCIL ACTION:**

---



---

**CEQA COMPLIANCE STATEMENT:**

Not a project as defined by CEQA

**FISCAL IMPACT:**

N/A

**WORK PLAN:**

N/A

**OPTIONS:**

- Receive the report.
- Do not accept the report

**DEPARTMENT RECOMMENDATION:**

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

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation



---

Gregory Wade, City Manager



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** February 22, 2023  
**ORIGINATING DEPT:** Engineering Department  
**SUBJECT:** **City Council Consideration of Resolution 2023-025 Rejecting All Construction Bids Received for the Solana Beach Fire Station Emergency Stand-by Generator Replacement Project**

---

## **BACKGROUND:**

The Solana Beach Fire Station was originally opened in 1991. As part of the construction of the Fire Station, an emergency stand-by generator was installed. Although the generator is still operational, it is nearing the end of its service life and requiring frequent maintenance to remain operational. Staff has been working for several years on a project to replace the generator before it is no longer operational.

In May 2020, a Professional Services Agreement (PSA) was executed with IMEG Corp. (IMEG) to design the replacement of the Fire Station emergency generator. The design was completed and the project was advertised for construction bids in early November 2022.

This item is before the City Council for the consideration of approving Resolution 2023-025 rejecting all construction bids received on the project and authorizing the City Engineer to readvertise the project for construction bids.

## **DISCUSSION:**

Construction documents for the Fire Station Emergency Stand-by Generator Replacement, Bid No. 2022-06, were prepared and the project was advertised for construction bids. On November 29, 2022, four bids for the Bid No. 2022-06 were received and publicly opened by the City Clerk. The bid results are listed below.

CITY COUNCIL ACTION:

---

---

### **Bid Results**

<b>Contractors</b>	<b>Base Bid</b>
MAC GC-Electric, Inc. (MAC)	\$225,225
Precision Electric Co. (Precision)	\$258,000
Jennette Company, Inc.	\$270,000
Baker Electric & Renewables, LLC	\$418,068

After reviewing the bids submitted, some bid irregularities were discovered with the bid submitted by MAC GC-Electric, Inc. Staff gave notice of its intent to reject MAC's bid as nonresponsive and to recommend awarding the contract to the lowest responsive and responsible bidder (Precision). Thereafter, a bid protest was filed by MAC. Rather than proceeding with hearing the bid protest, Staff recommends rejecting all bids and re-advertising the project for competitive construction bids. This will also enable exploring separating procurement of the generator from the installation, which could result in savings to the City compared to the combined bids received.

#### **CEQA COMPLIANCE STATEMENT:**

All work was performed within existing footprint of the Fire Station building and parking lot and therefore the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301(d) of the State CEQA Guidelines.

#### **FISCAL IMPACT:**

The actions of this Staff Report will not have any fiscal impact. The fiscal impact would occur once a construction project has been awarded. The Capital Improvement Plan (CIP) budget includes \$75,000 for the replacement of the Fire Station Emergency Stand-by Generator Replacement. Since the cost of the generator alone is in the range of \$70,000 to \$80,000, it is expected that additional funding will be required once a construction contract is awarded.

#### **WORK PLAN:**

This project is consistent with portions of Item B.11 (Replacement of Emergency Generator at Fire Station) of the Community Character Priorities of the FY 2022/23 Work Plan.

#### **OPTIONS:**

- Adopt Staff recommendations and reject all construction bids received.
- Direct Staff to return to the City Council to hear the bid protest and consider awarding a construction contract to the lowest responsive and responsible bidder.

- Provide direction to Staff.

**DEPARTMENT RECOMMENDATION:**

Staff recommends that the City Council adopt Resolution 2023-025:

1. Rejecting all construction bids received for the Fire Station Emergency Stand-by Generator Replacement, Bid No. 2022-06.
2. Authorizing the City Engineer to re-advertise the project for competitive construction bids.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation.



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

Attachments:

1. Resolution 2023-025

## RESOLUTION 2023-025

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, REJECTING ALL CONSTRUCTION BIDS RECEIVED FOR THE SOLANA BEACH FIRE STATION EMERGENCY STAND-BY GENERATOR REPLACEMENT PROJECT

**WHEREAS**, the Solana Beach Fire Station was originally opened in 1991. As part of the construction of the Fire Station, an emergency stand-by generator was installed. Although the generator is still operational, it is nearing the end of its service life and requiring frequent maintenance to remain operational; and

**WHEREAS**, in May 2020, a Professional Services Agreement (PSA) was executed with IMEG Corp. to design the replacement of the Fire Station emergency generator. The design was completed, and the project was advertised for construction bids in early November 2022; and

**WHEREAS**, construction documents for the Fire Station Emergency Stand-by Generator Replacement, Bid No. 2022-06, were prepared and the project was advertised for construction bids. On November 29, 2022, four bids for the Bid No. 2022-06 were received and publicly opened by the City Clerk; and

**WHEREAS**, after reviewing the bids submitted, some bid irregularities were discovered with the bid submitted by the presumed low bidder and a bid protest was filed; and

**WHEREAS**, it is in the public's best interest to reject all bids and readvertise the project for competitive construction bids.

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

1. That the foregoing recitations are true and correct.
2. That the City Council rejects all construction bids received for the Fire Station Emergency Stand-by Generator Replacement, Bid No. 2022-06.

3. That the City Council authorizes the City Engineer to re-advertise the project for competitive construction bids.

**PASSED AND ADOPTED** this 22nd day of February 2023, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

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

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

APPROVED AS TO FORM:

ATTEST:

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

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



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** February 22, 2023  
**ORIGINATING DEPT:** Community Development  
**SUBJECT:** **California State Lands Commission Lease for United States Army Corps of Engineers (USACE) Encinitas-Solana Beach Coastal Storm Damage Reduction Project**

---

## **BACKGROUND:**

The Encinitas-Solana Beach Coastal Storm Damage Reduction Project (also known as the San Diego County Coastal Storm Damage Reduction Project) will improve coastal resiliency by reducing storm damages and coastal erosion over a 50-year congressional authorization period. The authorized project, led by the U.S. Army Corps of Engineers (USACE), will reduce beach and bluff erosion and restore approximately eight miles of public beaches in the cities of Solana Beach and Encinitas. The project will consist of the initial placement of approximately one million cubic yards of beach sand on city beaches and they would be re-nourished on a regular cycle every five to 10 years through the federally authorized period which will run through the year 2075.

In 2021, funding to initiate the Pre-Construction Engineering Design (PED) Phase was secured. PED includes conducting a full year of pre-construction monitoring of natural resources, video monitoring of waves and surfing conditions, beach and borrow site analyses and bathymetry, water quality sampling and preparation of construction design and contract bidding documents. The PED phase will conclude in Fall 2023 and will be followed immediately by the start of the long-awaited construction phase of the Project.

The City of Solana Beach and Encinitas have been awarded a grant from California State Parks in the amount of \$11.5 million dollars to assist in funding the local (i.e., non-federal) share of the project. Additionally, the USACE has received \$30.5 million dollars for the federal share of the project. Thus, the Project's initial construction phase is fully funded, and, upon completion of the PED, the project will be "shovel ready".

Formal commencement of the Project's construction phase requires that the Cities (both Solana Beach and Encinitas as the Local Sponsors) obtain a lease from the California

CITY COUNCIL ACTION:

---

---

State Lands Commission (CSLC) for the Project borrow site(s) and beach sand placement areas.

The purpose of this Staff Report is to request City Council consideration and adoption of Resolution 2023-024 (Attachment 1) authorizing the City Manager to sign the construction phase lease of State Lands with the CSLC.

### **DISCUSSION:**

The Project will construct protective sand berms along two segments of shoreline within the Oceanside littoral cell in northern San Diego County, with associated renourishment cycles, using compatible sand from one or more offshore borrow sites identified by SANDAG. This important 50-year coastal resiliency project will benefit not only Solana Beach but also adjacent jurisdictions to the south and north over the Project lifetime.

In Solana Beach, the Project will consist of a 150-foot-wide beach berm extending along a 7,200-foot-long stretch of shoreline in Solana Beach using approximately 700,000 cubic yards of compatible sediment, with renourishment on average every 5-10 years, with approximately 290,000 cubic yards of compatible sediment, over a 50-year period of Federal participation.

In Encinitas, the Project will consist of a fifty-foot-wide protective beach berm extending along 7,800 feet of shoreline in Encinitas using approximately 340,000 cubic yards of compatible sediment, with renourishment on the average of every 5 years, with approximately 220,000 cubic yards of compatible sediment over a 50-year period of Federal participation.

The lease of State Lands is required to allow access to both the Project borrow sites located offshore and for the purpose of placing sand on the beach. The Cities have requested a 50-year CSLC lease commensurate with the 50-year Congressional authorization and planned 50-year Project life. Obtaining a lease from the CSLC is the final Project authorization and the Project lease is scheduled for the February 28, 2023 CSLC meeting (online/virtual).

The purpose of this Staff Report and consideration of Resolution 2023-024 (Attachment 1) is to request Council authorization to allow the City Manager to sign a lease agreement with the CSLC.

### **CEQA COMPLIANCE STATEMENT:**

Signing a lease is the final entitlement for the USACE Project and was contemplated, evaluated and disclosed in the Final EIS/EIR certified for the Project in 2016.

### **FISCAL IMPACT:**

The lease/application fee has yet to be provided from CSLC. However, the cost of the lease/application fee will be credited to the City as a direct cash contribution/Work In Kind credit as part of the cost share agreement for construction.

**WORK PLAN:**

Signing a lease with the CSLC supports implementation of Community Character Priorities and the ongoing protection of beach sand replenishment projects as identified in the Work Plan Items A.2, Local Coastal Program; and A.3, Beach Sand Replenishment and Retention Program.

**OPTIONS:**

- Approve Staff recommendation.
- Deny Staff recommendation.
- Provide other direction to Staff.

**DEPARTMENT RECOMMENDATION:**

Adopt Resolution 2023-024 authorizing City Manager to act on behalf of the City of Solana Beach, in consultation with the City Attorney, to sign a lease of State Lands with the California State Lands Commission to ensure Project construction begins on schedule in late 2023.

Authorize the City Manager to approve expenditures and amend the FY2022/23 Budget as needed to execute this 50-year lease up to an amount of \$25,000, but not greater than the cost of this lease.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation.

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

Attachments:

1. Resolution 2023-024

## RESOLUTION 2023-024

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AUTHORIZING THE CITY MANAGER TO SIGN THE LEASE OF STATE LANDS WITH THE CALIFORNIA STATE LANDS COMMISSION FOR THE USACE COASTAL STORM DAMAGE REDUCTION PROJECT

**WHEREAS**, the City of Solana Beach (City) has a strong record of proactively managing its public beaches and shoreline through a comprehensive shoreline management program aimed at preserving the public beach, protecting critical public infrastructure and implementing coastal resiliency solutions; and

**WHEREAS**, coastal beach and bluff erosion is an existing challenge faced by the City and all cities in the region due to historic sand sources being largely cut off from reaching the coast due to existing development and urbanization in general; and

**WHEREAS**, coastal erosion is anticipated to be exacerbated by future rising seas and the City is closely monitoring ocean levels as measured at the local tide station in La Jolla operated by the National Oceanic Atmospheric Administration; and

**WHEREAS**, coastal erosion has affected critical public infrastructure in the City including public coastal access, public beaches, roadways, public utilities, parking areas, pedestrian paths, other critical public infrastructure and private property; and

**WHEREAS**, the City desires to protect the public beach and existing critical infrastructure in place and key City goals are to restore the public beach and protect important public assets, resources and infrastructure; and

**WHEREAS**, in 2016, the City completed the Feasibility Phase of the U.S. Army Corps of Engineers (USACE) Solana Beach and Encinitas Coastal Storm Damage Reduction Project (i.e., San Diego County Coastal Storm Damage Reduction Project); and

**WHEREAS**, in 2020, the City signed a Design Agreement with the USACE to initiate the Pre-Construction Engineering Design Phase (PED) during which baseline monitoring data is being collected for the Project from Fall 2022-Fall 2023; and

**WHEREAS**, construction of the Project is expected to begin in late 2023 or early 2024 following the conclusion of the PED Phase of the Project; and

**WHEREAS**, the Project is an important long term coastal resiliency effort in the City and surrounding region with an initial federal authorization period of 50 years through 2074 and will benefit eight miles of shoreline in Solana Beach and Encinitas; and

**WHEREAS**, the USACE requires that the Cities, as local sponsors, share Project costs in a cost share arrangement that is 65% Federal and 35% Non-Federal; and

**WHEREAS**, as the City has received a construction grant from State Parks to help fund its local cost share match in anticipation of the 2023 Project start; and

**WHEREAS**, the USACE requires that the Cities obtain a lease from the California State Lands Commission (CSLC) authorizing construction access to the borrow sites and the beach sand placement sites; and

**WHEREAS**, the CSLC is scheduled to approve the City’s lease application at an upcoming meeting of the CSLC scheduled for February 28, 2023.

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

1. That the above recitations are true and correct.
2. That the City Council authorizes the City Manager to act as the representative of the City of Solana Beach, in consultation with the City Attorney, to sign the CSLC lease of State Lands for the Project.
3. That the City Manager may approve expenditures and amend the FY2022/23 Budget as needed to execute this 50-year lease up to an amount of \$25,000, but not greater than the cost of this lease.

**PASSED AND ADOPTED** this 22<sup>nd</sup> day of February 2023 at a regular meeting of the City Council of the City of Solana Beach, California by the following vote:

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

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

APPROVED AS TO FORM:

ATTEST:

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

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



# STAFF REPORT

## CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** February 22, 2023  
**ORIGINATING DEPT:** Public Works/Engineering Department  
**SUBJECT:** **City Council Consideration of Resolution 2023-022 Approving an Amendment to the Professional Services Agreement with Nissho of California, Inc. for Citywide Landscape Maintenance Services**

---

### **BACKGROUND:**

On May 23, 2018, the City Council authorized the City Manager to enter into a Professional Services Agreement (PSA) with Nissho of California, Inc. (Nissho) for Citywide landscape maintenance services. As part of the PSA, four additional one-year extensions were authorized. The current PSA will expire on June 30, 2023.

This item is before the City Council for the consideration of Resolution 2023-022 (Attachment 1) which would authorize the City Manager to amend the Professional Services Agreement with Nissho, for a one time increase in compensation of \$25,000 and an agreement amount not to exceed \$427,411 for landscape maintenance services for Fiscal Year (FY) 2022/2023.

### **DISCUSSION:**

Nissho has extensive experience in landscape design and maintenance and has over 600 clients in our region. They provide landscaping maintenance services for several parks, schools, public right of ways, and playgrounds for several cities in San Diego County. Nissho's maintenance strategies consist of utilizing environmentally friendly materials for soil amendment, fertilizer, (non-toxic) pesticide, and (non-toxic) herbicides as well as being extremely efficient in water management. In addition to highly qualified maintenance staff, Nissho has several highly qualified experts in landscaping and irrigation design, tree trimming, horticulture and other related expertise among their staff who are available to assist City Staff on short notice.

COUNCIL ACTION:

---

---

Staff reviewed the current maintenance requirements of the existing agreement for landscape maintenance services. If approved, Staff will revise the scope of work to include two additional landscape sites. These sites are the City-owned vacant parcel immediately north of the Skate Park and the Pinion Sculpture site at the North Cedros/Cliff Street intersection. Each location will have specific needs as each has a unique character and maintenance requirements. The new sites will need frontage improvements and monthly maintenance for the duration of the remaining term of this contract.

**CEQA COMPLIANCE STATEMENT:**

Not a project as defined by CEQA.

**FISCAL IMPACT:**

The Fiscal Year 2022/23 Adopted Budget appropriated \$402,411 for Citywide Landscape Maintenance and as-needed Tree and Plant Replacement Services. This amendment would increase compensation by \$25,000 bringing the amount to a not to exceed amount of \$427,411 for FY 2022/23.

Staff is recommending that \$25,000 be appropriated from the General Fund – Undesignated Reserves to the Professional Services Agreement with Nissho of California. The additional amount will cover the purchase, planting, and monthly maintenance of the new sites for FY 2022/23.

**WORK PLAN:**

N/A

**OPTIONS:**

- Approve Staff recommendation.
- Do not approve Staff recommendation.
- Provide direction to Staff.

**DEPARTMENT RECOMMENDATION:**

Staff recommends that the City Council Adopt Resolution 2023-022:

1. Authorizing the City Manager to execute an amendment to the Professional Services Agreement with Nissho of California, Inc., in an amount not to exceed \$427,411, for Citywide Landscape Maintenance Services for Fiscal Year 2022/23.

2. Appropriating \$25,000 from the General Fund – Undesignated Reserves to the Landscape Maintenance Professional Services Agreement with Nissho.
3. Authorizing the City Treasurer to amend the Fiscal Year 2022/23 Adopted Budget accordingly.

**CITY MANAGER’S RECOMMENDATION:**

Approve Department Recommendation.



---

Gregory Wade, City Manager

Attachments:

1. Resolution 2023-022

## RESOLUTION 2023-022

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING AN AMENDMENT TO INCREASE FUNDING TO THE PROFESSIONAL SERVICES AGREEMENT WITH NISSHO OF CALIFORNIA, INC., FOR LANDSCAPE MAINTENANCE SERVICES

**WHEREAS**, the City Council authorized the City Manager to enter into a Professional Service Agreement (PSA) with Nissho of California, Inc., (Nissho), in an amount not to exceed \$402,411 for Citywide Landscape Maintenance Services for Fiscal Year 2022/23; and

**WHEREAS**, Staff reviewed the current maintenance requirements of the existing agreement for landscape maintenance services and revised the scope of work to include two additional landscape sites, at the City's vacant parcel adjacent to the Skate Park and at the Pinion Sculpture on North Cedros and Cliff Street; and

**WHEREAS**, City Staff is proposing to increase the compensation amount by \$25,000, bringing the contract amount not to exceed \$427,411 for Fiscal Year (FY) 2022/23. The additional amount will cover the purchase, planting, and monthly maintenance of the new sites for FY 2022/23.

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

1. That the foregoing recitations are true and correct.
2. That the City Council authorizes the City Manager to execute an amendment to the Professional Services Agreement with Nissho of California, Inc., in an amount not to exceed \$427,411, for Citywide Landscape Maintenance Services for Fiscal Year 2022/23.
3. That the City Council authorizes the appropriation of \$25,000 from the General Fund – Undesignated Reserves to the Landscape Maintenance Professional Services Agreement with Nissho.

4. That the City Council authorizes the City Treasurer to amend the Fiscal Year 2022/2023 Adopted Budget accordingly.

**PASSED AND ADOPTED** this 22<sup>nd</sup> day of February 2023, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

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

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

APPROVED AS TO FORM:

ATTEST:

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

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



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** February 22, 2023  
**ORIGINATING DEPT:** Public Works/Engineering Department  
**SUBJECT:** **City Council Consideration of Resolution 2023-016 Awarding a Professional Services Agreement with National Garage Door for Door Inspection, Maintenance, and As-Needed Repairs**

---

## **BACKGROUND:**

One element of the City's facility maintenance responsibilities is maintenance and repairs of the garage doors, swinging double doors, and access control doors for City Hall, the Fire Station, the La Colonia Park and Fletcher Cove community centers, and the Public Works Maintenance Facility. These services are provided by professional vendors hired by the Public Works Department through a competitive selection process. The agreement with the current service provider was terminated and the City needs to hire a vendor for such services. During the last full inspection of the garage roll up doors at the Fire Station, it was determined that all six doors and corresponding hardware, including motors, had exceeded their service life and needed to be immediately replaced. A Request for Bids (RFB) for door inspection, maintenance services, and as-needed repairs, including a one-time replacement of all six roll up doors, was publicly advertised in December 2022.

This item is before the City Council for the consideration of Resolution 2023-016 (Attachment 1) authorizing the City Manager to enter into a Professional Services Agreement (PSA) with National Garage Door for maintenance services and as-needed repairs including an item for on-time replacement of all six roll up doors at the fire station, and extend the PSA with National Garage Door for four additional one-year terms for maintenance for doors for City-wide facilities at the City's discretion.

COUNCIL ACTION:

---

---

**DISCUSSION:**

A Request for Bids (RFB) for the project was advertised in December 2022. The City received bids from two service providers in January 2023. On January 17, 2023, at 2:00 p.m., the City Clerk’s Office opened the bids and read them publicly. The bids are summarized below in Tables 1 and 2.

After reviewing the two proposals, Staff determined the lowest bid submitted by National Garage Door was complete and responsive to the bid specifications. Staff has determined that the expertise and experience provided by National Garage Door makes them well qualified to perform the work. Staff is recommending that a Professional Services Agreement be pursued with National Garage Door.

All six garage doors at the Fire Station have exceeded their useful life. The garage doors are approximately 30 years old and the maintenance costs for these garage doors is making it cost prohibitive to keep them in service much longer.

The RFB included a request to replace six garage doors located at the Solana Beach Fire Station. National Garage Door submitted a bid for the inspection, maintenance, as-needed repairs, and replacement of six garage doors.

**TABLE 1: MAINTENANCE AND AS-NEEDED REPAIRS**

ITEM DESCRIPTION	National Garage Door	McKendry Door Sales
<b>Annual Inspection/Maintenance:</b> City Hall, Fire Station, Public Works Maintenance Facility	\$5,900	\$16,822
As-Needed Repairs (per year)	\$3,000	\$3,000
<b>TOTAL with As-Needed Repairs</b>	<b>\$8,900</b>	<b>\$19,822</b>

**TABLE 2: FOR FISCAL YEAR 2022/23 ONLY**

ITEM DESCRIPTION	National Garage Door	McKendry Door Sales
<b>Fire Station:</b> Replace Six Garage Doors	\$140,000	\$238,919
SUB-TOTAL	\$140,000	\$238,919
Contingency (15%)	\$21,000	\$35,837
<b>TOTAL with Contingency</b>	<b>\$161,000</b>	<b>\$274,756</b>

**CEQA COMPLIANCE STATEMENT:**

All work covered by this agreement is exempt per Section 15301(a) of the State CEQA Guidelines pursuant to the California Environmental Quality Act.

**FISCAL IMPACT:**

The compensation under consideration is for routine annual maintenance in the amount of \$5,900 per year. The PSA includes recommended as-needed repairs in the amount of \$3,000 per year. The total amount for routine maintenance services and unanticipated repairs would be \$8,900 per year.

For Fiscal Year (FY) 2022/23, Council is being asked to consider approving the replacement of six garage doors at the Solana Beach Fire Station. The compensation under consideration is \$140,000. When a recommended contingency amount of \$21,000 (15%) is added, the total amount is \$161,000 for the one-time replacement of the six garage doors at the fire station. After completion of this one-time work, complete construction costs will be reported to the City Council as part of filing the Notice of Completion.

The current FY 2022/23 budget has \$87,000 available in the Fire Station Deferred Maintenance Project in the City Capital Improvement Program (CIP) fund. Staff is recommending a transfer of \$74,000 from the Facilities Replacement Fund to the City CIP fund to provide sufficient funding for the garage door replacements.

**WORK PLAN:**

Staff became aware of the disrepair conditions of the garage doors at the fire station after FY 2022/23 Work Plan and, therefore, this project was not included in the 2022/2023 Work Plan.

**OPTIONS:**

- Approve Staff recommendation.
- Approve Staff recommendation with alternative amendments/modifications.
- Provide direction/feedback.

**DEPARTMENT RECOMMENDATION:**

Staff recommends the City Council:

1. Adopt Resolution 2023-016:

- a. Authorizing the City Manager to execute a Professional Services Agreement with National Garage Doors in an amount of \$5,900 per year for annual maintenance service, and \$3,000 per year for unforeseen, as-needed repairs, for a total not to exceed amount of \$8,900 per year for Fiscal Year 2022/23.
- b. Authorizing the City Manager to extend the agreement up to four additional one-year terms, at the City's option.
- c. Authorizing the City Manager to approve the one-time purchase and installation of six garage doors for the Solana Beach Fire Station in an amount of \$140,000, and a 15% (\$21,000) contingency amount for unforeseen repairs, for a total not to exceed amount of \$161,000 for FY 2022/23.
- d. Authorizing the City Treasurer to increase the FY 2022/2023 CIP Budget in the amount of \$74,000 and authorizing the transfer of \$74,000 from the Facilities Replacement Fund to the CIP fund.
- e. Authorizing the City Treasurer to amend the FY 2022/23 Adopted Budget accordingly.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation.



---

Gregory Wade, City Manager

Attachments:

1. Resolution 2023-016

## RESOLUTION 2023-016

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH NATIONAL GARAGE DOOR FOR MAINTENANCE, AS-NEEDED REPAIRS, AND REPLACEMENT OF THE CITY'S GARAGE DOORS

**WHEREAS**, the Solana Beach Fire Station garage doors have exceeded their useful life required to meet the needs and expectations of the community; and

**WHEREAS**, a Request for Bid for the project was advertised in December 2022, as Bid No. 2022-11. The City received bids in January 2023. On January 17, 2023, at 2:00 p.m., the City Clerk's Office opened the bids and read them publicly; and

**WHEREAS**, Staff determined the lowest bid submitted by National Garage Door, in the amount of \$140,000 for door replacements, and \$5,900 for annual maintenance was complete and responsive to the bid specifications; and

**WHEREAS**, Staff recommends an amount of \$3,000 for as-needed repairs, and a construction contingency amount of \$21,000 (15%) for unforeseen changes related to the door replacements; and

**WHEREAS**, the 2022-2023 Adopted Budget has allocated \$87,000 for this project in the City Capital Improvement Program (CIP) fund.

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

1. That the foregoing recitations are true and correct.
2. That the City Council authorizes the City Manager to execute a Professional Services Agreement with National Garage Doors in an amount of \$5,900 per year for annual maintenance service, and \$3,000 per year for unforeseen, as-needed repairs, for a total not to exceed amount of \$8,900 per year for Fiscal Year 2022/23.
3. That the City Council authorizes the City Manager to extend the agreement up to four additional one-year terms, at the City's option.
4. That the City Council authorizes the City Manager to approve the one-time purchase and installation of six garage doors for the Solana Beach Fire Station in an amount of \$140,000, and a 15% (\$21,000) contingency amount for

**ATTACHMENT 1**

unforeseen repairs, for a total not to exceed amount of \$161,000 for FY 2022/23.

- 5. That the City Council authorizes the City Treasurer to increase the FY 2022/2023 CIP Budget in the amount of \$74,000 and authorizing the transfer of \$74,000 from the Facilities Replacement Fund to the CIP fund.
- 6. That the City Council authorizes the City Treasurer to amend the Fiscal Year 2022/2023 Adopted Budget accordingly.

**PASSED AND ADOPTED** this 22<sup>nd</sup> day of February 2023, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

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

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

APPROVED AS TO FORM:

ATTEST:

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

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



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** February 22, 2023  
**ORIGINATING DEPT:** Public Works/Engineering  
**SUBJECT:** **City Council Consideration of Resolution 2023-017 to Amend and Increase Funding to the Professional Services Agreement with Yunex Traffic for Traffic Signal Maintenance**

---

## **BACKGROUND:**

In February 2018, Staff issued a Request for Proposals (RFP) via an electronic bid site (ebidboard.com) to solicit proposals from firms qualified to provide repairs, maintenance and emergency services of the City's traffic signals, safety lighting, and other traffic signal operational related opportunities. After the evaluation process, the City Council authorized the City Manager to enter into a Professional Service Agreement (PSA) with Siemens Mobility, Inc. (Siemens), now known as Yunex Traffic (Yunex), in an amount not to exceed \$26,000 per year, effective July 1, 2018. The City Council's authorization included an option for the City to renew the agreement for four additional one-year terms subject to the sole discretion of the City. The current agreement and all extensions with Yunex will expire June 30, 2023. Staff is in the process of developing a Request for Proposal (RFP) for a new contract. However, due to the operational needs, the current contract needs to be amended.

This item is before the City Council for the consideration of Resolution 2023-017 (Attachment 1) which would authorize the City Manager to amend the Professional Services Agreement with Yunex for traffic signal maintenance and repair for a one time increase in compensation of \$45,000 and an agreement amount not to exceed \$71,000 for FY 2022/2023.

## **DISCUSSION:**

The contract with Yunex provides for scheduled traffic signal service, as-needed traffic signal repair, and replacement of signal head lights, controllers and other equipment as scheduled by City Staff. This contract includes line items for additional work such as

CITY COUNCIL ACTION:

---

---

**AGENDA ITEM # A.8.**

replacement of the controller boxes, repairs and replacement of loop detectors, modifications to the traffic signal software, etc.

On July 30, 2022, at the intersection of Lomas Santa Fe Drive and the Plaza Entrance (to the shopping center), a vehicle accident occurred, which resulted in a traffic signal pole being knocked down. The southeast corner mast arm pole and all attachments were damaged beyond repair. A temporary pole was set up while the required permanent equipment was being designed and ordered. City Staff received a police report and will seek reimbursement for all damages.

Yunex is very familiar with the City's traffic signal system and, as part of their contract, are authorized to perform emergency traffic signal replacement services in the current professional services agreement. The scope of work for the proposed amendment would include the following:

- Purchase and install a 35' traffic signal mast arm.
- Purchase and install 15' luminaire arm.
- Purchase and install GTT 721 Opticom detector head (the device that detects emergency vehicles).
- Purchase and install two new 5-inch by 7-inch pedestrian push buttons assemblies complete with 2-inch ADA buttons and signs.
- Purchase and install one 30-inch by 30-inch No U Turn, R3-18 regulatory sign.
- Purchase and install one Pelco RSNS sign mount.
- Pull new conductor and Opticom cable from cabinet to the new pole and hook up.
- Pull new wiring in the pole and hook up the new safety lighting wiring to the existing circuit.

If approved by the City Council, this Resolution would authorize the City Manager to amend the compensation of the current PSA with Yunex to cover the cost of the signal pole replacement. As mentioned, Staff will work closely with the Sheriff's office to recover any and all costs associated with this transaction.

**CEQA COMPLIANCE STATEMENT:**

Not a project as defined by CEQA.

**FISCAL IMPACT:**

The Traffic Signal Maintenance and Repair contract with Yunex is for an amount not to exceed \$26,000 per year. City Staff is proposing to increase the compensation amount by \$45,000, bringing the contract to amount not to exceed \$71,000 for Fiscal Year (FY) 2022/23. Staff is recommending that \$45,000 be appropriated from the General Fund – Undesignated Reserves to the Traffic Safety Operating Budget. The additional amount will cover the purchase and installation of a new traffic signal pole and all accessories and future as-needed repairs for FY 2022/23.

**WORK PLAN:**

This item is not identified in the FY 2022/23 Work Plan.

**OPTIONS:**

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

**DEPARTMENT RECOMMENDATION:**

Staff recommends that the City Council adopt Resolution 2023-017:

1. Authorizing the City Manager to execute Amendment No. 7 to the Professional Services Agreement with Yunex Traffic to increase the compensation to an amount not to exceed \$71,000 for FY 2022/23 to replace a traffic signal pole and associated equipment at the Lomas Santa Fe/Plaza Entrance intersection.
2. Appropriating \$45,000 from the General Fund – Undesignated Reserves to the Traffic Safety Operating Budget.
3. Authorizing the City Treasurer to amend the FY 2022/23 Adopted Budget accordingly.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation.



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

Attachments:

1. Resolution 2023-017

## RESOLUTION 2023-017

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, APPROVING AMENDMENT NO. 7 TO INCREASE FUNDING TO THE PROFESSIONAL SERVICES AGREEMENT WITH YUNEX TRAFFIC FOR TRAFFIC SIGNAL MAINTENANCE AND AS-NEEDED REPAIRS

**WHEREAS**, the City Council authorized the City Manager to enter into a Professional Service Agreement (PSA) with Siemens Mobility, Inc., (Siemens), now known as Yunex Traffic (Yunex), in an amount not to exceed \$26,000 per year effective July 1, 2018; and

**WHEREAS**, On July 30, 2022, at the intersection of Lomas Santa Fe Drive and Plaza Entrance (to the Von's shopping center), a vehicle accident occurred, which resulted in a traffic signal pole being knocked down. The Southeast corner mast arm pole and all attachments were damaged beyond repair; and

**WHEREAS**, Staff is recommending that Yunex perform a one-time emergency traffic signal replacement service on the current professional services agreement for FY 2022/2023; and

**WHEREAS**, City Staff is proposing to increase the compensation amount by \$45,000, bringing the contract amount not to exceed \$71,000 for Fiscal Year (FY) 2022/23. The additional amount will cover the purchase and installation of a new Traffic Signal pole and all attachments and future as-needed repairs for FY 2022/23.

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

1. That the foregoing recitations are true and correct.
2. That the City Council authorizes the City Manager to execute Amendment No. 7 to the Professional Services Agreement with Yunex Traffic to increase the compensation to an amount not to exceed \$71,000 for FY 2022/23 to replace a traffic signal pole and associated equipment at the Lomas Santa Fe/Plaza Entrance intersection.
3. That the City Council authorizes the appropriation of \$45,000 from the General Fund – Undesignated Reserves to the Traffic Safety Operating Budget.

4. That the City Council authorizes the City Treasurer to amend the FY 2022/2023 Adopted Budget accordingly.

**PASSED AND ADOPTED** this 22<sup>nd</sup> day of February 2023, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

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

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

APPROVED AS TO FORM:

ATTEST:

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

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



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** February 22, 2023  
**ORIGINATING DEPT:** Community Development Department  
**SUBJECT:** **Public Hearing: Request for Development Review Permit and Structure Development Permit for a New Two-Story Single-Family Residence with an Attached Two-Car Garage and Perform Associated Site Improvements at 147 S Rios Ave (Case #: DRP22-007, SDP22-005; Applicant: Betsey Von Summer; APN: 298-073-13; Resolution No. 2023-019)**

---

## **BACKGROUND:**

The Applicant, Betsey Von Summer, is requesting City Council approval of a Development Review Permit (DRP) and Structure Development Permit (SDP) to construct a replacement two-story, single-family residence with an attached two-car garage and perform associated site improvements. The 13,673 square-foot lot is located at 147 S Rios Avenue within the Low Residential (LR) Zone and the Scaled Residential Overlay Zone (SROZ).

The Applicant proposes a new 3,907 square foot two-story, single family residence with a partially subterranean lower level and an attached 587 square foot garage. The proposed development includes landscaping and grading in the amount of 1,220 cubic yards. The highest point of new construction is 115.92 MSL and 21.25 feet above the proposed grade and the tallest point of new construction is 110.72 MSL and 24.92 feet above the proposed grade. The project meets three thresholds for the requirement of a DRP, including: 1) construction in excess of 60 percent of the maximum allowable floor area; 2) construction of a second story that exceeds 35 percent of the floor area of the first floor; and 3) aggregate grading quantity that exceeds 100 cubic yards. The project requires an SDP because the proposed development exceeds 16 feet in height above existing grade.

The issue before the Council is whether to approve, approve with conditions, or deny the Applicant's request as contained in Resolution 2023-019 (Attachment 1).

<b>CITY COUNCIL ACTION:</b>  _____  _____
---

**DISCUSSION:**

The subject property is located on the west side of South Rios Avenue, seven properties south of the intersection of South Rios Avenue and Lomas Santa Fe Drive. The lot is rectangular in shape with 67 feet of frontage along South Rios Avenue, a southern property line of approximately 205 feet, a northern property line of approximately 206 feet and a western property line of 67 feet. The existing topography slopes downward from the street to the west. The elevation at the front property line is at approximately 101 feet above Mean Seal Level (MSL) and the rear property line is approximately 78 MSL, resulting in a change in elevation of approximately 23 feet. With the proposed project, the driveway location would remain at the southeast corner of the lot. The project plans are provided in Attachment 2.

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>	147 S Rios Ave	<b>Zoning Designation:</b>	LR (3 du/ac)
<b>Lot Size (Net):</b>	13,673 ft <sup>2</sup>	<b># of Units Allowed:</b>	1 Dwelling Unit, 1 ADU, 1 JADU
<b>Max. Allowable Floor area:</b>	4,343 ft <sup>2</sup>	<b># of Units Requested:</b>	1 Dwelling Unit
<b>Proposed Floor area:</b>	4,141 ft <sup>2</sup>		
<b>Below Max. Floor area by:</b>	202 ft <sup>2</sup>		
<b>Max. Allowable Height:</b>	25 ft.	<b>Setbacks:</b>	<b>Required</b> <b>Proposed</b>
<b>Max. Proposed Height:</b>	24.92 ft.	Front (E)	25 ft.      25.00 ft.
<b>Highest Point/Ridge:</b>	115.92 MSL	Interior Side (N)	10 ft.      10.00 ft.
<b>Overlay Zone(s):</b>	SROZ	Interior Side (S)	10 ft.      15.56 ft.
		Rear (W)	25 ft.      97.00 ft.
<b>PROPOSED PROJECT INFORMATION</b>			
<b>Floor Area Breakdown:</b>		<b>Requested Permits:</b>	
Lower Level	1,470 ft <sup>2</sup>	<b>DRP:</b> A DRP is required for a structure that exceeds 60% of the maximum allowable floor area, a new second story that exceeds 35% of the existing first floor and grading in excess of 100 cubic yards.	
Upper Level	2,437 ft <sup>2</sup>		
Covered and Enclosed Exterior Area	47 ft <sup>2</sup>		
Garage	587 ft <sup>2</sup>		
Subtotal	4,541 ft <sup>2</sup>		
Off-Street Parking Exemption	- 400 ft <sup>2</sup>	<b>SDP:</b> An SDP is required for a new structure that exceeds 16 feet in height from the existing grade.	
<b>Total Floor Area</b>	<b>4,141 ft<sup>2</sup></b>		
<b>Proposed Grading:</b> 1,220 cubic yards of aggregate grading (495 CY of cut, 410 CY of fill, 55 CY of excavation for footings, 315 CY removal and recompaction)			
<b>Proposed Parking:</b> New 2-Car Garage		<b>Existing Development:</b>	
<b>Proposed Fences and Walls:</b> Yes		Single-Family Residence and attached Two-Car Garage	
<b>Proposed Accessory Dwelling Unit:</b> No			
<b>Proposed Accessory Structure:</b> No			

The following is a discussion of the findings for a DRP and SDP as each applies to the proposed project as well as references to recommended conditions of approval contained in Resolution 2023-019.

Development Review Permit Compliance (SBMC Section 17.68.40):

A DRP is required for a structure that exceeds 60% of the maximum allowable floor area. The total floor area proposed is 4,141 square feet and 4,343 is the maximum. Therefore, the proposal is 95% of the allowable floor area.

In addition to meeting zoning requirements, the project must also be found in compliance with development review criteria. The following is a list of the development review criteria topics:

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

The Council may approve, or conditionally approve, a DRP only if all of the findings listed below can be made. Resolution 2023-019 provides the full discussion of the findings.

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

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

In addition to meeting zoning requirements, the project must also be found in compliance with the 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 Low Residential (LR) Zone. Properties to the north, south, and east are also located within the LR Zone. The property to the west is located within the Special Commercial (SC) Zone and developed with a retail commercial building. The surrounding residential properties are developed with one- and two-story, single-family residences.

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. The property is designated Low Density Residential in the General Plan and intended for detached single-family residences developed at a maximum density of three (3) 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 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 Applicant would be required to obtain a Coastal Development Permit, Waiver or Exemption from the California Coastal Commission prior to the issuance of Building or Grading Permits.

### **Building and Structure Placement:**

The site is currently developed with a 1,576 square-foot single-story, single-family residence and a detached garage located on a building pad approximately two (2) feet higher than the street. The Applicant proposes to demolish the existing residence and construct a new two-story single-family residence. The proposed residence, as designed, would be located within the buildable area.

The LR Zone requires a 25-foot front-yard setback, 25-foot rear-yard setback and 10-foot interior side-yard setbacks. The new residence is proposed to be located within the buildable area. The newly proposed construction is set back 25.00 feet from the front property line, 97.00 feet from the rear property line, and 10 feet from the north side property line and 15.56 feet from the south side property line.

The 3,907 square-foot residence would consist of a living room, dining room, kitchen, primary suite, office, laundry, bathroom and a family room, two bedrooms, two bathrooms, and a powder room on the lower level. The proposed development includes a 395 square-foot deck off the west side of the upper level and an elevator. The garage is located towards the center of the property and would have vehicular and pedestrian access from South Rios Avenue.

The SBMC parking regulations require two (2) off-street parking spaces, 9' x 19' clear, per single-family residence. The SBMC sections 17.48.040 and 17.20.030 indicate that

when required parking spaces are provided within a garage, up to 200 square feet of floor area is exempted for each required space. As designed, the proposed residence would provide two (2) parking spaces in the proposed 587 square-foot garage; therefore, the project is afforded a 400 square-foot exemption and the total proposed floor area would be 4,141 square feet, which is 202 square feet below the maximum allowable floor area for the 13,673 square-foot lot, pursuant to the SROZ regulations.

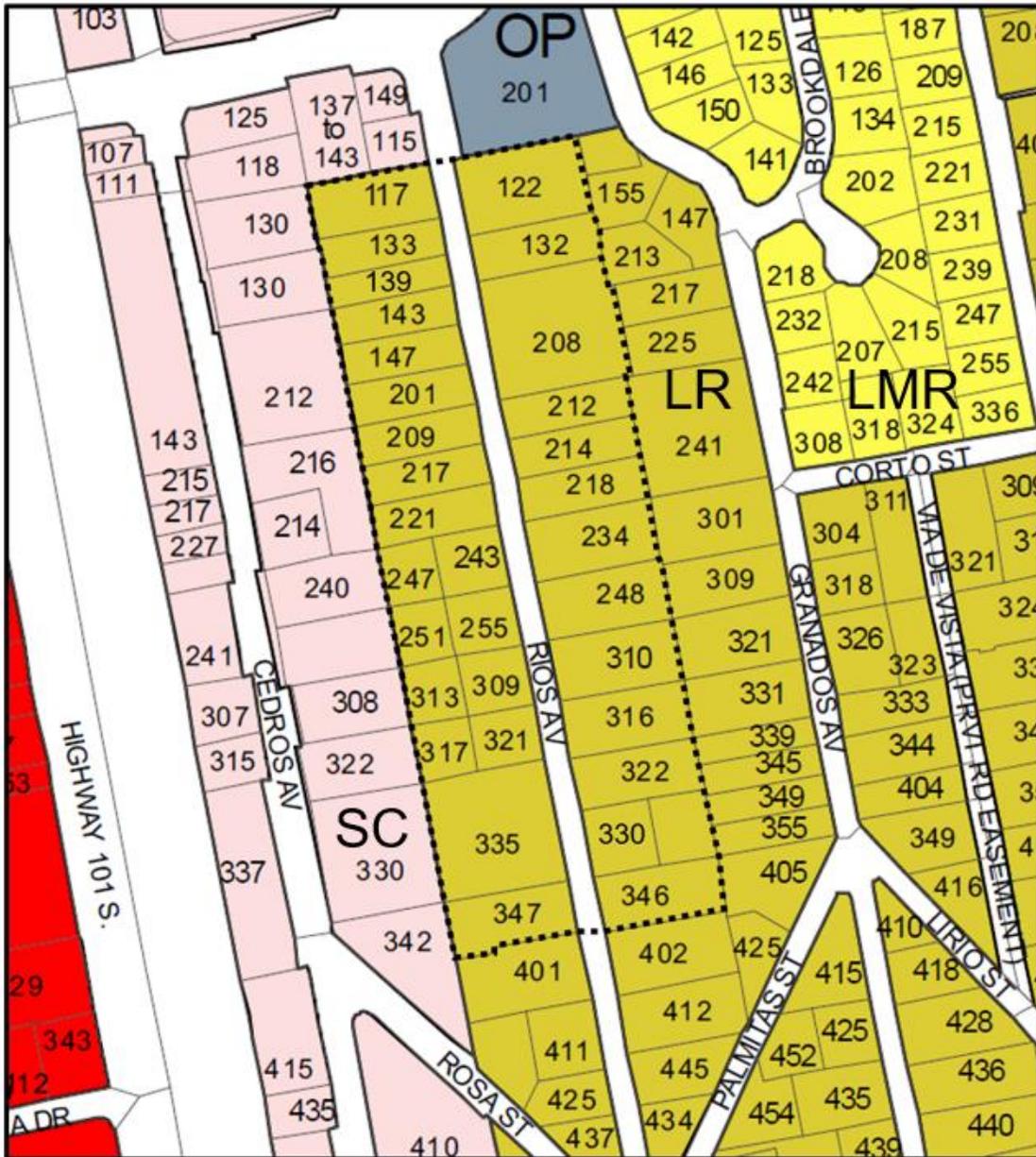
The maximum floor area calculation for this project is as follows:

<u>0.50 for first 6,000 ft<sup>2</sup></u>	<u>3,000 ft<sup>2</sup></u>
<u>0.175 for 6,001 to 15,000 ft<sup>2</sup></u>	<u>1,343 ft<sup>2</sup></u>
Total Allowable Floor area:	4,343 ft <sup>2</sup>

The proposed project, as designed, meets the minimum required setbacks and is below the maximum allowable floor area for the property.

**Neighborhood Comparison:**

Staff compared the proposed project to 34 other properties within the surrounding area. This area includes properties along South Rios Avenue as shown on the following map:



The properties evaluated in this comparison are located in the LR Zone and the SROZ. The existing homes range in size from 861 square feet to 5,436 square feet, according to the County Assessor records. It should be noted that the County Assessor does not include the garage, covered porch area, unfinished basement, or accessory building area in the total square footage. Accordingly, the building area of the proposed project has been calculated for comparison purposes by deleting the area of the proposed garages, the covered porch, and ceiling height over 15 feet as follows:

Project Gross Building Area:	4,541 ft <sup>2</sup>
Delete Garage:	- 587 ft <sup>2</sup>
Delete Covered and Enclosed Exterior Area:	- 47 ft <sup>2</sup>
<u>Project Area for Comparison to Assessor's Data:</u>	<u>3,901 ft<sup>2</sup></u>

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

<b>Table 2</b>						
#	Property Address	Lot Size in ft <sup>2</sup> (SanGIS)	Existing ft <sup>2</sup> (Assessor)	Proposed / Recently Approved ft <sup>2</sup>	Max. Allowable ft <sup>2</sup>	Zone
1	122 S RIOS AVE	18,090	5,080		4884	LR
2	132 S RIOS AVE	15,000	1,539		4575	LR
3	190 S RIOS AVE	14,470	4,066		4482	LR
4	208 S RIOS AVE	25,620	5,914		5356	LR
5	212 S RIOS AVE	13,000	2,325		4225	LR
6	214 S RIOS AVE	13,665	3,022		4341	LR
7	218 S RIOS AVE	13,000	3,168		4225	LR
8	234 S RIOS AVE	20,500	4,548		5100	LR
9	248 S RIOS AVE	20,000	1,018		5075	LR
10	310 S RIOS AVE	20,000	4,725		5075	LR
11	316 S RIOS AVE	20,067	5,436		5078	LR
12	322 S RIOS AVE	15,600	1,895		4635	LR
13	330 S RIOS AVE	12,200	3,682		4085	LR
14	346 S RIOS AVE	15,000	3,937		4575	LR
15	127 S RIOS AVE	18,770	5,033		4952	LR
16	133 S RIOS AVE	12,500	4,816		4138	LR
17	139 S RIOS AVE	10,500	4,013		3788	LR
18	143 S RIOS AVE	13,000	861		4225	LR
<b>19</b>	<b>147 S RIOS AVE</b>	<b>13,673</b>	<b>1,792</b>	<b>3,901</b>	<b>4343</b>	<b>LR</b>
20	201 S RIOS AVE	13,000	2,722		4225	LR
21	209 S RIOS AVE	13,000	2,400		4225	LR
22	217 S RIOS AVE	11,325	4,104		3932	LR
23	221 S RIOS AVE	12,200	4,128		4085	LR
24	243 S RIOS AVE	11,200	2,329		3910	LR
25	247 S RIOS AVE	9,300	1,814		3578	LR
26	255 S RIOS AVE	9,500	3,745		3613	LR
27	251 S RIOS AVE	9,300	1,814		3578	LR
28	309 S RIOS AVE	11,206	1,828		3911	LR
29	313 S RIOS AVE	9,300	2,216		3578	LR
30	317 S RIOS AVE	9,300	1,472		3578	LR
31	321 S RIOS AVE	11,200	1,828		3910	LR
32	329 S RIOS AVE	16,541	4,207		4729	LR
33	335 S RIOS AVE	23,626	5,077		5256	LR
34	347 S RIOS AVE	18,500	3,394		4925	LR

**Fences, Walls and Retaining Walls:**

Within the front yard setback area, the 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. Fences, walls and retaining walls located within the rear and interior side yards are allowed to be up to six feet in height with an additional 24 inches that is 50% open to light and air. The proposed project includes a new retaining wall ranging from 0.5 feet to 5.6 feet located along the rear portion of the south property lines. New retaining walls are also proposed within the front yard setback around the front yard patio area.

### **Landscape:**

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

### **Parking:**

SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM) require two (2) parking spaces for a single-family residence. The Applicant proposes to maintain the same location of the existing driveway on the southeast side of the lot. 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. The proposed 587 square-foot garage will provide two parking spaces. Two spaces are required; therefore, 400 square feet of garage area is exempt from the project's floor area calculation.

### **Grading:**

The project includes 495 cubic yards of cut, 410 cubic yards of fill, 55 cubic yards of excavations for footings, and 315 cubic yards of removal and recompaction for a total aggregate grading amount of 1,220 cubic yards.

### **Lighting:**

A condition of project approval requires 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 a new single-family residence with an attached garage on a developed residential lot; therefore, usable open space and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040. As a condition of project approval, the Applicant will be required to pay the applicable Park Development Fee.

### **Structure Development Permit Compliance:**

The proposed structure exceeds 16 feet in height above the pre-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 Applicant had story poles erected onsite and the Story Pole Height Certification was issued by a licensed land surveyor on August 17, 2022, which showed the highest story pole certified at 115.92 MSL and 21.25 feet above the proposed grade and the tallest story pole certified at 110.72 MSL and 24.92 feet above the proposed grade (Attachment 3). Notices to apply for View Assessment were mailed to property owners and occupants within 300 feet of the project site, which established a deadline to file for View Assessment on January 3, 2023. 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.

A condition of approval has been added to the Draft Resolution of Approval (Attachment 1) to require that the Applicant submit a height certification prepared by a licensed land surveyor prior to the framing inspection certifying that the maximum height of the proposed addition will not exceed 21.25 feet (115.92 MSL) above the proposed grade or 24.92 feet (110.72 MSL), which is the maximum proposed structure height reflected on the project plans, should the City Council make the necessary findings to approve the project.

### **Property Frontage and Public Right-of-Way Improvements**

The existing property frontage is improved with a nonstandard asphalt area. If approved, the Applicant will be required to remove the nonstandard asphalt area and construct a 10-foot graded D.G. pathway with the City standard 9-inch concrete mountable curb along the entire property frontage. A 4-foot right-of-way dedication along South Rios Avenue will be required.

### **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 February 10, 2023. 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. Staff has prepared draft findings for approval of the project in the attached Resolution 2023-019 for Council's consideration based upon the information in this report. The applicable SBMC sections are provided in the 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.

**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 2023-019.
- Approve Staff recommendation subject to additional specific conditions necessary for the City Council to make all required findings for the approval of a DRP and SDP.
- 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 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 of the State CEQA Guidelines; and

3. If the City Council makes the requisite findings and approves the project, adopt Resolution 2023-019 conditionally approving a DRP and SDP to construct a new two-story single-family residence with an attached garage and perform associated site improvements at 147 South Rios Avenue, Solana Beach.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation.



---

Gregory Wade, City Manager

Attachments:

1. Resolution 2023-019
2. Project Plans

## RESOLUTION 2023-019

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, CONDITIONALLY APPROVING A DEVELOPMENT REVIEW PERMIT AND STRUCTURE DEVELOPMENT PERMIT FOR A NEW TWO-STORY SINGLE-FAMILY RESIDENCE WITH AN ATTACHED TWO-CAR GARAGE AND PERFORM ASSOCIATED SITE IMPROVEMENTS AT 147 S RIOS AVE

**APPLICANTS:** Betsey Von Summer  
**APPLICATION:** DRP22-007 / SDP22-005

**WHEREAS**, Betsey Von Summer (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 February 22, 2023, the City Council received and considered evidence concerning the proposed application; and

**WHEREAS**, the City Council of the City of Solana Beach found the project requested in the application 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 Public 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 SDP to construct a replacement two-story, single-family residence with an attached two-car garage and perform associated site improvements at 147 S Rios Ave 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 a maximum of three (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 project is consistent with the provisions for minimum yard dimensions (i.e., setbacks) and the maximum allowable Floor area (FAR), maximum building height, and parking requirements.

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

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

The property is located within the Low Residential (LR) Zone. Properties to the north, south, and east are also located within the LR Zone. The property to the west is located within the Special Commercial (SC) Zone and developed with a retail commercial building. The surrounding residential properties are developed with one- and two-story, single-family residences.

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. The property is designated Low Density Residential in the General Plan and intended or detached single-family residences developed at a maximum density of three (3) 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 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 Applicant would be required to obtain a Coastal Development Permit, Waiver or Exemption from the California Coastal Commission prior to the issuance of Building or Grading Permits.

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

The site is currently developed with a 1,576 square-foot single-story, single-family residence and detached garage located on a building pad approximately two (2) feet higher than the street. The Applicant proposes to demolish the existing residence and construct a new two-story single-family residence. The proposed residence, as designed, would be located within the buildable area.

The LR Zone requires a 25-foot front-yard setback, 25-foot rear-yard setback and 10-foot interior side-yard setbacks. The new residence is proposed to be located within the buildable area. The newly proposed construction is set back 25.00 feet from the front property line, 97.00 feet from the rear property line, and 10 feet from the north side property line and 15.56 feet from the south side property line.

The 3,907 square-foot residence would consist of a living room, dining room, kitchen, primary suite, office, laundry, bathroom and a family room, two bedrooms, two bathrooms, and a powder room on the lower level. The proposed development includes a 395 square-foot deck off the west side of the upper level and an elevator. The garage is located towards the center of the property and would have vehicular and pedestrian access from South Rios Avenue.

The SBMC parking regulations require two (2) off-street parking spaces, 9' x 19' clear, per single-family residence. The SBMC

sections 17.48.040 and 17.20.030 indicate that when required parking spaces are provided within a garage, up to 200 square feet of floor area is exempted for each required space. As designed, the proposed residence would provide two (2) parking spaces in the proposed 587 square-foot garage; therefore, the project is afforded a 400 square-foot exemption and the total proposed floor area would be 4,141 square feet, which is 202 square feet below the maximum allowable floor area for the 13,673 square-foot lot, pursuant to the SROZ regulations.

The maximum floor area calculation for this project is as follows:

0.50 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>	1,343 ft <sup>2</sup>
Total Allowable Floor area:	4,343 ft <sup>2</sup>

The proposed project, as designed, meets the minimum required setbacks and is 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. Trees and other large plantings shall not obstruct significant views when installed or at maturity.*

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

- d. *Roads, Pedestrian Walkways, Parking and Storage Areas: Any development involving more than one building or structure shall provide common access roads and pedestrian walkways.*

*Parking and outside storage areas, where permitted, shall be screened from view to the extent feasible, by existing topography, by the placement of buildings and structures, or by landscaping and plantings.*

SBMC Section 17.52.040 and the Off-Street Parking Design Manual (OSPDM) require two (2) parking spaces for a single-family residence. The Applicant proposes to maintain the same location of the existing driveway on the southeast side of the lot. 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. The proposed 587 square-foot garage will provide two parking spaces. Two spaces are required; 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 includes 495 cubic yards of cut, 410 cubic yards of fill, 55 cubic yards of excavations for footings, and 315 cubic yards of removal and recompaction for a total aggregate grading amount of 1,220 cubic yards.

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

All new exterior lighting fixtures will 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 replacement two-story single-family residence with an attached garage on a developed residential lot; therefore, usable open space and recreational facilities are neither proposed nor required according to SBMC Section 17.20.040. The Applicants are required to pay the applicable Park Development Fee.

- 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 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 Applicant obtaining the required permit or approval from the other agency.*

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

#### IV. CONDITIONS

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

A. Community Development Department Conditions:

- I. The Applicant shall pay required Fire Mitigation, Park Development, Public Use Facilities, and Public Facilities Impact Fees.
- II. Building Permit plans must be in substantial conformance with the architectural plans presented to the City Council on February 22, 2023, and located in the project file with a submittal date of February 13, 2023.
- III. Prior to requesting a framing inspection, the Applicant shall submit a height certificate prepared by a licensed land surveyor prior to the framing inspection certifying that the tallest point of the proposed residence will not exceed 24.92 feet above the proposed grade on the and the highest point of the structure will not exceed 115.92 feet above the Mean Sea Level (MSL) in conformance with the plans as approved

by the City Council on February 22, 2023.

- 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 Building and Grading Permits.
  - VI. All new exterior lighting fixtures shall be in conformance with the City-wide lighting regulations of the Zoning Ordinance (SBMC 17.60.060). All light fixtures shall be appropriately shielded so that no light or glare is transmitted or reflected in such concentrated quantities or intensities as to be detrimental to the surrounding area.
  - VII. Construction vehicles shall be parked on the subject property at all times 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.
- B. Fire Department Conditions:
- I. Sprinklers will be required in all spaces including the attic, closets, bathrooms, etc.
  - II. Patios or outdoor covers over 10 feet or greater in depth, will be required to have sprinklers.
  - III. An unobstructed 3-foot walkable pathway around all portions of the residence.
  - IV. 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 per the Solana Beach Municipal Code Title 15

*Building and Construction Chapter 15.32 Fire Code Section 15.32.170  
Section 503 Section 503.2.1 and 503.2.3.*

- V. 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) per the *Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 15.32.170 Section 503 Section 503.2.7 and 503.2.8.*
- VI. 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 the *Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 15.32.200 Section 503.6.* All Knox Box products shall be purchased through Solana Beach Fire website.
- VII. OBSTRUCTION OF ROADWAYS DURING CONSTRUCTION: All roadways shall be a minimum of 20 feet in width during construction and maintained free and clear, including the parking of vehicles per the *2019 California Fire Code Chapter 5 Section 503.4 and 503.2.1.*
- VIII. ADDRESS NUMBERS: STREET NUMBERS: Approved numbers and/or addresses shall be placed on all new and existing buildings and at appropriate additional locations as to be plainly visible and legible from the street or roadway fronting the property from either direction of approach. Said numbers shall contrast with their background, and shall meet the following minimum standards as to size: 4" high with a ½" inch stroke width for residential buildings, 8" high with a ½" stroke for commercial and multi-family residential buildings, 12" high with a 1" stroke for industrial buildings. Additional numbers shall be required where deemed necessary by the Fire Marshal, such as rear access doors, building corners, and entrances to commercial centers per the *2019 California Fire Code Chapter 5 Section 505.1.*
- IX. AUTOMATIC FIRE SPRINKLER SYSTEM-ONE- AND TWO-FAMILY DWELLINGS: Structures shall be protected by an automatic fire sprinkler system designed and installed. Plans for the automatic fire sprinkler system shall be submitted as Deferred Submittal and approved by the Solana Beach Fire Department prior to installation per

the *Solana Beach Municipal Code Title 15 Building and Construction Chapter 15.32 Fire Code Section 15.32.230 Section 903.2 (NEW)*

- X. CLASS “A” ROOF: All structures shall be provided with a Class “A” Roof covering to the satisfaction of the Solana Beach Fire Department and per the 2019 California Building Code Chapter 15 Section 1505.

C. Engineering Department Conditions:

- I. The Applicant is required to obtain an Encroachment Permit in accordance with SBMC Section 11.20 for the below frontage improvements being done in the public right-of-way. The frontage improvements shall be done to the satisfaction of the City Engineer prior to the occupancy of the proposed project:
- a. Construction of the 9” X 9” X 12” concrete curb along the property frontage with transitions to the existing improvements on both ends to the satisfaction of the City Engineer.
  - b. Construction of the modified SDRSD driveway approach with 2:1 transitions to the proposed D.G. pathway.
  - c. Construction of the 10’ wide D.G area compacted and graded at maximum 2% towards the flow line for walking and parking purposes to the satisfaction of the City Engineer.
  - d. Construction and connection of the new private sewer lateral to the City’s sewer main.

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. A 4-foot width of property frontage along South Rios shall be dedicated to the City of Solana Beach as Public Right-Of-Way. The Applicant shall provide the Plat and Legal Description prepared by a Registered Civil Engineer. The document shall be recorded with the County of San Diego prior to Final Inspection of the Building Permit.
- III. The Applicant shall complete to the satisfaction of the City Engineer all grading, paving, public improvements, landscaping, and drainage improvements.
- IV. The Applicant shall record a Hold Harmless Agreement prior to Final Inspection of the Building Permit. The document will hold the City of Solana Beach harmless for the storm drain and sewer systems on the Applicant’s property. The Applicant shall record the Hold Harmless Agreement document prior to Final Inspection of the Building Permit.

- V. 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.
- VI. Construction fencing shall be located on the subject property unless the Applicant has obtained an Encroachment Permit in accordance with chapter 11.20 of the SBMC which allows otherwise.

SEWER:

- I. The Applicant shall pay in full the one-time Sewer Capacity Fee of \$4500.00 per Equivalent Dwelling Unit (EDU) prior to Building Permit issuance. The EDU assignment is determined by SBMC 14.08.060. The proposed residential unit would increase the property's EDU assignment by 1.0 EDU. The cost the Applicant is responsible for is \$4,500.00 prior to Building Permit Issuance (1.0 EDU multiplied by \$4,500.00).
  - a. Pay in full the prorated portion of the current annual sewer charge for the remainder of the fiscal year.
  - b. A Sewer Permit and Encroachment Permit are required for the private sewer lateral. The Applicant shall coordinate with the Public Works inspector to allow the inspector to inspect the entire length of the private sewer lines within the public right of way before backfilling.
  - c. The Applicant shall record a Hold Harmless Agreement prior to Final Inspection of the Building Permit. The document will hold the City of Solana Beach harmless in case of a sanitary sewer backup due to a blockage in the public sewer main. A backflow prevention device shall be installed on private property. The Applicant shall record the Hold Harmless Agreement document prior to Final Inspection of the Building Permit.

