

**CLEAN CALIFORNIA LOCAL GRANT PROGRAM (CCLGP) APPLICATION**

CCLGP-AP001 (NEW 11/2021)

**I. PROJECT DESCRIPTION****1.1 PROJECT INFORMATION**

Assembly District	Senate District	Congressional District
78	40	51
Caltrans District: 11		

**Notes:**

\* Fill out the information in this table based on project location, rather than location of the primary project applicant. If a project contains multiple locations, enter information for each location.

\*\* For information on Senate, Assembly, and Congressional Districts, see:

<https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=4c2e0aba9e174138a794a98e82cb22cc>.

**1.2 LOCATION INFORMATION\***

Does this project encroach onto Caltrans right-of-way?  Yes  No

**Location Information - Local Jurisdiction**

Begin Latitude of Parameters**	Begin Longitude of Parameters**	End Latitude of Parameters**	End Longitude of Parameters**	Description***	Street Address	City	Zipcode
(x) 32.583139	(y) 117.111833	(x) 32.583179	(y) -117.111870	Center of 10th Street	730 10th Street	Imperial Beach	91932

**Location Information - State Highway System**

Description***	Caltrans District	County	Route	Route Suffix	Begin Postmile Prefix	Begin Postmile****	Begin Postmile Suffix	End Postmile Prefix	End Postmile****	End Postmile Suffix

**Notes:**

\* Projects can include multiple locations. Provide Latitude and Longitude Parameters, as well as a brief description for each location in your project.

\*\* Please provide this in the following format: [(x) ###.#####], [(y) ###.#####]; x=Latitude and y=Longitude

\*\*\* For example, is the location a park, path, bus stop, viaduct, etc.?

\*\*\*\*The Postmile fields are only applicable for streets that are part of the State Highway System. If a location is a single point, then provide the same begin and end postmile values. Link to Postmile Lookup: <https://postmile.dot.ca.gov/PMQT/PostmileQueryTool.html>.

**1.3 SUMMARY BUDGET INFORMATION**

Project Title	10th Streetscape Enhancements		
Grant Amount Requested*	\$863,580		
Total Project Cost	\$1,151,440		
Local Match %	25		
Total Cash Local Match	\$287,860		
Total Third-Party In-Kind Local Match			
Total Local Match	\$287,860		
Does this project involve funding from other programs?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If Yes to the above, please select all the different types of other funding programs that apply and provide summary information for each program	<p>If any program or fund types are checked below, please state the program or fund name and total amount received from each.</p> <p><input type="checkbox"/> Federal Programs</p> <table border="1" style="width: 100%;"> <tr> <td style="width: 80%;"></td> <td style="width: 20%;"></td> </tr> </table> <p><input type="checkbox"/> State Programs</p>		



	<input type="checkbox"/> Local Funds
	<input type="checkbox"/> Private Fund

**ADVANCE PAYMENT INFORMATION**

Are you seeking advance payment?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
What is the total value of your advance payment request?	
What is the advance payment as a percentage of the grant award?	

**Notes:** \* For this table, round amounts up to the nearest thousand.**1.4 PRIMARY PROJECT APPLICANT INFORMATION**

CONTACT NAME Juan Larios	TITLE Deputy Public Works Director	ORGANIZATION City of Imperial Beach
PHONE NUMBER 619 423-8311	EMAIL ADDRESS jlarios@imperialbeachca.gov	
AGENCY TYPE - Check which of the following best describes your agency		
<input checked="" type="checkbox"/> Local or Regional Public Agency <input type="checkbox"/> Transit Agency <input type="checkbox"/> Federally Recognized Tribal Government <input type="checkbox"/> Other Public Agency - Indicate here what type of agency your organization is: _____		

**1.5 PRIMARY PROJECT APPLICANT MARKETING/COMMUNICATIONS CONTACT INFORMATION**

CONTACT NAME Juan Larios	TITLE Deputy Public Works Director	ORGANIZATION City of Imperial Beach
PHONE NUMBER 619 423-8311	EMAIL ADDRESS jlarios@imperialbeachca.gov	

**1.6 SUB-APPLICANT INFORMATION (IF APPLICABLE)**

CONTACT NAME	TITLE	ORGANIZATION
PHONE NUMBER	EMAIL ADDRESS	
AGENCY TYPE - Check which of the following best describes your agency		
<input type="checkbox"/> Local or Regional Public Agency <input type="checkbox"/> Transit Agency <input type="checkbox"/> Federally Recognized Tribal Government <input type="checkbox"/> Other Public Agency - Indicate here what kind of agency your organization is: _____		

**1.7 PROJECT OVERVIEW**

Will this project displace people experiencing homelessness?

Yes (Note: Project is ineligible for funding)

No

Indicate what elements are included in the project(s). Check all that apply.

ENHANCED INFRASTRUCTURE

ENHANCED NON-INFRASTRUCTURE - Litter Abatement Events and/or Educational Programs

Estimated Installation/Construction Complete Date: 3/1/2024 (Note: Must BE ON OR before June 30, 2024)

**SUB-AGREEMENTS**

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Is this project associated with any other Caltrans projects?

Yes - If Yes, enter Caltrans Contact Email: \_\_\_\_\_

No

### 1.8 PROJECT DESCRIPTION

PROVIDE GENERAL PROJECT DESCRIPTION (Max of 150 words)

The 10th Streetscape Enhancements project provides a missing accessible sidewalk connection between Donax Avenue and Palm Avenue including pedestrian safety features like curb extensions and enhanced pedestrian crossings. The improvements also include various corridor beautifying elements such as: landscape, trees, pedestrian lights, enhanced decorative concrete public art, benches and seat walls. The public art installations include enhancing crosswalks and sidewalks with vibrant local designs as well as an artistic seat wall that mirrors the community's proximity to the beach. The 10th Streetscape Enhancements project will also install over 20 trees, significantly increasing tree canopy within this under-served community and reducing the urban "heat island" effect. These improvements will reduce illegal parking and dumping along the project, beautify the corridor and provide critical accessible connections to the community.

### 1.9 PURPOSE AND NEED

PROVIDE PURPOSE AND NEED OF PROPOSED ELEMENTS (Max of 150 words)

The City of Imperial Beach initiated the 10th Streetscape Enhancements improvements in December 2013 as a pilot project where an enhanced street-scape would be implemented over time. 10th Street is one of the few unimproved streets in the City and lacks basic infrastructure, such as an accessible path of travel to neighboring businesses or streetlights for the safety of pedestrians. The project area is in general disrepair and has occasional misuse including illegal dumping. The project will complete the patchwork of previously constructed improvements that were implemented by nearby businesses and provide a consistent corridor along 10th Street. The neighboring community is in great support of this project to beautify the area and provide residents with a safe and clean neighborhood they can be proud of.

**II. UNDERSERVED COMMUNITIES****2.1 ANALYSIS OF BENEFITS TO UNDERSERVED COMMUNITIES\***

Is this project located in an underserved community?

- Yes
- No
- Partially located in an underserved community

List all the census tract number(s) applicable to the project\*\*

Census Tract: 105.02	Median Household Income
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What percentage of the total grant request will go towards benefiting underserved communities?	100.00%
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**Notes:**

\* See section "Underserved Communities" in the Program Guidelines for definitions of historically excluded, disadvantaged, or underserved communities.

