



A G E N D A



CITY OF IMPERIAL BEACH TIDELANDS ADVISORY COMMITTEE REGULAR MEETING

MONDAY, MAY 11, 2015 – 3:00 P.M.

**Council Chambers
825 Imperial Beach Blvd.
Imperial Beach, CA 91932**

NOTICE TO THE PUBLIC

SPEAKERS ARE REQUESTED TO COMPLETE A "REQUEST TO SPEAK" FORM PRIOR TO THE COMMENCEMENT OF THE MEETING AND SUBMIT IT TO THE SECRETARY. "REQUEST TO SPEAK" FORMS ARE LOCATED IN THE BACK OF THE COMMUNITY ROOM. PERSONS ADDRESSING THE COMMITTEE ARE LIMITED TO THREE (3) MINUTES.

AMERICANS WITH DISABILITIES ACT

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.

1.0 CALL TO ORDER

Roll call of members: DEDINA, DOYLE, ARCHER, ELLIS, VAN DE WATER

2.0 PUBLIC COMMENTS

The Public may address the Board for up to three (3) minutes on any subject within the Tidelands Advisory Committees jurisdiction. In accordance with State law, the Board may not take action on an item not scheduled on the agenda. If appropriate, the item will be referred to staff or placed on a future agenda.

3.0 CONSENT CALENDAR

All matters listed under Consent Calendar are considered to be routine by the Tidelands Advisory Committee, and will be enacted by one motion. There will be no separate discussion of these items, unless a Board member or member of the public requests that particular item(s) be removed from the Consent Calendar and considered separately.

3.1 MOTION TO APPROVE THE MINUTES OF THE JULY 21, 2014 MEETING AND THE OCTOBER 13, 2014 MEETING.

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.

DRAFT

MINUTES

**TIDELANDS ADVISORY COMMITTEE OF
THE CITY OF IMPERIAL BEACH**

SPECIAL MEETING

**City Council Chambers
825 Imperial Beach Blvd.
Imperial Beach, CA 91932**

MONDAY, JULY 21, 2014

In accordance with City policy, all Tidelands Advisory Committee meetings are recorded in their entirety and recordings are available for review. These minutes are a brief summary of actions taken.

1.0 CALL TO ORDER

CHAIRPERSON DEDINA called the Special Meeting to order at 3:12 P.M..

2.0 ROLL CALL

PRESENT: Dedina, Doyle, Ellis, Van de Water

ABSENT: Veronica Archer

STAFF PRESENT: City Planner Foltz, Community Development Director Wade; City Clerk Hald, Project Manager Cumming, Recording Secretary Lopez

3.0 PUBLIC COMMENTS

None.

4.0 BUSINESS FROM THE COMMUNITY DEVELOPMENT DEPARTMENT

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.

SENIOR PLANNER FOLTZ gave a PowerPoint presentation on the item. He reported that the project will have 193 residential condominium units and a Class 1 bike path would extend from Highway 75 to the Bayshore Bikeway. He reviewed vehicular access, the greenbelt areas, recreational amenities, parking and the location of the bike path. He also reviewed the site plan, wetland buffer, the bike path connection and project elevations. He recommended consideration of the project design and approval of the project to the City Council with recommendations by the Tidelands Advisory Committee.

DAMIAN TAITANO, with Summa Architecture, showed a video of the project and reviewed the design.

MARC PERLMAN, representing Integral Communities, addressed questions and concerns raised by the committee regarding elevation of the project, having one pool and other recreational amenities, parking, notifying current tenants of the trailer park, and mitigating impacts on the wetlands.

ASSISTANT CITY MANAGER WADE addressed questions regarding bike path accessibility and connection, obtaining permits, sea level rise, short term rentals, and mello-roos tax.

MOTION BY VAN DE WATER, SECOND BY ELLIS, TO ACCEPT THE PLAN AS SUBMITTED. MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: BOARD MEMBERS: VAN DE WATER, ELLIS, DEDINA

NOES: BOARD MEMBERS: DOYLE

ABSENT: BOARD MEMBERS: ARCHER

ABSTAIN: BOARD MEMBERS: NONE

5.0 INFORMATIONAL ITEMS/REPORTS

5.1 Future Agenda Topics Discussion (Non action item)

ASSISTANT CITY MANAGER WADE spoke about a tsunami preparedness meeting to go over the emergency plan and the impact. He stated that if any committee members have any concerns that they would like to go over they can approach the city manager or council member to bring the item forward.

6.0 ADJOURNMENT

CHAIRPERSON DEDINA adjourned the meeting at 4:21 P.M.

Approved:

Michel Dedina
Chairperson

Larissa Lopez
Recording Secretary

DRAFT

MINUTES

TIDELANDS ADVISORY COMMITTEE OF THE CITY OF IMPERIAL BEACH

REGULAR MEETING

**City Council Chambers
825 Imperial Beach Blvd.
Imperial Beach, CA 91932**

MONDAY, OCTOBER 13, 2014

In accordance with City policy, all Tidelands Advisory Committee meetings are recorded in their entirety and recordings are available for review. These minutes are a brief summary of actions taken.

1. CALL TO ORDER

CHAIRPERSON DEDINA called the Regular Meeting to order at 3:05 P.M.

2. ROLL CALL BY CITY CLERK

PRESENT: Dedina, Doyle, Ellis, Van de Water

ABSENT: Archer

STAFF PRESENT: Lifeguard Captain Robert Stanbenow, Community Development Director/Assistant City Manager Gregory Wade, Recording Secretary Larissa Lopez

3. PUBLIC COMMENTS

None.

4. REPORTS

**CITY OF IMPERIAL BEACH TSUNAMI PLAN AND PREPERATIONS BY
ROBERT STABENOW.**

LIFEGUARD CAPTAIN STABENOW gave a presentation on the City of Imperial Beach's Tsunami Preparedness Plan. The objectives that were added to the Tsunami Preparedness Plan created in 2007 were notification, responsibilities, command checklist and an evacuation plan. He gave a briefing of the actions that would take place in the event of a tsunami in order to safely and effectively evacuate the city.

BOARD MEMBER DOYLE gave a recommendation to update the contacts on page 27 and requested that they add in the illness and injury committee as contacts.

STAFF responded to questions by the committee.

5. PROJECT UPDATES BY STAFF (Informational Items Only)
NONE.

6. ADJOURNMENT

CHAIRPERSON DEDINA adjourned the meeting at 4:21 P.M.