GRADING:

- I. 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 Applicant shall obtain a grading plan 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. The Applicant shall obtain a Soils Report 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 Applicant shall provide a Drainage Report prepared by a Registered Civil Engineer. This report shall address the design for detention basin and corresponding outflow system to ensure the rate of runoff for the proposed development is at or below that of pre-existing condition. All recommendations of this report shall be incorporated into the Preliminary Grading Plan. A detention basin easement shall be recorded for maintenance of the detention basin by the property owner(s) in perpetuity, prior to the release of the Grading Bond and Security Deposit.
- d. The Applicant shall show all retaining walls and drainage structures. Retaining walls shown on the grading plan shall conform to the San Diego Regional Standards or be designed by a licensed civil engineer. Engineering calculations for all designed walls with a surcharge and nonstandard walls shall be submitted at grading plan check. Retaining walls may not exceed the allowable height within the property line setback as determined by the City of Solana Beach Municipal Code. Contact the Community Development department for further information.
- e. The Applicant is responsible to protect the adjacent properties during construction. If any grading, construction activity, access or potential construction-related impacts are anticipated beyond the property lines, as determined by the City Engineer, the Applicant shall obtain a letter of permission from the adjoining property owners. All required letters of permission shall be submitted to the City Engineer prior to the issuance of the grading permit.
- f. The Applicant shall pay a grading plan check fee in accordance with the current Engineering Fee Schedule at initial grading plan submittal. Inspection fees shall be paid prior to issuance of the grading permit.
- g. The Applicant shall obtain and submit grading security in a form prescribed by the City Engineer.
- h. 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.
- j. An Erosion Prevention and Sediment Control Plan shall be prepared by the Applicant. Best management practices shall be developed and implemented to manage storm water and non-storm water discharges from the site at all times during excavation and grading activities. Erosion prevention shall be emphasized as the most important measure for keeping sediment on site during excavation and grading activities. Sediment controls shall be used as a supplement to erosion prevention for keeping sediment on site.
- k. The Applicant shall show all proposed on-site private drainage facilities intended to discharge water run-off. Elements of this design shall include a hydrologic and hydraulic analysis verifying the adequacy of the facilities and identify any easements or structures required to properly convey the drainage. The construction of drainage structures shall comply with the standards set forth by the San Diego Regional Standard Drawings.
- l. Post Construction Best Management Practices meeting City and RWQCB Order No. R9-2013-001 requirements shall be implemented in the drainage design.
- m. No increased cross lot drainage shall be allowed.
- n. Prior to obtaining a building permit, the Applicant shall submit a building pad certification statement from a soils engineer and an engineer or land emo surveyor licensed in Land Surveying per SBMC 15.40.230E. If a d permit is required for removing existing structures before grading, the applicant shall obtain the demo permit separately in order to certify the grading prior to issuance of the Building Permit

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

## 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 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 22<sup>nd</sup> day of February, 2023, by the following vote:

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

ABSTAIN: Councilmembers –

\_\_\_\_\_  
LESA HEEBNER, MAYOR

APPROVED AS TO FORM:

ATTEST:

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

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

# VON SUMMER RESIDENCE

147 SOUTH RIOS AVENUE  
SOLANA BEACH, CA 92075

147 SOUTH RIOS AVENUE  
SOLANA BEACH, CA 92075

VON SUMMER RESIDENCE  
147 SOUTH RIOS AVENUE  
SOLANA BEACH, CA 92075

REVISIONS	
03-14-2022	DRP/SDP SUBMITTAL
05-04-2022	DRP/SDP SUBMITTAL
07-06-2022	DRP/SDP SUBMITTAL
08-23-2022	DRP/SDP SUBMITTAL

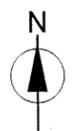
PHASE	
DRP / SDP	PLANNING SET
DATE	
02-11-2022	
JOB NO.	
21-12	

COVER SHEET

# CS1.0

ABBREVIATIONS:	PROJECT INDEX	PROJECT DIRECTORY	PROJECT INFORMATION																																											
<p><b>A.B.</b> ANCHOR BOLT <b>A.C.</b> AIR CONDITIONER <b>ACST</b> ACOUSTIC <b>A.D.</b> AREA DRAIN <b>ADJ.</b> ADJUSTABLE <b>A.F.F.</b> ABOVE FINISH FLOOR <b>ALUM</b> ALUMINUM <b>APPL</b> APPLICABLE <b>APPROX</b> APPROXIMATE <b>@</b> BOARD <b>BD</b> BOARD <b>BLDG</b> BUILDING <b>BLK</b> BLOCK <b>BLKG</b> BLOCKING <b>B.P.</b> BUILDING PAPER <b>BTWN</b> BETWEEN <b>B.U.</b> BUILT UP <b>CAB</b> CABINET <b>CAI</b> CATALOG <b>CBC</b> CALIFORNIA BUILDING CODE <b>C.I.</b> CAST IRON <b>C.J.</b> CONTROL JOINT <b>C.L.</b> CENTER LINE <b>CLG</b> CEILING <b>CLR</b> CLEAR <b>CMU</b> CONCRETE MASONRY UNIT <b>COL</b> COLUMN <b>COMP</b> COMPACTED <b>CONC</b> CONCRETE <b>CONT</b> CONTINUOUS <b>d</b> PENNY <b>DBL</b> DOUBLE <b>D.F.</b> DOUGLAS FIR <b>D.H.</b> DRINKING FOUNTAIN <b>DI</b> DIAMETER <b>DN</b> DOWN <b>DS</b> DOWNSPOUT <b>DWG</b> DRAWING <b>EA</b> EACH <b>E.I.F.S.</b> EXTERIOR INSULATION &amp; FINISH SYSTEM <b>E.J.</b> EXPANSION JOINT <b>ELEV</b> ELEVATION <b>EQ</b> EQUAL <b>E.W.</b> EACH WAY <b>EXIST (E)</b> EXISTING <b>EXP</b> EXPANSION <b>EXT</b> EXTERIOR <b>F.D.</b> FLOOR DRAIN <b>F.E.</b> FIRE EXTINGUISHER <b>F.G.</b> FIBERGLASS <b>F.H.</b> FIRE HYDRANT <b>FIN</b> FINISH <b>FLR</b> FLOOR <b>F.O.S.</b> FACE OF STUD <b>FT</b> FOOT/FEET <b>FIG</b> FOOTING <b>F.D.</b> FLOOR DRAIN <b>F.E.</b> FIRE EXTINGUISHER <b>F.G.</b> FIBERGLASS <b>F.H.</b> FIRE HYDRANT <b>FIN</b> FINISH <b>FLR</b> FLOOR <b>F.O.S.</b> FACE OF STUD <b>FT</b> FOOT/FEET <b>FIG</b> FOOTING <b>GA</b> GAUGE <b>GD</b> GRADE <b>G.I.</b> GALVANIZED IRON <b>GL</b> GLASS <b>G.L.B.</b> GLUE LAM. BEAM <b>GYP BD</b> GYPSUM BOARD <b>H.C.</b> HANDICAPPED <b>HD</b> HEAD <b>HDR</b> HEADER <b>HT</b> HEIGHT <b>H.M.</b> HOLLOW METAL <b>HORIZ</b> HORIZONTAL <b>HR</b> HOUR <b>INSUL</b> INSULATION <b>INT</b> INTERIOR <b>JB</b> JAMB <b>JOINT</b> JOINT <b>LAM</b> LAMINATE <b>LAV</b> LAVATORY <b>LT</b> LIGHT <b>LWT</b> LIGHT WEIGHT <b>MAX</b> MAXIMUM <b>MFG</b> MANUFACTURER <b>MIN</b> MINIMUM <b>MINUTE</b> MINUTE <b>M.L.</b> METAL LATH <b>MID</b> MOUNTED <b>NEW</b> NEW <b>NOT APPLICABLE</b> NOT APPLICABLE <b>N.I.C.</b> NOT IN CONTRACT <b>NO. - #</b> NUMBER <b>N.T.S.</b> NOT TO SCALE <b>O.C.</b> ON CENTER <b>OV</b> OVER <b>OUNCE</b> OUNCE <b>PL</b> PLATE <b>PLAS</b> PLASTIC <b>PLY</b> PLYWOOD <b>P.O.C.</b> POINT OF CONNECTION <b>PAIR</b> PAIR <b>PROPERTY</b> PROPERTY <b>PSI</b> POUNDS PER SQUARE INCH <b>P.T.</b> PRESSURE TREATED <b>RDWD</b> REDWOOD <b>REINF</b> REINFORCED <b>REQD</b> REQUIRED <b>ROCK</b> ROCK <b>R.W.L.</b> RAIN WATER LEADER <b>R.W.S.</b> RECESSED WATER SERVICE <b>SC</b> SOLID CORE <b>SD</b> STORM DRAIN <b>SECT</b> SECTION <b>S.F.</b> SQUARE FOOTAGE <b>SHT</b> SHEET <b>SIM</b> SIMILAR <b>S.L.</b> SILL <b>S.M.</b> SHEET METAL <b>S.P.</b> SINGLE PLY <b>SPEC</b> SPECIFICATION <b>SQ</b> SQUARE <b>S.S.</b> SANITARY SEWER LINE <b>STANDARD</b> STANDARD <b>STEEL</b> STEEL <b>SUSP</b> SUSPENDED <b>SW</b> SWITCH <b>T &amp; B</b> TOP &amp; BOTTOM <b>T &amp; G</b> TONGUE &amp; GROOVE <b>T.C.</b> TOP OF CURB <b>TEMP</b> TEMPORARY <b>T.P.</b> TOP OF FINISH <b>T.S.</b> TUBE STEEL <b>TYP</b> TYPICAL <b>U.B.C.</b> UNIFORM BUILDING CODE <b>U.O.N.</b> UNLESS OTHERWISE NOTED <b>V.B.</b> VAPOR BARRIER <b>VERT</b> VERTICAL <b>V.I.F.</b> VERIFY IN FIELD <b>V.I.R.</b> VENT THROUGH ROOF <b>WI</b> WITH <b>W/O</b> WITHOUT <b>WANSCT</b> WAINSCOT <b>WOOD</b> WOOD <b>WATER HEATER</b> WATER HEATER <b>W.O.</b> WROUGHT IRON <b>W.W.F.</b> WOVEN WIRE FABRIC</p>	<p><b>ARCHITECTURAL</b> CS1.0 COVER SHEET D1.0 DEMOLITION SITE PLAN D1.1 EXISTING FLOOR PLANS SP1 SITE PLAN LOWER LEVEL SP2 SITE PLAN UPPER LEVEL A1.0 LOWER LEVEL FLOOR PLAN A1.1 UPPER LEVEL FLOOR PLAN A2.0 F.A.R. DIAGRAM A3.0 ROOF PLAN A4.0 EXTERIOR ELEVATIONS A4.1 EXTERIOR ELEVATIONS A4.3 FENCE ELEVATIONS A5.0 BUILDING SECTIONS A5.1 BUILDING SECTIONS A6.0 STORY POLE PLAN A6.1 STORY POLE ELEVATION A6.2 STORY POLE ELEVATION</p> <p><b>CIVIL</b> C1 SURVEY C2 PRELIMINARY GRADING PLAN C3 NOTES AND DETAILS</p> <p><b>LANDSCAPE</b> L1.0 LANDSCAPE PLAN</p>	<p><b>OWNER</b> 147 SOUTH RIOS LLC C/O BETSEY VON SUMMER 280 LAS ENTRADAS DRIVE MONTECITO, CA 93108</p> <p><b>ARCHITECT</b> EOS ARCHITECTURE INC. CONTACT: JENNIFER BOLYN 7542 FAY AVE. LA JOLLA, CA 92037 (858) 459-0575 PHONE</p> <p><b>CIVIL ENGINEER</b> PASCO LARET SUITER &amp; ASSOCIATES CONTACT: BRIAN ARDOLINO 535 N HIGHWAY 101 STE A SOLANA BEACH, CA 92075 MICHAEL@CD-LA.COM (619) 995-1306</p>	<p><b>SCOPE OF WORK:</b> CONSTRUCT NEW TWO STORY SINGLE FAMILY RESIDENCE WITH PARTIAL BASEMENT AT THE EAST SIDE OF THE FIRST FLOOR LEVEL, WITH ATTACHED TWO CAR GARAGES, COVERED OUTDOOR LIVING AREA, CARPORT ASSOCIATED LANDSCAPE AND HARDSCAPE AND RETAINING WALLS. SOLAR PANELS BY OWNER. POOL UNDER SEPARATE PERMIT</p> <p><b>LEGAL:</b> THE SOUTHERLY 66.75 FEET OF THE NORTHERLY 133.25 FEET OF LOT 7, BLOCK 10, SOLANA BEACH, IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1749 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, MARCH 5, 1923, MORE FULLY DESCRIBED IN GRANT DEED RECORDED JULY 12, 2021 AS DOCUMENT NO. 2021-0498392, O.R.</p> <p><b>APN#:</b> 298-073-13</p> <p><b>EXISTING/PROPOSED USE:</b> RESIDENTIAL</p> <p><b>ZONE:</b> LRC, SROZ</p> <p><b>SPRINKLERED:</b> YES, PER CFC SECTION 903.2.1.1 / INSTALLED PER NFPA 13D.</p> <p><b>GROSS LOT SIZE:</b> 13,673 SF</p> <p><b>FAR - ALLOWABLE:</b> FIRST 6,000 SF 50% X 6,000 SF=3,000 SF 6,001-15,000 17.5% X 7,673 SF=1,343 SF FAR ALLOWABLE 4,343 SF</p> <p><b>BUILDING AREA CALCULATION:</b></p> <table border="1"> <tr><td>LOWER LEVEL (PARTIALLY SUBTERRANEAN)</td><td>1,470 SF</td></tr> <tr><td>UPPER LEVEL</td><td>2,437 SF</td></tr> <tr><td>COVERED AND ENCLOSED EXTERIOR AREA (ENTRY)</td><td>47 SF</td></tr> <tr><td>GARAGE</td><td>587 SF</td></tr> <tr><td><b>SUBTOTAL</b></td><td><b>4,541 SF</b></td></tr> <tr><td>GARAGE EXEMPTION</td><td>-400 SF</td></tr> <tr><td><b>TOTAL PROPOSED FLOOR AREA</b></td><td><b>4,141 SF</b></td></tr> <tr><td><b>TOTAL ALLOWABLE FLOOR AREA</b></td><td><b>4,343 SF</b></td></tr> <tr><td><b>AMOUNT UNDER FAR:</b></td><td><b>202 SF</b></td></tr> <tr><td><b>TOTAL PROPOSED DECK AREA</b></td><td><b>395 SF</b></td></tr> </table> <p><b>SETBACKS</b></p> <table border="1"> <thead> <tr><th rowspan="2"></th><th colspan="2">MAIN HOUSE</th></tr> <tr><th>REQUIRED</th><th>PROPOSED</th></tr> </thead> <tbody> <tr><td>FRONT YARD SETBACK</td><td>25'-0"</td><td>25'-0"</td></tr> <tr><td>INTERIOR SIDE YARD SETBACK (N)</td><td>10'-0"</td><td>10'-0"</td></tr> <tr><td>INTERIOR SIDE YARD SETBACK (S)</td><td>10'-0"</td><td>15'-6 3/4"</td></tr> <tr><td>REAR YARD SETBACK</td><td>25'-0"</td><td>97'-0"</td></tr> </tbody> </table> <p><b>PROJECT HEIGHTS</b></p> <table border="1"> <tr><td>MAXIMUM HEIGHT LIMIT</td><td>25.00'</td></tr> <tr><td>MAXIMUM HEIGHT EXISTING</td><td>21.50'</td></tr> <tr><td>MAXIMUM HEIGHT PROPOSED</td><td>24.92'</td></tr> </table>	LOWER LEVEL (PARTIALLY SUBTERRANEAN)	1,470 SF	UPPER LEVEL	2,437 SF	COVERED AND ENCLOSED EXTERIOR AREA (ENTRY)	47 SF	GARAGE	587 SF	<b>SUBTOTAL</b>	<b>4,541 SF</b>	GARAGE EXEMPTION	-400 SF	<b>TOTAL PROPOSED FLOOR AREA</b>	<b>4,141 SF</b>	<b>TOTAL ALLOWABLE FLOOR AREA</b>	<b>4,343 SF</b>	<b>AMOUNT UNDER FAR:</b>	<b>202 SF</b>	<b>TOTAL PROPOSED DECK AREA</b>	<b>395 SF</b>		MAIN HOUSE		REQUIRED	PROPOSED	FRONT YARD SETBACK	25'-0"	25'-0"	INTERIOR SIDE YARD SETBACK (N)	10'-0"	10'-0"	INTERIOR SIDE YARD SETBACK (S)	10'-0"	15'-6 3/4"	REAR YARD SETBACK	25'-0"	97'-0"	MAXIMUM HEIGHT LIMIT	25.00'	MAXIMUM HEIGHT EXISTING	21.50'	MAXIMUM HEIGHT PROPOSED	24.92'
LOWER LEVEL (PARTIALLY SUBTERRANEAN)	1,470 SF																																													
UPPER LEVEL	2,437 SF																																													
COVERED AND ENCLOSED EXTERIOR AREA (ENTRY)	47 SF																																													
GARAGE	587 SF																																													
<b>SUBTOTAL</b>	<b>4,541 SF</b>																																													
GARAGE EXEMPTION	-400 SF																																													
<b>TOTAL PROPOSED FLOOR AREA</b>	<b>4,141 SF</b>																																													
<b>TOTAL ALLOWABLE FLOOR AREA</b>	<b>4,343 SF</b>																																													
<b>AMOUNT UNDER FAR:</b>	<b>202 SF</b>																																													
<b>TOTAL PROPOSED DECK AREA</b>	<b>395 SF</b>																																													
	MAIN HOUSE																																													
	REQUIRED	PROPOSED																																												
FRONT YARD SETBACK	25'-0"	25'-0"																																												
INTERIOR SIDE YARD SETBACK (N)	10'-0"	10'-0"																																												
INTERIOR SIDE YARD SETBACK (S)	10'-0"	15'-6 3/4"																																												
REAR YARD SETBACK	25'-0"	97'-0"																																												
MAXIMUM HEIGHT LIMIT	25.00'																																													
MAXIMUM HEIGHT EXISTING	21.50'																																													
MAXIMUM HEIGHT PROPOSED	24.92'																																													
<p><b>SYMBOL LEGEND</b></p>			<p><b>GRADING</b></p> <p><b>PRINCIPAL RESIDENCE</b></p> <table border="1"> <thead> <tr><th>SITE GRADING</th><th>OUTSIDE OF STRUCTURE</th><th>BELOW STRUCTURE</th><th>TOTAL</th></tr> </thead> <tbody> <tr><td></td><td>CUT: 160 CY FILL: 310 CY</td><td>CUT: 335 CY FILL: 100 CY</td><td>905 CY</td></tr> </tbody> </table> <p>EXCAVATION FOR FOOTINGS 55CY REMOVAL AND COMPACTION 315 CY TOTAL 1,220 CY</p> <p><b>LANDSCAPE:</b></p> <table border="1"> <thead> <tr><th></th><th>EXISTING</th><th>PROPOSED</th></tr> </thead> <tbody> <tr><td>NON-LANDSCAPE AREA</td><td>4,733 SF</td><td>7,885 SF</td></tr> <tr><td>NON-IRRIGATED LANDSCAPE</td><td>8,918 SF</td><td>254 SF</td></tr> <tr><td>IRRIGATED LANDSCAPE</td><td></td><td>3,697 SF</td></tr> <tr><td>WATER FEATURES</td><td></td><td>583 SF</td></tr> <tr><td>DECORATIVE LANDSCAPE</td><td></td><td>1,232 SF</td></tr> <tr><td><b>TOTAL LOT AREA</b></td><td><b>13,651</b></td><td><b>13,651 SF</b></td></tr> </tbody> </table> <p>DECORATIVE HARDSCAPE 1,232 SF IRRIGATED LANDSCAPE 3,697 SF WATER FEATURES 583 SF AGGREGATE LANDSCAPE AREA 5,512 SF</p> <p><b>VICINITY MAP</b></p>	SITE GRADING	OUTSIDE OF STRUCTURE	BELOW STRUCTURE	TOTAL		CUT: 160 CY FILL: 310 CY	CUT: 335 CY FILL: 100 CY	905 CY		EXISTING	PROPOSED	NON-LANDSCAPE AREA	4,733 SF	7,885 SF	NON-IRRIGATED LANDSCAPE	8,918 SF	254 SF	IRRIGATED LANDSCAPE		3,697 SF	WATER FEATURES		583 SF	DECORATIVE LANDSCAPE		1,232 SF	<b>TOTAL LOT AREA</b>	<b>13,651</b>	<b>13,651 SF</b>														
SITE GRADING	OUTSIDE OF STRUCTURE	BELOW STRUCTURE	TOTAL																																											
	CUT: 160 CY FILL: 310 CY	CUT: 335 CY FILL: 100 CY	905 CY																																											
	EXISTING	PROPOSED																																												
NON-LANDSCAPE AREA	4,733 SF	7,885 SF																																												
NON-IRRIGATED LANDSCAPE	8,918 SF	254 SF																																												
IRRIGATED LANDSCAPE		3,697 SF																																												
WATER FEATURES		583 SF																																												
DECORATIVE LANDSCAPE		1,232 SF																																												
<b>TOTAL LOT AREA</b>	<b>13,651</b>	<b>13,651 SF</b>																																												

# ATTACHMENT 2

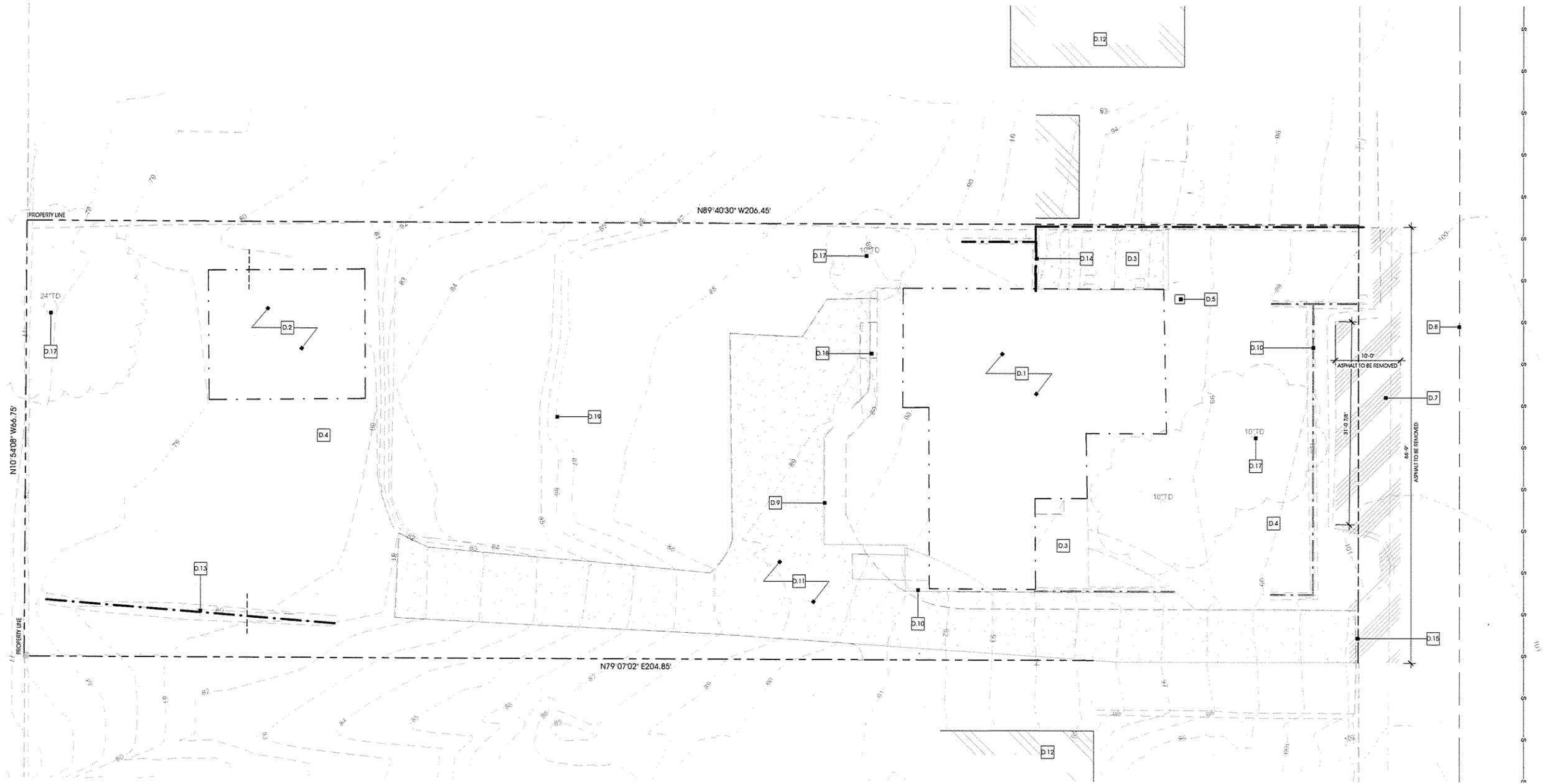


REVISIONS
03-14-2022 DRP/SDP SUBMITTAL
05-04-2022 DRP/SDP SUBMITTAL
07-06-2022 DRP/SDP SUBMITTAL
08-23-2022 DRP/SDP SUBMITTAL

PHASE
DRP / SDP PLANNING SET
DATE
02-11-2022
JOB NO.
21-12

DEMOLITION SITE PLAN

D1.0



**DEMOLITION PLAN**  
1/8" = 1'-0"

**KEYNOTES**

- D.1 (E) 2 STORY BUILDING TO BE DEMOLISHED
- D.2 (E) GARAGE TO BE DEMOLISHED
- D.3 (E) HARDSCAPE TO BE REMOVED
- D.4 (E) LANDSCAPE TO BE REMOVED
- D.5 (E) WATER METER
- D.7 (E) ASPHALT TO BE REMOVED
- D.8 CENTER LINE OF THE STREET
- D.9 (E) DECK TO BE REMOVED
- D.10 (E) RETAINING WALL TO BE REMOVED
- D.11 (E) CONCRETE PAD AND DRIVEWAY TO BE REMOVED
- D.12 ADJACENT RESIDENCE, NAP
- D.13 STACKED CONCRETE WALL TO BE REMOVED
- D.14 (E) EXISTING WALL TO BE REMOVED. NEW RETAINING WALL PER SITE PLAN AND CIVIL GRADING PLAN
- D.15 (E) CURB TO BE REMOVED AND REPLACED
- D.17 (E) TREE TO BE REMOVED. NEW LANDSCAPE PER PLAN
- D.16 (E) STAIR TO BE REMOVED
- D.19 (E) TOPOGRAPHY LINES PER SURVEY

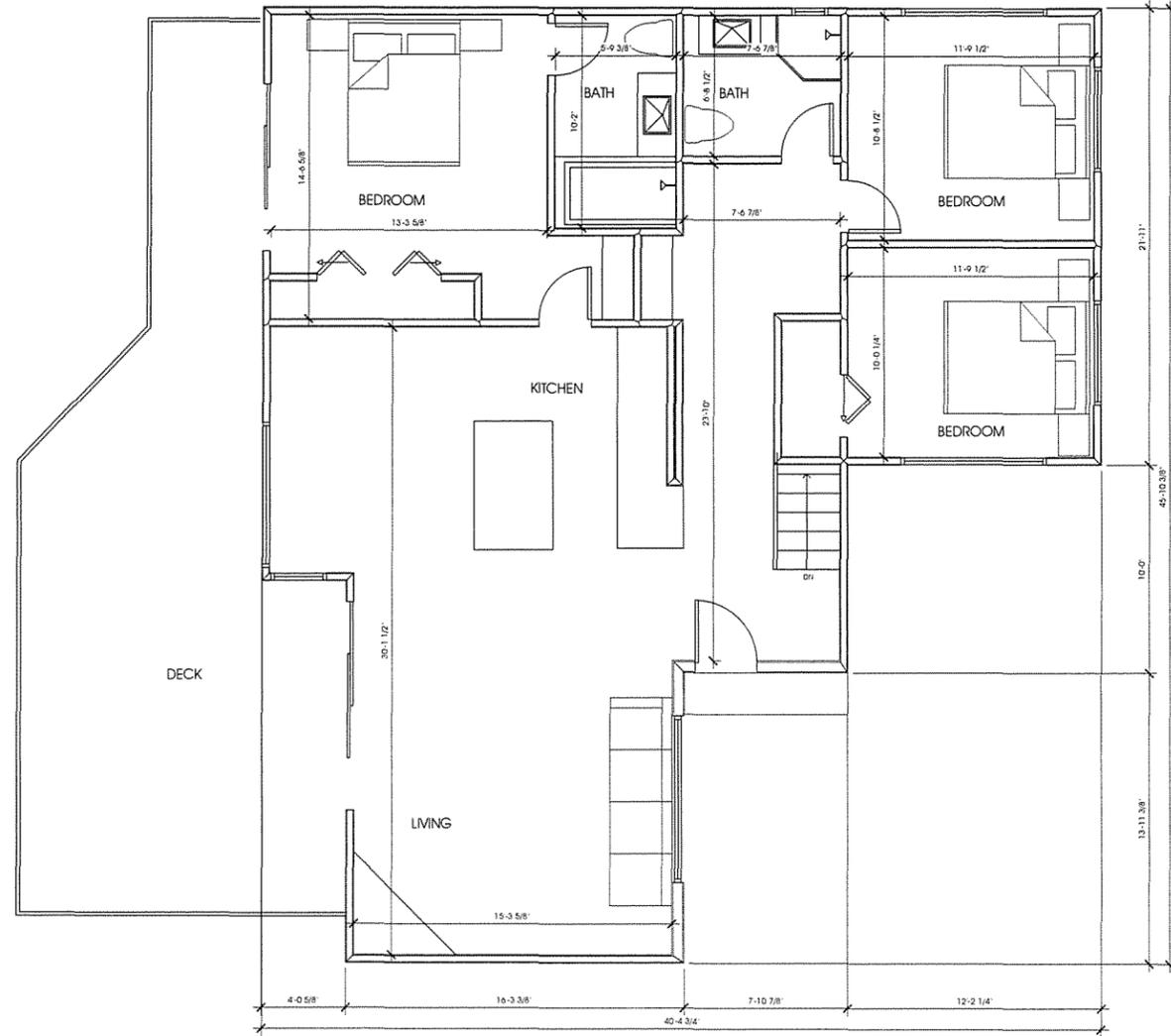
Notes, sketches, and drawings prepared by EOA Architecture, Inc. and approved by the City of San Diego Planning and Development Department. This drawing is for informational purposes only and does not constitute a contract. The client is responsible for obtaining all necessary permits and approvals from the appropriate authorities. EOA Architecture, Inc. is not responsible for any errors or omissions in this drawing or any other drawings or documents prepared by EOA Architecture, Inc. or any other party.

VON SUMMER RESIDENCE  
147 SOUTH RIOS AVENUE  
SOLANA BEACH, CA 92075

REVISIONS
03-14-2022 DRP/SDP SUBMITTAL
05-04-2022 DRP/SDP SUBMITTAL
07-06-2022 DRP/SDP SUBMITTAL
08-23-2022 DRP/SDP SUBMITTAL

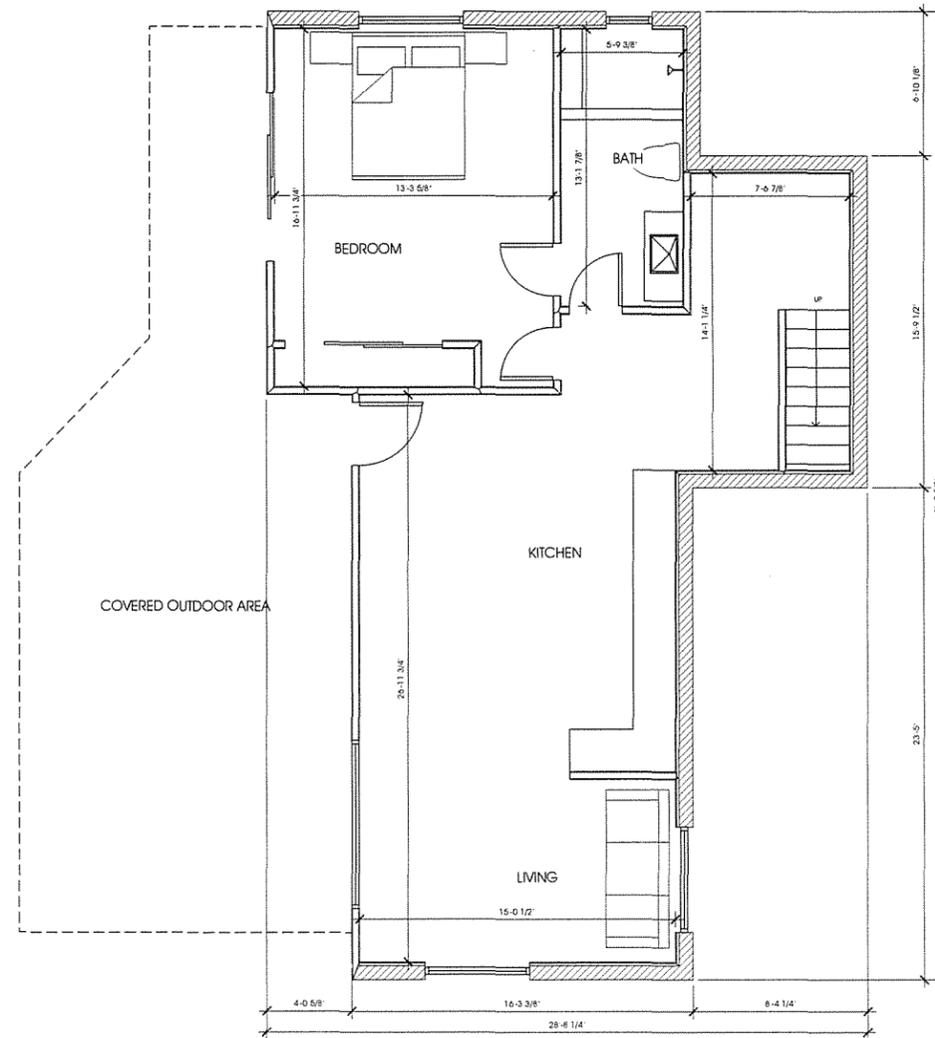
PHASE
DRP / SDP PLANNING SET
DATE
02-11-2022
JOB NO.
21-12

EXISTING FLOOR PLANS



EXISTING MAIN LEVEL FLOOR PLAN

1/4" = 1'-0"



EXISTING LOWER LEVEL FLOOR PLAN

1/4" = 1'-0"

EXISTING RESIDENCE INFORMATION

EXISTING LIVABLE:	2,582 SF
EXISTING DETACHED GARAGE:	450 SF
EXISTING BEDROOMS:	4
EXISTING BATH:	3

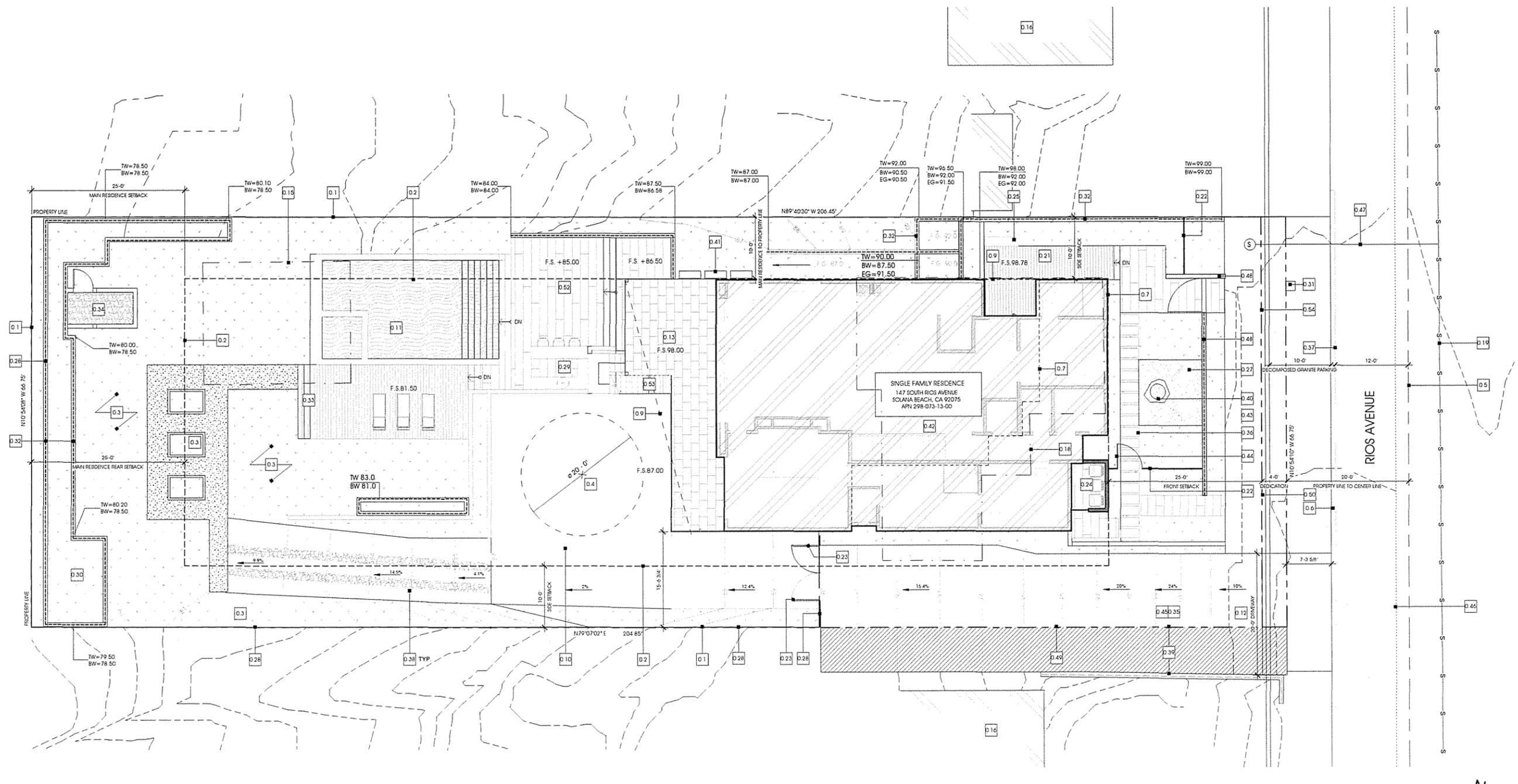


REVISIONS
03-14-2022 DRP/SDP SUBMITTAL
05-04-2022 DRP/SDP SUBMITTAL
07-06-2022 DRP/SDP SUBMITTAL
08-23-2022 DRP/SDP SUBMITTAL

PHASE
DRP / SDP PLANNING SET
DATE
02-11-2022
JOB NO.
21-12

SITE PLAN UPPER LEVEL

SP2



### UPPER LEVEL SITE PLAN

1/8" = 1'-0"

NOTES	KEYNOTES
1. OBSTRUCTION OF ROADWAYS DURING CONSTRUCTION. ALL ROADWAYS SHALL BE A MINIMUM OF 24" IN WIDTH DURING CONSTRUCTION AND MAINTAINED FREE AND CLEAR, INCLUDING THE PARKING OF VEHICLES, IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE AND THE FIRE DEPARTMENT.	0.1 PROPERTY LINE TYP.
2. 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 MIN. STANDARDS AS TO SIZE: 4" HIGH WITH A 1/2" STROKE WIDTH FOR RESIDENTIAL BUILDINGS, 8" HIGH WITH A 1/2" 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 FIRE MARSHALS, SUCH AS REAR ACCESS DOORS, BUILDING CORNERS AND ENTRANCES TO COMMERCIAL CENTERS.	0.2 SETBACK LINE TYP.
3. AUTOMATIC FIRE SPRINKLER SYSTEMS. ONE AND TWO FAMILY DWELLING 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.	0.3 LANDSCAPE PER LANDSCAPE PLANS
4. SMOKE DETECTORS/ CARBON MONOXIDE ALARMS/ FIRE SPRINKLER SYSTEMS. SMOKE DETECTORS/ CARBON MONOXIDE ALARMS/ FIRE SPRINKLER SYSTEMS SHALL BE INSPECTED BY THE SOLANA BEACH FIRE DEPARTMENT.	0.4 AUTOMATED VEHICLE TURNABLE
5. CLASS "A" ROOF. ALL STRUCTURES SHALL BE PROVIDED WITH A CLASS "A" ROOF COVERING TO SATISFACTION OF THE SOLANA BEACH FIRE DEPARTMENT.	0.5 CENTER LINE OF STREET
6. SOLAR PHOTOVOLTAIC INSTALLATIONS (SOLAR PANELS). SOLAR PHOTOVOLTAIC SYSTEMS SHALL BE INSTALLED PER THE CALIFORNIA FIRE CODE AND SOLANA BEACH FIRE DEPARTMENT REQUIREMENTS.	0.6 CITY CURB STANDARD PER CIVIL PLAN
7. FIRE PREVENTION. ALL STRUCTURES SHALL BE PROVIDED WITH A CLASS "A" ROOF COVERING TO SATISFACTION OF THE SOLANA BEACH FIRE DEPARTMENT.	0.7 LINE OF PROPOSED LOWER LEVEL
8. LETTER OF PERMISSION TO DO WORK ON NEIGHBOR PROPERTY REQUIRED.	0.8 LINE OF OVERHANGS ABOVE
9. IN LIEU OF THE 150FT HOSE PULL REQUIREMENT FIRE SPRINKLER ARE REQUIRED TO BE INSTALLED ON THE EXTERIOR PATIOS/DECKS, IN THE ATTIC SPACE, AND IN ALL ROOMS REGARDLESS OF SIZE OR USE IN THE MAIN HOUSE AND THE DETACHED ACCESSORY DWELLING UNIT.	0.9 LINE OF EXISTING GARAGE TO BE DEMOLISHED
10. FENCINGS MUST COMPLY WITH SBMC 17.20.040	0.10 ADJACENT EXISTING MULTI STORY HOME, HAP
11. FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED CURED 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 A 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 PER THE SOLANA BEACH MUNICIPAL CODE TITLE 15 BUILDING AND CONSTRUCTION CHAPTER 15.32 FIRE CODE SECTION 15.32.170 SECTION 503 SECTION 503.2.1 AND 503.2.3	0.11 PROPOSED SWIMMING POOL AND SPA, UNDER SEPARATE PERMIT
12. 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) PER THE SOLANA BEACH MUNICIPAL CODE TITLE 15 BUILDING AND CONSTRUCTION CHAPTER 15.32 FIRE CODE SECTION 15.32.170 SECTION 503 SECTION 503.2.7 AND 503.2.8	0.12 PROPOSED DRIVEWAY PER CIVIL PLANS
13. THERE SHALL BE AN UNOBSTRUCTED 3-FOOT WALKABLE PATHWAY THROUGH ALL PORTIONS OF RESIDENCE	0.13 OUTDOOR COVERED AREA
	0.14 LINE OF EXISTING 2 STORY BUILDING TO BE DEMOLISHED
	0.15 EXISTING SEWER PER CIVIL DRAWINGS
	0.16 WOOD DECK ENTRY PER LANDSCAPE PLANS
	0.17 DECORATIVE METAL FENCE 42" MAX HIGH PER LANDSCAPE
	0.18 FABRICATED METAL VEHICULAR ENTRY GATE PER LANDSCAPE
	0.19 TRASH AND RECYCLING ENCLOSURE
	0.20 18" HEIGHT STONE BENCH PER LANDSCAPE DRAWINGS
	0.21 SEMI-PRIVATE COURTYARD PER LANDSCAPE
	0.22 FENCE AND DRIVEWAY GATE PER PLAN AND LANDSCAPE. FENCE HEIGHT MUST COMPLY WITH SBMC 17.20.040(D). WITHIN THE REQUIRED FRONT AND STREET SIDE YARDS, NO FENCE, WALL, RETAINING WALL OR COMBINATION THEREOF SHALL BE HIGHER THAN 42" EXCEPT THAT AN ADDITIONAL 24" OF FENCE HEIGHT, PROVIDED ADDITION IS AT LEAST 80% OPEN TO LIGHT, TO MAX HEIGHT OF 66"
	0.23 BARBECUE AREA PER LANDSCAPE PLANS
	0.24 DETENTION BASIN - 380 SF PER CIVIL PLAN
	0.25 EXISTING WATER METER
	0.26 RETAINING WALL PER CIVIL & LANDSCAPE PLANS
	0.27 WOOD DECK PER LANDSCAPE PLANS
	0.28 POOL EQUIPMENT LOCATION WITH 48" SCREEN WALL AND GATE PER LANDSCAPE PLAN
	0.29 EXISTING CONCRETE DRIVEWAY TO BE REMOVED AND REPLACED PER CIVIL PLANS. MINIMAL SLOPE MITIGATION SHALL BE A SURFACE OF PORTLAND CEMENT CONCRETE WITH A DEEP BROOM FINISH PERPENDICULAR TO THE ENTIRE DIRECTION OF TRAVEL
	0.30 STONE TILE STEPPERS PER LANDSCAPE
	0.31 CURB TRANSITION PER CIVIL DRAWINGS
	0.32 PROPOSED TOPOGRAPHY PER CIVIL DRAWINGS
	0.33 EXISTING CONCRETE DRIVEWAY ON NEIGHBORS PROPERTY TO BE REMOVED AND REPLACED PER CIVIL PLAN
	0.34 PROPOSED FIREHIT PER LANDSCAPE
	0.35 CONDENSING UNIT LOCATION. TO BE ACOUSTICALLY SHIELDED AND ARCHITECTURALLY SCREENED WITH 42" HIGH FENCE. 42" WIDE X 27" TALL X 14" DEEP QUET TYPE CONDENSING UNIT
	0.36 FIRE DEPARTMENT HOSE PULL IN LIEU OF THE 150FT HOSE PULL REQUIREMENT. FIRE SPRINKLERS ARE REQUIRED TO BE INSTALLED ON THE EXTERIOR PATIOS/DECKS, IN THE ATTIC SPACE, AND IN ALL ROOMS REGARDLESS OF SIZE OR USE IN THE MAIN HOUSE AND THE DETACHED ACCESSORY DWELLING UNIT
	0.37 D.G. PARKING PER CIVIL AND LANDSCAPE
	0.38 42" MAX HIGH PEDESTRIAN GATE PER LANDSCAPE PLANS
	0.39 POURED IN PLACE NATURAL GRAY CONCRETE WITH ACID ETCH FINISH PER LANDSCAPE
	0.40 (E) WATER MAIN
	0.41 NEW 4" SEWER LATERAL PER CIVIL
	0.42 STONE PATIO PER LANDSCAPE PLAN
	0.43 DECK STAIRS
	0.44 COLD JOINT TYP.
	0.45 4 FT DEDICATION TO THE CITY OF SOLANA BEACH PER CIVIL GRADING PLAN
	0.46 STONE PATIO PER LANDSCAPE PLAN
	0.47 DECK STAIRS
	0.48 MOU BAND PER LANDSCAPE PLAN

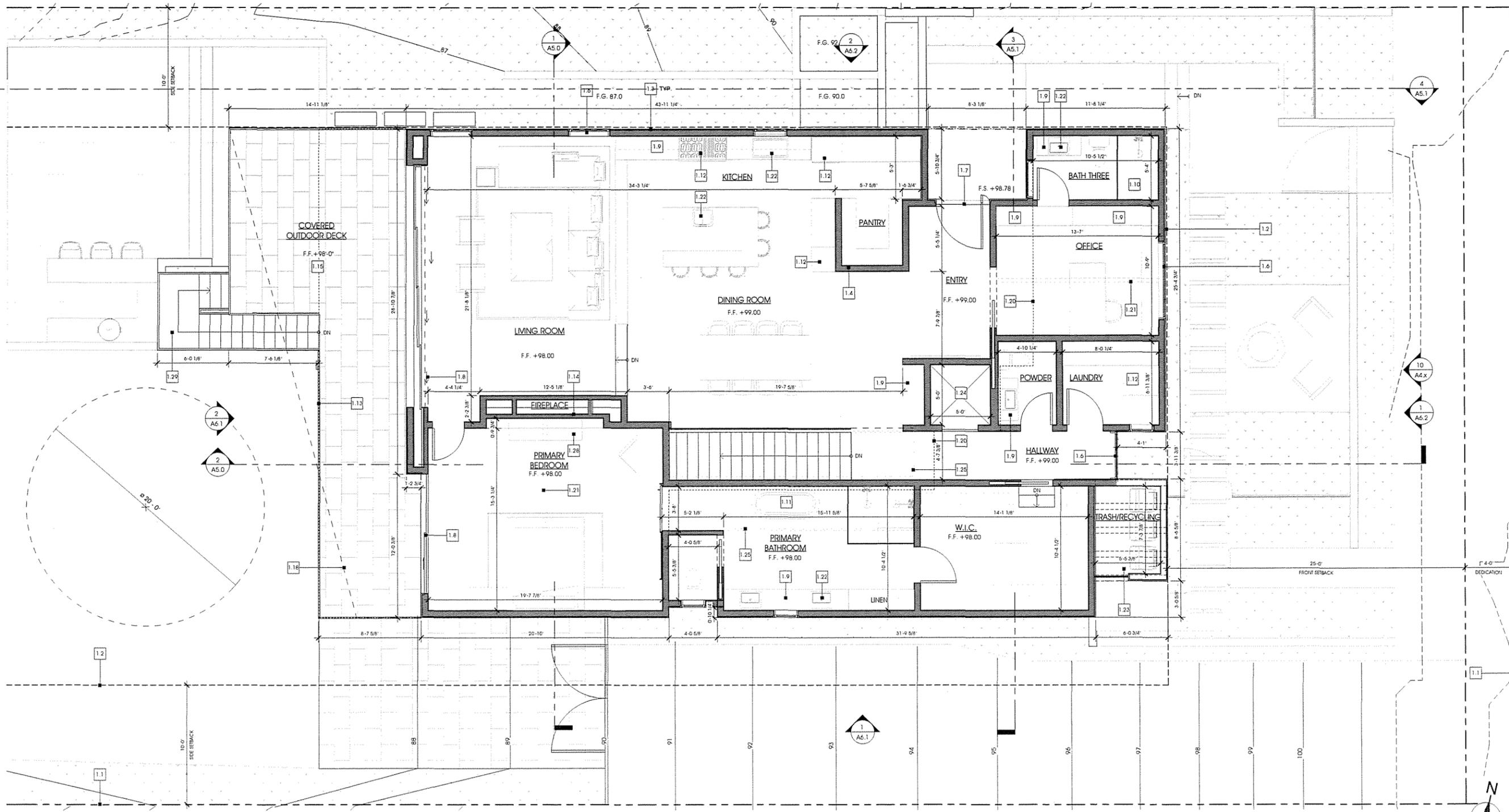


REVISIONS
03-14-2022 DRP/SDP SUBMITTAL
05-04-2022 DRP/SDP SUBMITTAL
07-06-2022 DRP/SDP SUBMITTAL
08-23-2022 DRP/SDP SUBMITTAL

PHASE
DRP / SDP PLANNING SET
DATE
02-11-2022

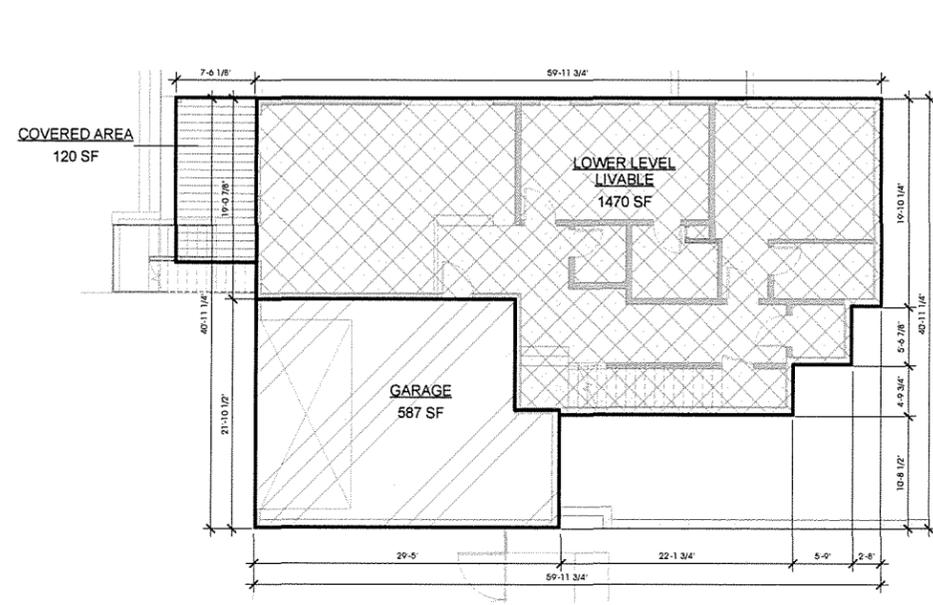
JOB NO.
21-12

UPPER LEVEL FLOOR PLAN
------------------------

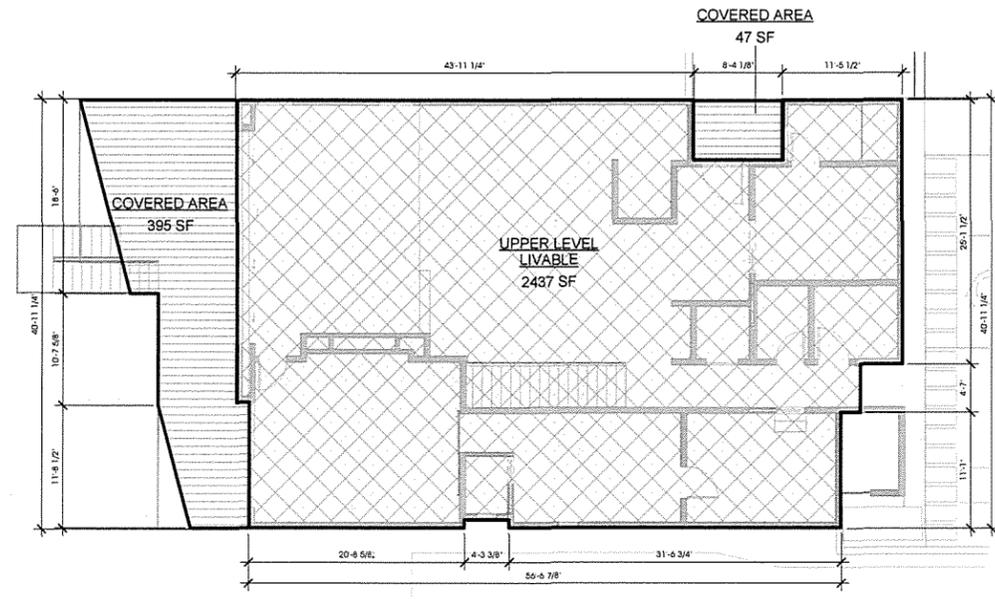


UPPER LEVEL FLOOR PLAN  
1/4" = 1'-0"

KEYNOTES	
1.1 PROPERTY LINE, TYP	1.18 LINE OF ROOF / OVERHANG ABOVE
1.2 SETBACK LINE, TYP	1.20 LINE OF FLOOR BELOW
1.3 EXTERIOR WALL: 2x WOOD STUD FRAMING PER STRUCTURAL W/ R-19 BATT INSULATION AT 2 X 6, R-13 BATT INSULATION AT 2 X 4 WALLS. EXTERIOR FINISH PER EXTERIOR ELEVATIONS OF 2 LAYERS MIN. GRADE "D" BUILDING PAPER. INSIDE 5/8" GWS LIGN PER INTERIOR ELEVATIONS	1.21 LINE OF BEAM ABOVE
1.4 INTERIOR WALL: 2x WOOD STUD FRAMING W/ R-19 BATT INSULATION @ 2X6 & R-13 BATT INSULATION @ 2X4. 5/8" GWS THROUGHOUT	1.22 PLUMBING FIXTURE, TYP.
1.6 WINDOW, TYP	1.23 TRASH AND RECYCLING LOCATION
1.7 DOOR, TYP	1.24 ELEVATOR
1.8 SLIDING DOOR SYSTEM	1.25 SKYLIGHT PER ROOF PLAN
1.9 BUILT IN CABINETRY	1.28 THREE SIDED FIREPLACE
1.10 WALK-IN SHOWER WITH RECESSED SLAB OR FLOOR FRAMING	1.29 OPEN RAISER STAIR
1.11 TUB	
1.12 APPLIANCES PER OWNER	
1.13 42" HIGH GLASS GUARDRAIL	
1.14 NEW GAS BURNING FIREPLACE	
1.15 TILE DECK	



**LOWER LEVEL FAR DIAGRAM**  
1/8" = 1'-0"



**UPPER LEVEL FAR DIAGRAM**  
1/8" = 1'-0"



We warrant, design, and drawings are prepared in accordance with the requirements of the Uniform Building Code, the applicable provisions of the California Building Code, and the applicable provisions of the International Building Code. We warrant that the drawings are prepared in accordance with the applicable provisions of the California Building Code, the applicable provisions of the International Building Code, and the applicable provisions of the Uniform Building Code. We warrant that the drawings are prepared in accordance with the applicable provisions of the California Building Code, the applicable provisions of the International Building Code, and the applicable provisions of the Uniform Building Code. We warrant that the drawings are prepared in accordance with the applicable provisions of the California Building Code, the applicable provisions of the International Building Code, and the applicable provisions of the Uniform Building Code.

VON SUMMER RESIDENCE  
147 SOUTH RIOS AVENUE  
SOLANA BEACH, CA 92075

REVISIONS
03-14-2022 DRP/SDP SUBMITTAL
05-04-2022 DRP/SDP SUBMITTAL
07-06-2022 DRP/SDP SUBMITTAL
08-23-2022 DRP/SDP SUBMITTAL

**FAR CALCULATION**

**SCOPE OF WORK:** CONSTRUCT NEW TWO STORY SINGLE FAMILY RESIDENCE WITH PARTIAL BASEMENT AT THE EAST SIDE OF THE FIRST FLOOR LEVEL, WITH ATTACHED TWO CAR GARAGES, COVERED OUTDOOR LIVING AREA, CARPORT ASSOCIATED LANDSCAPE AND HARDSCAPE AND RETAINING WALLS. SOLAR PANELS BY OWNER. POOL UNDER SEPARATE PERMIT

**LEGAL:** THE SOUTHERLY 66.75 FEET OF THE NORTHERLY 133.25 FEET OF LOT 7, BLOCK 10, SOLANA BEACH, IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1749 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, MARCH 5, 1923. MORE FULLY DESCRIBED IN GRANT DEED RECORDED JULY 12, 2021 AS DOCUMENT NO. 2021-0498392, O.R.

**APN#:** 298-073-13

**EXISTING/PROPOSED USE:** RESIDENTIAL

**ZONE:** LRC, SROZ

**SPRINKLERED:** YES, PER CFC SECTION 903.2.1.1 / INSTALED PER NFPA 13D.

**GROSS LOT SIZE:** 13,673 SF

**FAR - ALLOWABLE:** FIRST 6,000 SF 50% X 6,000 SF=3,000 SF  
6,001-15,000 17.5% X 7,673 SF=1,343 SF  
FAR ALLOWABLE 4,343 SF

**BUILDING AREA CALCULATION:**

LOWER LEVEL (PARTIALLY SUBTERRANEAN)	1,470 SF
UPPER LEVEL	2,437 SF
COVERED AND ENCLOSED EXTERIOR AREA (ENTRY)	47 SF
GARAGE	587 SF
<b>SUBTOTAL</b>	<b>4,541 SF</b>
GARAGE EXEMPTION	-400 SF
<b>TOTAL PROPOSED FLOOR AREA</b>	<b>4,141 SF</b>
<b>TOTAL ALLOWABLE FLOOR AREA</b>	<b>4,343 SF</b>
AMOUNT UNDER FAR:	202 SF
<b>TOTAL PROPOSED DECK AREA</b>	<b>395 SF</b>

**LEGEND**

- PRIMARY RESIDENTIAL LIVABLE AREA
- GARAGE AREA
- COVERED AREA

ALL DIMENSIONS ARE MEASURED FROM THE EXTERIOR WALL SURFACES.

PHASE
DRP / SDP PLANNING SET
DATE
02-11-2022
JOB NO.
21-12

F.A.R. DIAGRAM

**A2.0**

This drawing, design, and program are the property of EOS Architecture, Inc. and are to be used only for the project and site specified herein. No part of this drawing, design, or program may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of EOS Architecture, Inc.

VON SUMMER RESIDENCE  
147 SOUTH RIOS AVENUE  
SOLANA BEACH, CA 92075

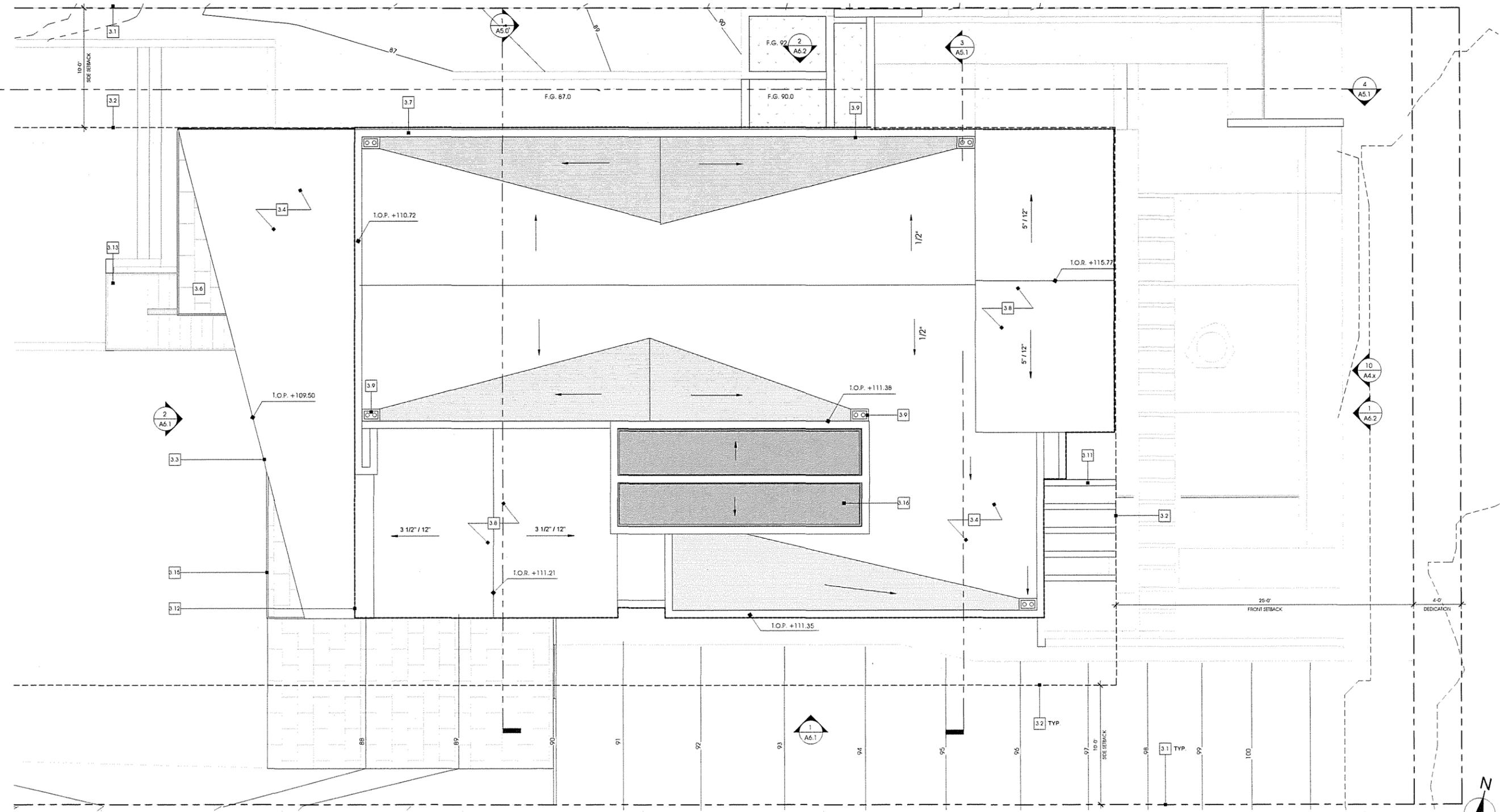
REVISIONS
03-14-2022 DRP/SDP SUBMITTAL
05-04-2022 DRP/SDP SUBMITTAL
07-06-2022 DRP/SDP SUBMITTAL
08-23-2022 DRP/SDP SUBMITTAL

PHASE
DRP / SDP PLANNING SET
DATE

02-11-2022
JOB NO.
21-12

ROOF PLAN

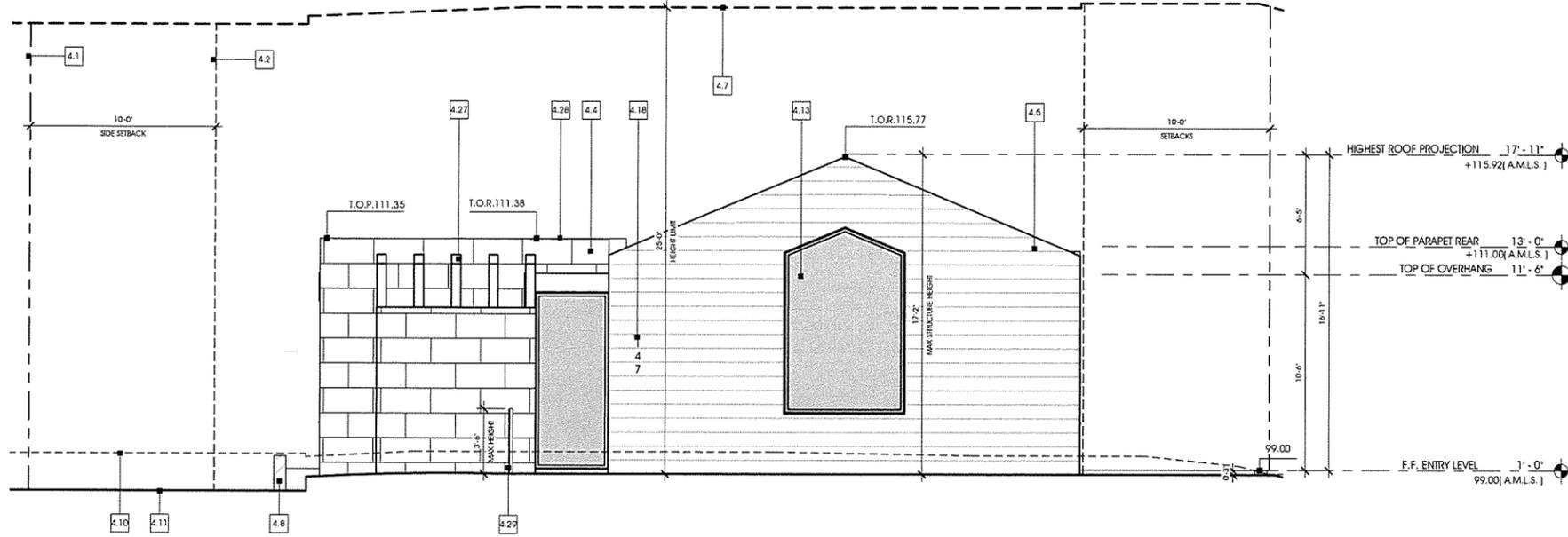
A3.0



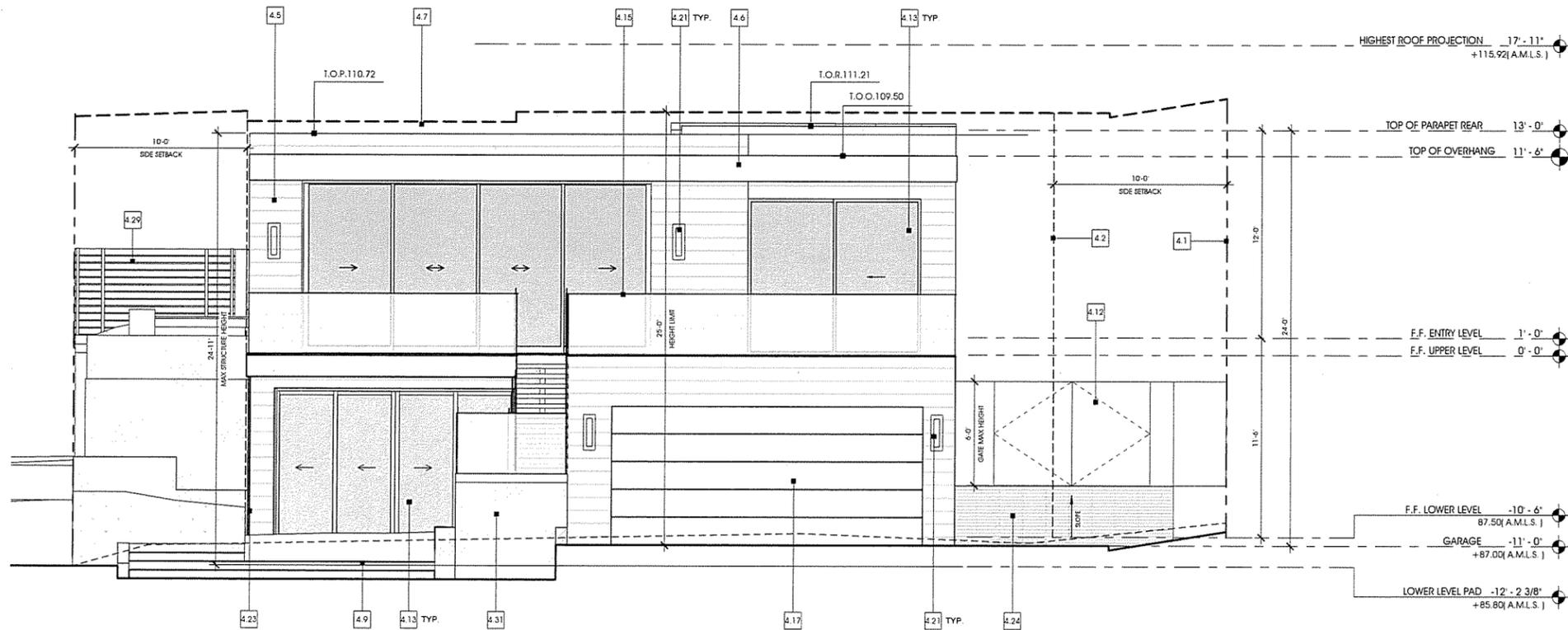
ROOF PLAN  
1/4" = 1'-0"

KEYNOTES

- 3.1 PROPERTY LINE, TYP.
- 3.2 SETBACK LINE, TYP.
- 3.3 OVERHANG
- 3.4 BUR ROOFING
- 3.6 TILE DECK BELOW
- 3.7 PARAPET WALL
- 3.8 STANDING SEAM METAL ROOF
- 3.9 ROOF DRAIN
- 3.11 TRELLIS
- 3.12 LINE OF BUILDING BELOW
- 3.13 STAIR BELOW
- 3.16 GUARDRAIL BELOW
- 3.16 SKYLIGHT



1 EAST ELEVATION  
1/4" = 1'-0"



2 WEST ELEVATION  
1/4" = 1'-0"

KEYNOTES

- 4.1 PROPERTY LINE, TYP.
- 4.2 SETBACK LINE, TYP.
- 4.4 STONE FINISH
- 4.5 PAINTED 6" HARD SIDING SMOOTH
- 4.6 KYNAR FINISH ALUMINUM OVERHANG FASCIA
- 4.7 LINE OF 25'-0" HEIGHT LIMIT FOR MAIN HOUSE AND 16'-0" FOR ADU FROM LOWER OF EXISTING OR PROPOSED GRADE
- 4.8 RETAINING WALL PER CIVL
- 4.9 SITE STAIR PER CIVL/LANDSCAPE PLANS
- 4.10 LINE OF EXISTING GRADE AT BUILDING LINE
- 4.11 LINE OF PROPOSED GRADE AT BUILDING LINE
- 4.12 6" FENCE AND DRIVEWAY GATE PER PLAN AND LANDSCAPE
- 4.13 WINDOW DOOR TYP.
- 4.15 42" HIGH GLASS GUARDRAIL
- 4.17 GARAGE DOOR
- 4.18 ADDRESS NUMBERS PER CITY STANDARD
- 4.21 EXTERIOR SCONCE LIGHT
- 4.23 STRUCTURAL COLUMNS
- 4.24 DRIVEWAY
- 4.27 TRELLIS
- 4.28 SKYLIGHT
- 4.29 42" MAX PEDESTRIAN GATE AND DECORATIVE METAL PANEL PER LANDSCAPE
- 4.31 EXTERIOR STAIRS



7542 FAY AVENUE  
LA JOLLA, CA 92037  
PH: 858.459.0575  
EMAIL: eos@eosarc.com

JENNIFER BOLYN  
Architect

All work, designs, and drawings are prepared in accordance with the standards and specifications of the International Building Code and the International Residential Code. The client is responsible for obtaining all necessary permits and approvals from the local authorities. The architect is not responsible for the accuracy of the information provided by the client or for the results of any construction or other work performed by others.