\*\* Link to Census Tract Lookup: [https://data.census.gov/cedsci/?intcmp=aff\\_cedsci\\_banner](https://data.census.gov/cedsci/?intcmp=aff_cedsci_banner)

**2.2 LOCAL MATCH REQUIREMENT\***

What was the criteria used to determine the applicant's required local match?

- Median Household Income
- CalEnviroScreen 3.0
- Free or Reduced Priced School Meals
- Healthy Places Index
- Native American Tribal Lands
- Other \_\_\_\_\_
- Not Applicable

What is your community's required local match, as a percentage of total project costs? **	25
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Total Value of Cash Local Match	\$287,860
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Total Value of Third-Party In-Kind Local Match	
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Total Value of Local Match	\$287,860
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**Notes:**

\* Costs incurred prior to or after the end date of an executed agreement are not eligible for reimbursement and will not be counted towards local match requirements. See the Accounting Requirements section of the Program Guidelines for details.

\*\* See Table 2 "Severity of Disadvantage Thresholds for Determining Local Match" in the Program Guidelines for how to determine the local match required.



### III. ATTACHMENTS

#### 3.1 ATTACHMENTS

Below is a list of all the possible attachments you can include. See Application Instructions for details on what the attachments should include.  
Use the "Attach" button under each attachment type to upload the file.  
The maximum file size for attachment D, E, and G is 25MB each and 5MB for all other files.

#### REQUIRED ATTACHMENTS:

##### Attachment A: Project Narrative

IB-10thSt_Attachment A_ProjectNarrative.pdf	Remove	Open File
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##### Attachment B: For Non-Infrastructure Projects, Scope of Work, Cost, and Project Schedule Workbook

	Attach
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##### Attachment C: For Infrastructure Projects, Scope of Work, Cost, and Project Schedule Workbook

IB-10thSt_Attachment C_ScopeCostSchedule.xlsx	Remove	Open File
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##### Attachment D: For Infrastructure Projects, Project Study Report or Equivalent with Engineer's Stamp

IB-10thSt_Attachment A_PSR Checklist.pdf	Remove	Open File
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##### Attachment E: Project Location Map

IB-10thSt_Attachment E_LocationMap.pdf	Remove	Open File
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##### Attachment F: If you are requesting Advance Payment, a Spending Plan

	Attach
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##### Attachment G: Photo of Project Site Prior to Improvements

IB-10thSt_Attachment G_Photo.JPG	Remove	Open File
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##### Attachment H: Project Fact Sheet

IB-10thSt_Attachment H_FactSheet.pdf	Remove	Open File
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##### Attachment I: Local Match Calculation, Population Benefit, and Population Benefit to Underserved Communities forms

IB-10thSt_Attachment I_LocalMatch.pdf	Remove	Open File
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##### Attachment J: If claiming a project benefit to an underserved community in Section 2.1 using a criterion other than one of the five options listed in the program guidelines, the proposed criterion and justification for consideration

	Attach
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##### Attachment K: Demonstrated Community Need and Project Outcomes forms

IB-10thSt_Attachment K_CommunityNeed.pdf	Remove	Open File
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##### Attachment L: Application Checklist

IB-10thSt_Attachment L_Checklist.pdf	Remove	Open File
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#### OPTIONAL ATTACHMENTS:

##### Attachment M: Letters of Support from the Community

IB-10thSt_Attachment M_LettersOfSupport.pdf	Remove	Open File
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##### Attachment N: Other materials that help demonstrate why the proposed elements are needed (i.e. project renderings, survey results, additional maps, outreach materials, etc.)

IB-10thSt_Attachment N_OtherMaterials.pdf	Remove	Open File
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**IV. PROJECT OUTCOMES**

Enter values in the Total column for just the Outputs that apply to your project.

4.1 PROJECT OUTCOMES			
Category	Output	Unit	Total
Litter Abatement	Litter Collected	Cubic Yards	0
	Public Space Cleaned	Square Feet	10000
	Anti-Littering Signs	Number of Signs	0
	Waste Bins	Number of Bins	4
Transit Center Improvements	Litter Collected	Cubic Yards	0
	Beautification of Space	Number of Bus Stops Beautified	0
		Number of Transit Centers Beautified	0
	Number of Art Installations	0	
Enhance Public Health	Increased Walking Paths, Bike Paths, Children's Play Areas	Square Feet	6000
Beautification	Art Installations	Number of Installations	2
		Square Footage of Installations	500
	Urban Heat Island Reduction	Decrease in Temperature by Degrees Fahrenheit at each Improved Site, Measured at the Noon Hour	0
	Shade Trees Planted	Number Planted	24
	Drought-Tolerant, Native Plants	Number Planted	380
Enhanced Use	Furniture Added	Number of Seats Added	9
	Play Equipment Installed	Number of Play Equipment Features Installed	0
	Public Space Reclaimed for Public Use or Added for Public Use	Square Feet	10000
	Increased Use of Existing Public Space	Increased Number of Hours per Day Available	0
Enhanced Community Connection	Wayfinding Signage	Number of Signs Added	0
	Community/Historical Signs and Markers	Number of Signs Added	0
Jobs and Volunteer Positions Created	New Permanent or Temporary Jobs Created and Number of Artists Supported by the Prime Awardee and all Consultants/ Contractors to Implement or Maintain the Project(S)	Number of Permanent Persons Hired	0
		Number of Temporary Persons Hired	0
		Number of Artists Supported	0



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Category	Output	Unit	Total
Pavement and Support Elements	Enhanced Paving (permeable surface or pavement alternatives, such as wood chips)	Square Feet	2900
	Decreased Pavement	Square Feet	2900
	Upgraded or Improved Permanent Irrigation Systems	Linear Feet	550
	Bioretention Swales and other Green Street Elements	Each	1
	Energy-Conserving Lighting Installed	Number of Energy-Conserving Lights Installed	6
	Renewable Energy Technologies (e.g. solar panels)	Each	6
	Installations of Water Fountains	Number of Water Fountains Installed	0
	Installation or Refurbishment of Bathrooms	Number of Toilets Installed or Refurbished	0
	Architectural Fencing (not chain-link)	Linear Feet	0
	Shade Structures (not including shade trees - see Beautification category)	Number of Shade Structures	0
Education	Campaigns	# of Campaigns	0
		Reach of the Campaigns	0
		Frequency of the Campaigns	0
	Community Events	# of Events	0
		# of Attendees	0



# CLEAN CALIFORNIA LOCAL GRANT PROGRAM (CCLGP) APPLICATION

## V. SIGNATURES

**IMPORTANT:** Applications will not be accepted without all required signatures.

Primary Applicant: Chief Executive Officer, Public Works Director, or other officer authorized by the governing board. The undersigned affirms that their agency will be the "Implementing Agency" for the project if funded with CCLGP funds and they are the Chief Executive Officer, Public Works Director or other officer authorized by their governing board with the authority to commit the agency's resources and funds. They are also affirming that the statements contained in this application package are true and complete to the best of their knowledge. For infrastructure projects, the undersigned affirms that they are the manager of the public right-of-way facilities (responsible for their maintenance and operation) or they have authority over this position.

