

**CITY OF IMPERIAL BEACH
TIDELANDS ADVISORY COMMITTEE**

**A G E N D A
JULY 21, 2014**

**City of Imperial Beach Council Chambers
825 Imperial Beach Boulevard
Imperial Beach, CA 91932**

SPECIAL MEETING – 3:00 p.m.

The Tidelands Advisory Committee for the City of Imperial Beach is endeavoring to be in total compliance with the Americans with Disabilities Act (ADA). If you require assistance or auxiliary aids in order to participate at meetings, please contact the Secretary for the Community Development Department at (619) 628-1356, as far in advance of the meeting as possible.

1. CALL TO ORDER

2. ROLL CALL BY CITY CLERK

- 3. PUBLIC COMMENTS** - Each person wishing to address the Tidelands Advisory Committee regarding items not on the posted agenda may do so at this time. In accordance with State law, the Tidelands Advisory Committee may not take action on an item not scheduled on the agenda. If appropriate, the item will be referred to City staff or placed on a future agenda.

4. REPORTS

A. MINUTES.

Recommendation: Approve the Minutes of the June 9, 2014 Regular Tidelands Advisory Committee meeting.

B. BERNARDO SHORES PROJECT INTEGRAL COMMUNITIES (OWNER/APPLICANT); DESIGN REVIEW CASE (DRC 130028), SITE PLAN REVIEW (SPR 130029), TENTATIVE MAP (TM 130030), AND ENVIRONMENTAL INITIAL ASSESSMENT (EIA 130031) FOR THE DEMOLITION OF AN EXISTING RECREATION VEHICLE PARK AND CONSTRUCTION OF 193 NEW RESIDENTIAL CONDOMINIUM UNITS AT 500 HIGHWAY 75 IN THE C/MU-1 (GENERAL COMMERCIAL & MIXED-USE) ZONE. MF 1100.

Recommendation:

1. Receive report;
2. Consider the design of the project; and
3. Approve the project to the City Council with recommendations provided by the Tidelands Advisory Committee.

5. PROJECT UPDATES BY STAFF (Informational Items Only)

A. Future Agenda Topics Discussion (Non action item)

Any writings or documents provided to a majority of the Tidelands Advisory Committee regarding any item on this agenda will be made available for public inspection in the office of the City Clerk located at 825 Imperial Beach Blvd., Imperial Beach, CA 91932 during normal business hours.

**CITY OF IMPERIAL BEACH
TIDELANDS ADVISORY COMMITTEE**

MINUTES

JUNE 9, 2014

**City of Imperial Beach Council Chambers
825 Imperial Beach Boulevard
Imperial Beach, CA 91932**

REGULAR MEETING – 3:00 p.m.

1. CALL TO ORDER

CHAIRPERSON DEDINA called the Regular Meeting to order at 3:00 p.m.

2. ROLL CALL BY CITY CLERK

PRESENT: David Van de Water, Joseph Ellis, Veronica Archer, Vice Chairperson Mary Doyle, Chairperson Michel Dedina

ABSENT: None

STAFF PRESENT: City Planner Nakagawa, City Clerk Hald, Project Manager Cumming

3. PUBLIC COMMENTS

None.

4. REPORTS

CHAIRPERSON DEDINA submitted a list of items for future consideration by the TAC.

CITY CLERK HALD stated that the information will be forwarded to City staff.

A. MINUTES.

MOTION BY ARCHER, SECOND BY VAN DE WATER, TO APPROVE THE MINUTES OF THE NOVEMBER 12, 2013 REGULAR TIDELANDS ADVISORY COMMITTEE MEETING AS PRESENTED. MOTION CARRIED UNANIMOUSLY.

B. SELECTION OF TAC MEMBER TO SERVE ON CLIMATE READY COMMITTEE (MF 1025)

CITY PLANNER NAKAGAWA gave a PowerPoint presentation on the item. He gave an overview of a State Coastal Conservancy grant that was awarded to the City of Imperial Beach to address sea level rise. He recommended appointment of TAC Member Joe Ellis to the Climate Ready Committee due to his background in coastal engineering.

There was a suggestion to have the TAC member report back to the TAC with the progress of the study.

BOARD MEMBER ELLIS spoke about his experience as a civil engineer and noted that his focus has been on coastal studies for the past 30 years.

CITY PLANNER NAKAGAWA gave an overview on sea level rise.

MOTION BY VAN DE WATER, SECOND BY ARCHER, TO APPOINT TIDELANDS ADVISORY COMMITTEE MEMBER JOE ELLIS, WHO HAS A BACKGROUND IN COASTAL ENGINEERING, TO THE CLIMATE READY COMMITTEE TO STUDY SEA LEVEL RISE. MOTION CARRIED UNANIMOUSLY.

5. PROJECT UPDATES BY STAFF (Informational Items Only)

ASSISTANT PROJECT MANAGER CUMMING gave an update on the El Tapatio façade improvement project.

6. ADJOURNMENT

CHAIRPERSON DEDINA adjourned the meeting at 3:31 p.m.

Michel Dedina
Chairperson

Jacqueline M. Hald, MMC
City Clerk



AGENDA ITEM NO. 4B

**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: TIDELANDS ADVISORY COMMITTEE

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

MEETING DATE: JULY 21, 2014

ORIGINATING DEPT.: COMMUNITY DEVELOPMENT DEPARTMENT
GREG WADE, ASSISTANT CITY MANAGER/COMMUNITY DEVELOPMENT DIRECTOR *GW*
JIM NAKAGAWA, AICP, CITY PLANNER *JN*
TYLER FOLTZ, SENIOR PLANNER *TF*

SUBJECT: REPORT: INTEGRAL COMMUNITIES (OWNER/APPLICANT); DESIGN REVIEW CASE (DRC 130028), SITE PLAN REVIEW (SPR 130029), TENTATIVE MAP (TM 130030), AND ENVIRONMENTAL INITIAL ASSESSMENT (EIA 130031) FOR THE DEMOLITION OF AN EXISTING RECREATION VEHICLE PARK AND CONSTRUCTION OF 193 NEW RESIDENTIAL CONDOMINIUM UNITS AT 500 HIGHWAY 75 IN THE C/MU-1 (GENERAL COMMERCIAL & MIXED-USE) ZONE. MF 1100.

BACKGROUND:

An application (MF 1100) has been submitted that proposes 193 residential condominium units (115 three-story units, 75 two-story units, and 3 detached single-family residences) with no commercial component and a Bike Path that would extend from Highway 75 to the Bayshore Bikeway. The property is comprised of two parcels (APN 625-140-20-00 and 626-010-18-00). The larger parcel contains the Bernardo Shores RV Park fronting Highway 75, and measures approximately 9.31 acres (405,543 square ft.). The other parcel is a long, narrow, undeveloped parcel measuring 0.76 acres (33,105 sq. ft.) that extends north from the northeastern corner of the larger parcel and along the eastern edge of Pond 10A toward the Bayshore Bikeway.

ANALYSIS:

The project would include the construction of a gated housing community comprised of 190 attached multi-family townhomes and 3 detached single-family houses, for a total of 193 dwelling units. The project proposes a seaside-style architectural design with a variety of elevations and exterior finishes and colors. The townhome units would range in size from 1,145 – 1,990 square feet in floor area with two to four bedrooms, and the three single-family detached residences located on the easternmost portion of the project site would measure 2,250 square feet with five bedrooms. Vehicular ingress and egress to and from the site would primarily be provided through one gated entry off of Highway 75 at the Rainbow Drive intersection, though 7th Street will also have access for emergency vehicles. The following features would be included with the project:



Greenbelt

A greenbelt area, comprised of a 100-foot building setback from Pond 10A, as required by the City’s General Plan and Local Coastal Program, would be located to the northwest of the proposed residences. The northwestern-most 50-foot wide area of the greenbelt would be restricted from human intrusion. A wetland restoration plan would be prepared for the restricted area and implemented to the satisfaction of the U.S. Army Corps of Engineers, California Department of Fish and Wildlife, California Coastal Commission, and City of Imperial Beach. The remaining 50-foot-wide area (between the restricted environmentally sensitive area and the residences) would be comprised of a bicycle path and bio-retention areas.

Recreational Facilities

This proposed project would include a recreational area containing a pool and children's play area near the entry. Within the internal courtyards, the project would feature patios and open pace areas with such amenities as barbecue islands and seating. In addition to these recreational facilities, the project would provide paths of travel through courtyard areas of some of the townhomes, as well as along the eastern boundary of the project site. These paths would lead to the recreation area and also connect to the proposed eight-foot-wide bicycle path that would be located in the greenbelt area in the project site. In addition, a trail head would be located at the westernmost point of the project site that would feature planter seats and bicycle parking that would lead to Highway 75.

Roadways

Roadways proposed within the community would be private and set up in a grid pattern to mimic street patterns. The roadways would range in size from approximately 24 to 26.5 feet wide. Pavers would be used for vehicular entry/exit areas and internal pedestrian pathways.

Parking

The number of parking spaces for the project required under the Municipal Code total 291 spaces (1.5 spaces per townhome and two spaces per single-family house). Proposed parking consists of two-car garages for each unit for a total of 386 garage parking spaces, and 18 open parking spaces dispersed throughout the site. This would result in a total of 404 parking spaces (2.1 spaces per dwelling unit; 113 spaces more than required by the Municipal Code).

Landscaping

The proposed residential community would be landscaped with trees, shrubs, vines, accent plants, groundcover, and turf. Several of the proposed plant species are drought tolerant. Entry trees would include holly oak and queen palm. Some proposed accent and shade trees include strawberry tree, crape myrtle, and New Zealand Christmas tree. The project also would include several types of shrubs, including Carolina laurel cherry, purple-leaved redbud, and boxwood. Accent plants would mainly be comprised of agave and aloe species. Vines would include bougainvillea, royal trumpet vine, and bower vine. Proposed groundcover would include prostrate rosemary, blue chalk sticks, and sod. The wetland creation area would be planted with native coastal salt marsh plants. The bioretention area along the northwestern boundary of the project site would be covered by groundcover.

Fencing

Three types of fencing are proposed within the residential community. An existing 6-foot-high masonry wall would remain between the proposed residences and the abutting existing residences to the east. A 5-foot-high tubular steel fence would be constructed along the northwestern side of the residential development, between the proposed residences and the greenbelt and Bike Path connection to the Bayshore Bikeway. The tubular steel fencing also would be placed between the proposed residences and the proposed abutting Bike Path on the southwestern side of the project site to the north of the entryway. In addition, the southwestern side of the project site to the south of the entryway would be fenced with a combination three-foot-high masonry wall with two-foot-high tubular steel fence. Post and rail fencing would be constructed between the proposed Bike Path and Pond 10A and would be approximately 3.5 feet in height.

Lighting

Lighting is proposed for the project entry, building exteriors, and along walkways within the residential development to ensure safety. All lighting would be directed downward and away from sensitive wildlife areas located to the north of the project site and neighboring properties.

Bike Path (Phase 2)

A Class 1 Bike Path facility is proposed as part of the project to connect to the Bayshore Bikeway. The Bike Path will extend northward along a long, narrow, undeveloped parcel (APN 626-010-18-00). However, the Applicant is proposing to construct this Bike Path as a second phase of the project. The Bike Path would connect the San Diego Bayshore Bikeway to the Bike Path north of the proposed residential community. The proposed Bike Path would be approximately 1,300 feet long and 8 feet wide, would be paved with asphalt concrete pavement, and would be approximately five feet from the residential property lines to the east. Post and rail fencing would be constructed between the proposed Bike Path and Pond 10A and would be approximately 3.5 feet in height.

General Plan Consistency:

C/MU-1 (General Commercial and Mixed-use) Zone: The majority of the proposed development is subject to C/MU-1 zoning requirements. The purpose of the C/MU-1 zone is to provide areas for mixed-use development, multiple-family dwellings, and for businesses to meet the local demand for commercial goods and services. The C/MU-1 Zone allows for multiple-family dwelling units subject to IBMC Section 19.26.020.A.1, which allows for residential uses without a commercial component for properties that front Palm Avenue west of 7th Street and east of Florida Street. The Applicant proposes to comply with all development standards of the C/MU-1 Zone.

C/MU-1 STANDARDS	PROVIDED/PROPOSED
Maximum density of one dwelling unit for every one thousand square feet of lot area (Section 19.26.0220).	APN 625-140-20-00 measures 9.31 acres (405,543 sq. ft.); 394,293 sq. ft. of the sites located within the C/MU-1 Zone, which would allow for 394 units. The project proposes 190 units in the C/MU-1 Zone, which complies with density requirements. Note that the project proposes 193 units total, though 3 are located within the R-3000-D Zone.
Yard requirements for the C/MU-1 zone are as follows: A. Front Yard. Zero feet; up to forty percent of the project frontage may be set back up to an additional five feet. Front yards facing Donax Avenue or Calla Avenue shall be a minimum of fifteen feet. B. Side Yard. There shall be a minimum side yard of five feet. C. Rear Yard. There shall be a minimum rear yard of ten feet. D. The open space and landscaping requirements as stated in Chapter 19.50 of this code shall be met.	Front yard: 8 – 18 feet Side yard: 5 - 100 feet Rear yard: 10 feet

For property with a side or rear yard abutting a residential zone, the second floor shall be set back a minimum of five feet from the abutting residential property line and the third floor shall be set back a minimum of ten feet from the abutting residential property line. (Section 19.26.041)	Stepbacks: 10 – 15 feet
Minimum lot size of 3,000 square-feet (Section 19.26.050).	The portion of the property in the C/MU-1 Zone measures 394,293 sq. ft.
Minimum street frontage of 30 feet (Section 19.26.060).	Palm Avenue frontage of approximately 670 feet.
Maximum building height of four stories or 40 feet (Section 19.26.070).	The project proposes buildings that will provide a height of 35 - 40 feet. Three-story buildings would measure 40 feet in height, and the two-story buildings would measure 35 feet in height.
No buildings shall be located less than five feet from any other building on the same lot. (Section 19.26.080)	Buildings provide a separation of approximately 10 feet.
Commercial landscaping: not less than 15% of total site shall be landscaped and maintained (Section 19.50.030).	Total amount of landscaping is under review.
Multiple-family residential in the C/MU-1 Zone requires 1.5 spaces per dwelling unit. (Section 19.48.035)	193 units are proposed for the project in total. 190 units are proposed in the C/MU-1 Zone (3 other units are located in the R-3000-D Zone). The 190 units require 285 parking spaces. The project proposes 2-car garages for each unit, totaling 380 parking spaces for the 190 units in the C/MU-1 Zone, and 6 parking spaces for the 3 units in the R-3000-D Zone. In addition, 18 open parking spaces are provided throughout the site for guests.

R-3000-D (Two-Family Detached Residential) Zone: A portion of the project fronting 7th Street measures approximately 11,250 square feet and is located within the R-3000-D Zone. The purpose of the R-3000-D Zone is to provide for the development of detached single family residential dwelling units on a single lot. The intent of this designation is to provide for a low intensity residential living environment in typically one to two-story units. The Applicant proposes to comply with all development standards of the R-3000-D Zone for the portion of the property located within that zone.

R-3000-D STANDARDS	PROVIDED/PROPOSED
Maximum density of one dwelling unit for every three thousand square feet of lot area; each unit must be detached. (Section 19.14.090)	The portion of the property located in the R-3000-D Zone measures 11,250 sq. ft., allowing for 3 detached units. Three detached units are proposed.

Front yard setback: 15 feet for the building, 20 for the front of a garage. Side yard setback: 5 feet. Rear yard setback: 10 feet. (Section 19.14.030).	Front yard: 20 feet Side yard: 5 feet Rear yard: The units in the R-3000-D Zone do not have a rear property line.
Minimum lot size of 3,000 square-feet (Section 19.26.050).	Three lots will be combined into one 24,750 square foot lot.
Minimum street frontage of 50 feet (Section 19.14.050).	7 th Street frontage of approximately 75 feet.
Maximum building height of two stories or 26 feet (Section 19.14.060).	26 feet.
No buildings shall be located less than ten feet from any other building on the same lot. (Section 19.14.070)	Buildings provide a separation of 10 feet.
Residential landscaping: Fifty percent of the required front yard shall be landscaped. Landscaping shall be provided within the parking area or immediately abutting it. Provide minimum four-foot landscaped area between the structure and any parking located in front of the structure. Provide minimum three-foot-wide landscaped area between the parking area and each side lot line when parking is located between the structure and the street. (Section 19.50.040)	50% of the front yard off 7 th Street is landscaped. The parking is enclosed in a garage. Parking is not located in front of the structure. The project will provide a three-foot-wide landscaped area between the driveway and side lot line.
The R-3000-D Zone requires two parking spaces per dwelling unit, one hundred percent enclosed. (Section 19.48.030)	193 units are proposed for the project in total. 190 units are proposed in the C/MU-1 Zone (3 other units are located in the R-3000-D Zone). The 190 units require 285 parking spaces. The project proposes 2-car garages for each unit, totaling 380 parking spaces for the 190 units in the C/MU-1 Zone, and 6 parking spaces for the 3 units in the R-3000-D Zone. In addition, 18 open parking spaces are provided throughout the site for guests.