VON SUMMER RESIDENCE  
147 SOUTH RIOS AVENUE  
SOLANA BEACH, CA 92075

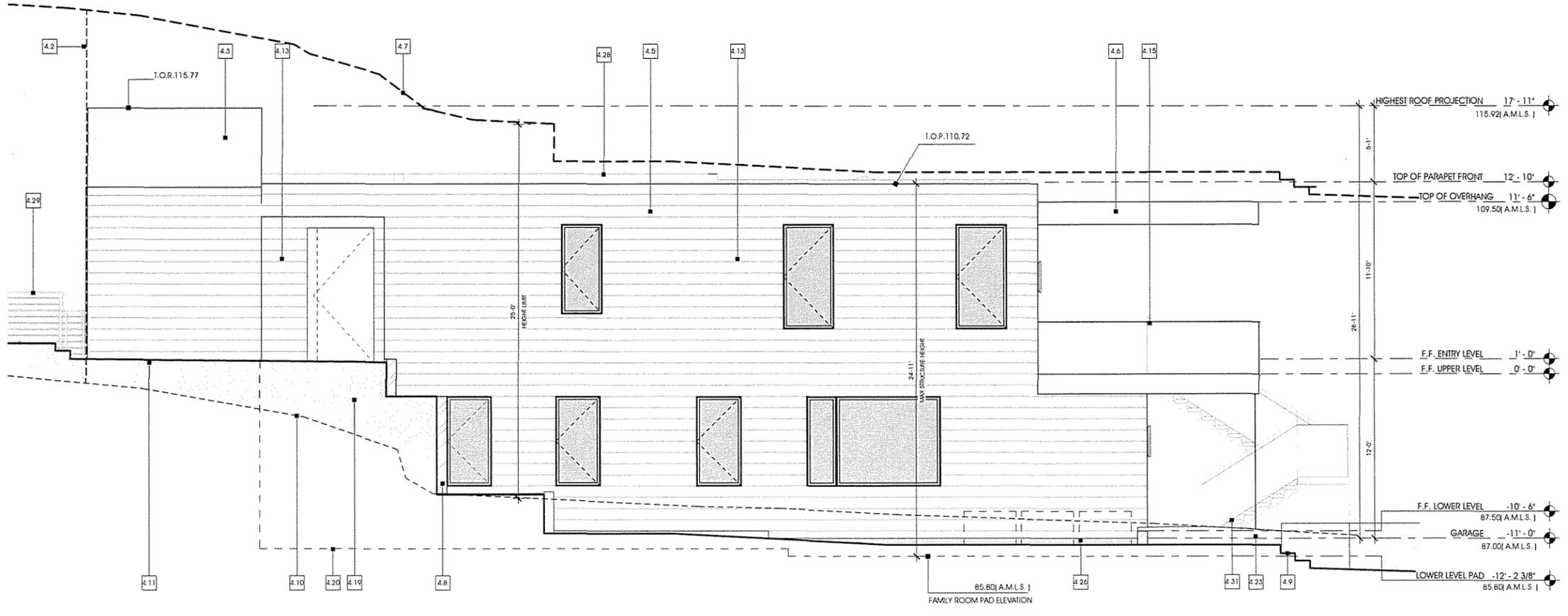
REVISIONS
03-14-2022 DRP/SDP SUBMITTAL
05-04-2022 DRP/SDP SUBMITTAL
07-06-2022 DRP/SDP SUBMITTAL
08-23-2022 DRP/SDP SUBMITTAL

PHASE
DRP / SDP PLANNING SET
DATE
02-11-2022
JOB NO.
21-12

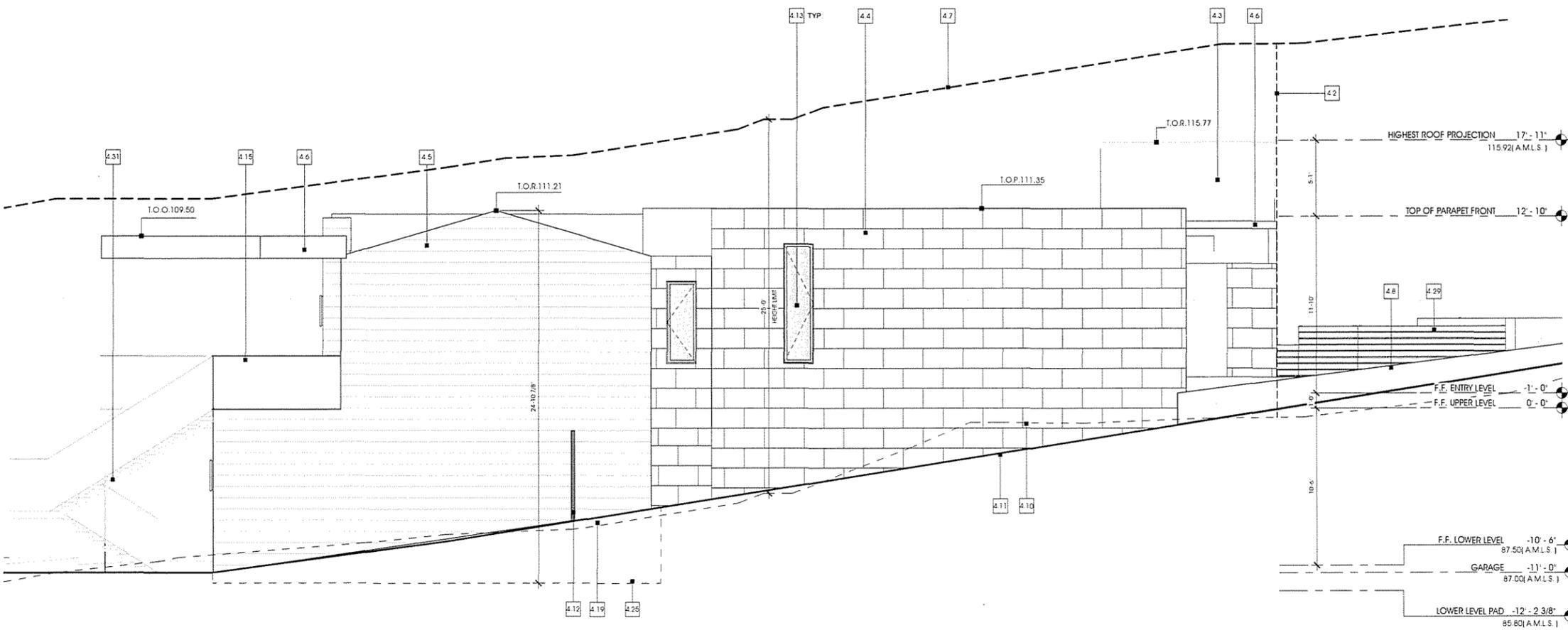
EXTERIOR ELEVATIONS

A4.0

Copyright 2022 EOS Architecture, Inc.



3 NORTH ELEVATION  
1/4" = 1'-0"



2 SOUTH ELEVATION

KEYNOTES

- 4.2 SETBACK LINE, TYP.
- 4.3 STANDING SEAM METAL ROOF PER ROOF PLAN
- 4.4 STONE FINISH
- 4.5 PAINTED 6" HARDI SIDING SMOOTH
- 4.6 KYNAR FINISH ALUMINUM OVERHANG FASCIA
- 4.7 LINE OF 25'-0" HEIGHT LIMIT FOR MAIN HOUSE AND 16'-0" FOR ADU FROM LOWER OF EXISTING OR PROPOSED GRADE
- 4.8 RETAINING WALL PER CIVIL
- 4.9 SITE STAIR PER CIVIL/LANDSCAPE PLANS
- 4.10 LINE OF EXISTING GRADE AT BUILDING LINE
- 4.11 LINE OF PROPOSED GRADE AT BUILDING LINE
- 4.12 6" FENCE AND DRIVEWAY GATE PER PLAN AND LANDSCAPE
- 4.13 WINDOW DOOR TYP.
- 4.15 42" HIGH GLASS GUARDRAIL
- 4.19 FILL TYP.
- 4.20 LINE OF LOWER LEVEL PAD ELEVATION
- 4.23 STRUCTURAL COLUMNS
- 4.25 LINE OF LOWER LEVEL BELOW
- 4.26 CONDENSING UNIT LOCATION PER SITE PLAN
- 4.28 SKYLIGHT
- 4.29 42" MAX PEDESTRIAN GATE AND DECORATIVE METAL PANEL PER LANDSCAPE
- 4.31 EXTERIOR STAIRS



7542 FAY AVENUE  
LA JOLLA CA 92037  
PH: 858.459.0575  
EMAIL: eos@eosarc.com

JENNIFER  
BOLYN  
Architect

All work, design, and programming is based on the information provided by the client. The architect is not responsible for the accuracy of the information provided. The architect is not responsible for the accuracy of the information provided. The architect is not responsible for the accuracy of the information provided.

VON SUMMER RESIDENCE  
147 SOUTH RIOS AVENUE  
SOLANA BEACH, CA 92075

REVISIONS
03-14-2022 DRP/SDP SUBMITTAL
05-04-2022 DRP/SDP SUBMITTAL
07-06-2022 DRP/SDP SUBMITTAL
08-23-2022 DRP/SDP SUBMITTAL

PHASE
DRP / SDP PLANNING SET
DATE
02-11-2022
JOB NO.
21-12

EXTERIOR ELEVATIONS

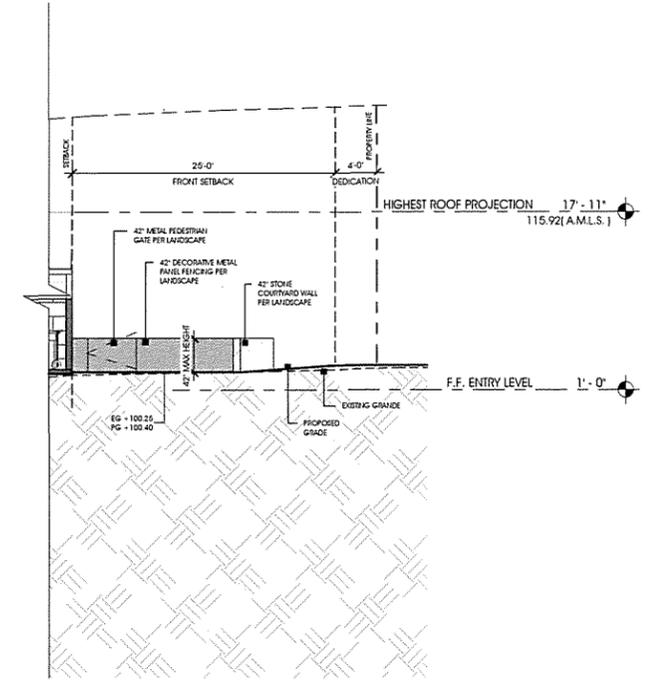
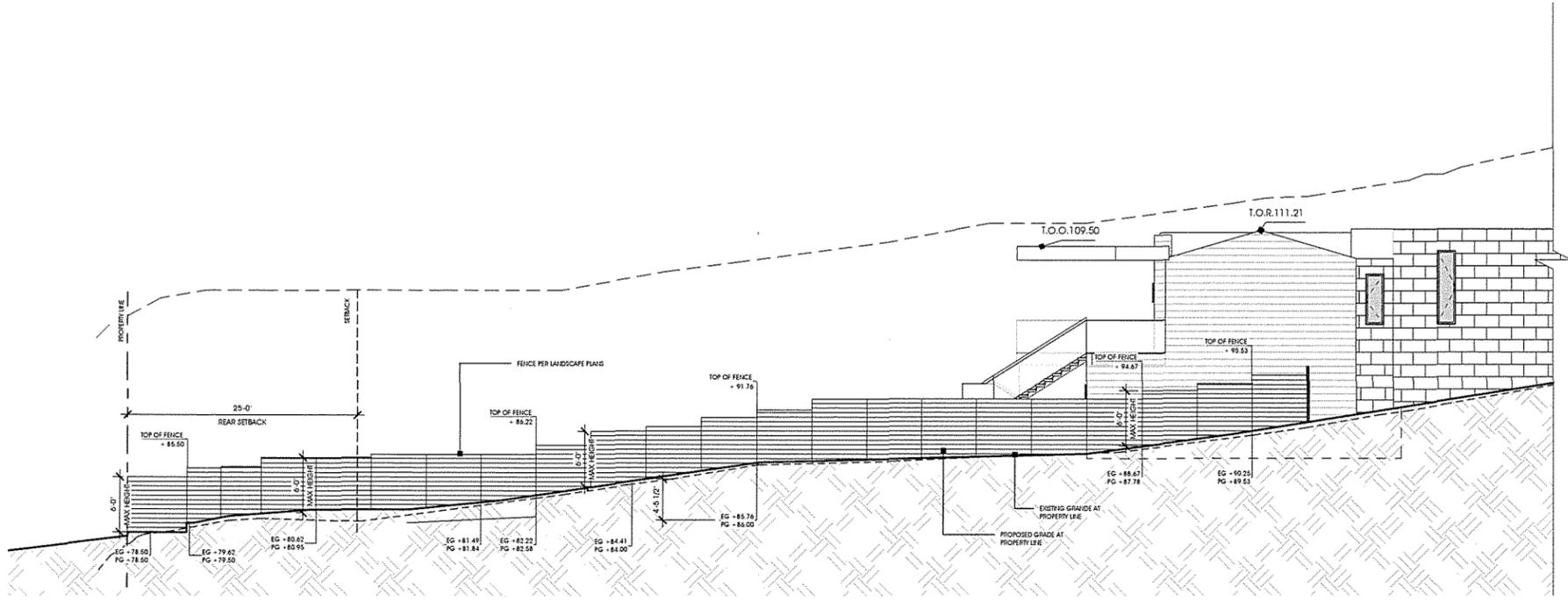
A4.1

REVISIONS
03-14-2022 DRP/SDP SUBMITTAL
05-04-2022 DRP/SDP SUBMITTAL
07-06-2022 DRP/SDP SUBMITTAL
08-23-2022 DRP/SDP SUBMITTAL

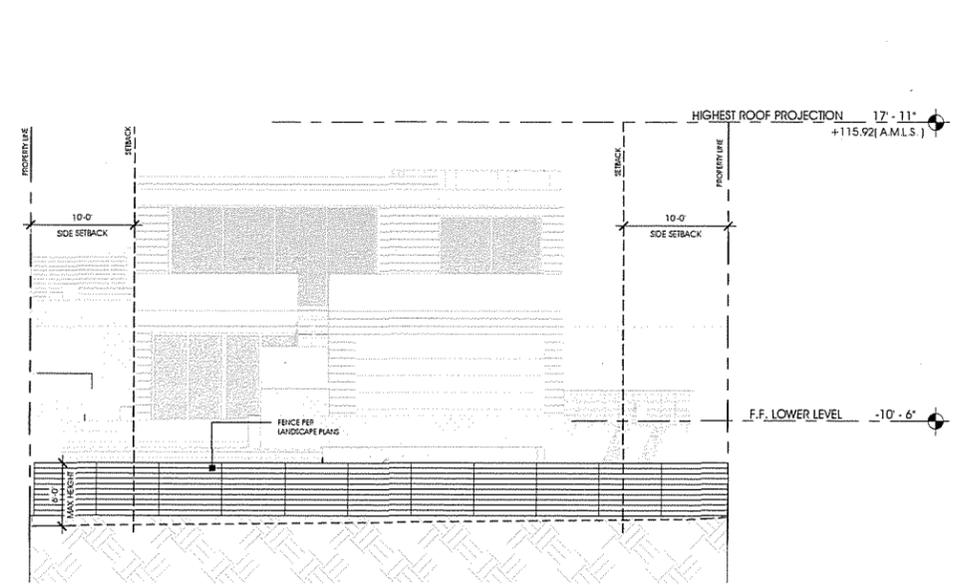
PHASE
DRP / SDP PLANNING SET
DATE
02-11-2022
JOB NO.
21-12

FENCE ELEVATIONS

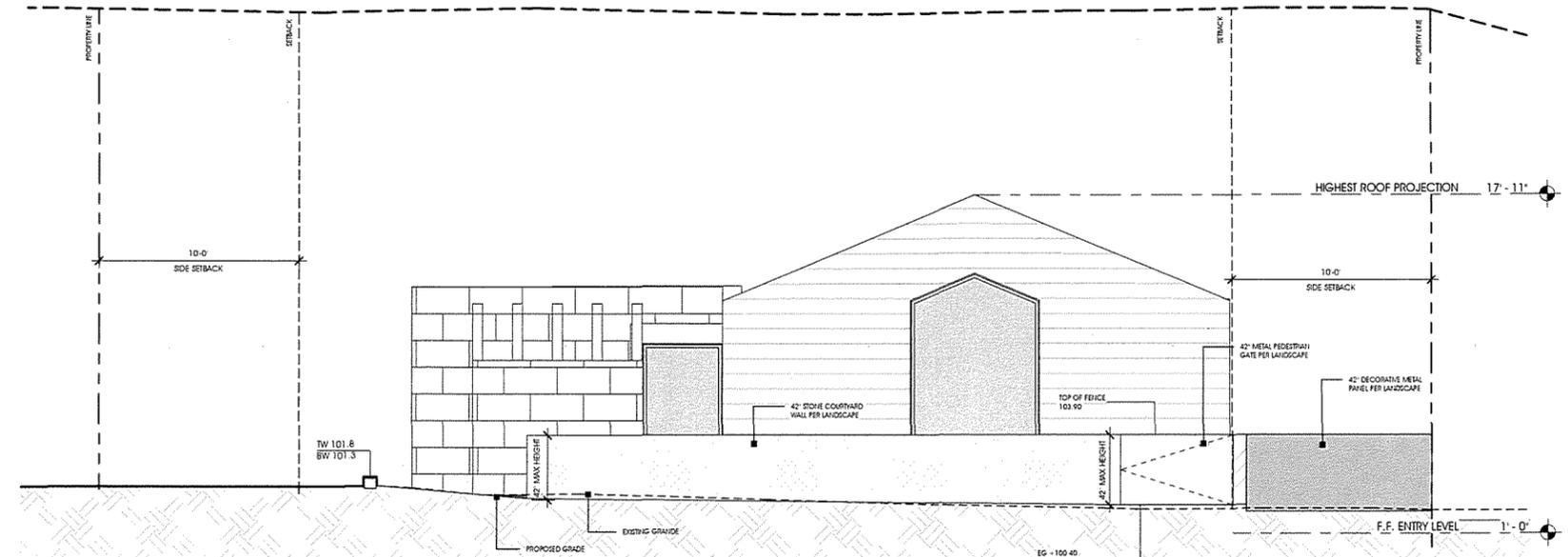
A4.3



1 SOUTH FENCE ELEVATION  
1/8" = 1'-0"

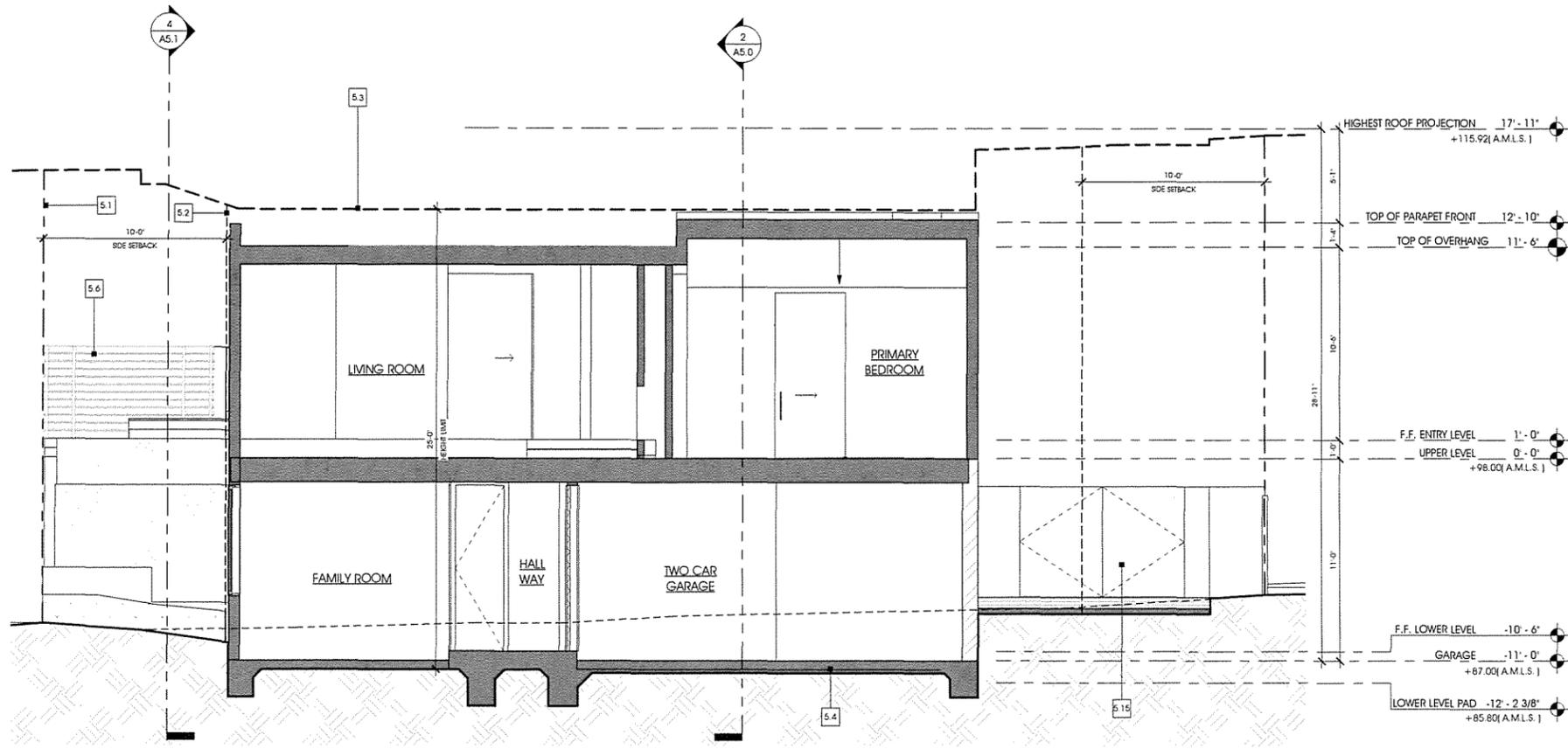


2 WEST FENCE ELEVATION  
1/8" = 1'-0"



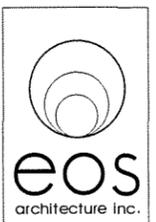
3 EAST ELEVATION  
1/4" = 1'-0"

NOTE:  
FENCE HEIGHT MUST COMPLY WITH SBMC 17.20.040(O), WITH IN THE REQUIRED FRONT AND STREET SIDE YARDS, NO FENCE, WALL, RETAINING WALL OR COMBINATION THEREOF SHALL BE HIGHER THAN 42', EXCEPT THAT AN ADDITIONAL 24" OF FENCE HEIGHT, PROVIDED ADDITION IS AT LEAST 80% OPEN TO LIGHT, TO MAX HEIGHT OF 66'



1 MAIN RESIDENCE - BUILDING SECTION  
1/4" = 1'-0"

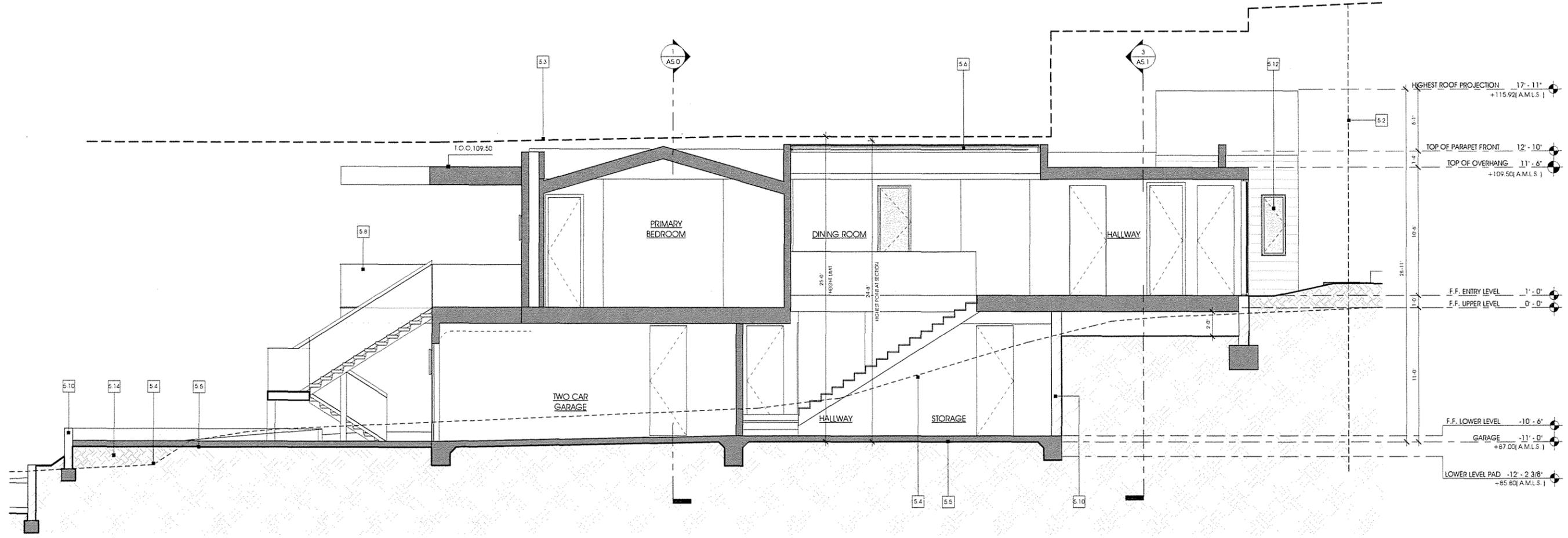
KEYNOTES	
5.1	PROPERTY LINE, TYP.
5.2	SETBACK LINE, TYP.
5.3	LINE OF 25'-0" HEIGHT LIMIT FROM LOWER OF EXISTING OR PROPOSED GRADE
5.4	LINE OF EXISTING GRADE AT BUILDING LINE
5.5	LINE OF PROPOSED GRADE AT BUILDING LINE
5.6	SKYLIGHT PER ROOF PLAN
5.8	42" HIGH GLASS GUARDRAIL
5.10	RETAINING WALL PER CIVIL
5.12	WINDOW DOOR TYP.
5.14	FILL TYP.
5.15	FENCE AND GATE PER LANDSCAPE



7542 FAY AVENUE  
LA JOLLA CA 92037  
PH: 858.459.0575  
EMAIL: eos@eosarc.com

JENNIFER  
BOLYN  
Architect

All drawings, designs, and specifications are the property of EOS Architecture, Inc. and are provided for the use of the client for the specific project only. No part of these drawings may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of EOS Architecture, Inc.



2 MAIN RESIDENCE - BUILDING SECTION  
1/4" = 1'-0"

VON SUMMER RESIDENCE  
147 SOUTH RIOS AVENUE  
SOLANA BEACH, CA 92075

REVISIONS	
03-14-2022	DRP/SDP SUBMITTAL
05-04-2022	DRP/SDP SUBMITTAL
07-06-2022	DRP/SDP SUBMITTAL
08-23-2022	DRP/SDP SUBMITTAL

PHASE	
DRP / SDP	PLANNING SET
	DATE

02-11-2022
JOB NO.
21-12

BUILDING SECTIONS

A5.0

### KEYNOTES

- 5.1 PROPERTY LINE, TYP.
- 5.2 SETBACK LINE, TYP.
- 5.3 LINE OF 25'-0" HEIGHT LIMIT FROM LOWER OF EXISTING OR PROPOSED GRADE
- 5.4 LINE OF EXISTING GRADE AT BUILDING LINE
- 5.5 LINE OF PROPOSED GRADE AT BUILDING LINE
- 5.7 SITE STAIR PER CIVIL/LANDSCAPE
- 5.10 RETAINING WALL PER CIVIL
- 5.12 WINDOW/DOOR TYP.
- 5.13 PERFORATED BLACK STEEL FACADE
- 5.14 FILL TYP.
- 5.15 FENCE AND GATE PER LANDSCAPE



7542 FAY AVENUE  
LA JOLLA, CA 92037  
PH: 858.459.0575  
EMAIL: eos@eosarc.com

JENNIFER  
BOLYN  
ARCHITECT

VON SUMMER RESIDENCE  
147 SOUTH RIOS AVENUE  
SOLANA BEACH, CA 92075

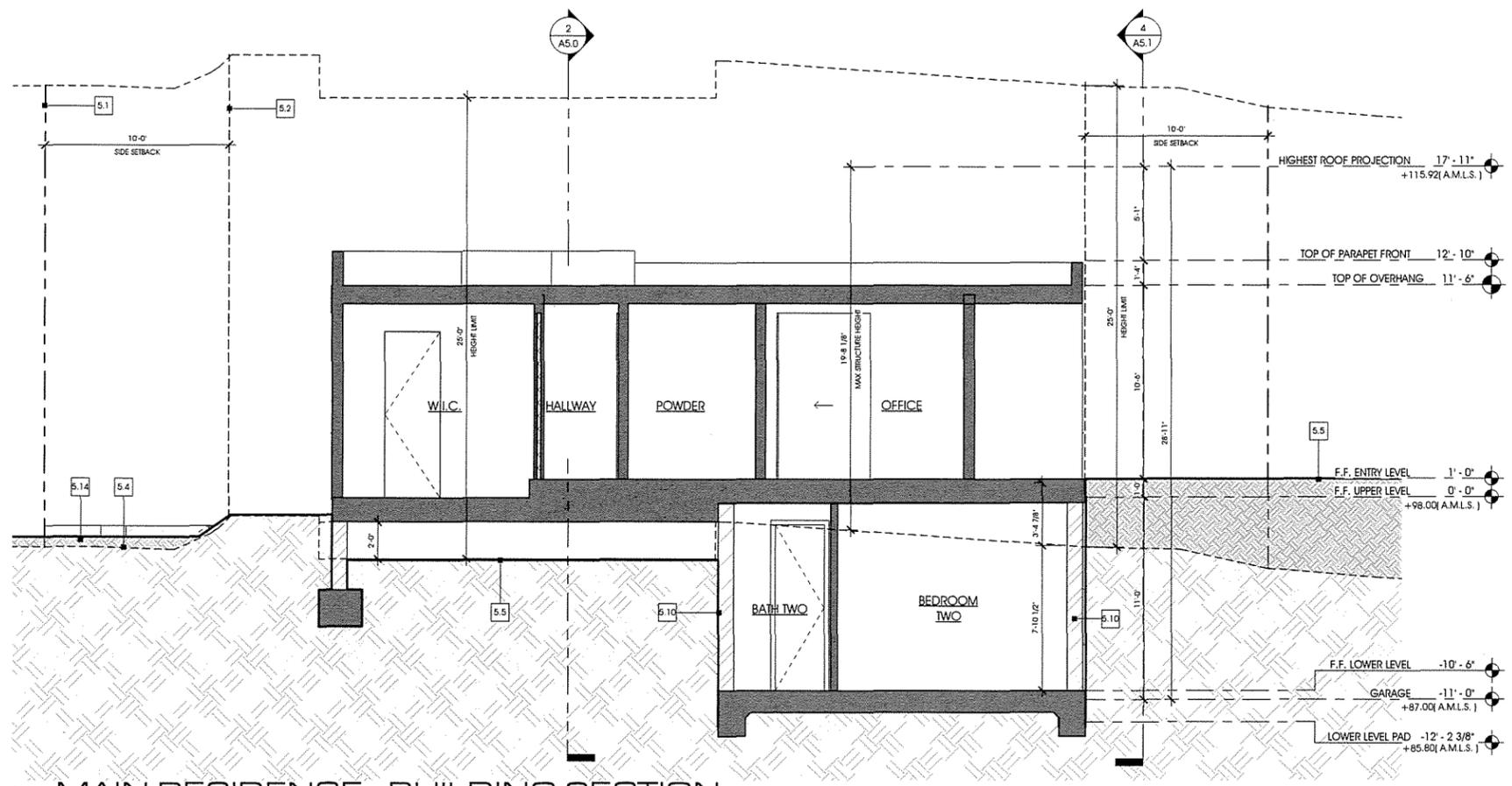
REVISIONS

03-14-2022	DRP/SDP SUBMITTAL
05-04-2022	DRP/SDP SUBMITTAL
07-06-2022	DRP/SDP SUBMITTAL
08-23-2022	DRP/SDP SUBMITTAL

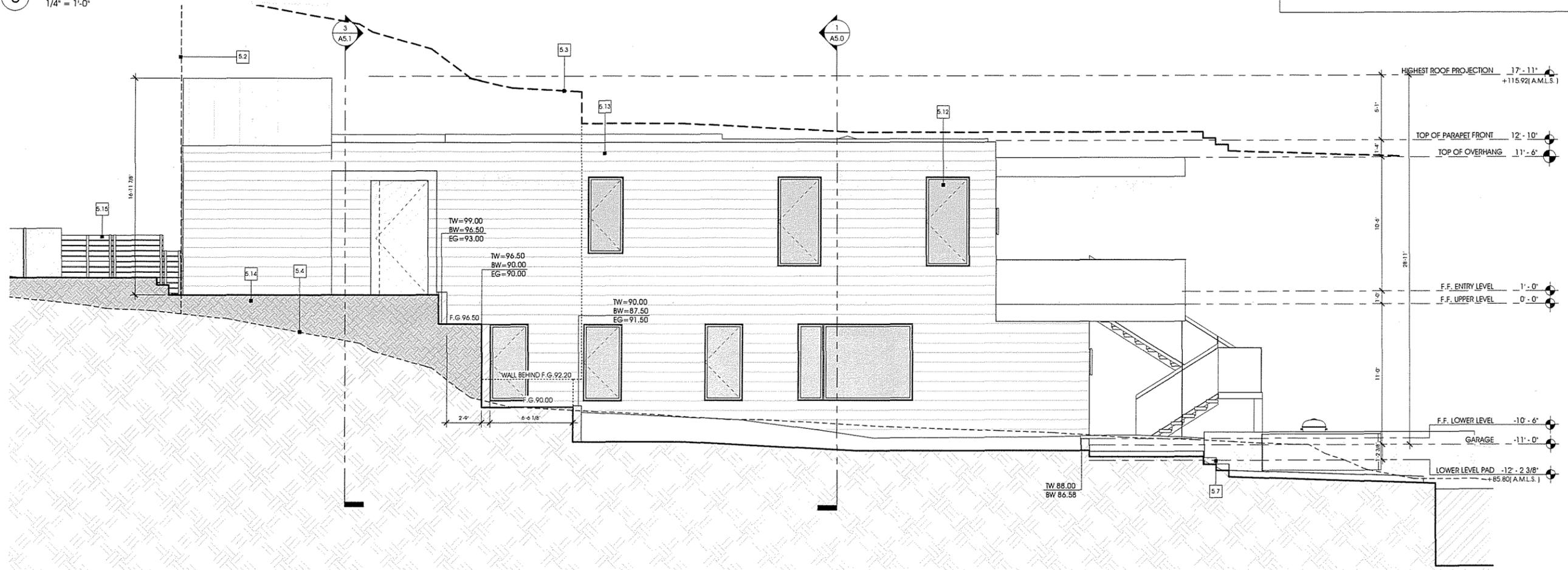
PHASE

DRP / SDP
PLANNING SET
DATE
02-11-2022
JOB NO.
21-12

BUILDING SECTIONS



3 MAIN RESIDENCE - BUILDING SECTION  
1/4" = 1'-0"



4 NORTHERN RETAINING WALLS SECTION  
1/4" = 1'-0"

REVISIONS

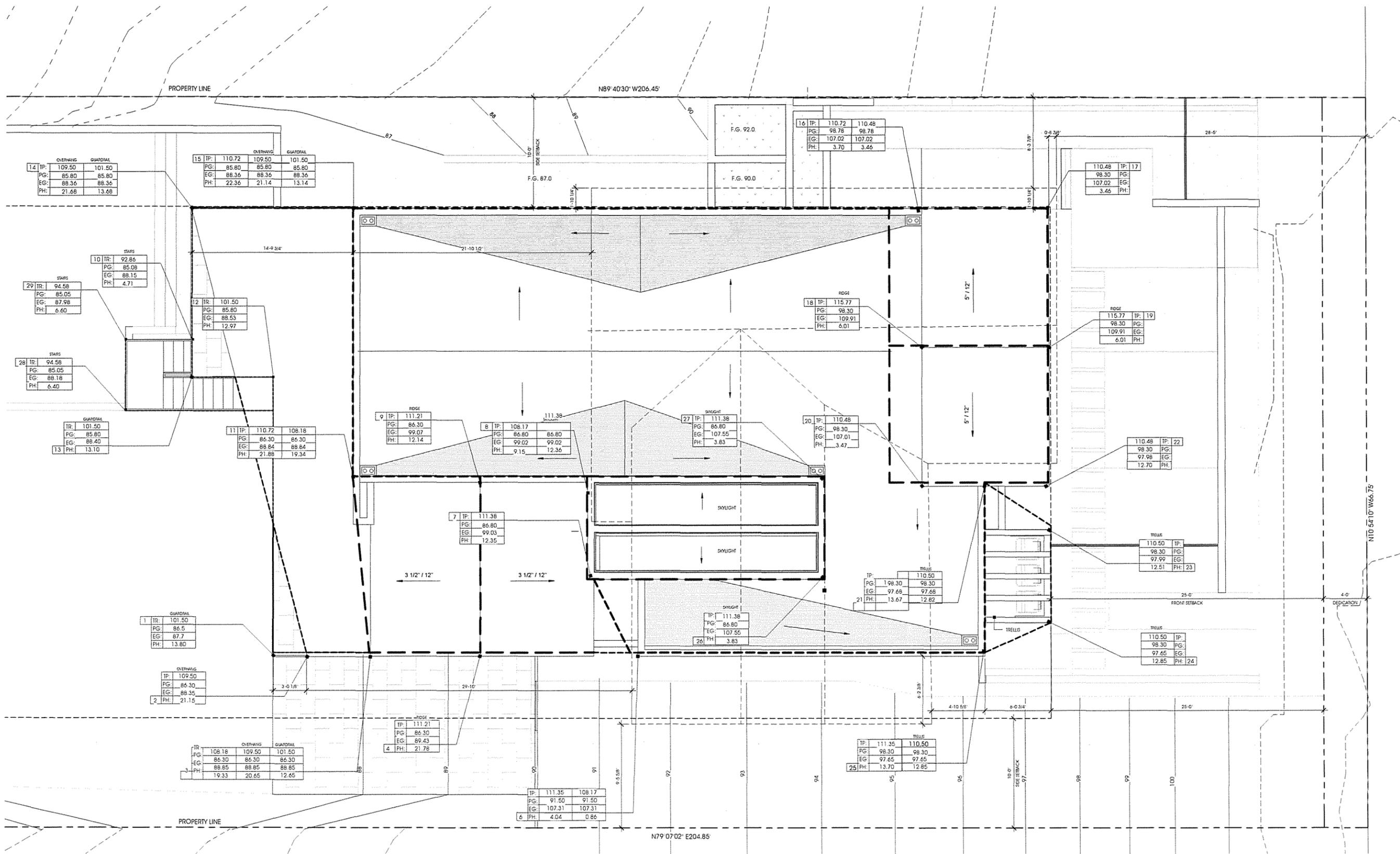
03-14-2022	DRP/SDP SUBMITTAL
05-04-2022	DRP/SDP SUBMITTAL
07-06-2022	DRP/SDP SUBMITTAL
08-23-2022	DRP/SDP SUBMITTAL

PHASE

DRP / SDP
PLANNING SET
DATE
02-11-2022
JOB NO.
21-12

STORY POLE PLAN

A6.0



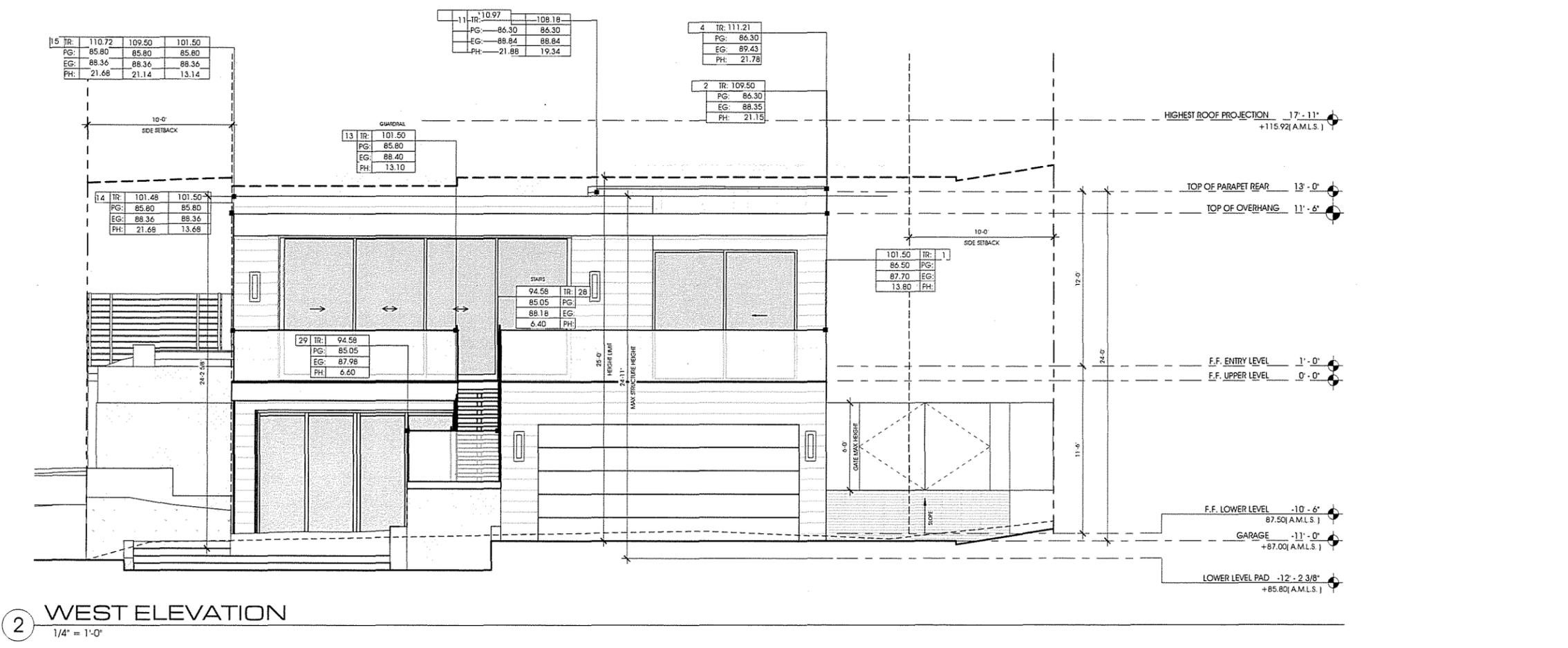
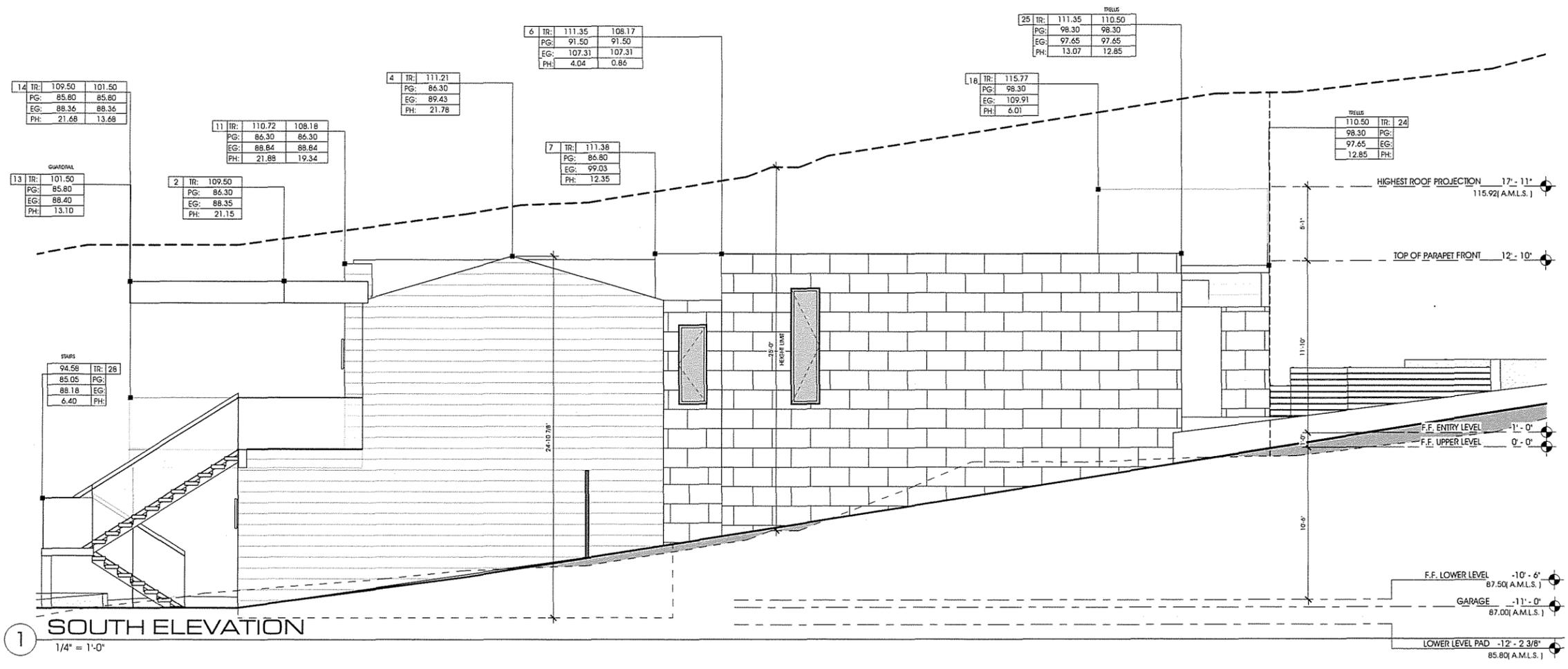
# STORY POLE PLAN

1/4" = 1'-0"

REVISIONS
03-14-2022 DRP/SDP SUBMITTAL
06-04-2022 DRP/SDP SUBMITTAL
07-06-2022 DRP/SDP SUBMITTAL
08-23-2022 DRP/SDP SUBMITTAL

PHASE
DRP / SDP PLANNING SET
DATE
02-11-2022
JOB NO.
21-12

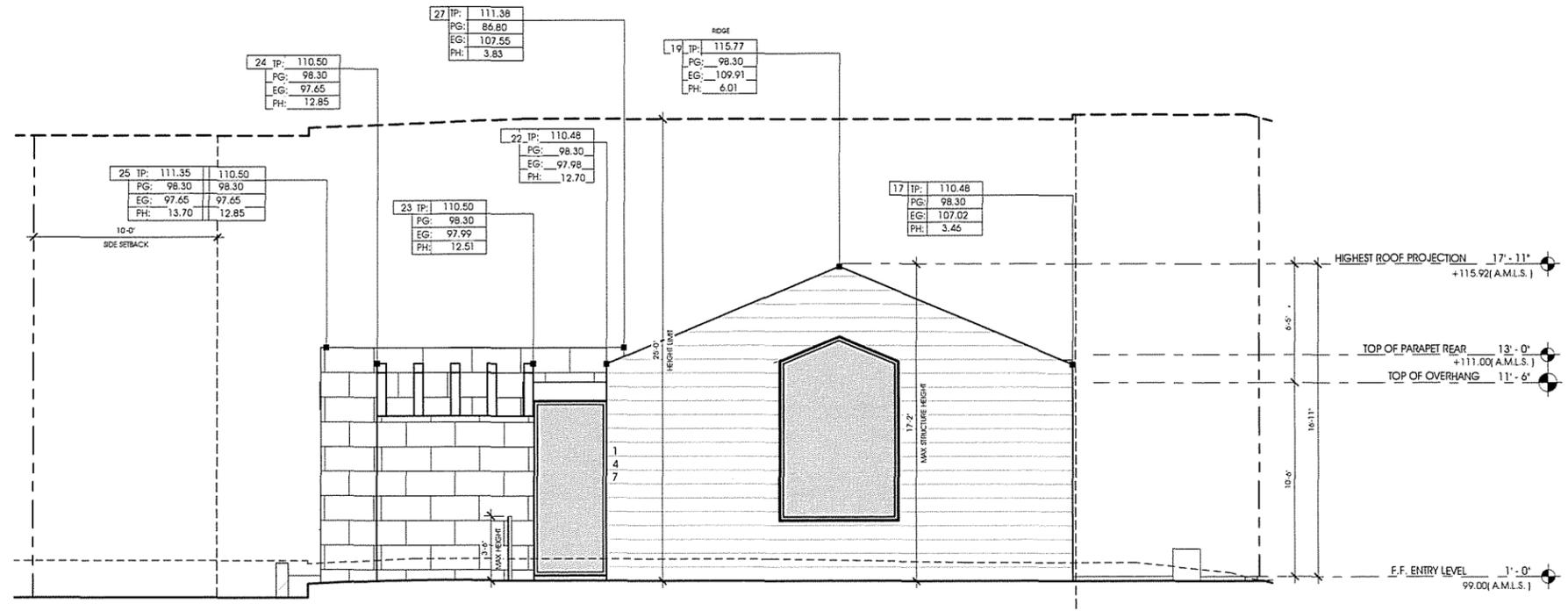
STORY POLE ELEVATION



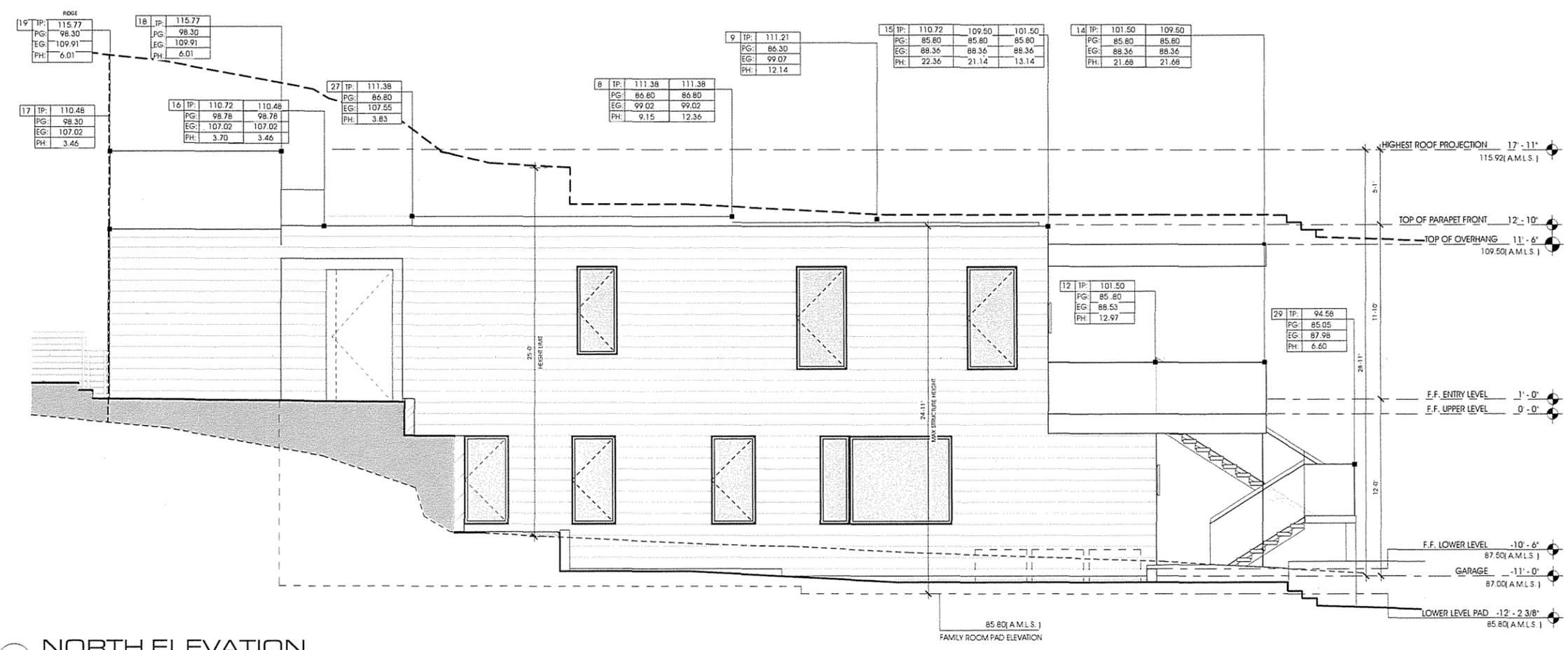
REVISIONS
03-14-2022 DRP/SDP SUBMITTAL
05-04-2022 DRP/SDP SUBMITTAL
07-06-2022 DRP/SDP SUBMITTAL
08-23-2022 DRP/SDP SUBMITTAL

PHASE
DRP / SDP PLANNING SET DATE
02-11-2022
JOB NO.
21-12

STORY POLE ELEVATION

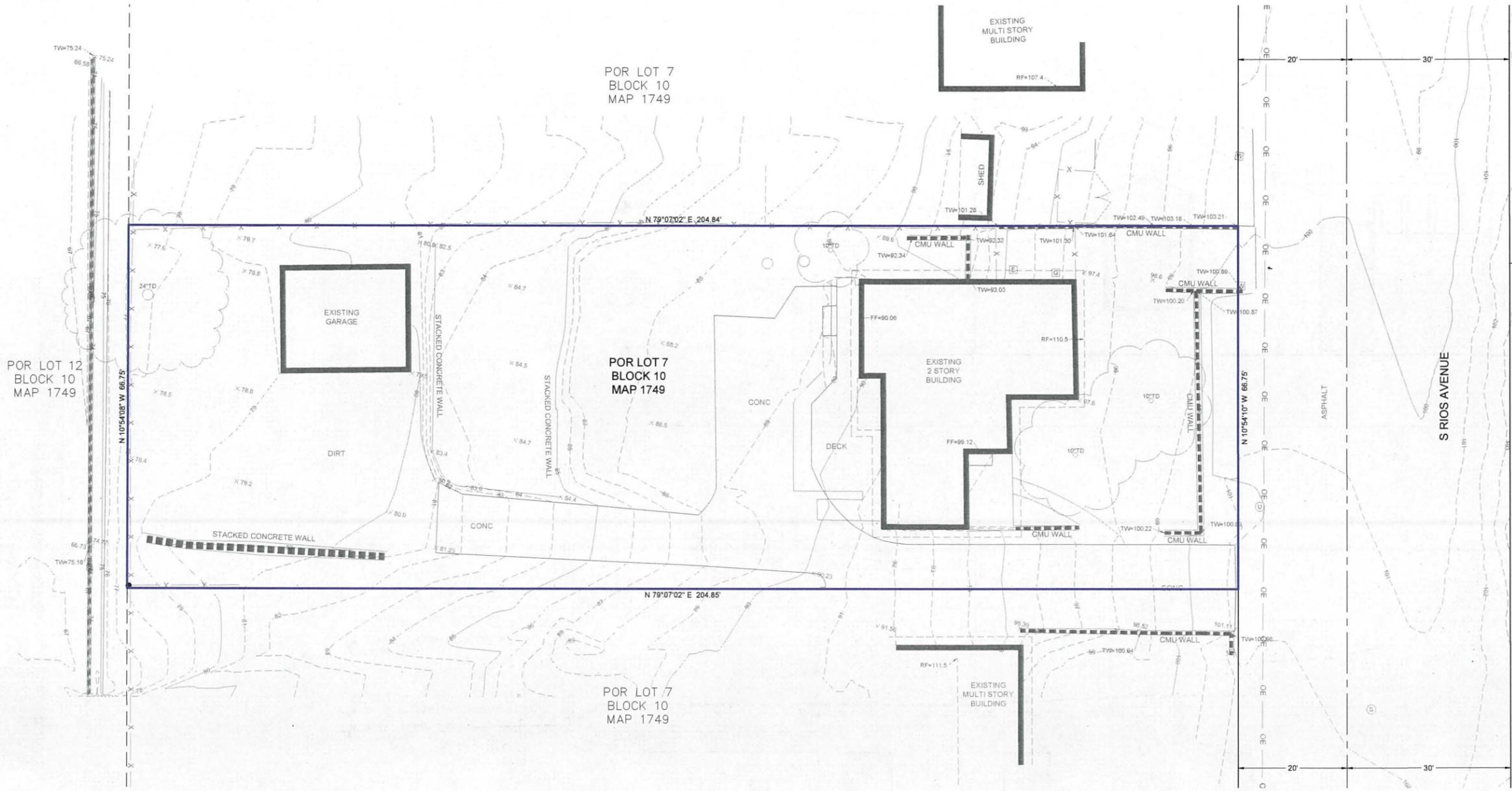


1 EAST ELEVATION  
1/4" = 1'-0"



2 NORTH ELEVATION  
1/4" = 1'-0"

# TOPOGRAPHIC SURVEY MAP -- 147 SOUTH RIOS AVENUE



**SURVEYOR'S STATEMENT**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT ON 8/25/2021.

*Gary D. Mellom* 8/25/2021  
 GARY D. MELLOM, PLS 8537 DATE

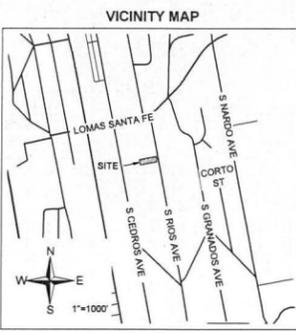


**PROJECT INFORMATION**

CLIENT: ELIZABETH VON SUMMER  
 ADDRESS: 147 S RIOS AVE, SOLANA BEACH, CA 92075  
 APN: 298-073-13

**SURVEY NOTES**

1. THE BOUNDARIES AND DIMENSIONS OF THE SURVEYED PARCEL(S) SHOWN HEREON ARE BASED ON A FIELD SURVEY. RECORD DIMENSIONS MAY VARY. THE BOUNDARIES OF ADJOINING PARCELS WERE COMPILED FROM RECORDED OR FILED DATA, AND ARE TO BE USED FOR PLANNING PURPOSES ONLY. FULL PROCEDURE OF SURVEY NOT SHOWN HEREON.
2. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, NAD 83 (CCS83) EPOCH 1991.35, ZONE 6, AS DETERMINED LOCALLY BY A LINE BETWEEN FIRST ORDER CONTROL STATIONS SOLB-5 AND SOLB-1 BEING A GRID BEARING OF N 71°10'34" W AS DERIVED FROM GEODETIC VALUES SHOWN ON RECORD OF SURVEY 18971, CITY OF SOLANA BEACH CONTROL SURVEY, FILED ON 9/16/2005 AS FILE NUMBER 2005-0802850 IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.
3. ELEVATIONS SHOWN HEREON ARE BASED ON 2.5" BRASS DISK IN DRAINAGE INLET ON THE EAST SIDE OF HIGHWAY 101, AS SHOWN ON ROS 18971 AS SOLB-1. ELEVATION: 71.45 (NAVD 88)
4. THE LOCATIONS OF UNDERGROUND UTILITY LINES AND/OR STRUCTURES AS SHOWN HEREON ARE BASED ON OBSERVED ABOVE GROUND EVIDENCE AND RECORD INFORMATION PROVIDED TO THE SURVEYOR. NO EXCAVATIONS WERE MADE DURING THE COURSE OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.
5. NO TITLE COMMITMENT PROVIDED.



**ABBREVIATED LEGAL DESCRIPTION**

THE SOUTHERLY 66.75 FEET OF THE NORTHERLY 133.25 FEET OF LOT 7, BLOCK 10, SOLANA BEACH, IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1749 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, MARCH 5, 1923. MORE FULLY DESCRIBED IN GRANT DEED RECORDED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER AS DOCUMENT NO. 2017-0551918

**EASEMENTS OF RECORD**

1. NO TITLE REPORT PROVIDED. THERE MAY BE EASEMENTS OF RECORD.

**REFERENCES**

- R1 - ROS 22259
- R2 - ROS 19065
- R3 - ROS 16292

**FOUND MONUMENTS**

1. FD M10 MONUMENT STAMPED SDCO SURV. PER ROS 22259, ROS 16292
2. FD LEAD & DISK LS 8259 IN CONC DWY PER CR 38009
3. FD 1/2" REBAR, FLUSH, PER PM 18967
4. FD 3/4" IRON PIPE & DISK, LS 7959, DOWN .8, PER ROS 22259
5. FOUND 2" IRON PIPE & DISK, LS 6287, FLUSH, PER PM 17844
6. FOUND 3/4" IRON PIPE & DISK, RE 1604, DOWN .3, PER ROS 22259
7. FD 1/2" REBAR & CAP, LS 3788, DOWN 1FT, PER ROS 22259, ROS 16292

**LEGEND**

- FOUND MONUMENT AS INDICATED
- ( ) RECORD BOUNDARY DATA AS INDICATED
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- ADJOINING PROPERTY LINE
- TIE LINE / REFERENCE LINE
- EASEMENT LINE
- OE POWER - OVERHEAD
- X X FENCE
- WALL
- BUILDING OUTLINE
- BUILDING OVERHANG
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- SPOT ELEVATION
- W METER - WATER
- E METER - ELECTRIC
- G METER - GAS
- VALVE - WATER
- ⊕ MH - SANITARY
- ⊙ MH - UNKNOWN
- ⊗ UTILITY POLE
- ⊕ FIRE HYDRANT
- ⊕ TREE - DECIDUOUS
- FF FINISH FLOOR
- RF ROOF

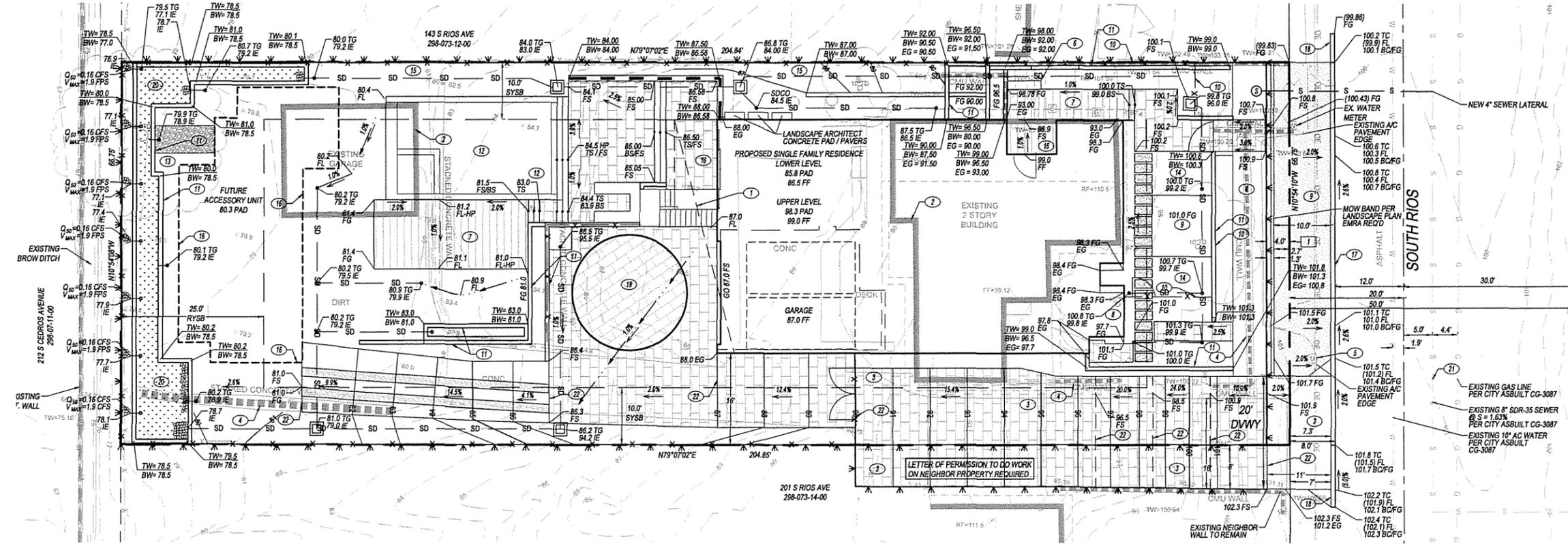
**PASCO LARET SUITER & ASSOCIATES**  
 San Diego | Solana Beach | Orange County  
 Phone 858.259.8212 | www.plsaengineering.com



SAVE DATE: PLOT DATE: FILE NAME: J:\ACTIVE\_PROJECTS\147 SOUTH RIOS SURVEY\DRAWING\TOPO MAPS\1749-SV-TOPO.dwg

# PRELIMINARY GRADING PLAN

147 SOUTH RIOS AVENUE



## WORK TO BE DONE

THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE LATEST EDITIONS OF:

### STANDARD SPECIFICATIONS

- STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION INCLUDING THE REGIONAL SUPPLEMENTAL AMENDMENTS.
- CALIFORNIA DEPARTMENT OF TRANSPORTATION "MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES"
- STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS

### STANDARD DRAWINGS

- SAN DIEGO REGIONAL STANDARD DRAWINGS
- STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION STANDARD PLANS

## PROPERTY INFORMATION

SITE ADDRESS:  
147 S RIOS AVE  
SOLANA BEACH, CA 92075

OWNER / PERMITTEE  
ELIZABETH VON SUMMER TRUST  
ELIZABETH VON SUMMER

ACCESSOR PARCEL NUMBERS:  
298-073-13-00

## TOPOGRAPHIC SURVEY

COMPANY PASCO LARET SUITER + ASSOCIATES  
PHONE 858-259-8212  
ADDRESS 119 ABERDEEN DRIVE, ENCINITAS, CA 92007

## LEGAL DESCRIPTION

THE SOUTHERLY 66.75 FEET OF THE NORTHERLY 133.25 FEET OF LOT 7, BLOCK 10, SOLANA BEACH, IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1749 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, MARCH 5, 1923. MORE FULLY DESCRIBED IN GRANT DEED RECORDED JULY, 12, 2021 AS DOCUMENT NO. 2021-0498332, O.R.

## LEGEND

ITEM DESCRIPTION	STD DWG	SYMBOL
PROPERTY LINE		---
CENTERLINE OF ROAD		---
SETBACKS		---
PROPOSED STONE / HARDSCAPE PER LANDSCAPE ARCHITECT		[Pattern]
PROPOSED CONTOUR LINE		151
EXISTING CONTOUR LINE		151
PROPOSED 4" PVC STORMDRAIN PIPE, 1% MIN. (TYP)		SD SD
PROPOSED DECOMPOSED GRANITE		[Pattern]
PROPOSED WOOD DECK PER LANDSCAPE ARCHITECT		[Pattern]
PROPOSED DETENTION BASIN		[Pattern]
PROPOSED ARCHITECT WALL		---
PROPOSED RETAINING WALL	SDRS C-04, C-09	---
PROPOSED FLOW LINE		---
18" X 18" CATCH BASIN, BROOKS BOX OR EQUIV.		[Symbol]
LIMIT OF WORK		X X X
PROPOSED ARCHITECT FENCE		---
PROPOSED RIP RAP, NO. 2 BACKING	SDRS D-40	[Pattern]
LANDSCAPE ARCHITECT PROPOSED TREE		(14) (15)

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

## OWNER CERTIFICATE

I, \_\_\_\_\_ AS OWNER/DEVELOPER OF THE PROPERTY DESCRIBED HEREIN ACKNOWLEDGE THESE PLANS HAVE BEEN PREPARED AT MY DIRECTION WITH MY FULL CONSENT. I FULLY UNDERSTAND AND ACCEPT THE TERMS AND CONDITIONS CONTAINED HEREIN AND AS ATTACHED BY REFERENCE TO THIS GRADING PLAN.

IT IS AGREED THAT FIELD CONDITIONS MAY REQUIRE CHANGES TO THESE PLANS.

IT IS FURTHER AGREED THAT THE OWNER (DEVELOPER) SHALL HAVE A REGISTERED CIVIL ENGINEER MAKE SUCH CHANGES, ALTERATIONS OR ADDITIONS TO THESE PLANS WHICH THE CITY ENGINEER DETERMINES ARE NECESSARY AND DESIRABLE FOR THE PROPER COMPLETION OF THE IMPROVEMENTS.