### 5.1 AUTHORIZED OFFICIAL (PRIMARY APPLICANT) SIGNATURE

Print Full Name	Juan Larios		
Title	Deputy Public Works Director		
Phone	619 423-8311		
Email	jlarios@imperialbeachca.gov		
Date	2/1/2022	Signature	Juan Larios Digitally signed by Juan Larios Date: 2022.02.01 10:05:24 -08'00'

# Attachment A: Project Narrative

## A.1 PROJECT LOCATION AND DESCRIPTION

The project is located along 10<sup>th</sup> Street between Palm Avenue and Donax Avenue in the City of Imperial Beach, CA. The City of Imperial Beach is an underserved community with the Area Median Income below the Statewide Median Income. The City of Imperial Beach lacks adequate infrastructure in many places including deteriorating and unpaved streets, sidewalks, safety elements and storm drains.

This project is wholly within City right-of-way and is currently under-utilized public space that is missing basic infrastructure. The location has been known by residents as an illegal dumping site and regularly has accumulation of trash. The location is highly visible, near Palm Avenue and is located near the entrance to the City of Imperial Beach on state route 75 from the northwest.

South of the project location is a residential area with multi-family and single-family homes. These residents are some of the most underserved in the City based on the Healthy Places Index (HPI) created by the Public Health Alliance of Southern California. To the north of the project location is Palm Avenue, a major connector between Coronado Island and eastern Imperial Beach. Palm Avenue is also where most of the commerce is located within the City including local businesses, health care resources, employment centers, banking, the post office, and the largest grocery store in town.

The proposed project would close a mobility gap between the residential community south of the project, to the commerce hub of Palm Avenue. The proposed project will also beautify the area incorporating local art and connection to the Imperial Beach community through this decorative artwork. The public art considered for this project will be enhanced concrete with vibrant colors and blends of materials, decorative seat walls with the inclusion of beachfront materials as well as an enhanced pedestrian crossing as a gateway into the project area.

## A.2 DEMONSTRATED COMMUNITY NEED

The existing conditions of the project area include patchwork improvements that have been implemented previously by developers along 10<sup>th</sup> Street but that leave critical missing gaps along the corridor. These missing gaps regularly accumulate waste and debris, lack adequate accessibility, and are regularly used for illegal parking.

### Goal 1. Reduce the Amount of Waste and Debris:

The condition of the existing site makes it prone to illegal dumping as there are large gravel areas and deteriorating asphalt areas within the public right of way. This presents the opportunity of illegal disposal of trash. Often City crews are called to the site to remove trash that has been disposed in the public right of way. General accumulation of trash from nearby Palm Avenue as well as local restaurants that provide takeout is not collected or properly disposed as there are no trash receptacles nearby.

The 10<sup>th</sup> street project will reduce the amount of waste and debris by providing adequate trash receptacles along the corridor. The proposed widened sidewalks, landscape, and lighting features will limit illegal dumping or trash accumulation by constructing a beautified and clean public space.

### Goal 2. Beautify and Improve Public Space:

The 10<sup>th</sup> Street project will clean and beautify the area by providing hard improvements like curb and sidewalk to prevent trash accumulation and dumping, a tree canopy utilizing both large and medium sized trees of local species as well as drought tolerant native planting.

The existing conditions include zero public planting or greening. The proposed 10<sup>th</sup> Street project will include a 6'-15' planted buffer from the roadway to the sidewalk that will reduce impervious area and enhance greening along the corridor to further benefit the community.

Additional beautifying elements other than landscaping include site amenities like trash receptacles for litter abatement, street and pedestrian scale lighting for safety and various locations for users to sit and engage with the space and community. The current corridor does not include locations for users to sit and take a break from their workday at neighboring businesses. The proposed project will include various benches and decorative seat walls.

The project will also implement public art into the proposed site features. The City of Imperial Beach has used decorative crosswalks with pavement coatings in other areas of the City and plans to use these features to help beautify the existing pavement areas. The proposed public art will express Imperial Beach's beachfront and surfing culture by including beach thematic elements. The patterns are proposed to complement the existing nearby public artwork and businesses.

### Goal 3. Improving Public Spaces for Walking and Recreation

The existing condition of the street does not provide accessibility for any user. Further, the adjacent streets do not provide an adequate accessible connection as they are not up to current standards for an accessible route. This leaves a significant accessible gap from the nearby residential neighborhood to the commerce route of nearby Palm Avenue.

This project will close this accessibility gap by proposing 10' wide sidewalks and enhanced pedestrian crossings with corner pop-outs. The existing street is wide and occasionally has high traffic speeds with vehicles threatening the safety of users. The addition of these wider sidewalk and enhanced crossings will provide the community with safe access between their residences to the surrounding community.

The proposed project is also one block away from the #934 bus route which connects Imperial Beach to the greater San Diego region via the light rail trolley system. The 10<sup>th</sup> Street project will provide an accessible connection and greater access to public transit for Imperial Beach residents.

### Goal 4. Advance Equity for Underserved Communities:

The City of Imperial Beach, primarily the location of the 10<sup>th</sup> Street project is historically an underserved community. This community was described by the San Diego Union Tribune in 2021 as having "a Southern California retro beach vibe that can be lost in the glitzier towns to the north". As this article explains, focus is in proportionately given to other communities in the San Diego region. The City of Imperial Beach relies on grant funds to fund their CIP. Without grant funding for project construction the City is unable to meet the needs of the community. This grant would advance equity to this community by providing the basic infrastructure it is lacking.

The 10<sup>th</sup> Street project is located nearby census tract 104.02 which ranks in the lowest 25<sup>th</sup> HPI percentile (22%) on the Public Health Alliance of Southern California's Healthy Places Index (HPI) as well as tract 105.02 and 103.00 which rank below the 45<sup>th</sup> percentile (29% and 42.3%). One of the lowest ranking indicators is tree canopy with less than 2% of the community having tree canopy. The proposed project will increase the tree canopy of the area significantly by implementing local species of medium and large trees. The addition of the tree canopy will provide the underserved community with more equal access to beautified local streets.

The 10<sup>th</sup> Street project is within Census tract 103.00 where the percentage of households with access to an automobile is just 16.6% of other California census tracts. The 10<sup>th</sup> Street project will help provide equity to the community by providing accessible access to the major commerce corridor of Palm Avenue as well as the #934 bus route for residents that do not have access to an automobile. The project will also provide safer access to groceries and public services in the surrounding community.

This project will advance equity in the community by providing residents with a sense of place along a corridor that lacks basic infrastructure. The 10<sup>th</sup> Street project will improve residents access to grocery stores, public services and the local economy along Palm Avenue. It will beautify the area with local plantings, community art installations and provide a greatly lacking tree canopy for the community.

### **A.3 PUBLIC ENGAGEMENT**

In 2013 the 700 block of 10<sup>th</sup> Street was determined by the City Council to need a master plan for street improvements. A design firm presented 3 alternatives for the project and after public comment decided on the proposed design. During the master planning effort, the City as well as consultants identified community needs for the corridor by public outreach and discussions with residents. However, there is no formal record of these documents available.