UR (Urban Reserve) Zone: As previously noted, the Applicant proposes the construction of a Bike Path that would extend north from the northeastern corner of the larger parcel and along the eastern edge of Pond 10A toward the Bayshore Bikeway. The parcel containing the Bike Path is located in the UR (Urban Reserve) Zone. The UR zone is intended to prevent isolated or premature land uses from occurring on lands for which adequate public services and facilities are unavailable or for which the determination of the appropriate zoning regulations is precluded by contemplated or adopted planning proposals or by a lack of economic, demographic, geographic or other data. It is intended that the UR zone will be replaced by other use regulations when the aforementioned conditions no longer exist. The uses permitted are those

which are community service oriented, interim uses, or uses which, with appropriate development regulations, will not prematurely commit the land to a particular use or intensity of development. Providing a Bike Path on a vacant parcel that would connect the Bayshore Bikeway to Highway 75 would be considered an appropriate community-service oriented use within this land use designation.

UR STANDARDS	PROVIDED/PROPOSED
Uses permitted in the UR zone subject to a Conditional Use Permit include: A. Agricultural uses, such as horticulture, tree crops, row and field crops; B. Plant nurseries; C. Essential public services, such as fire protection services; D. Minor impact utilities; E. Parks, playgrounds, athletic fields; F. Riding and hiking clubs and trails; and G. Wireless communications facilities. (Section 19.30.020)	The parcel located in the UR Zone proposes a bike riding trail, which is compliant with the permitted uses.

Surrounding Land Use and Zoning:

Surrounding Areas	Surrounding Zoning	Surrounding Land Use
North	UR (Urban Reserve)	Wildlife Refuge
South	C/MU-1 (General Comm. & Mixed-Use)	Commercial
East	R-3000-D (Two-Family Res. Detached)	Residential
West	UR/R-1-6000 (Urban Res./Single-Fam.)	Refuge/Residential

ENVIRONMENTAL IMPACT:

The Applicant for this project is in the process of preparing environmental studies to support a Mitigated Negative Declaration that address any potential environmental impacts that would satisfy the California Environmental Quality Act (CEQA). The Mitigated Negative Declaration will need to be circulated through the State Clearinghouse for a 30 day public review prior to scheduling the project for a formal City Council hearing.

COASTAL JURISDICTION:

One half of the project site is located in the Appeal Jurisdiction of the California Coastal Commission and the other half of the project site is located in the Original State Permit Jurisdiction as indicated on the Local Coastal Program Post Certification and Appeal Jurisdiction Map. As such, a coastal development permit would have to be obtained from the California Coastal Commission once the City’s permitting process is complete. At the request of the Applicant and the City, a consolidated coastal permit will be processed by the Coastal Commission.

FISCAL ANALYSIS:

The Applicant has deposited \$27,500.00 to fund processing of the application.

DESIGN REVIEW BOARD:

The project would be subject to design review by the Design Review Board because it proposes development adjacent to the Highway 75 design corridor. The Design Review Board would provide recommendations to the Applicant, City staff, and the City Council related to the project's design.

DEPARTMENT RECOMMENDATION:

Staff recommends that the Tidelands Advisory Committee:

1. Receive report;
2. Consider the design of the project;
3. Recommend approval of the project to the City Council with recommendations provided by the Tidelands Advisory Committee.

Attachments:

1. Architect Plans
 2. Landscape Plans
 3. Tentative Map
- c: file MF 1100

PROJECT SUMMARY
 RESIDENCES 193 HOMES
 AREA 9.3 AC
 DENSITY 21 DU/AC

PARKING
 REQUIRED (193 X 1.5 SP/DU) = 290 SP
 PROVIDED = 401 SP (2.1 SP/DU)
 GARAGES = 386 SP (2%= 8 SP ACCESSIBLE)
 OPEN = 15 SP (5%= 1 SP ACCESSIBLE)

UNIT SUMMARY
PRODUCT A 3 STORY TOWNHOMES
 115 TOTAL (40' HT. LIMIT)
 14 PLAN A-1 2 BED 1,145 SF
 24 PLAN A-1X 2 BED 1,180 SF
 14 PLAN A-2 3 BED 1,283 SF
 18 PLAN A-2X 3 BED 1,247 SF
 21 PLAN A-3 3 BED 1,300 SF
 24 PLAN A-4 4 BED 1,640 SF (COMPLY WITH CBC 1102A.3)

PRODUCT B 2 STORY TOWNHOMES
 75 TOTAL (40' HT. LIMIT)
 24 PLAN B-1 3 BED 1,600 SF
 25 PLAN B-2 3 BED 1,800 SF
 26 PLAN B-3 4 BED 1,990 SF

PRODUCT C 2 STORY SFD (26' HT. LIMIT)
 3 PLAN C-1 5 BED 2,250 SF

- SITE PLAN NOTES**
1. PROPERTY LINE
 2. BUILDING SETBACK
 3. GATE W/ KNOX BOX
 4. 3 STORY TOWNHOMES
 5. 2 STORY TOWNHOMES
 6. 2 STORY DETACHED
 7. RECREATION AREA
 8. COMMUNITY TRAIL
 9. TRAIL HEAD
 10. ENVIRONMENTAL ZONE
 11. ACCESSIBLE PATH

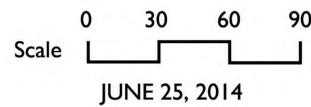


IMPERIAL BEACH, CA

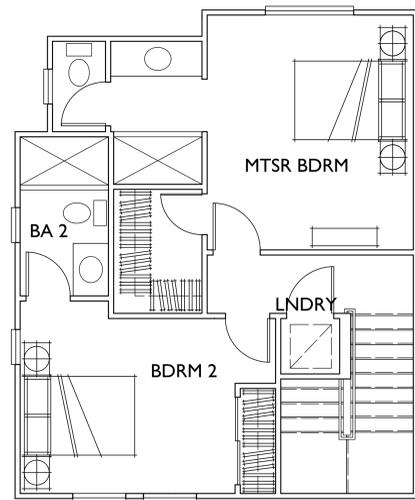
CONCEPTUAL SITE PLAN

BERNARDO SHORES

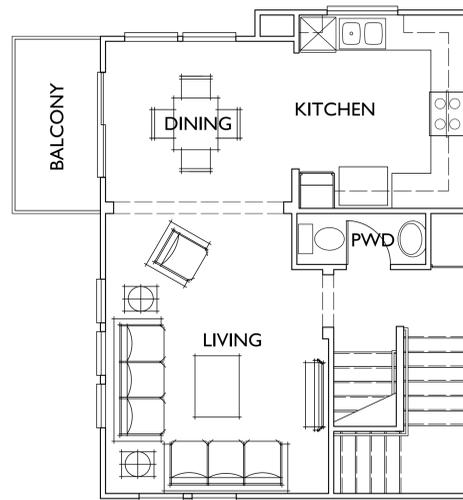
THE BERNARDO SHORES PROJECT OWNER, LLC
 2235 Encinitas Blvd., Suite 216
 Encinitas, CA 92024
 (760) 419-5432



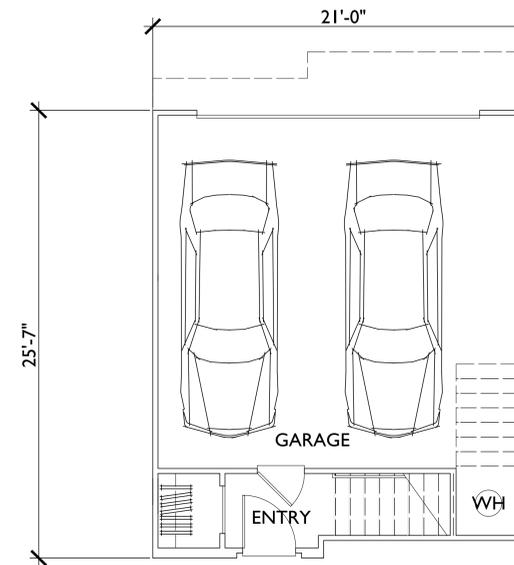
5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.724.1198



THIRD FLOOR

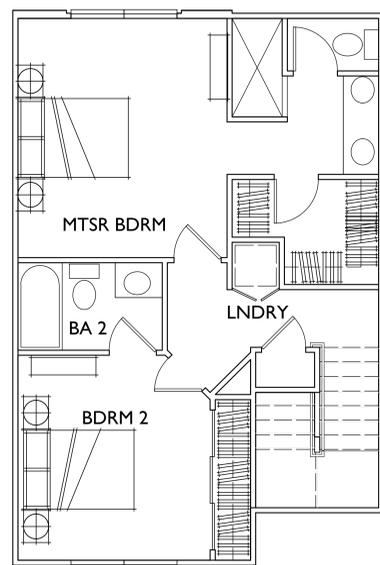


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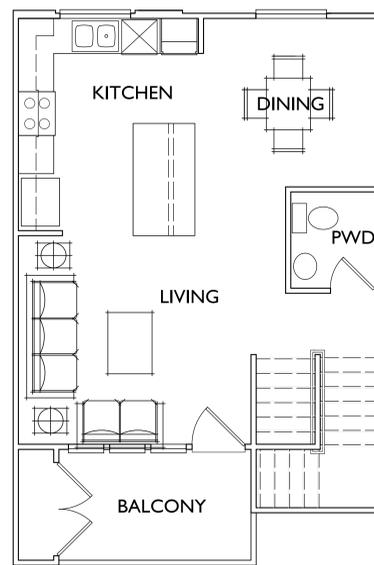


FIRST FLOOR

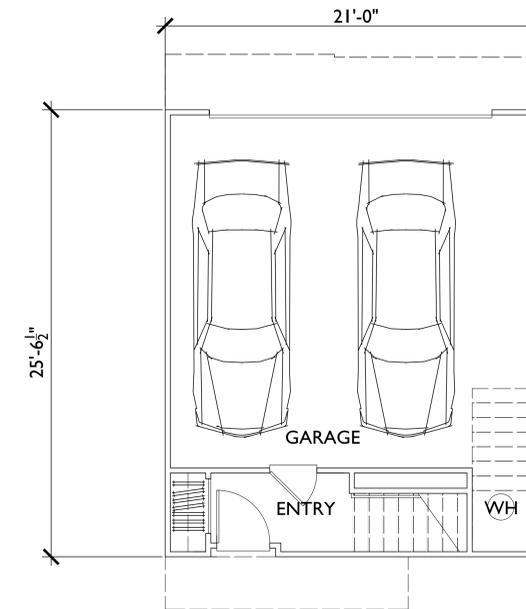
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1ST	80
2ND	545
3RD	520
TOTAL	1,145



THIRD FLOOR



SECOND FLOOR



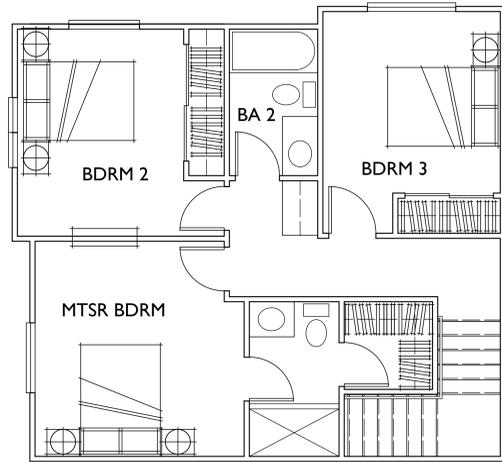
FIRST FLOOR

PLAN A-IX 2BD / 2.5BA	
1ST	90
2ND	522
3RD	567
TOTAL	1,180

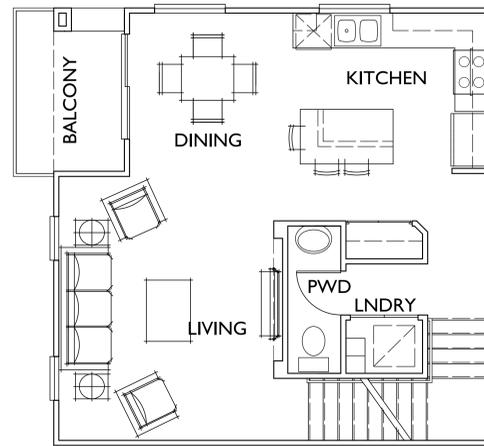
IMPERIAL BEACH, CA

UNIT FLOOR PLANS

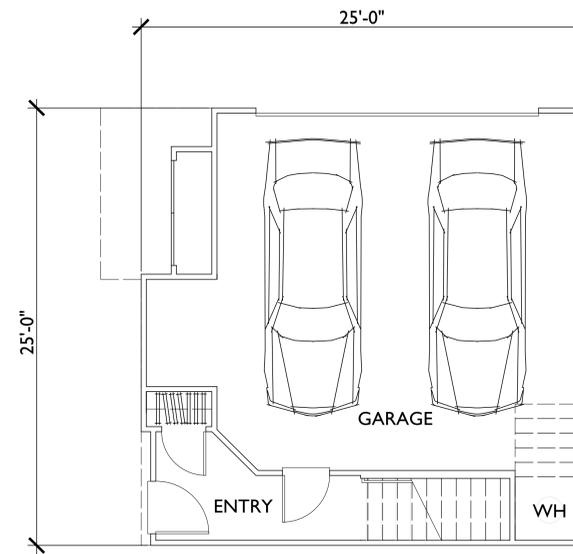
BERNARDO SHORES



THIRD FLOOR

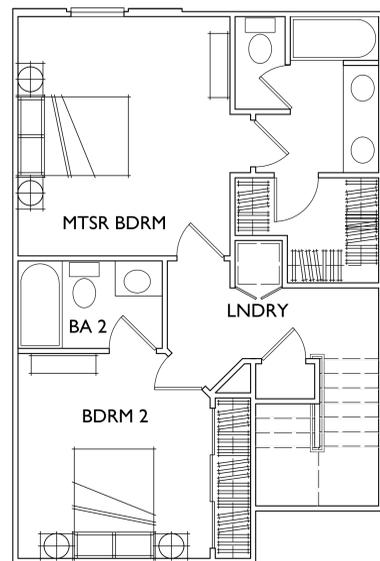


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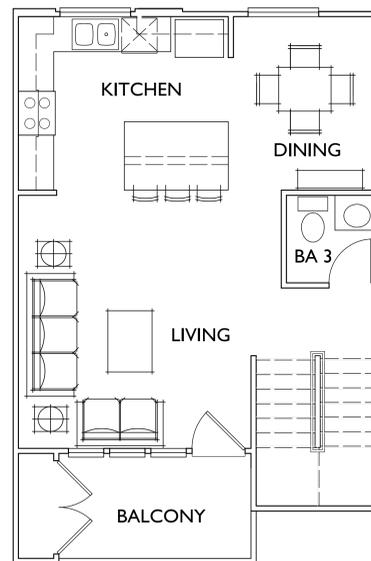


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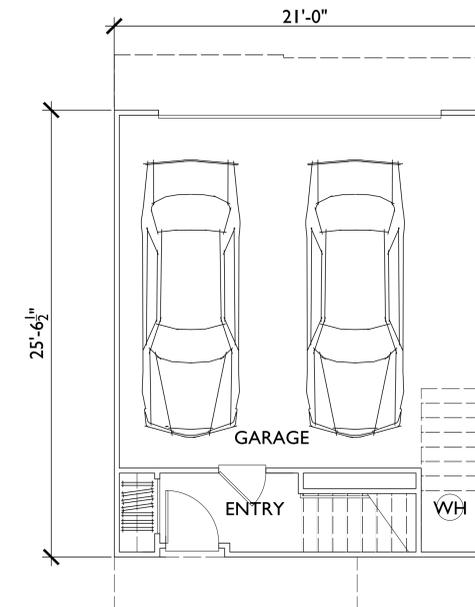
PLAN A-2 3BD / 2.5BA	
1ST	92
2ND	558
3RD	633
TOTAL	1,283



THIRD FLOOR



SECOND FLOOR



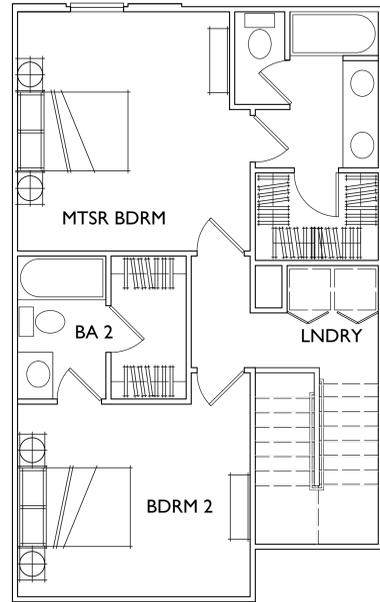
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PLAN A-2X 2BD / 2.5BA	
1ST	108
2ND	529
3RD	610
TOTAL	1,247