I FURTHER AGREE TO COMMENCE WORK ON ANY IMPROVEMENTS SHOWN ON THESE PLANS WITHIN EXISTING CITY RIGHT-OF-WAY WITHIN 9 MONTHS OF ISSUANCE OF THE CONSTRUCTION PERMIT AND TO PURSUE SUCH WORK ACTIVELY ON EVERY NORMAL WORKING DAY UNTIL COMPLETED, IRRESPECTIVE AND INDEPENDENT OF ANY OTHER WORK ASSOCIATED WITH THIS PROJECT OR UNDER MY CONTROL.

ELIZABETH VON SUMMER TRUST  
147 S RIOS AVENUE, SOLANA BEACH, CA 92075

PREPARED BY:  
**PASCO LARET SUITER & ASSOCIATES**  
San Diego | Encinitas | Orange County  
Phone 858.259.8212 | www.pisceengineering.com

## GENERAL NOTES

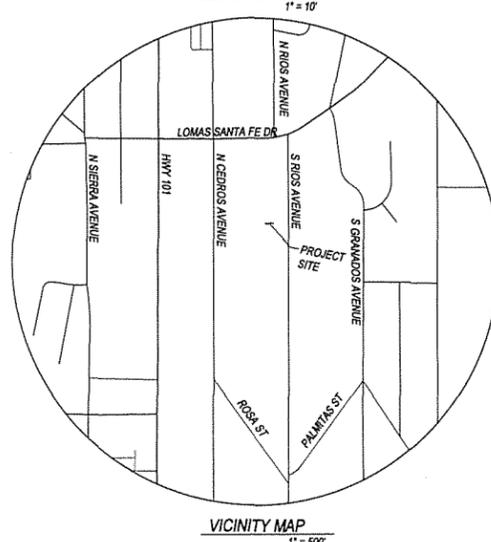
- APPROVAL OF THIS GRADING PLAN DOES NOT CONSTITUTE APPROVAL OF VERTICAL OR HORIZONTAL ALIGNMENT OF ANY PRIVATE ROAD SHOWN HEREIN FOR PUBLIC ROAD PURPOSES.
- FINAL APPROVAL OF THESE GRADING PLANS IS SUBJECT TO FINAL APPROVAL OF THE ASSOCIATED IMPROVEMENT PLANS WHERE APPLICABLE. FINAL CURB GRADE ELEVATIONS MAY REQUIRE CHANGES IN THESE PLANS.
- IMPORT MATERIALS SHALL BE LEGALLY OBTAINED.
- A SEPARATE PERMIT FROM THE CITY ENGINEER WILL BE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY.
- ALL SLOPES OVER THREE (3) FEET IN HEIGHT SHALL BE LANDSCAPED AND IRRIGATED.
- THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK. NOTICE OF PROPOSED WORK SHALL BE GIVEN TO THE FOLLOWING AGENCIES: UNDERGROUND S.A. - (800)422-4133, OR CALL 811.
- THE SOILS REPORTS SHALL BE PROVIDED AS REQUIRED BY THE CITY OF SOLANA BEACH PRIOR TO ISSUANCE OF GRADING PERMIT.
- APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK OR GRADING TO BE PERFORMED UNTIL THE PROPERTY OWNER'S PERMISSION HAS BEEN OBTAINED AND A VALID GRADING PERMIT HAS BEEN ISSUED.
- THE CITY ENGINEER'S APPROVAL OF THESE PLANS DOES NOT CONSTITUTE THE BUILDING OFFICIAL'S APPROVAL OF ANY FOUNDATION FOR STRUCTURES TO BE PLACED ON THE AREA COVERED BY THESE PLANS. NO WAIVER OF THE GRADING ORDINANCE REQUIREMENTS CONCERNING MINIMUM COVER OVER EXPANSIVE SOILS IS MADE OR IMPLIED.
- ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED GRADING EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00 A.M. AND 6:00 P.M. EACH DAY, MONDAY THROUGH FRIDAY, AND NO EARTHMOVING OR GRADING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON SATURDAYS, SUNDAYS OR HOLIDAYS WITHOUT THE WRITTEN PERMISSION OF THE CITY ENGINEER.
- ALL MAJOR SLOPES SHALL BE ROUNDED INTO EXISTING TERRAIN TO PRODUCE A CONTOURED TRANSITION FROM CUT OR FILL SURFACES TO NATURAL GROUND AND ADJUTING CUT OR FILL SURFACES.
- NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE GRADING ORDINANCE, AND NOTWITHSTANDING THE APPROVAL OF THESE GRADING PLANS, THE PERMITTEE IS RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO THE ADJACENT PROPERTY. NO PERSON SHALL EXCAVATE ON LAND SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PUBLIC STREET, SIDEWALK, ALLEY, FUNCTION OF ANY SEWAGE DISPOSAL SYSTEM, OR ANY OTHER PUBLIC OR PRIVATE PROPERTY WITHOUT SUPPORTING AND PROTECTING SUCH PROPERTY FROM SETTLING, CRACKING, EROSION, SILTING SCOUR OR OTHER DAMAGE WHICH MIGHT RESULT FROM THE GRADING DESCRIBED ON THIS PLAN. THE CITY WILL HOLD THE PERMITTEE RESPONSIBLE FOR CORRECTION ON NON-DEDICATED IMPROVEMENTS WHICH DAMAGE ADJACENT PROPERTY.
- SLOPE RATIOS: CUT 2:1 FILL 2:1  
CUT: 495 CY FILL: 410 CY EXPORT: 85

(NOTE: A SEPARATE VALID PERMIT MUST EXIST FOR OFFSITE IMPORT OR EXPORT AREAS.)  
\*THE QUANTITIES ESTIMATED ABOVE ARE FOR PERMIT PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION BIDS. CONTRACTORS ARE RESPONSIBLE FOR THEIR OWN EARTHWORK QUANTITIES.

## GENERAL NOTES - CONTINUED

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

## SITE PLAN



## PRELIMINARY GRADING NOTES

- 4" DEDICATION TO THE CITY OF SOLANA BEACH

## IMPERVIOUS/ PVIOUS AREAS

EXISTING CONDITION	PROPOSED CONDITION		
IMPERVIOUS: 4,733 SF	REMOVE / REPLACE: 7,855 SF (TOTAL)		
PERVIOUS: 8,920 SF	FUTURE ADU: 2,215 SF (SUBTOTAL)		
	PERVIOUS: 1,250 SF (SUBTOTAL)		
	PERVIOUS: 5,769 SF		

## ABBREVIATIONS

INVERT ELEVATION	IE	TOP OF CURB	TC
FINISHED FLOOR	FF	TOP OF GRATE	TG
FINISHED GRADE	FG	FRONT YARD SETBACK	FYSB
FINISHED SURFACE	FS	REAR YARD SETBACK	RYSB
FLOW LINE	FL	SIDE YARD SETBACK	SYSB

## PRELIMINARY GRADING NOTES

- ROOF LIMITS
- EXISTING RESIDENCE TO BE REMOVED
- EXISTING CONCRETE DRIVEWAY TO BE REMOVED AND REPLACED, SEE SH2 FOR ENTRY CURB OPTIONS
- EXISTING WALL TO BE REMOVED
- EXISTING MAILBOX TO BE RELOCATED
- LANDSCAPE ARCHITECT 18" STONE BENCH
- LANDSCAPE ARCHITECT PERMEABLE DECK
- TRASH ENCLOSURE
- DECOMPOSED GRANITE
- LANDSCAPE ARCHITECT FENCING
- LANDSCAPE ARCHITECT WALL / STRUCTURAL WALL
- POOL BY OTHERS
- POOL EQUIPMENT
- LANDSCAPE TREE
- LANDSCAPE SHRUBS
- FUTURE ACCESSORY DWELLING UNIT
- CITY CURB STANDARD
- 5' CITY CURB TRANSITION, AT CITY ENGINEER DISCRETION
- VEHICLE TURNAROUND
- DETENTION BASIN - 385 SF  
FG 78.5  
PONDING 1'  
OVERFLOW IE 78.5  
BASIN IE 77.0  
\*\*BASIN OUTLET IE VARIABLE PER PLAN (SEE DETAIL SHEET 2)
- EXISTING SEWER PER CITY OF SOLANA BEACH DWG NO. CG-3087
- PROPOSED GRADE BREAK
- PROPOSED GRAVITY WALL, SDRS C-9 TYPE A, H=1' MAX EXPOSED

## EARTHWORK QUANTITIES\*\*:

SITE GRADING (OUTSIDE OF STRUCTURE)	CUT: 160 CY	EXCAVATE FOR FOOTINGS: 55 CY
	FILL: 310 CY	REMOVAL + RECOMP.: 315 CY
SITE GRADING (BELOW STRUCTURE)	CUT: 335 CY	TOTAL GRADING - CUT + FILL
	FILL: 100 CY	OUTSIDE + BELOW STRUCTURE 1220 CY

## DECLARATION OF RESPONSIBLE CHARGE

I, JASON A. SANTOS, HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THE DESIGN IS CONFINED WITH CURRENT STANDARDS AND THE CITY OF SOLANA BEACH DRP NO. 20-007.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SOLANA BEACH IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME OF RESPONSIBILITIES FOR PROJECT DESIGN.

BY: JASON A. SANTOS  
RCE NO. 86418 EXP 3/31/2023  
PASCO LARET SUITER & ASSOCIATES

## CITY 9" STANDARD MOUNTABLE CURB DETAIL

NTS

NTS

ENGINEER OF WORK	CITY APPROVED CHANGES	APPD DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	ENGINEERING DEPARTMENT	DRAWING NO.
BY: JASON A. SANTOS RCE # 86418 DATE: JAN. 2023 EXP: 12/31/23			BY: _____ DATE: _____	BY: MOHAMMAD SAMMAK, CITY ENGINEER R.C.E.: 37146 EXP: 6/30/22	DESCRIPTION: BASED ON 2.5" BRASS DISK IN DRAINAGE INLET ON THE EAST SIDE OF HIGHWAY 101, AS SHOWN ON ROS 18971 AS SOLB-1. ELEV: 71.45 DATUM: NAVD89	PRELIMINARY GRADING PLAN FOR <b>VON SUMMER RESIDENCE</b>		<b>SBGR-</b> SHEET 1 OF 2

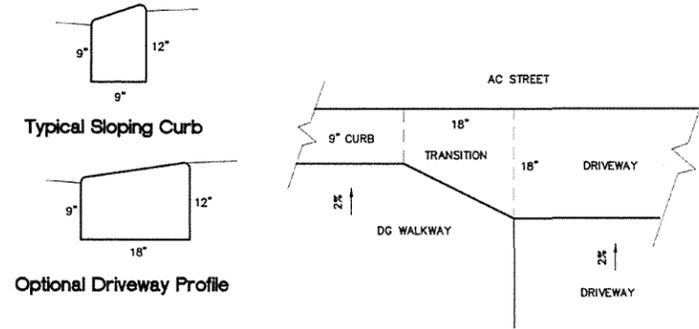
# NOTES + DETAILS

147 SOUTH RIOS AVENUE

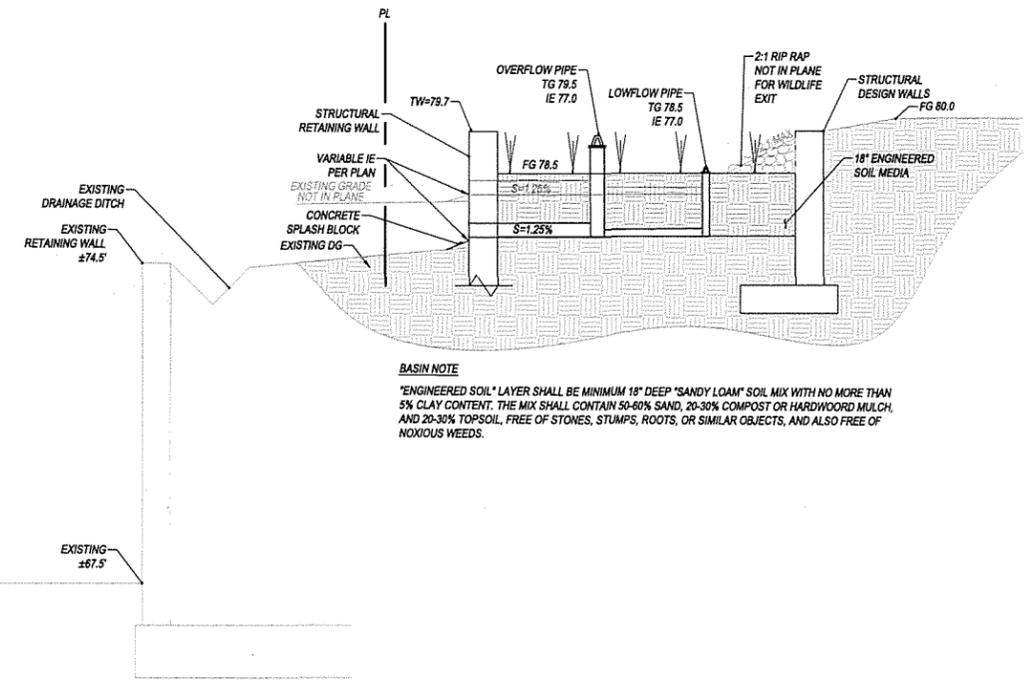
## EROSION CONTROL NOTES

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

LBS/ACRE	NON-IRRIGATED HYDROSEED MIX WITH A FIBER MATRIX APPLIED AT 4,000 LBS/ACRE	% PURITY/ACRE	SEED SPECIES
20		70% PLUS	ATRIPEX GLAUCA
50			PLANTAGE INSULARIS
8			ENCELIS FARINOSA
6		SCARIFIED	LOTUS SCOPARIUS
7		50% PLUS	EXCHSCHOLTZIA CALIF.
ST			
- THE TOPS OF ALL SLOPES TALLER THAN 5' SHALL BE DIKED OR TRENCHED TO PREVENT WATER FLOWING OVER CRESTS OF SLOPES.
- CATCH BASINS, DESILTING BASINS, AND STORM DRAIN SYSTEMS SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY ENGINEER.
- SAND BAG CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER APPROVED BMP'S SHALL BE PLACED IN UNPAVED AREAS WITH GRADIENTS IN EXCESS OF 2%, AS WELL AS AT OR NEAR EVERY POINT WHERE CONCENTRATED FLOW LEAVE THE SITE.
- SAND BAGS SHALL BE PLACED ON THE UPSTREAM SIDE OF ALL DRAINAGE INLETS TO MINIMIZE SILT BUILDUP IN THE INLETS AND PIPES.
- THE CONTRACTOR SHALL REPAIR ANY ERODED SLOPES AS DIRECTED BY THE OFFICE OF THE CITY ENGINEER.
- THE CONTRACTOR SHALL SWEEP ROADWAYS AND ENTRANCES TO AND FROM THE SITE ON A REGULAR BASIS TO KEEP THEM FREE OF SOIL ACCUMULATION AND AT ALL OTHER TIMES DIRECTED BY THE CITY ENGINEER.
- THE CONTRACTOR SHALL WATER SITE ON A CONTINUOUS BASIS TO MINIMIZE AIR BORNE DUST CREATED FROM GRADING AND HAULING OPERATIONS OR EXCESSIVE WIND CONDITIONS, AND AT ALL TIMES DIRECTED BY THE CITY ENGINEER.
- IN THE EVENT SILT DOES ENTER THE EXISTING PUBLIC STORM DRAIN SYSTEM, REMOVAL OF THE SILT FROM THE THE SYSTEM WILL BE DONE AT THE DEVELOPER'S EXPENSE.



DRIVEWAY TRANSITION  
NOT TO SCALE



**BASIN NOTE**

"ENGINEERED SOIL" LAYER SHALL BE MINIMUM 18" DEEP "SANDY LOAM" SOIL MIX WITH NO MORE THAN 5% CLAY CONTENT. THE MIX SHALL CONTAIN 50-60% SAND, 20-30% COMPOST OR HARDWOOD MULCH, AND 20-30% TOPSOIL, FREE OF STONES, STUMPS, ROOTS, OR SIMILAR OBJECTS, AND ALSO FREE OF NOXIOUS WEEDS.

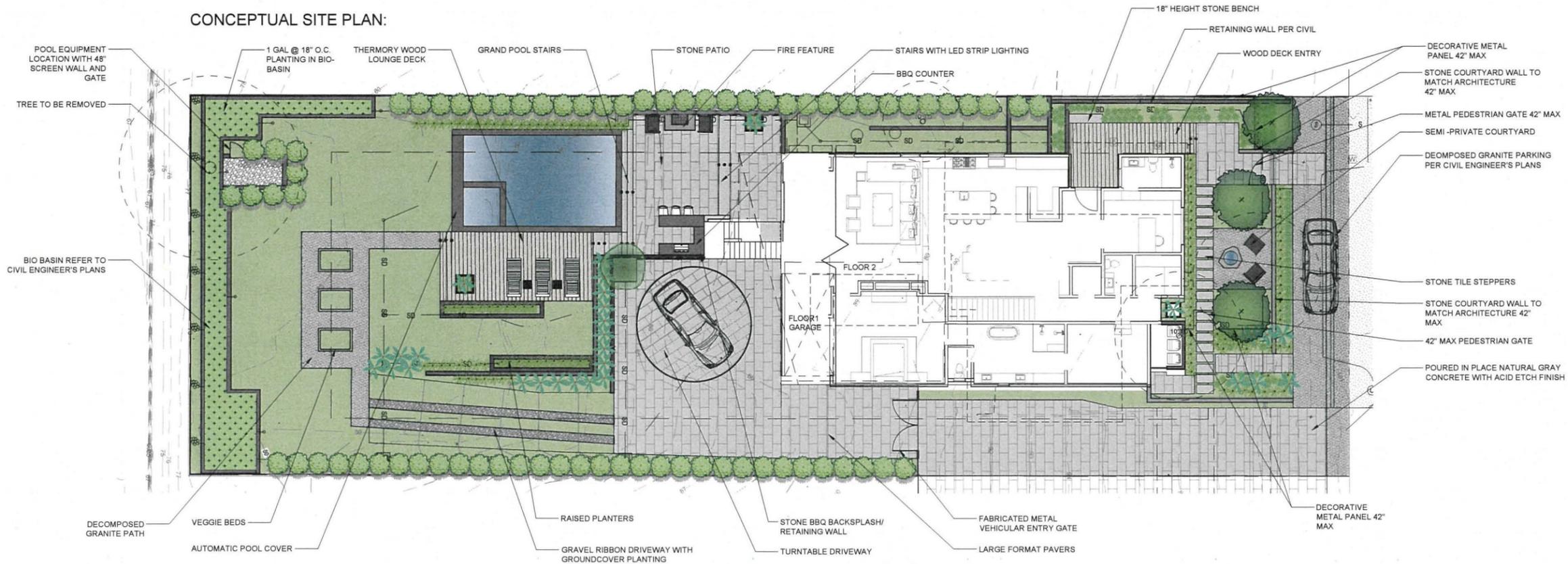
DETENTION BASIN DETAIL (TYP)

NTS

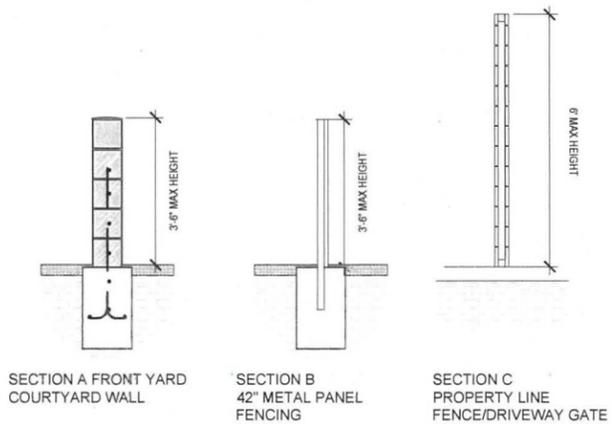
PREPARED BY:  
**PASCO LARET SUITER**  
& ASSOCIATES  
San Diego | Encinitas | Orange County  
Phone 858.259.8212 | www.plsaengineering.com

ENGINEER OF WORK		CITY APPROVED CHANGES		APP'D	DATE	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SOLANA BEACH	ENGINEERING DEPARTMENT	DRAWING NO.
DRAWN BY:	BY: JASON A. SANTOS RCE # 66418	DATE: JAN. 2023	EXP: 12/31/23			BY: _____ DATE: _____	BY: MOHAMMAD SAMMAK, CITY ENGINEER R.C.E.: 37146 EXP: 6/30/22	DESCRIPTION: BASED ON NAVD88 USING GPS METHODS VIA STREAMED "TOPNET" DATA PER REAL TIME GNSS NETWORKS. ELEV.: _____ DATUM: NAVD88	PRELIMINARY GRADING PLAN FOR: <b>VON SUMMER RESIDENCE</b>		<b>SBGR-</b> SHEET 2 OF 2

CONCEPTUAL SITE PLAN:



- NOTES:**
1. ALL PLANTING AREAS SHALL BE COVERED WITH A 3" LAYER OF DECORATIVE ROCK OR 3" LAYER OF BARK MULCH UNLESS SHOWN OTHERWISE ON PLAN.
  2. ALL SUCCULENTS REQUIRE CACTUS MIX OR OTHER APPROVED SOIL TYPE TO BE PLACED MIN. 12" AROUND THE BASE OF EACH PLANT.
  3. ALL TREES PLANTED WITHIN 5' OF HARDSCAPE MUST BE INSTALLED WITH A ROOT BARRIER ALONG THE HARDSCAPE EDGE SPANNING OUT 5' IN EACH DIRECTION FROM THE CENTER OF THE TREE FOR A TOTAL LENGTH OF 10'
  4. REFER TO HYDROZONE PLAN FOR IRRIGATION RECOMMENDATIONS.
  5. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE COUNTY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SOLANA BEACH LANDSCAPE REGULATIONS AND ALL OTHER APPLICABLE LANDSCAPE RELATED COUNTY AND REGIONAL STANDARDS.
  6. CONTRACTOR TO SETUP A PRE-CONSTRUCTION WALKTHROUGH TO TAG ANY EXISTING PLANTS TO REMAIN AND EXISTING PLANTS TO BE DEMOLISHED.
  7. CONTRACTOR TO ENSURE THAT NEW TREE LOCATIONS ARE SPOTTED PER LANDSCAPE ARCHITECT'S SITE DIRECTION. TREE INSTALLATION SHALL ALSO INCLUDE COORDINATION OF DELIVERY AND PROTECTION OF TREES PRIOR TO INSTALLATION, KNOWLEDGE OF UNDERGROUND UTILITIES, PROPER DRAINAGE, AND STAKING PER STANDARD DETAIL.
  8. ALL HARDSCAPE ELEMENTS SHOWN ON THE PLAN HAVE BEEN DRAWN WITH AN ARTISTIC CONCEPTUALIZATION. SOME ELEMENTS MAY BE REFINED OR SIMPLIFIED IN SUBSEQUENT DESIGN DEVELOPMENT STAGES FOR REASONS OF FEASIBILITY OR FURTHER STAKEHOLDER INPUT.
  9. PROPOSED LANDSCAPING SHALL MAINTAIN REQUIRED CLEARANCES FROM MECHANICAL EQUIPMENT AND UTILITY APPURTENANCES, WHILE STILL SCREENING THEM FROM VIEW.

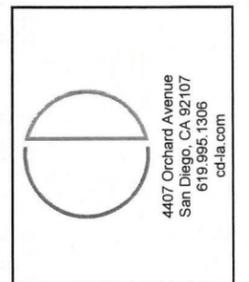


**PLANT PALETTE**

SYMBOL	PLANT CATEGORY / NAME	WUCOLS PLANT FACTOR	HEIGHT	QTY/SIZE
	FRUIT TREES SUCH AS - DWARF CITRUS SATELITA MANDARIN GOLD NUGGET MANDARIN MEYER LEMON - DWARF STONE FRUIT - HEIGHT 15' MAX - PRUNUS PERSICA 'PEACHY KEEN'	MODERATE	15'	PROPOSED QUANTITY APPROX 2 SIZE 15 GAL
	SMALL TREES SUCH AS - LEPTOSPERMUM PETERSONII (TEA TREE) - BANKSIA INTEGRIFOLIA (COAST BANKSIA) - BAIKINA BAIKIANA (DICHONDRA) - METROSIDEROS EXCELSA (NEW ZEALAND CHRISTMAS TREE)	LOW LOW MODERATE MODERATE	25' 30-60' 25' 20-30'	PROPOSED QUANTITY APPROX 3 SIZE 24" BOX
	MEDIUM SCREENING SHRUB SUCH AS - RIBES SANGUINUM 'SPRING SHOWERS' (CURRANT) - RHAPHANIS 'MOUND SAN BRUNO' (COFFEEBERRY) - LEUCOSPERMUM VELDRE (VELDFIRE PINCUSHION) - OLEA 'LITTLE OLLIE' OR 'MONTRA' - ACCA BELLOWANNA (PINEAPPLE GUAVA)	LOW VERY LOW LOW LOW LOW	6' 4' 4-6' 4-6' 12-20'	MED. SHRUB SIZES 70% 1 GAL 30% 5 GAL
	GROUND COVER SUCH AS - ARCTOSTAPHYLOS SPECIES (MANZANITA) - Ceanothus SPECIES (CALIFORNIA LILAC) - DYMONDIA MARGARETAE - ACHILLEA SPECIES (YARROW) - LAVENDER SPECIES (LAVENDER) - SENECIO SPECIES	LOW LOW LOW LOW LOW		GROUND COVER SIZES 70% 1 GAL 30% 5 GAL
	GRASSES/SUCCULENTS SUCH AS - MULLENBERGIA SPECIES (DEER GRASS) - LYGIUM SPARTUM (FALSE ESPARTO GRASS) - LOMANDRA BREEZE (DWARF MAT RUSH) - DESCHAMPSIA CESPITOSA - LEYNIUM SPARTUM (FALSE ESPARTO GRASS) - HESPERALOE SPECIES (RED YUCCA)	LOW LOW LOW LOW LOW		GRASS AND SUCCULENT SIZES 70% 1 GAL 30% 5 GAL
	ACCENT SUCCULENTS & CACTI - ECHINOCACTUS SPP. - AGAVE 'BLUE FLAME'	VERY LOW VERY LOW	6-10'	FLOWER SPIKE
	BIO-BASIN GRASSES SUCH AS - CAREX DIVULSA (EUROPEAN GREY SEDGE)	LOW		100% 1 GAL @ 18" O.C.

**APPLICANTS STATEMENT OF COMPLIANCE**  
 I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE CITY'S WATER EFFICIENT LANDSCAPE REGULATIONS. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS AND THE LANDSCAPE DESIGN MANUAL. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.

APPLICANT SIGNATURE  
 1-18-23  
 DATE



PROJECT | CLIENT:  
**VON SUMMER RESIDENCE**  
 LANDSCAPE CONCEPT PLAN  
 147 SOUTH RIOS  
 SOLANA BEACH

SHEET TITLE:  
**CONCEPT PLAN**



NOT FOR CONSTRUCTION

revisions	1-31-2022
revisions	4-7-2022
revisions	7-5-2022
etwu revisions	8-23-2022
revisions	1-18-2023

drawing prepared by - CDLA  
 sheet plot date - 1-11-2023  
 carson douglas job number - 21-069  
 design start date - DECEMBER 2021

SHEET 1 OF 2



L-1



**ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET**

The project's Estimated Total Water Use is calculated using the following formula:

$$ETWU = (ETo)(0.62) \left( \frac{PF \times HA}{IE} + SLA \right)$$

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

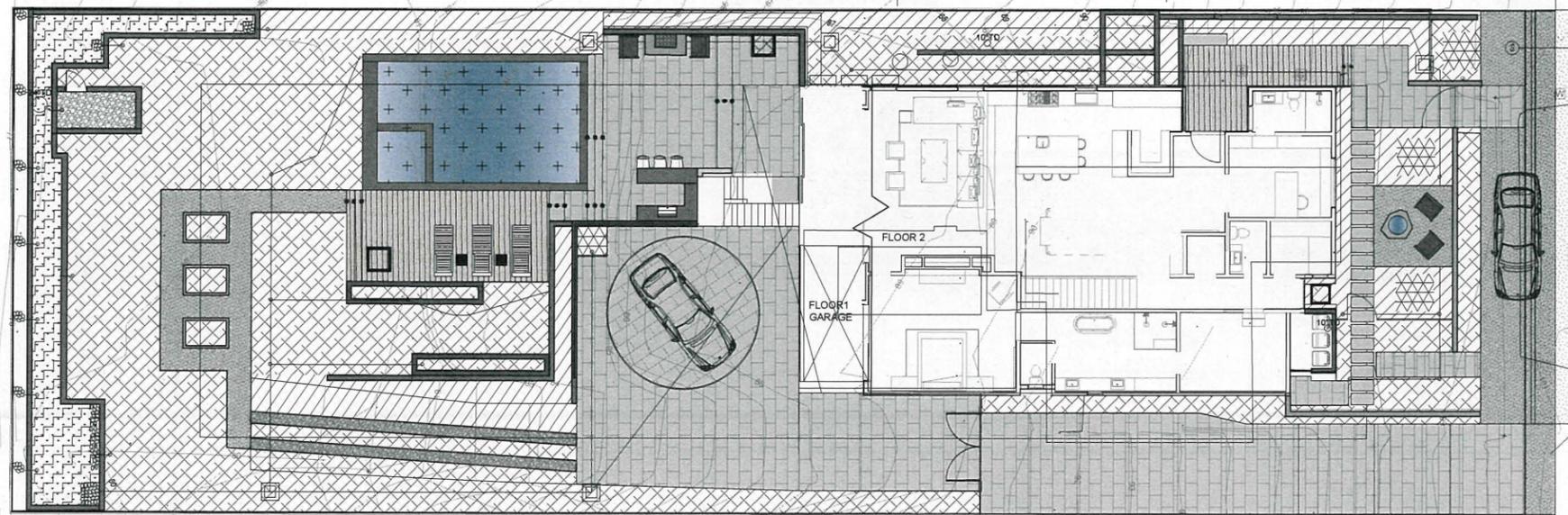
CITY OF SOLANA BEACH ESTIMATED TOTAL WATER USE (ETWU) WORKSHEET					
Line	Hydro-zone Number (1 - 4 Below - use as many tables as necessary to complete all hydrozones)				
	1	2	3	4	5
Evapotranspiration Rate (ETo) See "A" below	Use 41 (west of I-5) / 47 (east of I-5)				
Conversion Factor - .62	0.62				
(Line 1 x Line 2)	25.42 (west of I-5) / 29.14 (east of I-5)				
Plant Factor (PF) See "B" below	0.3	0.6	0.6	0.3	1
Hydrozone Area (HA) - in square feet	3255	373	91	373	447
(Line 4 x Line 5)	976.5	223.8	54.6	111.9	447
Irrigation Efficiency (IE) See "C" below	0.81	0.81	0.75	0.75	1
(Line 6 x Line 7)	1205.6	276.3	72.8	149	447
TOTAL of all Line 8 boxes + SLA	2,150.7				
Line 3 x Line 9 Estimated Total Water Use - ETWU (gallons per year) Total shall not exceed MAWA below	54,671				

**MAXIMUM APPLIED WATER APPLICATION (MAWA) calculation:**

$\frac{25.42}{25.42 \text{ or } 29.14} \times \frac{55}{4539} + (1 - \frac{55}{4539}) \times \frac{0}{0} = \frac{MAWA}{63,480}$
---

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

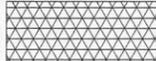
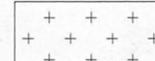
**HYDROZONE PLAN:**



APPLICANTS STATEMENT OF COMPLIANCE  
I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE CITY'S WATER EFFICIENT LANDSCAPE REGULATIONS. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS AND THE LANDSCAPE DESIGN MANUAL. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.

  
APPLICANT SIGNATURE  
1-18-23  
DATE

**HYDROZONE LEGEND:**

-  1. LOW WATER USE SHRUB WITH DRIP IRRIGATION
-  2. MODERATE WATER USE SHRUBS WITH DRIP IRRIGATION
-  3. MODERATE WATER USE TREES IRRIGATED BY BUBBLER
-  4. LOW WATER USE BMP PER CIVIL ENGINEER'S PLANS WITH MP ROTATOR IRRIGATION
-  5. WATER FEATURE - POOL

HARDSCAPE AREAS	4472 SF
IRRIGATED LANDSCAPE AREA	4539 SF
WATER FEATURES	447 SF

SHEET TITLE:  
**CONCEPT PLAN**

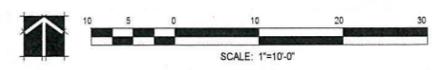
PROJECT CLIENT:  
**VON SUMMER RESIDENCE**  
LANDSCAPE CONCEPT PLAN  
147 SOUTH RIOS  
SOLANA BEACH

NOT FOR CONSTRUCTION



- revisions 1-31-2022
- revisions 4-7-2022
- revisions 7-5-2022
- etwu revisions 8-23-2022
- revisions 1-18-2023

drawing prepared by - CDLA  
sheet plot date - 1-11-2023  
carson douglas job number - 21-069  
design start date - DECEMBER 2021



**L-2**



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** February 22, 2023  
**ORIGINATING DEPT:** Community Development  
**SUBJECT:** **Re-Introduce (1<sup>st</sup> Reading) Ordinance 529 with Amendments – Building Standards Code Amendments**

---

## **BACKGROUND:**

On November 9, 2022, the City Council (Council) adopted Ordinance 529 to amend the 2022 California Green Building Code to implement building decarbonization and electric vehicle (EV) installation requirements with the goal of decreasing greenhouse gas (GHG) emissions in the City of Solana Beach (City).

Upon further review of the ordinance and before submittal to the California Building Standards Commission for filing, Staff recommends minor edits to the ordinance language to provide clarity around the ordinance requirements. The suggested edits are included in the redline version of Ordinance 529 (Attachment 1).

This item is before the Council to consider re-introducing Ordinance 529 (Attachment 2) approving the proposed local amendments.

## **DISCUSSION:**

With the adoption of proposed Ordinance 529, the building sections of Title 15 of the Solana Beach Municipal Code (SBMC) would be repealed and replaced with new sections and local amendments. Local amendments that are necessary to reflect local topographic, climatic or geological conditions have been prepared for City Council consideration. The City may only locally amend these State codes when a finding can be made that certain local physical conditions exist to support the necessity for a local amendment. The adoption of local amendments, and more stringent standards, are supported in the proposed findings. It should be noted that the amendments proposed do not substantively alter the provisions previously approved by Council in Ordinance 518 which corresponded with the 2019 California Building Code cycle. After adoption, local amendments to the Green Building Code will be filed with the California Building Standards Commission.

CITY COUNCIL ACTION:

---

---

**CEQA COMPLIANCE STATEMENT:**

These Ordinances are exempt from the provisions of the California Environmental Quality Act ("CEQA") pursuant to Section 15308 of the CEQA Guidelines (14 CCR 15308) because they are activities undertaken to assure the maintenance, restoration, enhancement and protection of the environment.

**FISCAL IMPACT:**

There would be no impact to the General Fund from Ordinance 529, as proposed. No changes to existing City fees are proposed at this time.

**WORK PLAN:**

N/A

**OPTIONS:**

- Approve Staff recommendation.
- Approve Staff recommendation with alternative amendments / modifications.
- Deny Staff recommendation.
- Provide other direction to Staff.

**DEPARTMENT RECOMMENDATION:**

Staff recommends that the City Council:

1. Conduct the Public Hearing: Open the public hearing, report Council disclosures, receive public testimony, and close the public hearing.
2. Find the project categorically exempt from CEQA pursuant to Section 15308 CEQA Guidelines.
3. Re-Introduce Ordinance 529 (1<sup>st</sup> Reading).

**CITY MANAGER'S RECOMMENDATION:**

Approve Department Recommendation.



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

Attachments:

1. Ordinance 529

**ORDINANCE 529**

**AN ORDINANCE OF THE CITY COUNCIL OF SOLANA BEACH, CALIFORNIA, ADOPTING ADDITIONS TO CHAPTER 15.23 (GREEN BUILDING CODE) OF TITLE 15 (BUILDING AND CONSTRUCTION) OF THE SOLANA BEACH MUNICIPAL CODE TO AMEND THE CALIFORNIA GREEN BUILDING STANDARDS CODE RELATED TO CLIMATE ACTION THROUGH BUILDING ELECTRIFICATION AND ELECTRIC VEHICLE INFRASTRUCTURE**

**WHEREAS**, consensus exists among the world's leading climate scientists that climate change caused by greenhouse gas (GHG) emissions from human activities is among the most significant problems facing the world today; and

**WHEREAS**, the City of Solana Beach declared a Climate Emergency in 2020; and

**WHEREAS**, the City of Solana Beach adopted a Climate Action Plan (CAP) that directs the City in reducing approximately 70,000 metric tons of GHG emissions annually by the year 2035 to meet reduction goals consistent with California's GHG targets; and

**WHEREAS**, measures in the CAP aim to curb the use of fossil fuels, a primary contributor to GHG emissions, in buildings and transportation; and

**WHEREAS**, reach codes that extend beyond the California Building Standards Code are being adopted by cities state-wide to accelerate GHG reductions from new construction through building electrification and electric vehicle (EV) infrastructure beyond state code requirements; and

**WHEREAS**, the City of Solana Beach wishes to adopt a reach code ordinance with modifications to enhance building electrification and EV infrastructure within the City as part of Title 15 of the Municipal Code; and

**WHEREAS**, the 2022 California Building Standards Code adopted by the California Building Standards Commission has set minimum Green Building Standards and, within the code, expressly states that the standards are viewed as "minimal" and that local governmental entities retain discretion, pursuant to Health and Safety Code Section 17958, to exceed the standards established by such code based on express findings that such changes or modifications are reasonably necessary because of local climatic, topographical, or geological conditions

pursuant to Health and Safety Code Section 17985.5, 17958.7, and 18941.5(b);  
and

**WHEREAS**, California Building Standards Code, Title 24, Part 11, Section 101.7.1 provides that local climatic, geological, or topographical conditions include environmental conditions established by a city, county, or city and county; and

**WHEREAS**, as required by Health and Safety Code Section 17958, the City of Solana Beach does herewith make express findings that amendments to the California Building Standards Code are necessary for the protection of the public health, safety and welfare due to the following climatic, topographic or geological features existing in the City of Solana Beach:

1. The City has over 1.7 miles of beaches, a creek, and other low-lying areas prone to flooding. The City is at risk to coastal storms, erosion, and flooding. There is broad scientific consensus that the earth will continue to warm and sea levels will rise impacting beaches, roads, properties, infrastructure, and environmentally sensitive areas.
2. The City has experienced increases in annual temperature. Annual temperatures have increased more than 1 degree F in many parts of the state and have exceeded increases of 2 degrees F in areas that include the San Diego region. Temperature increases are expected to continue into the future.
3. The City is situated in hilly, inland terrain. Approximately 50% of the area, for fire purposes, is "wildland," covered by native vegetation on steep inaccessible hillsides. The native ground cover is highly combustible grasses, dense brush and chaparral. Natural firebreaks in these areas are significantly lacking.
4. The City experiences seasonal climatic conditions during the late summer and fall that can result in frequent Santa Ana weather patterns. Dry, hot, strong, and gusty Santa Ana wind conditions produce extreme dryness and some of the highest wind events in San Diego County, resulting in some of the region's most catastrophic wildfires. These fires impact public health in the populated coastal zone through extreme heat and smoke.
5. The topography of the City is such that its boundaries enclose an area of 3.5 square miles that is mostly built out. As such, construction activity in the City is dominated by residential and commercial remodeling projects that significantly alter original or existing building structures rather than by new development and construction projects. The building code needs to address these significant modifications to the existing building stock.
6. The City acts to address environmental conditions that impact public health and welfare. Sustainability and resiliency are core values of the City's General Plan and Climate Action Plan. Energy efficiency promotes public health and welfare by enhancing the environmental and economic health of the City

through green practices in design, construction, maintenance, and operation of new and existing buildings. Construction of energy efficient buildings and installation of renewable energy systems protects the public health and welfare by reducing air pollution, greenhouse gas emissions, average and peak energy demand, and adverse impacts from power outages.

7. Amendments to the California Green Building Standards are reasonably necessary to promote energy efficiency and conservation in the City, increase use of sustainable energy sources, reduce GHG emissions, promote green development patterns, and maintain a long-term balance between environmental, social, and economic impacts that protect public health and welfare.

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

### **SECTION 1. FINDINGS.**

The City Council finds and determines that the foregoing recitals are true and correct and are hereby incorporated herein as findings and determinations of the City Council. The recitals constitute findings in this matter and, together with the staff report, other written reports, public testimony and other information contained in the record, are an adequate and appropriate evidentiary basis for the actions taken in this Ordinance.

### **SECTION 2. ENVIRONMENTAL REVIEW.**

This Ordinance is exempt from the provisions of the California Environmental Quality Act ("CEQA") pursuant to Section 15308 of the CEQA Guidelines (14 CCR 15308) because it is an activity undertaken to assure the maintenance, restoration, enhancement and protection of the environment.

### **SECTION 3. ADDITION OF SECTIONS 15.23.020 THROUGH 15.23.060 TO THE SOLANA BEACH MUNICIPAL CODE.**

Sections 15.23.020 through 15.23.070 of the Solana Beach Municipal Code are hereby repealed in their entirety. Sections 15.23.020 through 15.23.060 are hereby added to amend the 2022 California Building Standards Code, California Code of Regulations, Title 24, Part 11 and shall read as follows:

#### **15.23.020 Applicability**

The requirements of this Chapter shall apply at the time of building permit application for all newly constructed buildings, as defined in Title 24, Part 2, Chapter 2, Section 202 of the California Code of Regulations, as amended by Solana Beach Municipal Code Section 15.22.030.

### 15.23.030 Definitions

For purposes of this Chapter, the following definitions shall apply:

**MIXED-FUEL BUILDING.** A building that is plumbed for the use of natural gas or propane as fuel for any system. Portable propane appliances for use outside of the building envelope, such as outdoor cooking and outdoor heating appliances, that are not connected to any fuel gas infrastructure, are not considered as plumbed for propane.

**NEWLY CONSTRUCTED or NEW CONSTRUCTION** shall have the meaning as defined in Title 24, Part 2, Chapter 2, Section 202 of the California Code of Regulations, as amended by Solana Beach Municipal Code Section 15.22.030.

### 15.23.040 Required Electric End Uses

**Section 4.504.6 Required Electric End Uses**, is hereby added to the 2022 California Green Building Standards Code to read:

**Section 4.504.6 Required Electric End Uses.** All newly constructed residential and motel/hotel buildings shall use electricity as the source of energy for all space heating, water heating (including pools and spas), and clothes drying appliances and equipment.

**Exception:** Solar thermal systems for pool, spa heating, domestic hot water, service hot water and space heating.

**Section 5.504.6 Required Electric End Uses**, is hereby added to the 2022 California Green Building Standards Code to read:

**Section 5.504.6 Required Electric End Uses.** All newly constructed nonresidential buildings shall use electricity as the source of energy for all space heating, water heating (including pools and spas), and clothes drying appliances and equipment.

**Exception:** Solar thermal systems for pool, spa heating, domestic hot water, service hot water and space heating.

### 15.23.050 Electric-Readiness and Energy Storage Prewiring

**Section 4.504.7 Electric-Readiness** is hereby added to the 2022 California Green Building Standards Code to read:

**Section 4.504.7 Electric-Readiness.** In newly constructed mixed-fuel

residential and hotel/motel buildings, where natural gas- or propane-plumbed systems and appliances are installed, raceways and electrical capacity shall be installed for future electrification of each system or appliances. Electric ready measures include panel capacity and raceways (or conductors) from the electrical panel(s) to the location of each gas outlet sufficiently sized to meet future electric power requirements at the time of construction so that wall penetrations and demolition work is avoided at or minimized when the systems and appliances are converted to electric-powered systems. The locations of specific gas appliances shall be made electric-ready as follows:

- 1) Combined Cooktop and Oven or Stand Alone Cooktop. Buildings plumbed for natural gas or propane equipment shall meet the requirements of the California Energy Code, Title 24, Part 6, Section 150.0(u).
- 2) Stand Alone Cooking Oven. Buildings plumbed for natural gas or propane equipment shall include the following components for each gas terminal or stub out:
  - a. A dedicated 240 volt, 20 amp or greater receptacle within three (3) feet of the appliance and accessible with no obstructions;
  - b. The electrical receptacle shall be labeled with the words "For Future Electric Oven" and be electrically isolated; and
  - c. A double pole circuit breaker in the electrical panel labeled with the words "For Future Electric Oven".
- 3) Any other gas appliances and equipment shall be deemed electric ready by a licensed design professional associated with the project, who shall provide calculations and documentation that the design includes bus bar capacity, raceway or conductor capacity, and space necessary for the installation of electrical equipment that can serve the intended function of the gas equipment.

**Section 4.504.8 Energy Storage Pre-wiring** is hereby added to the 2022 California Green Building Standards Code to read:

Section 4.504.8 Energy Storage Pre-wiring

1. All newly constructed hotel and motel buildings shall be prewired for the installation of battery storage to accommodate a future storage system that meets the requirements of California Energy Code, Title 24, Part 6, Section 140.10(b), where the assumed size of the PV system shall be as specified in the California Energy Code, Title 24, Part 6, Section 120.11, as amended.
2. All newly constructed high-rise residential buildings shall be

prewired for the installation of battery storage to accommodate a future storage system that meets the requirements of California Energy Code, Title 24, Part 6, Section 170.2(h), where the assumed size of the PV system shall be as specified in the California Energy Code, Title 24, Part 6, Section 120.11, as amended.

3. All newly constructed low-rise residential buildings shall be prewired for the installation of battery storage to accommodate a future storage system that meets the requirements as otherwise specified for high-rise residential buildings in the California Energy Code, Title 24, Part 6, Section 170.2(h), where the assumed size of the PV system shall be as specified in the California Energy Code, Title 24, Part 6, Section 120.11, as amended.

**Section 5.504.7 Electric-Readiness** is hereby added to the 2022 California Green Building Standards Code to read:

**Section 5.504.7 Electric-Readiness.** In newly constructed nonresidential buildings, where natural gas- or propane-plumbed systems and appliances are installed, raceways and electrical capacity shall be installed for future electrification of each system and for appliances. Electric ready measures include panel capacity and raceways (or conductors) from the electrical panel(s) to the location of each gas outlet sufficiently sized to meet future electric power requirements at the time of construction so that wall penetrations and demolition work is avoided at or minimized when the systems and appliances are converted to electric-powered systems. The locations of specific gas appliances shall be made electric-ready as follows:

- 1) Combined Cooktop and Oven or Stand Alone Cooktop. Buildings plumbed for natural gas or propane equipment shall meet the requirements of the California Energy Code, Title 24, Part 6, Section 150.0(u).
- 2) Stand Alone Cooking Oven. Buildings plumbed for natural gas or propane equipment shall include the following components for each gas terminal or stub out:
  - a. A dedicated 240 volt, 20 amp or greater receptacle within three (3) feet of the appliance and accessible with no obstructions;
  - b. The electrical receptacle shall be labeled with the words "For Future Electric Oven" and be electrically isolated; and
  - c. A double pole circuit breaker in the electrical panel labeled with the words "For Future Electric Oven".
- 3) Any other gas appliances and equipment shall be deemed electric ready by a licensed design professional associated with the project, who shall provide calculations and documentation that the design includes bus bar

capacity, raceway or conductor capacity, and space necessary for the installation of electrical equipment that can serve the intended function of the gas equipment.

**Section 5.504.8 Energy Storage Pre-wiring** is hereby added to the 2022 California Green Building Standards Code to read:

All newly constructed nonresidential buildings shall be prewired for the installation of battery storage to accommodate a future storage system that meets the requirements of California Energy Code, Title 24, Part 6, Section 140.10(b), where the assumed size of the PV system shall be as specified in the California Energy Code, Title 24, Part 6, Section 120.11, as amended.

### **15.23.060 Electric Vehicle Charging**

The first paragraph of Section A4.106.8 and the entirety of Section A4.106.8.1, as amended herein, are hereby added to the 2022 California Green Building Standards Code to read:

**A4.106.8 Electric vehicle (EV) charging for new construction.** New construction shall comply with Section A4.106.8.1 to facilitate future installation and use of electric vehicle chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625.

#### **A4.106.8.1 New one- and two-family dwellings and townhouses with ~~attached~~ private garages.**

**Tier 1 and Tier 2.** For each dwelling unit, a dedicated 208/240-volt branch circuit shall be installed in the raceway required by Section 4.106.4.1. The branch circuit and associated overcurrent protective device shall be rated to 40 amperes minimum. In addition, the circuit shall terminate at either a) a receptacle labeled "Electric Vehicle Outlet" with at least a ½ inch font adjacent to the parking space, or b) electric vehicle supply equipment (EVSE) with a minimum capacity of 30 amperes.

For each dwelling unit with two or more parking spaces, ~~an~~ additional at least one EV Capable Space shall be provided.

All electrical components related to this section shall be installed in accordance with the *California Electrical Code*.

**A4.106.8.1.1 Identification.** The service panel or sub-panel circuit directory shall identify the overcurrent protective device(s) designated for EV charging as "EV CHARGER", "EV READY" or

"EV CAPABLE", as the case may be, in accordance with the California Electrical Code.

**Section 4.106.4.4 EV Chargers**, is hereby added to the 2022 California Green Building Standards Code to read:

**4.106.4.4 EV Chargers.**

For any newly constructed multifamily building, at least 25 percent of the total number of required parking spaces ~~provided~~ for all types of parking facilities, but in no case less than one, shall have electric vehicle supply equipment installed. Each such space shall be equipped with fully operational Level 2 electric vehicle supply equipment (EVSE) or a Direct Current Fast Charger (DCFC), except at least one space shall be provided with a Level 2 EVSE. All of the remaining parking spaces shall be EV capable spaces, capable of supporting future Level 2 EVSE. Calculations for the required number of EVSE spaces shall be rounded up to the nearest whole number.

For any newly constructed hotel or motel building, at least 25 percent of the total number of required parking spaces ~~provided~~ for all types of parking facilities, but in no case less than one, shall have Level 2 electric vehicle supply equipment (EVSE) installed. Each such space shall be equipped with fully operational Level 2 electric vehicle supply equipment (EVSE) or a Direct Current Fast Charger (DCFC), except at least one space shall be provided with a Level 2 EVSE. All of the remaining parking spaces shall be EV capable spaces, capable of supporting future Level 2 EVSE. Calculations for the required number of EVSE spaces shall be rounded up to the nearest whole number.

**Section 5.106.5.3.2.1 Additional electric vehicle charging station (EVCS) requirements**, is hereby added to the 2022 California Green Building Standards Code to read:

**5.106.5.3.2.1 Additional electric vehicle charging station (EVCS) requirements.**

For any newly constructed nonresidential building, at least 20 percent of the total number of required parking spaces ~~provided~~ for all types of parking facilities, but in no case less than one, shall have electric vehicle supply equipment installed. Each such space shall be equipped with fully operational Level 2 electric vehicle supply equipment (EVSE) or a Direct Current Fast Charger (DCFC), except at least one space shall be provided with a Level 2 EVSE. At least 35 percent of the remaining parking spaces shall be EV capable spaces, capable of supporting future Level 2 EVSE. Calculations for the

required number of EVSE spaces shall be rounded up to the nearest whole number.

**SECTION 4. SEVERABILITY.**

If any section, subsection, paragraph, sentence, clause, phrase or term (each a "Provision") in this Ordinance, or any Provision's application to any person or circumstance, is held illegal, invalid or unconstitutional by a court of competent jurisdiction, all other Provisions not held illegal, invalid or unconstitutional, or such Provision's application to other persons or circumstances, shall not be affected. The City Council declares that it would have passed this Ordinance, and each Provision therein, whether any one or more Provisions be declared illegal, invalid or unconstitutional.

**SECTION 5. PUBLICATION AND EFFECTIVE DATE.**

Within fifteen (15) days after its adoption, the City Clerk of the City of Solana Beach shall cause this Ordinance to be published pursuant to the provisions of Government Code Section 36933. This Ordinance shall become effective 30 days after its adoption and shall be in full force and effect 30 days after adoption, on January 1, 2023 or following filing with the California Building Standards Commission pursuant to applicable law, whichever is later.

**INTRODUCED AND FIRST READ** at a regular meeting of the City Council of the City of Solana Beach, California on the 22<sup>nd</sup> day of February 2023; and

**THEREAFTER ADOPTED** at a regular meeting of the City Council of the City of Solana Beach, California on the \_ day of \_\_\_\_ 2023, by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

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

APPROVED AS TO FORM:

ATTEST

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

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

## ORDINANCE 529

### AN ORDINANCE OF THE CITY COUNCIL OF SOLANA BEACH, CALIFORNIA, ADOPTING ADDITIONS TO CHAPTER 15.23 (GREEN BUILDING CODE) OF TITLE 15 (BUILDING AND CONSTRUCTION) OF THE SOLANA BEACH MUNICIPAL CODE TO AMEND THE CALIFORNIA GREEN BUILDING STANDARDS CODE RELATED TO CLIMATE ACTION THROUGH BUILDING ELECTRIFICATION AND ELECTRIC VEHICLE INFRASTRUCTURE

**WHEREAS**, consensus exists among the world's leading climate scientists that climate change caused by greenhouse gas (GHG) emissions from human activities is among the most significant problems facing the world today; and

**WHEREAS**, the City of Solana Beach declared a Climate Emergency in 2020; and

**WHEREAS**, the City of Solana Beach adopted a Climate Action Plan (CAP) that directs the City in reducing approximately 70,000 metric tons of GHG emissions annually by the year 2035 to meet reduction goals consistent with California's GHG targets; and

**WHEREAS**, measures in the CAP aim to curb the use of fossil fuels, a primary contributor to GHG emissions, in buildings and transportation; and

**WHEREAS**, reach codes that extend beyond the California Building Standards Code are being adopted by cities state-wide to accelerate GHG reductions from new construction through building electrification and electric vehicle (EV) infrastructure beyond state code requirements; and

**WHEREAS**, the City of Solana Beach wishes to adopt a reach code ordinance with modifications to enhance building electrification and EV infrastructure within the City as part of Title 15 of the Municipal Code; and

**WHEREAS**, the 2022 California Building Standards Code adopted by the California Building Standards Commission has set minimum Green Building Standards and, within the code, expressly states that the standards are viewed as "minimal" and that local governmental entities retain discretion, pursuant to Health and Safety Code Section 17958, to exceed the standards established by such code based on express findings that such changes or modifications are reasonably necessary because of local climatic, topographical, or geological conditions

pursuant to Health and Safety Code Section 17985.5, 17958.7, and 18941.5(b); and

**WHEREAS**, California Building Standards Code, Title 24, Part 11, Section 101.7.1 provides that local climatic, geological, or topographical conditions include environmental conditions established by a city, county, or city and county; and

**WHEREAS**, as required by Health and Safety Code Section 17958, the City of Solana Beach does herewith make express findings that amendments to the California Building Standards Code are necessary for the protection of the public health, safety and welfare due to the following climatic, topographic or geological features existing in the City of Solana Beach:

1. The City has over 1.7 miles of beaches, a creek, and other low-lying areas prone to flooding. The City is at risk to coastal storms, erosion, and flooding. There is broad scientific consensus that the earth will continue to warm and sea levels will rise impacting beaches, roads, properties, infrastructure, and environmentally sensitive areas.
2. The City has experienced increases in annual temperature. Annual temperatures have increased more than 1 degree F in many parts of the state and have exceeded increases of 2 degrees F in areas that include the San Diego region. Temperature increases are expected to continue into the future.
3. The City is situated in hilly, inland terrain. Approximately 50% of the area, for fire purposes, is "wildland," covered by native vegetation on steep inaccessible hillsides. The native ground cover is highly combustible grasses, dense brush and chaparral. Natural firebreaks in these areas are significantly lacking.
4. The City experiences seasonal climatic conditions during the late summer and fall that can result in frequent Santa Ana weather patterns. Dry, hot, strong, and gusty Santa Ana wind conditions produce extreme dryness and some of the highest wind events in San Diego County, resulting in some of the region's most catastrophic wildfires. These fires impact public health in the populated coastal zone through extreme heat and smoke.
5. The topography of the City is such that its boundaries enclose an area of 3.5 square miles that is mostly built out. As such, construction activity in the City is dominated by residential and commercial remodeling projects that significantly alter original or existing building structures rather than by new development and construction projects. The building code needs to address these significant modifications to the existing building stock.
6. The City acts to address environmental conditions that impact public health and welfare. Sustainability and resiliency are core values of the City's General Plan and Climate Action Plan. Energy efficiency promotes public health and

welfare by enhancing the environmental and economic health of the City through green practices in design, construction, maintenance, and operation of new and existing buildings. Construction of energy efficient buildings and installation of renewable energy systems protects the public health and welfare by reducing air pollution, greenhouse gas emissions, average and peak energy demand, and adverse impacts from power outages.

7. Amendments to the California Green Building Standards are reasonably necessary to promote energy efficiency and conservation in the City, increase use of sustainable energy sources, reduce GHG emissions, promote green development patterns, and maintain a long-term balance between environmental, social, and economic impacts that protect public health and welfare.

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

### **SECTION 1. FINDINGS.**

The City Council finds and determines that the foregoing recitals are true and correct and are hereby incorporated herein as findings and determinations of the City Council. The recitals constitute findings in this matter and, together with the staff report, other written reports, public testimony and other information contained in the record, are an adequate and appropriate evidentiary basis for the actions taken in this Ordinance.

### **SECTION 2. ENVIRONMENTAL REVIEW.**

This Ordinance is exempt from the provisions of the California Environmental Quality Act ("CEQA") pursuant to Section 15308 of the CEQA Guidelines (14 CCR 15308) because it is an activity undertaken to assure the maintenance, restoration, enhancement and protection of the environment.

### **SECTION 3. ADDITION OF SECTIONS 15.23.020 THROUGH 15.23.060 TO THE SOLANA BEACH MUNICIPAL CODE.**

Sections 15.23.020 through 15.23.070 of the Solana Beach Municipal Code are hereby repealed in their entirety. Sections 15.23.020 through 15.23.060 are hereby added to amend the 2022 California Building Standards Code, California Code of Regulations, Title 24, Part 11 and shall read as follows:

#### **15.23.020 Applicability**

The requirements of this Chapter shall apply at the time of building permit application for all newly constructed buildings, as defined in Title 24, Part 2, Chapter 2, Section 202 of the California Code of Regulations, as amended by Solana Beach Municipal Code Section 15.22.030.

### 15.23.030 Definitions

For purposes of this Chapter, the following definitions shall apply:

**MIXED-FUEL BUILDING.** A building that is plumbed for the use of natural gas or propane as fuel for any system. Portable propane appliances for use outside of the building envelope, such as outdoor cooking and outdoor heating appliances, that are not connected to any fuel gas infrastructure, are not considered as plumbed for propane.

**NEWLY CONSTRUCTED or NEW CONSTRUCTION** shall have the meaning as defined in Title 24, Part 2, Chapter 2, Section 202 of the California Code of Regulations, as amended by Solana Beach Municipal Code Section 15.22.030.

### 15.23.040 Required Electric End Uses

**Section 4.504.6 Required Electric End Uses**, is hereby added to the 2022 California Green Building Standards Code to read:

**Section 4.504.6 Required Electric End Uses.** All newly constructed residential and motel/hotel buildings shall use electricity as the source of energy for all space heating, water heating (including pools and spas), and clothes drying appliances and equipment.

**Exception:** Solar thermal systems for pool, spa heating, domestic hot water, service hot water and space heating.

**Section 5.504.6 Required Electric End Uses**, is hereby added to the 2022 California Green Building Standards Code to read:

**Section 5.504.6 Required Electric End Uses.** All newly constructed nonresidential buildings shall use electricity as the source of energy for all space heating, water heating (including pools and spas), and clothes drying appliances and equipment.

**Exception:** Solar thermal systems for pool, spa heating, domestic hot water, service hot water and space heating.

### 15.23.050 Electric-Readiness and Energy Storage Prewiring

**Section 4.504.7 Electric-Readiness** is hereby added to the 2022 California Green Building Standards Code to read:

**Section 4.504.7 Electric-Readiness.** In newly constructed mixed-fuel residential and hotel/motel buildings, where natural gas- or propane-plumbed systems and appliances are installed, raceways and electrical capacity shall be installed for future electrification of each system or appliances. Electric ready measures include panel capacity and raceways (or conductors) from the electrical panel(s) to the location of each gas outlet sufficiently sized to meet future electric power requirements at the time of construction so that wall penetrations and demolition work is avoided at or minimized when the systems and appliances are converted to electric-powered systems. The locations of specific gas appliances shall be made electric-ready as follows:

- 1) Combined Cooktop and Oven or Stand Alone Cooktop. Buildings plumbed for natural gas or propane equipment shall meet the requirements of the California Energy Code, Title 24, Part 6, Section 150.0(u).
- 2) Stand Alone Cooking Oven. Buildings plumbed for natural gas or propane equipment shall include the following components for each gas terminal or stub out:
  - a. A dedicated 240 volt, 20 amp or greater receptacle within three (3) feet of the appliance and accessible with no obstructions;
  - b. The electrical receptacle shall be labeled with the words "For Future Electric Oven" and be electrically isolated; and
  - c. A double pole circuit breaker in the electrical panel labeled with the words "For Future Electric Oven".
- 3) Any other gas appliances and equipment shall be deemed electric ready by a licensed design professional associated with the project, who shall provide calculations and documentation that the design includes bus bar capacity, raceway or conductor capacity, and space necessary for the installation of electrical equipment that can serve the intended function of the gas equipment.

**Section 4.504.8 Energy Storage Pre-wiring** is hereby added to the 2022 California Green Building Standards Code to read:

Section 4.504.8 Energy Storage Pre-wiring

1. All newly constructed hotel and motel buildings shall be prewired for the installation of battery storage to accommodate a future storage system that meets the requirements of California Energy Code, Title 24, Part 6, Section 140.10(b), where the assumed size of the PV system shall be as specified in the California Energy Code, Title 24, Part 6,

Section 120.11, as amended.

2. All newly constructed high-rise residential buildings shall be prewired for the installation of battery storage to accommodate a future storage system that meets the requirements of California Energy Code, Title 24, Part 6, Section 170.2(h), where the assumed size of the PV system shall be as specified in the California Energy Code, Title 24, Part 6, Section 120.11, as amended.

3. All newly constructed low-rise residential buildings shall be prewired for the installation of battery storage to accommodate a future storage system that meets the requirements as otherwise specified for high-rise residential buildings in the California Energy Code, Title 24, Part 6, Section 170.2(h), where the assumed size of the PV system shall be as specified in the California Energy Code, Title 24, Part 6, Section 120.11, as amended.

**Section 5.504.7 Electric-Readiness** is hereby added to the 2022 California Green Building Standards Code to read:

**Section 5.504.7 Electric-Readiness.** In newly constructed nonresidential buildings, where natural gas- or propane-plumbed systems and appliances are installed, raceways and electrical capacity shall be installed for future electrification of each system and for appliances. Electric ready measures include panel capacity and raceways (or conductors) from the electrical panel(s) to the location of each gas outlet sufficiently sized to meet future electric power requirements at the time of construction so that wall penetrations and demolition work is avoided at or minimized when the systems and appliances are converted to electric-powered systems. The locations of specific gas appliances shall be made electric-ready as follows:

- 1) Combined Cooktop and Oven or Stand Alone Cooktop. Buildings plumbed for natural gas or propane equipment shall meet the requirements of the California Energy Code, Title 24, Part 6, Section 150.0(u).
- 2) Stand Alone Cooking Oven. Buildings plumbed for natural gas or propane equipment shall include the following components for each gas terminal or stub out:
  - a. A dedicated 240 volt, 20 amp or greater receptacle within three (3) feet of the appliance and accessible with no obstructions;
  - b. The electrical receptacle shall be labeled with the words "For Future Electric Oven" and be electrically isolated; and
  - c. A double pole circuit breaker in the electrical panel labeled with the words "For Future Electric Oven".

- 3) Any other gas appliances and equipment shall be deemed electric ready by a licensed design professional associated with the project, who shall provide calculations and documentation that the design includes bus bar capacity, raceway or conductor capacity, and space necessary for the installation of electrical equipment that can serve the intended function of the gas equipment.

**Section 5.504.8 Energy Storage Pre-wiring** is hereby added to the 2022 California Green Building Standards Code to read:

All newly constructed nonresidential buildings shall be prewired for the installation of battery storage to accommodate a future storage system that meets the requirements of California Energy Code, Title 24, Part 6, Section 140.10(b), where the assumed size of the PV system shall be as specified in the California Energy Code, Title 24, Part 6, Section 120.11, as amended.

#### **15.23.060 Electric Vehicle Charging**

The first paragraph of Section A4.106.8 and the entirety of Section A4.106.8.1, as amended herein, are hereby added to the 2022 California Green Building Standards Code to read:

**A4.106.8 Electric vehicle (EV) charging for new construction.** New construction shall comply with Section A4.106.8.1 to facilitate future installation and use of electric vehicle chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625.

#### **A4.106.8.1 New one- and two-family dwellings and townhouses with private garages.**

**Tier 1 and Tier 2.** For each dwelling unit, a dedicated 208/240-volt branch circuit shall be installed in the raceway required by Section 4.106.4.1. The branch circuit and associated overcurrent protective device shall be rated to 40 amperes minimum. In addition, the circuit shall terminate at either a) a receptacle labeled "Electric Vehicle Outlet" with at least a ½ inch font adjacent to the parking space, or b) electric vehicle supply equipment (EVSE) with a minimum capacity of 30 amperes.

For each dwelling unit with two or more parking spaces, at least one EV Capable Space shall be provided.

All electrical components related to this section shall be installed in accordance with the *California Electrical Code*.

**A4.106.8.1.1 Identification.** The service panel or sub-panel circuit directory shall identify the overcurrent protective device(s) designated for EV charging as "EV CHARGER", "EV READY" or "EV CAPABLE", as the case may be, in accordance with the California Electrical Code.

**Section 4.106.4.4 EV Chargers,** is hereby added to the 2022 California Green Building Standards Code to read:

**4.106.4.4 EV Chargers.**

For any newly constructed multifamily building, at least 25 percent of the total number of required parking spaces for all types of parking facilities, but in no case less than one, shall have electric vehicle supply equipment installed. Each such space shall be equipped with fully operational Level 2 electric vehicle supply equipment (EVSE) or a Direct Current Fast Charger (DCFC), except at least one space shall be provided with a Level 2 EVSE. All of the remaining parking spaces shall be EV capable spaces, capable of supporting future Level 2 EVSE. Calculations for the required number of EVSE spaces shall be rounded up to the nearest whole number.

For any newly constructed hotel or motel building, at least 25 percent of the total number of required parking spaces for all types of parking facilities, but in no case less than one, shall have Level 2 electric vehicle supply equipment (EVSE) installed. Each such space shall be equipped with fully operational Level 2 electric vehicle supply equipment (EVSE) or a Direct Current Fast Charger (DCFC), except at least one space shall be provided with a Level 2 EVSE. All of the remaining parking spaces shall be EV capable spaces, capable of supporting future Level 2 EVSE. Calculations for the required number of EVSE spaces shall be rounded up to the nearest whole number.

**Section 5.106.5.3.2.1 Additional electric vehicle charging station (EVCS) requirements,** is hereby added to the 2022 California Green Building Standards Code to read:

**5.106.5.3.2.1 Additional electric vehicle charging station (EVCS) requirements.**

For any newly constructed nonresidential building, at least 20 percent of the total number of required parking spaces for all types of parking facilities, but in no case less than one, shall have electric vehicle supply equipment installed. Each such space shall be equipped with

fully operational Level 2 electric vehicle supply equipment (EVSE) or a Direct Current Fast Charger (DCFC), except at least one space shall be provided with a Level 2 EVSE. At least 35 percent of the remaining parking spaces shall be EV capable spaces, capable of supporting future Level 2 EVSE. Calculations for the required number of EVSE spaces shall be rounded up to the nearest whole number.