Michele Dedina
Chairperson

Larissa Lopez
Recording Secretary



AGENDA ITEM NO. 4.1

**STAFF REPORT
CITY OF IMPERIAL BEACH**

TO: TIDELANDS ADVISORY COMMITTEE

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

MEETING DATE: MAY 11, 2015

ORIGINATING DEPT.: COMMUNITY DEVELOPMENT DEPARTMENT
GREG WADE, ASSISTANT CITY MANAGER/COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: UNIFIED PORT OF SAN DIEGO – SOUTH SEACOAST COMFORT STATION

EXECUTIVE SUMMARY:

Recently, the Unified Port of San Diego (the "Port") began working on the "South Seacoast Restroom and Shower Facility" project. As a component of the Port Master Plan, this project was approved as part of the Port's Fiscal Years 2014-2018 Capital Improvement Program ("CIP"). Specifically, the Port's approved CIP allocated \$75,000 to conduct a feasibility study and to prepare preliminary design renderings for this project during Fiscal Year 2015. The Port has retained Psomas to conduct the feasibility study and Sillman Wright Architects to prepare design renderings based upon the feasibility analysis. The Draft Feasibility Study has been completed and the design renderings are currently being prepared. The findings of the Feasibility Study and the design renderings will be presented to the Tidelands Advisory Committee at the meeting on May 11, 2015.

BACKGROUND:

In November 2011, staff was officially advised that the Unified Port of San Diego (the "Port") was initiating its Capital Improvement Program (CIP) planning process for fiscal years (FY) 2014-2018. Staff was also advised of changes to the Port CIP development, specifically as related to adoption of Board of Port Commissioners (BPC) Policy 120 in which the Port provided an opportunity for Member Cities, Port tenants, and the public to propose potential projects for consideration during the Port's CIP review process. BPC Policy 120 also addressed and allowed for the consideration of both On- and Off-Tidelands projects.

During the City Council meeting on November 11, 2011, the City Council provided staff with general direction regarding specific projects for which applications should to be prepared and submitted to the Port for consideration and/or inclusion in the Port's Fiscal Year (FY) 2014-2018 CIP. The City's Port CIP applications were submitted to the Port on February 28, 2012.

On June 7, 2012, the Unified Port of San Diego (the "Port") adopted Resolution No. 2012-69

approving the projects for their FY 2014-2018 CIP. Of the projects for which Imperial Beach submitted applications, two were approved for funding in FY 2014 and one was approved for funding in FY 2015. The project approved for funding for FY 2015 was South Seacoast Restroom and Shower facility. This project, now called the South Seacoast Comfort Station (the "Project") was allocated \$75,000 to conduct a feasibility study to locate a new restroom and shower facility for the City of Imperial Beach.

ANALYSIS:

Throughout the years, some local residents along Seacoast Drive south of Imperial Beach Boulevard have expressed a desire for additional restrooms south of Pier Plaza to serve beachgoers and surfers. The City of Imperial beach has recognized an increase in beachgoers and surfers over the past few years. Currently there are no public restrooms or showers south of Pier Plaza causing beachgoers and surfers to change at their cars and/or urinate in public. The possibility of providing a restroom and shower facility in the southern portion of Seacoast Drive was a topic of discussion and consideration, therefore, to address this apparent need with the understanding that siting such a facility would present challenges given the significant number of residences in this area. As part of the Port's FY 2014-2018 CIP, therefore, the Port retained Psomas to conduct a feasibility study to analyze the possibility of locating a new restroom and shower facility for the community in the southern portion of Seacoast Drive.

The purpose of the Feasibility Study is to review and evaluate the potential locations for a new restroom and shower facility south of Pier Plaza and, more specifically, in the South Seacoast Drive area. The goals of the Study are as follows:

- Identify three possible sites for the new restroom facility
- Evaluate site conditions and constraints
- Work with Sillman Wright Architects to recommend facility size and type
- Review public outreach comment/feedback on the type and location of the restroom.
- Develop a site ranking matrix
- Provide recommendations/conclusions to the Port

After several meetings with the Port and the City of Imperial Beach staff, the following three (3) potential locations for the Project have been identified:

- Beach Avenue
- Descanso Avenue
- Encanto Avenue

Psomas also identified three (3) types of facilities for this restroom and shower facility; utilitarian, intermediate, and architectural.

The Draft Feasibility Study prepared by Psomas will be distributed at the TAC meeting along with a presentation by Psomas on the selection of the 3 locations and a discussion of the types of facilities.

ENVIRONMENTAL IMPACT:

Pursuant to California Environmental Quality Act (CEQA) Section 15262, projects involving only feasibility studies for possible future actions are statutorily exempt from preparing an Environmental Impact Report (EIR) or a Negative Declaration. Additionally, any future Project as a result of the Feasibility Study may also be categorically exempt from environmental review under CEQA Section 15303 (New Construction or Conversion of Small Structures).

COASTAL JURISDICTION:

All proposed Project sites are located in the Appeal Jurisdiction of the California Coastal Commission as indicated on the Local Coastal Program Post Certification and Appeal Jurisdiction Map and, upon approval of any Coastal Development Permit by the City Council, would be appealable to the California Coastal Commission under Section 30603(a) of the California Public Resources Code and IBMC Section 19.87.160.

FISCAL ANALYSIS:

The Port has allocated \$75,000 towards this Project in their FY 2014-2018 Capital Improvement Project for Fiscal Year 2015.

DESIGN REVIEW BOARD:

The project will also be subject to design review by the Design Review Board because it proposes development adjacent to Seacoast Drive. The Design Review Board would provide recommendations to the Applicant, City staff, and the City Council related to the Project's design and location.

DEPARTMENT RECOMMENDATION:

Staff recommends that the Tidelands Advisory Committee:

1. Receive report;
2. Consider the proposed locations and design of the Project;
3. Provide recommendations to the City Council.

Attachments:

1. Draft Feasibility Study – April 10, 2015

April 10, 2015

Mr. Armando Mora
Unified Port District of San Diego
3165 Pacific Coast Highway
San Diego, CA 92101

**Subject: South Seacoast Restroom & Shower Facility
Draft Feasibility Study April 10, 2015**

Dear Mr. Mora:

Psomas is very pleased to submit the Draft Feasibility Study for the South Seacoast Restroom & Shower Facility.

The Draft Feasibility Study identifies (3) three potential sites for the location of a new restroom and shower facility. Continued coordination is required with Sillman Wright Architects to develop estimates for the sites. Research to determine required environmental studies and permits will be addressed during the next submittal.

Should you have any questions about submittal, please do not hesitate to contact me at (619) 961-2835.