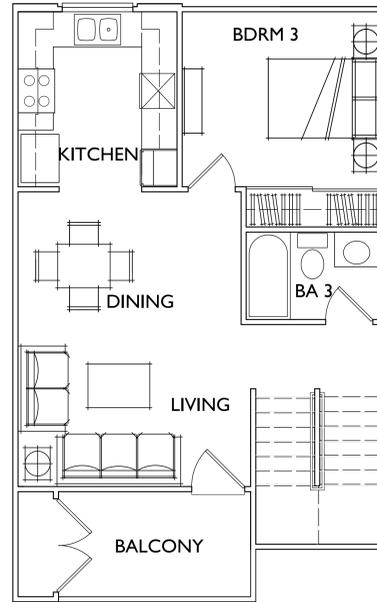
IMPERIAL BEACH, CA

UNIT FLOOR PLANS

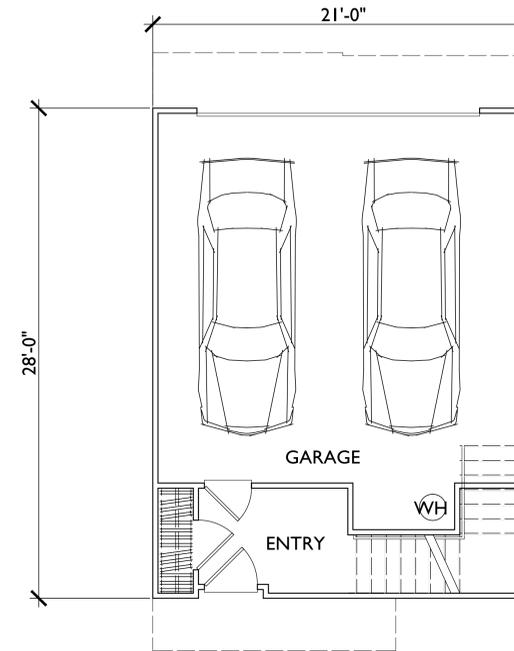
BERNARDO SHORES



THIRD FLOOR

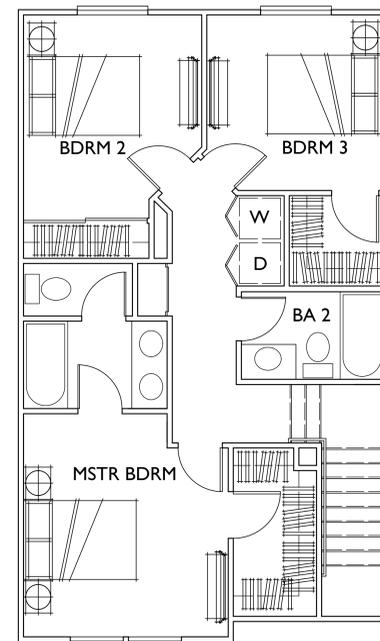


SECOND FLOOR

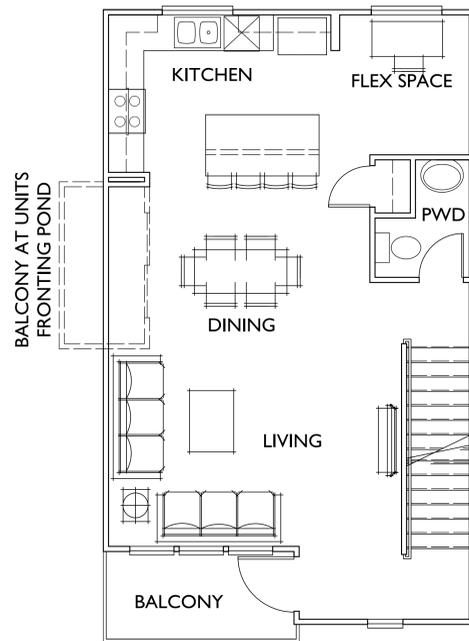


FIRST FLOOR

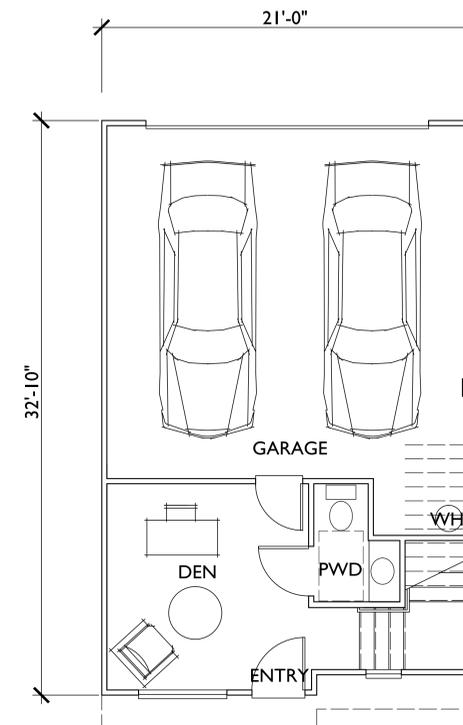
PLAN A-3 3BD / 3BA	
1ST	105
2ND	575
3RD	620
TOTAL	1,300



THIRD FLOOR



SECOND FLOOR



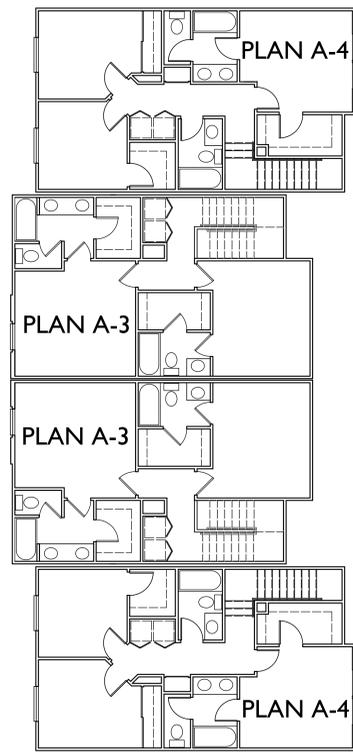
FIRST FLOOR

PLAN A-4 4BD / 3BA	
1ST	210
2ND	660
3RD	680
TOTAL	1,640

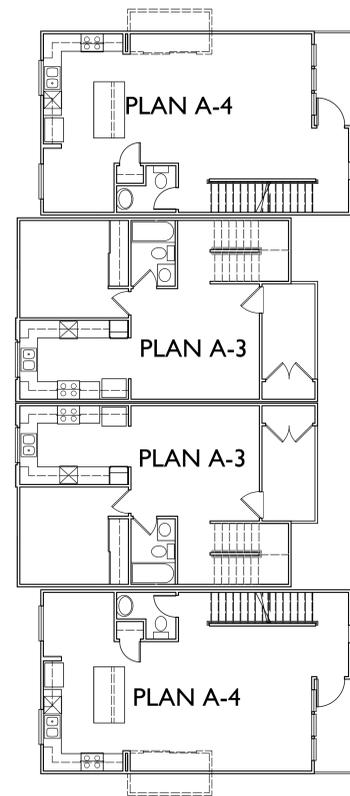
IMPERIAL BEACH, CA

UNIT FLOOR PLANS

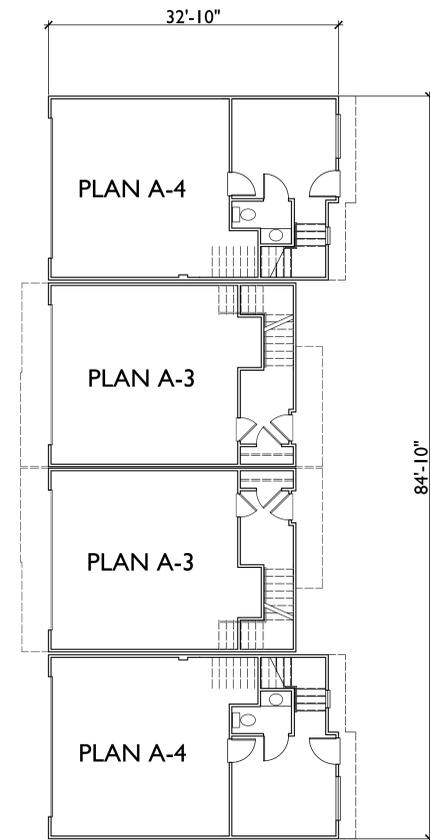
BERNARDO SHORES



THIRD FLOOR



SECOND FLOOR



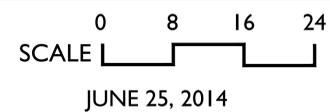
FIRST FLOOR

IMPERIAL BEACH, CA

BUILDING TYPE 'A' COMPOSITE

BERNARDO SHORES

THE BERNARDO SHORES PROJECT OWNER, LLC
 2235 Encinitas Blvd., Suite 216
 Encinitas, CA 92024
 (760) 944-7511



5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.724.1198



FRONT ELEVATION



RIGHT ELEVATION



PERSPECTIVE



REAR ELEVATION



LEFT ELEVATION

ELEVATION NOTES

- 1 CLASS 'A' TYPICAL ROOFING
- 2 LAP SIDING
- 3 COMPOSITE RAILINGS
- 4 ACCENT SHUTTERS
- 5 RAFTER TAILS
- 6 DOOR AND WINDOW TRIM
- 7 DECORATIVE CORBEL
- 8 DECORATIVE COLUMN
- 9 SECTIONAL GARAGE DOOR

IMPERIAL BEACH, CA

BUILDING TYPE 'A' ELEVATIONS

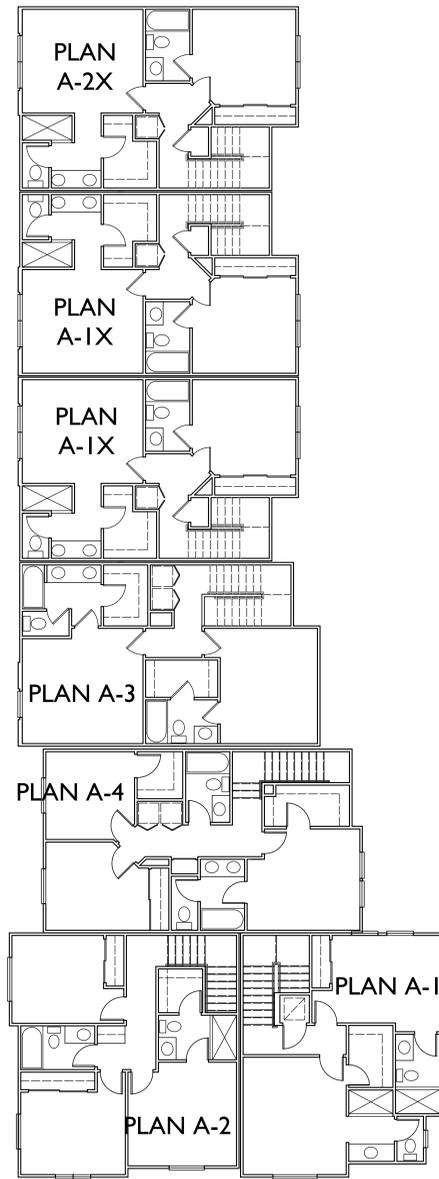
BERNARDO SHORES

THE BERNARDO SHORES PROJECT OWNER, LLC
 2235 Encinitas Blvd., Suite 216
 Encinitas, CA 92024
 (760) 944-7511

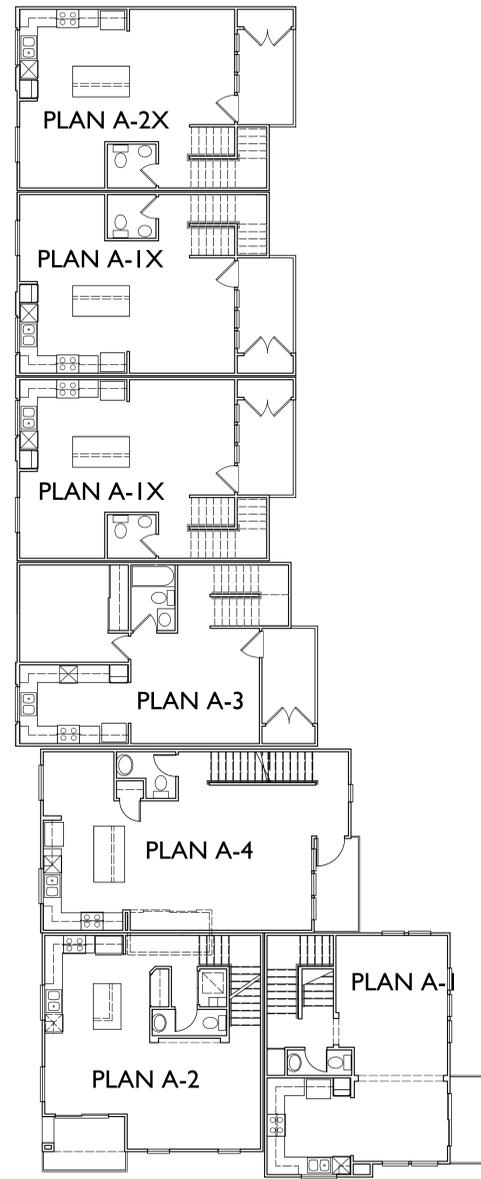
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 SCALE 
 JUNE 25, 2014



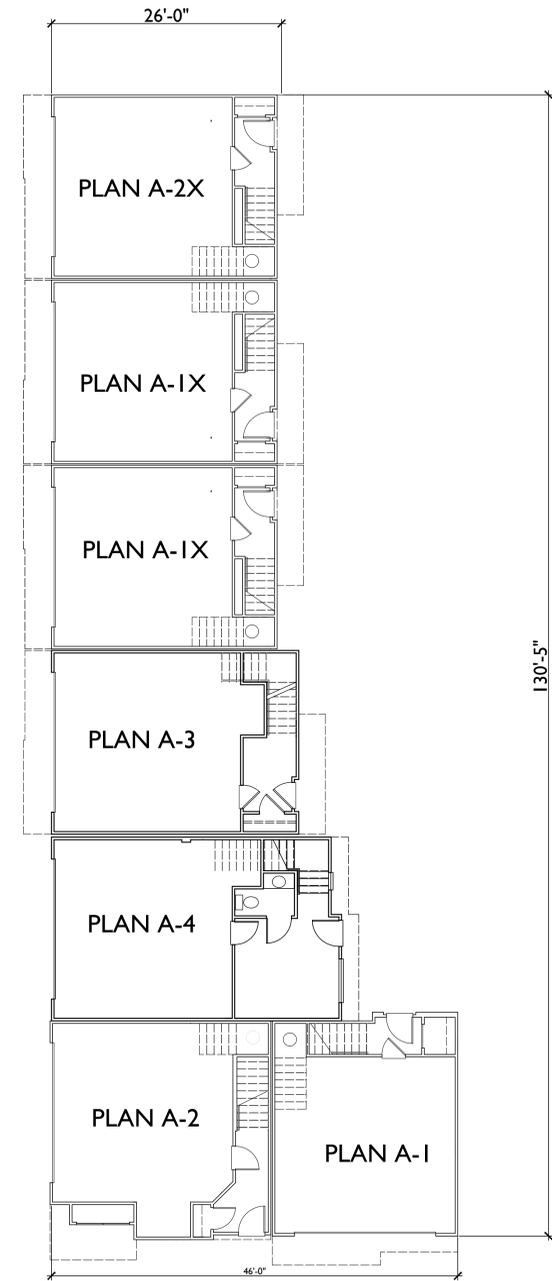
5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.724.1198



THIRD FLOOR



SECOND FLOOR



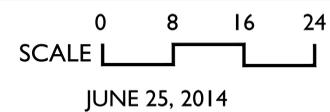
FIRST FLOOR

IMPERIAL BEACH, CA

BUILDING TYPE 'B' COMPOSITE

BERNARDO SHORES

THE BERNARDO SHORES PROJECT OWNER, LLC
 2235 Encinitas Blvd., Suite 216
 Encinitas, CA 92024
 (760) 944-7511



5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.724.1198



PERSPECTIVE



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

ELEVATION NOTES

- 1 CLASS 'A' TYPICAL ROOFING
- 2 LAP SIDING
- 3 COMPOSITE RAILINGS
- 4 ACCENT SHUTTERS
- 5 RAFTER TAILS
- 6 DOOR AND WINDOW TRIM
- 7 DECORATIVE CORBEL
- 8 DECORATIVE COLUMN
- 9 SECTIONAL GARAGE DOOR

IMPERIAL BEACH, CA

BUILDING TYPE 'B' ELEVATIONS

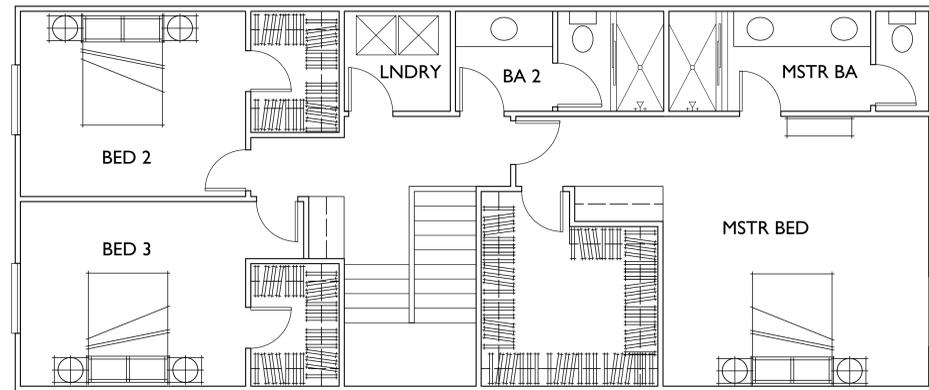
BERNARDO SHORES

THE BERNARDO SHORES PROJECT OWNER, LLC
 2235 Encinitas Blvd., Suite 216
 Encinitas, CA 92024
 (760) 944-7511