**SECTION 4. SEVERABILITY.**

If any section, subsection, paragraph, sentence, clause, phrase or term (each a "Provision") in this Ordinance, or any Provision's application to any person or circumstance, is held illegal, invalid or unconstitutional by a court of competent jurisdiction, all other Provisions not held illegal, invalid or unconstitutional, or such Provision's application to other persons or circumstances, shall not be affected. The City Council declares that it would have passed this Ordinance, and each Provision therein, whether any one or more Provisions be declared illegal, invalid or unconstitutional.

**SECTION 5. PUBLICATION AND EFFECTIVE DATE.**

Within fifteen (15) days after its adoption, the City Clerk of the City of Solana Beach shall cause this Ordinance to be published pursuant to the provisions of Government Code Section 36933. This Ordinance shall become effective 30 days after its adoption and shall be in full force and effect 30 days after adoption, on January 1, 2023 or following filing with the California Building Standards Commission pursuant to applicable law, whichever is later.

**INTRODUCED AND FIRST READ** at a regular meeting of the City Council of the City of Solana Beach, California on the 22<sup>nd</sup> day of February 2023; and

**THEREAFTER ADOPTED** at a regular meeting of the City Council of the City of Solana Beach, California on the \_day of \_\_\_\_ 2023, by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

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

APPROVED AS TO FORM:

ATTEST

---

JOHANNA N. CANLAS, City Attorney

---

ANGELA IVEY, City Clerk



# STAFF REPORT CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** February 22, 2023  
**ORIGINATING DEPT:** Finance Department  
**SUBJECT:** **Fiscal Year 2021-22 Annual Comprehensive Financial Report (ACFR)**

---

## **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 (Council) to accept and file the Fiscal Year (FY) 2021-22 Annual Comprehensive Financial Report (ACFR) (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, 2022.

## **DISCUSSION:**

Staff is presenting the FY 2021-22 ACFR for Council's review. The ACFR is a detailed report that goes beyond the requirements of GAAP and beyond any legal reporting requirements. The ACFR 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.

Highlights of the FY 2021-22 ACFR include the following:

- The City's net position increased to \$94,454,379, or by \$6,897,654, as a result of FY2022 operations.
- Governmental net position (which does not include proprietary funds such as Sanitation) equaled \$44,657,578.

CITY COUNCIL ACTION:

---

---

- The total revenues from all sources were \$38,352,411.
- The total cost of all City programs was \$31,454,757.
- The General Fund reported an excess of revenues over expenditures and other financing sources and uses by \$2,635,536.
- The General Fund's actual resources received exceeded the final revenue budget by \$882,683 while actual expenditures were \$1,863,659 less than final budget before other financing sources and uses.

**GASB Statements Regarding Pension Liabilities**

Governmental Accounting Standards Board (GASB) requires government entities to report net pension liabilities in their Statement of Net Position. The standard, GASB Statement No. 68 (GASB 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.

GASB 68 also requires 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 are now viewed over the service period of the plan member, governments 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 also need to recognize, over a five-year period, the effects of differences between expected and actual investment returns.

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

As of June 30, 2022, 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:

	Proportionate Share of Net Pension Liability		
	FY 2020-21	FY 2021-22	Difference
Miscellaneous	\$ 6,151,557	\$ 3,593,385	\$(2,558,172)
Safety	10,505,198	6,861,102	(3,644,096)
	<u>\$ 16,656,755</u>	<u>\$ 10,454,487</u>	<u>\$(6,202,268)</u>

The City of Solana Beach's net pension liability of each of the Plans is measured as of June 30, 2021, 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, 2020 rolled forward to June 30, 2021 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 net position as a percentage of the total pension liability (funded percentage) for both Plans as of June 30, 2021 is 88.29%.

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

1. Note 6, City Employees Retirement Plan – Pension Plans, beginning on page 60
2. Schedule of Proportionate Share of the Net Pension Liability on page 87
3. Schedule of Plan Contributions on page 88

### **GASB Statements Regarding Other Post-Employment Benefits (OPEB)**

During the fiscal year ended June 30, 2018, the City implemented GASB Statement No. 75 (GASB 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 ACFR 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 was to improve accounting and financial reporting by state and local governments for post-employment benefits other than pensions (OPEB). It also improved information provided by state and local governmental employers about financial support for OPEB that is provided by other entities. This Statement replaced 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, 2022, and the total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation dated June 30, 2021 that was rolled forward to determine the June 30, 2022 total OPEB liability, based on the actuarial methods and assumptions as explained in Note 7 beginning on page 65 in the ACFR.

In FY 2018-19, the Council changed its funding policy for the City's OPEB liability. Before FY 2018-19, the Council would use a portion of a fiscal year's ending surplus to be placed in the Public Agency Retirement Services (PARS) Section 115 irrevocable benefit trust (Trust) for OPEB. As part of the adoption of the FYs 2019-20 and 2020-21 budgets, both approved by Council on June 12, 2019, a funding policy was established to fund the OPEB liability by paying the full Actuarial Determined Contribution (ADC) on an annual basis.

The total OPEB liability as of June 30, 2022 increased by \$37,469 to \$3,620,210. Combined with a decrease of \$54,860 in the Fiduciary Net Position (FNP), or monies held by the PARS Trust, the City's Net OPEB Liability (NOL) realized a total increase of \$92,329 from FY 2020-21 to FY 2021-22 as shown in the following table:

	Net OPEB Liability		
	6/30/2021	6/30/2022	Difference
Total OPEB Liability (TOL)	\$ 3,582,741	\$ 3,620,210	\$ 37,469
Fiduciary Net Position (FNP)	1,258,881	1,204,021	(54,860)
Net OPEB Liability (NOL)	<u>\$ 2,323,860</u>	<u>\$ 2,416,189</u>	<u>\$ 92,329</u>
Funded Status (FNP/TOL)	35.1%	33.3%	
Discount Rate	6.00%	5.50%	

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

1. Note 7, Other Post-Employment Benefits, beginning on page 65
2. Schedule of Changes in Net OPEB Liability and Related Ratios on page 91
3. Schedule of Plan Contributions on page 92
4. Schedule of Investment Returns on page 93

### **Fund Balance**

In FY 2010-11, the City adopted the provisions of GASB Statement No. 54 (GASB 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 12 on page 75 of the ACFR.

Also included in Note 12 on page 76 of the ACFR are the General Fund GASB 54 Fund Balance Classifications, which provide detail about the General Fund Balance categories. The Unassigned category amount of \$9,289,801 includes the Fund Balance amount of \$(1,490,620) for the Real Property Acquisition Fund. This amount reflects the balance due to the Sanitation Fund of \$1,665,460, plus \$174,840 of cash available for future property acquisitions.

The loan balance from the Sanitation Fund is reported as a liability on the General Fund's balance sheet as an "Advances from Other Funds". The loan payable to the Sanitation fund was made at an annual interest rate of 2.78% for seven years with annual payments equal to \$445,699. As payments are made each year to the Sanitation Fund, the loan

amount will decrease and the Fund Balance amount in the Real Property Acquisition Fund will increase and eventually be zero when the loan is fully paid in FY 2025/26.

**Fund Activity**

**General Fund**

The General Fund had the following activity for FY 2021-22:

Total Revenues	\$	23,935,023
Total Expenditures		(21,558,090)
Other Financing Sources		258,603
Other Financing (Uses)		-
Net Change in Fund Balance	\$	<u>2,635,536</u>
Fund Balance		
Beginning of Year		<u>17,545,954</u>
End of Year	\$	<u><u>20,181,490</u></u>
Non-Spendable		136,395
Restricted		3,218,592
Committed		1,295,357
Assigned		6,241,345
Unassigned		9,289,801
Fund Balance-June 30, 2022	\$	<u><u>20,181,490</u></u>

The net change in the General Fund's fund balance from FY 2020-21 to FY 2021-22 is \$2,635,536 using the GASB 54 fund balance classifications as reflected in the following table:

	<u>06/30/21</u>	<u>06/30/22</u>	<u>Difference</u>
Non-Spendable	\$ 54,212	\$ 136,395	\$ 82,183
Restricted	3,245,475	3,218,592	(26,883)
Committed	901,576	1,295,357	393,781
Assigned	6,206,689	6,241,345	34,656
Unassigned GF	9,131,425	10,780,421	1,648,996
Real Property Acquis	(1,993,423)	(1,490,620)	502,803
Total Unassigned	<u>7,138,002</u>	<u>9,289,801</u>	<u>2,151,799</u>
Total General Fund	<u>\$ 17,545,954</u>	<u>\$ 20,181,490</u>	<u>\$ 2,635,536</u>

The General Fund's revenue, expenditures, and fund balance as reported in the ACFR 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:

	06/30/21	06/30/22	Difference
General Fund	\$ 11,642,931	\$ 14,451,977	\$ 2,809,046
Self-Insurance	618,490	486,289	(132,201)
Workers Comp	696,923	734,017	37,094
Asset Replacement	2,391,099	1,951,582	(439,517)
Facilities Replacement	741,773	623,096	(118,677)
OPEB/Pensions	3,448,161	3,425,149	(23,012)
Real Property Acquisition	(1,993,423)	(1,490,620)	502,803
Total General Fund	<u>\$ 17,545,954</u>	<u>\$ 20,181,490</u>	<u>\$ 2,635,536</u>

Other Governmental Funds

The Special Revenue Funds, Capital Improvement Funds, and Debt Service Funds had the following combined activity for FY 2021-22:

Total Revenues	\$ 8,392,319
Total Expenditures	(4,024,905)
Other Financing Sources	-
Other Financing (Uses)	(258,603)
Net Change in Fund Balance	<u>\$ 4,108,811</u>
Fund Balance	
Beginning of Year	10,464,006
End of Year	<u>\$ 14,572,817</u>
Non-Spendable	47,545
Restricted	14,752,364
Committed	-
Assigned	-
Unassigned	(227,092)
Fund Balance-June 30, 2022	<u>\$ 14,572,817</u>

The Proprietary Funds, which include Sanitation and Other Proprietary Funds, had the following activity for FY 2021-22 as shown in the following table:

Total Revenues	\$ 6,183,531
Total Expenditures	(3,679,154)
Non-Operating Revenues	201,738
Non-Operating Expenditures	(985,101)
Change in Net Position	<u>\$ 1,721,014</u>
Net Position	
Beginning of Year	48,075,787
End of Year	<u>\$ 49,796,801</u>
Net Position	
Net Investment in Capital Assets	11,656,188
Restricted for Debt Service	-
Unrestricted	38,140,613
Net Position-June 30, 2022	<u>\$ 49,796,801</u>

The Management's Discussion and Analysis Section of the ACFR 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 2), received from the City's auditor states that there were no material instances of noncompliance, no material weaknesses in internal controls, and no reportable conditions.

In SAS No. 114, the Auditor's Communication with Those Charged with Governance (Communication) (Attachment 3) 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 2021-22 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 ACFR for the fiscal year ended June 30, 2021. Staff is confident that this report will again earn this distinction.

**CEQA COMPLIANCE STATEMENT:**

Not a project as defined by CEQA.

**FISCAL IMPACT:**

None with this action.

**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 Annual Comprehensive Financial Report (ACFR) for the fiscal year July 1, 2021 – June 30, 2022.
2. Accept and file the Communication of Internal Control Related Matters Identified in an Audit letter.
3. 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. ACFR Fiscal Year Ended June 30, 2022
2. Communication of Internal Control Related Matters Identified in an Audit letter
3. The Auditor's Communication with Those Charged with Governance letter



CITY OF SOLANA BEACH

# **ANNUAL COMPREHENSIVE FINANCIAL REPORT**

FISCAL YEAR ENDING  
JUNE 30, 2022



**SOLANA BEACH**  
CALIFORNIA

ATTACHMENT 1

CITY OF SOLANA BEACH, CALIFORNIA  
ANNUAL COMPREHENSIVE FINANCIAL REPORT  
FOR THE FISCAL PERIOD ENDED JUNE 30, 2022

DRAFT

PREPARED BY THE FINANCE DEPARTMENT  
OF THE CITY OF SOLANA BEACH

**THIS PAGE INTENTIONALLY LEFT BLANK**

DRAFT

CITY OF SOLANA BEACH, CALIFORNIA  
ANNUAL COMPREHENSIVE FINANCIAL REPORT  
FOR THE FISCAL PERIOD ENDED JUNE 30, 2022

TABLE OF CONTENTS

	<u>Page Number</u>
<b>INTRODUCTORY SECTION</b>	
Letter of Transmittal.....	i
GFOA Certificate of Achievement .....	xi
Principal Officials .....	xii
Organizational Chart.....	xiii
<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.....	19
Statement of Activities.....	20
Fund Financial Statements:	
Balance Sheet - Governmental Funds .....	27
Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position.....	28
Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds.....	29
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities.....	30
Statement of Net Position - Proprietary Funds.....	33
Statement of Revenues, Expenses and Changes in Fund Net Position - Proprietary Funds.....	34
Statement of Cash Flows - Proprietary Funds .....	35
Statement of Fiduciary Net Position - Fiduciary Funds .....	39
Statement of Changes in Net Position - Fiduciary Funds .....	40
Notes to Financial Statements.....	43

CITY OF SOLANA BEACH, CALIFORNIA  
 ANNUAL COMPREHENSIVE FINANCIAL REPORT  
 FOR THE FISCAL PERIOD ENDED JUNE 30, 2022

TABLE OF CONTENTS

	<u>Page Number</u>
<b>REQUIRED SUPPLEMENTARY INFORMATION</b>	
Budgetary Comparison Schedules:	
General Fund .....	85
Transnet Fund .....	86
Miscellaneous Employees Pension Plan:	
Schedule of Proportionate Share of the Net Pension Liability .....	87
Schedule of Employer’s Contributions .....	88
Safety Employees Pension Plan:	
Schedule of Proportionate Share of the Net Pension Liability .....	89
Schedule of Employer’s Contributions .....	90
Retiree Healthcare Plan:	
Schedule of Changes in Net OPEB Liability and Related Ratios .....	91
Schedule of Employer’s Contributions .....	92
Schedule of Investment Returns .....	93
Notes to Required Supplementary Information .....	94
<b>COMBINING AND INDIVIDUAL FUND STATEMENTS AND SCHEDULES</b>	
Combining Balance Sheet - Nonmajor Governmental Funds .....	100
Combining Statement of Revenues, Expenditures and Changes in Fund Balances - Nonmajor Governmental Funds .....	106
Budgetary Comparison Schedules:	
Special Revenue Funds:	
Gas Tax .....	112
Municipal Improvement Districts .....	113
Lighting District .....	114
COPS .....	115
Public Safety .....	116
Fire Mitigation .....	117
Transportation Development Act Fund .....	118
CDBG .....	119
Coastal Area Business/Visitors Assistance and Enhancement .....	120
Miscellaneous Grants .....	121
Developer Pass-Thru .....	122
Housing .....	123
Camp Programs .....	124
SB1 Streets & Roads .....	125

CITY OF SOLANA BEACH, CALIFORNIA  
 ANNUAL COMPREHENSIVE FINANCIAL REPORT  
 FOR THE FISCAL PERIOD ENDED JUNE 30, 2022

TABLE OF CONTENTS

	<u>Page Number</u>
<b>COMBINING AND INDIVIDUAL FUND STATEMENTS AND SCHEDULES (Continued)</b>	
Capital Projects Funds:	
City CIP.....	126
Sand Replenishment/Retention and Coastal Access.....	127
Debt Service Funds:	
City Debt Service.....	128
Combining Statement of Net Position - All Custodial Funds.....	130
Combining Statement of Changes in Net Position - All Custodial Funds.....	131
<b>STATISTICAL SECTION</b>	
Net Position by Component.....	134
Changes in Net Position.....	136
Fund Balances – Governmental Funds.....	138
Changes in Fund Balances – Governmental Funds.....	140
Assessed Value and Estimated Actual Value of Taxable Property.....	142
Direct and Overlapping Property Tax Rates.....	144
Principal Property Tax Payers.....	147
Property Tax Levies and Collections.....	148
Ratios of Outstanding Debt by Type.....	150
Direct and Overlapping Governmental Activities Debt.....	151
Legal Debt Margin Information.....	152
Pledged Revenue Coverage.....	153
Demographic and Economic Statistics.....	154
Top 25 Employers – San Diego County.....	155
Full-Time Equivalent City Employees by Function/Program.....	156
Operating Indicators by Function/Program.....	158
Capital Asset Statistics by Function/Program.....	160

**THIS PAGE INTENTIONALLY LEFT BLANK**

DRAFT



---

# CITY OF SOLANA BEACH

FAX (858) 792-6513 / (858) 755-

1782

635 SOUTH HIGHWAY 101 • SOLANA BEACH • CALIFORNIA 92075-2215 • (858) 720-2400

February 2, 2023

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) Annual Comprehensive Financial Report (ACFR) for the Fiscal Year ended June 30, 2022.

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 ACFR 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; 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 San Diego Humane Society.

## **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, 2022, are free of material misstatements. 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 independent auditor concluded there was a reasonable 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 was incorporated on July 1, 1986, under the general laws of the State of California and is home to a population of 12,867 residents per the Bureau of Labor and Statistics. 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 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 four Council members elected within separate Council Districts to staggered four-year terms of office. The Mayor is elected at large to a four-year term and the Deputy Mayor is selected by the Council from among its four Council members to serve a one-year term. 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 2021, the City Council approved a two-year budget for Fiscal Years (FY) 2021/22 and 2022/23. The budget is amended from time to time during this two-year budget cycle, budget adjustments are brought to the City Council for review and approval. The Fiscal Year 2021/22 portion of the two-year budget has been amended. The final General Fund Budget as amended is presented in the Required Supplementary Information section of this report.

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 and Finance Director. 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 2021/22 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**

Information presented in the City's financial statements is best understood within the context of our broader economic conditions. Fundamentals of the national economy have gained strength as the economy continues to rebound from the COVID-19 pandemic. Based on the most recent estimates from the Bureau of Economic Analysis, Real Gross Domestic Product (GDP) increased at an annual rate of 3.2% in the third quarter of 2022 after slight decreases in the first 2 quarters of calendar year 2022. The national unemployment rate continued to decline from its highs in 2020. The unemployment rate was estimated at 3.5% in December 2022, down from 3.9% in December 2021.

In November 2022, the U.S. Bureau of Labor Statistics (BLS) reported the Consumer Price Index for All Urban Consumers (CPI-U) increased 7.1% before seasonal adjustment after rising 0.1% for the month of October. This is a reflection of the slowing economy due to actions by the federal reserve including raising interest rates.

The index for all items less food and energy rose 6.0 percent over the past 12 months. The shelter index increased 7.1 percent over the last year, accounting for nearly half of the total increase in all items less food and energy. Other indexes with notable increases over the last year include household furnishings and operations (+7.6 percent), medical care (+4.2 percent), new vehicles (+7.2 percent), and recreation (+4.7 percent).

## **Local Economy**

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.

The United States Bureau of Labor Statistics (BLS) reported the San Diego region's unemployment rate was 3.3% in November 2022 down from 4.6% in November 2021. The region's unemployment rate remains lower than California's unemployment rate of 4.1% and is now lower than the national unemployment rate of 3.6% as well.

Solana Beach housing prices have continued to climb. Despite higher mortgage rates and with continued low inventory of available homes price growth continues. According to the San Diego Association of Realtors, the median single family home price in Solana Beach in December 2022 was \$2.6 Million, up 18% from the year prior. The San Diego region's median home price was \$935,000 in December 2022, an increase of 11% as compared to the same month in 2021.

On June 30, 2022, Governor Gavin Newsom signed a \$308 billion budget for the 2022/23 fiscal year, an increase of 17 percent from the adopted FY 2021/22 budget. The state budget includes a \$234.4 Billion General Fund, a \$38 billion or 19% increase, as compared to the adopted FY 2021/22 budget appropriations. The largest increases were in Health & Human Services (\$10 billion), Education K-12 (\$13 billion) and General Government Statewide Expenditures (\$13 billion).

### **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 continue to be, the highest revenue generator for the City. Sales tax is the City's second largest revenue source. Property Taxes in FY 2021/22 increased \$383,164 to \$9,131,434, or 4.4%, as compared to the prior year. Sales tax receipts increased \$723,699 to \$4,413,265, or 19.6%, this is due to the continued strong recovery in sales from the negative impact of the pandemic.

Overall, the City's General Fund revenues increased by \$893,271, or 3.9%, from \$23,041,752 in FY 2020/21 to \$23,935,023 in FY 2021/22. The FY2021/22 General Fund revenue includes \$1.6 million from the American Rescue Plan Act.

For FY 2022/23, budgeted property taxes are expected to increase as compared to actual amounts received for the prior fiscal year. Sales tax is also projected to realize an increase as the local economy continues to rebound from the pandemic.

Total General Fund revenues, net of internal service charges, are budgeted at \$24,113,485 in FY 2022/23. It is the City's goal not to rely on General Fund reserves to operate the City annually. The General Fund budget for FY 2022/23 was adopted on June 23, 2021 and amended on June 22, 2022. The adopted/amended budget anticipates a projected \$648,475 net surplus for FY 2022/23.

### **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. This policy, as in the adoption of the FYs 2021/22 and 2022/23 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 FYs 2021/22 and 2022/23 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 FY 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 the end of FY 2021/22, the balance in this fund is \$623,096.

### **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 loss for all funds for the fiscal year ended June 30, 2022, was \$1,433,919 (\$582,910 investment income received minus \$2,016,829 loss on the FMV), a decrease of \$2,233,405 from the prior fiscal year's investment income amount of \$799,486 (\$683,134 investment income received plus \$116,352 gain on the FMV).

### **Major Projects and Financial Planning**

#### Annual Street Maintenance Program

The City has been increasing its level of commitment to maintain city streets. In 2021, a City-wide pavement condition assessment was performed to determine the most effective way to budget, repair, replace and preserve City streets. Based upon this condition assessment report, the consultant prepared a priority list for the City's pavement repairs and maintenance. This list was used to select street segments for the FY2022 street maintenance and repair program.

The City strives to prioritize the streets most in need of maintenance. Overlay is an important part of preserving streets. This limits the need for major repairs which are much more costly to the City. The City Council approved allocating additional funds to this program at the end of fiscal year 2022. This signifies their commitment to this very impactful program.

#### Annual Sewer Main Maintenance Storm Drain Rehabilitation Program

The City budgets annually to clean sewer mains and rehabilitate Storm Drains citywide. The City maintains annual service agreements for basic cleaning of sewer mains and as-needed maintenance services for the City's storm drain system that includes an annual scheduled cleaning of an estimated 255,000 feet of sewer line. Preventative maintenance is also performed from time to time on low-flow diverters located at the Fletcher Cove Park and Seascape Sur Beach

Access, the siphon structure in San Elijo Lagoon, sewer laterals at several City facilities and over 35 storm drain catch basins throughout the City.

In addition to routine cleaning and preventative maintenance, the service agreement includes a video inspection component and an “on-call” component to the Agreements to handle investigations, emergencies and spills as directed by Staff. These video inspections are also used to prioritize cleaning projects. Targeted prioritization limits the risk of sewer spills.

### Marine Safety Center Design

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 FY 2015/16 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.

To continue with this task, a Professional Services Agreement with Domus Studios Architects was approved at the October 24, 2018, City Council meeting. During FY 2019/20, Staff worked with domus on the preparation of preliminary design plans for the Fletcher Cove MSC. A community meeting was held in February 2019 and presentations occurred at Council meetings in November 2019 and October 2020. At the November 2019 Council meeting, three design options were presented and Council directed Staff to pursue the above-ground option. At the October 2020 Council meeting, a refined version of the above-ground option was presented. A total of \$450,000 was appropriated in the FY 2021/22 budget for design and engineering for the project.

During the past fiscal year, in collaboration with the City Staff and following City Council's direction, the consultant team continued the design work on the preferred design options. Story pole plans were developed, and public participation resulted in view assessment concerns that are currently being addressed. The project will be moving into the final design phase in fiscal year 2023.

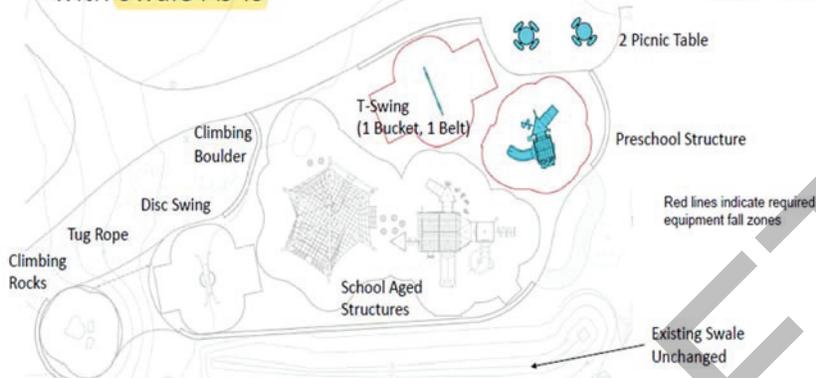
### Fletcher Cove and La Colonia Park TOT Lots

In FY 2006/2007, a community based La Colonia Park Needs Assessment Advisory Committee developed recommendations for improvements throughout La Colonia Park including ADA Transition Plan recommendations. The city completed the conceptual design for the park improvements in FY 2009/2010 and preliminary design of the park during FY 2010/2011.

With the City's purchase of the property immediately north of the new Skate Park, analysis will need to be made on how to incorporate the property into the existing park. In FY 2021/22 the city has budgeted \$479,000 to design and construct the new Tot Lot and renovate the playground.

The estimated cost for the design and construction of the Tot Lot is \$500,000-\$600,000 depending on which equipment alternative is chosen. The estimated cost to

## La Colonia Tot Lot – Addt'l Elements with Swale As-Is



incorporate the new property north of La Colonia Park into the overall Master Plan is \$52,000. Both projects will include public participation and involvement. A Prop 68 Parks grant was received in the amount of \$233,089, which includes \$186,471 from the State and a City match of \$46,618. Staff will also submit a grant application to the County of San Diego for the Neighborhood Reinvestment Program.

## Fletcher Cove Community Park and Community Center Improvements

This project would perform maintenance on various components of Fletcher Cove Park and the Community Center.

Work includes maintenance and repair work on the Tot Lot. Some of the minor maintenance work has been completed but the rubber safety surface and playground equipment need to be replaced. A contract was approved in March 2021 for the design to replace the playground structure and the rubber safety surface. A public workshop to solicit suggestions for the new playground was held in August 2021. A second workshop was held in May 2022 that showed potential replacement concepts.

The City's workplan includes renovation of the Fletcher Cove playground, and in an effort to take advantage of the economy of scale during construction, the design team is concurrently working on design options for replacement of the Fletcher Cove Park playground equipment. Design and construction of the Tot Lot may cost approximately \$185,000 depending on the equipment selected.

## Fletcher Cove Tot Lot

An inviting umbrella stands over a variety of play opportunities that focuses on inclusivity of all ages and all abilities.

### Elements Include:

- Central Disc Net Climber
- Slide
- Sound Play
- Monkey Bars
- Custom Activity Panels
- Swing Set
- Boogie Board



Other work includes reconstructing the handrail and lower portion of the concrete beach access ramp, repairs to the community center. This includes repairs to the roof and bathroom tile. Maintenance on the boardwalk, sun plaza and basketball court to be done every three years. Replacement and repairs to fencing, benches and in-ground lighting.

### Lomas Santa Fe Corridor Project

The project study area for the Lomas Santa Fe (LSF) Drive Corridor Project extends from Sierra Avenue on the west side of Highway 101 to Highland Drive at the City's eastern boundary. The City's goal for the Lomas Santa Fe Corridor Project is to design physical improvements that could be constructed to improve the community character, safety, walkability, bike ability, and circulation along this key east-west arterial through the City of Solana Beach. With the variation in character along the corridor, the Project will evaluate feasible improvements that address transportation improvements that integrate with the surrounding land use, activity centers and community character along the Corridor.



During the past fiscal year, work continued on Phase III of the project which is developing design elements that were shared with the community for feedback. Phase III of the project is for final design of the improvements to LSF and has been funded primarily through a grant from SANDAG. Some of the elements are being designed as part of Phase III include a multi-use path on the north side of LSF, striping and signal improvements, added parking, landscaping, and other items intended to slow down traffic and increase use of the corridor by pedestrians and bicycles. A Community Workshop was held in October 2019 and the project was presented to the City Council for further direction in October 2021. All recommendations from the City Council were incorporated into the design plans and specifications. The project was successfully submitted to SANDAG in December 2021 in compliance with the City's Active Transportation Grant Agreement.

### **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 ACFR for the fiscal year ended June 30, 2021. This was the twentieth year in the past twenty-one years that the city has received this award. To be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized comprehensive annual financial report. This report 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 that our current comprehensive annual financial report continues to meet the Certificate of Achievement program's requirements and we are submitting it to GFOA to determine its eligibility for another certificate.

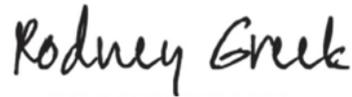
The preparation of the Annual Comprehensive Financial Report in accordance with the GASB 34 financial reporting model was made possible by the dedicated work of the Finance Department staff. Each member of the staff consisting of Kristine Pratt, Kyle Koszewnik, Jill Thayer, and Amanda Sither has our 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,



Rodney Greek  
Interim Finance Director/City Treasurer

DRAFT



Government Finance Officers Association

Certificate of  
Achievement  
for Excellence  
in Financial  
Reporting

Presented to

**City of Solana Beach  
California**

For its Annual Comprehensive  
Financial Report  
For the Fiscal Year Ended

June 30, 2021

*Christopher P. Morrill*

Executive Director/CEO

**CITY OF SOLANA BEACH  
LIST OF OFFICIALS AND ADVISORY BODIES**

---

**CITY COUNCIL**

LESA HEEBNER  
Mayor

DAVID A. ZITO  
Deputy Mayor

KRISTI BECKER  
Council Member

JEWEL EDSON  
Council Member

JILL MACDONALD  
Council Member

**ADVISORY COMMISSIONS**

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

**CITY ADMINISTRATION**

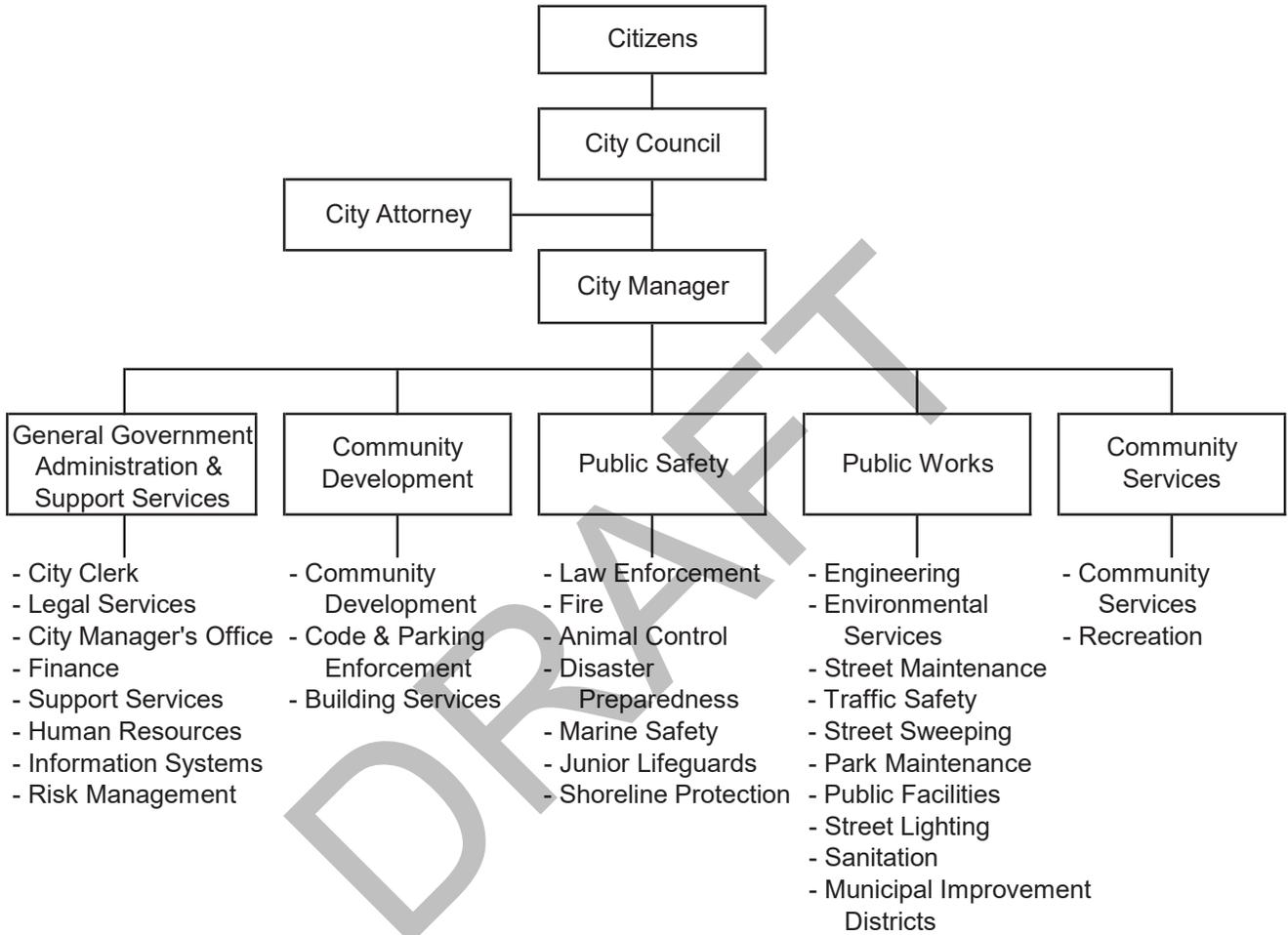
GREGORY WADE  
City Manager

Dan King, Assistant City Manager  
Johanna Canlas, City Attorney  
Pouneh Sammak, Human Resources Director  
Rodney Greek, Interim Finance Director/City Treasurer  
Mohammed Sammak, Director of Public Works/City Engineer  
Joseph Lim, Director of Community Development  
Angela Ivey, City Clerk  
Michael Manriquez, Information Technology Director

# CITY OF SOLANA BEACH

## Organizational Chart

Fiscal Year 2021-2022



**THIS PAGE INTENTIONALLY LEFT BLANK**

DRAFT

# **BASIC FINANCIAL STATEMENTS**

---

DRAFT

**THIS PAGE INTENTIONALLY LEFT BLANK**



## INDEPENDENT AUDITORS' REPORT

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

### Report on the Financial Statements

#### **Opinions**

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, 2022, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

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 as of June 30, 2022, 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.

#### **Basis for Opinions**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### **Responsibilities of Management 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; and for 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

#### **Auditor's Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and



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

*Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if, there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

### ***Other Reporting Responsibilities***

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

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison schedules for the General Fund and Transnet Fund, and required pension and other post-employment benefits schedules, as listed on the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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.



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

*Supplementary 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 combining and individual fund financial statements and schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the 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 supplementary information is fairly stated, in all material respects in relation to the basic financial statements as a whole.

*Report on Summarized Comparative Information*

We have previously audited the City's 2021 financial statements, and we expressed an unmodified audit opinion on those audited financial statements in our report dated January 18, 2021. In our opinion, the summarized comparative information presented herein as of and for the year ended June 30, 2021, is consistent, in all material respects, with the audited financial statements from which it has been derived.

*Other Information*

Management is responsible for the other information included in the annual report. The other information comprises the introductory section and statistical section but does not include the basic financial statements and our auditor's report thereon. Our opinions on the financial statements does not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

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

In accordance with *Government Auditing Standards*, we have also issued our report dated February 2, 2023 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 black ink that reads "Lance, Solt &amp; Loughard, LLP". The signature is written in a cursive, flowing style.

Brea, California  
February 2, 2023

**DRAFT**

**THIS PAGE INTENTIONALLY LEFT BLANK**

## **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, 2022 (Fiscal Year (FY) 2022). It should be read in conjunction with the accompanying transmittal letter beginning on page i and the accompanying basic financial statements.

### **FINANCIAL HIGHLIGHTS**

- The City's net position increased to \$94,454,379, or by \$6,897,654, as a result of FY 2022 operations.
- Governmental net position equaled \$44,657,578.
- The total revenues from all sources were \$38,352,411.
- The total cost of all City programs was \$31,454,757.
- The General Fund reported an excess of revenues over expenditures and other financing sources and uses by \$2,635,536.
- The General Fund's actual resources received exceeded the final revenue budget by \$882,683 while actual expenditures were \$1,863,659 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**

	Governmental Activities		Business Activities		Total	
	2022	2021	2022	2021	2022	2021
<b>Assets:</b>						
Current and other assets	\$ 41,783,836	\$ 34,206,580	\$ 49,880,265	\$ 49,566,684	\$ 91,664,101	\$ 83,773,264
Capital assets, net	34,056,404	34,899,886	17,533,954	17,389,211	51,590,358	52,289,097
<b>Total Assets</b>	<b>75,840,240</b>	<b>69,106,466</b>	<b>67,414,219</b>	<b>66,955,895</b>	<b>143,254,459</b>	<b>136,062,361</b>
Deferred Outflows	3,817,131	3,533,326	200,619	199,042	4,017,750	3,732,368
<b>Liabilities:</b>						
Long-term debt outstanding	19,861,127	25,698,201	16,963,985	17,994,668	36,825,112	43,692,869
Other liabilities	6,815,603	5,790,073	384,932	972,935	7,200,535	6,763,008
<b>Total Liabilities</b>	<b>26,676,730</b>	<b>31,488,274</b>	<b>17,348,917</b>	<b>18,967,603</b>	<b>44,025,647</b>	<b>50,455,877</b>
Deferred Inflows	8,323,063	1,670,580	469,120	111,547	8,792,183	1,782,127
<b>Net Position:</b>						
Net investment in capital assets	26,396,682	26,653,123	11,656,188	11,185,890	38,052,870	37,839,013
Restricted	17,970,956	14,173,748	-	-	17,970,956	14,173,748
Unrestricted	289,940	(1,345,933)	38,140,613	36,889,897	38,430,553	35,543,964
<b>Total Net Position</b>	<b>\$ 44,657,578</b>	<b>\$ 39,480,938</b>	<b>\$ 49,796,801</b>	<b>\$ 48,075,787</b>	<b>\$ 94,454,379</b>	<b>\$ 87,556,725</b>

The City's combined net position for the fiscal year ended June 30, 2022 was \$94,454,379. The City has chosen to account for its sanitation and community choice aggregation operations in enterprise funds, which are shown as Business Activities on Table 1. The City's net position for governmental activities increased from \$39,480,938 to \$44,657,578. The following is an explanation of the governmental activity changes between fiscal years as shown in Table 1:

- Current and other assets increased \$7,577,256 or 22.2% primarily due to increased cash and investments.
- Capital Assets net of depreciation decreased \$843,482 or 2.4% mainly due to current year depreciation on existing assets. More information is provided following Table 4.
- Other liabilities increased by \$1,025,530 or 18.1% mainly due to the increase in deposits payable related to residential and commercial development activity.

Changes related to Business activities are as follows:

- Current and other assets increased \$313,581 or 0.6% primarily due to increased cash and investments and the investment in San Eljio Joint Powers Authority offset by increases in receivables.
- Capital Assets net of depreciation decreased \$144,743 or 0.8% primarily due to current year depreciation on existing assets. More information is provided following Table 4.
- Other liabilities decreased by \$588,003 or 60.4% mainly due to the decrease in accounts payable at year end.

### **Governmental Activities**

The cost of all Governmental activities in FY 2022 was \$26,957,235 as shown on Tables 2 and 2.1. Of this cost, \$3,637,223 was paid for by those who directly benefited from the programs; \$3,287,775 was subsidized by grants received from other governmental organizations for both capital and operating activities; and \$20,032,237 was financed through general City revenues. Overall governmental program revenues, including intergovernmental aid and fees for services were \$6,924,998.

**Table 2**  
**City of Solana Beach Changes in Net Position**

	Governmental Activities		Business Activities		Total	
	2022	2021	2022	2021	2022	2021
<b>Revenues:</b>						
Program revenues:						
Charges for services	\$ 3,637,223	\$ 2,269,672	\$ 5,818,187	\$ 9,243,320	\$ 9,455,410	\$ 11,512,992
Operating grants and contributions	3,287,775	1,913,915	-	-	3,287,775	1,913,915
Capital grants and contributions	-	301,580	-	-	-	301,580
General revenues:						
Property tax	10,523,133	10,093,847	-	-	10,523,133	10,093,847
Sales & Use Tax	4,413,265	3,689,566	-	-	4,413,265	3,689,566
Transient Tax	2,575,173	1,457,156	-	-	2,575,173	1,457,156
Franchise Tax	873,791	789,365	-	-	873,791	789,365
Other taxes	3,880,489	3,745,720	-	-	3,880,489	3,745,720
Use of Money and Property	(399,689)	631,813	35,005	124,888	(364,684)	756,701
Other	3,342,715	3,121,247	365,344	37,296	3,708,059	3,158,543
<b>Total revenues</b>	<b>32,133,875</b>	<b>28,013,881</b>	<b>6,218,536</b>	<b>9,405,504</b>	<b>38,352,411</b>	<b>37,419,385</b>
<b>Expenses:</b>						
General government	4,569,515	5,537,474	-	-	4,569,515	5,537,474
Public safety	13,906,293	13,116,915	-	-	13,906,293	13,116,915
Public works	5,411,937	4,665,830	-	-	5,411,937	4,665,830
Community Development	1,505,023	1,506,502	-	-	1,505,023	1,506,502
Community Services	1,218,243	1,193,256	-	-	1,218,243	1,193,256
Interest	346,224	356,001	-	-	346,224	356,001
Sanitation	-	-	4,308,057	3,891,241	4,308,057	3,891,241
Solana Energy	-	-	189,465	3,841,312	189,465	3,841,312
<b>Total expenses</b>	<b>26,957,235</b>	<b>26,375,978</b>	<b>4,497,522</b>	<b>7,732,553</b>	<b>31,454,757</b>	<b>34,108,531</b>
<b>Increase/(decrease) in net position</b>	<b>5,176,640</b>	<b>1,637,903</b>	<b>1,721,014</b>	<b>1,672,951</b>	<b>6,897,654</b>	<b>3,310,854</b>
<b>Net position - July 1</b>	<b>39,480,938</b>	<b>37,843,035</b>	<b>48,075,787</b>	<b>46,402,836</b>	<b>87,556,725</b>	<b>84,245,871</b>
<b>Net position - June 30</b>	<b>\$ 44,657,578</b>	<b>\$ 39,480,938</b>	<b>\$ 49,796,801</b>	<b>\$ 48,075,787</b>	<b>\$ 94,454,379</b>	<b>\$ 87,556,725</b>

Items of significance within Table 2 are:

Revenues:

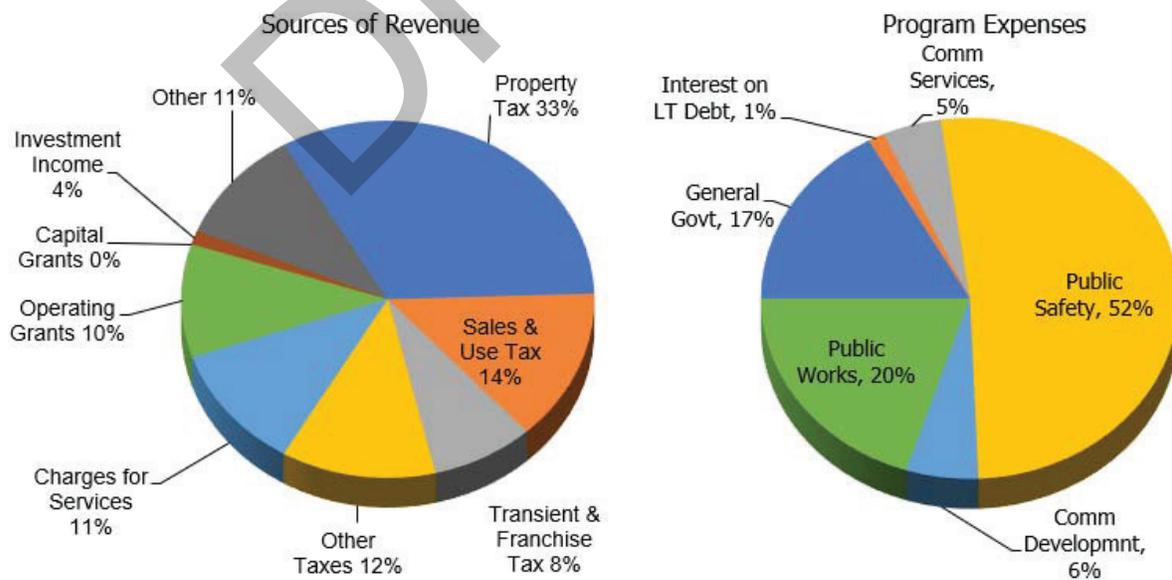
- Operating and Capital grants and contributions increased by a net 48.4 percent or \$1,373,860 over the prior fiscal year amount mainly due to an increase in federal grant revenue received from the American Rescue Plan Act.

- Tax revenue including Property, Sales & Use, Transient Occupancy, Franchise and Other (comprised of the Motor Vehicle In-Lieu, Benefit and National Pollution Discharge Elimination Fees as well as Real Property Transfer taxes) increased by a combined net 12.6% or \$2.5 million mainly driven by a 76.7% or \$1.1 million increase in Transient Occupancy taxes and a 19.6% increase in Sales & Use taxes.
- Other general revenues increased 17.4% or \$549 thousand and was mainly related to internal charges for administrative services which make up over 80% of this line item.

Expenses:

- General Government expenses increased in FY 2022 by 17.5% or \$968 thousand from the prior fiscal year primarily due to increased costs in the City’s Pension liability partially related to the unfunded actuarial liability.
- Public Safety increased by 6% or \$789 thousand due to a combination of increases in the Sheriff’s contract with the County and the ramp up of the Junior Lifeguard program rebounding from COVID-19.
- Solana Energy Alliance expenses decreased to near zero due to the transition of operations to the Clean Energy Alliance in FY 2021. As of June 30, 2022, Clean Energy Alliance was operating on its own, however a reconciliation has yet to be completed to wrap up some remaining items on the City’s books.

**Fiscal Year 2022  
Governmental Activities**  
(Graphic representation of Table 2 in percentages)

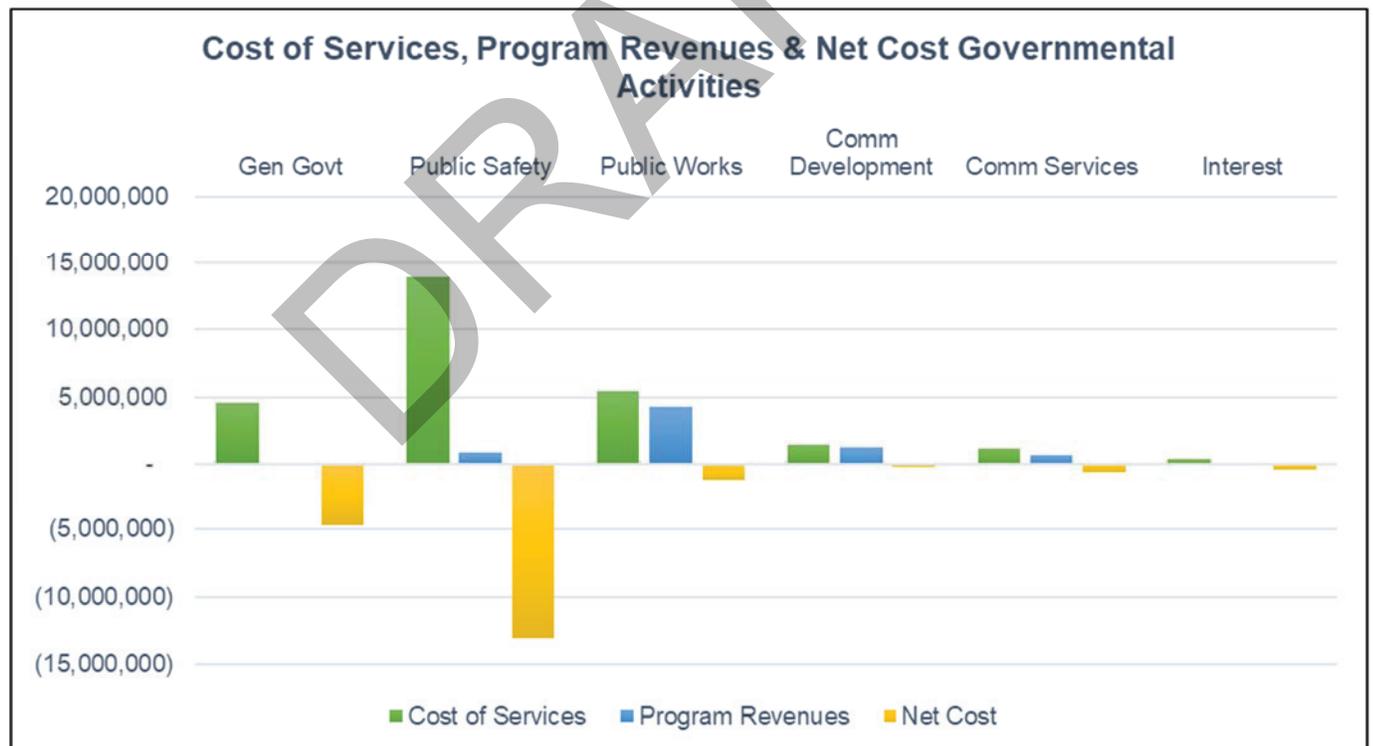


## Net Cost of Governmental Activities

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.

**Net Cost of Governmental Activities**

	Total Cost of Services		Program Revenues		Net Cost of Services	
	2022	2021	2022	2021	2022	2021
General government	\$ 4,569,515	\$ 5,537,474	\$ 16,529	\$ 393,455	\$ (4,552,986)	\$ (5,144,019)
Public safety	13,906,293	13,116,915	837,769	791,551	(13,068,524)	(12,325,364)
Public works	5,411,937	4,665,830	4,239,591	1,708,329	(1,172,346)	(2,957,501)
Community development	1,505,023	1,506,502	1,162,512	1,082,510	(342,511)	(423,992)
Community services	1,218,243	1,193,256	668,597	509,322	(549,646)	(683,934)
Interest on long-term debt	346,224	356,001	-	-	(346,224)	(356,001)
<b>Totals</b>	<b>\$ 26,957,235</b>	<b>\$ 26,375,978</b>	<b>\$ 6,924,998</b>	<b>\$ 4,485,167</b>	<b>\$ (20,032,237)</b>	<b>\$ (21,890,811)</b>



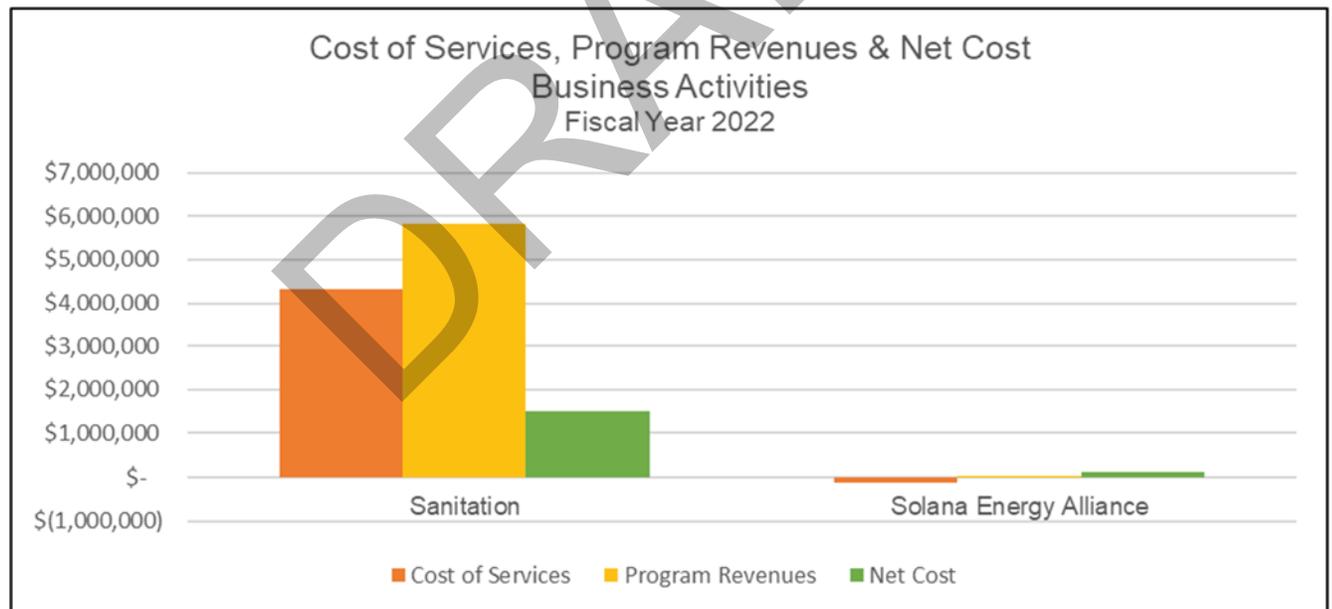
Total resources available during the year to finance governmental operations were \$71,614,813 consisting of a net position at July 1, 2021 of \$39,480,938, program revenues of \$6,924,998, and general revenues of \$25,208,877. Total governmental activities during the year were \$26,957,235, and as a result, net position increased by \$5,176,640 to \$44,657,578.

## Business Type Activities

Net position of the Proprietary Fund (Business Type activities) at June 30, 2022, as reflected in Table 1, was \$49,796,801. As shown in Table 3, amounts paid by users of the Sanitation system and other operating revenue were \$5,816,828 while the cost of providing Sanitation Services in FY 2022 was \$4,308,057 resulting in a net gain of \$1,508,771. With the addition of non-operating revenues of \$400,349, as shown on Table 2 and the (\$188,106) in net cost of services related to the roll-off of Solana Energy Alliance, net assets increased by \$1,721,014 or 3.6%.

**Table 3**  
**Net Cost of Business Activities**

	Total Cost of Services		Program Revenue		Net Cost of Services	
	2022	2021	2022	2021	2022	2021
Sanitation	\$ 4,308,057	\$ 3,891,241	\$ 5,816,828	\$ 5,676,286	\$ 1,508,771	\$ 1,785,045
Solana Energy Alliance	189,465	3,841,312	1,359	3,567,034	(188,106)	(274,278)
<b>Total Business Activities</b>	<b>\$ 4,497,522</b>	<b>\$ 7,732,553</b>	<b>\$ 5,818,187</b>	<b>\$ 9,243,320</b>	<b>\$ 1,320,665</b>	<b>\$ 1,510,767</b>



## Governmental Funds

The net change in Governmental Fund Balances are shown below in Table 4:

**Table 4**  
**City of Solana Beach Governmental Funds**  
**Changes in Fund Balances (In Thousands)**

	General Fund		Special Revenue Fund Transient		Capital Projects Fund City CIP		Other Governmental Funds		Total	
	2022	2021	2022	2021	2022	2021	2022	2021	2022	2021
<b>Revenues:</b>										
Taxes, Licenses, Fees and Intergovernmental	\$ 20,448	\$ 18,175	\$ 561	\$ 406	\$ -	\$ -	\$ 5,354	\$ 3,644	\$ 26,362	\$ 22,225
Charges for Services	1,043	1,006	-	-	1,056	71	655	373	2,754	1,450
Other	2,444	3,861	(3)	1	254	159	516	(24)	3,211	3,997
<b>Total Revenues</b>	<b>23,935</b>	<b>23,042</b>	<b>558</b>	<b>407</b>	<b>1,310</b>	<b>230</b>	<b>6,525</b>	<b>3,993</b>	<b>32,327</b>	<b>27,672</b>
<b>Expenditures:</b>										
Current	21,188	20,160	36	3	2	5	2,380	2,657	23,607	22,825
Capital Outlay	370	507	76	118	463	610	522	566	1,431	1,800
Debt	-	-	325	325	-	-	221	350	545	675
<b>Total Expenditures</b>	<b>21,558</b>	<b>20,667</b>	<b>437</b>	<b>446</b>	<b>465</b>	<b>615</b>	<b>3,123</b>	<b>3,573</b>	<b>25,583</b>	<b>25,300</b>
<b>Net Transfers</b>	<b>259</b>	<b>(283)</b>	<b>-</b>	<b>-</b>	<b>1,182</b>	<b>-</b>	<b>(1,440)</b>	<b>283</b>	<b>-</b>	<b>-</b>
<b>Net Change in Fund Balances</b>	<b>\$ 2,636</b>	<b>\$ 2,092</b>	<b>\$ 120</b>	<b>\$ (39)</b>	<b>\$ 2,026</b>	<b>\$ (384)</b>	<b>\$ 1,962</b>	<b>\$ 703</b>	<b>\$ 6,744</b>	<b>\$ 2,371</b>

The General Fund - Fund Balance increased by \$2,635,536 or 15.0% to \$20,181,490 from June 30, 2021, to June 30, 2022. This was mainly due to a 77.6% (\$860.0 thousand) increase in transient occupancy tax and a 19.6% (\$723.7 thousand) increase in sales tax and revenues. Property Tax revenue increased 4.4% (\$394.4 thousand) primarily due to Prop 13 assessment increases and new assessments from construction and sales.

Sales Tax revenues increased from the prior year as the economy continued its rebound from COVID-19. Sales from local home furnishing stores jumped 18%. The recent opening of a popular new casual dining establishment in Solana Beach helped boost restaurant and hotel receipts by 21% and allocations from the countywide use-tax pool was up 13%. Total Governmental Fund balance increased by 24.1% or \$6,744,347 to \$34,754,307 from June 30, 2021 to June 30, 2022 due to the general fund increases mentioned above as well as the use of \$1,590,343 from the American Rescue Plan Act (ARPA) for public safety services.

### General Fund Budgetary Highlights

**Revenues:** Actual revenues received were above the final year-end budget by \$882,683 or 2.2%. The largest variance to budget in the revenue category was a \$1.2 million negative variance in Use of Money & Property. This was due to market declines at fiscal year-end resulting in reductions to fair market value on investments. The second largest was an \$828 thousand positive variance to Miscellaneous revenue associated with an increase in administrative charges to other funds for city government services. This was followed by Transient Occupancy Tax revenue variance to budget of a positive \$456 thousand due mainly to the growth in short-term vacation rentals.

Sales tax also performed better than expected ending the year with a positive variance of \$283 thousand due to the continued improvement in the local economy following COVID-19. Charges for Services category totaled \$175 thousand higher than the revised budget. The variance was due to a continued overall higher than expected increase in permit activity in FY 2022.

There was a significant increase in revenue in the Capital Projects City CIP Fund from \$230 thousand in FY2021 to \$1.3 million in FY2022. This was due to the receipt of transportation impact fees for a large commercial/residential construction project located in the coastal area of Solana Beach.

**Expenditures:** Actual expenditures incurred were lower than the final budget by \$1,863,659 or 8.0%. The largest variance to budget was in Capital Outlay which came in \$559 thousand under budget. This was mainly due to the deferred maintenance projects shifting into the next fiscal year. The second largest variance to budget was in the Fire Department which came in \$321 thousand under budget due to turnover resulting in vacancy savings. General Government department expenditures were below final budget by \$489 thousand. This was mainly the result of vacancy savings and professional service savings in legal, information system and building permit services.

Expenditures in the Capital Projects City CIP fund decreased by \$147 thousand, as the deferred maintenance construction was completed on City Hall and the Fire Station was mostly completed in FY 2021.

**Ending Fund Balance:** Ending Fund Balance for the year increased by 15.0% from FY 2020-21, for a total ending balance of \$20,181,490. Included in the fund balance are non-spendable, restricted, committed, and assigned funds which total \$10,891,689. The unassigned portion is the part of fund balance that is available for use without constraints established by legal requirements and totals \$9,289,801. The fund balance at the fiscal year end of June 30, 2022 is equal to 90% of the FY 2022 General Fund appropriations.

## **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, 2022, net capital assets of the governmental activities totaled \$34,056,404 and the net capital assets of the business-type activities totaled \$17,533,954. Depreciation on capital assets is recognized in the government-wide financial statements. (See Table 5 below and Note 5 to the financial statements.)

Over the next five years, funding for capital assets will come from current fund balances and revenues such as Gas Tax and TransNet. Significant projects are the Annual Pavement and Storm Drain projects, La Colonia Park Improvements, Lomas Santa Fe Drive Corridor Improvements, Marine Safety Center Renovations, and sewer pipeline improvements and replacement projects.

**Table 5**  
**City of Solana Beach Capital Assets at Year-End**  
**(Net of Depreciation)**

	Governmental Activities		Business Activities		Total	
	2022	2021	2022	2021	2022	2021
Land	\$ 5,337,440	\$ 5,337,440	\$ 111,706	\$ 111,706	\$ 5,449,146	\$ 5,449,146
Buildings	10,285,398	10,651,917	6,134,497	6,259,953	16,419,895	16,911,870
Equipment & Vehicles	1,219,816	1,340,465	247,984	264,516	1,467,800	1,604,981
Infrastructure	15,118,543	15,897,009	10,976,947	10,690,216	26,095,490	26,587,225
Work in Progress	2,095,207	1,673,055	62,820	62,820	2,158,027	1,735,875
	<u>\$ 34,056,404</u>	<u>\$ 34,899,886</u>	<u>\$ 17,533,954</u>	<u>\$ 17,389,211</u>	<u>\$ 51,590,358</u>	<u>\$ 52,289,097</u>

**Debt**

At year-end, the City had \$7,639,221 in governmental type debt and \$16,315,215 in proprietary debt (both net of any premiums or discounts) totaling \$23,954,436. In addition to Bonds and Leases, debt as displayed here in the MD&A includes Claims, Judgements and Compensated Absences. These are liabilities of the city and amounts to \$1,862 per capita as of June 30, 2022 which is a decrease of \$52 from \$1,914 at June 30, 2021.

See Table 6 below and Notes 9 through 11 to the financial statements for detailed descriptions.

**Table 6**  
**City of Solana Beach Outstanding Debt at Year-End**

	Governmental Activities		Business Activities		Total	
	2022	2021	2022	2021	2022	2021
Refunding lease Bond	\$ 145,000	\$ 287,700	\$ -	\$ -	\$ 145,000	\$ 287,700
Loan Payable	349,819	406,650	-	-	349,819	406,650
SEJPA Loan Payable-2017	-	-	10,385,000	10,615,000	10,385,000	10,615,000
2017 Wastewater Refunding Bond	-	-	5,520,000	5,820,000	5,520,000	5,820,000
TransNet Bond	5,500,000	5,500,000	-	-	5,500,000	5,500,000
Bond premiums	-	-	357,766	383,321	357,766	383,321
Bond discounts	(577)	(1,643)	-	-	(577)	(1,643)
Claims and judgements	1,098,000	1,177,000	-	-	1,098,000	1,177,000
Compensated absences	546,979	472,924	52,449	51,302	599,428	524,226
	<u>\$ 7,639,221</u>	<u>\$ 7,842,631</u>	<u>\$ 16,315,215</u>	<u>\$ 16,869,623</u>	<u>\$ 23,954,436</u>	<u>\$ 24,712,254</u>

## **NEXT YEAR'S BUDGET AND ECONOMIC FACTORS**

In June 2021, the City Council adopted a two-year budget for fiscal years ending June 30, 2022, and June 30, 2023.

In considering the City Budget, the City Council and management focused on the challenge of balancing the budget in the midst of the ongoing COVID-19 pandemic. Budget decisions were made with the understanding that, although the economic climate had taken a downturn, it had begun to rebound. Fiscal Years 2022 and 2023 budget projections were filled with uncertainty as the City's revenue stream for certain revenues was unknown and the need to manage the rate of any expenditure cost increase had 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.

Overall, General Fund revenues are projected to marginally increase for FY 2023 by \$178,462, or 0.7%, as compared to the FY 2022 actual revenues. The primary increases are Sales tax and Transient Occupancy tax. The City is in line to receive another \$1,590,343 in ARPA Funds for use in FY2023. These funds will be used to offset prior year revenue losses and used for general fund safety service expenditures.

General Fund expenditures are projected to remain flat, increasing by \$1,420 or 0.0% in FY 2023 compared to FY 2022 actual expenditures. This is due to the expectation that operations have leveled off now that the pandemic is mostly behind us and rising concerns of a slowing economy.