The master plan of the project has been partially constructed by private owners redeveloping their parcels leaving missing gaps that need to be constructed by the City of Imperial Beach as part of this project.

The improvements for the specific projects constructed by private owners were discussed at 3 separate public hearings for the following projects, all of which required a notice sent to property owners within 300' and occupants within 100':

- Cal-Am @ 1025 Palm Avenue (public hearing in 2013; improvements installed 2020)
- Habitat for Humanity @ 986-988 Donax Avenue (public hearing in 2014; improvements installed 2017)
- Bodyworks Collision @ 753 10th Street (public hearing 2019; improvements not yet designed)

With these improvements already completed, the public is well aware of the proposed project and has provided support for the project as documented in the letters of support attached to this grant application.

### **A.4 PROJECT DELIVERABILITY**

Since the project is entirely within City right of way, a CEQA Notice of Exemption will be filed after funding is secured. No other known environmental or permitting documents will be required for the project.

The project has completed the conceptual and 30% design phase and is well on its way to a biddable set of plans. This shortens the design timeline significantly. The City will complete final construction plans for this project 6-8 months after the funding is awarded. The City will provide an expedited review of this project during the final design phase and issue permits for construction as quickly as possible.

The project has an estimated construction timeline of 4-6 months including mobilization and project closing.

Overall, we do not expect the project to have any problem being implemented and all funds expended by the June 30, 2024 deadline. We anticipate this project to be constructed and open to the public in early 2024.

### **A.5 ADVANCE PAYMENT**

Advance Payment is not being requested

## **A.6 MARKETING PLAN**

The City regularly uses Twitter, other social media platforms, and the City's website to notify residents of upcoming events around the City. These platforms will be utilized to issue a press release for the successful Clean CA grant award notice as well as the project opening.

The City also plans to hold a ribbon cutting ceremony for this project once completed pending any COVID gathering restrictions.

## **A.7 MAINTENANCE PLAN**

The Streets Division of the Public Works Department provides maintenance to right-of-way improvements throughout the City. The Streets Division is made up of 6 staff: 1 working supervisor, 1 lead, 4 maintenance workers. In-house equipment includes a crack-sealing machine, loader, backhoe, saw cutter, grinder, bobcat, striping machine, and a concrete mixer among other items. Those resources are solely for the maintenance of City improvements.

The City is broken up into 6 different neighborhoods with each neighborhood getting 2 months of focused maintenance each year. At the start of each area's maintenance period, staff does a site-walk inspection and compiles a list of items that need replacement or maintenance. Some examples are broken curb, uplifted sidewalk, cracked asphalt, graffiti and overgrown trees blocking paths of travel. Staff will then make an assessment on whether to replace, rehab or maintenance each item. This City will continue to implement this process for the 10<sup>th</sup> Street project. Also, outside of the 2 months of focused maintenance work each area receives, staff also does year-round maintenance such as graffiti removal and large trash item removal.

The improvements have a typical lifespan for streetscape improvements. The materials used in the project will focus on low maintenance and long lifespan as the City does not have funding for significant or costly maintenance. All landscape and tree establishment will be provided by the contractor and included in the cost estimate and construction documents. This will establish plants so that their routine maintenance is minimal.

For the 10th Street Project, the Streets Division will do quarterly inspections of that area for the first 2 years to ensure the improvements are being preserved in an acceptable manner. That segment can then be put on the regular neighborhood maintenance rotation schedule of 2 months of focused maintenance work every year if the improvements continue to be adequately upkept by the public.

The City will also provide routine disposal and maintenance of the trash receptacles through EDCO Disposal. This will be provided twice a week and can be adjusted for use of the corridor.

The artwork proposed in the project will not need much maintenance as colors and materials will be resistant to fade or wear. The City will also employ staff to remove any graffiti that appears specifically on the public art.

## Detailed Engineer's Estimate and Total Project Costs

Important: Read the Instructions in the first sheet (tab) before entering data. Do not enter data in shaded fields (with formulas).

### Project Information:

Agency: City of Imperial Beach		Date: 1/31/2022
Project Description:	The 10th Streetscape Enhancements project provides a missing accessible sidewalk connection between Donax Avenue and Palm Avenue including pedestrian safety features like curb extensions and enhanced pedestrian crossings. The improvements also include various corridor beautifying elements such as: landscape, trees, pedestrian lights, enhanced decorative concrete public art, benches and seat walls.	
Project Title:	10th Streetscape Enhancements	
Project Location:	10th Street, Imperial Beach, CA	
Name of Licensed Engineer in responsible charge of preparing or reviewing this PSR-Equivalent Cost Estimate:	Roberto Ruiz-Salas	License #: 81946

### Engineer's Estimate and Cost Breakdown:

Engineer's Estimate (for Construction Items Only)						Cost Breakdown			
Item No.	Item	Quantity	Units	Unit Cost	Total Item Cost	CCLGP Participating Costs/Items		CCLGP Non-participating Costs/Items	
						%	\$	%	\$
<b>General Overhead-Related Construction Items</b>									
1	Mobilization	1	LS	\$30,000.00	\$30,000	100%	\$30,000		
2	Signing and Striping	1	LS	\$12,000.00	\$12,000	100%	\$12,000		
3	Traffic Control and Pedestrian Control	1	LS	\$14,000.00	\$14,000	100%	\$14,000		
4	Clearing and Grubbing	1	LS	\$30,000.00	\$30,000	100%	\$30,000		
5	Water Pollution Control	1	LS	\$15,000.00	\$15,000	100%	\$15,000		
6			LS			100%			
7			LS			100%			
8			LS			100%			
9			LS			100%			
10			LS			100%			
<b>General Construction Items</b>									
11	4" Integrally Colored PCC Sidewalk	5000	SF	\$18.00	\$90,000	100%	\$90,000		
12	Enhanced Concrete Sidewalk with Public Art	1000	SF	\$35.00	\$35,000	100%	\$35,000		
13	Curb Ramps	3	EA	\$5,500.00	\$16,500	100%	\$16,500		
14	Decomposed Granite Mulch - 2" Depth	2900	SF	\$4.00	\$11,600	100%	\$11,600		
15	Tree Grates	8	EA	\$5,000.00	\$40,000	100%	\$40,000		
16	Irrigation Point of Connection (Water Meter & Capacity Fee)	1	EA	\$35,000.00	\$35,000	100%	\$35,000		
17	Sub-Surface Drip Irrigation System	2900	SF	\$4.00	\$11,600	100%	\$11,600		
18	Tree Planting - 36" Box	24	EA	\$750.00	\$18,000	100%	\$18,000		
19	Shrub Planting - 5 Gallon	1750	SF	\$12.00	\$21,000	100%	\$21,000		
20	Shrub Planting - 1 Gallon	1150	SF	\$10.00	\$11,500	100%	\$11,500		
21	180-Day Maintenance Period	2900	SF	\$1.00	\$2,900	100%	\$2,900		
22	6" Curb and Gutter	750	LF	\$55.00	\$41,250	100%	\$41,250		
23	Ribbon Gutter	180	LF	\$20.00	\$3,600	100%	\$3,600		
24	Commercial Concrete Driveway	1950	SF	\$17.00	\$33,150	100%	\$33,150		
25	Asphalt Concrete Pavement	150	TON	\$170.00	\$25,500	100%	\$25,500		
26	Aggregate Base	300	TON	\$55.00	\$16,500	100%	\$16,500		
27	Solar LED Pedestrian Lights & Foundation	6	EA	\$10,000.00	\$60,000	100%	\$60,000		
28	Stormwater Infiltration Rock-Lined Swale	500	SF	\$60.00	\$30,000	100%	\$30,000		
29	Benches	9	EA	\$2,000.00	\$18,000	100%	\$18,000		
30	Litter Receptacles	2	EA	\$800.00	\$1,600	100%	\$1,600		
31	Decorative Seat Wall	50	LF	\$300.00	\$15,000	100%	\$15,000		
32								100%	
33								100%	
34								100%	
35								100%	
36								100%	
37								100%	
38								100%	
39								100%	
40								100%	
41								100%	
42								100%	
43								100%	
44								100%	
45								100%	
46								100%	
47								100%	
48								100%	
49								100%	
50								100%	
51								100%	
52								100%	
<b>Subtotal of Construction Items:</b>					<b>\$638,700</b>		<b>\$638,700</b>		
<b>Construction Item Contingencies (% of Construction Items):</b>					<b>20.00%</b>		<b>\$127,740</b>		
<b>Total (Construction Items &amp; Contingencies) cost:</b>					<b>\$766,440</b>		<b>\$766,440</b>		