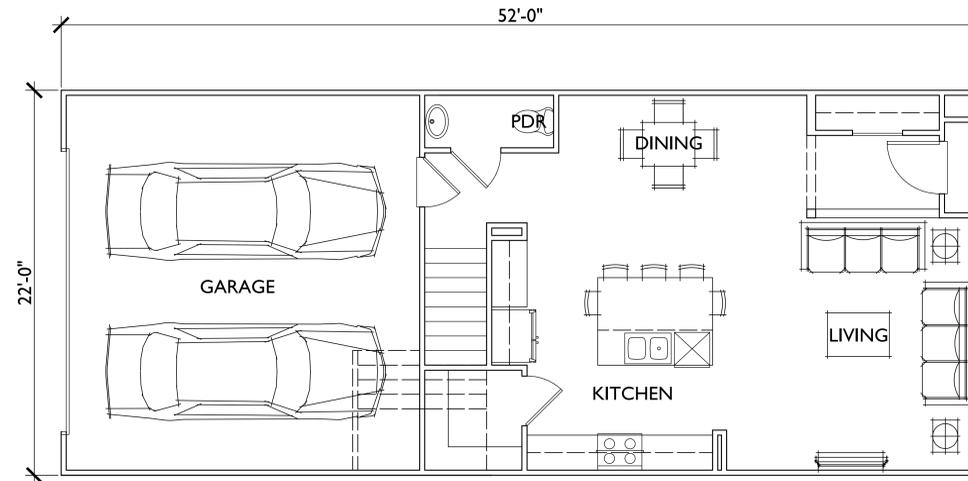
0 8 16 24
 SCALE 
 JUNE 25, 2014



5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.724.1198

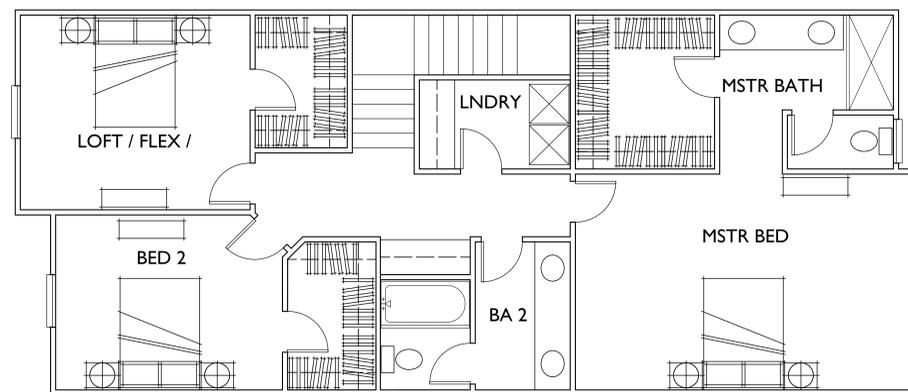


SECOND FLOOR

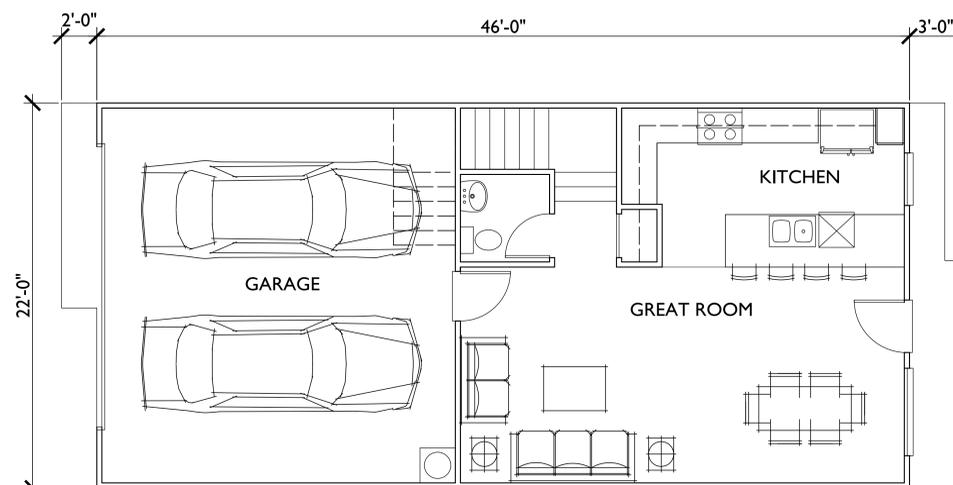


FIRST FLOOR

PLAN 2 3BD / 2.5BA	
1ST	680
2ND	1,120
TOTAL	1,800



SECOND FLOOR



FIRST FLOOR

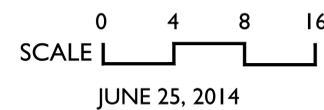
PLAN 1 3BD / 2.5BA	
1ST	550
2ND	1,050
TOTAL	1,600

IMPERIAL BEACH, CA

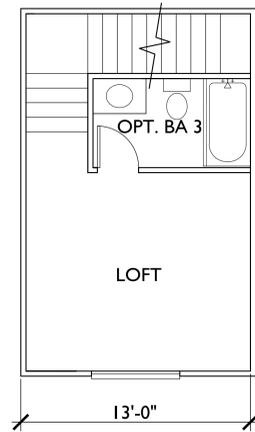
2-STORY TOWNHOME FLOOR PLANS

BERNARDO SHORES

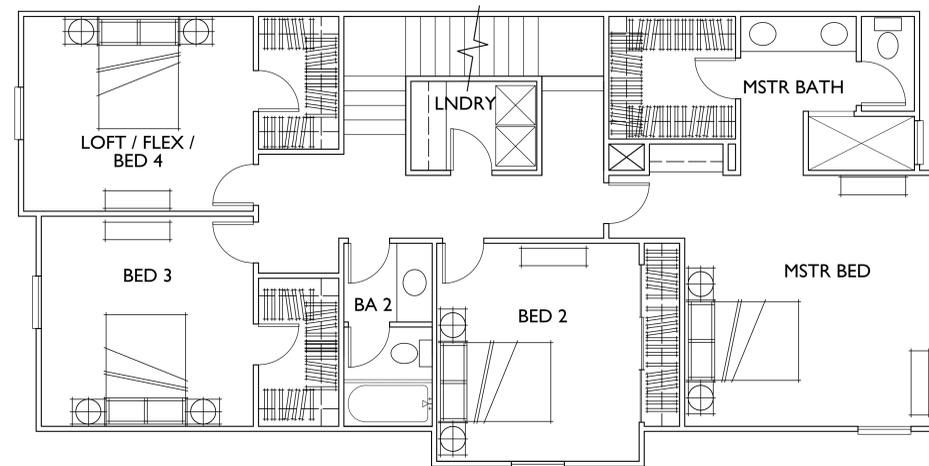
THE BERNARDO SHORES PROJECT OWNER, LLC
 2235 Encinitas Blvd., Suite 216
 Encinitas, CA 92024
 (760) 944-7511



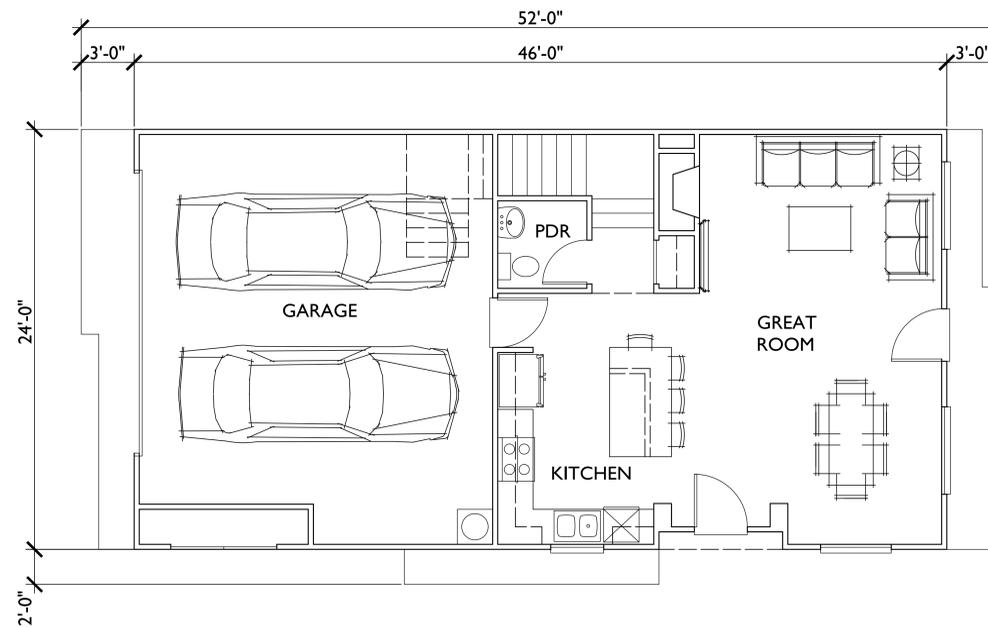
5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.724.1198



OPTIONAL THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

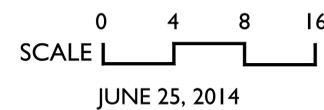
PLAN 3 4BD+FLEX / 3.5BA	
1ST	560
2ND	1,205
LOFT	225
TOTAL	1,990

IMPERIAL BEACH, CA

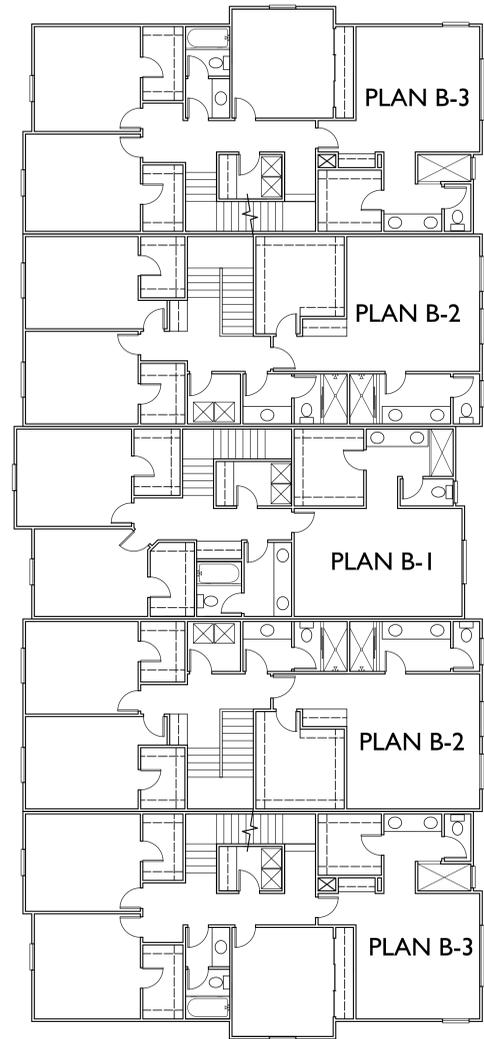
2-STORY TOWNHOME FLOOR PLANS

BERNARDO SHORES

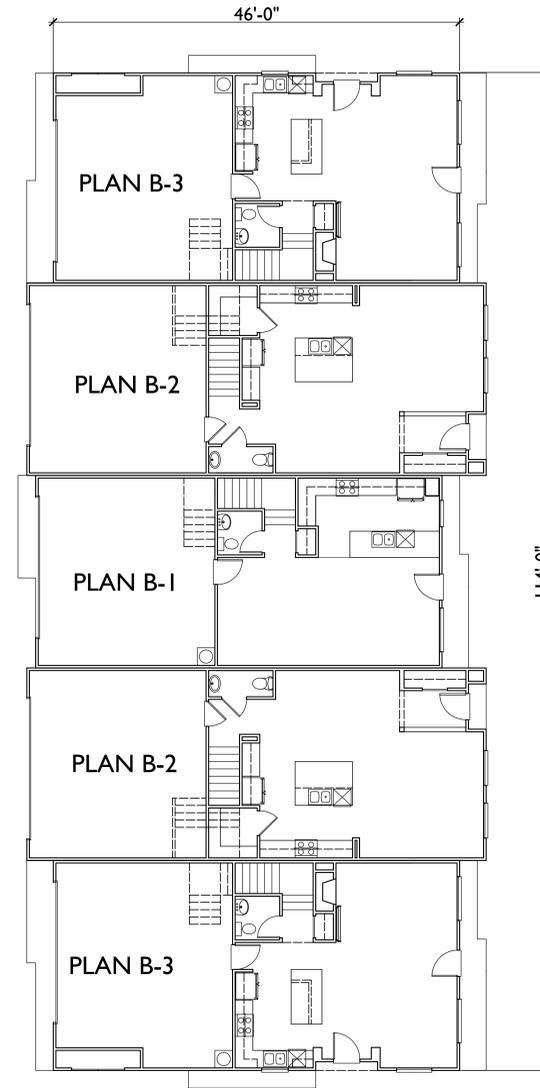
THE BERNARDO SHORES PROJECT OWNER, LLC
 2235 Encinitas Blvd., Suite 216
 Encinitas, CA 92024
 (760) 944-7511



5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.724.1198



SECOND FLOOR



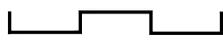
FIRST FLOOR

IMPERIAL BEACH, CA

BUILDING TYPE 'C' COMPOSITE

BERNARDO SHORES

THE BERNARDO SHORES PROJECT OWNER, LLC
 2235 Encinitas Blvd., Suite 216
 Encinitas, CA 92024
 (760) 944-7511

0 8 16 24
 SCALE 
 JUNE 25, 2014



5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.724.1198



FRONT ELEVATION



RIGHT ELEVATION



PERSPECTIVE



REAR ELEVATION



LEFT ELEVATION

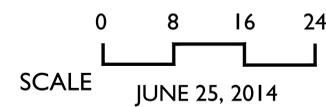
ELEVATION NOTES

- 1 CLASS 'A' TYPICAL ROOFING
- 2 LAP SIDING
- 3 COMPOSITE RAILINGS
- 4 ACCENT SHUTTERS
- 5 RAFTER TAILS
- 6 DOOR AND WINDOW TRIM
- 7 DECORATIVE CORBEL
- 8 DECORATIVE COLUMN
- 9 SECTIONAL GARAGE DOOR

IMPERIAL BEACH, CA

THE BERNARDO SHORES PROJECT OWNER, LLC
 2235 Encinitas Blvd., Suite 216
 Encinitas, CA 92024
 (760) 944-7511

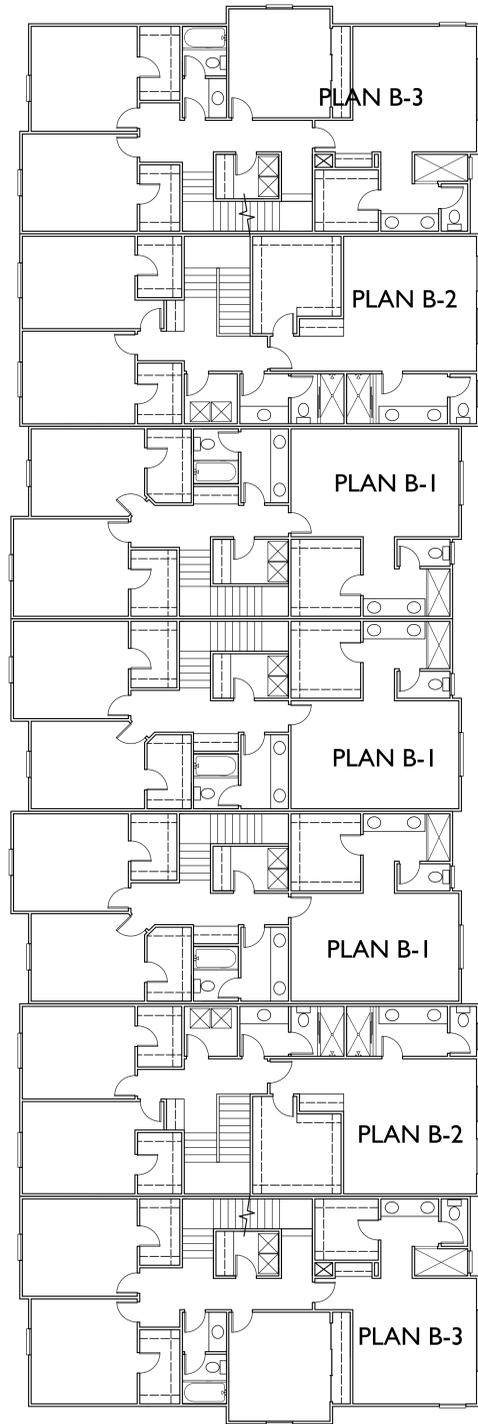
BUILDING TYPE 'C' ELEVATIONS



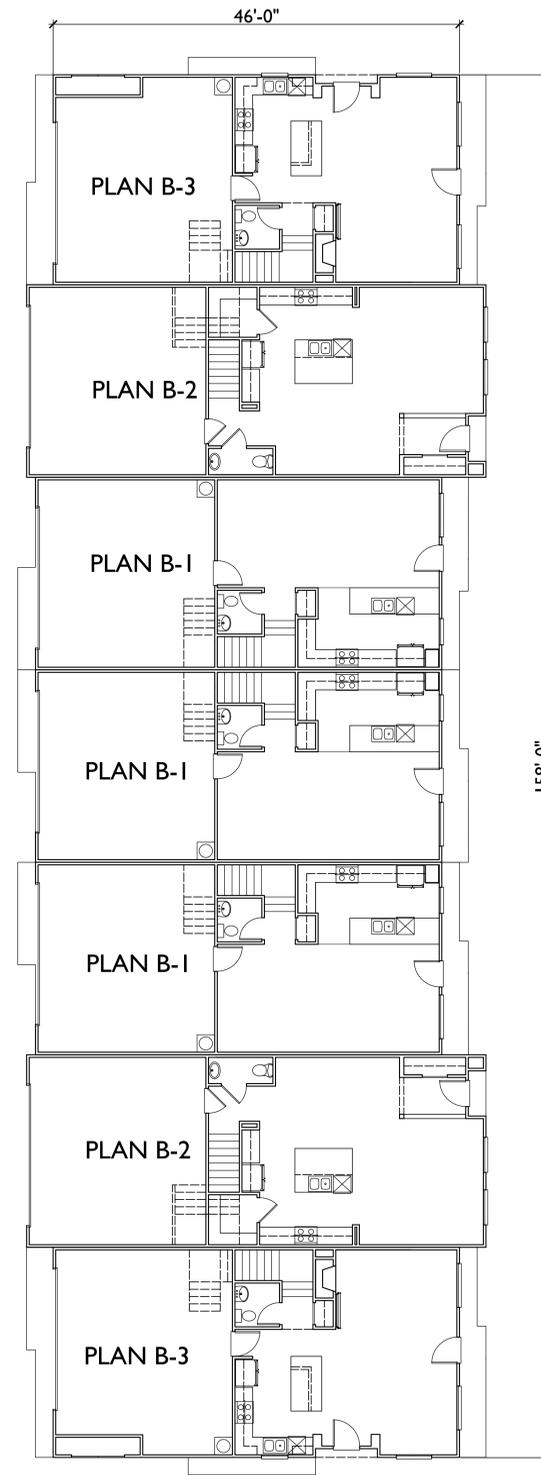
BERNARDO SHORES



5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.724.1198



SECOND FLOOR



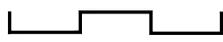
FIRST FLOOR

IMPERIAL BEACH, CA

BUILDING TYPE 'D' COMPOSITE

BERNARDO SHORES

THE BERNARDO SHORES PROJECT OWNER, LLC
 2235 Encinitas Blvd., Suite 216
 Encinitas, CA 92024
 (760) 944-7511