## **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: <https://www.cityofsolanabeach.org>

**GOVERNMENT-WIDE  
FINANCIAL STATEMENTS**

---

DRAFT

**DRAFT**

**THIS PAGE INTENTIONALLY LEFT BLANK**

## CITY OF SOLANA BEACH, CALIFORNIA

## STATEMENT OF NET POSITION

JUNE 30, 2022

(WITH COMPARATIVE TOTALS FOR JUNE 30, 2021)

	Primary Government			
	Governmental Activities	Business-Type Activities	Total	
			2022	2021
<b>ASSETS</b>				
Cash and investments	\$ 37,024,194	\$ 11,101,231	\$ 48,125,425	\$ 39,949,519
Restricted assets - cash and investments	3,218,592	-	3,218,592	3,247,089
Investment in joint venture	-	36,460,678	36,460,678	35,555,593
Receivables:				
Accounts, net	1,084,339	396,693	1,481,032	1,951,398
Interest	5,930	1,792	7,722	89,617
Intergovernmental	1,241,359	945,353	2,186,712	2,878,291
Internal balances	(974,518)	974,518	-	-
Inventories	47,545	-	47,545	47,545
Prepaid costs	136,395	-	136,395	54,212
Capital assets not being depreciated	7,432,647	174,526	7,607,173	7,185,021
Capital assets, net of accumulated depreciation	26,623,757	17,359,428	43,983,185	45,104,076
<b>Total Assets</b>	<b>75,840,240</b>	<b>67,414,219</b>	<b>143,254,459</b>	<b>136,062,361</b>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>				
Pension related	3,683,925	189,865	3,873,790	3,732,368
OPEB related	133,206	10,754	143,960	-
<b>Total Deferred Outflows of Resources</b>	<b>3,817,131</b>	<b>200,619</b>	<b>4,017,750</b>	<b>3,732,368</b>
<b>LIABILITIES</b>				
Accounts payable	2,397,334	112,098	2,509,432	2,792,198
Accrued liabilities	363,416	62,761	426,177	427,047
Accrued interest payable	1,138	210,073	211,211	217,357
Deposits payable	3,610,384	-	3,610,384	2,918,384
Unearned revenue	443,331	-	443,331	408,022
Noncurrent Liabilities				
Due within one year: Bonds, loans, claims, compensated absences	781,036	568,091	1,349,127	1,240,225
Due in more than one year				
Net pension liability	9,986,206	468,281	10,454,487	16,656,755
Net OPEB liability	2,235,700	180,489	2,416,189	2,323,860
Bonds, loans, claims, compensated absences	6,858,185	15,747,124	22,605,309	23,472,029
<b>Total Liabilities</b>	<b>26,676,730</b>	<b>17,348,917</b>	<b>44,025,647</b>	<b>50,455,877</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Pension related	7,628,815	413,073	8,041,888	678,938
OPEB related	694,248	56,047	750,295	1,103,189
<b>Total Deferred Inflows of Resources</b>	<b>8,323,063</b>	<b>469,120</b>	<b>8,792,183</b>	<b>1,782,127</b>
<b>NET POSITION</b>				
Net investment in capital assets	26,396,682	11,656,188	38,052,870	37,839,013
Restricted:				
Redevelopment activities	2,389,310	-	2,389,310	1,528,599
Public safety	1,005,411	-	1,005,411	748,023
Parks and recreation	138,697	-	138,697	220,542
Public works	4,685,845	-	4,685,845	4,423,740
Capital projects	6,507,277	-	6,507,277	3,981,615
Debt service	25,824	-	25,824	25,754
Pensions	3,218,592	-	3,218,592	3,245,475
Unrestricted	289,940	38,140,613	38,430,553	35,543,964
<b>Total Net Position</b>	<b>\$ 44,657,578</b>	<b>\$ 49,796,801</b>	<b>\$ 94,454,379</b>	<b>\$ 87,556,725</b>

CITY OF SOLANA BEACH, CALIFORNIA

STATEMENT OF ACTIVITIES  
 FOR THE YEAR ENDED JUNE 30, 2022  
 (WITH COMPARATIVE TOTALS FOR JUNE 30, 2021)

	Expenses	Program Revenues		
		Charges for Services	Operating Contributions and Grants	Capital Contributions and Grants
<b>Functions/Programs:</b>				
<b>Primary Government:</b>				
Governmental Activities:				
General government	\$ 4,569,515	\$ 16,529	\$ -	\$ -
Public safety	13,906,293	384,525	453,244	-
Community development	1,505,023	1,162,512	-	-
Community services	1,218,243	507,312	161,285	-
Public works	5,411,937	1,566,345	2,673,246	-
Interest	346,224	-	-	-
Total Governmental Activities	26,957,235	3,637,223	3,287,775	-
Business-Type Activities:				
Sanitation Fund	4,308,057	5,816,828	-	-
Solana Energy Alliance Fund	189,465	1,359	-	-
Total Business-Type Activities	4,497,522	5,818,187	-	-
Total Primary Government	\$ 31,454,757	\$ 9,455,410	\$ 3,287,775	\$ -

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 - Beginning  
 Net Position - Ending

<b>Net (Expense) Revenue and Changes in Net Position</b>				
<b>Primary Government</b>				
<b>Governmental Activities</b>	<b>Business-Type Activities</b>	<b>Total</b>		
		<b>2022</b>	<b>2021</b>	
\$ (4,552,986)	\$ -	\$ (4,552,986)	\$ (5,144,019)	
(13,068,524)	-	(13,068,524)	(12,325,364)	
(342,511)	-	(342,511)	(423,992)	
(549,646)	-	(549,646)	(683,934)	
(1,172,346)	-	(1,172,346)	(2,957,501)	
(346,224)	-	(346,224)	(356,001)	
<u>(20,032,237)</u>	<u>-</u>	<u>(20,032,237)</u>	<u>(21,890,811)</u>	
-	1,508,771	1,508,771	1,785,045	
-	(188,106)	(188,106)	(274,278)	
-	1,320,665	1,320,665	1,510,767	
<u>(20,032,237)</u>	<u>1,320,665</u>	<u>(18,711,572)</u>	<u>(20,380,044)</u>	
10,523,133	-	10,523,133	10,093,847	
4,413,265	-	4,413,265	3,689,566	
2,575,173	-	2,575,173	1,457,156	
873,791	-	873,791	789,365	
3,880,489	-	3,880,489	3,745,720	
(399,689)	35,005	(364,684)	756,701	
3,342,715	365,344	3,708,059	3,158,543	
<u>25,208,877</u>	<u>400,349</u>	<u>25,609,226</u>	<u>23,690,898</u>	
5,176,640	1,721,014	6,897,654	3,310,854	
<u>39,480,938</u>	<u>48,075,787</u>	<u>87,556,725</u>	<u>84,245,871</u>	
<u>\$ 44,657,578</u>	<u>\$ 49,796,801</u>	<u>\$ 94,454,379</u>	<u>\$ 87,556,725</u>	

DRAFT

**THIS PAGE INTENTIONALLY LEFT BLANK**

# FUND FINANCIAL STATEMENTS

---

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

DRAFT

**DRAFT**

**THIS PAGE INTENTIONALLY LEFT BLANK**

**GOVERNMENTAL FUND  
FINANCIAL STATEMENTS**

---

DRAFT

**DRAFT**

**THIS PAGE INTENTIONALLY LEFT BLANK**

CITY OF SOLANA BEACH, CALIFORNIA

**BALANCE SHEET  
GOVERNMENTAL FUNDS  
JUNE 30, 2022  
(WITH COMPARATIVE TOTALS FOR JUNE 30, 2021)**

	Special Revenue Fund		Capital Projects Fund	Other Governmental Funds	Total Governmental Funds	
	General	TransNet	City CIP		2022	2021
<b>ASSETS</b>						
Cash and investments	\$ 21,606,502	\$ 173,419	\$ 4,453,242	\$ 10,791,031	\$ 37,024,194	\$ 29,467,996
Restricted cash and investments	3,218,592	-	-	-	3,218,592	3,247,089
Receivables:						
Accounts	919,208	-	3,929	161,202	1,084,339	1,280,509
Accrued interest	3,634	22	524	1,750	5,930	61,957
Intergovernmental	916,101	32,071	-	293,187	1,241,359	1,363,341
Due from other funds	869,806	-	31,171	-	900,977	1,313,802
Inventories	-	-	-	47,545	47,545	47,545
Prepaid costs	136,395	-	-	-	136,395	54,212
Total Assets	<u>\$ 27,670,238</u>	<u>\$ 205,512</u>	<u>\$ 4,488,866</u>	<u>\$ 11,294,715</u>	<u>\$ 43,659,331</u>	<u>\$ 36,836,451</u>
<b>LIABILITIES</b>						
Accounts payable	\$ 1,964,272	\$ 2,219	\$ 85,053	\$ 345,790	\$ 2,397,334	\$ 2,095,112
Accrued liabilities	317,858	-	8,879	36,679	363,416	366,571
Deposits payable	3,541,158	-	-	69,226	3,610,384	2,918,384
Due to other funds	-	-	-	210,035	210,035	575,815
Advances from other funds	1,665,460	-	-	-	1,665,460	2,054,056
Unearned revenues	-	-	-	443,331	443,331	408,022
Total Liabilities	<u>7,488,748</u>	<u>2,219</u>	<u>93,932</u>	<u>1,105,061</u>	<u>8,689,960</u>	<u>8,417,960</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>						
Unavailable revenues	-	32,071	-	182,993	215,064	408,531
Total Deferred Inflows of Resources	<u>-</u>	<u>32,071</u>	<u>-</u>	<u>182,993</u>	<u>215,064</u>	<u>408,531</u>
<b>FUND BALANCES</b>						
Nonspendable	136,395	-	-	47,545	183,940	54,212
Restricted	3,218,592	171,222	4,394,934	10,186,208	17,970,956	14,173,748
Committed	1,295,357	-	-	-	1,295,357	901,576
Assigned	6,241,345	-	-	-	6,241,345	6,206,689
Unassigned (Deficit)	9,289,801	-	-	(227,092)	9,062,709	6,673,735
Total Fund Balances (Deficit)	<u>20,181,490</u>	<u>171,222</u>	<u>4,394,934</u>	<u>10,006,661</u>	<u>34,754,307</u>	<u>28,009,960</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances (Deficit)	<u>\$ 27,670,238</u>	<u>\$ 205,512</u>	<u>\$ 4,488,866</u>	<u>\$ 11,294,715</u>	<u>\$ 43,659,331</u>	<u>\$ 36,836,451</u>

CITY OF SOLANA BEACH, CALIFORNIA

RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS  
TO THE STATEMENT OF NET POSITION  
JUNE 30, 2022

Amounts reported for governmental activities in the Statement of Net Position are different because:

Total Fund Balances - Governmental Funds	\$ 34,754,307	
Capital assets of \$107,916,152 net of accumulated depreciation of \$73,859,748, used in governmental activities are not financial resources and, therefore, are not reported in the funds.		34,056,404
Differences between expected and actual experiences, assumption changes, and net differences between projected and actual earnings and contributions subsequent to the measurement date for the postretirement benefits (pension and OPEB) are recognized as deferred outflows of resources and deferred inflows of resources on the Statement of Net Position.		
Deferred outflows - pension related	\$ 3,683,925	
Deferred outflows - OPEB related	133,206	
Deferred inflows - pension related	(7,628,815)	
Deferred inflows - OPEB related	(694,248)	
Total Deferred Outflows and Inflows Related to Postemployment Benefits		(4,505,932)
Other long-term assets that are not available to pay for current period expenditures and, therefore, are either deferred or not reported in the funds.		215,064
Long-term liabilities that are not due and payable in the current period, and therefore, are not reported in the funds.		
Bonds payable	(5,500,000)	
Lease revenue bonds	(145,000)	
Compensated absences	(546,979)	
Claims	(1,098,000)	
Loans payable	(349,819)	
Accrued interest payable on long-term debt	(1,138)	
Net OPEB liability	(2,235,700)	
Net pension liability	(9,986,206)	
Total Long-term Liabilities		(19,862,842)
Governmental funds report the effect of premiums, discounts, and refundings and similar items when debt is first issued, whereas these amounts are deferred and amortized in the Statement of Activities.		
Discount on lease	577	
Total Premiums, Discounts, and Deferred Items		577
Net Position of Governmental Activities		<u>\$ 44,657,578</u>

CITY OF SOLANA BEACH, CALIFORNIA

STATEMENT OF REVENUES,  
EXPENDITURES AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE YEAR ENDED JUNE 30, 2022  
(WITH COMPARATIVE TOTALS FOR THE YEAR ENDED JUNE 30, 2021)

	Special Revenue Fund		Capital Projects Fund	Other Governmental Funds	Total Governmental Funds	
	General	TransNet	City CIP		2022	2021
<b>REVENUES</b>						
Taxes and assessments	\$ 19,653,011	\$ -	\$ -	\$ 2,612,840	\$ 22,265,851	\$ 19,775,654
Licenses, permits and fees	685,175	88,418	-	-	773,593	532,496
Intergovernmental	109,595	472,232	-	2,740,712	3,322,539	1,916,664
Charges for services	1,043,521	-	1,055,726	654,963	2,754,210	1,449,714
Use of money and property	(831,824)	(3,120)	(74,871)	510,126	(399,689)	631,813
Fines and forfeitures	261,932	-	-	-	261,932	244,331
Other revenues	3,013,613	-	328,874	6,419	3,348,906	3,121,247
<b>Total Revenues</b>	<b>23,935,023</b>	<b>557,530</b>	<b>1,309,729</b>	<b>6,525,060</b>	<b>32,327,342</b>	<b>27,671,919</b>
<b>EXPENDITURES</b>						
Current:						
General government	5,598,530	-	-	-	5,598,530	5,032,268
Public safety	11,079,890	-	-	963,319	12,043,209	12,538,907
Public works	2,580,038	35,988	1,956	1,174,151	3,792,133	3,125,907
Community development	1,180,682	-	-	166,846	1,347,528	1,446,878
Community services	749,270	-	-	75,910	825,180	680,982
Capital outlay	369,680	76,162	462,964	522,074	1,430,880	1,800,676
Debt service:						
Principal retirement	-	-	-	199,531	199,531	319,071
Interest and fiscal charges	-	325,105	-	20,899	346,004	355,735
<b>Total Expenditures</b>	<b>21,558,090</b>	<b>437,255</b>	<b>464,920</b>	<b>3,122,730</b>	<b>25,582,995</b>	<b>25,300,424</b>
Excess (Deficiency) of Revenue Over (Under) Expenditures	2,376,933	120,275	844,809	3,402,330	6,744,347	2,371,495
<b>OTHER FINANCING SOURCES (USES)</b>						
Transfers in	1,590,343	-	1,181,640	220,500	2,992,483	353,500
Transfers out	(1,331,740)	-	-	(1,660,743)	(2,992,483)	(353,500)
<b>Total Other Financing Sources (Uses)</b>	<b>258,603</b>	<b>-</b>	<b>1,181,640</b>	<b>(1,440,243)</b>	<b>-</b>	<b>-</b>
<b>Net Change in Fund Balances</b>	<b>2,635,536</b>	<b>120,275</b>	<b>2,026,449</b>	<b>1,962,087</b>	<b>6,744,347</b>	<b>2,371,495</b>
Fund Balances - Beginning	17,545,954	50,947	2,368,485	8,044,574	28,009,960	25,638,465
<b>Fund Balances - Ending</b>	<b>\$ 20,181,490</b>	<b>\$ 171,222</b>	<b>\$ 4,394,934</b>	<b>\$ 10,006,661</b>	<b>\$ 34,754,307</b>	<b>\$ 28,009,960</b>

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, 2022**

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

Net Change in Fund Balances - Total Governmental Funds	\$ 6,744,347	
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.		(843,482)
Revenues in the Statement of Activities that do not provide current financial resources are not reported as revenues in the funds.		
Earned but unavailable grant revenues	<u>\$ (193,467)</u>	(193,467)
Bond and other debt proceeds provide current financial resources to governmental funds, but issuing debt increases long-term liabilities in the Statement of Net Position. Repayment of bond and other debt principal is an expenditure in the governmental funds, but repayment reduces long-term liabilities in the Statement of 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.		
Principal paid on long term liabilities	<u>199,531</u>	199,531
Some expenses reported in the Statement of Activities do not require the use of current financial resources and, therefore, are not reported as expenditures in the governmental funds.		
Accrued interest on long-term debt	846	
Amortization of lease discount	(1,066)	
Compensated absences	(74,055)	
Claims and judgments	79,000	
Changes in pension liabilities and related deferred outflows and inflows of resources	(1,074,364)	
Changes in OPEB liabilities and related deferred outflows and inflows of resources	<u>339,350</u>	(730,289)
Change in Net Position of Governmental Activities		<u>\$ 5,176,640</u>

**PROPRIETARY FUND  
FINANCIAL STATEMENTS**

---

DRAFT

**DRAFT**

**THIS PAGE INTENTIONALLY LEFT BLANK**

CITY OF SOLANA BEACH, CALIFORNIA

STATEMENT OF NET POSITION  
 PROPRIETARY FUNDS  
 JUNE 30, 2022

(WITH COMPARATIVE TOTALS FOR JUNE 30, 2021)

	<u>Total Proprietary Funds</u>			
	<u>Sanitation Fund</u>	<u>Solana Energy Alliance Fund</u>	<u>2022</u>	<u>2021</u>
<b>ASSETS</b>				
Current Assets:				
Cash and cash equivalents	\$ 11,101,231	\$ -	\$ 11,101,231	\$ 10,481,523
Receivables:				
Accounts	340,514	56,179	396,693	670,889
Interest	1,792	-	1,792	27,660
Intergovernmental	784,478	160,875	945,353	1,514,950
Total Current Assets	<u>12,228,015</u>	<u>217,054</u>	<u>12,445,069</u>	<u>12,695,022</u>
Noncurrent Assets:				
Advances to other funds	1,665,460	-	1,665,460	2,054,056
Investment in joint venture	36,460,678	-	36,460,678	35,555,593
Capital Assets:				
Land	111,706	-	111,706	111,706
Construction in progress	62,820	-	62,820	62,820
Building	6,766,498	-	6,766,498	6,766,498
Improvements	18,516,952	-	18,516,952	17,847,149
Equipment	828,705	-	828,705	828,705
Less accumulated depreciation	<u>(8,752,727)</u>	<u>-</u>	<u>(8,752,727)</u>	<u>(8,227,667)</u>
Total Noncurrent Assets	<u>55,660,092</u>	<u>-</u>	<u>55,660,092</u>	<u>54,998,860</u>
Total Assets	<u>67,888,107</u>	<u>217,054</u>	<u>68,105,161</u>	<u>67,693,882</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>				
Pension related	189,865	-	189,865	199,042
OPEB related	10,754	-	10,754	-
Total Deferred Outflows of Resources	<u>200,619</u>	<u>-</u>	<u>200,619</u>	<u>199,042</u>
<b>LIABILITIES</b>				
Current Liabilities:				
Accounts payable	108,079	4,019	112,098	697,086
Accrued liabilities	17,964	44,797	62,761	60,476
Compensated absences	25,591	-	25,591	14,172
Accrued interest payable	210,073	-	210,073	215,373
Due to other funds	-	690,942	690,942	737,987
Loans and bonds payable - current	542,500	-	542,500	530,000
Total Current Liabilities	<u>904,207</u>	<u>739,758</u>	<u>1,643,965</u>	<u>2,255,094</u>
Noncurrent Liabilities:				
Compensated absences	26,858	-	26,858	37,130
Loans and bonds payable	15,720,266	-	15,720,266	16,288,321
Net pension liability	468,281	-	468,281	927,749
Net OPEB liability	180,489	-	180,489	197,296
Total Noncurrent Liabilities	<u>16,395,894</u>	<u>-</u>	<u>16,395,894</u>	<u>17,450,496</u>
Total Liabilities	<u>17,300,101</u>	<u>739,758</u>	<u>18,039,859</u>	<u>19,705,590</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Pension related	413,073	-	413,073	17,886
OPEB related	56,047	-	56,047	93,661
Total Deferred Inflows of Resources	<u>469,120</u>	<u>-</u>	<u>469,120</u>	<u>111,547</u>
<b>NET POSITION</b>				
Net investment in capital assets	11,656,188	-	11,656,188	11,185,890
Unrestricted (Deficit)	38,663,317	(522,704)	38,140,613	36,889,897
Total Net Position (Deficit)	<u>\$ 50,319,505</u>	<u>\$ (522,704)</u>	<u>\$ 49,796,801</u>	<u>\$ 48,075,787</u>

CITY OF SOLANA BEACH, CALIFORNIA

STATEMENT OF REVENUES, EXPENSES  
AND CHANGES IN FUND NET POSITION  
YEAR ENDED JUNE 30, 2022  
(WITH COMPARATIVE TOTALS FOR JUNE 30, 2021)

	Sanitation Fund	Solana Energy Alliance Fund	Total Proprietary Funds	
			2022	2021
<b>OPERATING REVENUES</b>				
Charges for services	\$ 5,816,828	\$ 1,359	\$ 5,818,187	\$ 9,243,320
Miscellaneous Revenue	365,344	-	365,344	37,296
Total Operating Revenues	6,182,172	1,359	6,183,531	9,280,616
<b>OPERATING EXPENSES</b>				
Cost of sales and services	2,188,106	32,190	2,220,296	6,061,396
Administration	776,523	157,275	933,798	548,500
Depreciation	525,060	-	525,060	391,505
Total Operating Expenses	3,489,689	189,465	3,679,154	7,001,401
Operating Income (Loss)	2,692,483	(188,106)	2,504,377	2,279,215
<b>NONOPERATING REVENUES (EXPENSES)</b>				
Interest income	34,492	513	35,005	124,888
Interest expense	(615,256)	-	(615,256)	(666,139)
Amortization of investment premium	5,100	-	5,100	(10,945)
Gain (loss) on disposal of capital assets	(369,845)	-	(369,845)	(164,807)
Share in joint venture net gain/(loss)	161,633	-	161,633	110,739
Total Nonoperating Revenues (Expenses)	(783,876)	513	(783,363)	(606,264)
Change in Net Position	1,908,607	(187,593)	1,721,014	1,672,951
Net Position - Beginning (Deficit)	48,410,898	(335,111)	48,075,787	46,402,836
Net Position - Ending (Deficit)	\$ 50,319,505	\$ (522,704)	\$ 49,796,801	\$ 48,075,787

CITY OF SOLANA BEACH, CALIFORNIA

STATEMENT OF CASH FLOWS  
 PROPRIETARY FUNDS  
 YEAR ENDED JUNE 30, 2022  
 (WITH COMPARATIVE TOTALS FOR JUNE 30, 2021)

	Solana Energy		Total Proprietary Funds	
	Sanitation Fund	Alliance Fund	2022	2021
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>				
Receipts from customers	\$ 6,556,398	\$ 470,926	\$ 7,027,324	\$ 8,044,787
Payments to suppliers and service providers	(2,761,850)	(362,145)	(3,123,995)	(6,301,602)
Payments to employees for salaries and benefits	(669,685)	(62,249)	(731,934)	(709,719)
Net Cash Provided by (Used for) Operating Activities	3,124,863	46,532	3,171,395	1,033,466
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES</b>				
Repayment received from short-term interfund borrowings	-	(47,045)	(47,045)	221,034
Cash advance made to other governments	-	-	-	(498)
Net Cash Provided by (Used for) Noncapital Financing Activities	-	(47,045)	(47,045)	220,536
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>				
Repayment received from capital-related interfund borrowings	388,596	-	388,596	378,085
Proceeds from the sale of assets	-	-	-	1,053,119
Acquisition and construction of capital assets	(669,803)	-	(669,803)	(396,522)
Principal paid on capital debt	(530,000)	-	(530,000)	(570,000)
Interest paid on capital debt	(646,111)	-	(646,111)	(663,974)
Net Cash Provided by (Used for) Capital and Related Financing Activities	(1,457,318)	-	(1,457,318)	(199,292)
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>				
Interest on investments	(309,485)	513	(308,972)	127,369
Investment in joint venture	(738,352)	-	(738,352)	(506,244)
Net Cash Provided by (Used for) Investing Activities	(1,047,837)	513	(1,047,324)	(378,875)
Net Increase (Decrease) in Cash and Cash Equivalents	619,708	-	619,708	675,835
Cash and Cash Equivalents - Beginning	10,481,523	-	10,481,523	9,805,688
Cash and Cash Equivalents - Ending	\$ 11,101,231	\$ -	\$ 11,101,231	\$ 10,481,523
<b>Reconciliation of Operating Income (Loss) to Net Cash Provided by (Used for) Operating Activities:</b>				
Operating income (loss)	\$ 2,692,483	\$ (188,106)	2,504,377	\$ 2,279,215
Adjustments to Reconcile Operating Income (Loss) to Net Cash Provided by (Used for) Operating Activities:				
Depreciation expense	525,060	-	525,060	391,505
(Increase) decrease in accounts receivable	(195,371)	469,567	274,196	76,927
(Increase) decrease in intergovernmental receivables	569,597	-	569,597	(1,312,756)
(Increase) decrease in deposits	-	-	-	100,000
(Increase) decrease in prepaid costs	-	-	-	845
(Increase) decrease in pension related deferred outflows of resources	(33,088)	42,265	9,177	13,198
(Increase) decrease in OPEB related deferred outflows of resources	(10,754)	-	(10,754)	1,255
Increase (decrease) in accounts payable	(573,479)	(11,509)	(584,988)	(506,110)
Increase (decrease) in accrued liabilities	4,561	(2,276)	2,285	37,341
Increase (decrease) in compensated absences	1,147	-	1,147	(7,151)
Increase (decrease) in net pension liability	(260,367)	(199,101)	(459,468)	43,410
Increase (decrease) in net OPEB liability	23,861	(40,668)	(16,807)	(30,949)
Increase (decrease) in pension related deferred inflows of resources	399,521	(4,334)	395,187	(38,479)
Increase (decrease) in OPEB related deferred inflows of resources	(18,308)	(19,306)	(37,614)	(14,785)
Total Adjustments	432,380	234,638	667,018	(1,245,749)
Net Cash Provided by (Used for) Operating Activities	\$ 3,124,863	\$ 46,532	\$ 3,171,395	\$ 1,033,466
<b>Schedule of Non-Cash Investing, Capital, and Financing Activities:</b>				
Amortization of bonds premium/discount	\$ 68,647	\$ -	\$ 68,647	\$ -
Unrealized gain on investment in joint venture	161,633	-	161,633	110,739

**DRAFT**

**THIS PAGE INTENTIONALLY LEFT BLANK**

**FIDUCIARY FUND  
FINANCIAL STATEMENTS**

---

DRAFT

**DRAFT**

**THIS PAGE INTENTIONALLY LEFT BLANK**

CITY OF SOLANA BEACH, CALIFORNIA

STATEMENT OF FIDUCIARY NET POSITION  
 FIDUCIARY FUNDS  
 JUNE 30, 2022  
 (WITH COMPARATIVE TOTALS FOR THE YEAR ENDED JUNE 30, 2021)

	Pension (and Other Employee Benefit) Trust Fund		Private-Purpose Trust Fund		Custodial Funds	
	OPEB Trust Fund		Successor Agency of the Former RDA			
	2022	2021	2022	2021	2022	2021
<b>ASSETS</b>						
Cash and cash equivalents	\$ -	\$ -	\$ 16,174	\$ -	\$ 236,986	\$ 229,890
Investments:						
Money market mutual funds	1,207,148	1,265,851	-	-	1,646	1,646
Local Agency Investment Fund	-	-	-	-	58,740	59,324
Asset-backed securities	-	-	-	-	9,718	9,718
Federal agency securities	-	-	-	-	85,126	85,126
Medium term corporate notes	-	-	-	-	33,510	33,510
Supranational securities	-	-	-	-	1,350	1,350
US Treasury securities	-	-	-	-	66,680	66,680
Receivables:						
Accrued interest	-	-	-	-	77	431
Due from other governments	-	-	-	-	1,689	1,562
Total Assets	1,207,148	1,265,851	16,174	-	495,522	489,237
<b>LIABILITIES</b>						
Accounts payable	-	629	21	-	1,189	3,796
Accrued liabilities	-	-	676	1,419	-	-
Accrued interest	-	-	6,062	6,413	-	68,699
Due to City of Solana Beach	-	-	181	22,320	-	-
Long-term liabilities:						
Due in one year	-	-	129,100	124,900	-	75,000
Due in more than one year	-	-	2,035,900	2,165,000	-	1,780,000
Total Liabilities	-	629	2,171,940	2,320,052	1,189	1,927,495
<b>NET POSITION</b>						
Restricted for:						
Postemployment benefits other than pensions	1,207,148	1,265,222	-	-	-	-
Individuals, organizations, and other governments	-	-	(2,155,766)	(2,320,052)	494,333	(1,438,258)
Total Net Position	\$ 1,207,148	\$ 1,265,222	\$ (2,155,766)	\$ (2,320,052)	\$ 494,333	\$ (1,438,258)

CITY OF SOLANA BEACH, CALIFORNIA

STATEMENT OF CHANGES IN FIDUCIARY NET POSITION  
 FIDUCIARY FUNDS  
 FOR THE YEAR ENDED JUNE 30, 2022  
 (WITH COMPARATIVE TOTALS FOR THE YEAR ENDED JUNE 30, 2021)

	Pension (and Other Employee Benefit) Trust Fund		Private-Purpose Trust Fund			
	OPEB Trust Fund		Successor Agency of the Former RDA		Custodial Funds	
	2022	2021	2022	2021	2022	2021
<b>ADDITIONS</b>						
Contributions:						
Employers	\$ 138,000	\$ 204,000	\$ -	\$ -	\$ -	\$ -
Total contributions	138,000	204,000	-	-	-	-
Investment earnings:						
Net increase (decrease) in fair value of investments	(259,089)	153,596	-	(192)	(13,472)	(3,836)
Interest, dividends, and other	70,038	65,596	-	-	4,813	3,584
Total investment earnings	(189,051)	219,192	-	(192)	(8,659)	(252)
Property taxes	-	-	273,225	136,847	-	-
Special assessment collections	-	-	-	-	222,379	215,329
Miscellaneous	-	-	-	-	-	99,256
Total Additions	(51,051)	423,192	273,225	136,655	213,720	314,333
<b>DEDUCTIONS</b>						
Administrative expenses	-	-	30,821	44,117	-	-
Contractual services	7,023	6,578	2,560	12,353	8,820	8,973
Interest expense	-	-	75,558	79,668	36,741	112,489
Total Deductions	7,023	6,578	108,939	136,138	45,561	121,462
Net Increase (Decrease) in Fiduciary Net Position	(58,074)	416,614	164,286	517	168,159	192,871
Net Position - Beginning	1,265,222	848,608	(2,320,052)	(2,320,569)	(1,438,258)	(1,631,129)
Restatement of Net Position	-	-	-	-	1,764,432	-
Net Position - Beginning, as Restated	1,265,222	848,608	(2,320,052)	(2,320,569)	326,174	(1,631,129)
Net Position - Ending	\$ 1,207,148	\$ 1,265,222	\$ (2,155,766)	\$ (2,320,052)	\$ 494,333	\$ (1,438,258)

DRAFT

## **NOTES TO BASIC FINANCIAL STATEMENTS**

---

DRAFT

DRAFT

THIS PAGE INTENTIONALLY LEFT BLANK

**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 (90 days after year-end, with the exception of property taxes, which is 60 days) 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 costs 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 custodial funds, one pension (and other employee benefits) trust fund, and one private-purpose trust fund. Custodial funds are used to account for collections received from special assessment districts and their disbursement to bondholders. Spending of Custodial fund resources is controlled primarily through legal agreements and applicable State and Federal laws.

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 Fiduciary 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.

**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.

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

**c. Cash, Cash Equivalents, and Investments (Continued)**

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 at 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, streetlights, signs and signals, park equipment, and storm drains. The appropriate operating department maintains information regarding the infrastructure assets.

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

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

**e. Capital Assets (Continued)**

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 assets 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 three 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 other two are the deferred outflows relating to the net pension and other post-employment benefit (OPEB) obligations 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 differences between expected and actual experience, changes of assumptions, changes in the City's proportionate share of the net pension liability, and the net difference between projected and actual earnings on OPEB plan investments. These amounts are deferred and amortized over the expected average remaining service lifetime 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 asset that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City reports one item, which arises only under the modified accrual basis of accounting that qualifies for reporting in this category. The item, unavailable revenue, is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues related to resources received outside of the City's availability period. The City reports two other items that qualify for reporting in this category which are the 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 differences between expected and actual experience, changes in assumptions, net differences between projected and actual earnings on pension plan investments, changes in the City's proportionate share of the net pension liability, and differences between the City's contributions and the City's share of recognized contributions. These amounts are deferred and amortized straight-line over the expected average remaining service lifetime.

**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.

**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.

**Note 1: Summary of Significant Accounting Policies (Continued)****j. Other Post-Employment Benefits (OPEB) (Continued)**

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, 2021
Measurement Date	June 30, 2022
Measurement Period	July 1, 2021 to June 30, 2022

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 7.2 years at June 30, 2022.

**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.

**l. 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.

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

**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.

**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.

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

**n. Fund Balance Flow Assumptions (Continued)**

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: November 1 and February 1 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 90 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 and Effect of New Accounting Standards**

In fiscal year 2022, the City adopted the provisions of GASB Statement No. 87 – Leases. This Statement increases the usefulness of governments' financial statements by requiring recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Under this Statement, a lessee is required to recognize a lease, liability, and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources, thereby enhancing the relevance and consistency of information about governments' leasing activities. Management has determined that this statement did not have a material impact to the City's financial statements, and no prior period adjustment for the change in accounting principle was necessary.

NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
JUNE 30, 2022**Note 2: Reconciliation of Government-Wide and Fund Financial Statements****a. Explanation of Certain Differences Between the Governmental Fund Balance Sheet and the Government-Wide Statement of Net Position**

The governmental fund balance sheet includes a reconciliation between *fund balance – total governmental funds* and *net position – governmental activities* as reported in the government-wide statement of net position. One element of that reconciliation explains that “other long-term assets that are not available to pay for current period expenditures and, therefore, are either labeled unavailable or no reported in the funds.” The details of this \$215,064 are as follows:

Grant revenues	\$ 215,064
Total other long-term assets	<u>\$ 215,064</u>

**b. Explanation of Certain Differences Between the Governmental Fund Statement of Revenues, Expenditures, and Changes in Fund Balances and the Government-Wide Statement of Activities**

The governmental fund statement of revenues, expenditures, and changes in fund balances includes a reconciliation between net changes in fund balances – total governmental funds and changes in net position of governmental activities as reported in the government-wide statement of activities. One element of that reconciliation explains that “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.” The details of this (\$843,482) difference are as follows:

Capital Outlay	\$ 1,537,279
Depreciation Expense	<u>(2,380,761)</u>
	<u>\$ (843,482)</u>

**Note 3: Stewardship, Compliance, and Accountability****a. Excess of Expenditures over Appropriations**

At June 30, 2022, there were no funds who reported expenditures exceeding appropriations.

**b. Deficit Fund Equity**

At June 30, 2022, the following nonmajor funds reported deficit fund balance:

Nonmajor Fund Name	Classification	Deficit
CDBG	Special Revenue Fund	\$ 16,429
Boating & Waterways	Special Revenue Fund	164,158
Developer Pass-Thru	Special Revenue Fund	87
Assessment Districts CIP	Capital Projects Fund	46,418

These deficits are due to the timing of reimbursements and revenues for these activities, and are expected to be eliminated through future revenues.

NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
 JUNE 30, 2022

**Note 3: Stewardship, Compliance, and Accountability (Continued)**

**c. Budgetary Compliance**

The Assessment Districts CIP capital projects fund and Boating and Waterways fund did not adopt a budget for the fiscal year ended June 30, 2022.

**Note 4: Cash and Investments**

The following is a summary of pooled cash and investments and restricted cash and investments at June 30, 2022:

	Government-Wide Statement of Net Position		Fiduciary Funds	Total
	Governmental Activities	Business-Type Activities	Statement of Net Position	
Cash and investments	\$ 37,024,194	\$ 11,101,231	\$ 509,930	\$ 48,635,355
Restricted cash and investments	3,218,592	-	1,207,148	4,425,740
<b>Total</b>	<b>\$ 40,242,786</b>	<b>\$ 11,101,231</b>	<b>\$ 1,717,078</b>	<b>\$ 53,061,095</b>

Cash and investments consisted of the following at June 30, 2022:

Cash:	
Cash on hand	\$ 400
Demand deposits	11,242,596
<b>Total cash</b>	<b>11,242,996</b>
Investments:	
Local Agency Investment Fund	7,007,489
Investments	30,384,870
Cash and investments held in PARS Section 115 Trust	4,425,740
<b>Total investments</b>	<b>41,818,099</b>
<b>Total cash and investments</b>	<b>\$ 53,061,095</b>

**a. Cash Deposits**

The carrying amounts of the City's cash deposits were \$11,242,596 at June 30, 2022. Bank balances were \$11,943,624 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 \$701,028 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.

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**  
**JUNE 30, 2022**

**Note 4: Cash and Investments (Continued)**

As of June 30, 2022, 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.

**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.

<u>Investment Types Authorized by State Law</u>	<u>Authorized by Investment Policy</u>	<u>Maximum Maturity</u>	<u>*Maximum Percentage of Portfolio</u>	<u>*Maximum Investment in One Issuer</u>
Local agency bonds	Yes	5 years	None	65,000,000
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	20%	5%
Negotiable certificates of deposit	Yes	5 years	30%	None
Certificate of Deposit Placement Services	Yes	5 years	30%	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.

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**  
**JUNE 30, 2022**

---

**Note 4: Cash and Investments (Continued)****b. Investments (Continued)****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	180 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

**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. The entire balance of the City's share of the investment pool is available for withdrawal at any time. 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.

CITY OF SOLANA BEACH, CALIFORNIA

NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
JUNE 30, 2022

Note 4: Cash and Investments (Continued)

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.

Investments:	Fair Value	Remaining Investment Maturities		
		12 Months or Less	13 to 24 Months	25 to 60 Months
Local Agency Investment Fund	\$ 7,007,489	\$ 7,007,489	\$ -	\$ -
US Treasury	10,935,193	499,595	2,791,075	7,644,523
US Government Agency Securities				
Federal Home Loan Bank	380,124	-	-	380,124
Federal Farm Credit Bank	1,110,406	-	416,852	693,554
Federal National Mortgage Association	907,261	-	448,051	459,210
Federal Home Loan Mortgage Corporation	484,485	-	484,485	-
Medium Term Notes	8,842,766	902,411	3,692,376	4,247,979
Money Market Mutual Funds	1,567,724	1,567,724	-	-
Supranationals	1,355,617	-	421,047	934,570
Asset Backed Securities	4,801,294	3,809,979	991,315	-
Investments Held in Section 115 Trust:				
Equity Mutual Fund	2,094,370	2,094,370	-	-
Fixed Income Mutual Fund	2,065,756	2,065,756	-	-
Cash/Money Market	265,614	265,614	-	-
	<u>\$ 41,818,099</u>	<u>\$ 18,212,938</u>	<u>\$ 9,245,201</u>	<u>\$ 14,359,960</u>

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, 2022, for each investment type.

Investments:	Total as of June 30, 2022	Minimum Legal Rating	AAA	AA+/Aa1	Exempt
Local Agency Investment Fund	\$ 7,007,489	N/A	\$ -	\$ -	\$ 7,007,489
US Treasury	10,935,194	N/A	-	10,935,194	10,935,194
US Government Agency Securities					
Federal Home Loan Bank	380,124	N/A	-	380,124	380,124
Federal Farm Credit Bank	1,110,406	N/A	-	1,110,406	1,110,406
Federal National Mortgage Association	907,261	N/A	-	907,261	907,261
Federal Home Loan Mortgage Corporation	484,485	N/A	-	484,485	484,485
Medium Term Notes	8,842,765	A	-	8,842,765	-
Money Market Mutual Funds	1,567,724	AAA	-	-	1,567,724
Supranationals	1,355,617	AA	-	1,355,617	-
Asset Backed Securities	4,801,294	AA	-	4,801,294	-
Investments Held in Section 115 Trust:					
Equity Mutual Fund	2,094,370	AAA	2,094,370	-	-
Fixed Income Mutual Fund	2,065,756	AAA	2,065,756	-	-
Cash/Money Market	265,614	AAA	265,614	-	-
	<u>\$ 41,818,099</u>		<u>\$ 4,425,740</u>	<u>\$ 28,817,146</u>	<u>\$ 22,392,683</u>

**Note 4: Cash and Investments (Continued)****d. Risk Disclosures (Continued)**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 the following US Government Agency issuers which held more than 5% of the investment portfolio.

**e. 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. Except for LAIF and money market mutual funds, which are considered uncategorized, all of the City's unrestricted investments are valued using Level 2 inputs. 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 and value using specified fair market value factors.

The Section 115 Trust values its assets as follows:

	Level 1	Level 2	Total
Equity Mutual fund	\$ 523,948	\$ 1,570,422	\$ 2,094,370
Fixed Income Mutual Fund	-	2,065,756	2,065,756
Cash/Money Market	265,614		265,614
Total	<u>\$ 786,604</u>	<u>\$ 3,639,136</u>	<u>\$ 4,425,740</u>

CITY OF SOLANA BEACH, CALIFORNIA

NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
 JUNE 30, 2022

**Note 5: Capital Assets**

The following is a summary of changes in capital assets for governmental activities for the year ended June 30, 2022:

	Balance June 30, 2021	Additions	Deletions	Transfers	Balance June 30, 2022
<i>Governmental Activities:</i>					
<i>Non-Depreciable Assets:</i>					
Land	\$ 5,337,440	\$ -	\$ -	\$ -	\$ 5,337,440
Construction in progress	1,673,055	1,187,463	-	(765,311)	2,095,207
Total non-depreciable assets	<u>7,010,495</u>	<u>1,187,463</u>	<u>-</u>	<u>(765,311)</u>	<u>7,432,647</u>
<i>Depreciable Assets:</i>					
Buildings	6,016,915	-	-	-	6,016,915
Improvements	14,001,902	13,325	-	223,136	14,238,363
Equipment	2,973,245	319,002	48,845	-	3,243,402
Vehicles	2,603,955	17,489	61,888	-	2,559,556
Infrastructure	73,883,094	-	-	542,175	74,425,269
Total depreciable assets	<u>99,479,111</u>	<u>349,816</u>	<u>110,733</u>	<u>765,311</u>	<u>100,483,505</u>
<i>Less accumulated depreciation:</i>					
Buildings	(3,241,068)	(120,792)	-	-	(3,361,860)
Improvements	(6,125,832)	(482,188)	-	-	(6,608,020)
Equipment	(2,354,722)	(283,065)	(48,845)	-	(2,588,942)
Vehicles	(1,882,013)	(174,075)	(61,888)	-	(1,994,200)
Infrastructure	(57,986,085)	(1,320,641)	-	-	(59,306,726)
Total accumulated depreciation	<u>(71,589,720)</u>	<u>(2,380,761)</u>	<u>(110,733)</u>	<u>-</u>	<u>(73,859,748)</u>
Total depreciable assets, net	<u>27,889,391</u>	<u>(2,030,945)</u>	<u>-</u>	<u>765,311</u>	<u>26,623,757</u>
Total capital assets, net	<u>\$ 34,899,886</u>	<u>\$ (843,482)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 34,056,404</u>

Governmental activities depreciation expense for capital assets for the year ended June 30, 2022, is as follows:

General Government	\$ 253,440
Public Safety	261,665
Public Works	1,391,722
Community Development	42,322
Community Services	431,612
Total Depreciation Expense	<u>\$ 2,380,761</u>

CITY OF SOLANA BEACH, CALIFORNIA

NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
JUNE 30, 2022

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

The following is a summary of changes in capital assets for business-type activities for the year ended June 30, 2022:

	Balance June 30, 2021	Additions	Deletions	Transfers	Balance June 30, 2022
<u>Business-Type Activities</u>					
<i>Non-Depreciable Assets:</i>					
Land	\$ 111,706	\$ -	\$ -	\$ -	\$ 111,706
Construction in progress	62,820	669,803	-	(669,803)	62,820
Total non-depreciable assets	174,526	669,803	-	(669,803)	174,526
<i>Depreciable Assets:</i>					
Building	6,766,498	-	-	-	6,766,498
Improvements	17,847,149	-	-	669,803	18,516,952
Equipment	828,705	-	-	-	828,705
Total depreciable assets	25,442,352	-	-	-	26,112,155
<i>Less accumulated depreciation:</i>					
Building and improvements	(7,663,478)	(508,528)	-	-	(8,172,006)
Equipment	(564,189)	(16,532)	-	-	(580,721)
Total accumulated depreciation	(8,227,667)	(525,060)	-	-	(8,752,727)
Total depreciable assets, net	17,214,685	(525,060)	-	-	17,359,428
Total capital assets, net	\$ 17,389,211	\$ 144,743	\$ -	\$ (669,803)	\$ 17,533,954

Business-type activities depreciation expense for capital assets for the year ended June 30, 2022, is \$525,060, recorded wholly in the Sanitation Fund.

**Note 6: 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 nine rate plans (three miscellaneous and six 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

NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
 JUNE 30, 2022

**Note 6: City Employees Retirement Plan - Pension Plans (Continued)**

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.

Below is a summary of the plans' provisions and benefits in effect at June 30, 2022, for which the City has contracted:

Major Benefit Options	Miscellaneous*	Miscellaneous Second Tier	Miscellaneous PEPRA	Safety Fire First Tier*	Safety Fire Second Tier	Safety Fire 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 compensation	1.426% to 2.418%	1.092% to 2.418%	1.0% to 2.5%	3%	2.0% to 2.7%	2% to 2.7%	1.423% to 2.0%	1.423% to 2.0%	2.0% to 2.7%
Required employer contribution rates	12.20%	8.65%	7.59%	23.71%	18.19%	13.13%	23.71%	18.19%	13.13%
Required employee contribution rates	7.96%	6.92%	6.75%	8.99%	8.95%	13.00%	8.99%	8.950%	13.00%

\*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, 2022, the contributions recognized as a reduction to the net pension liability was \$1,731,089.

NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
 JUNE 30, 2022

**Note 6: 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, 2022, the City of Solana Beach reported net pension liabilities for its proportionate shares of the net pension liability of each Plan as follows:

	Proportionate Share of Net Pension Liability
Miscellaneous	\$ 3,593,385
Safety	6,861,102
Total	<u>\$ 10,454,487</u>

The net pension liability of each of the Plans is measured as of June 30, 2021, 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, 2020 rolled forward to June 30, 2021 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 measured as of June 30, 2020 and 2021, respectively, was as follows:

	Miscellaneous	Safety	Combined
Proportion - June 30, 2020	0.05654%	0.09655%	0.15309%
Proportion - June 30, 2021	<u>0.06644%</u>	<u>0.12686%</u>	<u>0.19330%</u>
Total	<u>0.12298%</u>	<u>0.22341%</u>	<u>0.34639%</u>

For the year ended June 30, 2022, the City recognized pension expense as follows:

Miscellaneous	Safety	Total Plans
\$ 1,406,138	\$ 1,568,355	\$ 2,974,493

CITY OF SOLANA BEACH, CALIFORNIA

NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
 JUNE 30, 2022

**Note 6: City Employees Retirement Plan - Pension Plans (Continued)**

At June 30, 2022, 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
<u>Miscellaneous Plan</u>		
Pension contributions subsequent to measurement date	\$ 768,847	\$ -
Adjustment due to differences in proportions	113,064	-
Difference between expected and actual experience	402,959	-
Difference between actual contributions and the proportionate share of contributions	-	225,603
Net difference between projected and actual earnings on plan investments	-	3,136,834
Total Miscellaneous Plan	<u>1,284,870</u>	<u>3,362,437</u>
<u>Safety Plan</u>		
Pension contributions subsequent to measurement date	1,169,287	-
Adjustment due to differences in proportions	247,419	-
Difference between expected and actual experience	1,172,214	-
Difference between actual contributions and the proportionate share of contributions	-	595,774
Changes in assumptions	-	4,083,675
Total Safety Plan	<u>2,588,920</u>	<u>4,679,449</u>
Total All Plans	<u>\$ 3,873,790</u>	<u>\$ 8,041,886</u>

The \$1,938,134 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, 2023. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized as pension expense as follows:

Year Ended June 30,	Deferred Outflows/(Inflows) of Resources		
	Miscellaneous Plan	Safety Plan	Total
2023	\$ (608,679)	\$ (560,945)	\$ (1,169,624)
2024	(649,365)	(682,667)	(1,332,032)
2025	(721,511)	(892,434)	(1,613,945)
2026	(866,859)	(1,123,770)	(1,990,629)
	<u>\$ (2,846,414)</u>	<u>\$ (3,259,816)</u>	<u>\$ (6,106,230)</u>

**Note 6: City Employees Retirement Plan - Pension Plans (Continued)****c. Actuarial Methods and Assumptions**Actuarial Assumptions

For the measurement period ended June 30, 2021 (the measurement date), the total pension liability was determined by rolling forward the June 30, 2020 total pension liability. The June 30, 2020, 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	2.50%
Salary Increases	Varies by Entry Age and Service
Mortality Rate Table <sup>(1)</sup>	Derived using CalPERS' Membership Data for all Funds
Post Retirement Benefit Increase	Contract COLA up to 2.50% until Purchasing Power Protection Allowance Floor on Purchasing Power applies

<sup>(1)</sup> 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 2017 experience study report on the CalPERS' website.

Discount Rate

The discount rate used to measure the total pension liability was 7.15%. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current member contribution rates and that contributions from employers will be made at statutorily required rates, actuarially determined. Based on those assumptions, the Plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which 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. Using historical returns of all of the funds' asset classes, expected compound (geometric) returns were calculated over the short-term (first 10 years) and the long-term (11+ 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 rounded 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 equal to the single equivalent rate calculated above and adjusted to account for assumed administrative expenses.

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**  
**JUNE 30, 2022**

**Note 6: City Employees Retirement Plan - Pension Plans (Continued)**

The expected real rates of return by asset class are as followed:

Asset Class	New Strategic Allocation	Real Return Years 1 - 10 <sup>(1)</sup>	Real Return Years 11+ <sup>(2)</sup>
Global Equity	50.0%	4.80%	5.98%
Fixed Income	28.0%	1.00%	2.62%
Inflation Assets	0.0%	0.77%	1.81%
Private Equity	8.0%	6.30%	7.23%
Real Assets	13.0%	3.75%	4.93%
Liquidity	1.0%	0.00%	-0.92%

(1) An expected inflation of 2.00% used for this period.

(2) An expected inflation of 2.92% 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 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:

Plan Type	Discount Rate - 1% 6.15%	Current Discount Rate 7.15%	Discount Rate + 1% 8.15%
Miscellaneous	\$ 6,921,526	\$ 3,593,385	\$ 842,056
Safety	11,818,844	6,861,102	2,788,931
Total	\$ 18,740,370	\$ 10,454,487	\$ 3,630,987

**d. 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 7: Other Post-Employment Benefits**

**a. 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 (\$143 per month for 2022) 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.

NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
 JUNE 30, 2022

**Note 7: Other Post-Employment Benefits (Continued)**

**b. Plan Membership**

At June 30, 2022, the measurement date, the following numbers of participants were covered by the benefit terms:

Inactive plan members or beneficiaries currently receiving benefit payments	52
Inactive plan members entitled to but not yet receiving benefit payments	15
Active plan members	59
	<u>126</u>

**c. 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 \$402,299 during the 2022 fiscal year which consisted of \$181,657 of pay-as-you-go benefit payments, \$138,000 in contributions to the trust, and \$82,642 in implied subsidy benefits. Retired plan members and their beneficiaries pay the annual premium cost not paid by the employer.

**d. Net OPEB Liability of the City**

	Fiscal Year Ending	
	June 30, 2022	June 30, 2021
Total OPEB Liability (TOL)	\$ 3,620,210	\$ 3,582,741
Fiduciary Net Position (FNP)	1,204,021	1,258,881
Net OPEB Liability (NOL)	<u>\$ 2,416,189</u>	<u>\$ 2,323,860</u>
Funded Status (FNP/TOL)	33.3%	35.1%

The City's net OPEB liability was measured as of June 30, 2022, and the total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation dated June 30, 2020 that was rolled forward to determine the June 30, 2022 total OPEB liability, based on the following actuarial methods and assumptions:

**e. Actuarial Assumptions**

The total OPEB liability was determined by an actuarial valuation as of June 30, 2020, using the following actuarial assumptions, applied to all periods included in the measurement, unless otherwise specified:

- Actuarial Valuation Date: June 30, 2021
- Contribution Policy: City contributes at least the full ADC
- Discount Rate and Long-Term Expected Rate of Return on Assets: 5.50% at June 30, 2022; 6.00% at June 30, 2021; Expected City contributions projected to keep sufficient plan assets to pay all benefits from trust
- General Inflation: 2.50% annually

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**  
**JUNE 30, 2022**

**Note 7: Other Post-Employment Benefits (Continued)****e. Actuarial Assumptions (Continued)**

- Mortality, Retirement, Disability, Termination: CalPERS 1997-2015 Experience Study
- Mortality Improvement: Mortality projected fully generational with Scale MP-2020
- Salary Increases: Aggregate – 2.75% annually; Merit – CalPERS 1997-2015 Experience Study
- Medical Trend: Non-Medicare – 6.75% for 2022, decreasing to an ultimate rate of 3.75% in 2076; Medicare – 5.85% for 2022, decreasing to an ultimate rate of 3.75% in 2076
- PEMHCA Minimum Increases: 3.75% annually
- Cap Increases: 0%
- Healthcare Participation for Future Retirees: Actives & Surviving Spouses Hired < 1/1/07: Covered – 90%; Waived – 70%. Actives & Surviving Spouses Hired > 1/1/07: Covered – 60%; Waived – 50%. Retirees & Surviving Spouses: Covered 100%; Waived < 65 – 20% at 65; Waived > 65 – 0%
- Changes of Assumptions: Discount rate was updated based on newer capital market assumptions; New claims cost aging factors; Age-based claims valued post-65 except for Medicare Advantage plans; 25 basis point inflation rate decrease, affecting salary scale, healthcare trend and discount rate; Mortality improvement scale was updated to Scale MP-2020
- Changes of Benefit Terms: None

**f. Changes in the OPEB Liability**

	Total OPEB Liability	Fiduciary Net Position	Net OPEB Liability
Balance at June 30, 2021	\$ 3,582,741	\$ 1,258,881	\$ 2,323,860
Changes for the year			
Service Cost	118,609	-	118,609
Interest	214,173	-	214,173
Assumption changes	11,837	-	11,837
Actual vs. Expected Experience	(43,558)	-	(43,558)
Contributions - employer	-	402,299	(402,299)
Net investment income	-	(189,608)	189,608
Benefit payments*	(263,592)	(263,592)	-
Administrative Expenses	-	(3,959)	3,959
Net changes	<u>37,469</u>	<u>(54,860)</u>	<u>92,329</u>
Balance at June 30, 2022	<u>\$ 3,620,210</u>	<u>\$ 1,204,021</u>	<u>\$ 2,416,189</u>

\*Benefit payments include an implied subsidy of \$82,642 for the measurement date June 30, 2022

**g. 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 (5.00%)	Current Rate (6.00%)	1% Increase (7.00%)
Net OPEB liability	\$ 2,868,092	\$ 2,416,189	\$ 2,044,330

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**  
**JUNE 30, 2022**

**Note 7: Other Post-Employment Benefits (Continued)****h. 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:

	<u>1% Decrease</u>	<u>Current Trend</u>	<u>1% Increase</u>
Net OPEB liability	\$ 2,132,102	\$ 2,416,189	\$ 2,827,602

**i. OPEB Plan Fiduciary Net Position**

The plan fiduciary net position is reported in the OPEB Trust Fund included in the City's Statement of Fiduciary Net Position.

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

For the fiscal year ended June 30, 2022, the City recognized OPEB income of \$2,226. As of fiscal year ended June 30, 2022, the City reported deferred outflows of resources related to OPEB from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Differences between expected and actual experience	\$ -	\$ 61,826
Changes in assumptions	10,193	688,469
Net difference between projected and actual earnings on plan investments	<u>133,767</u>	<u>-</u>
Total	<u>\$ 143,960</u>	<u>\$ 750,295</u>

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

<u>Fiscal Year Ended June 30,</u>	<u>Outflows/(Inflows) of Resources</u>
2023	\$ (258,133)
2024	(230,554)
2025	(96,344)
2026	(11,613)
2027	(4,406)
Thereafter	<u>(5,285)</u>
Total	<u>\$ (606,335)</u>

NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
 JUNE 30, 2022

**Note 8: 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**

The following material construction commitments existed at June 30, 2022:

Project Name	Contract Amount	Expenditures as of June 30, 2022	Remaining Commitments
Sewer and Storm Drain Rehab	\$ 800,000	\$ 630,185	\$ 169,815
Payment Maintenance	495,500	175,590	319,910

**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 1<sup>st</sup> of April and 1<sup>st</sup> of October.

**Note 9: Risk Management**

**a. General Liability Insurance**

Public Risk Innovation, Solutions, and Management (PRISM), formerly known as CSAC – Excess Insurance Authority, is a member-directed risk sharing pool of counties and public entities. With the dissolution of SANDPIPA, the City elected to join the PRISM pool as a new member and procured all lines of insurance coverage for the City. PRISM is ranked as the second largest public entity risk pool and the largest property and casualty pool in the nation.

The City has a Self-Insured Retention (SIR) of \$100,000 per claim and additional coverage above its SIR with PRISM to \$5 million per claim; there is an additional \$45 million of reinsurance above PRISM coverage bringing the total coverage to over \$50 million per claim.

**b. Workers' Compensation**

Beginning October 1, 2004, the City became fully self-insured with respect to Workers' Compensation. The City has an SIR of \$125,000 per claim and additional coverage above its SIR with PRISM to \$5 million per claim; there is an additional \$45 million of reinsurance above PRISM coverage bringing the total coverage to over \$50 million per claim, up to the statutory workers' compensation limits set by the State of California.

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**  
**JUNE 30, 2022**
**Note 9: Risk Management (Continued)**

The workers' compensation and general liability claims payable of \$1,098,000 reported at June 30, 2022, 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
2019-2020	\$ 994,000	\$ 291,083	\$ (338,083)	\$ 947,000
2020-2021	947,000	529,364	(299,364)	1,177,000
2021-2022	1,177,000	111,933	(190,933)	1,098,000

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.

**Note 10: Loan Payable****a. Energy Efficiency/Conservation Upgrades**

On May 9, 2012, the City entered into a loan financing agreement with Municipal Finance Corporation for various energy efficiency/conservation upgrades at City facilities. The loan was executed in the amount of \$818,696. 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. At June 30, 2022, the balance of the loan liability was \$349,819

The future principal and interest payments as of June 30, 2022, were as follows:

Year Ending June 30,	Governmental Activities
2023	\$ 70,374
2024	70,374
2025	70,374
2026	70,374
2027	70,374
2028-2029	35,187
Total minimum payments	387,057
Less: amount representing interest	(37,238)
Present value of minimum payments	<u>\$ 349,819</u>

**Note 11: Long-Term Liabilities**

**a. Bonds Payables**

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. 2017 Wastewater Revenue Refunding Bonds. The bond is wholly secured by sales tax revenues pledged for the payment of debt service. In the event of default, all sales tax revenues pledged for the payment of the debt must be transferred to the bond trustee; however, there is no acceleration of payment on outstanding debt service. The total amount of the bond outstanding at June 30, 2022, is \$5,500,000.

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%. Failure by the City to make debt service payments on the Bonds constitutes an event of default under the Indenture and the Trustee is permitted to pursue remedies at law or in equity to enforce the City's obligation to make such payments. Although the Trustee has the right to accelerate the total unpaid principal amount of the debt service payments on the Bonds, there is no assurance that the City would have sufficient funds to pay the accelerated amounts.

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, 2022, is \$5,520,000.

**b. Direct Borrowings and Direct Placements**

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. On

**NOTES TO FINANCIAL STATEMENTS (CONTINUED)**  
**JUNE 30, 2022**

**Note 11: Long-Term Liabilities (Continued)**

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 1st of each year with semi-annual interest rate at 3.40%. In the event of default, the City remains liable for the continued payment of debt service and damages for breach of the refunding lease agreement. The total amount of the bond outstanding at June 30, 2022, is \$145,000.

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. In the event of default, the trustee may accelerate the payment of outstanding principal and interest. The loan is wholly secured by revenues pledged for the payment of the loan. 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 total amount of the bond outstanding at June 30, 2022, is \$10,385,000.

**c. Changes in Long-term Liabilities**

The following is a summary of changes in long-term debt for the year ended June 30, 2022:

	Balance Beginning of Year	Additions	Deletions	Balance End of Year	Amount Due Within One Year
<b>Governmental Activities:</b>					
<b>Bonds Payable:</b>					
Limited Tax Bonds, Series 2010A	\$ 5,500,000	\$ -	\$ -	\$ 5,500,000	\$ -
<b>Total Bonds Payable</b>	<b>5,500,000</b>	<b>-</b>	<b>-</b>	<b>5,500,000</b>	<b>-</b>
<b>Direct Borrowings and Direct Placements:</b>					
Lease Revenue Bonds - ABAG	287,700	-	142,700	145,000	145,000
Discount	(1,643)	-	(1,066)	(577)	-
<b>Total Direct Borrowings and Direct Placements</b>	<b>286,057</b>	<b>-</b>	<b>141,634</b>	<b>144,423</b>	<b>145,000</b>
Loan Payable (Note 10)	406,650	-	56,831	349,819	58,808
Compensated Absences	472,924	335,797	261,742	546,979	302,728
Claims (Note 9)	1,177,000	111,933	190,933	1,098,000	274,500
<b>Total Governmental Activities</b>	<b>\$ 7,842,631</b>	<b>\$ 447,730</b>	<b>\$ 651,140</b>	<b>\$ 7,639,221</b>	<b>\$ 781,036</b>
<b>Business-Type Activities:</b>					
<b>Bonds Payable:</b>					
2017 Wastewater Revenue Refunding Bonds	\$ 5,820,000	\$ -	\$ 300,000	\$ 5,520,000	\$ 305,000
Premium	383,321	-	25,555	357,766	-
<b>Total Bonds Payable</b>	<b>6,203,321</b>	<b>-</b>	<b>325,555</b>	<b>5,877,766</b>	<b>305,000</b>
<b>Direct Borrowings and Direct Placements:</b>					
San Elijo JPA Loan Payable - 2017	10,615,000	-	230,000	10,385,000	237,500
<b>Total Direct Borrowings and Direct Placements</b>	<b>10,615,000</b>	<b>-</b>	<b>230,000</b>	<b>10,385,000</b>	<b>237,500</b>
Compensated Absences	51,302	26,178	25,031	52,449	25,591
<b>Total Business-Type Activities</b>	<b>\$ 16,869,623</b>	<b>\$ 26,178</b>	<b>\$ 580,586</b>	<b>\$ 16,315,215</b>	<b>\$ 568,091</b>

Compensated absences do not have a fixed repayment schedule and become payable when leave is used by employees. Governmental activities' compensated absences are typically liquidated through the General Fund, and business-type activities' compensated absences are liquidated through the Water Utility Fund.

CITY OF SOLANA BEACH, CALIFORNIA

NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
 JUNE 30, 2022

Note 11: Long-Term Liabilities (Continued)

d. Annual Debt Service Requirements

The annual debt service requirements to maturity on the City's long-term debts as of June 30, 2022, are as follows:

Year Ending June 30,	Governmental Activities			
	Bonds Payable		Direct Placements	
	Principal	Interest	Principal	Interest
2023	\$ -	\$ 325,105	\$ 145,000	\$ 2,465
2024	-	325,105	-	-
2025	-	325,105	-	-
2026	-	325,105	-	-
2027	-	325,105	-	-
2027-2032	-	1,625,525	-	-
2032-2037	-	1,625,525	-	-
2037-2042	1,567,452	1,457,624	-	-
2042-2047	2,816,793	718,120	-	-
2047-2052	1,115,755	38,293	-	-
Total	\$ 5,500,000	\$ 7,090,612	\$ 145,000	\$ 2,465

Year Ending June 30,	Business-Type Activities			
	Bonds Payable		Direct Borrowings	
	Principal	Interest	Principal	Interest
2023	\$ 305,000	\$ 199,006	\$ 237,500	\$ 431,213
2024	320,000	186,806	245,000	424,088
2025	330,000	174,006	255,000	414,288
2026	340,000	164,106	267,500	401,538
2027	350,000	153,906	280,000	388,163
2027-2032	2,005,000	517,031	1,627,500	1,715,813
2032-2037	1,870,000	146,406	2,042,500	1,302,963
2037-2042	-	-	2,452,500	886,281
2042-2047	-	-	2,977,500	366,500
Total	\$ 5,520,000	\$ 1,541,267	\$ 10,385,000	\$ 6,330,847

NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
 JUNE 30, 2022

Note 11: Long-Term Liabilities (Continued)

e. 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. 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. The debt coverage ratios for the 2011 and 2017 San Elijo JPA Loans Payable and the 2017 Wastewater Revenue Refunding Bonds are calculated as follows:

	2017 JPA Loan	2017 Wastewater Bonds
Revenues:		
Operating revenues	\$ 5,816,828	\$ 5,816,828
Other operating	365,344	365,344
Non-operating	34,492	34,492
Gross revenues	<u>6,216,664</u>	<u>6,216,664</u>
Expenses:	<u>4,751,218</u>	<u>4,751,218</u>
Net Income	1,465,446	1,465,446
Add Back:		
Interest expense	615,256	615,256
Depreciation	525,060	525,060
Loss on disposal of capital assets	369,845	369,845
Amortization of investment in JPA	<u>(5,100)</u>	<u>(5,100)</u>
Net revenues available for debt service (2011 and 2017 JPA Loans)	<u>2,970,507</u>	<u>2,970,507</u>
2017 Refunding Revenue Bonds debt service:		
Principal repayment	300,000	300,000
Interest charges	<u>438,113</u>	<u>438,113</u>
Total debt service	<u>\$ 738,113</u>	<u>738,113</u>
Net revenues available for debt service (2017 Wastewater Bonds)		<u>\$ 2,232,394</u>
2017 Wastewater Bonds debt service:		
Principal repayment		\$ 300,000
Interest charges		<u>208,006</u>
Total debt service		<u>\$ 508,006</u>
<b>Coverage ratio</b>	<u><b>4.0</b></u>	<u><b>4.4</b></u>

CITY OF SOLANA BEACH, CALIFORNIA

NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
 JUNE 30, 2022

**Note 12: 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.

Classification	General	TransNet	City CIP	Other Governmental Funds	Total Governmental Funds
<b>Nonspendable:</b>					
Inventories	\$ -	\$ -	\$ -	\$ 47,545	\$ 47,545
Prepaid costs	136,395	-	-	-	136,395
<b>Total Nonspendable</b>	<b>136,395</b>	<b>-</b>	<b>-</b>	<b>47,545</b>	<b>183,940</b>
<b>Restricted:</b>					
Section 115 Pension Stabilization Trust	3,218,592	-	-	-	3,218,592
TransNet	-	171,222	-	-	171,222
Gas Tax	-	-	-	554,406	554,406
Municipal Improvement Districts	-	-	-	1,261,365	1,261,365
Lighting District	-	-	-	3,224,726	3,224,726
COPS	-	-	-	342,791	342,791
Public Safety	-	-	-	606,567	606,567
Fire Mitigation	-	-	-	56,053	56,053
Coastal Area Business/Visitor Assistance & Enhancement	-	-	-	1,000,933	1,000,933
Miscellaneous Grants	-	-	-	237,522	237,522
Housing	-	-	-	1,388,377	1,388,377
Camp Programs	-	-	-	31,496	31,496
SB1 Streets & Roads	-	-	-	267,499	267,499
Capital Projects	-	-	4,394,934	1,188,649	5,583,583
Debt Service	-	-	-	25,824	25,824
<b>Total Restricted</b>	<b>3,218,592</b>	<b>171,222</b>	<b>4,394,934</b>	<b>10,186,208</b>	<b>17,970,956</b>
<b>Committed:</b>					
Parks & Recreation	37,057	-	-	-	37,057
Public Facilities	924,228	-	-	-	924,228
Public Art	26,729	-	-	-	26,729
In-Lieu Housing	100,786	-	-	-	100,786
Other Post-Employment Benefits	206,557	-	-	-	206,557
<b>Total Committed</b>	<b>1,295,357</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,295,357</b>
<b>Assigned:</b>					
Housing	1,499,500	-	-	-	1,499,500
Community TV	87,740	-	-	-	87,740
Street Sweeping	134,707	-	-	-	134,707
Park Fees	44,518	-	-	-	44,518
Asset Replacement	2,631,478	-	-	-	2,631,478
Self-Insurance	486,289	-	-	-	486,289
Workers' Compensation	734,017	-	-	-	734,017
Public Facilities	623,096	-	-	-	623,096
<b>Total Assigned</b>	<b>6,241,345</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>6,241,345</b>
<b>Unassigned</b>	<b>9,289,801</b>	<b>-</b>	<b>-</b>	<b>(227,092)</b>	<b>9,062,709</b>
<b>Total Fund Balance</b>	<b>\$ 20,181,490</b>	<b>\$ 171,222</b>	<b>\$ 4,394,934</b>	<b>\$ 10,006,661</b>	<b>\$ 34,754,307</b>

CITY OF SOLANA BEACH, CALIFORNIA

NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
JUNE 30, 2022

**Note 12: Classification of Fund Balances (Continued)**

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, OPEB/Pensions, and Real Property Acquisition.

The fund balances for the internal service funds are classified as Assigned with the exception of the OPEB/Pension funds where the fund balance is either Restricted because the fund balance is invested in a Section 115 Trust or Committed because the City Council has limited the use of the funds to either OPEB or Pension purposes and the Real Property Acquisition fund. This fund has a deficit fund balance of \$1,490,620 and because the fund balance amount is a deficit, GASB 54 requires this amount to be classified as Unassigned instead of Assigned.