### Project Delivery Costs:

Type of Project Cost	Cost \$	CCLGP Participating Costs	CCLGP Non-participating Costs	
<b>Preliminary Engineering (PE)</b>				
Environmental Studies and Permits (PA&ED):	\$ 15,000	\$15,000		
Plans, Specifications and Estimates (PS&E):	\$ 220,000	\$220,000		
<b>Total PE:</b>	<b>\$ 235,000</b>	<b>\$235,000</b>		<b>25% 25% Max</b>
<b>Right of Way (RW)</b>				
Right of Way Engineering:	\$ 10,000	\$10,000		
Acquisitions and Utilities:				
<b>Total RW:</b>	<b>\$ 10,000</b>	<b>\$10,000</b>		
<b>Total Pre-Construction Costs (PE+RW):</b>	<b>\$245,000</b>	<b>\$245,000</b>		

## Detailed Engineer's Estimate and Total Project Costs

**Important: Read the Instructions in the first sheet (tab) before entering data. Do not enter data in shaded fields (with formulas).**

### Project Information:

Agency:	City of Imperial Beach	Date:	1/31/2022
Project Description:	The 10th Streetscape Enhancements project provides a missing accessible sidewalk connection between Donax Avenue and Palm Avenue including pedestrian safety features like curb extensions and enhanced pedestrian crossings. The improvements also include various corridor beautifying elements such as: landscape, trees, pedestrian lights, enhanced decorative concrete public art, benches and seat walls.		
Project Title:	10th Streetscape Enhancements		
Project Location:	10th Street, Imperial Beach, CA		
Name of Licensed Engineer in responsible charge of preparing or reviewing this PSR-Equivalent Cost Estimate:	Roberto Ruiz-Salas	License #:	81946

Construction Engineering (CE)				"CE" costs / "CON" costs	
Construction Engineering (CE):	\$ 140,000	\$140,000	\$	15%	15% Max
<b>Total Construction Costs:</b>	<b>\$906,440</b>	<b>\$906,440</b>	\$		
		CCLGP Participating Costs	Non-participating Costs		
<b>Total Project Cost:</b>	<b>\$1,151,440</b>	<b>\$1,151,440</b>	\$		

Documentation of Non-Participating Costs:	
The Engineer's logic and/or calculations for splitting costs between CCLGP-Participating and Non-participating costs must be documented in this section of the Estimate form.	
Separate logic is required for each item which is partly a participating cost for CCLGP funding or is required for the construction of a non-participating item/element of the project.	
Item #:	Description of Engineer's Logic: <span style="color: red;">(See examples shown in the Instructions)</span>

# Attachment D: Checklist for Agencies Considering their Application as a PSR Equivalent

This checklist is for projects with infrastructure elements, that do not have an existing PSR or PSR Equivalent, and are OFF the State Highway System. **Projects with infrastructure elements, that do not have an existing PSR or PSR Equivalent, and are ON the State Highway System should NOT complete this form, and consult their District Contact listed on the CCLGP website about PSRs as soon as possible.** Projects that do not contain infrastructure elements can leave the Attachment D field blank. See the section on Attachment D in the Application Instructions for more details.

Applicants who can use this checklist may consider their completed application with all required attachments as a PSR Equivalent, if the topics listed below are thoroughly addressed in other parts of the application package. Check the box next to each of the below items that have been addressed in the application package.

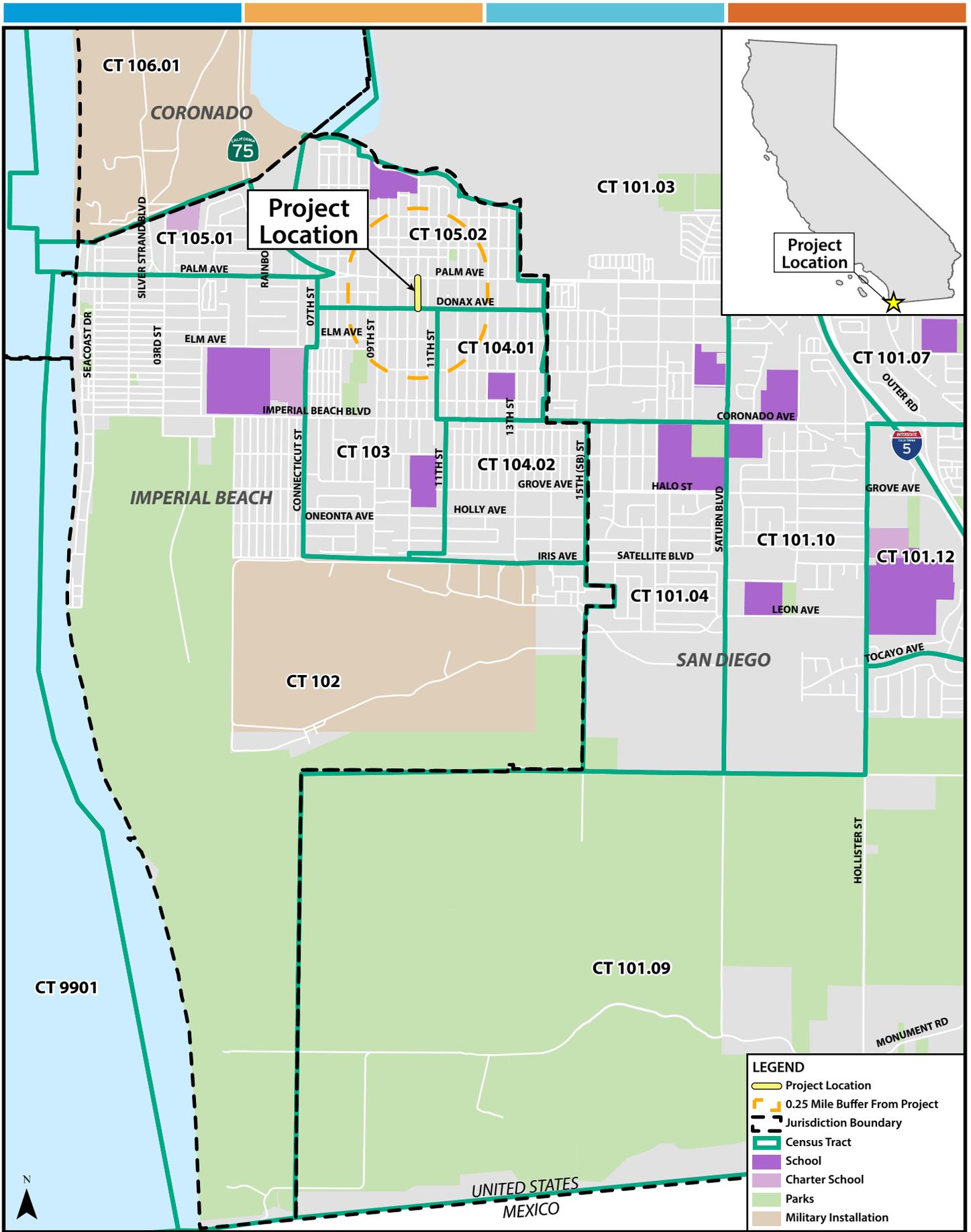
Project background and history (discussed in Section A.2, “Demonstrated Community Need”, of the Project Narrative).