0 8 16 24
 SCALE 
 JUNE 25, 2014



5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.724.1198



PERSPECTIVE



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

ELEVATION NOTES

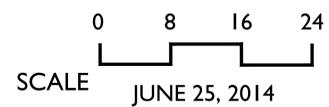
- 1 CLASS 'A' TYPICAL ROOFING
- 2 LAP SIDING
- 3 COMPOSITE RAILINGS
- 4 ACCENT SHUTTERS
- 5 RAFTER TAILS
- 6 DOOR AND WINDOW TRIM
- 7 DECORATIVE CORBEL
- 8 DECORATIVE COLUMN
- 9 SECTIONAL GARAGE DOOR

IMPERIAL BEACH, CA

BUILDING TYPE 'D' ELEVATIONS

BERNARDO SHORES

THE BERNARDO SHORES PROJECT OWNER, LLC
 2235 Encinitas Blvd., Suite 216
 Encinitas, CA 92024
 (760) 944-7511



5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.724.1198



FRONT ELEVATION



RIGHT ELEVATION



PERSPECTIVE



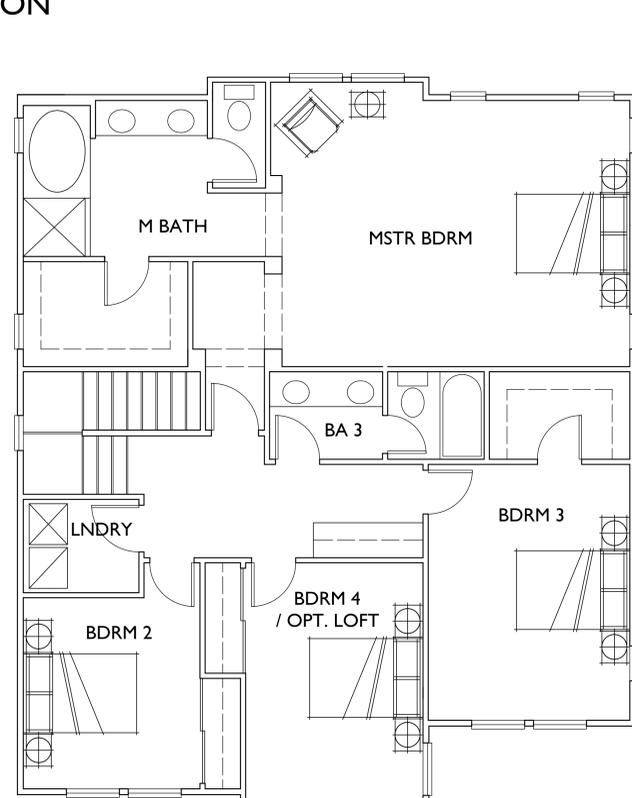
REAR ELEVATION



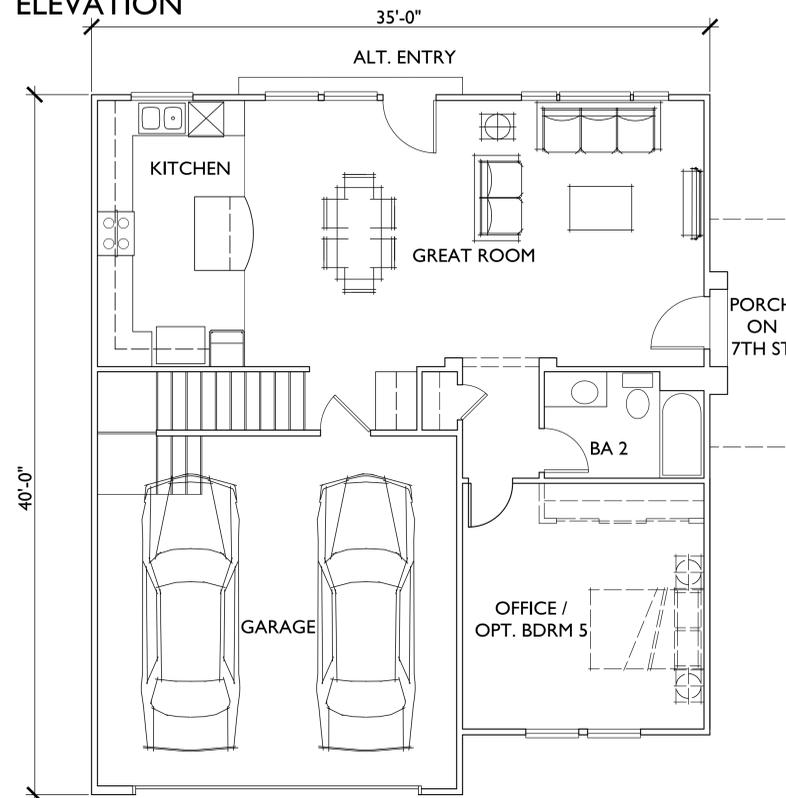
LEFT ELEVATION

ELEVATION NOTES

- 1 CLASS 'A' TYPICAL ROOFING
- 2 LAP SIDING
- 3 COMPOSITE RAILINGS
- 4 ACCENT SHUTTERS
- 5 RAFTER TAILS
- 6 DOOR AND WINDOW TRIM
- 7 DECORATIVE CORBEL
- 8 DECORATIVE COLUMN
- 9 SECTIONAL GARAGE DOOR



SECOND FLOOR



FIRST FLOOR

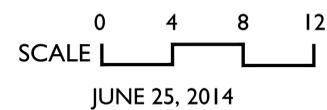
PLAN C-1	4BD+DEN / 3BA
1ST	925
2ND	1,325
TOTAL	2,250

IMPERIAL BEACH, CA

CONCEPTUAL DETACHED BUILDING E

BERNARDO SHORES

THE BERNARDO SHORES PROJECT OWNER, LLC
 2235 Encinitas Blvd., Suite 216
 Encinitas, CA 92024
 (760) 944-7511



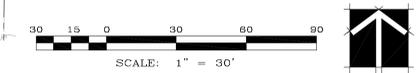
5256 S. Mission Road, Ste 404
 Bonsall, CA 92003
 760.724.1198

LANDSCAPE CONCEPT PLAN



CONCEPTUAL PLANTING LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	W.U.C.O.L.s	WATER USE
ENTRY TREES					
	QUERCUS ILEX	HOLLY OAK	36" BOX	LOW	LOW
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	16' B.T.H.	LOW	LOW
ACCENT & SHADE TREES					
	ARBUTUS U. MARINA	STRAWBERRY TREE	24" BOX	LOW	LOW
	LAGERSTROEMIA TUSCADORI	GRAPEMYRTLE	24" BOX	MED.	MED.
	METROSIDEROS EXCELSUS	NEW ZEALAND XMAS TREE	48" BOX	LOW	LOW
	RHUS LANCEA (MULTI-TRUNK)	AFRICAN SUMAC	36" BOX	LOW	LOW
	SYAGRUS ROMANZOFFIANA	QUEEN PALM	16' B.T.H.	MED.	MED.
W.U.C.O.L.s WATER USE					
COLUMNAR SHRUBS					
	PRUNUS CAROLINIANA	CAROLINA LAUREL CHERRY	15 GAL.	MED.	MED.
	POGGONIA PAKU	LONG-LEAF YELLOWWOOD	15 GAL.	MED.	MED.
FOUNDATION SHRUBS					
	CERCIS C. FOREST PANSY	PURPLE-LEAVED REDBUD		LOW	LOW
	CHAMELAUCIUM UNCINATUM	MAXFLOWER		LOW	LOW
	ECHIUM CANDICANS	PRIDE OF MADEIRA		LOW	LOW
	LIGUSTRUM T. JAPONICUM	JAPANESE PRIVET		LOW	LOW
	PHORMIUM GOLDEN RAY	GOLDEN RAY NEW ZEALAND FLAX		MED.	MED.
SECONDARY SHRUBS					
	BOUGAINVILLEA ROSENKA	ROSENKA BOUGAINVILLEA		LOW	LOW
	CISTUS X PURPUREUS	ORCHID ROCKROSE		LOW	LOW
	PITTOSPORUM T. VARIEGATA	ATLAS FESCUE		LOW	LOW
	ROSA FLORIBUNDA 'ICEBERG'	VARIEGATED MOCK ORANGE		MED.	MED.
	ROSMARINUS TUSCAN BLUE	ICEBERG ROSE		LOW	LOW
	ROSMARINUS TUSCAN BLUE	TUSCAN BLUE ROSEMARY		LOW	LOW
FOREGROUND SHRUBS					
	BUXUS JAPONICA	BOXWOOD		MED.	MED.
	HEMEROCALLIS HYBRID	EVERGREEN YELLOW DAYLILY		MED.	MED.
	HESPERALOE PARVIFLORA	RED YUCCA		LOW	LOW
	LANTANA GOLD MOUND	GOLD MOUND LANTANA		LOW	LOW
	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER		LOW	LOW
	LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LILY TURF		MED.	MED.
	PHORMIUM T. MAORI MAIDEN	MAORI MAIDEN N.Z.F.		LOW	LOW
	SALVIA M. HOT LIPS	HOT LIPS SALVIA		MED.	MED.
ACCENT PLANTS					
	AGAVE NEBERI	NEBER'S AGAVE		LOW	LOW
	AGAVE ATTENUATA	FOX TAIL AGAVE		LOW	LOW
	ALOE BARBERAE	TREE ALOE		LOW	LOW
	CORDYLINE A. RED STAR	RED STAR CORDYLINE		LOW	LOW
VINES					
	BOUGAINVILLEA SPECIES	BOUGAINVILLEA		LOW	LOW
	DISTICTIS RIVERSI	ROYAL TRUMPET VINE		MED.	MED.
	PANDOREA JASMINOIDES	BOXER VINE		MED.	MED.
GROUNDCOVER					
	MYOPORUM P. 'ITAL CREEK'	PROSTRATE MYOPORUM		LOW	LOW
	ROSMARINUS PROSTRATUS	PROSTRATE ROSEMARY		LOW	LOW
	SENECIO MANDRALISCAE	BLUE CHALK STICKS		LOW	LOW
	MARATHON II	SOD		LOW	HIGH



BERNARDO SHORES

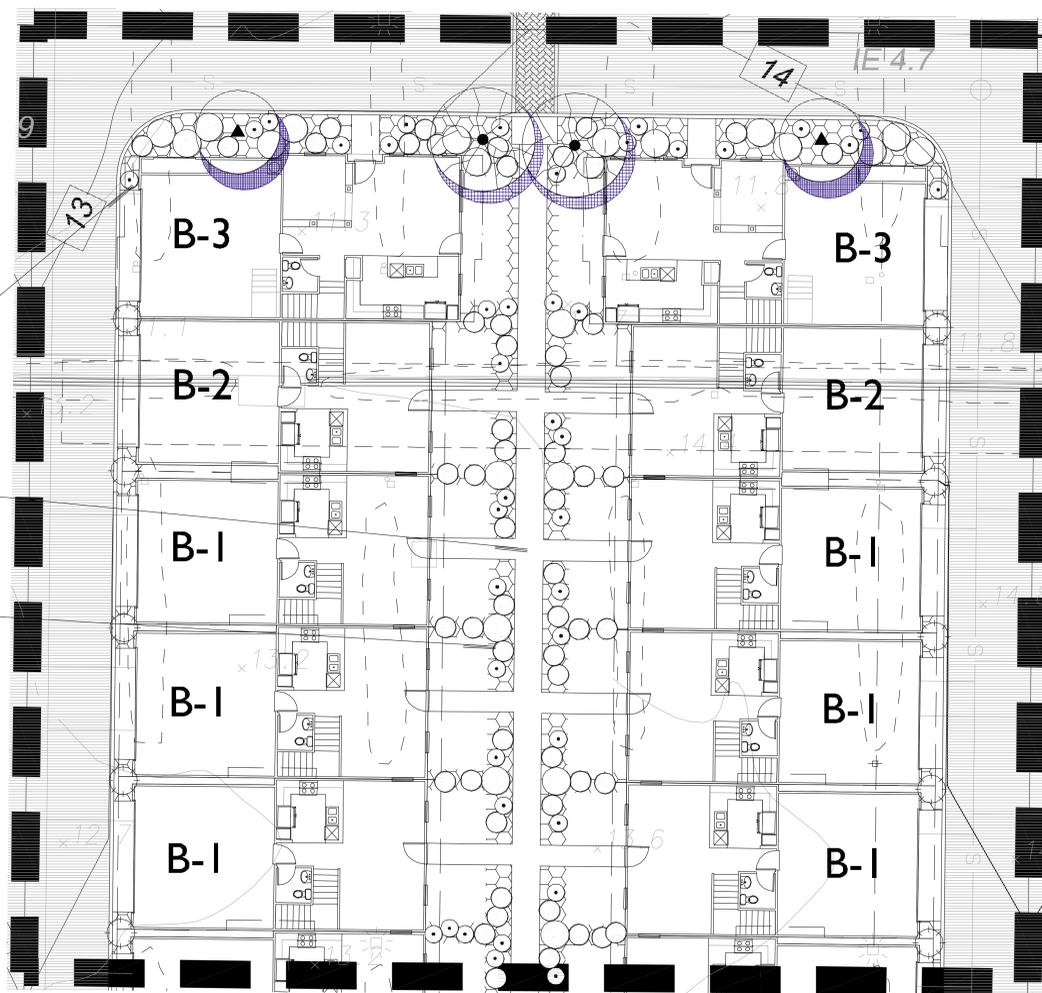
IMPERIAL BEACH, CALIFORNIA

INTEGRAL COMMUNITIES
2235 ENCINITAS BOULEVARD, SUITE #216
ENCINITAS, CALIFORNIA 92024

GILLESPIE . MOODY . PATTERSON
4125 SORRENTO VALLEY BLVD, SUITE 'D', SAN DIEGO, CALIFORNIA 92121

June-25-2014

CONCEPT ENLARGEMENTS

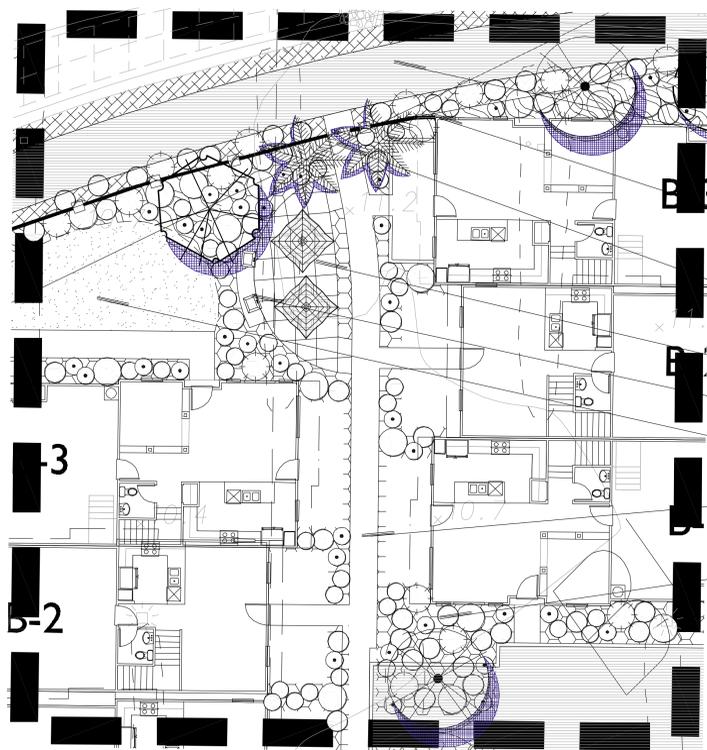


ACCENT SHRUBS (TYP.)