Respectfully submitted,

P S O M A S



Kimberly Wender

South Seacoast Restroom & Shower Facility Imperial Beach, California Feasibility Study

DRAFT

April 10, 2015



Prepared for:

Unified Port District of San Diego

Prepared by:

PSOMAS

Study Background

Local residents along Seacoast Drive in Imperial Beach have expressed a desire for additional restrooms south of Pier Plaza to serve beachgoers and surfers. The City of Imperial beach has recognized an increase in beachgoers and surfers over the past few years. Currently there are no public restrooms or showers south of Pier Plaza causing beachgoers and surfers to change at their cars and/or urinate in public. The Unified Port of San Diego (the Port) retained Psomas to conduct a feasibility study to locate a new restroom and shower facility for the community.

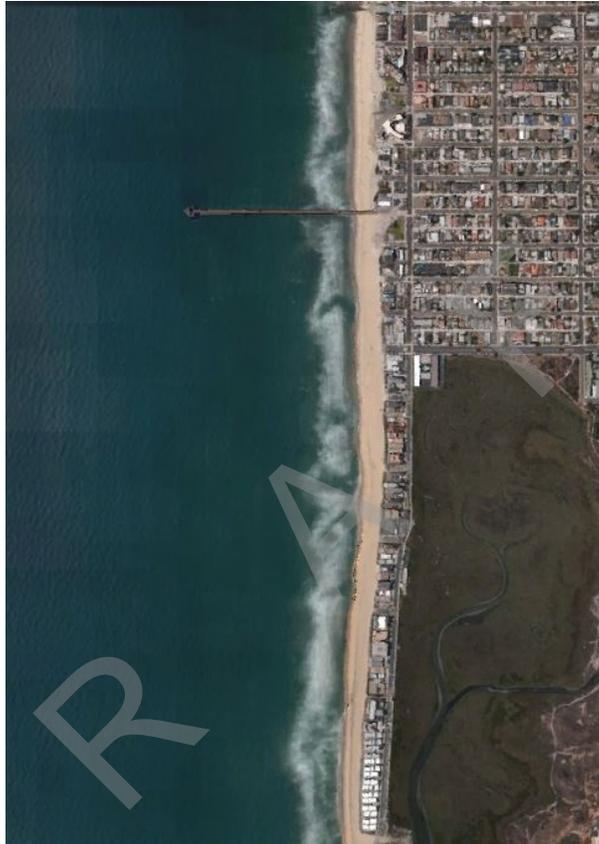


Figure 1.1: Project Location - Seacoast Drive, Imperial Beach, CA

Psomas has attended the following meeting to further understand the background of the project and options moving forward;

November 11, 2014 – Meeting with the Unified Port of San Diego

December 9, 2014 – Meeting with the Unified Port of San Diego and various members of the City of Imperial Beach.

January 14, 2015 – Meeting with the Unified Port of San Diego and the City of Imperial Beach

Purpose of the Study

The purpose of this study is to review and evaluate the feasibility of constructing a new restroom and shower facility south of Pier Plaza for use by beachgoers and the surfing community. The goals of this study are, as follow:

- Identify three possible sites for the new restroom facility
- Evaluate site conditions and constraints
- Work with Sillman Wright Architects to recommend facility size and type
- Review public outreach comment/feedback on the type and location of the restroom.
- Develop a site ranking matrix
- Provide recommendations/conclusions to the Port

Location Considerations

Psomas identified the location of existing restrooms available to the public. The figure below shows the location of the two existing public restrooms along the beach corridor, one at Dunes Park, and the other located at Pier Plaza. After meeting with the City of Imperial Beach, a future public restroom located at the end of Imperial Beach Boulevard may be in discussion with future hotel developers.



Figure 3.1: Existing public restrooms at Dunes Park and Pier Plaza, Imperial Beach, CA.

Psomas obtained Lifeguard Statistics for year 2013. These statistics provide an approximate number of beachgoers daily, monthly, and yearly. The Imperial Beach Lifeguard Service 2013 Monthly Statistical Comparison shows that July 2013 had the largest number of beach attendance, 394,000 people, in July with attendance reaching 20,000 people per day.

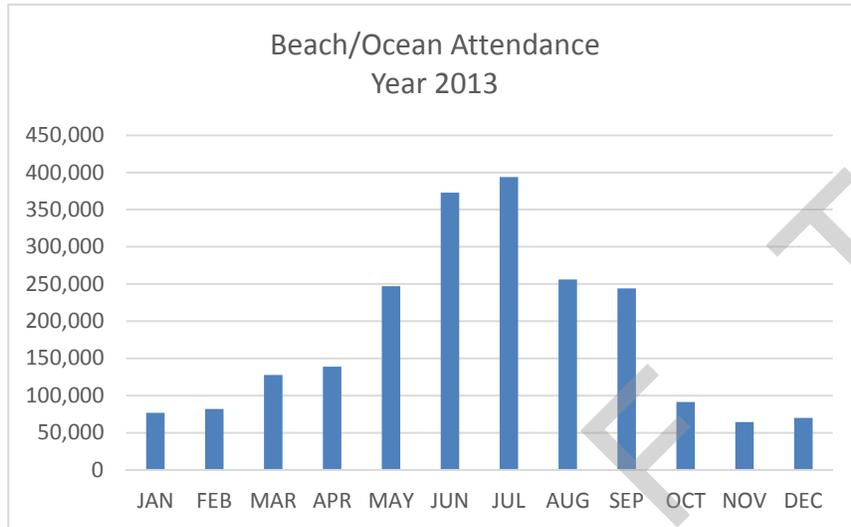


Figure 3.2: Approximate Beach/Ocean Attendance for 2013

The lifeguard statistics, however, do not provide counts at each lifeguard tower per day. We have utilized a bell curve distribution of attendance to approximate the number of users for the new facility. With a bell curve distribution it is assumed that approximately 70% of attendance will be located near Pier Plaza and Dunes Park and 15% of attendance is located south of the pier. Assuming an attendance of 20,000 people and assuming a third deviation on the bell curve, approximately 600 people may need to use this restroom facility on a peak usage day.