Inventory of environmental resources, identification of potential environmental issues, and the anticipated environmental processing type. In addition, describe potential mitigation requirements and associated costs. (Discussed in Section A.4, “Project Deliverability”, of the Project Narrative.)

Description of potentially hazardous materials/waste problems, potential mitigation or avoidance measures, and potential costs. (Discussed in Section A.4, “Project Deliverability”, of the Project Narrative.)

Identification of other funding sources, if applicable. (Listed these in Section 1.3, “Summary Budget Information”, in the main application form.)

After all the boxes are checked, save and attach this completed form to your application in the “**Attachment D: For Infrastructure Projects, Project Study Report or Equivalent with Engineer's Stamp**” field.



# 10TH STREETSCAPE ENHANCEMENTS

## Project Location



PLEASE KEEP LIDS CLOSED

RECYCLING ONLY

ECHO

TRASH ONLY

SAN JOSE, CA 95128

619-287-7555

SOLO BASURA

# Clean California Local Grant Program Fact Sheet

**Project Title:**

**Project Sponsor:**

**Primary Contact:**

Name	Title	Organization	Email	Phone

## Project Location(s)

Assembly District	Senate District	Congressional District	Caltrans District	County/Counties	City/Cities	Route(s)

## Project Scope

Briefly describe the project. Provide basic details about project type, purpose and need, etc. Limit to 95 words.

## Project Cost

Total Project Cost:		Total CCLGP Request:	
---------------------	--	----------------------	--

## Project Schedule

Project Start Date		Project End Date	
--------------------	--	------------------	--

## Project Benefits

Briefly describe the project outcomes/outputs, including any benefits to underserved communities. Limit to 95 words.

# Attachment I: Local Match Calculation, Population Benefit, and Population Benefit to Underserved Communities forms

## Forms to Determine Required Local Match

**Step 1.** Choose a definition by which to define the community surrounding the project as underserved. See the section Underserved Communities of these guidelines for more information. If the community surrounding the project is considered underserved based on multiple options, choose the option that best supports the community's status as underserved. Per Option 5, Tribal Communities require zero local match, and thus none of these calculations.

Record your choice at the top of Table 1, below.

**Step 2.** Determine the SOD of the community surrounding the project. Perform this calculation using Table 1 below. When calculating SOD, the same definition of underserved community must be used throughout Table 1.

<b>Table 1. SOD of Community Surrounding the Project Site(s)</b>					
List the Option Used to Determine SOD: (For definitions of each of the 5 options, see the section "Underserved Communities".)					
<b>Location Relative to Project Site(s)</b>		<b>Census Tract Number</b>	<b>Census Tract Population</b>	<b>Metric Score of Census Tract using the chosen option listed above.</b>	<b>SOD of Tract (3) x (4)</b>
(1)		(2)	(3)	(4)	(5)
1	<b>Project Site A</b>				
2	Within a ¼ mile radius.				
3	Within a ¼ mile radius.				
4	Within a ¼ mile radius.				
5	<b>Project Site B</b>				
6	Within a ¼ mile radius.				
7	Within a ¼ mile radius.				
8	Within a ¼ mile radius.				
<b>TOTALS</b>					
<b>SOD of Community Surrounding the Project</b>			=	<u>Total of Column 5</u>	=
				<u>Total of Column 3</u>	

Additional Rows for Table 1. (Only use this page if needed.)

<b>Table 1. SOD of Community Surrounding the Project Site(s) (CONTINUED)</b>					
<b>Location Relative to Project Site(s)</b>		<b>Census Tract Number</b>	<b>Census Tract Population</b>	<b>Metric Score of Census Tract using the chosen option listed above.</b>	<b>SOD of Tract (3) x (4)</b>
(1)		(2)	(3)	(4)	(5)
1	<b>Project Site C</b>				
2	Within a ¼ mile radius.				
3	Within a ¼ mile radius.				
4	Within a ¼ mile radius.				
5	<b>Project Site D</b>				
6	Within a ¼ mile radius.				
7	Within a ¼ mile radius.				
8	Within a ¼ mile radius.				

**Step 3.** Use Table 2 below to determine the Required Local Match based off the SOD of Community Surrounding the Project.

<b>Table 2. Severity of Disadvantage and Corresponding Local Match Requirement</b>			
<i>SOD Criteria</i>	<i>Ranges for SOD of Community Surrounding the Project</i>		<i>Required Local Match %</i>
<b>Option 1: Area Median Income (AMI) compared to Statewide Median Income (SMI)*</b>			
Data: <a href="#">Census Tract Level Data from the 2019 American Community Survey 5-year (ACS5) Estimates</a>			
If the AMI SOD of the surrounding community is...	> \$60,188		50
	\$56,426 to \$60,188		37.5
	\$52,665 to \$56,425		25
	\$48,903 to \$52,664		12.5
	< \$48,903		0
<b>Option 2: CalEnviroScreen 3.0 Percentile Score</b>			
Data: <a href="#">SB 535 List of Disadvantaged Communities</a> or <a href="#">SB 535 Disadvantaged Communities Map</a>			
If the CalEnviroScreen 3.0 SOD of the surrounding community is...	< 39		50
	39 to 42		37.5
	43 to 46		25
	47 to 50		12.5
	> 50		0
<b>Option 3: Percentage of Students that Receive Free or Reduced Lunches**</b>			
Data: <a href="#">California Department of Education website</a>			
If the Free Lunch SOD of the surrounding community is...	< 75		50
	75 to 79		37.5
	80 to 84		25
	85 to 89		12.5
	> 90		0
<b>Option 4: Healthy Places Index (HPI) Score (use overall HPI score only)</b>			
Data: <a href="#">California Healthy Places Index website</a>			
If the HPI SOD of the surrounding community is...	> 25		50
	21 to 25		37.5
	16 to 20		25
	10 to 15		12.5
	< 10		0
<b>Option 5: Tribal Communities</b>			
Data: <a href="#">List of Federally Recognized Tribal Governments in California</a>			
If the project applicant or sub-applicant is a Federally Recognized Tribal Government or the project area is located within (or partially within) Federally Recognized Tribal Lands (typically within the boundaries of a Reservation or Rancheria), lands owned by or held in trust for an Indian tribe, allotted lands, and/or sensitive tribal areas (which might include areas in which a Native American Tribe has a significant interest such as traditional cultural properties and sacred sites).		Then the local match is...	0
*Communities with a population less than 15,000 may use data at the Census Block Group level. Unincorporated communities may use data at the Census Place level.			
**During the development of these guidelines, the National School Lunch Program started offering free lunches to all students. Thus, if an applicant still wants to use this option, it is recommended that pre-pandemic data be used.			