PEDESTRIAN WALKWAY

SHRUB AREA (TYP.)

TYPICAL INTERIOR PATHWAY



PROPOSED BIKE PATH

5' TUBULAR STEEL FENCING

RESIDENT ACCESS GATE

SEATING / DINING AREA

BBQ COUNTER

TURF AREA (TYP.)

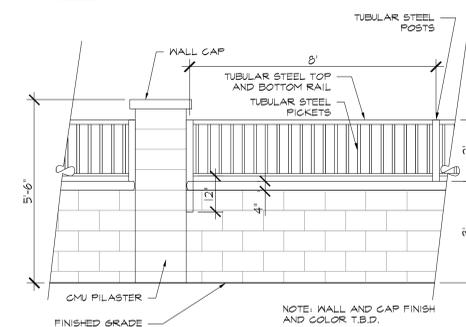
PEDESTRIAN WALKWAY

SHRUB AREA (TYP.)

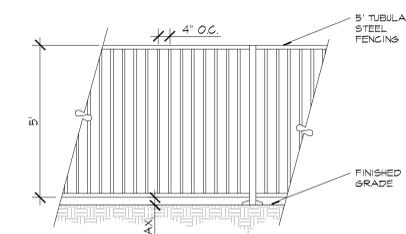
TYPICAL PERIMETER COURTYARD

CONCEPTUAL PLANTING LEGEND

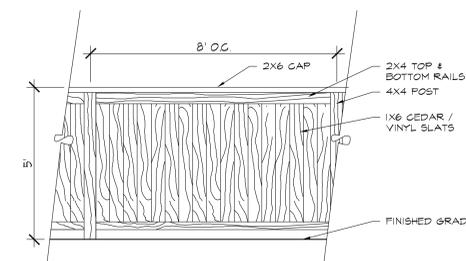
SYM.	BOTANICAL NAME	COMMON NAME	SIZE	W.U.C.O.L.s	WATER USE
ENTRY TREES					
	QUERCUS ILEX	HOLLY OAK	36" BOX	LOW	
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	16' B.T.H.	LOW	
ACCENT & SHADE TREES					
	ARBUTUS U. MARINA	STRAWBERRY TREE	24" BOX	LOW	
	LAGERSTROEMIA 'TUSCARORA'	GRAPEMYRTLE	24" BOX	MED.	
	METROSIDEROS EXCELSUS	NEW ZEALAND XMAS TREE	48" BOX	LOW	
	RHUS LANCEA (MULTI-TRUNK)	AFRICAN SUMAC	36" BOX	LOW	
	SYAGRUS ROMANZOFFIANA	QUEEN PALM	16' B.T.H.	MED.	
COLUMNAR SHRUBS					
	PRUNUS CAROLINIANA	CAROLINA LAUREL CHERRY	15 GAL.	MED.	
	PODOCARPUS 'MAKI'	LONG-LEAF YELLOWWOOD	15 GAL.	MED.	
FOUNDATION SHRUBS					
	CERCIS G. 'FOREST PANSY'	PURPLE-LEAVED REDBUD		LOW	
	CHAMELAIUM UNCLINATUM	MAXFLOWER		LOW	
	EGHUM CANDIGANS	PRIDE OF MADEIRA		LOW	
	LIGUSTRUM T. 'JAPONICUM'	JAPANESE PRIVET		LOW	
	PHORMIUM 'GOLDEN RAY'	GOLDEN RAY NEW ZEALAND FLAX		MED.	
SECONDARY SHRUBS					
	BOUGAINVILLEA 'ROSENKA'	ROSENKA BOUGAINVILLEA		LOW	
	CISTUS X PURPUREUS	ORCHID ROCKROSE		LOW	
	FESTUCA MAIREI	ATLAS FESCUE		LOW	
	PITTOSPORUM T. 'VARIEGATA'	VARIEGATED MOCK ORANGE		MED.	
	ROSA FLORIBUNDA 'ICEBERG'	ICEBERG ROSE		MED.	
	ROSMARINUS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY		LOW	
FOREGROUND SHRUBS					
	BUXUS JAPONICA	BOXWOOD		MED.	
	EVEREGALLIS HYBRIDS	EVERGREEN YELLOW DAYLILY		MED.	
	HESPERALOE PARVIFLORA	RED YUCCA		LOW	
	LANTANA 'GOLD MOUND'	GOLD MOUND LANTANA		LOW	
	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER		LOW	
	LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LILY TURF		MED.	
	PHORMIUM T. 'MAORI MAIDEN'	MAORI MAIDEN N.Z.F.		MED.	
	SALVIA M. 'HOT LIPS'	HOT LIPS SALVIA		LOW	
ACCENT PLANTS					
	AGAVE NEBERI	NEBER'S AGAVE		LOW	
	AGAVE ATTENUATA	FOX TAIL AGAVE		LOW	
	ALOE BARBERAE	TREE ALOE		LOW	
	CORDYLINA A. 'RED STAR'	RED STAR CORDYLINA		LOW	
VINES					
	BOUGAINVILLEA SPECIES	BOUGAINVILLEA		LOW	
	DISTICTIS 'RIVERS'	ROYAL TRUMPET VINE		MED.	
	PANDOREA JASMINOIDES	BOXER VINE		MED.	
GROUND COVER					
	MYOPORUM P. 'ITAL CREEK'	PROSTRATE MYOPORUM		LOW	
	ROSMARINUS PROSTRATUS	PROSTRATE ROSEMARY		LOW	
	SENECIO MANDRALISCAE	BLUE CHALK STICKS		LOW	
	MARATHON II	SOD		HIGH	



COMBO MASONRY WALL W/ TUBULAR STEEL FENCING - NTS



5' TUBE STEEL FENCING NTS



WOOD / VINYL FENCING, COLOR T.B.D. - NTS



June-25-2014

L-2

BERNARDO SHORES

IMPERIAL BEACH, CALIFORNIA

INTEGRAL COMMUNITIES

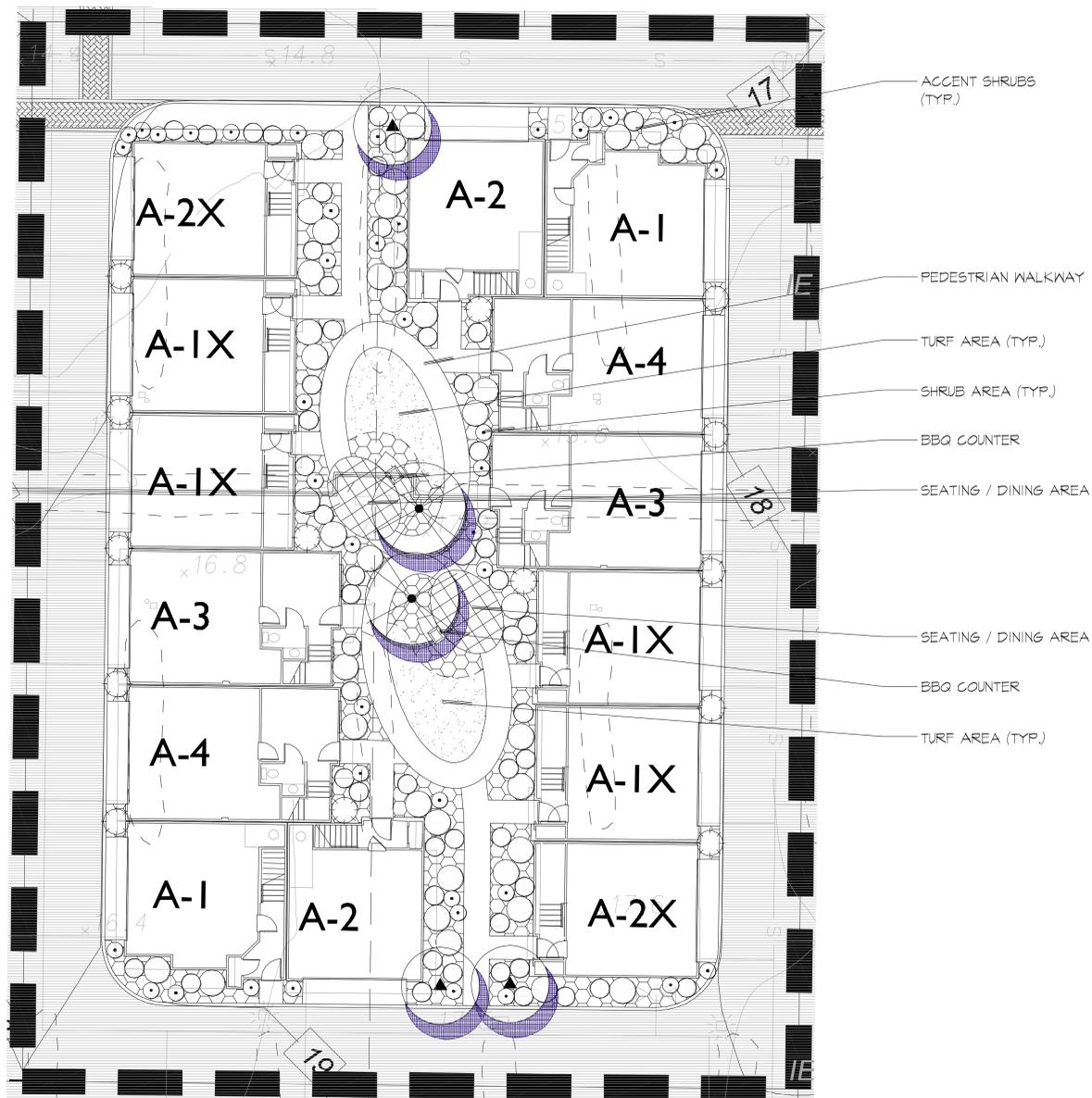
2235 ENCINITAS BOULEVARD, SUITE #216
ENCINITAS, CALIFORNIA 92024

GILLESPIE . MOODY . PATTERSON

4125 SORRENTO VALLEY BLVD, SUITE 'D', SAN DIEGO, CALIFORNIA 92121



CONCEPT ENLARGEMENTS



TYPICAL INTERIOR COURTYARD

CONCEPTUAL PLANTING LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	W.U.C.O.L.s	WATER USE
ENTRY TREES					
	QUERCUS ILEX	HOLLY OAK	36" BOX	LOW	
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	16' B.T.H.	LOW	
ACCENT & SHADE TREES					
	ARBUTUS U. MARINA	STRAWBERRY TREE	24" BOX	LOW	
	LAGERSTROEMIA 'TUSCARORA'	GRAPEMYRTLE	24" BOX	MED.	
	METROSIDEROS EXCELSUS	NEW ZEALAND XMAS TREE	48" BOX	LOW	
	RHUS LANCEA (MULTI-TRUNK)	AFRICAN SUMAC	36' BOX	LOW	
	SYAGRUS ROMANZOFFIANA	QUEEN PALM	16' B.T.H.	MED.	
COLUMNAR SHRUBS					
	PRUNUS CAROLINIANA	CAROLINA LAUREL CHERRY	15 GAL.	MED.	
	PODOCARPUS 'MAKI'	LONG-LEAF YELLOWWOOD	15 GAL.	MED.	
FOUNDATION SHRUBS					
	CERCIS G. 'FOREST PANSY'	PURPLE-LEAVED REDBUD		LOW	
	CHAMELAIMUM UNICINATUM	MAXFLOWER		LOW	
	EGHUM CANDICANS	PRIDE OF MADEIRA		LOW	
	LIGUSTRUM T. 'JAPONICUM'	JAPANESE PRIVET		LOW	
	PHORMIUM 'GOLDEN RAY'	GOLDEN RAY NEW ZEALAND FLAX		MED.	
SECONDARY SHRUBS					
	BOUGAINVILLEA 'ROSENKA'	ROSENKA BOUGAINVILLEA		LOW	
	CISTUS X PURPUREUS	ORCHID ROCKROSE		LOW	
	FESTUCA MAIREI	ATLAS FESCUE		LOW	
	PITTOSPORIUM T. 'VARIEGATA'	VARIEGATED MOCK ORANGE		MED.	
	ROSA FLORIBUNDA 'ICEBERG'	ICEBERG ROSE		MED.	
	ROSMARINUS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY		LOW	
FOREGROUND SHRUBS					
	BUXUS JAPONICA	BOXWOOD		MED.	
	HEMEROCALLIS HYBRIDS	EVERGREEN YELLOW DAYLILY		MED.	
	HESPERALOE PARVIFLORA	RED YUCCA		LOW	
	LANTANA 'GOLD MOUND'	GOLD MOUND LANTANA		LOW	
	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER		LOW	
	LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LILY TURF		MED.	
	PHORMIUM T. 'MAORI MAIDEN'	MAORI MAIDEN N.Z.F.		MED.	
	SALVIA M. 'HOT LIPS'	HOT LIPS SALVIA		LOW	
ACCENT PLANTS					
	AGAVE NEBERI	NEBER'S AGAVE		LOW	
	AGAVE ATTENUATA	FOX TAIL AGAVE		LOW	
	ALOE BARBERAE	TREE ALOE		LOW	
	CORDYLINE A. 'RED STAR'	RED STAR CORDYLINE		LOW	
VINES					
	BOUGAINVILLEA SPECIES	BOUGAINVILLEA		LOW	
	DISTICTIS 'RIVERS'	ROYAL TRUMPET VINE		MED.	
	PANDOREA JASMINOIDES	BOWER VINE		MED.	
GROUND COVER					
	MYOPORIUM P. 'PUTAL CREEK'	PROSTRATE MYOPORIUM		LOW	
	ROSMARINUS PROSTRATUS	PROSTRATE ROSEMARY		LOW	
	SENEGIO MANDRALISCAE	BLUE CHALK STICKS		LOW	
	MARATHON II	SOD		HIGH	



L-3

BERNARDO SHORES

IMPERIAL BEACH, CALIFORNIA

INTEGRAL COMMUNITIES

2235 ENCINITAS BOULEVARD, SUITE #216
ENCINITAS, CALIFORNIA 92024

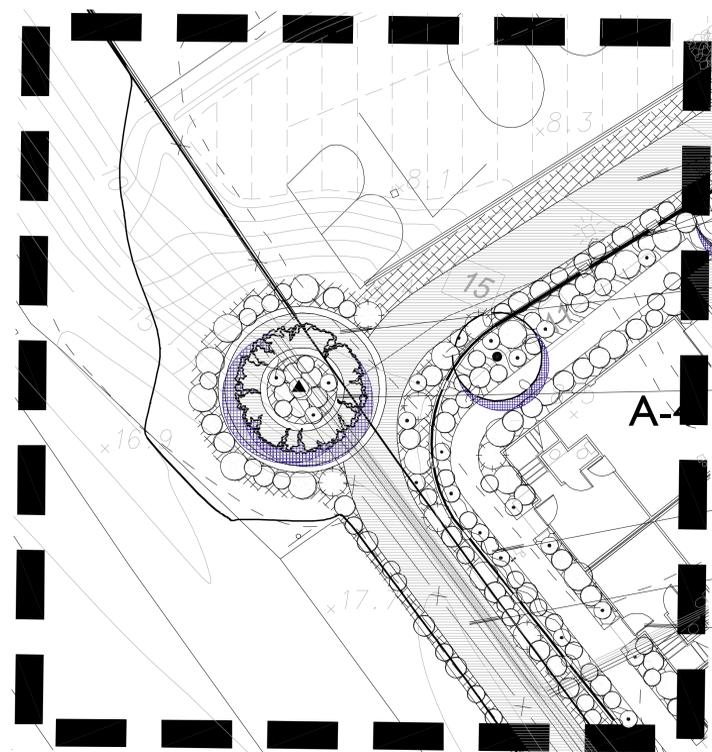
GILLESPIE . MOODY . PATTERSON

4125 SORRENTO VALLEY BLVD, SUITE 'D', SAN DIEGO, CALIFORNIA 92121

June-25-2014



CONCEPT ENLARGEMENTS



TRAIL HEAD PLAZA

- PROPOSED BIKE PATH
- 5' TUBULAR STEEL FENCING
- ENHANCED CONCRETE PAVING AT PLAZA AREA
- BIKE TRAIL PLAZA AREA WITH RAISED PLANTER AND FOCAL TREE
- SHRUB AREA (TYP.)
- PROPOSED BIKE PATH
- RESIDENT ACCESS GATE

- PROPOSED BIKE PATH
- PLANTED ENTRY MEDIAN W/ CALL BOX
- ADA RAMP

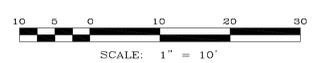
- PEDESTRIAN ENTRY GATE
- ACCENT PILASTER
- VEHICULAR GATE HOUSING

- SECONDARY POOL AREA ACCESS
- 5' TUBULAR STEEL POOL FENCING (TYP.)
- POOL
- SEATING / DINING AREA
- POOL BUILDING WITH RESTROOMS

- TOT LOT AREA W/ MULTI USE PLAY EQUIPMENT
- PEDESTRIAN WALKWAY (TYP.)
- SPA

- ENHANCED PAVING AT POOL AREA

- SEATING / DINING AREA
- BBQ COUNTER
- ENHANCED CONG. PAVING SUCH AS INTEGRAL COLOR CONG. OR CONG. PAVERS
- WOOD ENTRY OVERHEAD
- PEDESTRIAN ENTRY GATE
- ENHANCED VEHICULAR CONG. PAVING SUCH AS INTEGRAL COLOR CONG. W/ EXPOSED AGG. FINISH OR CONG. PAVERS



L-4

BERNARDO SHORES

INTEGRAL COMMUNITIES
 2235 ENCINITAS BOULEVARD, SUITE #216
 ENCINITAS, CALIFORNIA 92024

IMPERIAL BEACH, CALIFORNIA

GILLESPIE . MOODY . PATTERSON
 4125 SORRENTO VALLEY BLVD, SUITE 'D', SAN DIEGO, CALIFORNIA 92121

June-25-2014



BERNARDO SHORES - JUN-25-2014

TENTATIVE MAP & COASTAL DEVELOPMENT PERMIT FOR: BERNARDO SHORES, IMPERIAL BEACH, CA

SHEET 1 OF 3

LEGAL DESCRIPTION:

PARCEL 1: APN 625-140-20
BLOCKS 8 AND 9 AND PORTIONS OF BLOCKS 6, 7 AND 10 OF SOUTH CORONADO, IN THE CITY OF IMPERIAL BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 228, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 23 1887.