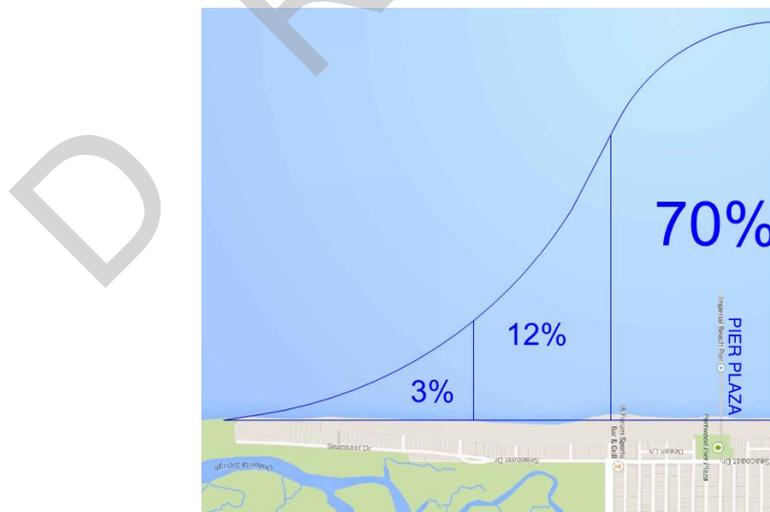


Figure 3.3: Assumed bell curve distribution of beach attendance.

Given the location of the existing restrooms and the statistics from the lifeguard reports, the Port, the City of Imperial Beach, and Psomas developed a location envelope to narrow down potential locations and proximity to existing facilities. This envelope starts south of Imperial Beach Blvd. extending to the Seacoast Drive cul-de-sac.



Figure 3.4: Seacoast Drive location envelope

A number of features were then considered for the proposed location of the new restroom and shower facility within the location envelope. These included; environmental impacts, safety, ADA accessibility, displacement of and proximity to existing parking, areas prone to seasonal high water, the potential for crime/ vandalism, and proximity to connect to existing utilities. All streets within this location envelope are adjacent to residences. Impacts to these residence's viewers were taken into consideration.

Psomas considered, but ultimately found the following locations less desirable and therefore were not considered as a candidate site;

East side of Seacoast Drive:

Locating a restroom east of Seacoast Drive would encourage beachgoers to cross Seacoast Drive to access the restroom resulting in safety concerns. Additionally, there was a limited space to place this restroom without impacting environmentally sensitive lands.

Seacoast Ave Cul-de-sac:

The cul-de-sac has been identified as a location prone to coastal flooding and seasonable high water. This cul-de-sac is used as an emergency vehicle turn-around limiting space a new restroom site.

Admiralty Ave.:

This location in one block south of Imperial Beach Blvd. and within proximity to existing public restroom facilities. Access to residential parking garages exist along this street, having the potential for more traffic on this street than others and a higher potential for traffic conflicts for residences going to/from the parking garage.

Cortez Ave.:

Cortez Avenue has been identified as a location prone to coastal flooding. Residential driveways exist on both the north and south side of this street limiting the potential location for a new restroom facility.

Location Options

After review of all sites within the study envelope, we have narrowed the options down to our recommended potential sites for the new restroom and shower facility; Beach Avenue, Descanso Avenue, and Encanto Avenue.

Beach Avenue:

Beach Ave., has been identified by Psomas as a potential location for the new restroom and shower facility. This location has an existing ADA accessible space, close to public parking, and close proximity to a lifeguard tower and existing street light that may help reduce crime/ vandalism at this location.



Figure 4.1: Beach Avenue

The location of the restroom would be placed on the east side of Beach Ave. toward Seacoast Drive. A proposed layout of the restroom is shown in Attachment A. While it satisfies many of the previously identified features, the restroom would have an impact to the existing number of parking stalls, loss of 2 standard stalls, and would have an impact of some residence views to the estuary to the east.

Descanso Avenue:

Descanso Ave., has also been identified by Psomas as a potential location for the new restroom and shower facility. This location has also has an existing ADA accessible space, close to public parking, and serves as the lifeguard vehicle access point, that may help reduce potential crime/vandalism if the restroom is located here.



Figure 4.2: Descanso Avenue

The location of the restroom would be placed on the east side of Descanso Ave. toward Seacoast Drive. A proposed layout of the restroom is shown in Attachment A. While it satisfies many of the previously identified features, the restroom would have an impact to the existing number of parking stalls, loss of 2 standard stalls, and would have an impact of some residence views to the estuary and to residence going to/from the underground parking located on the south side of the street. This site has potential traffic conflicts between residents, lifeguards, and pedestrians using the new restroom facility.

Encanto Avenue:

Encanto Ave., has been identified by Psomas as a potential location for the new restroom and shower facility. This location is close to public parking, is pedestrian access only to the beach, and would not result in any loss of existing parking stalls. No vehicular traffic increases safety for potential users of the new restroom facility.

The location of the restroom would be placed on the east side of Encanto Ave. toward Seacoast Drive. A proposed layout of the restroom is shown in Attachment A. Encanto Ave. has a high point when looking from Seacoast Drive toward the ocean, limiting the views to the ocean. A new restroom facility at this

location would have minimal impact to the existing reduced views to the ocean compared with the other two site locations.

While it satisfies many of the previously identified features, the restroom would have a limited impact of some residence views to the estuary to the east.



Figure 4.3: Encanto Avenue

Restroom and Shower Facility Options

There are a number of amenities and sizes available for the new restroom facility. Three restroom options were explored for aesthetics, size, and cost.

Utilitarian:

At a minimum the restroom should have a relatively small footprint with two uni-sex stalls, be ADA compliant, have a maintenance closet, and an outdoor foot rinse and shower. It will have internal lighting and low level lighting 24 hours a day. Anti-graffiti coating should be inside and outside of the building. Fixtures and finishes for the restroom will meet the City of Imperial Beach's specification. The restrooms will be locked during off hours and only open when the Public Works Director's team is working. This option of restroom will have a minimum design and construction cost. A sample restroom floor plan is attached and used as a guide.

Intermediate:

In addition to the minimum requirements above, the men's restroom will be one stall and one urinal and two stalls for the women. This option will have a larger footprint than the utilitarian option with a slightly higher construction cost.

Architectural:

In addition to the utilitarian and intermediate amenities, the architectural configuration should continue the motif from the existing facility at the Imperial Beach Plaza or Dunes Park. This option requires the largest footprint, the highest level of design, and highest construction costs.



Figure 5.1: Existing Dunes Park Restroom Facility

The Port retained Sillman Wright Architects to create illustrations of the above mentioned facilities at each of the three identified potential locations.

Required Permits and Environmental Studies

Psomas began coordination with the Coastal Commission during the month of November 2014. Coordination will continue with recommended site locations.

(To be completed after first draft submittal.)

Public Outreach

Public outreach will be scheduled for spring 2015 and led by the Port of San Diego along with the City of Imperial Beach.