**State your Required Local Match here:** \_\_\_\_\_

## Forms for Calculating Population Benefit (PB) (Overall) and Relative PB (Underserved Community)

**Step 1.** If your project has no infrastructure work, skip to Step 3.

**Step 2.** If your project has infrastructure work, complete Tables 1 through 5 below. Information from tables 1 through 3 will be used to calculate the Infrastructure Work PB for both the overall and underserved community in Tables 4 and 5, respectively.

### Table 1. Infrastructure Work – Direct PB (Overall and Underserved Community)

- On line 1, list the census tract in which the project is located.
- On subsequent lines, list all census tracts within a ¼ mile radius of your project. If your project is large or long, use a ¼ mile from the outer edges. If your project has multiple locations, list the census tracts for each location. Add more rows on the last page if necessary.
- For each census tract listed, provide the information requested. For columns 4 and 5, **consult the CCLGP guidelines on how to define an underserved community**. If you choose “other” as your option, you must submit Attachment J with a justification of your methodology.

Summary of Underserved Community Criteria:

1. Area Median Income < \$60,188.00
2. CalEnviroScreen 3.0 **Score** (not percentile)  $\geq$  39.34
3. National School Lunch Program (pre-pandemic data): At least 75% of Students in the project area are eligible for free or reduced price meals (FRPM).  
A school must exist within 1/4 mile of the project site.
4. Healthy Places Index (HPI) Percentile  $\leq$  25

- Total column 3 and column 5.

Table 1. Infrastructure Work- Direct Population Benefit					
Location Relative to Project Site(s)		Census Tract Number	Census Tract Population (Overall)	If the tract is underserved community, record the option used to make the determination. (ACS5, SB535, CEdu, HIP, Other)	Census Tract Population (Underserved)  If the tract is an underserved community, also record population in this column.
(1)		(2)	(3)	(4)	(5)
1	<b>Project Site A</b>				
2	Within a ¼ mile radius.				
3	Within a ¼ mile radius.				
4	Within a ¼ mile radius.				
5	<b>Project Site B</b>				
6	Within a ¼ mile radius.				
7	Within a ¼ mile radius.				
8	Within a ¼ mile radius.				
Population Totals		(Overall) =		(Underserved) =	

**Table 2. Infrastructure Work – Indirect PB**

- List all transits routes with at least one transit stop within a ½ mile radius of your project. If you project is large or long, use a ½ mile from the outer edges. Add more rows on the last page if necessary.
- Total all ridership numbers.

<b>Table 2. Infrastructure Work - Indirect Benefit Population</b>	
<b>Name of Transit Route with at least One Stop within a 1/2 Mile of Project Site(s)</b>	
<b>Average Daily Ridership of the Route</b>	
(1)	(2)
1	
2	
3	
4	
5	
6	
7	
Total of the Average Daily Ridership of Qualifying Routes	

**Table 3. Infrastructure Work – Dose**

Determine the “dose” factor for the infrastructure work, which are the hours the site will be accessible to the public under the improved conditions.

- List all sites and the hours for each site. Add more rows on the last page if necessary.
- Calculate the average number of hours of all sites.

<b>Table 3. Infrastructure Dose</b>	
<b>Infrastructure Site</b>	
<b>Hours Improved Site Accessible to Public</b>	
(1)	(2)
1	
2	
3	
4	
5	
6	
7	
Average of Hours if Project Contains Multiple Sites	

Table 4. Infrastructure Work PB (Overall)

Use information from Tables 1-3 to complete Table 4.

<b>Table 4. Infrastructure Work PB (Overall)</b>						
<b>(Direct PB)</b> <i>(Table 1, Column 3)</i> <i>(1)</i>	+	<b>Indirect PB)</b> <i>(Table 2, Column 2)</i> <i>(2)</i>	×	<b>Dose</b> <i>(Table 3, Column 2)</i> <i>(3)</i>	=	<b>Infrastructure Work PB (Overall)</b> <i>(4)</i>
(	+	)	×		=	

$$[(1)+(2)] \times (3) = (4)$$

Table 5. Infrastructure Work PB (Underserved Community)

Use information from Tables 1-3 to complete Table 5.

<b>Table 5. Infrastructure Work PB (Underserved Community)</b>						
<b>(Direct PB)</b> <i>(Table 1, Column 5)</i> <i>(1)</i>	+	<b>Indirect PB)</b> <i>(Table 2, Column 2)</i> <i>(2)</i>	×	<b>Dose</b> <i>(Table 3, Column 2)</i> <i>(3)</i>	=	<b>Infrastructure Work PB (Underserved Community)</b> <i>(4)</i>
(	+	)	×		=	

$$[(1)+(2)] \times (3) = (4)$$

**Step 3:** If your application proposes educational campaigns or events about litter abatement, proper waste disposal, or how to do sanctioned artwork (as opposed to vandalism), use Table 6 to calculate PB of each non-infrastructure activity and total. If your application does not propose these activities, skip to Step 4.

**Table 6. Non-Infrastructure Work PB**

- **Reach** = Number of people reached at least once by an educational campaign or eligible event.
- **Dose** = Number of times the campaign will run, or the event will be held.

Table 6. Non-Infrastructure Work (NI) PB						
NI Activity Number	NI Activity Name	Activity Reach (1)	x	Activity Dose (2)	=	PB of NI Activity (3)
1			x		=	
2			x		=	
3			x		=	
4			x		=	
Total NI Work PB						

**Step 4.** Calculate the Project's Population Benefit (Overall). This score will be graded by the Department on a curve relative to all applications submitted. The number of points the applicant will be awarded for Scoring Component 2, Project Population Benefit, will be granted accordingly. The maximum number of points is 20.

**Table 7. Project's PB (Overall)**

Table 7. Project's PB (Overall)				
Infrastructure Work PB (Overall) (From Table 4, Column 4) (1)	+	Non-Infrastructure Work PB (From Table 6, Column 3) (2)	=	Project's PB (Overall) (3)
	+		=	

Step 5. Calculate the Project's Population Benefit (Underserved Community).