TOGETHER WITH THOSE PORTIONS OF THE STREETS AND ALLEYS ADJOINING SAID BLOCKS AS VACATED AND CLOSED TO PUBLIC USE LYING NORTHERLY AND NORTHEASTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO OFFICIAL PLAT THEREOF, BEING ALSO THE EAST LINE OF SAID SOUTH CORONADO, DISTANT THEREON NORTH 00°41'07" EAST, 391.82 FEET FROM A CURVE BEING "X" IN PAVEMENT IN PALM AVENUE, SET FOR THE SOUTHWEST CORNER OF SAID SECTION 19; THENCE FROM A TANGENT WHICH BEARS NORTH 59°40'53" WEST ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 2161.00 FEET, THROUGH AN ANGLE OF 47°53'41", A DISTANCE OF 1806.43 FEET TO A POINT ON THE SOUTHERLY LINE OF THE PENINSULA OF SAN DIEGO, ACCORDING TO MAP THEREOF ON FILE IN BOOK 1, PAGE 55 OF PATENTS IN THE OFFICE OF SAID COUNTY RECORDER BEING ALSO THE SOUTHERLY CITY LIMIT OF THE CITY OF CORONADO, DISTANT THEREON SOUTH 68°31'44" WEST, 57.67 FEET FROM A 6 INCH BY 6 INCH CONCRETE MONUMENT IN 36 INCH CONCRETE BASE SET FOR CORNER NO. 163 OF SAID PENINSULA OF SAN DIEGO; EXCEPTING THEREFROM THAT PORTION THEREOF LYING WITHIN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19.

EXCEPT THEREFROM THAT PORTION THEREOF LYING WITHIN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19, ALSO EXCEPTING THEREFROM THAT PORTION OF LAND DESCRIBED IN DEED TO WESTERN SAIT COMPANY, RECORDED DECEMBER 23, 1938 IN BOOK 850, PAGE 421 OF SAID OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 19, DISTANT THEREON NORTH 89°52'00" WEST, 381.44 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, THENCE SOUTH 47°57'00" WEST, 270.90 FEET; THENCE SOUTH 67°34'00" WEST, 100 FEET TO A POINT ON THE NORTH AND SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, DISTANT THEREON NORTH 00°03'45" EAST, 440.00 FEET FROM THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, THENCE NORTH 89°52'00" WEST, 80 FEET; THENCE NORTH 18°10'00" WEST, 238.10 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, DISTANT THEREON SOUTH 89°52'00" EAST, 541.25 FEET FROM THE NORTHEAST CORNER OF SAID PORTION OF SECTION 19; THENCE SOUTH 89°52'00" EAST ALONG SAID NORTH LINE 426.20 FEET TO THE POINT OF BEGINNING.

PARCEL 2: THAT PORTION OF THE SOUTH 659.56 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 20, TOWNSHIP 18 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF IMPERIAL BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, LYING WESTERLY OF THE WESTERLY LINE OF BLOCK 10 OF SOUTH SAN DIEGO COMPANY'S ADDITION TO SAN DIEGO, ACCORDING TO MAP NO. 497, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING FROM SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER THAT PORTION THEREOF LYING SOUTHERLY OF EASTERLY PROLONGATION OF THE SOUTH LINE OF THE NORTH 24.00 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO OFFICIAL PLAT THEREOF.

THE SOUTH BOUNDARY OF SAID PARCEL IS AS STATED IN PROPERTY LINE AGREEMENT RECORDED SEPTEMBER 6, 1991, AS INSTRUMENT NO. 1991-0457738 OF OFFICIAL RECORDS.

PARCEL 3: THE NORTH 24.00 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF IMPERIAL BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THAT PORTION LYING SOUTHWESTERLY OF THE NORTHEASTERLY LINE OF THE CALIFORNIA STATE HIGHWAY AS DESCRIBED IN DEED TO THE STATE OF CALIFORNIA, RECORDED JANUARY 6, 1954 IN BOOK 5103, PAGE 402 OF OFFICIAL RECORDS.

THE SOUTH BOUNDARY OF SAID PARCEL IS AS STATED IN PROPERTY LINE AGREEMENT RECORDED MAY 15, 1991, AS INSTRUMENT NO. 1991-0226877 OF OFFICIAL RECORDS.

PARCEL 4: THAT PART OF THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO OFFICIAL PLAT THEREOF, AS DESCRIBED IN DEED CONVEYED TO THE STATE OF CALIFORNIA, RECORDED JANUARY 6, 1954 IN BOOK 5103, PAGE 395 ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY LYING NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 19, DISTANT ALONG SAID EAST LINE NORTH 00°41'07" EAST, 391.82 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 19; THENCE NORTHEASTERLY, FROM A TANGENT WHICH BEARS NORTH 59°40'53" WEST ALONG A CURVE CONCAVE NORTHEASTERLY, WITH A RADIUS OF 2161.00 FEET, THROUGH AN ANGLE OF 47°53'41", A DISTANCE OF 1806.43 FEET TO THE SOUTHERLY LINE OF RANCHO PENINSULA OF SAN DIEGO ACCORDING TO PATENTS BOOK 1, PAGES 55 TO 57, DISTANT ALONG SAID SOUTHERLY LINE SOUTH 68°31'44" WEST, 57.67 FEET FROM A 6-INCH BY 6-INCH CONCRETE MONUMENT SET FOR CORNER NO. 163 OF SAID RANCHO PENINSULA, SAID SOUTHERLY LINE BEING ALSO THE SOUTHERLY CITY LIMIT LINE OF THE CITY OF CORONADO.

THE SOUTH BOUNDARY OF SAID PARCEL IS AS STATED IN PROPERTY LINE AGREEMENT RECORDED MAY 15, 1991, AS INSTRUMENT NO. 1991-0226877 OF OFFICIAL RECORDS.

PARCEL 5: LOTS 71, 72 AND 73 IN BLOCK 70 OF SOUTH SAN DIEGO COMPANY'S ADDITION TO SOUTH SAN DIEGO, IN THE CITY OF IMPERIAL BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 497, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 4, 1887.

TOGETHER WITH THAT PORTION OF THE WESTERLY 10 FEET OF SEVENTH STREET ADJOINING SAID LOTS 71, 72 AND 73 ON EAST AS CLOSED AND VACATED TO PUBLIC USE BY CITY COUNCIL OF THE CITY OF IMPERIAL BEACH, RESOLUTION 1439, RECORDED NOVEMBER 4, 1968 AS INSTRUMENT NO. 193024.

PARCEL 6: APN 626-010-18

THAT PORTION OF SECTION 20, TOWNSHIP 18 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF IMPERIAL BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, LYING WESTERLY OF SOUTH SAN DIEGO, ACCORDING TO MAP THEREOF NO. 497, FILED IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY, AND LYING SOUTHERLY OF THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF BLOCK 70 OF SAID MAP NO. 497.

EXCEPTING THAT PORTION LYING SOUTHERLY OF THE NORTHERLY LINE OF THE SOUTH 659.56 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20.

THE LEGAL DESCRIPTION PROVIDED DOES NOT INCLUDE ANY PART OF BLOCK 11 OF MAP 497 OR THE VACATED STREETS ADJOINING IT. AREAS WHERE BLOCK 11 ARE NOT INCLUDED ARE NOTED BY THE SYMBOL TO THE LEFT.

RECORD OF SURVEY NO. 13463 REFERENCES AND MONUMENTS 2 PROPERTY LINE AGREEMENTS THAT AFFECT THE SOUTH BOUNDARY. THESE AGREEMENTS ARE NOTED AS DOCUMENTS RECORDED MAY 15, 1991, AS DOCUMENT NO. 1991-0226877 AND SEPTEMBER 6, 1991 AS DOCUMENTS NO. 1991-0457738, BOTH OF OFFICIAL RECORD. THE AREA OF THESE AGREEMENTS ARE NOTED BY THE SYMBOL TO THE LEFT.

EXCEPTIONS:

THE ITEMS BELOW ARE LISTED PER THE PRELIMINARY TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY, DATED MARCH 13, 2013 ORDER NO. 12201722-996-UGO

ITEMS 1, 2, 3, 4 AND 5 RELATE TO TAXES AND ASSESSMENTS.

6. ANY ADVERSE CLAIM BASED UPON THE ASSERTION THAT SOME PORTION OF SAID LAND IS TIDE OR SUBMERGED LANDS, OR HAS BEEN CREATED BY ARTIFICIAL MEASUR HAS ACCREDITED TO SUCH PORTION SO CREATED.

7. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO: CORONADO RAILROAD COMPANY PURPOSE: RIGHT-OF-WAY FOR RAILROAD RECORDED: AUGUST 17, 1887 IN BOOK 153, PAGE 120 OF DEEDS AFFECTS: PARCEL 6 THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED FOR RECORD.

SURVEYOR'S NOTE: THIS DOCUMENT DOES NOT CONTAIN A DESCRIPTION OF THE RIGHT-OF-WAY THAT CAN BE PLOTTED FROM RECORD. IT MENTIONS THAT THE RIGHT-OF-WAY IS THROUGH THE CENTER OF SECTION 20, WHICH WOULD PLACE IT AT THE NORTHERN END OF THE PANHANDLE PORTION OF THE PROPERTY.

8. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS RECORDED: JANUARY 7, 1959 IN BOOK 7432, PAGE 319 OF OFFICIAL RECORDS AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

9. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS RECORDED: JANUARY 7, 1959 IN BOOK 7432, PAGE 321 OF OFFICIAL RECORDS AFFECTS: THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED FOR RECORD.

SURVEYOR'S NOTE: THIS DOCUMENT DOES NOT CONTAIN A DESCRIPTION THAT CAN BE PLOTTED FROM RECORD. IT ONLY MENTIONS THAT THE EASEMENT IS IN THE SW 1/4 OF SECTION 20.

10. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO: CITY OF IMPERIAL BEACH PURPOSE: A SANITARY SEWER RECORDED: MAY 28, 1959 IN BOOK 7690, PAGE 182 OF OFFICIAL RECORDS AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

11. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO: SAN DIEGO GAS AND ELECTRIC COMPANY PURPOSE: PUBLIC UTILITIES, INGRESS, EGRESS RECORDED: NOVEMBER 24, 1959 IN BOOK 8010, PAGE 99 OF OFFICIAL RECORDS AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

12. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN DOCUMENT. GRANTED TO: PUBLIC UTILITIES, INGRESS, EGRESS AND VARIOUS OTHER PURPOSES RECORDED: NOVEMBER 4, 1968 AS INSTRUMENT NO. 193024 OF OFFICIAL RECORDS AFFECTS: PARCEL 5

13. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT. GRANTED TO: STATE OF CALIFORNIA PURPOSE: TRAFFIC SIGNAL SYSTEM AND APPURTENANCES THEREOF RECORDED: DECEMBER 14, 1959 AS INSTRUMENT NO. 89-677674 OF OFFICIAL RECORDS AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAID LAND AND IS MORE FULLY DESCRIBED IN SAID DOCUMENT.

14. THE FACT THAT SAID LAND IS INCLUDED WITHIN PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY DOCUMENT. REDEVELOPMENT AGENCY: PALM AVENUE/COMMERCIAL REDEVELOPMENT PROJECT RECORDED: FEBRUARY 8, 1956 AS INSTRUMENT NO. 98-0065030 OF OFFICIAL RECORDS

17. ANY RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY ALTA/ACSM LAND TITLE SURVEY DATED OCTOBER 11, 2012, JOB NO. 02690-006-01, PREPARED BY FUSCO ENGINEERING, RECORD OF SURVEY NO.: 13463

- a) THE FACT THAT THE ASSESSOR MAP OF THE LAND INCLUDES A PORTION OF BLOCK 11 OF SAID MAP NO. 497 THAT IS NOT PART OF THE LEGAL DESCRIPTION OF THE LAND.
- b) INTENTIONALLY OMITTED
- c) OVERHEAD ELECTRIC LINES ALONG THE EASTERLY PORTION OF PARCEL 2 AND WESTERLY PORTION OF PARCEL 5
- d) THE FACT THAT 4 COACHES ENDOACH ONTO EASEMENT RECORDED NOVEMBER 24, 1959, IN BOOK 8010, PAGE 99 OF OFFICIAL RECORDS
- e) ENDOACHMENT OF A CHAIN LINK FENCE, ONTO THE PUBLIC RIGHT OF WAY ADJACENT ON THE SOUTHWEST
- f) ENDOACHMENT OF A CHAIN LINK FENCE ONTO THE PUBLIC RIGHT OF WAY ADJACENT ON THE SOUTHWEST

16. A DOCUMENT SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED ENTITLED: MEMORANDUM OF PURCHASE AGREEMENT RECORDED: JANUARY 15, 2013 AS FILE NO. 2013-0028142, OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

EASEMENT NOTE:

ALL EXISTING EASEMENTS IDENTIFIED IN THE TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY, DATED MARCH 13, 2013 ORDER NO. 12201722-996-UGO ARE TO REMAIN.

SURVEY:

TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN HEREON WAS PROVIDED BY:

FUSCO ENGINEERING
6530 GREENWICH DRIVE, SUITE 170
SAN DIEGO, CA 92112

JOB NO. 02690-006-01

ALTA SURVEY DATED 10-12-12

BASIS OF BEARINGS:

THE BASIS OF BEARINGS USED FOR THIS SURVEY IS CONTROL STATIONS SOUNP-054 AND SOUNP-056, AS SAID STATIONS ARE NOTED IN RECORD OF SURVEY NO. 17055, FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER RECORDED JUNE 29, 2001

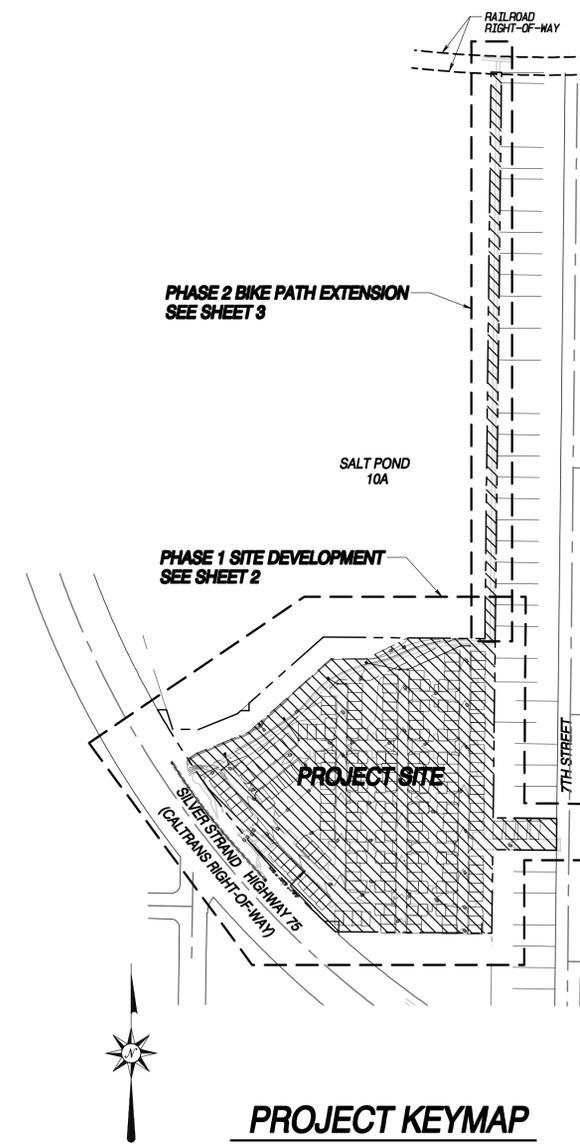
BENCHMARK: THE ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON THE CITY OF IMPERIAL BEACH BENCHMARK NO. 53, BEING A 1" BRASS CAP IN THE TOP OF THE WEST CURB OF SEVENTH STREET AT THE INTERSECTION OF CYPRESS AVENUE.

ELEV. = 11.191' (NSVD 29)

FOR THE PURPOSES OF THIS PLAN, ALL SURVEY INFORMATION PROVIDED BY OTHERS IS ASSUMED TO BE COMPLETE AND ACCURATE. NO VERIFICATION OF SURVEY INFORMATION PROVIDED HAS BEEN PERFORMED BY PASCO LARET SUITER AND ASSOCIATES.