Classification	General Fund	Self Insurance	Workers' Compensation	Asset Replacement	Facilities Replacement	Real Property Acquisition	PARS OPEB	PARS Pension	Total
<b>Nonspendable:</b>									
Prepaid costs	\$ 136,395	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 136,395
<b>Total Nonspendable</b>	<b>136,395</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>136,395</b>
<b>Restricted:</b>									
Section 115 Pension Stabilization Trust	-	-	-	-	-	-	-	3,218,592	3,218,592
<b>Total Restricted</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,218,592</b>	<b>3,218,592</b>
<b>Committed:</b>									
Parks & Recreation	37,057	-	-	-	-	-	-	-	37,057
Public Facilities	924,228	-	-	-	-	-	-	-	924,228
Public Art	26,729	-	-	-	-	-	-	-	26,729
In-Lieu Housing	100,786	-	-	-	-	-	-	-	100,786
Other Post-Employment Benefits	-	-	-	-	-	-	206,557	-	206,557
<b>Total Committed</b>	<b>1,088,800</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>206,557</b>	<b>-</b>	<b>1,295,357</b>
<b>Assigned:</b>									
Housing	1,499,500	-	-	-	-	-	-	-	1,499,500
Community TV	87,740	-	-	-	-	-	-	-	87,740
Street Sweeping	134,707	-	-	-	-	-	-	-	134,707
Park Fees	44,518	-	-	-	-	-	-	-	44,518
Asset Replacement	679,896	-	-	1,951,582	-	-	-	-	2,631,478
Self-Insurance	-	486,289	-	-	-	-	-	-	486,289
Workers' Compensation	-	-	734,017	-	-	-	-	-	734,017
Public Facilities	-	-	-	-	623,096	-	-	-	623,096
<b>Total Assigned</b>	<b>2,446,361</b>	<b>486,289</b>	<b>734,017</b>	<b>1,951,582</b>	<b>623,096</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>6,241,345</b>
<b>Unassigned</b>	<b>10,780,421</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(1,490,620)</b>	<b>-</b>	<b>-</b>	<b>9,289,801</b>
<b>Total Fund Balance</b>	<b>\$ 14,451,977</b>	<b>\$ 486,289</b>	<b>\$ 734,017</b>	<b>\$ 1,951,582</b>	<b>\$ 623,096</b>	<b>\$ (1,490,620)</b>	<b>\$ 206,557</b>	<b>\$ 3,218,592</b>	<b>\$ 20,181,490</b>

**a. Net investment in capital assets**

The breakdown for net investment in capital assets for the year ended June 30, 2022 is as follows:

	Governmental Activities	Sanitation Fund	Total Business-Type Activities
Capital assets, net of accumulated depreciation	\$ 34,056,404	\$ 17,533,954	\$ 17,533,954
<b>Less:</b>			
Bonds, notes and finance purchase agreements	(5,994,819)	(5,520,000)	(5,520,000)
Capital related, non-debt payable	(1,665,460)	-	-
<b>Add:</b>			
Unamortized premiums/(discounts)	557	(357,766)	(357,766)
<b>Net investment in capital assets</b>	<b>\$ 26,396,682</b>	<b>\$ 11,656,188</b>	<b>\$ 11,656,188</b>

NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
JUNE 30, 2022**Note 12: Classification of Fund Balances (Continued)****b. Restatements – Custodial Funds**

For the fiscal year ended June 30, 2022, the City restated the beginning net position of the Custodial Funds by \$1,764,432. This prior period adjustment was made to correct the implementation of GASB Statement No. 84, done during the prior year. Interpretation of GASB Statement No. 84, was ambiguous regarding the treatment of conduit debts for which the City operates as the custodian of the collections for and payments of those debts through the Custodial Funds. Further clarifications received from the GASB Board subsequent to the issuance of the prior year's financial statements resulted in the removal of the conduit debts from the Custodial Funds.

**Note 13: Interfund Transactions****a. Due From and To Other Funds**

At June 30, 2022, the City had the following short-term interfund receivables and payables:

	Due from other funds		
	General Fund	City CIP	Total
Due to other funds			
Non-major Governmental Funds	\$ 210,035	\$ -	\$ 210,035
Solana Energy Alliance	659,771	31,171	690,942
Total	\$ 869,806	\$ 31,171	\$ 900,977

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.

**b. Interfund Transfers**

For the year ended June 30, 2022, the City had the following transfers:

Transfers Out	Transfers In			Totals
	General Fund	City CIP Fund	Non-Major Governmental Funds	
General Fund	\$ -	\$ 1,181,640	\$ 150,100	\$ 1,331,740
Non-major governmental funds	1,590,343	-	70,400	1,660,743
	\$ 1,590,343	\$ 1,181,640	\$ 220,500	\$ 2,992,483

Transfers were made from the General Fund and the Lighting District nonmajor special revenue fund to the City Debt Service nonmajor debt service fund to provide resources for debt service payments. Transfer was also made to the City CIP fund for the purposes of funding capital projects. During the fiscal year ended June 30, 2022, there were no significant interfund transfers that were not expected, budgeted for, unusual, nor of a non-routine nature.

**c. Advances to, Advances from other funds**

On July 11, 2018, the City Council adopted Resolution 2018-069 approving the purchase and sale agreement for 700 Stevens Avenue ("Property") for \$2.8 million; establishing an internal General Fund service fund named "Real Property Acquisition" to receive funds

CITY OF SOLANA BEACH, CALIFORNIA

NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
 JUNE 30, 2022

**Note 13: Interfund Transactions (Continued)**

from the Sanitation fund to pay for the acquisition of the Property; and authorizing the transfer of \$2.8 million from the Sanitation Fund to the Real Property Acquisition fund as a loan payable to the Sanitation fund at an annual interest rate of 2.78% for seven years with annual payments equal to \$445,699.

The City is a built-out coastal community and availability of vacant land is scarce. The Property is three parcels of vacant land totaling approximately 28,978 square feet and is located immediately north of and adjacent to La Colonia Park. The purchase of the Property offered the City an opportunity to expand the existing open space, recreation and park use in the future.

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.

The City elected to borrow funds from its Sanitation Fund to pay for the purchase of the Property. Repayment to the Sanitation Fund over the seven years of the loan will be as follows:

Year Ending June 30,	Principal	Interest	Total
2023	\$ 399,399	\$ 46,300	\$ 445,699
2024	410,503	35,196	445,699
2025	421,914	23,785	445,699
2026	433,644	12,055	445,699
Total	\$ 1,665,460	\$ 117,336	\$ 1,782,796

**Note 14: 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, 2022, is as follows:

Operating revenues	\$ 9,330,216
Operating expenses	(10,164,493)
Net non-operating income	1,157,543
Capital contributions	1,436,701
Change in net position	\$ 1,759,967
Total assets and deferred outflows of resources	\$ 107,192,420
Total liabilities and deferred inflows of resources	(34,271,065)
Net position- total fund equity	\$ 72,921,355

NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
 JUNE 30, 2022

**Note 14: Investment in Joint Venture (Continued)**

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, 2022, is as follows:

Investment at June 30, 2021	\$ 35,555,593
Capital contribution	795,952
Current year share in the joint venture net income	161,633
Net position restatement	<u>(52,500)</u>
Investment at June 30, 2022	<u>\$ 36,460,678</u>

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 15: 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.

**a. 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, 2022, were \$1,430,000.

**b. 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, 2022, were \$390,000.

NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
 JUNE 30, 2022

**Note 16: 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. Due to City of Solana Beach**

The City made a short-term loan in the amount of \$181 to the Successor Agency for the purpose of covering the Successor Agency’s cash shortage for the fiscal year ended June 30, 2021. This loan is expected to be repaid in the fiscal year ended June 30, 2023.

**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, 2022, follows:

	Balance June 30, 2021	Additions	Deletions	Balance June 30, 2022	Due Within One Year
Fiduciary Funds:					
2017 Tax Allocation					
Refunding Bonds	\$ 2,289,900	\$ -	\$ 124,900	\$ 2,165,000	\$ 129,100

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.

NOTES TO FINANCIAL STATEMENTS (CONTINUED)  
JUNE 30, 2022**Note 16: Successor Agency Trust for Assets of Former Redevelopment Agency (Continued)**

The annual debt service requirements are as follows:

<u>Year Ending June 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 129,100	\$ 71,677	\$ 200,777
2024	133,500	67,302	200,802
2025	138,200	62,778	200,978
2026	142,700	58,098	200,798
2027	147,700	53,263	200,963
2028-2032	816,500	187,824	1,004,324
2033-2036	657,300	44,904	702,204
Total	<u>\$ 2,165,000</u>	<u>\$ 545,846</u>	<u>\$ 2,710,846</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 \$2,710,846 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 \$273,225 and the debt service obligation on the bonds was \$200,809.

**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 9.

**DRAFT**

**THIS PAGE INTENTIONALLY LEFT BLANK**

**REQUIRED SUPPLEMENTARY  
INFORMATION**

DRAFT

**DRAFT**

**THIS PAGE INTENTIONALLY LEFT BLANK**

CITY OF SOLANA BEACH, CALIFORNIA

**BUDGETARY COMPARISON SCHEDULE  
GENERAL FUND  
FOR THE YEAR ENDED JUNE 30, 2022  
(WITH COMPARATIVE TOTALS FOR THE YEAR ENDED JUNE 30, 2021)**

	2022				2021
	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)	Actual Amounts
	Original	Final			
Budgetary Fund Balance, July 1	\$ 17,545,954	\$ 17,545,954	\$ 17,545,954	\$ -	\$ 15,454,078
<b>Resources (Inflows):</b>					
Taxes:					
Property	8,967,000	9,047,000	9,131,434	84,434	8,748,270
Transient occupancy	1,375,000	1,525,000	1,980,903	455,903	1,120,889
Sales	3,560,300	4,130,300	4,413,265	282,965	3,689,566
Franchise and other	3,851,400	4,001,400	4,127,409	126,009	3,956,645
Licenses and permits	453,000	640,500	685,175	44,675	521,627
Intergovernmental	89,500	89,500	109,595	20,095	137,613
Charges for services	791,000	868,500	1,043,521	175,021	1,006,034
Use of money and property	383,000	358,000	(831,824)	(1,189,824)	590,097
Fines and forfeitures	381,500	206,500	261,932	55,432	244,331
Miscellaneous	2,064,100	2,185,640	3,013,613	827,973	3,026,680
<b>Amounts Available for Appropriations</b>	<b>39,461,754</b>	<b>40,598,294</b>	<b>41,480,977</b>	<b>882,683</b>	<b>38,495,830</b>
<b>Charges to Appropriations (Outflows):</b>					
General Government:					
City Council	344,585	356,085	351,112	4,973	338,199
City Clerk	519,885	539,885	525,612	14,273	597,329
Legal Services	503,435	503,435	435,366	68,069	274,062
City Manager	528,095	570,750	515,961	54,789	500,676
Finance	1,355,950	1,860,340	1,853,970	6,370	1,397,212
Personnel	400,135	452,710	278,906	173,804	242,946
Information Systems	412,845	519,285	470,341	48,944	441,386
Support Services	1,283,585	1,284,820	1,167,262	117,558	1,240,458
<b>Total General Government</b>	<b>5,348,515</b>	<b>6,087,310</b>	<b>5,598,530</b>	<b>488,780</b>	<b>5,032,268</b>
Public Safety:					
Marine safety	983,070	1,081,470	1,084,011	(2,541)	1,047,161
Law enforcement	4,705,505	4,706,055	4,639,106	66,949	4,492,116
Code & parking enforcement	247,190	247,190	161,173	86,017	189,513
Fire department	5,252,575	5,252,575	4,931,455	321,120	5,003,705
Animal regulation	92,500	92,500	90,391	2,109	90,075
Civil defense	170,800	176,800	173,754	3,046	258,861
<b>Total Public Safety</b>	<b>11,451,640</b>	<b>11,556,590</b>	<b>11,079,890</b>	<b>476,700</b>	<b>11,081,431</b>
Public Works:					
Street and other	2,104,755	2,200,109	2,023,140	176,969	1,651,923
Engineering	446,260	452,760	440,861	11,899	415,781
Public Facilities	104,320	101,500	116,037	(14,537)	87,687
<b>Total Public Works</b>	<b>2,655,335</b>	<b>2,754,369</b>	<b>2,580,038</b>	<b>174,331</b>	<b>2,155,391</b>
Community Development:					
Planning	775,340	775,340	710,708	64,632	714,712
Building services	444,390	544,390	469,974	74,416	543,866
<b>Total Community Development</b>	<b>1,219,730</b>	<b>1,319,730</b>	<b>1,180,682</b>	<b>139,048</b>	<b>1,258,578</b>
Community Services:					
Community services	124,055	139,045	135,673	3,372	74,730
Recreation programs	636,010	636,010	613,597	22,413	557,041
<b>Total Community Services</b>	<b>760,065</b>	<b>775,055</b>	<b>749,270</b>	<b>25,785</b>	<b>631,771</b>
Capital Outlay	561,100	928,695	369,680	559,015	291,013
<b>Total Charges to Appropriations</b>	<b>21,996,385</b>	<b>23,421,749</b>	<b>21,558,090</b>	<b>1,863,659</b>	<b>20,450,452</b>
<b>Other Financing Sources (Uses):</b>					
Transfers in	2,239,400	1,589,400	1,590,343	943	-
Transfers out	(1,082,100)	(1,331,740)	(1,331,740)	-	(283,100)
<b>Total Other Financing Sources (Uses)</b>	<b>1,157,300</b>	<b>257,660</b>	<b>258,603</b>	<b>943</b>	<b>(283,100)</b>
<b>Budgetary Fund Balance, June 30</b>	<b>\$ 18,622,669</b>	<b>\$ 17,434,205</b>	<b>\$ 20,181,490</b>	<b>\$ 2,747,285</b>	<b>\$ 17,762,278</b>

CITY OF SOLANA BEACH, CALIFORNIA

**BUDGETARY COMPARISON SCHEDULE  
TRANSNET FUND  
FOR THE YEAR ENDED JUNE 30, 2022  
(WITH COMPARATIVE TOTALS FOR THE YEAR ENDED JUNE 30, 2021)**

	2022			Variance with Final Budget Positive (Negative)	2021
	Budget Amounts		Actual Amounts		Actual Amounts
	Original	Final			
Budgetary Fund Balance, July 1	\$ 50,947	\$ 50,947	\$ 50,947	\$ -	\$ 90,332
<b>Resources (Inflows):</b>					
Service fees	7,800	7,800	88,418	80,618	10,869
Intergovernmental	250,000	575,105	472,232	(102,873)	395,105
Use of money and property	1,500	1,500	(3,120)	(4,620)	576
<b>Amounts Available for Appropriations</b>	<b>310,247</b>	<b>635,352</b>	<b>608,477</b>	<b>(26,875)</b>	<b>496,882</b>
<b>Charges to Appropriations (Outflows):</b>					
Public works	75,000	93,630	35,988	57,642	3,251
Capital outlay	250,000	312,615	76,162	236,453	117,579
Debt service:					
Interest and fiscal charges	-	325,105	325,105	-	325,105
<b>Total Charges to Appropriations</b>	<b>325,000</b>	<b>731,350</b>	<b>437,255</b>	<b>294,095</b>	<b>445,935</b>
<b>Budgetary Fund Balance, June 30</b>	<b>\$ (14,753)</b>	<b>\$ (95,998)</b>	<b>\$ 171,222</b>	<b>\$ 267,220</b>	<b>\$ 50,947</b>

DRAFT

**CITY OF SOLANA BEACH, CALIFORNIA**

**SCHEDULE OF PROPORTIONATE SHARE OF THE NET PENSION LIABILITY  
MISCELLANEOUS EMPLOYEES PENSION PLAN  
LAST TEN YEARS  
JUNE 30, 2022**

	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>
City of Solana Beach's Proportion of the Net Pension Liability	0.06644%	0.05654%	0.05532%	0.05550%
City of Solana Beach's Proportionate Share of the Net Pension Liability	\$ 3,593,385	\$ 6,151,557	\$ 5,668,839	\$ 5,177,151
City of Solana Beach's Miscellaneous Employees Plan Covered Payroll	\$ 3,353,666	\$ 3,312,829	\$ 3,058,602	\$ 2,879,582
City of Solana Beach's Proportionate Share of the Net Pension Liability as a Percentage of the Miscellaneous Employees Plan Covered Payroll	107.15%	185.69%	185.34%	179.79%
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	88.29%	75.10%	75.26%	75.26%
	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
City of Solana Beach's Proportion of the Net Pension Liability	0.05313%	0.05241%	0.05706%	0.04245%
City of Solana Beach's Proportionate Share of the Net Pension Liability	\$ 5,268,836	\$ 4,534,940	\$ 3,550,604	\$ 2,651,591
City of Solana Beach's Miscellaneous Employees Plan Covered Payroll	\$ 2,721,499	\$ 2,593,359	\$ 2,409,776	\$ 2,517,165
City of Solana Beach's Proportionate Share of the Net Pension Liability as a Percentage of the Miscellaneous Employees Plan Covered Payroll	193.60%	174.87%	147.34%	105.34%
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	72.59%	75.87%	79.82%	78.40%

**See Notes to Required Supplementary Information.**

**CITY OF SOLANA BEACH, CALIFORNIA**

**SCHEDULE OF EMPLOYER'S CONTRIBUTIONS  
MISCELLANEOUS EMPLOYEES PENSION PLAN  
LAST TEN YEARS  
JUNE 30, 2022**

	<b>2022</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>
Actuarially Determined Contribution	\$ 768,847	\$ 685,457	\$ 636,152	\$ 541,582
Contribution in Relation to the Actuarially Determined Contribution	<u>768,847</u>	<u>685,457</u>	<u>636,152</u>	<u>541,582</u>
Contribution Excess (Deficiency)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
City of Solana Beach's Miscellaneous Employees Plan Covered Payroll	\$ 3,483,076	\$ 3,353,666	\$ 3,312,829	\$ 3,058,602
City of Solana Beach's Contributions as a Percentage of the Miscellaneous Employees Plan Covered Payroll	22.07%	20.44%	19.20%	17.71%
	<b>2018</b>	<b>2017</b>	<b>2016</b>	<b>2015</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 Excess (Deficiency)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
City of Solana Beach's Miscellaneous Employees Plan Covered Payroll	\$ 2,879,582	\$ 2,721,499	\$ 2,593,359	\$ 2,409,776
City of Solana Beach's Contributions as a Percentage of the Miscellaneous Employees Plan Covered Payroll	16.00%	15.33%	14.87%	13.71%

**See Notes to Required Supplementary Information.**

**CITY OF SOLANA BEACH, CALIFORNIA**

**SCHEDULE OF PROPORTIONATE SHARE OF THE NET PENSION LIABILITY  
SAFETY EMPLOYEES PENSION PLAN  
LAST TEN YEARS  
JUNE 30, 2022**

	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>
City of Solana Beach's Proportion of the Net Pension Liability	0.12686%	0.09655%	0.09380%	0.09361%
City of Solana Beach's Proportionate Share of the Net Pension Liability	\$ 6,861,102	\$ 10,505,198	\$ 9,611,934	\$ 8,884,523
City of Solana Beach's Safety Employees Plan Covered Payroll	\$ 2,138,322	\$ 2,389,544	\$ 2,270,208	\$ 2,249,144
City of Solana Beach's Proportionate Share of the Net Pension Liability as a Percentage of the Safety Employees Plan Covered Payroll	320.86%	439.63%	423.39%	395.02%
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	88.29%	75.10%	75.26%	75.26%
	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
City of Solana Beach's Proportion of the Net Pension Liability	0.08816%	0.08774%	0.09490%	0.07208%
City of Solana Beach's Proportionate Share of the Net Pension Liability	\$ 8,742,997	\$ 7,592,101	\$ 5,905,301	\$ 4,940,589
City of Solana Beach's Safety Employees Plan Covered Payroll	\$ 2,115,191	\$ 2,116,065	\$ 1,997,991	\$ 1,925,616
City of Solana Beach's Proportionate Share of the Net Pension Liability as a Percentage of the Safety Employees Plan Covered Payroll	413.34%	358.78%	295.56%	256.57%
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	72.59%	75.87%	79.82%	78.40%

**See Notes to Required Supplementary Information.**

**CITY OF SOLANA BEACH, CALIFORNIA**

**SCHEDULE OF EMPLOYER'S CONTRIBUTIONS  
SAFETY EMPLOYEES PENSION PLAN  
LAST TEN YEARS  
JUNE 30, 2022**

	<b>2022</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>
Actuarially Determined Contribution	\$ 1,169,287	\$ 1,045,632	\$ 988,753	\$ 838,065
Contribution in Relation to the Actuarially Determined Contribution	<u>1,169,287</u>	<u>1,045,632</u>	<u>988,753</u>	<u>838,065</u>
Contribution Excess (Deficiency)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
City of Solana Beach's Miscellaneous Employees Plan Covered Payroll	\$ 2,258,877	\$ 2,138,322	\$ 2,389,544	\$ 2,270,208
City of Solana Beach's Contributions as a Percentage of the Miscellaneous Employees Plan Covered Payroll	51.76%	48.90%	41.38%	36.92%
Actuarially Determined Contribution	<b>2018</b>	<b>2017</b>	<b>2016</b>	<b>2015</b>
	\$ 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 Excess (Deficiency)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
City of Solana Beach's Miscellaneous Employees Plan Covered Payroll	\$ 2,249,144	\$ 2,115,191	\$ 2,116,065	\$ 1,997,991
City of Solana Beach's Contributions as a Percentage of the Miscellaneous Employees Plan Covered Payroll	31.91%	31.83%	29.25%	26.02%

See Notes to Required Supplementary Information.

CITY OF SOLANA BEACH, CALIFORNIA

**SCHEDULE OF CHANGES IN NET OPEB LIABILITY AND RELATED RATIOS**  
**RETIREE HEALTHCARE PLAN**  
**LAST SIX FISCAL YEARS**  
**JUNE 30, 2022**

	2022	2021	2020	2019	2018	2017
<b>TOTAL OPEB LIABILITY</b>						
Service Cost	\$ 118,609	\$ 115,154	\$ 140,334	\$ 218,793	\$ 231,577	\$ 225,000
Interest	214,173	210,592	231,171	187,559	172,035	164,000
Actual vs. expected experience	(43,558)	-	(42,558)	-	-	-
Assumption changes	11,837	-	(384,986)	(1,145,939)	(242,883)	-
Benefit payments	(263,592)	(275,453)	(248,040)	(230,041)	(219,042)	(148,000)
Net Changes	37,469	50,293	(304,079)	(969,628)	(58,313)	241,000
Total OPEB Liability - Beginning	3,582,741	3,532,448	3,836,527	4,806,155	4,864,468	4,623,000
<b>Total OPEB Liability - Ending (a)</b>	<b>\$ 3,620,210</b>	<b>\$ 3,582,741</b>	<b>\$ 3,532,448</b>	<b>\$ 3,836,527</b>	<b>\$ 4,806,155</b>	<b>\$ 4,864,000</b>
<b>PLAN FIDUCIARY NET POSITION</b>						
Contributions - employer <sup>(2)</sup>	\$ 402,299	\$ 480,132	\$ 446,751	\$ 484,191	\$ 307,582	\$ 233,000
Net investment income	(189,608)	210,366	20,418	27,769	23,652	17,000
Benefit payments	(263,592)	(275,453)	(248,040)	(227,210)	(219,042)	(148,000)
Administrative expenses	(3,959)	(3,382)	(4,056)	(2,496)	(2,062)	-
Other changes	-	(1,390)	-	-	-	-
Net Changes	(54,860)	410,273	215,073	282,254	110,130	102,000
Plan Fiduciary Net Position - Beginning	1,258,881	848,608	633,535	351,281	241,151	139,000
<b>Plan Fiduciary Net Position - Ending (b)</b>	<b>\$ 1,204,021</b>	<b>\$ 1,258,881</b>	<b>\$ 848,608</b>	<b>\$ 633,535</b>	<b>\$ 351,281</b>	<b>\$ 241,000</b>
<b>PLAN NET OPEB LIABILITY - ENDING (a) - (b)</b>	<b>\$ 2,416,189</b>	<b>\$ 2,323,860</b>	<b>\$ 2,683,840</b>	<b>\$ 3,202,992</b>	<b>\$ 4,454,874</b>	<b>\$ 4,623,000</b>
Retiree Healthcare Plan Fiduciary Net Position as a Percentage of the Plan Total OPEB Liability	33.3%	35.1%	24.0%	16.5%	7.3%	5.0%
City of Solana Beach's Retiree Healthcare Plan Covered-Employee Payroll	\$ 7,671,497	\$ 7,533,033	\$ 7,506,736	\$ 7,050,741	\$ 6,666,082	\$ 6,406,137
City of Solana Beach's Net Retiree Healthcare Plan OPEB Liability as a Percentage of Retiree Healthcare Plan Covered-Employee Payroll	31.5%	30.8%	35.8%	45.4%	66.8%	72.2%

DRAFT

CITY OF SOLANA BEACH, CALIFORNIA

**SCHEDULE OF EMPLOYER CONTRIBUTIONS  
RETIREE HEALTHCARE PLAN  
LAST SIX FISCAL YEARS  
JUNE 30, 2022**

	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>
Retiree Healthcare Plan Actuarially Determined Contribution	\$ 318,390	\$ 389,000	\$ 378,000	\$ 484,191	\$ 220,491	\$ 531,000
Retiree Healthcare Plan Contributions in Relation to the Actuarially Determined Contribution	402,299	480,132	446,751	484,191	252,055	233,000
Contribution Excess (Deficiency)	<u>\$ 83,909</u>	<u>\$ 91,132</u>	<u>\$ 68,751</u>	<u>\$ -</u>	<u>\$ 31,564</u>	<u>\$ (298,000)</u>
Retiree Healthcare Plan Covered-Employee Payroll	\$ 7,671,497	\$ 7,533,033	\$ 7,506,736	\$ 7,050,741	\$ 6,666,082	\$ 6,406,137
City of Solana Beach Contributions as a Percentage of Retiree Healthcare Plan Covered-Employee Payroll	-5.2%	-6.4%	-6.0%	-6.9%	-3.8%	-3.6%

DRAFT

CITY OF SOLANA BEACH, CALIFORNIA

SCHEDULE OF INVESTMENT RETURNS  
RETIREE HEALTHCARE PLAN  
LAST SIX FISCAL YEARS  
JUNE 30, 2022

---

	2022	2021	2020	2019	2018	2017
Retiree Healthcare Plan Annual Money-Weighted Rate of Return, Net of Investment Expense	-13.71%	21.40%	3.97%	5.94%	5.62%	10.55%

DRAFT

**REQUIRED SUPPLEMENTARY INFORMATION (CONTINUED)**  
**JUNE 30, 2022**

---

**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 2021-2022 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.

**Note 2: Miscellaneous and Safety Employees' Pension Plans**

1. The schedules are intended to show information for ten years. Historical information is required only for years for which GASB Statement No. 68 is applicable; fiscal year 2014-15 was the first year of implementation. Additional years will be displayed as they become available.
2. Assumption Changes:
  - a. For Fiscal Year 2021-22: None
  - b. For Fiscal Year 2020-21: None
  - c. For Fiscal Year 2019-20: None
  - d. For Fiscal Year 2018-19: The CalPERS Board adopted new mortality assumptions. The new mortality table was developed from the December 2017 Experience Study. The inflation assumption was reduced from 2.75% to 2.50%. The assumption for salary increases and overall payroll growth was reduced from 3.00% to 2.75%.
  - e. For Fiscal Year 2018-19: None
  - f. For Fiscal Year 2017-18: The discount rate was reduced from 7.65% to 7.15%.
  - g. For Fiscal Year 2016-17: None
  - h. For Fiscal Year 2015-16: The discount rate was increased from 7.50% to 7.65%
  - i. For Fiscal Year 2014-15: None
3. There were no changes of benefit terms.
4. Methods and assumptions used to determine contribution rates for the most recent year include:
  - a. Valuation Date: June 30, 2020
  - b. Actuarial Cost Method: Entry Age Normal Cost Method
  - c. Amortization Method: Level Percent of Pay, Direct Rate Smoothing
  - d. Remaining Amortization Periods: Differs by Employer Rate Plan but not more than 30 Years
  - e. Asset Valuation Method: Fair value of assets
  - f. Inflation: 2.50%
  - g. Salary Increases: Varies by Entry Age and Service
  - h. Discount Rate: 7.15% (net of administrative expenses)
  - i. Mortality: Derived using CalPERS' Membership Data for all Funds. The post-retirement mortality rates include 15 years of projected ongoing mortality improvement using 90% of Scale MP-2016 published by the Society of Actuaries.

REQUIRED SUPPLEMENTARY INFORMATION (CONTINUED)  
JUNE 30, 2022

---

**Note 3: Retiree Healthcare Plan Other Post-Employment Benefits Plan**

1. The schedules are intended to show information for ten years. Historical information is required only for years for which GASB Statement Nos. 74 and 75 are applicable; fiscal year 2016-17 was the first year of implementation. Additional years will be displayed as they become available.
2. There were no changes of benefit terms.
3. Methods and assumptions used to determine contribution rates for the most recent year include:
  - a. Actuarial Valuation Date: June 30, 2021
  - b. Contribution Policy: City contributes at least the full ADC
  - c. Discount Rate and Long-Term Expected Rate of Return on Assets: 5.50% at June 30, 2022; 6.00% at June 30, 2021; Expected City contributions projected to keep sufficient plan assets to pay all benefits from trust
  - d. General Inflation: 2.50% annually
  - e. Mortality, Retirement, Disability, Termination: CalPERS 1997-2015 Experience Study
  - f. Mortality Improvement: Mortality projected fully generational with Scale MP-2020
  - g. Salary Increases: Aggregate – 2.75% annually; Merit – CalPERS 1997-2015 Experience Study
  - h. Medical Trend: Non-Medicare – 6.75% for 2022, decreasing to an ultimate rate of 3.75% in 2076; Medicare – 5.85% for 2022, decreasing to an ultimate rate of 3.75% in 2076
  - i. PEMHCA Minimum Increases: 3.75% annually
  - j. Cap Increases: 0%
  - k. Healthcare Participation for Future Retirees: Actives & Surviving Spouses Hired < 1/1/07: Covered – 90%; Waived – 70%. Actives & Surviving Spouses Hired > 1/1/07: Covered – 60%; Waived – 50%. Retirees & Surviving Spouses: Covered 100%; Waived < 65 – 20% at 65; Waived > 65 – 0%
  - l. Changes of Assumptions: Discount rate was updated based on newer capital market assumptions; New claims cost aging factors; Age-based claims valued post-65 except for Medicare Advantage plans; 25 basis point inflation rate decrease, affecting salary scale, healthcare trend and discount rate; Mortality improvement scale was updated to Scale MP-2020

DRAFT

THIS PAGE INTENTIONALLY LEFT BLANK

DRAFT

**DRAFT**

**THIS PAGE INTENTIONALLY LEFT BLANK**

# NON-MAJOR GOVERNMENTAL FUNDS

---

**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.

**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.

**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.

**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. Seawall expenditures are excluded from this CIP fund.

**City Debt Service Fund** - accounts for debt service in the City.

CITY OF SOLANA BEACH, CALIFORNIA

COMBINING BALANCE SHEET  
 NONMAJOR GOVERNMENTAL FUNDS  
 JUNE 30, 2022  
 (WITH COMPARATIVE TOTALS FOR JUNE 30, 2021)

	Special Revenue Funds		Capital Projects Funds	
	2022	2021	2022	2021
<b>ASSETS</b>				
Cash and investments	\$ 9,525,778	\$ 7,869,546	\$ 1,239,429	\$ 1,032,990
Receivables:				
Accounts	161,202	279,668	-	-
Interest	1,618	19,803	132	2,801
Intergovernmental	293,187	357,734	-	-
Inventories	47,545	47,545	-	-
Total Assets	<u>\$ 10,029,330</u>	<u>\$ 8,574,296</u>	<u>\$ 1,239,561</u>	<u>\$ 1,035,791</u>
<b>LIABILITIES</b>				
Accounts payable	\$ 317,686	\$ 156,768	\$ 28,104	\$ 25,920
Accrued liabilities	36,679	27,749	-	-
Unearned revenues	443,331	408,022	-	-
Deposits payable	-	-	69,226	69,226
Due to other funds	210,035	575,815	-	-
Total Liabilities	<u>1,007,731</u>	<u>1,168,354</u>	<u>97,330</u>	<u>95,146</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Unavailable revenues	182,993	327,767	-	-
Total Deferred Inflows of Resources	<u>182,993</u>	<u>327,767</u>	<u>-</u>	<u>-</u>
<b>FUND BALANCES</b>				
Nonspendable	47,545	-	-	-
Restricted	8,971,735	7,496,024	1,188,649	987,063
Unassigned (Deficit)	(180,674)	(417,849)	(46,418)	(46,418)
Total Fund Balances (Deficit)	<u>8,838,606</u>	<u>7,078,175</u>	<u>1,142,231</u>	<u>940,645</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances (Deficit)	<u>\$ 10,029,330</u>	<u>\$ 8,574,296</u>	<u>\$ 1,239,561</u>	<u>\$ 1,035,791</u>

CITY OF SOLANA BEACH, CALIFORNIA

COMBINING BALANCE SHEET  
 NONMAJOR GOVERNMENTAL FUNDS  
 JUNE 30, 2022  
 (WITH COMPARATIVE TOTALS FOR JUNE 30, 2021)

	Debt Service Funds		Total Nonmajor Governmental Funds	
	2022	2021	2022	2021
<b>ASSETS</b>				
Cash and investments	\$ 25,824	\$ 25,754	\$ 10,791,031	\$ 8,928,290
Receivables:				
Accounts	-	-	161,202	279,668
Interest	-	-	1,750	22,604
Intergovernmental	-	-	293,187	357,734
Inventories	-	-	47,545	47,545
<b>Total Assets</b>	<b>\$ 25,824</b>	<b>\$ 25,754</b>	<b>\$ 11,294,715</b>	<b>\$ 9,635,841</b>
<b>LIABILITIES</b>				
Accounts payable	\$ -	\$ -	\$ 345,790	\$ 182,688
Accrued liabilities	-	-	36,679	27,749
Unearned revenues	-	-	443,331	408,022
Deposits payable	-	-	69,226	69,226
Due to other funds	-	-	210,035	575,815
<b>Total Liabilities</b>	<b>-</b>	<b>-</b>	<b>1,105,061</b>	<b>1,263,500</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Unavailable revenues	-	-	182,993	327,767
<b>Total Deferred Inflows of Resources</b>	<b>-</b>	<b>-</b>	<b>182,993</b>	<b>327,767</b>
<b>FUND BALANCES</b>				
Nonspendable	-	-	47,545	-
Restricted	25,824	25,754	10,186,208	8,508,841
Unassigned (Deficit)	-	-	(227,092)	(464,267)
<b>Total Fund Balances (Deficit)</b>	<b>25,824</b>	<b>25,754</b>	<b>10,006,661</b>	<b>8,044,574</b>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances (Deficit)</b>	<b>\$ 25,824</b>	<b>\$ 25,754</b>	<b>\$ 11,294,715</b>	<b>\$ 9,635,841</b>

CITY OF SOLANA BEACH, CALIFORNIA

COMBINING BALANCE SHEET  
 NONMAJOR GOVERNMENTAL FUNDS  
 JUNE 30, 2022  
 (WITH COMPARATIVE TOTALS FOR JUNE 30, 2021)

	Special Revenue Funds				
	Gas Tax	Municipal Improvement Districts	Lighting District	COPS	Public Safety
<b>ASSETS</b>					
Cash and investments	\$ 532,959	\$ 1,378,747	\$ 3,250,738	\$ 378,731	\$ 457,845
Receivables:					
Accounts	-	-	-	-	153,523
Interest	99	226	540	60	72
Intergovernmental	24,678	5,609	5,535	-	-
Inventories	-	-	-	-	-
Total Assets	<u>\$ 557,736</u>	<u>\$ 1,384,582</u>	<u>\$ 3,256,813</u>	<u>\$ 378,791</u>	<u>\$ 611,440</u>
<b>LIABILITIES</b>					
Accounts payable	\$ 3,330	\$ 122,665	\$ 28,288	\$ 36,000	\$ 4,373
Accrued liabilities	-	552	3,799	-	500
Unearned revenues	-	-	-	-	-
Deposits payable	-	-	-	-	-
Due to other funds	-	-	-	-	-
Total Liabilities	<u>3,330</u>	<u>123,217</u>	<u>32,087</u>	<u>36,000</u>	<u>4,873</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>					
Unavailable revenues	-	-	-	-	-
Total Deferred Inflows of Resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>FUND BALANCES</b>					
Nonspendable:					
Restricted	554,406	1,261,365	3,224,726	342,791	606,567
Unassigned (Deficit)	-	-	-	-	-
Total Fund Balances (Deficit)	<u>554,406</u>	<u>1,261,365</u>	<u>3,224,726</u>	<u>342,791</u>	<u>606,567</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances (Deficit)	<u>\$ 557,736</u>	<u>\$ 1,384,582</u>	<u>\$ 3,256,813</u>	<u>\$ 378,791</u>	<u>\$ 611,440</u>

CITY OF SOLANA BEACH, CALIFORNIA

COMBINING BALANCE SHEET  
 NONMAJOR GOVERNMENTAL FUNDS  
 JUNE 30, 2022  
 (WITH COMPARATIVE TOTALS FOR JUNE 30, 2021)

(CONTINUED)

	Special Revenue Funds				
	Fire Mitigation	Transportation Development Act	CDBG	Coastal Area Business / Visitor Assistance & Enhancement	Boating & Waterways
<b>ASSETS</b>					
Cash and investments	\$ 54,294	\$ -	\$ -	\$ 1,000,748	\$ -
Receivables:					
Accounts	1,759	-	-	56	-
Interest	-	-	-	129	-
Intergovernmental	-	-	29,448	-	168,125
Inventories	-	-	-	-	-
<b>Total Assets</b>	<b>\$ 56,053</b>	<b>\$ -</b>	<b>\$ 29,448</b>	<b>\$ 1,000,933</b>	<b>\$ 168,125</b>
<b>LIABILITIES</b>					
Accounts payable	-	-	-	-	-
Accrued liabilities	-	-	-	-	-
Unearned revenues	-	-	-	-	-
Deposits payable	-	-	-	-	-
Due to other funds	-	-	45,877	-	164,158
<b>Total Liabilities</b>	<b>-</b>	<b>-</b>	<b>45,877</b>	<b>-</b>	<b>164,158</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>					
Unavailable revenues	-	-	-	-	168,125
<b>Total Deferred Inflows of Resources</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>168,125</b>
<b>FUND BALANCES</b>					
Nonspendable:					
Restricted	56,053	-	-	1,000,933	-
Unassigned (Deficit)	-	-	(16,429)	-	(164,158)
<b>Total Fund Balances (Deficit)</b>	<b>56,053</b>	<b>-</b>	<b>(16,429)</b>	<b>1,000,933</b>	<b>(164,158)</b>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances (Deficit)</b>	<b>\$ 56,053</b>	<b>\$ -</b>	<b>\$ 29,448</b>	<b>\$ 1,000,933</b>	<b>\$ 168,125</b>

CITY OF SOLANA BEACH, CALIFORNIA

COMBINING BALANCE SHEET  
 NONMAJOR GOVERNMENTAL FUNDS  
 JUNE 30, 2022  
 (WITH COMPARATIVE TOTALS FOR JUNE 30, 2021)

	Special Revenue Funds				
	Miscellaneous Grants	Developer Pass- Thru	Housing	Camp Programs	SB1 Streets & Roads
<b>ASSETS</b>					
Cash and investments	\$ 243,970	\$ 456,593	\$ 1,388,155	\$ 67,161	\$ 315,837
Receivables:					
Accounts	-	-	-	5,864	-
Interest	209	-	222	-	61
Intergovernmental	14,868	-	-	-	44,924
Inventories	-	-	-	47,545	-
Total Assets	<u>\$ 259,047</u>	<u>\$ 456,593</u>	<u>\$ 1,388,377</u>	<u>\$ 120,570</u>	<u>\$ 360,822</u>
<b>LIABILITIES</b>					
Accounts payable	\$ 6,657	\$ 13,349	\$ -	\$ 9,701	\$ 93,323
Accrued liabilities	-	-	-	31,828	-
Unearned revenues	-	443,331	-	-	-
Deposits payable	-	-	-	-	-
Due to other funds	-	-	-	-	-
Total Liabilities	<u>6,657</u>	<u>456,680</u>	<u>-</u>	<u>41,529</u>	<u>93,323</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>					
Unavailable revenues	14,868	-	-	-	-
Total Deferred Inflows of Resources	<u>14,868</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>FUND BALANCES</b>					
Nonspendable:					
Restricted	237,522	-	1,388,377	31,496	267,499
Unassigned (Deficit)	-	(87)	-	-	-
Total Fund Balances (Deficit)	<u>237,522</u>	<u>(87)</u>	<u>1,388,377</u>	<u>79,041</u>	<u>267,499</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances (Deficit)	<u>\$ 259,047</u>	<u>\$ 456,593</u>	<u>\$ 1,388,377</u>	<u>\$ 120,570</u>	<u>\$ 360,822</u>

CITY OF SOLANA BEACH, CALIFORNIA

COMBINING BALANCE SHEET  
 NONMAJOR GOVERNMENTAL FUNDS  
 JUNE 30, 2022  
 (WITH COMPARATIVE TOTALS FOR JUNE 30, 2021)

	Capital Projects Funds		Debt Service Funds	Total Nonmajor Governmental Funds	
	Assessment Districts CIP	Sand Replenish/ Retention and Coastal Access CIP	City Debt Service	2022	2021
<b>ASSETS</b>					
Cash and investments	\$ 39,452	\$ 1,199,977	\$ 25,824	\$ 10,791,031	\$ 8,928,290
Receivables:					
Accounts	-	-	-	161,202	279,668
Interest	-	132	-	1,750	22,604
Intergovernmental	-	-	-	293,187	357,734
Inventories	-	-	-	47,545	47,545
<b>Total Assets</b>	<b>\$ 39,452</b>	<b>\$ 1,200,109</b>	<b>\$ 25,824</b>	<b>\$ 11,294,715</b>	<b>\$ 9,635,841</b>
<b>LIABILITIES</b>					
Accounts payable	\$ 16,644	\$ 11,460	\$ -	\$ 345,790	\$ 182,688
Accrued liabilities	-	-	-	36,679	27,749
Unearned revenues	-	-	-	443,331	408,022
Deposits payable	69,226	-	-	69,226	69,226
Due to other funds	-	-	-	210,035	575,815
<b>Total Liabilities</b>	<b>85,870</b>	<b>11,460</b>	<b>-</b>	<b>1,105,061</b>	<b>1,263,500</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>					
Unavailable revenues	-	-	-	182,993	327,767
<b>Total Deferred Inflows of Resources</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>182,993</b>	<b>327,767</b>
<b>FUND BALANCES</b>					
Nonspendable:					
Restricted	-	1,188,649	25,824	10,186,208	8,508,841
Unassigned (Deficit)	(46,418)	-	-	(227,092)	(464,267)
<b>Total Fund Balances (Deficit)</b>	<b>(46,418)</b>	<b>1,188,649</b>	<b>25,824</b>	<b>10,006,661</b>	<b>8,044,574</b>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances (Deficit)</b>	<b>\$ 39,452</b>	<b>\$ 1,200,109</b>	<b>\$ 25,824</b>	<b>\$ 11,294,715</b>	<b>\$ 9,635,841</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, 2022  
(WITH COMPARATIVE TOTALS FOR THE YEAR ENDED JUNE 30, 2021)**

	Special Revenue Funds		Capital Projects Funds	
	2022	2021	2022	2021
<b>REVENUES</b>				
Taxes and assessments	\$ 2,216,660	\$ 2,036,106	\$ 396,180	\$ 224,178
Intergovernmental	2,740,712	1,383,946	-	-
Charges for services	654,963	372,964	-	-
Use of money and property	536,889	35,933	(26,763)	(60,819)
Other revenues	6,419	884	-	-
Total Revenues	<u>6,155,643</u>	<u>3,829,833</u>	<u>369,417</u>	<u>163,359</u>
<b>EXPENDITURES</b>				
Current:				
Public safety	795,488	1,333,556	167,831	123,920
Public works	1,174,151	962,000	-	-
Community development	166,846	89,044	-	99,256
Community services	75,910	49,211	-	-
Capital outlay	522,074	566,198	-	-
Debt service:				
Principal retirement	-	-	-	-
Interest and fiscal charges	-	-	-	-
Total Expenditures	<u>2,734,469</u>	<u>3,000,009</u>	<u>167,831</u>	<u>223,176</u>
Excess (Deficiency) of Revenue Over (Under) Expenditures	<u>3,421,174</u>	<u>829,824</u>	<u>201,586</u>	<u>(59,817)</u>
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in	-	-	-	-
Transfers out	(1,660,743)	(70,400)	-	-
Total Other Financing Sources (Uses)	<u>(1,660,743)</u>	<u>(70,400)</u>	<u>-</u>	<u>-</u>
Net Change in Fund Balance	1,760,431	759,424	201,586	(59,817)
Fund Balance - Beginning	7,078,175	6,318,751	940,645	1,000,462
Fund Balance - Ending	<u>\$ 8,838,606</u>	<u>\$ 7,078,175</u>	<u>\$ 1,142,231</u>	<u>\$ 940,645</u>

CITY OF SOLANA BEACH, CALIFORNIA

**COMBINING STATEMENT OF REVENUES,  
EXPENDITURES AND CHANGES IN FUND BALANCES  
NONMAJOR GOVERNMENTAL FUNDS  
FOR THE YEAR ENDED JUNE 30, 2022  
(WITH COMPARATIVE TOTALS FOR THE YEAR ENDED JUNE 30, 2021)**

	Debt Service Funds		Total Nonmajor Governmental Funds	
	2022	2021	2022	2021
<b>REVENUES</b>				
Taxes and assessments	\$ -	\$ -	\$ 2,612,840	\$ 2,260,284
Intergovernmental	-	-	2,740,712	1,383,946
Charges for services	-	-	654,963	372,964
Use of money and property	-	-	510,126	(24,886)
Other revenues	-	-	6,419	884
Total Revenues	-	-	6,525,060	3,993,192
<b>EXPENDITURES</b>				
Current:				
Public safety	-	-	963,319	1,457,476
Public works	-	-	1,174,151	962,000
Community development	-	-	166,846	188,300
Community services	-	-	75,910	49,211
Capital outlay	-	-	522,074	566,198
Debt service:				
Principal retirement	199,531	319,071	199,531	319,071
Interest and fiscal charges	20,899	30,630	20,899	30,630
Total Expenditures	220,430	349,701	3,122,730	3,572,886
Excess (Deficiency) of Revenue Over (Under) Expenditures	(220,430)	(349,701)	3,402,330	420,306
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in	220,500	353,500	220,500	353,500
Transfers out	-	-	(1,660,743)	(70,400)
Total Other Financing Sources (Uses)	220,500	353,500	(1,440,243)	283,100
Net Change in Fund Balance	70	3,799	1,962,087	703,406
Fund Balance - Beginning	25,754	21,955	8,044,574	7,341,168
Fund Balance - Ending	\$ 25,824	\$ 25,754	\$ 10,006,661	\$ 8,044,574

CITY OF SOLANA BEACH, CALIFORNIA

COMBINING STATEMENT OF REVENUES,  
EXPENDITURES AND CHANGES IN FUND BALANCES  
NONMAJOR GOVERNMENTAL FUNDS  
FOR THE YEAR ENDED JUNE 30, 2022  
(WITH COMPARATIVE TOTALS FOR THE YEAR ENDED JUNE 30, 2021)

	Special Revenue Funds				
	Gas Tax	Municipal Improvement Districts	Lighting District	COPS	Public Safety
<b>REVENUES</b>					
Taxes and assessments	\$ 332,953	\$ 733,703	\$ 678,207	\$ -	\$ -
Intergovernmental	-	2,693	3,165	161,285	449,598
Charges for services	-	-	-	-	-
Use of money and property	(13,643)	(35,459)	(92,141)	(10,173)	(4,778)
Other revenues	-	-	-	-	687
Total Revenues	<u>319,310</u>	<u>700,937</u>	<u>589,231</u>	<u>151,112</u>	<u>445,507</u>
<b>EXPENDITURES</b>					
Current:					
Public safety	-	-	-	146,240	234,644
Public works	685	705,711	370,461	-	-
Community development	-	-	-	-	-
Community services	-	-	-	-	-
Capital outlay	190,160	-	-	-	366
Debt service:					
Principal retirement	-	-	-	-	-
Interest and fiscal charges	-	-	-	-	-
Total Expenditures	<u>190,845</u>	<u>705,711</u>	<u>370,461</u>	<u>146,240</u>	<u>235,010</u>
Excess (Deficiency) of Revenue Over (Under) Expenditures	<u>128,465</u>	<u>(4,774)</u>	<u>218,770</u>	<u>4,872</u>	<u>210,497</u>
<b>OTHER FINANCING SOURCES (USES)</b>					
Transfers in	-	-	-	-	-
Transfers out	-	-	(70,400)	-	-
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>(70,400)</u>	<u>-</u>	<u>-</u>
Net Change in Fund Balance	128,465	(4,774)	148,370	4,872	210,497
<b>Fund Balances (Deficit):</b>					
Fund Balance (Deficit) - Beginning	<u>425,941</u>	<u>1,266,139</u>	<u>3,076,356</u>	<u>337,919</u>	<u>396,070</u>
Fund Balance (Deficit) - Ending	<u>\$ 554,406</u>	<u>\$ 1,261,365</u>	<u>\$ 3,224,726</u>	<u>\$ 342,791</u>	<u>\$ 606,567</u>

CITY OF SOLANA BEACH, CALIFORNIA

COMBINING STATEMENT OF REVENUES,  
EXPENDITURES AND CHANGES IN FUND BALANCES  
NONMAJOR GOVERNMENTAL FUNDS  
FOR THE YEAR ENDED JUNE 30, 2022  
(WITH COMPARATIVE TOTALS FOR THE YEAR ENDED JUNE 30, 2021)

	Special Revenue Funds				
	Fire Mitigation	Transportation Development Act	CDBG	Coastal Area Business / Visitor Assistance & Enhancement	Boating & Waterways
<b>REVENUES</b>					
Taxes and assessments	\$ -	\$ -	\$ -	\$ 198,090	\$ -
Intergovernmental	-	158,308	73,740	-	133,455
Charges for services	42,019	-	-	-	-
Use of money and property	-	-	-	(24,311)	-
Other revenues	-	-	-	6,191	-
<b>Total Revenues</b>	<b>42,019</b>	<b>158,308</b>	<b>73,740</b>	<b>179,970</b>	<b>133,455</b>
<b>EXPENDITURES</b>					
Current:					
Public safety	-	-	30,009	-	-
Public works	-	-	-	-	-
Community development	-	-	-	60,472	-
Community services	-	-	-	-	-
Capital outlay	-	54,819	43,500	-	-
Debt service:					
Principal retirement	-	-	-	-	-
Interest and fiscal charges	-	-	-	-	-
<b>Total Expenditures</b>	<b>-</b>	<b>54,819</b>	<b>73,509</b>	<b>60,472</b>	<b>-</b>
Excess (Deficiency) of Revenue Over (Under) Expenditures	42,019	103,489	231	119,498	133,455
<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>	<b>-</b>
<b>Net Change in Fund Balance</b>	<b>42,019</b>	<b>103,489</b>	<b>231</b>	<b>119,498</b>	<b>133,455</b>
<b>Fund Balances (Deficit):</b>					
Fund Balance (Deficit) - Beginning	14,034	(103,489)	(16,660)	881,435	(297,613)
Fund Balance (Deficit) - Ending	<u>\$ 56,053</u>	<u>\$ -</u>	<u>\$ (16,429)</u>	<u>\$ 1,000,933</u>	<u>\$ (164,158)</u>

CITY OF SOLANA BEACH, CALIFORNIA

**COMBINING STATEMENT OF REVENUES,  
EXPENDITURES AND CHANGES IN FUND BALANCES  
NONMAJOR GOVERNMENTAL FUNDS  
FOR THE YEAR ENDED JUNE 30, 2022  
(WITH COMPARATIVE TOTALS FOR THE YEAR ENDED JUNE 30, 2021)**

	<b>Special Revenue Funds</b>				
	<b>Miscellaneous Grants</b>	<b>Developer Pass- Thru</b>	<b>Housing</b>	<b>Camp Programs</b>	<b>SB1 Streets &amp; Roads</b>
<b>REVENUES</b>					
Taxes and assessments	\$ -	\$ -	\$ -	\$ -	\$ 273,707
Intergovernmental	1,758,468	-	-	-	-
Charges for services	-	105,637	-	507,307	-
Use of money and property	(21,153)	-	741,950	-	(3,403)
Other revenues	-	-	-	(459)	-
<b>Total Revenues</b>	<b>1,737,315</b>	<b>105,637</b>	<b>741,950</b>	<b>506,848</b>	<b>270,304</b>
<b>EXPENDITURES</b>					
Current:					
Public safety	1,041	-	-	383,554	-
Public works	97,294	-	-	-	-
Community development	-	105,637	737	-	-
Community services	-	-	-	75,910	-
Capital outlay	-	-	-	-	233,229
Debt service:					
Principal retirement	-	-	-	-	-
Interest and fiscal charges	-	-	-	-	-
<b>Total Expenditures</b>	<b>98,335</b>	<b>105,637</b>	<b>737</b>	<b>459,464</b>	<b>233,229</b>
Excess (Deficiency) of Revenue Over (Under) Expenditures	1,638,980	-	741,213	47,384	37,075
<b>OTHER FINANCING SOURCES (USES)</b>					
Transfers in	-	-	-	-	-
Transfers out	(1,590,343)	-	-	-	-
<b>Total Other Financing Sources (Uses)</b>	<b>(1,590,343)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net Change in Fund Balance</b>	<b>48,637</b>	<b>-</b>	<b>741,213</b>	<b>47,384</b>	<b>37,075</b>
<b>Fund Balances (Deficit):</b>					
Fund Balance (Deficit) - Beginning	188,885	(87)	647,164	31,657	230,424
<b>Fund Balance (Deficit) - Ending</b>	<b>\$ 237,522</b>	<b>\$ (87)</b>	<b>\$ 1,388,377</b>	<b>\$ 79,041</b>	<b>\$ 267,499</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, 2022  
(WITH COMPARATIVE TOTALS FOR THE YEAR ENDED JUNE 30, 2021)

	Capital Projects Funds		Debt Service Funds	Total Nonmajor Governmental Funds	
	Assessment Districts CIP	Sand Replenish/ Retention and Coastal Access CIP	City Debt Service	2022	2021
<b>REVENUES</b>					
Taxes and assessments	\$ -	\$ 396,180	\$ -	\$ 2,612,840	\$ 2,260,284
Intergovernmental	-	-	-	2,740,712	1,383,946
Charges for services	-	-	-	654,963	372,964
Use of money and property	-	(26,763)	-	510,126	(24,886)
Other revenues	-	-	-	6,419	884
Total Revenues	-	369,417	-	6,525,060	3,993,192
<b>EXPENDITURES</b>					
Current:					
Public safety	-	167,831	-	963,319	1,457,476
Public works	-	-	-	1,174,151	962,000
Community development	-	-	-	166,846	188,300
Community services	-	-	-	75,910	49,211
Capital outlay	-	-	-	522,074	566,198
Debt service:					
Principal retirement	-	-	199,531	199,531	319,071
Interest and fiscal charges	-	-	20,899	20,899	30,630
Total Expenditures	-	167,831	220,430	3,122,730	3,572,886
Excess (Deficiency) of Revenue Over (Under) Expenditures	-	201,586	(220,430)	3,402,330	420,306
<b>OTHER FINANCING SOURCES (USES)</b>					
Transfers in	-	-	220,500	220,500	353,500
Transfers out	-	-	-	(1,660,743)	(70,400)
Total Other Financing Sources (Uses)	-	-	220,500	(1,440,243)	283,100
Net Change in Fund Balance	-	201,586	70	1,962,087	703,406
<b>Fund Balances (Deficit):</b>					
Fund Balance (Deficit) - Beginning	(46,418)	987,063	25,754	8,044,574	7,341,168
Fund Balance (Deficit) - Ending	\$ (46,418)	\$ 1,188,649	\$ 25,824	\$ 10,006,661	\$ 8,044,574

CITY OF SOLANA BEACH, CALIFORNIA

**BUDGETARY COMPARISON SCHEDULE  
GAS TAX FUND  
FOR THE YEAR ENDED JUNE 30, 2022**

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Budgetary Fund Balance, July 1	\$ 425,941	\$ 425,941	\$ 425,941	\$ -
<b>Resources (Inflows):</b>				
Taxes	341,170	341,170	332,953	(8,217)
Use of money and property	3,000	3,000	(13,643)	(16,643)
<b>Amounts Available for Appropriations</b>	<b>770,111</b>	<b>770,111</b>	<b>745,251</b>	<b>(24,860)</b>
<b>Charges to Appropriations (Outflows):</b>				
Public works	3,000	3,000	685	2,315
Capital outlay	220,000	240,768	190,160	50,608
<b>Total Charges to Appropriations</b>	<b>223,000</b>	<b>243,768</b>	<b>190,845</b>	<b>52,923</b>
<b>Budgetary Fund Balance, June 30</b>	<b>\$ 547,111</b>	<b>\$ 526,344</b>	<b>\$ 554,406</b>	<b>\$ 28,063</b>

DRAFT

CITY OF SOLANA BEACH, CALIFORNIA

**BUDGETARY COMPARISON SCHEDULE  
MUNICIPAL IMPROVEMENT DISTRICTS FUND  
FOR THE YEAR ENDED JUNE 30, 2022**

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Budgetary Fund Balance, July 1	\$ 1,266,139	\$ 1,266,139	\$ 1,266,139	\$ -
<b>Resources (Inflows):</b>				
Taxes	671,500	671,500	733,703	62,203
Intergovernmental	2,500	2,500	2,693	193
Use of money and property	17,550	17,550	(35,459)	(53,009)
<b>Amounts Available for Appropriations</b>	<b>1,957,689</b>	<b>1,957,689</b>	<b>1,967,076</b>	<b>9,387</b>
<b>Charges to Appropriations (Outflows):</b>				
Public works	804,100	806,043	705,711	100,332
<b>Total Charges to Appropriations</b>	<b>804,100</b>	<b>806,043</b>	<b>705,711</b>	<b>100,332</b>
<b>Budgetary Fund Balance, June 30</b>	<b>\$ 1,153,589</b>	<b>\$ 1,151,647</b>	<b>\$ 1,261,365</b>	<b>\$ 109,719</b>

DRAFT

CITY OF SOLANA BEACH, CALIFORNIA

**BUDGETARY COMPARISON SCHEDULE  
LIGHTING DISTRICT FUND  
FOR THE YEAR ENDED JUNE 30, 2022**

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Budgetary Fund Balance, July 1	\$ 3,076,356	\$ 3,076,356	\$ 3,076,356	\$ -
<b>Resources (Inflows):</b>				
Taxes	608,500	608,500	678,207	69,707
Intergovernmental	3,200	3,200	3,165	(35)
Use of money and property	40,500	40,500	(92,141)	(132,641)
<b>Amounts Available for Appropriations</b>	<b>3,728,556</b>	<b>3,728,556</b>	<b>3,665,587</b>	<b>(62,969)</b>
<b>Charges to Appropriations (Outflows):</b>				
Public works	415,330	417,185	370,461	46,724
Transfers out	70,400	70,400	70,400	-
<b>Total Charges to Appropriations</b>	<b>485,730</b>	<b>487,585</b>	<b>440,861</b>	<b>46,724</b>
<b>Budgetary Fund Balance, June 30</b>	<b>\$ 3,242,826</b>	<b>\$ 3,240,971</b>	<b>\$ 3,224,726</b>	<b>\$ (16,245)</b>

DRAFT

CITY OF SOLANA BEACH, CALIFORNIA

BUDGETARY COMPARISON SCHEDULE  
 COPS FUND  
 FOR THE YEAR ENDED JUNE 30, 2022

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Budgetary Fund Balance, July 1	\$ 337,919	\$ 337,919	\$ 337,919	\$ -
<b>Resources (Inflows):</b>				
Intergovernmental	100,000	100,000	161,285	61,285
Use of money and property	3,500	3,500	(10,173)	(13,673)
<b>Amounts Available for Appropriations</b>	<b>441,419</b>	<b>441,419</b>	<b>489,031</b>	<b>47,612</b>
<b>Charges to Appropriations (Outflows):</b>				
Public safety	150,000	150,000	146,240	3,760
<b>Total Charges to Appropriations</b>	<b>150,000</b>	<b>150,000</b>	<b>146,240</b>	<b>3,760</b>
<b>Budgetary Fund Balance, June 30</b>	<b>\$ 291,419</b>	<b>\$ 291,419</b>	<b>\$ 342,791</b>	<b>\$ 51,372</b>

DRAFT

CITY OF SOLANA BEACH, CALIFORNIA

**BUDGETARY COMPARISON SCHEDULE  
PUBLIC SAFETY FUND  
FOR THE YEAR ENDED JUNE 30, 2022**

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Budgetary Fund Balance, July 1	\$ 396,070	\$ 396,070	\$ 396,070	\$ -
<b>Resources (Inflows):</b>				
Intergovernmental	98,000	110,679	449,598	338,919
Use of money and property	-	-	(4,778)	(4,778)
Miscellaneous	-	-	687	687
<b>Amounts Available for Appropriations</b>	<b>494,070</b>	<b>506,749</b>	<b>841,577</b>	<b>334,828</b>
<b>Charges to Appropriations (Outflows):</b>				
Public safety	-	224,258	234,644	(10,386)
Capital outlay	-	13,045	366	12,679
<b>Total Charges to Appropriations</b>	<b>-</b>	<b>237,303</b>	<b>235,010</b>	<b>2,293</b>
<b>Budgetary Fund Balance, June 30</b>	<b>\$ 494,070</b>	<b>\$ 269,446</b>	<b>\$ 606,567</b>	<b>\$ 337,121</b>

DRAFT

CITY OF SOLANA BEACH, CALIFORNIA

**BUDGETARY COMPARISON SCHEDULE  
FIRE MITIGATION FUND  
FOR THE YEAR ENDED JUNE 30, 2022**

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Budgetary Fund Balance, July 1	\$ 14,034	\$ 14,034	\$ 14,034	\$ -
<b>Resources (Inflows):</b>				
Charges for services	10,000	10,000	42,019	32,019
<b>Amounts Available for Appropriations</b>	<b>24,034</b>	<b>24,034</b>	<b>56,053</b>	<b>32,019</b>
<b>Charges to Appropriations (Outflows):</b>				
Public safety	6,000	6,000	-	6,000
<b>Total Charges to Appropriations</b>	<b>6,000</b>	<b>6,000</b>	<b>-</b>	<b>6,000</b>
<b>Budgetary Fund Balance, June 30</b>	<b>\$ 18,034</b>	<b>\$ 18,034</b>	<b>\$ 56,053</b>	<b>\$ 38,019</b>

DRAFT

CITY OF SOLANA BEACH, CALIFORNIA

**BUDGETARY COMPARISON SCHEDULE  
TRANSPORTATION DEVELOPMENT ACT FUND  
FOR THE YEAR ENDED JUNE 30, 2022**

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Budgetary Fund Balance (Deficit), July 1	\$ (103,489)	\$ (103,489)	\$ (103,489)	\$ -
<b>Resources (Inflows):</b>				
Intergovernmental	-	-	158,308	158,308
<b>Amounts Available for Appropriations</b>	<b>(103,489)</b>	<b>(103,489)</b>	<b>54,819</b>	<b>158,308</b>
<b>Charges to Appropriations (Outflows):</b>				
Capital outlay	-	73,763	54,819	18,944
<b>Total Charges to Appropriations</b>	<b>-</b>	<b>73,763</b>	<b>54,819</b>	<b>18,944</b>
<b>Budgetary Fund, June 30</b>	<b>\$ (103,489)</b>	<b>\$ (177,252)</b>	<b>\$ -</b>	<b>\$ 177,252</b>

DRAFT

CITY OF SOLANA BEACH, CALIFORNIA

BUDGETARY COMPARISON SCHEDULE  
 CDBG FUND  
 FOR THE YEAR ENDED JUNE 30, 2022

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Budgetary Fund Balance (Deficit), July 1	\$ (16,660)	\$ (16,660)	\$ (16,660)	\$ -
<b>Resources (Inflows):</b>				
Intergovernmental	45,700	45,700	73,740	28,040
<b>Amounts Available for Appropriations</b>	<b>29,040</b>	<b>29,040</b>	<b>57,080</b>	<b>28,040</b>
<b>Charges to Appropriations (Outflows):</b>				
Public safety	-	-	30,009	(30,009)
Capital outlay	45,700	98,200	43,500	54,700
<b>Total Charges to Appropriations</b>	<b>45,700</b>	<b>98,200</b>	<b>73,509</b>	<b>24,691</b>
<b>Budgetary Fund Balance (Deficit), June 30</b>	<b>\$ (16,660)</b>	<b>\$ (69,160)</b>	<b>\$ (16,429)</b>	<b>\$ 52,731</b>

DRAFT

CITY OF SOLANA BEACH, CALIFORNIA

**BUDGETARY COMPARISON SCHEDULE  
 COASTAL AREA BUSINESS / VISITOR ASSISTANCE AND ENHANCEMENT FUND  
 FOR THE YEAR ENDED JUNE 30, 2022**

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Budgetary Fund Balance, July 1	\$ 881,435	\$ 881,435	\$ 881,435	\$ -
<b>Resources (Inflows):</b>				
Taxes	125,000	125,000	198,090	73,090
Use of money and property	12,000	12,000	(24,311)	(36,311)
Miscellaneous	-	-	6,191	6,191
<b>Amounts Available for Appropriations</b>	<b>1,018,435</b>	<b>1,018,435</b>	<b>1,061,405</b>	<b>42,970</b>
<b>Charges to Appropriations (Outflows):</b>				
Community development	53,100	68,100	60,472	7,628
Capital outlay	-	35,000	-	35,000
<b>Total Charges to Appropriations</b>	<b>53,100</b>	<b>103,100</b>	<b>60,472</b>	<b>42,628</b>
<b>Budgetary Fund Balance, June 30</b>	<b>\$ 965,335</b>	<b>\$ 915,335</b>	<b>\$ 1,000,933</b>	<b>\$ 85,598</b>

DRAFT

CITY OF SOLANA BEACH, CALIFORNIA

**BUDGETARY COMPARISON SCHEDULE  
MISCELLANEOUS GRANTS FUND  
FOR THE YEAR ENDED JUNE 30, 2022**

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Budgetary Fund Balance, July 1	\$ 188,885	\$ 188,885	\$ 188,885	\$ -
<b>Resources (Inflows):</b>				
Intergovernmental	1,776,815	1,776,815	1,758,468	(18,347)
Use of money and property	-	-	(21,153)	(21,153)
<b>Amounts Available for Appropriations</b>	<b>1,965,700</b>	<b>1,965,700</b>	<b>1,926,200</b>	<b>(39,500)</b>
<b>Charges to Appropriations (Outflows):</b>				
Public safety	-	-	1,041	(1,041)
Public works	186,475	411,709	97,294	314,415
Transfers out	2,239,400	1,589,400	1,590,343	(943)
<b>Total Charges to Appropriations</b>	<b>2,425,875</b>	<b>2,001,109</b>	<b>1,688,678</b>	<b>312,431</b>
<b>Budgetary Fund Balance, June 30</b>	<b>\$ (460,175)</b>	<b>\$ (35,409)</b>	<b>\$ 237,522</b>	<b>\$ 272,931</b>

DRAFT

CITY OF SOLANA BEACH, CALIFORNIA

BUDGETARY COMPARISON SCHEDULE  
 DEVELOPER PASS-THRU FUND  
 FOR THE YEAR ENDED JUNE 30, 2022

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Budgetary Fund Balance (Deficit), July 1	\$ (87)	\$ (87)	\$ (87)	\$ -
<b>Resources (Inflows):</b>				
Charges for services	100,000	100,000	105,637	5,637
<b>Amounts Available for Appropriations</b>	<b>99,913</b>	<b>99,913</b>	<b>105,550</b>	<b>5,637</b>
<b>Charges to Appropriations (Outflows):</b>				
Community development	100,000	100,000	105,637	(5,637)
<b>Total Charges to Appropriations</b>	<b>100,000</b>	<b>100,000</b>	<b>105,637</b>	<b>(5,637)</b>
<b>Budgetary Fund Balance (Deficit), June 30</b>	<b>\$ (87)</b>	<b>\$ (87)</b>	<b>\$ (87)</b>	<b>\$ -</b>

DRAFT

CITY OF SOLANA BEACH, CALIFORNIA

BUDGETARY COMPARISON SCHEDULE  
HOUSING FUND  
FOR THE YEAR ENDED JUNE 30, 2022

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Budgetary Fund Balance, July 1	\$ 647,164	\$ 647,164	\$ 647,164	\$ -
<b>Resources (Inflows):</b>				
Use of money and property	7,500	7,500	741,950	734,450
<b>Amounts Available for Appropriations</b>	<b>654,664</b>	<b>654,664</b>	<b>1,389,114</b>	<b>734,450</b>
<b>Charges to Appropriations (Outflows):</b>				
Community development	10,000	63,302	737	62,565
<b>Total Charges to Appropriations</b>	<b>10,000</b>	<b>63,302</b>	<b>737</b>	<b>62,565</b>
<b>Budgetary Fund Balance, June 30</b>	<b>\$ 644,664</b>	<b>\$ 591,362</b>	<b>\$ 1,388,377</b>	<b>\$ 797,015</b>

DRAFT

CITY OF SOLANA BEACH, CALIFORNIA

**BUDGETARY COMPARISON SCHEDULE  
CAMP PROGRAMS FUND  
FOR THE YEAR ENDED JUNE 30, 2022**

	<b>Budget Amounts</b>		<b>Actual Amounts</b>	<b>Variance with Final Budget Positive (Negative)</b>
	<b>Original</b>	<b>Final</b>		
Budgetary Fund Balance, July 1	\$ 31,657	\$ 31,657	\$ 31,657	\$ -
<b>Resources (Inflows):</b>				
Charges for services	490,000	490,000	507,307	17,307
Miscellaneous	-	-	(459)	(459)
<b>Amounts Available for Appropriations</b>	<b>521,657</b>	<b>521,657</b>	<b>538,505</b>	<b>16,848</b>
<b>Charges to Appropriations (Outflows):</b>				
Public safety	430,215	443,060	383,554	59,506
Parks and recreation	82,480	82,480	75,910	6,570
<b>Total Charges to Appropriations</b>	<b>512,695</b>	<b>525,540</b>	<b>459,464</b>	<b>66,076</b>
<b>Budgetary Fund Balance, June 30</b>	<b>\$ 8,962</b>	<b>\$ (3,883)</b>	<b>\$ 79,041</b>	<b>\$ 82,924</b>

DRAFT

CITY OF SOLANA BEACH, CALIFORNIA

**BUDGETARY COMPARISON SCHEDULE  
SB1 STREETS & ROADS  
FOR THE YEAR ENDED JUNE 30, 2022**

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Budgetary Fund Balance, July 1	\$ 230,424	\$ 230,424	\$ 230,424	\$ -
<b>Resources (Inflows):</b>				
Taxes	272,315	272,316	273,707	1,391
Use of money and property	-	-	(3,403)	(3,403)
<b>Amounts Available for Appropriations</b>	<b>502,739</b>	<b>502,740</b>	<b>500,728</b>	<b>(2,012)</b>
<b>Charges to Appropriation (Outflow):</b>				
Capital outlay	270,000	270,000	233,229	36,771
<b>Total Charges to Appropriations</b>	<b>270,000</b>	<b>270,000</b>	<b>233,229</b>	<b>36,771</b>
<b>Budgetary Fund Balance, June 30</b>	<b>\$ 232,739</b>	<b>\$ 232,740</b>	<b>\$ 267,499</b>	<b>\$ 34,759</b>

DRAFT

CITY OF SOLANA BEACH, CALIFORNIA

**BUDGETARY COMPARISON SCHEDULE  
CITY CIP CAPITAL PROJECTS FUND  
FOR THE YEAR ENDED JUNE 30, 2022**

	<b>Budget Amounts</b>		<b>Actual Amounts</b>	<b>Variance with Final Budget Positive (Negative)</b>
	<b>Original</b>	<b>Final</b>		
Budgetary Fund Balance, July 1	\$ 2,368,485	\$ 2,368,485	\$ 2,368,485	\$ -
<b>Resources (Inflows):</b>				
Charges for services	50,000	1,015,000	1,055,726	40,726
Use of money and property	8,000	8,000	(74,871)	(82,871)
Miscellaneous	50,000	280,000	328,874	48,874
Transfers in	932,000	1,181,640	1,181,640	-
<b>Amounts Available for Appropriations</b>	<b>3,408,485</b>	<b>4,853,125</b>	<b>4,859,854</b>	<b>6,729</b>
<b>Charges to Appropriations (Outflows):</b>				
Public works	-	217,500	1,956	215,544
Capital outlay	932,000	1,187,475	462,964	724,511
<b>Total Charges to Appropriations</b>	<b>932,000</b>	<b>1,404,975</b>	<b>464,920</b>	<b>940,055</b>
<b>Budgetary Fund Balance, June 30</b>	<b>\$ 2,476,485</b>	<b>\$ 3,448,150</b>	<b>\$ 4,394,934</b>	<b>\$ 946,784</b>

DRAFT

CITY OF SOLANA BEACH, CALIFORNIA

**BUDGETARY COMPARISON SCHEDULE  
SAND REPLENISHMENT / RETENTION AND COASTAL ACCESS CAPITAL PROJECTS FUND  
FOR THE YEAR ENDED JUNE 30, 2022**

	<b>Budget Amounts</b>		<b>Actual Amounts</b>	<b>Variance with Final Budget Positive (Negative)</b>
	<b>Original</b>	<b>Final</b>		
Budgetary Fund Balance, July 1	\$ 987,063	\$ 987,063	\$ 987,063	\$ -
<b>Resources (Inflows):</b>				
Taxes	240,000	240,000	396,180	156,180
Use of money and property	10,000	10,000	(26,763)	(36,763)
<b>Amounts Available for Appropriations</b>	<b>1,237,063</b>	<b>1,237,063</b>	<b>1,356,480</b>	<b>119,417</b>
<b>Charges to Appropriations (Outflows):</b>				
Public safety	641,850	772,611	167,831	604,780
Capital outlay	230,000	230,000	-	230,000
<b>Total Charges to Appropriations</b>	<b>871,850</b>	<b>1,002,611</b>	<b>167,831</b>	<b>834,780</b>
<b>Budgetary Fund Balance, June 30</b>	<b>\$ 365,213</b>	<b>\$ 234,452</b>	<b>\$ 1,188,649</b>	<b>\$ 954,197</b>

DRAFT

CITY OF SOLANA BEACH, CALIFORNIA

**BUDGETARY COMPARISON SCHEDULE  
CITY DEBT SERVICE FUND  
FOR THE YEAR ENDED JUNE 30, 2022**

	<b>Budget Amounts</b>		<b>Actual Amounts</b>	<b>Variance with Final Budget Positive (Negative)</b>
	<b>Original</b>	<b>Final</b>		
Budgetary Fund Balance, July 1	\$ 25,754	\$ 25,754	\$ 25,754	\$ -
<b>Resources (Inflows):</b>				
Transfers in	220,500	220,500	220,500	-
<b>Amounts Available for Appropriations</b>	<b>246,254</b>	<b>246,254</b>	<b>246,254</b>	<b>-</b>
<b>Charges to Appropriations (Outflows):</b>				
Debt service:				
Principal retirement	199,550	199,550	199,531	19
Interest and fiscal charges	20,910	20,910	20,899	11
<b>Total Charges to Appropriations</b>	<b>220,460</b>	<b>220,460</b>	<b>220,430</b>	<b>30</b>
<b>Budgetary Fund Balance, June 30</b>	<b>\$ 25,794</b>	<b>\$ 25,794</b>	<b>\$ 25,824</b>	<b>\$ 30</b>

DRAFT

## FIDUCIARY FUNDS

---

**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 debt service on bonds that were issued to pay for the undergrounding improvements within the assessment districts. This is accounted for as a custodial 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 custodial fund because the City has no responsibility for the debt service on the bonds.