Preliminary Estimates

(To be completed after first draft submittal with input from Sillman Wright Architects)

Analysis

Psomas developed a site ranking matrix of the three locations. The site ranking matrix scores the location options by assigning a point to the desired items. For example, if a site does not require the loss of parking, this site will receive a point. The points are added to develop a site score. The score is used to rank the potential sites. The site with the highest score is the preferred site for the new restroom facility.

<i>Site Ranking Matrix</i>	<i>Beach Avenue</i>	<i>Descanso Avenue</i>	<i>Encanto Avenue</i>
<i>Reduced Impact to Views</i>			①
<i>ADA Space Available</i>	①	①	
<i>No impact to Residential Parking</i>	①		①
<i>No Loss of Existing Parking Spaces</i>			①
<i>Proximity to Public Parking</i>	①	①	①
<i>High Pedestrian/lifeguard Traffic (May Reduce Potential Crime/Vandalism)</i>	①	①	
<i>Not Prone to Seasonable High Water</i>	①	①	①
<i>Pedestrian Safety (No Vehicle Access)</i>			①
<i>Sub-Total Score</i>	5	4	6
<i>Positive Public Opinion</i>			
<i>Opinion Probable Cost (Utilitarian Facility)</i>			
<i>Req'd Permitting/ Environment Studies</i>			
<i>Total Site Score</i>			

Conclusions/ Recommendations

As part of this study, Psomas reviewed and evaluated the feasibility of constructing a new restroom and shower facility south of Pier Plaza for use by beachgoers and the surfing community. The study identified three potential locations for the new restroom facility, evaluated site conditions and constraints for the locations, conducted public outreach, and developed a site ranking matrix.

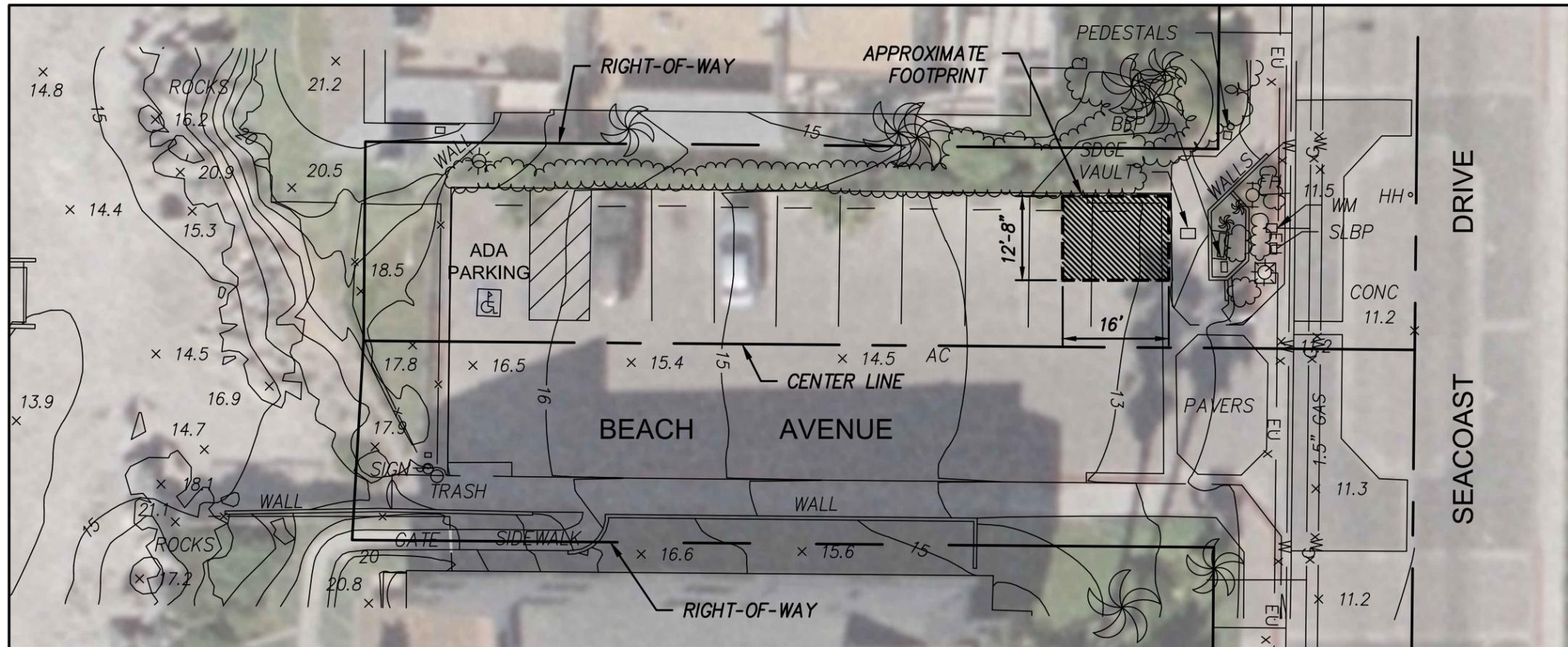
(A final recommendation will be provided upon completion of estimates and public outreach)

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ATTACHMENT A

- Beach Avenue Proposed Layout
- Descanso Avenue Proposed Layout
- Encanto Avenue Proposed Layout
- Example utilitarian pre-fabricated restroom drawings

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LEGEND

AC	ASPHALT PAVING
BFP	BACKFLOW PREVENTER
— — —	CENTERLINE
CONC	CONCRETE PAVING
DI	DRAIN INLET
DO	DRAIN OUTLET
— x —	FENCE
FH ⊕	FIRE HYDRANT
HH °	HAND HOLE
☀	LIGHT STANDARD- COBRA
MH ●	MANHOLE
PP ●	POWER POLE
— — —	RIGHT OF WAY LINE
⌚	SIGN
WM	WATER METER
○	GUARD POST

BENCHMARK:
 PORT OF SAN DIEGO GPS CONTROL MONUMENT. 3" BRASS DISC STAMPED
 SPUFD-24 PER ROS 16668. BRASS PLUG IN SET CONCRETE SIDEWALK,
 SOUTH SIDE OF RAISED PLANTER. ELEVATION = 12.435 FEET MLLW.