PHASE 2 BIKE PATH EXTENSION
SEE SHEET 3

PHASE 1 SITE DEVELOPMENT
SEE SHEET 2



PROJECT KEYMAP
SCALE 1"=200'

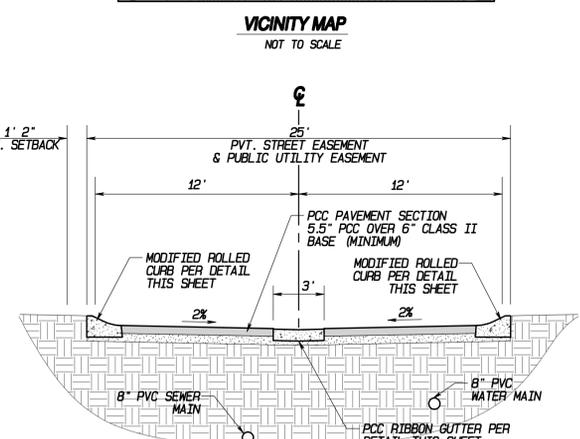
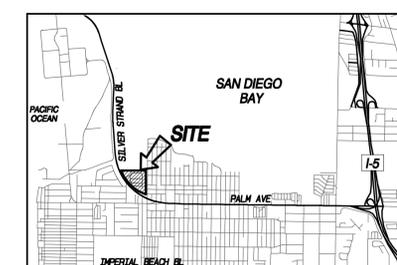
CONDOMINIUM NOTE:

THE SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1360 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM DWELLING UNITS IS 202

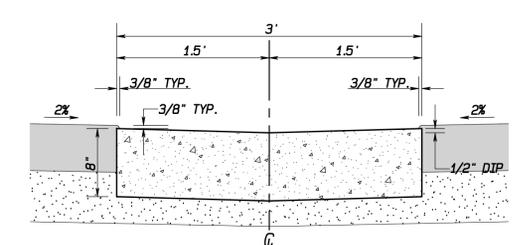
OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE RECORD OWNERS OF RECORD OR ARE THE INTERESTED IN THE LAND SHOWN WITHIN THE BOUNDARIES OF THIS TENTATIVE MAP AND WE CONSENT TO THE PREPARATION AND FILING OF THIS TENTATIVE MAP.

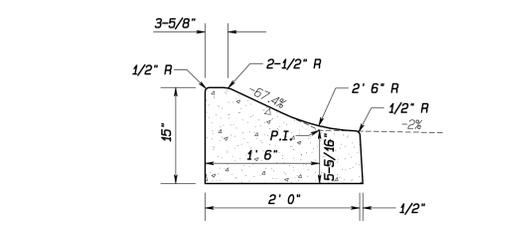
OWNER	DATE
APPLICANT	DATE



TYPICAL SECTION - PRIVATE STREETS
NOT TO SCALE



PCC RIBBON GUTTER DETAIL
NOT TO SCALE



MODIFIED ROLLED CURB DETAIL
NOT TO SCALE

NOTE: ALL ABOVE-GROUND ELECTRICAL FACILITIES SHALL BE UNDERGROUNDED WITHIN THE PROJECT LIMITS.

SHEET INDEX

SHEET 1	TITLE SHEET / PROJECT INFORMATION
SHEET 2	PHASE 1 SITE DEVELOPMENT
SHEET 3	PHASE 2 BIKE PATH EXTENSION



OWNER:
THEODORE W. SMITH, SUCCESSOR TRUSTEE OF THE BERNARD JOSEPH SMITH TRUST DATED JUNE 3, 2004

APPLICANT:
BERNARDO SHORES PROJECT OWNER, LLC
2235 ENCINITAS BLVD., SUITE 216
ENCINITAS, CA 92024

SITE ADDRESS
500 HIGHWAY 75
IMPERIAL BEACH, CA

APNS
625-140-20, 626-010-18

SITE AREA
10.07 ACRES

EARTHWORK ESTIMATE
MASS GRADING:
1600 CY CUT (EXCAVATION)
1600 CY FILL (EMBANKMENT)
0 CY NET IMPORT/EXPORT

REMEDIAL GRADING:
105000 CY CUT (EXCAVATION)
105000 CY FILL (EMBANKMENT)

EARTHWORK NOTE:
THE ABOVE QUANTITIES ARE CALCULATED ON A THEORETICAL VOLUMETRIC BASIS USING THE EXISTING SITE SURVEY AND THE PROPOSED DESIGN GRADES. THESE CALCULATIONS DO NOT ACCOUNT FOR SHRINKAGE AND SWELL FACTORS OF ONSITE SOILS.

PROJECT INFORMATION:

EXISTING ZONING: C-1 GENERAL COMMERCIAL
PROPOSED ZONING: C/MU-1 GENERAL COMMERCIAL & MIXED USE
MINIMUM LOT SIZE = 3000 SF
MINIMUM FRONTAGE = 30 FT
MAXIMUM BUILDING HEIGHT = 4 STORIES OR 40 FT

EXISTING USE: FOR RENT RECREATION VEHICLE PARK

PROPOSED USE: 193 CONDOMINIUM UNITS
PARKING REQUIREMENTS
2.0 SPACES PER DETACHED SINGLE FAMILY
1.5 SPACES PER TOWNHOME

190 DU X 1.5 SPACES = 285 SPACES
TOTAL REQUIRED PARKING = 291 SPACES

TOTAL PARKING PROVIDED:
386 GARAGE + 18 OPEN = 404 SPACES

PUBLIC UTILITIES

UTILITIES:
WATER CALIFORNIA AMERICAN WATER
SEWER CITY OF IMPERIAL BEACH
GAS SAN DIEGO GAS & ELECTRIC
ELECTRIC SAN DIEGO GAS & ELECTRIC

SCHOOL DISTRICTS

SOUTH BAY UNION SCHOOL DISTRICT

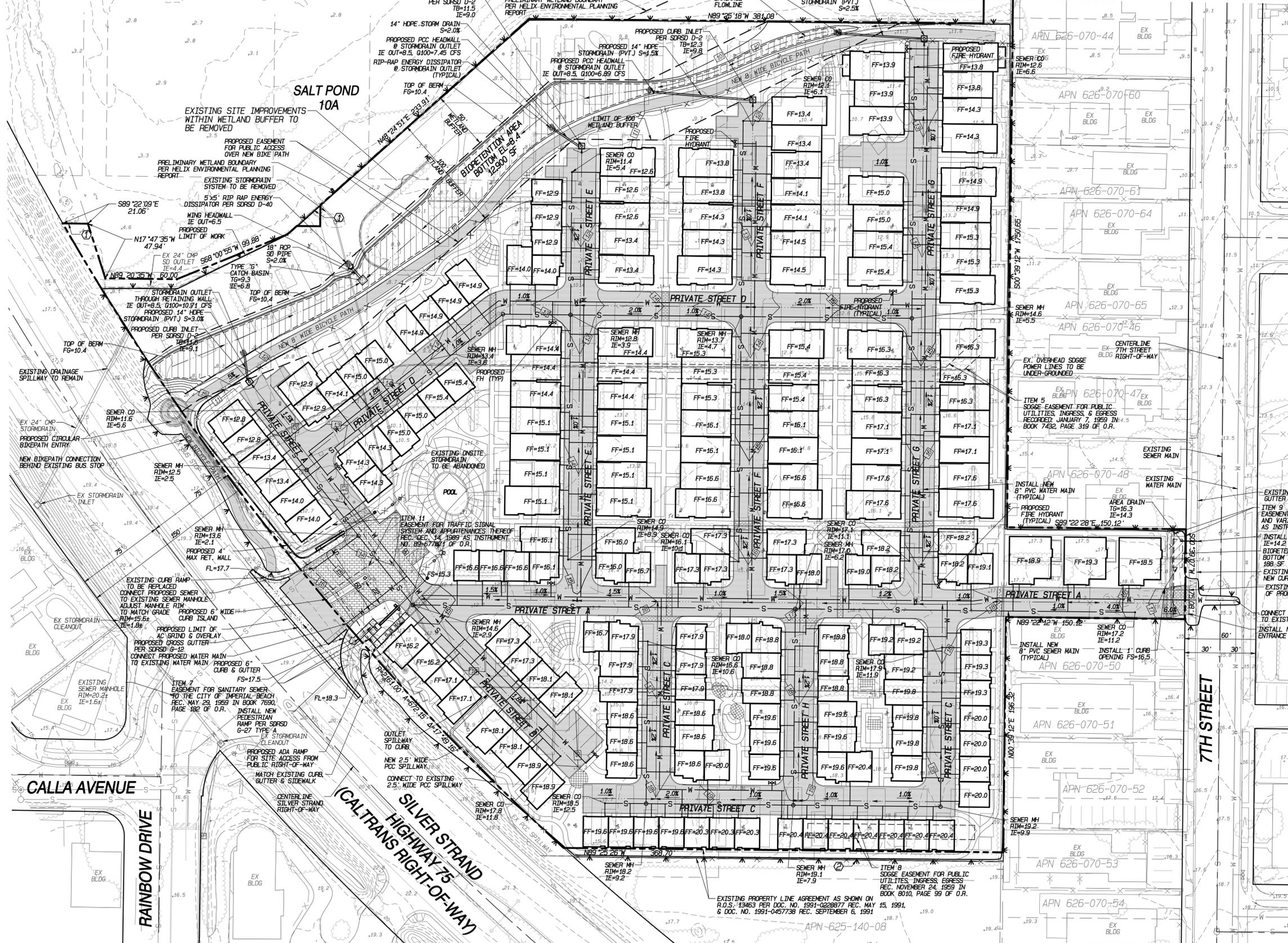
LEGEND

SITE BOUNDARY	---
PUBLIC RIGHT-OF-WAY	---
OFFSITE LOTLINE	---
RIGHT-OF-WAY CENTERLINE	---
EXISTING EASEMENT	---
WETLAND BUFFER	---
NEW BUILDING FOOTPRINT	---
NEW RETAINING WALL	---
NEW 6" PCC CURB	---
NEW 8" WATER MAIN	W-W
NEW FIRE HYDRANT	⊗
NEW 8" SEWER MAIN	S-S
NEW SEWER MANHOLE	○
NEW SEWER CLEANOUT	○
NEW STORMDRAIN (SIZE & TYPE PER PLAN)	---
NEW CONTOUR	---
NEW BIOPRETENTION BMP AREA	---
NEW AC PAVING	---
LIMIT OF WORK	---
DRAINAGE DIRECTION	---
EXISTING BUILDING	---
EXISTING CURB	---
EXISTING HARDSCAPE	---
EXISTING WATER MAIN	W-W
EXISTING SEWER MAIN	S-S
EXISTING GAS MAIN	G-G
EXISTING OVERHEAD UTILITY	E-E
EXISTING CONTOUR	---

PREPARED BY:
PASCO LARET SUITER & ASSOCIATES
CIVIL ENGINEERING + LAND PLANNING + LAND SURVEYING
535 North Highway 101, Ste A, Solana Beach, CA 92075
ph 858.259.8212 | fx 858.259.4812 | plsaeengineering.com

TENTATIVE MAP & COASTAL DEVELOPMENT PERMIT FOR: BERNARDO SHORES, IMPERIAL BEACH, CA PHASE 1

SEE SHEET 3 FOR PHASE 2 BIKE PATH EXTENSION



PHASE 1 SITE DEVELOPMENT

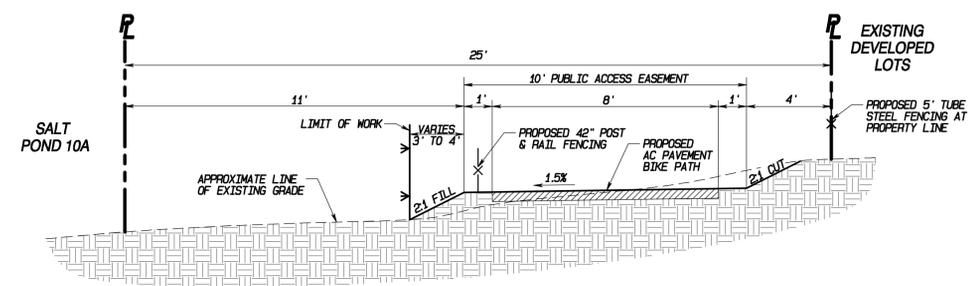
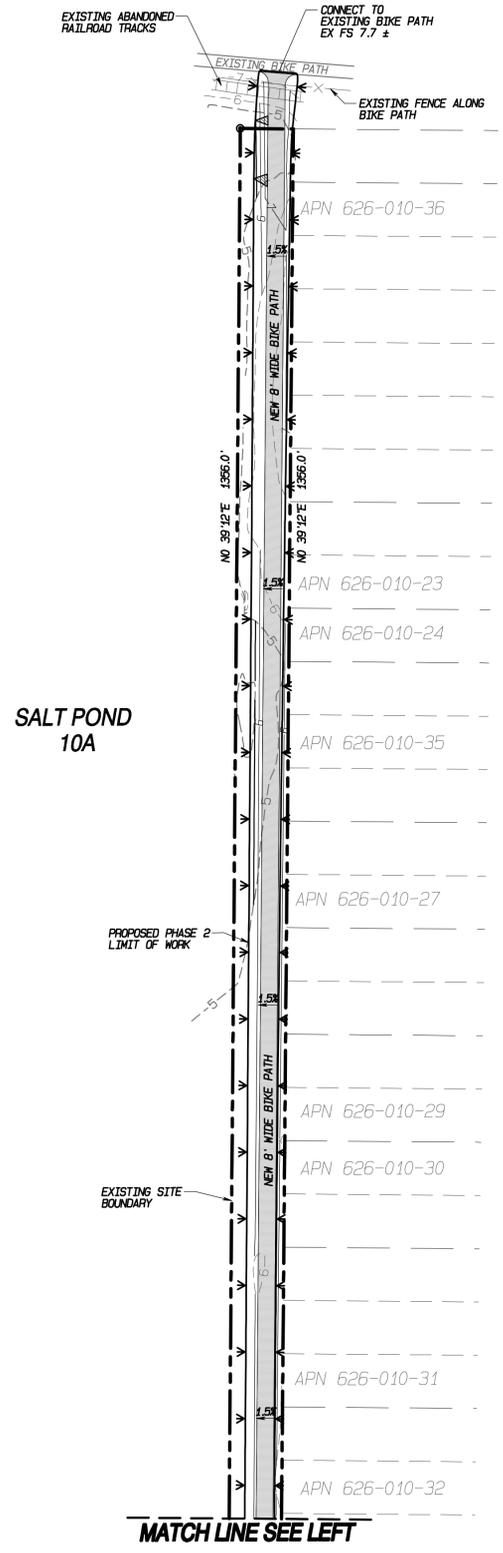
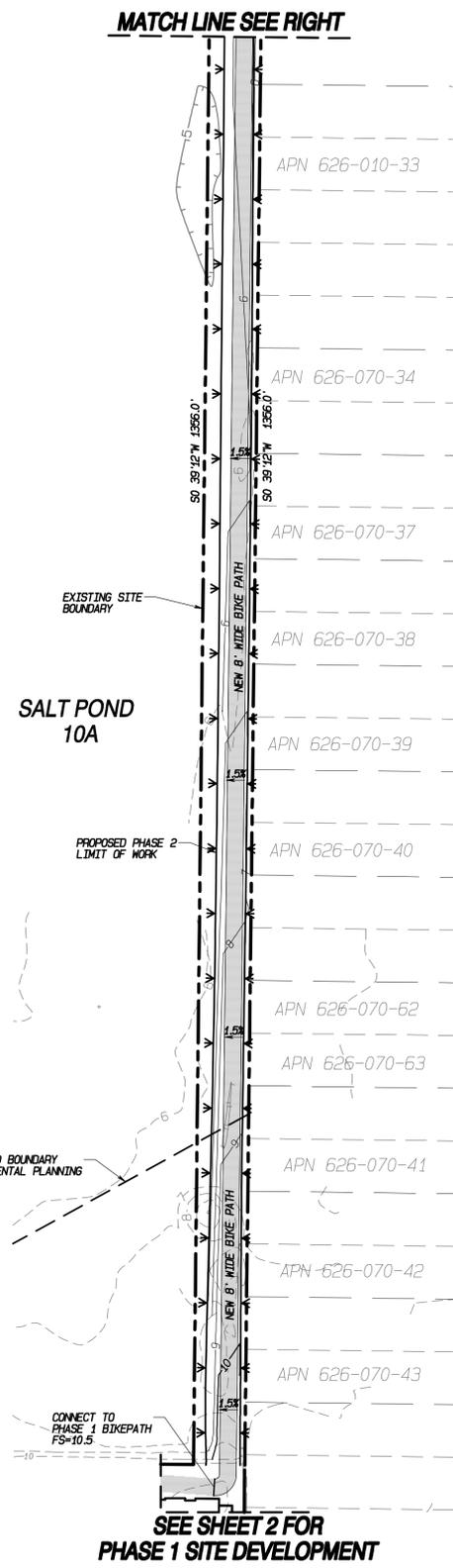
SCALE 1"=40'



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TENTATIVE MAP & COASTAL DEVELOPMENT PERMIT FOR:
BERNARDO SHORES, IMPERIAL BEACH, CA
PHASE 2



TYPICAL SECTION PROPOSED BIKE PATH
NOT TO SCALE

PHASE 2 - BIKE PATH EXTENSION

SCALE 1"=40'



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