DRAFT

CITY OF SOLANA BEACH, CALIFORNIA

COMBINING STATEMENT OF FIDUCIARY NET POSITION  
 CUSTODIAL FUNDS  
 JUNE 30, 2022  
 (WITH COMPARATIVE TOTALS FOR THE YEAR ENDED JUNE 30, 2021)

	Undergrounding Districts	South Solana Sewer District	2022	2021
<b>ASSETS</b>				
Cash and cash equivalents	\$ 196,858	\$ 40,128	\$ 236,986	\$ 229,890
Investments:				
Money market mutual funds	1,450	196	1,646	1,646
Local Agency Investment Fund	58,740	-	58,740	59,324
Asset-backed securities	8,561	1,157	9,718	9,718
Federal agency securities	74,989	10,137	85,126	85,126
Medium term corporate notes	29,520	3,990	33,510	33,510
Supranational securities	1,189	161	1,350	1,350
US Treasury securities	58,740	7,940	66,680	66,680
Receivables:				
Accrued interest	67	10	77	431
Due from other governments	1,689	-	1,689	1,562
Total Assets	<u>431,803</u>	<u>63,719</u>	<u>495,522</u>	<u>489,237</u>
<b>LIABILITIES</b>				
Accounts payable	-	1,189	1,189	3,796
Accrued interest	-	-	-	68,699
Long-term liabilities:				
Due in one year	-	-	-	75,000
Due in more than one year	-	-	-	1,780,000
Total Liabilities	<u>-</u>	<u>1,189</u>	<u>1,189</u>	<u>1,927,495</u>
<b>NET POSITION</b>				
Restricted for:				
Individuals, organizations, and other governments	431,803	62,530	494,333	(1,438,258)
Total Net Position	<u>\$ 431,803</u>	<u>\$ 62,530</u>	<u>\$ 494,333</u>	<u>\$ (1,438,258)</u>

DRAFT

CITY OF SOLANA BEACH, CALIFORNIA

**COMBINING STATEMENT OF CHANGES IN FIDUCIARY NET POSITION  
CUSTODIAL FUNDS  
FOR THE YEAR ENDED JUNE 30, 2022  
(WITH COMPARATIVE TOTALS FOR THE YEAR ENDED JUNE 30, 2021)**

	Undergrounding Districts	South Solana Sewer District	2022	2021
<b>ADDITIONS</b>				
Investment earnings:				
Net increase (decrease) in fair value of investments	\$ (11,826)	\$ (1,646)	\$ (13,472)	\$ (3,836)
Interest, dividends, and other	4,255	558	4,813	3,584
Total investment earnings	(7,571)	(1,088)	(8,659)	(252)
Special assessment collections	181,489	40,890	222,379	215,329
Miscellaneous	-	-	-	99,256
Total Additions	173,918	39,802	213,720	314,333
<b>DEDUCTIONS</b>				
Contractual services	7,403	1,417	8,820	8,973
Interest expense	36,741	-	36,741	112,489
Total Deductions	44,144	1,417	45,561	121,462
Net Increase (Decrease) in Fiduciary Net Position	129,774	38,385	168,159	192,871
Net Position - Beginning	(1,115,395)	(322,863)	(1,438,258)	(1,631,129)
Restatement of Net Position	1,417,424	347,008	1,764,432	-
Net Position - Beginning, as Restated	302,029	24,145	326,174	(1,631,129)
Net Position - Ending	\$ 431,803	\$ 62,530	\$ 494,333	\$ (1,438,258)

DRAFT

**DRAFT**

**THIS PAGE INTENTIONALLY LEFT BLANK**

**STATISTICAL SECTION  
(UNAUDITED)**

---

DRAFT

CITY OF SOLANA BEACH

Net Position by Component  
Last Ten Fiscal Years  
(Accrual Basis of Accounting)

	Fiscal Year				
	2013	2014	2015	2016	2017
<b>Government activities</b>					
Net Investment in Capital					
Assets					
Restricted	\$ 39,384,623	\$ 34,095,894	\$ 32,415,836	\$ 30,365,711	\$ 28,412,121
Unrestricted	4,688,776	5,183,814	4,979,850	5,825,595	6,619,853
	<u>1,418,151</u>	<u>6,871,872</u>	<u>(85,816)</u>	<u>1,230,929</u>	<u>1,795,456</u>
<b>Total governmental activities net position</b>	<b><u>\$ 45,491,550</u></b>	<b><u>\$ 46,151,580</u></b>	<b><u>\$ 37,309,870</u></b>	<b><u>\$ 37,422,235</u></b>	<b><u>\$ 36,827,430</u></b>
<b>Business-type activities</b>					
Net Investment in Capital					
Assets					
Restricted	\$ 5,682,518	\$ 6,324,862	\$ 6,798,584	\$ 5,594,350	\$ 6,195,352
Unrestricted	-	-	-	-	-
	<u>25,769,871</u>	<u>27,155,489</u>	<u>26,759,779</u>	<u>29,711,194</u>	<u>32,866,729</u>
<b>Total governmental activities net position</b>	<b><u>\$ 31,452,389</u></b>	<b><u>\$ 33,480,351</u></b>	<b><u>\$ 33,558,363</u></b>	<b><u>\$ 35,305,544</u></b>	<b><u>\$ 39,062,081</u></b>
<b>Primary government</b>					
Net Investment in Capital					
Assets					
Restricted	\$ 45,067,141	\$ 40,420,756	\$ 39,214,420	\$ 35,960,061	\$ 34,607,473
Unrestricted	4,688,776	5,183,814	4,979,850	5,825,595	6,619,853
	<u>27,188,022</u>	<u>34,027,361</u>	<u>26,673,963</u>	<u>30,942,123</u>	<u>34,662,185</u>
<b>Total governmental activities net position</b>	<b><u>\$ 76,943,939</u></b>	<b><u>\$ 79,631,931</u></b>	<b><u>\$ 70,868,233</u></b>	<b><u>\$ 72,727,779</u></b>	<b><u>\$ 75,889,511</u></b>

Note: The City began to report accrual information when it implemented GASB Statement 34 in fiscal year 2003.

	Fiscal Year			
2018	2019	2020	2021	2022
\$ 27,241,251	\$ 29,396,878	\$ 26,666,266	\$ 26,653,123	\$ 26,396,682
9,139,181	11,238,745	12,664,581	14,173,748	17,970,956
<u>(2,320,375)</u>	<u>(3,911,422)</u>	<u>(1,487,812)</u>	<u>(1,345,933)</u>	<u>289,940</u>
<b>\$ 34,060,057</b>	<b>\$ 36,724,201</b>	<b>\$ 37,843,035</b>	<b>\$ 39,480,938</b>	<b>\$ 44,657,578</b>
\$ 5,929,088	\$ 8,892,771	\$ 12,052,987	\$ 11,185,890	\$ 11,656,188
54	49	46	-	-
<u>36,722,015</u>	<u>35,710,517</u>	<u>34,349,803</u>	<u>36,889,897</u>	<u>38,140,613</u>
<b>\$ 42,651,157</b>	<b>\$ 44,603,337</b>	<b>\$ 46,402,836</b>	<b>\$ 48,075,787</b>	<b>\$ 49,796,801</b>
\$ 33,170,339	\$ 38,289,649	\$ 38,719,253	\$ 37,839,013	\$ 38,052,870
9,139,235	11,238,794	12,664,627	14,173,748	17,970,956
<u>34,401,640</u>	<u>31,799,095</u>	<u>32,861,991</u>	<u>35,543,964</u>	<u>38,430,553</u>
<b>\$ 76,711,214</b>	<b>\$ 81,327,538</b>	<b>\$ 84,245,871</b>	<b>\$ 87,556,725</b>	<b>\$ 94,454,379</b>

DRAFT

CITY OF SOLANA BEACH

Changes in Net Position  
Last Ten Fiscal Years  
(Accrual Basis of Accounting)

	Fiscal Year				
	2013	2014	2015	2016	2017
<b>Expenses</b>					
Governmental Activities:					
General government	\$ 3,521,929	\$ 3,712,734	\$ 3,344,429	\$ 3,944,303	\$ 4,309,372
Public safety	8,177,235	8,416,330	8,441,144	9,162,345	9,628,140
Public works	5,070,916	5,008,665	5,181,223	5,438,407	5,487,183
Community development	957,303	1,361,588	1,281,059	1,378,130	1,745,101
Community services	604,445	579,088	622,608	627,748	1,122,128
Interest on long-term debt	78,156	439,918	388,144	398,408	389,077
Total Governmental Activities expenses	\$ 18,409,984	\$ 19,518,323	\$ 19,258,607	\$ 20,949,341	\$ 22,681,001
Business-Type Activities:					
Sanitation	\$ 3,456,455	\$ 2,855,368	\$ 4,566,357	\$ 3,568,901	\$ 1,602,359
Solana Energy Alliance Fund	-	-	-	-	-
Total Business-Type Activities Expenses	\$ 3,456,455	\$ 2,855,368	\$ 4,566,357	\$ 3,568,901	\$ 1,602,359
<b>Total Primary Government Expenses</b>	<b>\$ 21,866,439</b>	<b>\$ 22,373,691</b>	<b>\$ 23,824,964</b>	<b>\$ 24,518,242</b>	<b>\$ 24,283,360</b>
<b>Program Revenues</b>					
Governmental Activities:					
Charges for services:					
General government	\$ -	\$ -	\$ -	\$ -	\$ -
Public safety	376,156	402,670	464,533	578,282	620,990
Public works	511,843	743,210	238,587	416,524	449,962
Community development	648,280	830,429	852,578	928,065	1,252,126
Community services	357,877	303,070	347,698	365,289	400,353
Operating Contributions:					
General government	-	-	-	-	-
Public safety	270,428	286,687	285,399	270,152	198,615
Public works	583,136	1,577,961	920,807	1,045,301	1,241,379
Community development	-	-	109,689	200,388	-
Community services	-	-	-	-	129,324
Capital Contributions and Grants:					
General government	-	-	-	-	-
Public safety	162,672	129,740	53,091	160,372	158,370
Total Governmental Activities Program Revenues	\$ 2,910,392	\$ 4,273,767	\$ 3,272,382	\$ 3,964,373	\$ 4,451,119
Business-Type Activities:					
Charges for services:					
Sanitation	\$ 4,708,765	\$ 4,775,489	\$ 4,949,069	\$ 5,151,671	\$ 5,255,483
Solana Energy Alliance Fund	-	-	-	-	-
Total Business-Type Activities Program Revenues	4,708,765	4,775,489	4,949,069	5,151,671	5,255,483
<b>Total Primary Government Program Revenues</b>	<b>\$ 7,619,157</b>	<b>\$ 9,049,256</b>	<b>\$ 8,221,451</b>	<b>\$ 9,116,044</b>	<b>\$ 9,706,602</b>
<b>Net (Expense)/Revenue</b>					
Governmental Activities	\$ (15,499,592)	\$ (15,244,556)	\$ (15,986,225)	\$ (16,984,968)	\$ (18,229,882)
Business-Type Activities	1,252,310	1,920,121	382,712	1,582,770	3,653,124
<b>Total primary Government Net Expense</b>	<b>\$ (14,247,282)</b>	<b>\$ (13,324,435)</b>	<b>\$ (15,603,513)</b>	<b>\$ (15,402,198)</b>	<b>\$ (14,576,758)</b>
<b>General Revenues and Other Charges in Net Position</b>					
Governmental Activities:					
Taxes:					
Property taxes, levied for general purpose	\$ 6,655,138	\$ 6,880,916	\$ 7,247,202	\$ 7,705,956	\$ 8,095,383
Transient occupancy taxes	1,186,197	1,220,075	1,467,373	1,605,685	1,740,208
Sales taxes	3,077,691	2,814,702	2,808,203	3,255,104	3,127,803
Franchise taxes	698,672	714,991	765,995	736,042	733,354
Other taxes	2,643,515	2,736,146	2,747,073	2,797,559	2,868,629
Use of money and property	84,903	137,906	136,763	261,446	283,828
Other	722,094	1,399,850	914,672	735,521	785,872
Total Governmental Activities	\$ 15,068,210	\$ 15,904,586	\$ 16,087,281	\$ 17,097,313	\$ 17,635,077
Business-Type Activities:					
Use of money and property	\$ 78,615	\$ 71,541	\$ 71,973	\$ 115,321	\$ 88,940
Other	46,470	36,300	28,939	49,090	14,473
Total Business-Type Activities	125,085	107,841	100,912	164,411	103,413
<b>Total Primary Government</b>	<b>\$ 15,193,295</b>	<b>\$ 16,012,427</b>	<b>\$ 16,188,193</b>	<b>\$ 17,261,724</b>	<b>\$ 17,738,490</b>
<b>Changes in Net Position</b>					
Governmental Activities	\$ (431,382)	\$ 660,030	\$ 101,056	\$ 112,345	\$ (594,805)
Business-Type Activities	1,377,395	2,027,962	483,624	1,747,181	3,756,537
<b>Total Primary Government</b>	<b>\$ 946,013</b>	<b>\$ 2,687,992</b>	<b>\$ 584,680</b>	<b>\$ 1,859,526</b>	<b>\$ 3,161,732</b>

Fiscal Year				
2018	2019	2020	2021	2022
\$ 4,101,170	\$ 3,650,982	\$ 4,985,418	\$ 5,537,474	\$ 4,569,515
10,539,671	11,050,684	12,629,778	13,116,915	13,906,293
5,944,432	5,937,131	4,887,985	4,665,830	5,411,937
1,754,910	1,482,428	1,585,952	1,506,502	1,505,023
730,645	1,178,128	1,220,410	1,193,256	1,218,243
381,634	368,495	363,326	356,001	346,224
<u>\$ 23,452,462</u>	<u>\$ 23,667,848</u>	<u>\$ 25,672,869</u>	<u>\$ 26,375,978</u>	<u>\$ 26,957,235</u>
\$ 2,100,256	\$ 4,204,504	\$ 4,221,307	\$ 3,891,241	\$ 4,308,057
390,533	5,210,816	4,350,085	3,841,312	(126,572)
<u>\$ 2,490,789</u>	<u>\$ 9,415,320</u>	<u>\$ 8,571,392</u>	<u>\$ 7,732,553</u>	<u>\$ 4,181,485</u>
<u>\$ 25,943,251</u>	<u>\$ 33,083,168</u>	<u>\$ 34,244,261</u>	<u>\$ 34,108,531</u>	<u>\$ 31,138,720</u>
\$ -	\$ 194,122	\$ 205	\$ 91,875	\$ 31,397
577,351	581,313	401,633	325,042	384,525
698,999	1,005,828	358,450	493,597	1,566,345
1,300,411	1,169,232	1,190,562	1,082,510	1,274,370
336,079	335,828	22,844	276,648	507,312
-	-	-	-	(14,868)
177,936	186,145	199,300	466,509	453,244
1,106,636	1,404,721	889,429	1,214,732	2,673,246
100,000	-	-	-	-
139,416	148,747	80,000	232,674	161,285
-	-	-	-	(111,858)
420,005	298,205	345,162	301,580	-
<u>\$ 4,856,833</u>	<u>\$ 5,324,141</u>	<u>\$ 3,487,585</u>	<u>\$ 4,485,167</u>	<u>\$ 6,924,998</u>
\$ 5,415,690	\$ 5,592,045	\$ 5,588,249	\$ 5,676,286	\$ 5,816,828
494,307	5,202,375	4,178,287	3,567,034	1,359
5,909,997	10,794,420	9,766,536	9,243,320	5,818,187
<u>\$ 10,766,830</u>	<u>\$ 16,118,561</u>	<u>\$ 13,254,121</u>	<u>\$ 13,728,487</u>	<u>\$ 12,743,185</u>
\$ (18,595,629)	\$ (18,343,707)	\$ (22,185,284)	\$ (21,890,811)	\$ (20,032,237)
3,419,208	1,379,100	1,195,144	1,510,767	1,636,702
<u>\$ (15,176,421)</u>	<u>\$ (16,964,607)</u>	<u>\$ (20,990,140)</u>	<u>\$ (20,380,044)</u>	<u>\$ (18,395,535)</u>
\$ 8,586,838	\$ 9,070,200	\$ 9,465,402	\$ 10,093,847	\$ 10,523,133
1,827,753	2,019,005	1,456,897	1,457,156	2,575,173
3,191,410	3,502,561	3,291,805	3,689,566	4,413,265
723,164	792,575	751,324	789,365	873,791
3,170,331	3,547,175	3,619,856	3,745,720	3,880,489
286,867	1,100,795	1,132,930	631,813	(399,689)
722,186	975,510	3,585,904	3,121,247	3,342,715
<u>\$ 18,508,549</u>	<u>\$ 21,007,821</u>	<u>\$ 23,304,118</u>	<u>\$ 23,528,714</u>	<u>\$ 25,208,877</u>
\$ 81,629	\$ 557,179	\$ 423,002	\$ 124,888	\$ 35,005
88,239	15,901	181,353	37,296	49,307
169,868	573,080	604,355	162,184	84,312
<u>\$ 18,678,417</u>	<u>\$ 21,580,901</u>	<u>\$ 23,908,473</u>	<u>\$ 23,690,898</u>	<u>\$ 25,293,189</u>
\$ (87,080)	\$ 2,664,114	\$ 1,118,834	\$ 1,637,903	\$ 5,176,640
3,589,076	1,952,180	1,799,499	1,672,951	1,721,014
<u>\$ 3,501,996</u>	<u>\$ 4,616,294</u>	<u>\$ 2,918,333</u>	<u>\$ 3,310,854</u>	<u>\$ 6,897,654</u>

CITY OF SOLANA BEACH

Fund Balances of Governmental Funds  
Last Ten Fiscal Years  
(Modified Accrual Basis Of Accounting)

	Fiscal Year				
	2013	2014	2015	2016	2017
General Fund					
Nonspendable	\$ 9,276	\$ 7,523	\$ 9,382	\$ 7,471	\$ 20,164
Restricted	-	-	-	508,897	893,185
Committed	278,377	324,083	454,048	787,790	914,846
Assigned	4,579,527	5,102,543	5,324,048	5,520,890	5,690,381
Unassigned	4,014,144	4,369,152	5,580,686	6,200,244	6,805,201
Total General Fund	<u>\$ 8,881,324</u>	<u>9,803,301</u>	<u>11,368,164</u>	<u>13,025,292</u>	<u>14,323,777</u>
All Other Governmental Funds					
Nonspendable	\$ -	\$ -	\$ -	\$ -	\$ -
Restricted	4,588,670	5,107,900	4,979,850	5,316,698	5,726,668
Assigned	525,735	425,416	589,120	849,917	1,385,099
Unassigned	(5,333,420)	(222,713)	(213,005)	(184,544)	(336,475)
Total all other Governmental Funds	<u>\$ (219,015)</u>	<u>5,310,603</u>	<u>5,355,965</u>	<u>5,982,071</u>	<u>6,775,292</u>

DRAFT

<b>Fiscal Year</b>				
<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>
\$ 72,579	\$ 23,402	\$ 52,665	\$ 54,212	\$ 136,395
1,294,957	1,743,908	2,422,056	3,245,475	3,218,592
1,015,354	1,436,307	1,179,507	901,576	1,295,357
5,805,890	6,041,593	6,349,702	6,206,689	6,241,345
7,385,736	4,588,069	5,450,148	7,138,002	9,289,801
<u>15,574,516</u>	<u>13,833,279</u>	<u>15,454,078</u>	<u>17,545,954</u>	<u>20,181,490</u>

\$ 200	\$ -	\$ -	\$ -	\$ 47,545
7,844,224	9,494,837	10,242,525	10,928,273	14,752,364
-	-	-	-	-
<u>(234,689)</u>	<u>(112,596)</u>	<u>(58,138)</u>	<u>(464,267)</u>	<u>(227,092)</u>
<u>7,609,735</u>	<u>9,382,241</u>	<u>10,184,387</u>	<u>10,464,006</u>	<u>14,572,817</u>

DRAFT

CITY OF SOLANA BEACH

Changes In Fund Balances Of Governmental Funds  
Last Ten Fiscal Years  
(Modified Accrual Basis Of Accounting)

	Fiscal Year				
	2013	2014	2015	2016	2017
<b>Revenues:</b>					
Taxes and assessments	\$ 13,046,917	\$ 13,135,199	\$ 13,727,132	\$ 14,719,229	\$ 15,109,053
Intergovernmental	2,230,532	3,217,319	2,674,057	3,069,673	3,185,272
Licenses and permits	361,573	429,464	461,687	471,581	527,146
Charges for services	830,907	959,935	1,001,943	1,313,658	1,699,140
Fines and forfeitures	323,961	348,337	392,683	502,921	495,885
Use of money and property	84,903	137,906	136,763	261,466	283,828
Other	1,099,809	1,941,493	961,755	735,521	785,872
<b>Total revenues</b>	<b>17,978,602</b>	<b>20,169,653</b>	<b>19,356,020</b>	<b>21,074,049</b>	<b>22,086,196</b>
<b>Expenditures:</b>					
General government	3,057,761	3,085,499	3,222,933	3,500,443	3,777,819
Public safety	7,945,912	8,238,659	8,315,766	8,912,742	9,070,746
Public works	2,075,777	2,215,596	2,322,090	2,463,442	2,509,194
Community development	955,907	1,360,192	1,291,073	1,380,934	1,721,715
Community services	284,884	259,809	275,790	278,481	760,475
Capital outlay	7,638,942	3,452,914	1,773,690	2,190,316	1,473,835
Debt service:					
Principal retirement	280,700	155,925	155,930	161,086	288,487
Interest	77,283	439,464	388,523	383,130	392,219
<b>Total expenses</b>	<b>22,317,166</b>	<b>19,208,058</b>	<b>17,745,795</b>	<b>19,270,574</b>	<b>19,994,490</b>
<b>Excess (Deficiency) of Revenues Over (Under) Expenditures</b>	<b>(4,338,564)</b>	<b>961,595</b>	<b>1,610,225</b>	<b>1,803,475</b>	<b>2,091,706</b>
<b>Other financing sources (uses):</b>					
Transfers in	742,322	1,319,473	446,865	743,400	1,576,800
Transfers out	(742,322)	(1,319,473)	(446,865)	(743,400)	(1,576,800)
Contributions to Successor Agency	(834,007)	(10,000)	-	-	-
Contributions to OPEB Trust Fund	-	-	-	(135,000)	-
Long-term debt issued	-	5,500,000	-	614,759	-
<b>Total other financing sources (uses)</b>	<b>(834,007)</b>	<b>5,490,000</b>	<b>-</b>	<b>479,759</b>	<b>-</b>
<b>Net change in fund balances / net position</b>	<b>\$ (5,172,571)</b>	<b>6,451,595</b>	<b>1,610,225</b>	<b>2,283,234</b>	<b>2,091,706</b>
<b>Capital assets used in debt service calculation*</b>	<b>\$ 7,859,585</b>	<b>\$ 3,527,607</b>	<b>\$ 1,764,750</b>	<b>\$ 2,194,361</b>	<b>\$ 1,440,550</b>
<b>Debt service as a percentage of noncapital expenditures</b>	<b>2.5%</b>	<b>3.8%</b>	<b>3.4%</b>	<b>3.2%</b>	<b>3.7%</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				
	2018	2019	2020	2021	2022
\$ 15,945,223	\$ 17,275,214	\$ 16,842,473	\$ 19,775,654	\$ 22,265,851	
3,498,266	3,665,899	3,284,923	1,916,664	3,322,539	
508,549	486,891	345,168	532,496	773,593	
1,584,561	2,230,614	1,268,823	1,449,714	2,754,210	
479,933	502,249	359,703	244,331	261,932	
286,867	1,100,795	1,132,930	631,813	(399,689)	
1,061,983	975,510	3,585,904	3,121,247	3,348,906	
<b>23,365,382</b>	<b>26,237,172</b>	<b>26,819,924</b>	<b>27,671,919</b>	<b>32,327,342</b>	
3,820,029	4,191,376	4,705,339	5,032,268	5,598,530	
9,831,070	10,243,546	11,573,438	12,538,907	12,043,209	
2,628,777	2,975,518	3,401,680	3,125,907	3,792,133	
1,574,333	1,523,428	1,544,402	1,446,878	1,347,528	
328,755	830,315	797,410	680,982	825,180	
2,417,383	5,763,230	1,692,966	1,800,676	1,430,880	
296,366	303,971	316,505	319,071	199,531	
383,487	374,519	365,239	355,735	346,004	
<b>21,280,200</b>	<b>26,205,903</b>	<b>24,396,979</b>	<b>25,300,424</b>	<b>25,582,995</b>	
<b>2,085,182</b>	<b>31,269</b>	<b>2,422,945</b>	<b>2,371,495</b>	<b>6,744,347</b>	
997,300	2,636,370	799,915	353,500	2,992,483	
(997,300)	(2,636,370)	(799,915)	(353,500)	(2,992,483)	
-	-	-	-	-	
-	-	-	-	-	
-	-	-	-	-	
-	-	-	-	-	
<b>2,085,182</b>	<b>31,269</b>	<b>2,422,945</b>	<b>2,371,495</b>	<b>6,744,347</b>	
\$ 2,432,556	\$ 5,754,228	\$ 1,697,994	\$ 1,723,018	\$ 1,537,279	
3.6%	3.3%	3.0%	2.9%	2.3%	

**CITY OF SOLANA BEACH**

**Assessed Value and Estimated Actual Value of Taxable Property  
Last Ten Fiscal Years  
(in thousands of dollars)**

<b>Fiscal Year</b>	<b>Residential Property</b>	<b>Commercial Property</b>	<b>Other Property</b>	<b>Less: Tax-Exempt Property</b>
2013	3,053,864	459,003	156,019	-
2014	3,150,064	457,092	154,207	-
2015	3,348,897	471,453	159,027	-
2016	3,549,149	490,565	161,797	-
2017	3,750,959	504,604	173,545	-
2018	3,974,035	567,922	182,779	-
2019	4,237,025	598,064	202,769	-
2020	4,476,935	618,256	192,564	-
2021	4,713,080	632,197	201,845	-
2022	4,907,207	642,174	195,653	-

(a) The County of San Diego does not compile Estimated Actual Valuations

N/A - Data not available

**Source:** San Diego County Assessor 2012/13 - 2021/22 Combined Tax Rolls  
HdL Coren & Cone.  
City of Solana Beach Finance Department

<b>Total Taxable Assessed Value</b>	<b>Total Direct Tax Rate</b>	<b>Estimated Actual Taxable Value<sup>a</sup></b>	<b>Taxable Assessed Value as a Percentage of Actual Taxable Value</b>
3,668,886	0.1800%	N/A	N/A
3,761,363	0.1803%	N/A	N/A
3,979,377	0.1779%	N/A	N/A
4,201,511	0.1778%	N/A	N/A
4,429,108	0.1779%	N/A	N/A
4,724,736	0.1778%	N/A	N/A
5,037,858	0.1778%	N/A	N/A
5,287,755	0.1779%	N/A	N/A
5,547,122	0.1780%	N/A	N/A
5,745,034	0.1781%	N/A	N/A

DRAFT

**CITY OF SOLANA BEACH**

**Direct and Overlapping Property Tax Rates,  
Last Ten Fiscal Years  
(rate per \$100 of taxable value)**

**City's Share of 1% Levy Per Prop 13**

<b>Fiscal Year</b>	<b>General Basic Tax Levy</b>	<b>Municipal Improvement District</b>	<b>Lighting District</b>	<b>Total City's Share of 1% Levy per Prop 13</b>
2013	0.1602	0.0037	0.00955	0.1735
2014	0.1602	0.0037	0.00955	0.1735
2015	0.1602	0.0037	0.09600	0.1735
2016	0.1602	0.0037	0.09600	0.1735
2017	0.1602	0.0037	0.09600	0.1735
2018	0.1602	0.0037	0.00955	0.1735
2019	0.1602	0.0037	0.00955	0.1735
2020	0.1602	0.0037	0.00955	0.1735
2021	0.1602	0.0037	0.00955	0.1735
2022	0.1602	0.0037	0.00955	0.1735

**Overlapping Rates**

<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>
2013	0.167550	0.0004	0.40281	0.10486	0.025350
2014	0.167550	0.0004	0.40281	0.10486	0.025350
2015	0.167550	0.0004	0.40281	0.10486	0.025340
2016	0.167550	0.0004	0.40281	0.10486	0.025340
2017	0.167550	0.0004	0.40281	0.10486	0.025340
2018	0.167490	0.0004	0.40285	0.10490	0.025330
2019	0.167490	0.0004	0.40293	0.10490	0.025330
2020	0.167490	0.0004	0.40293	0.10490	0.025330
2021	0.167490	0.0004	0.40290	0.10490	0.025330
2022	0.167490	0.0004	0.40290	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 2021/22 Annual Tax Increment Tables and HdL Coren and Cone.

**Overlapping Rates**

<b>Educational Revenue Augmentation</b>	<b>Voter Approved (3)</b>					<b>Total Direct &amp; Overlapping 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	-	0.0035	-	-	-	1.00350
0.12551	-	0.0035	-	-	0.0378	1.04131
0.12551	-	0.0035	-	-	0.0215	1.02497
0.12551	-	0.0035	-	-	0.0227	1.02622
0.12551	-	0.0035	-	-	0.0228	1.02625
0.12550	0.03093	0.0035	-	0.01443	0.0223	1.07115
0.12550	0.02886	0.0035	-	0.01294	0.0230	1.06828
0.12550	0.02800	0.0035	-	0.01299	0.0232	1.06767
0.12550	0.02688	0.0035	-	0.01373	0.0233	1.06738
0.12550	0.02653	0.0035	-	0.01339	0.0223	1.06575

**DRAFT**

**THIS PAGE INTENTIONALLY LEFT BLANK**

**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, 2022</u></b>		
S B T C Holdings LLC (Pending Appeals on Parcels)	\$ 104,498,952	1.82%
Pacific Solana Beach Holdings LP	72,848,459	1.27%
SB Coporate Centre III-IV LLC (Pending Appeals on Parcels)	60,524,976	1.05%
GRE Beachwalk LLC (Pending Appeals on Parcels)	35,650,719	0.62%
Sanyo Foods Corporation of America	33,908,935	0.59%
Fenton Solana Highlands LLC	33,324,364	0.58%
E R P Operating LP	20,968,200	0.36%
Lavida Delmar Asscs LP	18,673,394	0.33%
Solana Mar LLC	17,311,461	0.30%
Showprop Monrovia II LLC (Pending Appeals on Parcels)	16,951,509	0.30%
Total	<u>\$ 414,660,969</u>	<u>7.22%</u>
<b><u>For the Fiscal Year Ended June 30, 2013</u></b>		
S B T C Holdings LLC	\$ 110,670,000	3.02%
Pacific Solana Beach Holdings LP	71,400,000	1.95%
SB Coporate Centre III-IV LLC	30,935,000	0.84%
Sanyo Foods Corporation of America	29,715,235	0.81%
Fenton Solana Highlands LLC	28,225,414	0.77%
E R P Operating LP	18,050,228	0.49%
Muller-Beachwalk LLC	17,800,000	0.49%
Lavida Delmar Asscs LP	16,056,366	0.44%
Urschel Laboratories Inc	13,109,549	0.36%
Price Self Storage Solana Beach LLC	12,744,493	0.35%
Total	<u>\$ 348,706,285</u>	<u>9.50%</u>

**Source:** HdL Coren & Cone and San Diego  
County Assessor 2012/13 & 2021/22

**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>Amount</b>	<b>Percentage of Levy</b>
2013	6,110,404	5,832,325	95.4%
2014	6,303,038	6,033,082	95.7%
2015	6,576,197	6,257,093	95.1%
2016	6,931,466	6,635,180	95.7%
2017	7,300,293	7,017,400	96.1%
2018	7,741,663	7,444,166	96.2%
2019	8,232,844	7,949,648	96.6%
2020	8,622,755	8,306,418	96.3%
2021	9,074,415	8,652,200	95.3%
2022	9,507,779	9,078,200	95.5%

**Sources:** City of Solana Beach Finance Department, County of San Diego  
Office of Auditor-Controller.

Collections in Subsequent Years	Total Collections to Date	
	Amount	Percentage of Levy
258,145	6,090,470	100%
252,973	6,286,055	100%
215,422	6,472,515	98%
80,163	6,715,343	97%
27,141	7,044,541	96%
33,622	7,477,788	97%
27,740	7,977,388	97%
36,401	8,342,819	97%
65,224	8,717,424	96%
70,616	9,148,816	96%

DRAFT

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	Refunding Lease	Bonds	Loan	Bonds and Direct			
	Bonds	ABAG		Payable	Borrowings/Placements			
2013*	-	1,279,300	-	787,950	13,095,631	15,162,881	4.58%	1,168
2014*	-	1,166,600	5,500,000	745,693	12,175,456	19,587,749	3.56%	1,495
2015*	-	1,055,400	5,500,000	701,931	11,273,883	18,531,214	3.95%	1,419
2016	-	940,600	5,500,000	1,271,372	10,339,405	18,051,377	4.05%	1,338
2017	-	811,391	5,500,000	1,113,062	9,373,587	16,798,040	4.85%	1,242
2018	-	685,559	5,500,000	943,496	19,146,912	26,275,967	3.10%	1,965
2019	-	556,825	5,500,000	769,326	18,064,945	24,891,096	3.52%	1,869
2020	-	420,291	5,500,000	590,421	17,449,133	23,959,845	3.66%	1,806
2021	-	286,057	5,500,000	406,649	16,818,322	23,011,028	3.89%	1,783
2022	-	144,423	5,500,000	349,819	16,262,766	22,257,008	4.04%	1,730

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, 2022**

Fiscal Year 2021-22 Assessed Valuation : \$5,746,258,585

	<u>Gross Bonded Debt Balance</u>	<u>Percent Applicable to City (2)</u>	<u>Net Bonded Debt</u>
<b><u>Direct Debt:</u></b>			
<b>Repaid with Sales Tax Revenue: (1)</b>			
Limited Tax Bonds Series 2010A	\$ 338,960,000	1.623%	<u>\$ 5,500,000</u>
<b>Repaid with Property Tax:</b>			
City of Solana Beach Lease Agreement	\$ 145,000	100.000%	\$ 145,000
City of Solana Beach Capital Lease Obligation	\$ 349,819	100.000%	349,819
<b>Total Direct Debt repaid with Property Tax</b>			<u>\$ 494,819</u>
<b><u>Overlapping Debt:</u></b>			
Metropolitan Water District	\$ 20,175,000	0.169%	\$ 34,096
Mira Costa Community College District	\$ 291,380,000	4.612%	\$ 13,438,446
San Dieguito Union High School District	424,285,000	7.611%	\$ 32,292,331
San Dieguito Union High School District Community Facilities District No. 95-1	26,700,000	1.359%	\$ 362,853
Solana Beach School District School Facilities Improvement District No. 2016-1	90,570,000	31.921%	\$ 28,910,850
City of Solana Beach 1915 Act Bonds	2,135,000	100.000%	\$ 2,135,000
Olivenhain Municipal Water District, Assessment District No. 96-1	5,470,000	0.557%	\$ 30,468
San Diego County General Fund Obligations	245,340,000	0.948%	\$ 2,325,823
San Diego County Pension Obligations	340,825,000	0.948%	\$ 3,231,021
San Diego County Superintendent of Schools General Fund Obligations	7,780,000	0.948%	\$ 73,754
San Dieguito Union High School District Certificates of Participation	12,730,000	7.611%	\$ 968,880
Overlapping Tax Increment Debt	2,165,000	100.000%	<u>\$ 2,165,000</u>
<b>Total Overlapping Debt</b>			<u>\$ 85,968,522</u>
<b>Total Direct and Overlapping Debt repaid with Property Tax</b>			<b>(3) \$ 86,463,341</b>

**Debt to Assessed Valuation Ratios :**

<b>Direct Debt (\$494,819)</b>	<b>0.01%</b>
Overlapping Debt	1.50%
Total Debt	1.50%

**Redevelopment Incremental Valuation (\$183,714,143) Ratio:**

Total Overlapping Tax Increment Debt	1.18%
--------------------------------------	-------

- Notes:** (1) - Not repaid with Property Tax and therefore excluded from Assessed valuation Ratios.  
(2) - Percentage of overlapping agency's assessed valuation located within the boundaries of the city.  
(3) - Excludes tax and revenue anticipation notes, enterprise revenues, mortgage revenue and tax allocation bonds and non-bonded capital lease obligations.

**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 2022

Assessed value	\$ 5,746,259
Debt limit (15% of assessed value)	861,939
Debt applicable to limit:	
General obligation bonds	-
Total net debt applicable to limit	-
Legal debt margin	<u>\$ 861,939</u>

<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>
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%
2019	755,767	-	755,767	100.00%
2020	793,275	-	793,275	100.00%
2021	832,192	-	832,192	100.00%
2022	861,939	-	861,939	100.00%

CITY OF SOLANA BEACH

Pledged-Revenue Coverage  
Last Ten Fiscal Years

2011 ABAG Refunded Lease Revenue Bonds

<u>Fiscal Year</u>	<u>Use of Money &amp; Property</u>	<u>Lease/Rents</u>	<u>Less: Expenditures</u>	<u>Net Available Revenue</u>
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
2019*	-	154,321	-	154,321
2020*	-	147,382	-	147,382
2021*	-	150,056	-	150,056
2022*	-	147,465	-	147,465

<u>Fiscal Year</u>	<u>Debt Service</u>		<u>Coverage</u>
	<u>Principal</u>	<u>Interest</u>	
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
2019*	137,600	16,721	1.00
2020*	135,300	12,082	1.00
2021*	142,700	7,356	1.00
2022*	145,000	2,465	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

CITY OF SOLANA BEACH

Demographic and Economic Statistics  
Last Ten Calendar Years

<u>Calendar Year</u>	<u>Population</u>	<u>Personal Income</u> <i>(thousands of dollars)</i>	<u>Per Capita Personal Income</u>	<u>Unemployment Rate</u>
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	13,370	830,408	62,110	1.7%
2018	13,319	875,833	65,758	1.7%
2019	13,264	873,757	65,874	1.7%
2020	12,909	894,002	69,254	5.1%
2021	12,867	899,448	69,903	2.6%

Sources: HdL Coren & Cone report prepared on 9/20/2022

\*2017 through 2021 population from BLS and Per Capital Personal Income from City of Solana Beach Finance Department

CITY OF SOLANA BEACH

25 MAJOR EMPLOYERS - SAN DIEGO COUNTY  
AS OF 2022

Employer	Category	Business category
Ceasar Entertainment	1	Restaurants
SDG & E	1	Associations
General Dynamics Nassco	1	Ship Builders & Repairers (Mfrs)
Illumina Inc	1	Biotechnology Products & Services
Sharp Grossmont Hospital	1	Health Services
Merchants Building Maintenance	1	Janitor Service
Page One Seo	1	Mental Health Services
Palomar Pomerodo Health Rehab	1	Rehabilitation Services
Rady's Children's Hospital	1	Hospitals
San Diego County Sheriff	1	Police Departments
Scripps Mercy Hospital	1	Hospitals
Scripps Research Institute	1	Laboratories-Research & Development
Sea World-San Diego	1	Amusement & Theme Parks
Sharp Grossmont Rehab Ctr	1	Rehabilitation Services
Sharp Mary Birch Hospital	1	Hospitals
Sharp Memorial Hospital	1	Hospitals
Sony Electronics	1	Electronic Equipment & Supplies-Retail
Kaiser Permanente Vandever Med	2	Physicians & Surgeons
San Diego Community College	2	Junior-Community College- Tech Institutes
UC San Diego Health	2	Hospitals
32nd St Naval Station	3	Federal Government-National Security
MCCS MCRD	3	Military Bases
UCSD- Neural Computation	3	University-College Dept/Facility/Office
University of California	3	University-College Dept/Facility/Office
Univesity-California Sn Diego	3	University-College Dept/Facility/Office

**Source:**

State of California- Employee Development Department- Major Employers in San Diego for 2022 1st Edition

**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\*

\* Due to unreliable data, the Top Employer Report is no longer offered by HdL Coren & Cone

**CITY OF SOLANA BEACH**

**Full-time-Equivalent City Government Employees by Function/Program  
Last Ten Fiscal Years**

<b>Fiscal Years:</b>	<b>Fiscal Year</b>				
	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>
<b><u>Function/Program</u></b>					
General government					
City Council	0.20	0.20	0.20	0.20	0.20
City Clerk	2.65	2.60	3.10	3.10	3.10
City Manager	1.84	1.74	2.05	2.05	1.80
Legal Services	0.25	0.25	0.25	0.25	0.25
Finance	3.35	3.80	3.55	3.55	3.55
Risk Mgt - Ins & Workers Comp	-	-	-	-	-
Personnel/Human Resources	0.98	0.95	1.00	1.00	1.15
Info/Communication Systems	1.00	1.00	1.00	1.00	1.00
Community Development	5.50	5.40	6.00	6.00	5.80
Public Safety					
Fire	19.95	19.95	19.95	19.95	19.95
Code Enforcement	1.75	1.75	1.80	1.80	1.80
Marine Safety	8.06	8.06	8.06	9.49	9.49
Junior Lifeguards	3.73	3.73	3.73	3.53	4.03
Public Works					
Engineering	2.48	2.41	2.28	2.13	2.73
Environmental/Flood Control	1.10	1.10	1.10	1.10	1.05
Street Maintenance	2.90	2.90	2.95	2.95	2.95
Park Maintenance	1.35	1.35	1.35	1.35	1.35
Recreation & Community Services					
Community Services	0.95	0.95	0.95	0.95	0.90
Recreation	2.59	2.59	2.46	2.48	2.43
Sanitation	2.93	2.98	2.93	3.22	3.12
Improvement Districts	0.95	0.95	0.90	0.90	0.90
Redevelopment Agency	0.60	1.05	0.90	0.90	1.10
Solana Energy Alliance*	-	-	-	-	-
<b>Total Personnel</b>	<b>65.11</b>	<b>65.71</b>	<b>66.51</b>	<b>67.90</b>	<b>68.65</b>

**Notes:** A full-time employee is scheduled to work 2,080 hours per year (including vacation and sick leave). Full-time equivalent employment is calculated by dividing total labor hours by 2,080.

\*Solana Energy Alliance (SEA) started operations in mid FY2018. The City of Solana Beach provided accounting services to SEA through FY2021

**Source:** City of Solana Beach's Annual Budget

	Fiscal Year				
2018	2019	2020	2021	2022	
0.20	0.20	0.20	0.20	0.20	
3.10	3.10	3.23	3.23	3.48	
1.90	1.90	2.48	2.48	2.58	
0.25	0.25	0.25	0.25	0.25	
3.45	3.05	3.30	3.70	3.35	
-	-	1.20	1.20	1.20	
0.95	0.95	0.95	0.95	1.20	
1.00	1.00	1.00	1.00	1.50	
5.80	5.80	6.00	7.00	6.00	
20.20	20.20	20.20	20.20	20.20	
1.80	1.80	1.80	1.80	1.80	
9.29	9.29	9.71	9.71	9.71	
4.23	4.23	4.7	3.98	3.93	
2.73	2.73	2.73	2.73	2.73	
1.05	1.05	1.05	1.05	1.20	
2.95	2.95	2.95	2.95	2.95	
1.35	1.35	1.35	1.25	1.35	
0.90	0.65	0.90	0.65	0.85	
2.43	2.38	2.43	2.33	2.50	
3.37	3.37	3.37	3.37	3.67	
0.90	0.90	0.90	0.90	0.95	
0.80	0.80	0.80	0.14	0.24	
-	0.75	0.75	0.75	-	
68.65	68.70	72.25	71.82	71.84	

CITY OF SOLANA BEACH

Operating Indicators by Function/Program  
Last Ten Fiscal Years

<u>Function/Program</u>	Fiscal Year				
	2013	2014	2015	2016	2017
Community development					
Number of:					
Business licenses (A)	2,023	2,147	1,957	2,068	2,007
Plan checks (B)	225	276	275	304	284
Code violations (C)	1,458	1,467	1,016	1,240	1,124
Police (Calendar basis)					
Number of calls for service (D) (E):					
Priority 1	11	27	12	13	7
Priority 2	480	498	467	437	343
Priority 3	1,711	1,624	1,712	1,740	1,141
Priority 4	1,156	1,037	1,225	1,110	826
Priority 5	N/A	N/A	N/A	N/A	N/A
Priority 6	N/A	N/A	N/A	N/A	N/A
Priority 7	N/A	N/A	N/A	N/A	N/A
Priority 8	N/A	N/A	N/A	N/A	N/A
Priority 9	N/A	N/A	N/A	N/A	N/A
FBI Index Crimes	321	210	305	240	173
Fire					
Emergency Responses	1,736	1,702	1,798	1,810	1,883
Training Hours	5,090	7,080	6,178	5,997	4,696
Plan Checks	335	92	289	380	390
Public works					
Miles of:					
Street resurfacing/repair	150000**	150000**	550000**	5.3*	1.7*
Street sweeping	900	900	900*	900*	900*
Number of:					
Street signal maintained	168	192	192	192	192
Trees pruned per year	500	158	40	40	500
Recreation & community services					
Number of enrollees:					
Day camp (Calendar basis)	385	280	329	266	315
Classes (classes offered to san diego adult school)	35	N/A	144	***N/A	***N/A
Mira Costa College Community Education, # of students	N/A	N/A	N/A	N/A	N/A
Special events (attendees)	N/A	7,350	10,600	7,800	8,300

N/A - Data not available

(A) - Includes new & renewal licenses

(B) - Excludes temporary plan checks.

(C) - 2013 - 2019 are based on calendar year and include violations that did not result in a citation. 2020 - 2022 are fiscal year. These 3 fiscal years and future years only include violations in which citations were issued.

(D) - Numbers adjusted and updated on CAFR FY16-17 for FY13-FY17 numbers to count only complete calls for service.

(E) - FY18-19 San Diego Sheriff dispatch system shifted to a 9-category system

**Sources:** Various city departments.

\* Street Repair in Miles

\*\* Street repair in Square Feet (SF)

\*\*\* Classes offered by Mira Costa College

Fiscal Year

2018	2019	2020	2021	2022
2,055	2,345	2,677	2,677	1,608
319	319	399	399	483
2,513	2,656	8	-	18
11	9	2	9	12
470	209	159	207	281
1,825	167	117	143	160
1,181	1,154	1,109	1,337	1,478
N/A	247	226	337	345
N/A	147	287	212	164
N/A	703	619	832	831
N/A	-	-	-	-
N/A	-	-	-	-
227	139	117	231	246
1,859	1,792	1,792	1,495	1,569
4,687	6,350	6,350	6,375	7,053
375	375	375	436	452
2	4	1	1	1
504	504	504	504	504
192	192	192	192	192
274	280	280	280	280
322	315	312	290	303
***N/A	***N/A	***N/A	***N/A	***N/A
720	700	400	150	810
7,400	7,700	6,500	2,200	9,350

CITY OF SOLANA BEACH

Capital Asset Statistics by Function/Program  
Last Ten Fiscal Years

<u>Function/Program</u>	<u>Fiscal Year</u>				
	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
Public Safety					
Code enforcement vehicles	2	2	2	2	2
Fire					
Stations	1	1	1	1	1
Fire Engines	4	4	3	3	3
Fire Ladder Truck	1	1	1	1	1
Other vehicles	2	1	2	2	2
Public works					
Streets (miles)	46	46	42	42	42
Street lights (city-owned)	748	748	527	527	527
Traffic signals	16	18	16	16	16
Public works vehicles	7	8	11	11	12
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 (Permanent)*	3	3	3	3	6
Lifeguard Stations (Temporary)	N/A	N/A	N/A	N/A	N/A
Vehicles	5	4	4	4	5

**Notes:** No capital asset indicators are available for the general government.

**Sources:** Various city departments.

\* Both Fixed and Portable Towers up FY18. FY19 broke out number of temporary stations.

**Fiscal Year**

2018	2019	2020	2021	2022
2	2	2	2	2
1	1	1	1	1
3	2	2	2	2
1	1	1	1	1
2	3	3	3	3
42	42	42	42	42
525	525	525	525	525
16	16	16	16	16
8	8	8	8	8
1	1	1	1	1
2	2	2	2	2
2	2	2	2	2
6	3	3	3	3
N/A	3	4	4	4
5	5	5	5	5

DRAFT

DRAFT



**CITY OF SOLANA BEACH**

635 S. Highway 101  
Solana Beach, CA 92075  
[www.cityofsolanabeach.org](http://www.cityofsolanabeach.org)  
(858) 720-2460



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, 2022, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated February 2, 2023.

#### **Report on 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) as a basis for designing 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 entity'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 and therefore, material weaknesses or significant deficiencies may exist that were not identified. We identified certain deficiencies in internal control, described in the accompanying schedule of findings and responses as items 2022-001 that we consider to be material weaknesses.

#### **Report on 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 financial statements. 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 instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards* and which are described in the accompanying schedule of findings and responses as items 2022-001.

#### **ATTACHMENT 2**





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

### **City of Solana Beach's Response to Findings**

*Government Auditing Standards* requires the auditor to perform limited procedures on the City's response to the findings identified in our audit and described in the accompanying schedule of findings and responses. The City's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

### **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  
February 2, 2023

DRAFT



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

## SCHEDULE OF FINDINGS AND RESPONSES

**Reference No: 2022-001** – Inadequate Controls Over Financial Reporting

**Evaluation of Finding:** Material Weakness

**Condition:**

As part of our standard audit procedures, we found the following conditions that resulted in significant audit adjustments to the financial statements:

- We examined the cutoff of the City's expenditures to ensure that payments for goods and services were recorded in the correct accounting period. It was identified as part of this examination, that the City did not accrue a payment in the amount of \$93,332 which related to payment for services received by the City prior to June 30, 2022, but disbursed after the year end in accounts payable as of June 30, 2022.
- Through review of the federal grant schedule, it was noted that adjustments to record unavailable revenues in prior year for the State Park Per Capita Grant of \$169,756 for cash receipts that were not recorded. This caused the revenue to be understated in prior year and improper recording of the deferred revenue.

**Criteria:** Management is responsible for the preparation and fair presentation, as well as the accuracy of its financial statements, including disclosures in accordance with accounting principles generally accepted in the United States of America. This includes the design, implementation, and maintenance of internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to error or fraud. The matching principle as described in Generally Accepted Accounting Principles requires that a liability and expenditure be recorded in the same period for which goods or services are received and that the liability be eliminated when the payment is made to the service provider or vendor.

**Cause of Condition:**

It was determined that the error was caused due to an oversight during the year-end closing process and accounting payable review resulting from the significant staffing turnover the City's Finance Department has endured during the fiscal year.

**Effect or Potential Effect of Condition:**

The result of this condition was that the preliminary account balances for expenditures and accounts payable were understated by \$93,332 and ending fund balance of the SB 1 Streets & Roads nonmajor governmental fund was overstated by the same amount. Unavailable revenue adjustment caused revenue to be overstated as of June 30, 2022 by \$169,756.

**Recommendation:**

We recommend that the City develop procedures or a review mechanism, or other compensating controls, including the development of a detailed procedures manual which includes accrual cutoff dates and dollar thresholds, for the year-end accrual of invoices to ensure that all accruals are recorded at year end and that all expenditures are recorded in the correct accounting period. In addition, the City should evaluate whether revenues were collected within the availability period to ensure proper revenue recognition.

**Client Response:**

The City agrees with LSL's recommendation and will incorporate the finding into its year end close procedures.

**Other Information:**

After discussing the matter with management, the City proposed a correcting journal entry to accrue the expenditure and the payable in the SB 1 Streets & Roads nonmajor governmental fund and correct the error. The financial statements at June 30, 2022 present the corrected amounts.



February 2, 2023

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, 2022. 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 May 3, 2022. Professional standards also require that we communicate to you the following information related to our audit.

### **Significant Audit Matters**

#### ***Qualitative Aspects of Significant 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 Note 1 to the financial statements. As described in Note 1 to the financial statements, the City changed accounting policies related to accounting for leases by adopting Statement of Governmental Accounting Standards (GASB Statement) No. 87, *Leases*, in June 30, 2022. 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, net other post-employment benefits (OPEB) liability, and claims liability are based on actuarial valuation specialist assumptions. We evaluated the key factors and assumptions used to develop the net pension liability, net OPEB liability, and claims liability in determining that they are reasonable in relation to the financial statements taken as a whole.

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users.

The disclosure of Debt Covenant Compliance for JPA Loans in Note 11 to the financial statements calculates the City's debt service coverage ratios, which are required disclosures related to the City's debt covenants and are of particular importance to users of the financial statements, particularly the City's debtholders.

The financial statement disclosures are neutral, consistent, and clear.

**ATTACHMENT 3**





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

### ***Significant or Unusual Transactions***

Management is responsible for the policies and practices used to account for significant or unusual transactions. No significant unusual transactions have occurred during fiscal year 2021-2022.

### ***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, we detected misstatements as a result of audit procedures which were material, and were subsequently corrected by management. The details of these misstatements are described in a separate letter dated February 2, 2023.

### ***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 February 2, 2023.

### ***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 significant events or transactions that occurred during the year, business conditions affecting the City and business plans and strategies that may affect the risks of material misstatements, 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.

### **Other Matters**

We applied certain limited procedures to the management's discussion and analysis, the budgetary comparison schedules, and the required pension and other post-employment benefits schedules, as listed in the Annual Comprehensive Financial Report's table of contents, which are required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of



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

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 combining statements 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 introductory or statistical sections of the Annual Comprehensive Financial Report, 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.

The following new Governmental Accounting Standards Board (GASB) pronouncements were effective for fiscal year 2021-2022 audit:

GASB Statement No. 87, *Leases*.

GASB Statement No. 89, *Accounting for Interest Cost Incurred before the End of a Construction Period*.

GASB Statement No. 97, *Certain Component Unit Criteria, and Accounting and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans*.

The following GASB pronouncements are effective in the following fiscal years' audits and should be reviewed for proper implementation by management:

Fiscal year 2023

GASB Statement No. 91, *Conduit Debt Obligations*.

GASB Statement No. 94, *Public-Private and Public-Public Partnerships and Availability Payment Arrangement*.

GASB Statement No. 96, *Subscription-Based Information Technology Arrangements*.

Fiscal year 2024

GASB Statement No. 99, *Omnibus 2022*.

GASB Statement No. 100, *Accounting Changes and Error Corrections*.

Fiscal year 2025

GASB Statement No. 101, *Compensated Absences*.



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

**Restriction on Use**

This information is intended solely for the use of City Council and management of the City and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,

*Lance, Solt & Lingham, LLP*

Brea, California

DRAFT



# STAFF REPORT

## CITY OF SOLANA BEACH

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Gregory Wade, City Manager  
**MEETING DATE:** February 22, 2023  
**ORIGINATING DEPT:** City Clerk’s Office  
**SUBJECT:** **Annual Citizen Commission Appointments to 1) Public Arts Commission and 2) Parks and Recreation Commission**

---

### **BACKGROUND:**

On January 25, 2023, Council made annual appointments to 3 of the 5 Citizen Commissions and asked for an application extension period for the Public Arts Commission and Parks and Recreation. The positions to be filled are for two-year terms, until January 2025.

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 apply any time prior to or during the annual or other recruitment periods.

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, listing the names of all serving appointees, original date of appointment, term and qualifications for all appointed positions. This posting requirement was met on November 23, 2022 (Attachment 1) on the City’s bulletin board and on the City’s website.

### **DISCUSSION:**

The extension of the recruitment period for the Public Arts Commission and Parks and Recreation commissions was posted on January 26<sup>th</sup> with an application deadline of February 14<sup>th</sup>. As of this deadline, a total of 10 applications are available for consideration and posted on the Worksheet.

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

Vacancies	Term	Subject to Majority Vote Appointment by:
<b>Parks and Recreation Commission: 4 vacancies total</b>		
Four (4) vacancies	2 Years Until End of Jan 2025	Council-at-large
<b>Public Arts Commission: 4 vacancies total</b>		
Four (4) vacancies	2 Years Until End of Jan 2025	Council-at-large

*Appointment Protocol*

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 Public Notice. 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 Term*

The appointment date of Commission members triggers deadlines for required tasks and filing paperwork. The appointed member may begin participating in Commission work once they have been sworn in by taking their Official Oath, administered by the City Clerk’s Office. The swear-in may take place before or at the first meeting of the Commission as coordinated with the City Clerk’s Office. Member terms end on January 31 or once an appointment is made to their position, whichever occurs first.

**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 the City pays for the cost at a designated location. The Human Resources department incurs the cost for background checks for 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:

1. Appoint four (4) members to the **Parks and Recreation** Commission nominated/appointed by *Council-at-large* for two-year terms.
2. Appoint four (4) members to the **Public Arts** Commission nominated/appointed by *Council-at-large* for two-year terms.

**CITY MANAGER'S RECOMMENDATION:**

Approve Department recommendation.



---

Gregory Wade, City Manager

Attachments:

1. Policy No. 5
2. Vacancy Notification Flyer
3. Worksheet outlining openings and applicants' choice(s)
4. List of Applicants
5. Applications (in separate binder)

<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

### SOLANA BEACH CITIZEN COMMISSION POSITION VACANCIES

#### CITY OF SOLANA BEACH VOLUNTEERS SERVING ON BEHALF OF THE CITY COUNCIL

Applications are being accepted through **Tuesday, February 14, 2023, 5:30 p.m.** City Council is scheduled to make appointments at the February 22, 2023 City Council Meeting.

**PARKS & RECREATION:** Four vacancies – terms will expire January 2025  
One vacancy – term will expire January 2024

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:** Four vacancies – terms will expire January 2025

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.



Parks & Recreation



Public Arts

❖ See the City's website for more meeting information, [meeting agendas](#), [members](#), 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 tab: Government, Citizen Commissions) 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.

## City of Solana Beach Citizen Commissions 2023 Appointments

Applications DUE February 14, 2023

Julie Van de Auwera(Council)	Sharon Klein (Council)
Sarah Hill (Council)	Shawn Hethcock (Council)
Michele Jaffe (Council)	Mark Mennie (Council)
James Lally (Council) <span style="color: blue;">Term Expiring - not reapplying</span>	Deborah Ann Sweet (Council) <span style="color: blue;">Term Expiring - reapplying</span>
Liz Marucheau (Council) <span style="color: blue;">Term Expiring - not reapplying to this commissoin</span>	Halle Shilling (Council) <span style="color: blue;">Term Expiring - reapplying</span>
Sandra Hutton (Council) <span style="color: blue;">Term Expiring - not reapplying</span>	Jeanie Grischy (Council) <span style="color: blue;">Term Expiring - reapplying</span>
Valeri Paul (Council) <span style="color: blue;">Term Expiring - not reapplying</span>	Vicki Cypherd (Council) <span style="color: blue;">Term Expiring - repplying</span>

<b>Parks &amp; Recreation</b>	<b>Public Arts</b>
4 Vacancies Appointments by: Council-at-large	4 Vacancies Appointments by: Council-at-large

Date Rcvd	<b>APPLICANTS</b> in order by 1st choices	
	Last name	First Name

Date Rcvd	Last name	First Name	Parks & Recreation	Public Arts
01-17-23	Shulkin	Sarah	Only Choice	
12-14-22	Shilling	Halle		Only Choice Reapplying
01-17-23	Linnik	Matt	Only Choice	
12-01-22	Sweet	Deborah		Only Choice Reapplying
01-12-23	Grischy	Jeanie		Only Choice Reapplying
01-14-23	Marucheau	Liz		Only Choice Leaving Parks Rec
01-17-23	Noroozi	H. Shane	3rd Choice	
01-27-23	Carlson	Daniella (New)		Only Choice
01-31-23	Cypherd	Vicki		Only Choice Reapplying
02-14-23	Day	Debbie	2nd Choice	1st Choice
02-14-23	Jensen	Carol	Only Choice	

**City of Solana Beach  
 Citizen Commission Applicants  
 Deadline – February 14, 2023 by 5:30 p.m.**

**LIST OF APPLICANTS**

<b>Applicants</b>		<b>Application Complete</b>	<b>Application Received</b>
<b>Last Name</b>	<b>First Name</b>		
Carlson	Daniella	Yes	01/27/2023
Cypherd	Vicki	Yes	01/31/2023
Day	Debbie	Yes	02/14/2023
Grischy	Jeanie	Yes	01/12/2023
Linnik	Matt	Yes	01/17/2023
Marucheau	Liz	Yes	01/14/2023
Noroozi	H. Shane	Yes	01/17/2023
Shilling	Halle	Yes	12/14/2022
Shulkin	Sarah	Yes	01/17/2023
Sweet	Deborah	Yes	12/01/2022

## **Citizen Commission Applications**

***This attachment is on file at the City Clerk's Office.***

City of Solana Beach  
635 S. Highway 101, Solana Beach, CA 92075  
858-720-2400