SITE PLAN



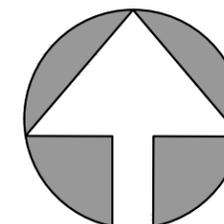
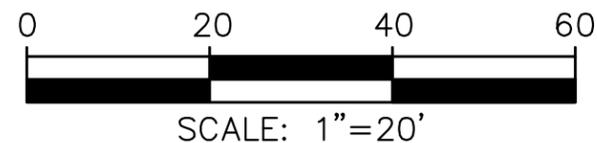
SITE PHOTOS

LOCATION ASSESSMENT	PROS	CONS
LIMITED IMPACT ON RESIDENTIAL VIEWS		X
ADA ACCESSIBLE SPACE NEARBY	X	
NO IMPACT TO RESIDENTIAL PARKING	X	
LOSS OF (2) TWO PUBLIC PARKING STALLS		X
PROXIMITY TO PUBLIC PARKING	X	
VEHICULAR/ LIFEGUARD TRAFFIC (MAY REDUCE CRIME/VANDALISM)	X	
NOT PRONE TO SEASONABLE HIGH WATER	X	
PEDESTRIAN SAFETY (FROM VEHICLES)		X

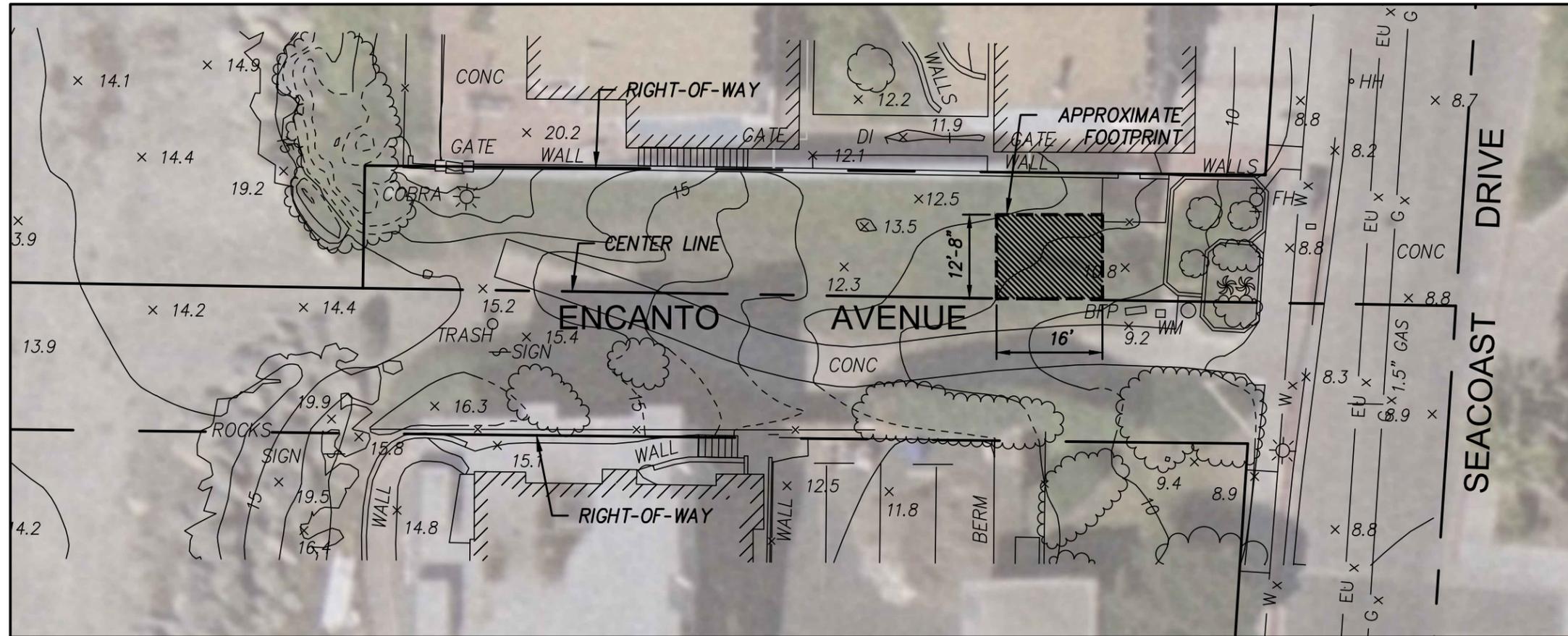
RESTROOM FACILITY NOTE:
 1. APPROXIMATE FOOTPRINT DIMENSIONS FROM PRE-FABRICATED MANUFACTURER ASSUMING TWO STALLS AND MAINTENANCE CLOSET SEE ROMTEC PRE-FABRICATED RESTROOM FACILITY DRAWINGS.

PSOMAS

3111 Camino Del Rio North, Suite 702
 San Diego, CA 92108
 (619) 961-2800 (619) 961-2392 fax
 www.psomas.com



UNIFIED PORT OF SAN DIEGO
SOUTH SEACOAST RESTROOM
& SHOWER FACILITY
 BEACH AVENUE
 IMPERIAL BEACH, CALIFORNIA

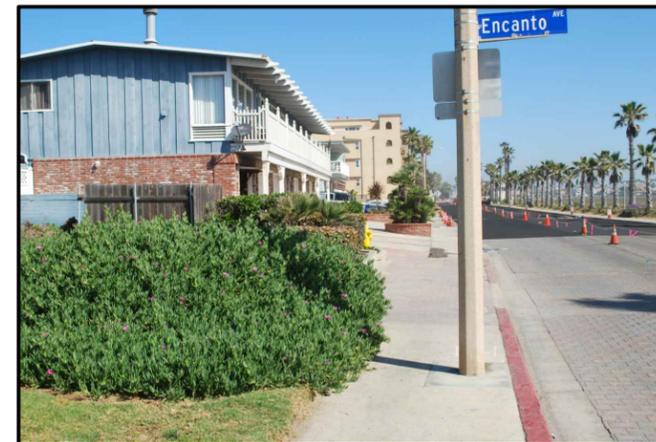


LEGEND

AC	ASPHALT PAVING
BFP	BACKFLOW PREVENTER
— — —	CENTERLINE
CONC	CONCRETE PAVING
DI	DRAIN INLET
DO	DRAIN OUTLET
— x —	FENCE
FH	FIRE HYDRANT
HH	HAND HOLE
☀	LIGHT STANDARD— COBRA
MH	MANHOLE
PP	POWER POLE
— — —	RIGHT OF WAY LINE
Ⓕ	SIGN
WM	WATER METER
⊙	GUARD POST

BENCHMARK:
 PORT OF SAN DIEGO GPS CONTROL MONUMENT. 3" BRASS DISC STAMPED
 SPUPD-24 PER ROS 16668. BRASS PLUG IN SET CONCRETE SIDEWALK,
 SOUTH SIDE OF RAISED PLANTER. ELEVATION = 12.435 FEET MLLW.

SITE PLAN



SITE PHOTOS

LOCATION ASSESSMENT

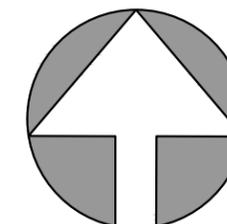
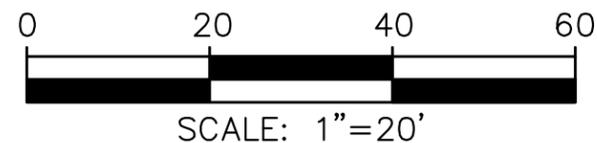
	PROS	CONS
LIMITED IMPACT ON RESIDENTIAL VIEWS	X	
ADA ACCESSIBLE SPACE NEARBY		X
NO IMPACT TO RESIDENTIAL PARKING	X	
NO LOSS OF PUBLIC PARKING STALLS	X	
PROXIMITY TO PUBLIC PARKING	X	
VEHICULAR/ LIFEGUARD TRAFFIC (MAY REDUCE CRIME/VANDALISM)		X
NOT PRONE TO SEASONABLE HIGH WATER	X	
PEDESTRIAN SAFETY (FROM VEHICLES)	X	

RESTROOM FACILITY NOTE:

1. APPROXIMATE FOOTPRINT DIMENSIONS FROM PRE-FABRICATED MANUFACTURER ASSUMING TWO STALLS AND MAINTENANCE CLOSET SEE ROMTEC PRE-FABRICATED RESTROOM FACILITY DRAWINGS.

PSOMAS

3111 Camino Del Rio North, Suite 702
 San Diego, CA 92108
 (619) 961-2800 (619) 961-2392 fax
 www.psomas.com

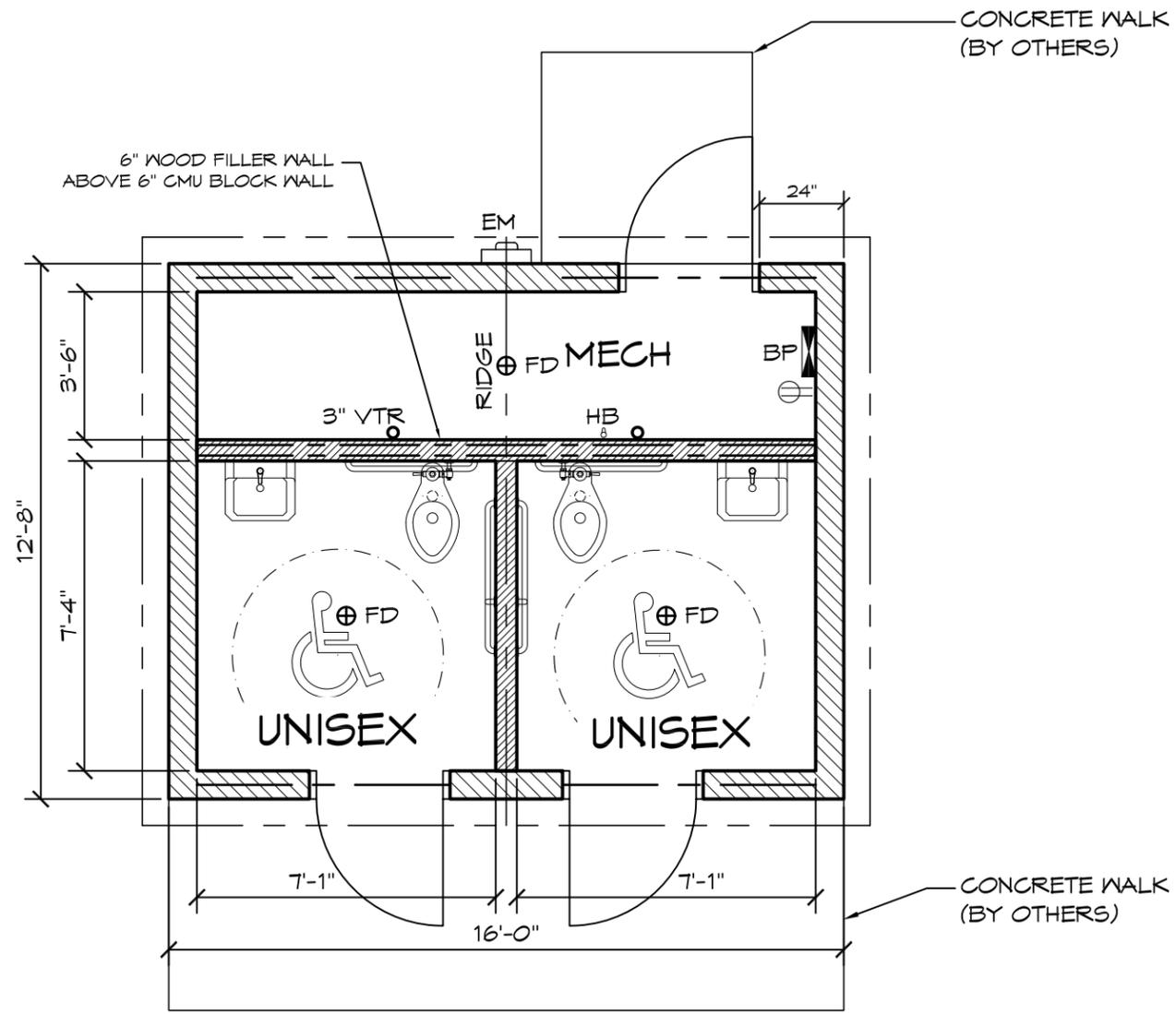


UNIFIED PORT OF SAN DIEGO
SOUTH SEACOAST RESTROOM
& SHOWER FACILITY
 ENCANTO AVENUE
 IMPERIAL BEACH, CALIFORNIA

LEGEND		
SYMBOL	DESCRIPTION	AREA/ QUANTITY
---	GABLE VENT	4
	EXTERIOR WALL LIGHTS	3
	INTERIOR WALL LIGHTS	2
	INTERIOR CEILING LIGHTS	2
⊕	ELECTRICAL OUTLET	1
⊗	FLOOR DRAIN	3

WALL TYPE SCHEDULE

-  8" MORTAR JOINT CMU WALL REINFORCED & GROUT FILLED
-  6" MORTAR JOINT CMU WALL REINFORCED & GROUT FILLED



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



ROMTEC
18240 NORTH BANK ROAD - ROSEBURG, OR 97470
(541) 496-3541 FAX (541) 496-0803

PRELIMINARY

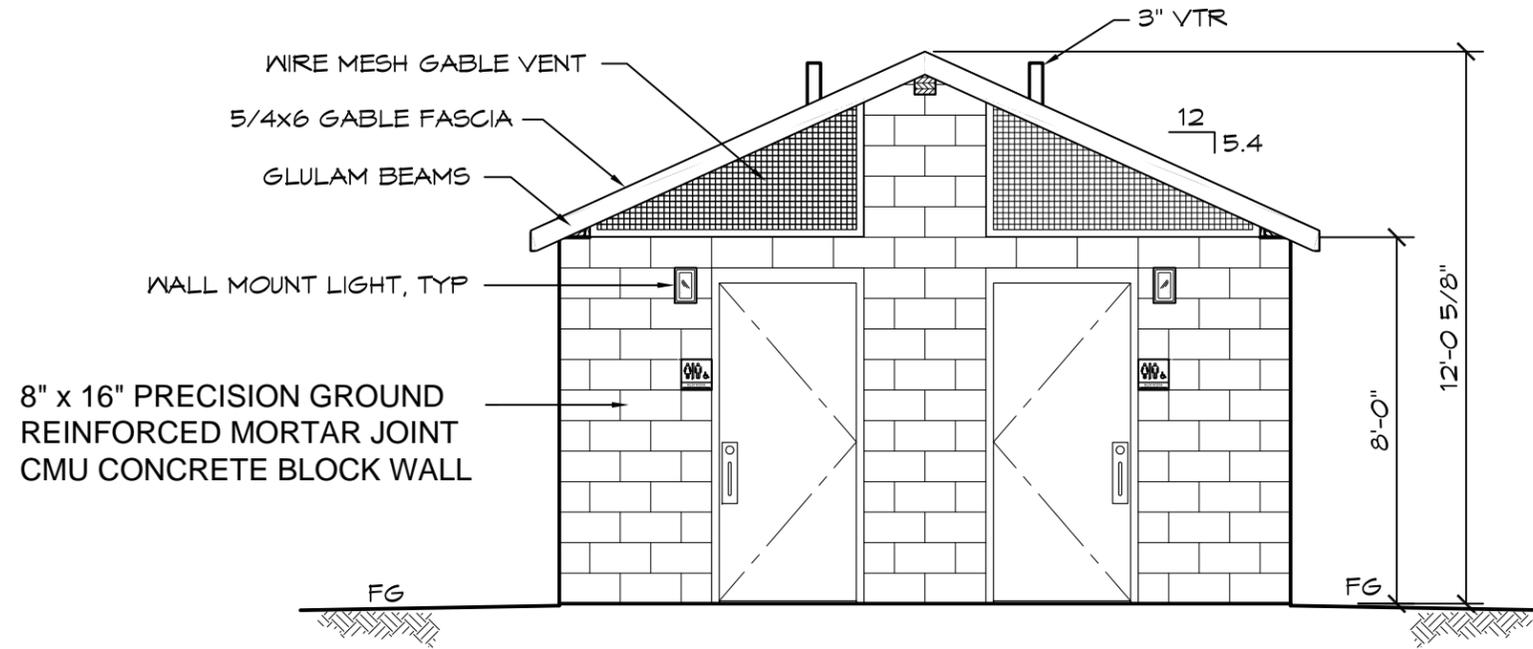
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PROJECT: 2022 SIERRA II COMPACT IV 3'-6" STORAGE/MECH RM

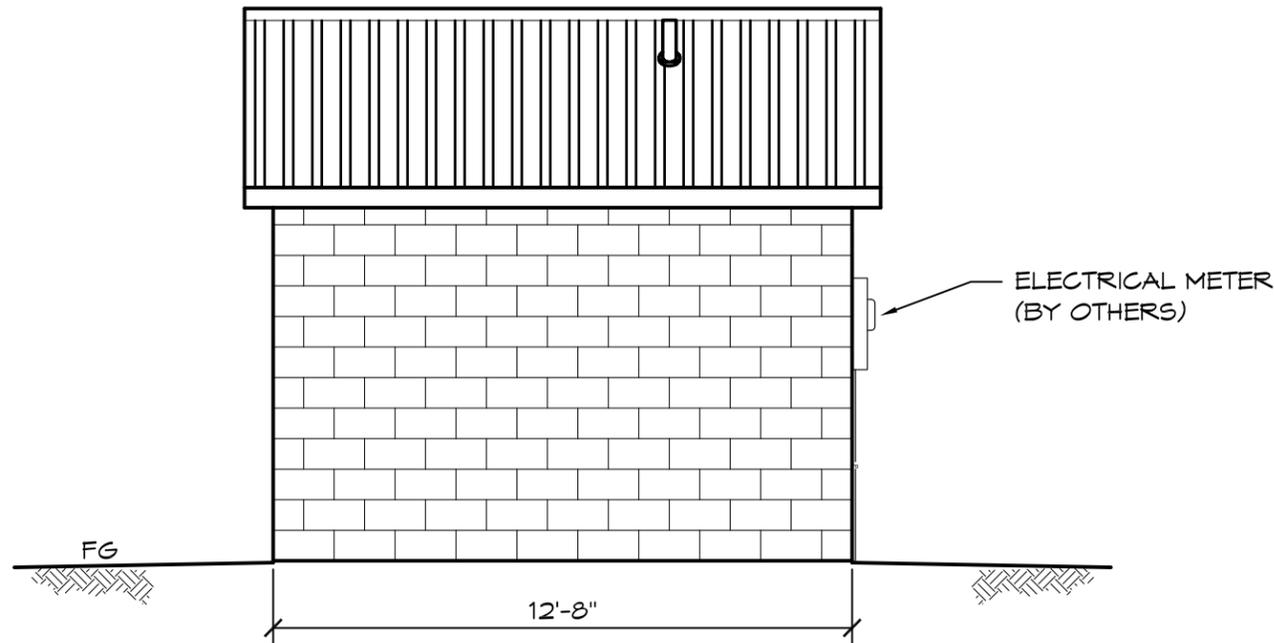
CUSTOMER PROJECT LOCATION

SHEET TITLE: FLOOR PLAN

PROJECT#:	XXXX	
MODEL#:	2022	
DATE:	00/00/12	
REVISIONS		
REV.	DATE:	BY
DRAWN BY:	CR	
SHEET NO.	1	



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



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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PROJECT: 2022 SIERRA II COMPACT W/ 3'-6" STORAGE/MECH RM

CUSTOMER PROJECT LOCATION		
PROJECT#:	XXXX	
MODEL#:	2022	
DATE:	00/00/12	
REVISIONS		
REV.	DATE:	BY:
DRAWN BY: CR		