Table 8. Project's PB (Underserved Community)

<b>Table 8. Project's PB (Underserved Community)</b>				
<b>Infrastructure Work PB (Underserved Community)</b> (From Table 5, Column 4) (1)	+	<b>Non-Infrastructure Work PB</b> (From Table 6, Column 3) (2)	=	<b>Project's PB (Underserved Community)</b> (3)
	+		=	

Step 6. Calculate the Project's *Relative* Population Benefit to the underserved community.

<b>Table 9. Project's Relative PB to Underserved Communities</b>				
<b>Project's PB (Underserved Community)</b> (From Table 8, column 3) (1)	÷	<b>Project's PB (Overall)</b> (From Table 7, column 3) (2)	=	<b>Project's Relative PB (Underserved Community)</b> (3)
	÷		=	

Step 7. Calculate the number of points you, the applicant, will be awarded for Scoring Component 3, Project's *Relative* Population Benefit to the Underserved Community. The maximum number of points is 35.

Table 10. Applicant's Points for Scoring Component 3, Project's Relative PB (Underserved Community)

<b>Table 10. Scoring Component 3, Project's Relative PB (Underserved Community)</b>				
<b>Project's Relative PB (Underserved Community)</b> (From Table 9, column 3) (1)	×	<b>Maximum Possible Points</b> (2)	=	<b>Score (Pts.)</b> (3)
	×		=	

Examples of completed calculation forms based on a fictitious project can be found in Appendix A.4.

Additional rows for Tables 1 and 2. (Only use these pages if needed.)

<b>Table 1. Infrastructure Work- Direct Population Benefit (CONTINUED)</b>					
<b>Location Relative to Project Site(s)</b>		<b>Census Tract Number</b>	<b>Census Tract Population (Overall)</b>	<b>If the tract is underserved community, record the option used to make the determination. (ACS5, SB535, CEdu, HIP, Other)</b>	<b>Census Tract Population (Underserved)</b>  <b>If the tract is an underserved community, also record population in this column.</b>
(1)		(2)	(3)	(4)	(5)
9	<b>Project Site C</b>				
10	Within a ¼ mile radius.				
11	Within a ¼ mile radius.				
12	Within a ¼ mile radius.				
13	<b>Project Site D</b>				
14	Within a ¼ mile radius.				
15	Within a ¼ mile radius.				
16	Within a ¼ mile radius.				

<b>Table 2. Infrastructure Work - Indirect Benefit Population (CONTINUED)</b>		
<b>Name of Transit Route with at least One Stop within 1/2 Mile of Project Site(s)</b>		<b>Average Daily Ridership of the Route</b>
(1)		(2)
8		
9		
10		
11		
12		
13		
14		
15		

Additional rows for Tables 3 and 6. (Only use these pages if needed.)

Table 3. Infrastructure Dose (CONTINUED)	
Infrastructure Site (1)	Hours Improved Site Accessible to Public (2)
8	
9	
10	
11	
12	
13	
14	
15	

Table 6. Non-Infrastructure Work (NI) PB (CONTINUED)						
NI Activity Number	NI Activity Name	Activity Reach (1)	x	Activity Dose (2)	=	PB of NI Activity (3)
5			x		=	
6			x		=	
7			x		=	
8			x		=	
9			x		=	
10			x		=	
11			x		=	
12			x		=	
13			x		=	
14			x		=	
15			x		=	
16			x		=	

**Reset Form by Clicking the Box Below**

**Note: This will clear ALL data in the form.**

# Attachment L: Application Checklist

## Directions:

1. Answer all the following questions. All answers should be “YES” or “N/A” before submitting your application.
2. Save this document and attach it to your application in section 3.1, “ATTACHMENTS” in the Attachment L: Application Checklist field.

## Checklist:

1. Are all applicable fields in the CLEAN CALIFORNIA LOCAL GRANT PROGRAM (CCLGP) APPLICATION complete and accurate?

Yes

2. Have you attached “**Attachment A: Project Narrative**”, to your application?

Yes

3. Have you attached “**Attachment B: For Non-Infrastructure Projects, Scope of Work, Cost, and Project Schedule Workbook**”, to your application?

Yes

N/A

4. Have you attached “**Attachment C: For Infrastructure Projects, Scope of Work, Cost, and Project Schedule Workbook**”, to your application?

Yes

N/A

5. Have you attached “**Attachment D: For Infrastructure Projects, Project Study Report or Equivalent with Engineer's Stamp**”, to your application?

Yes

N/A

6. Have you attached “**Attachment E: Project Location Map**”, to your application?

Yes

7. Have you attached "**Attachment F: If you are requesting Advance Payment, a Spending Plan**", to your application?

Yes

N/A

8. Have you attached "**Attachment G: Photo of Project Site Prior to Improvements**", to your application?

Yes

9. Have you attached "**Attachment H: Project Fact Sheet**", to your application?

Yes

10. Have you attached "**Attachment I: Local Match Calculation, Population Benefit, and Population Benefit to Underserved Communities forms**", to your application?

Yes

11. Have you attached "**Attachment J: If claiming a project benefit to an underserved community in Section 2.1 using a criterion other than one of the five options listed in the program guidelines, the proposed criterion and justification for consideration**", to your application?

Yes

N/A

12. Have you attached "**Attachment K: Demonstrated Community Need and Project Outcomes forms**", to your application?

Yes



January 31, 2022

Mr. Juan Larios  
Deputy Public Works Director  
City of Imperial Beach  
495 10<sup>th</sup> Street  
Imperial Beach, CA 91932

**Re: 10<sup>th</sup> Street Improvements**

Dear Mr. Larios:

California American Water is the water utility that provides water to approximately 21,000 households and businesses and serves a population of about 95,000 people in the cities of Coronado, Imperial Beach, south Chula Vista, and south San Diego. California American Water, a subsidiary of American Water (NYSE: AWK), provides high-quality and reliable water and/or wastewater services to more than 880,000 California residents

California American Water is very pleased to support the City of Imperial Beach's proposed 10<sup>th</sup> Street improvements that will complete the missing access gap along 10<sup>th</sup> street and provide a safe path for users of all ages to travel to schools, commercial retail locations, Veterans Park, the South Bay Family Counseling Center, the Imperial Beach Library, and other destinations.

We also support the beautification of this corridor by reducing areas for waste and debris and through the proposed street trees, landscape, site amenities and additional lighting.

California American Water is supportive of Imperial Beach's Clean California Local Grant Program application for 2022.

Please let me know if we can be of further assistance on this project. I can be reached at (619) 446-5703 and via email at [robert.becerra@amwater.com](mailto:robert.becerra@amwater.com).

Sincerely,

A handwritten signature in black ink that reads "Robert Becerra".

Robert Becerra  
Operations Manager, San Diego County

January 27, 2022

Mr. Juan Larios  
Deputy Public Works Director  
City of Imperial Beach  
495 10<sup>th</sup> Street  
Imperial Beach, CA 91932

**Re: 10<sup>th</sup> Street Improvements**

Dear Mr. Larios:

The S&S Wilson Family Limited Partnership

We are a local family-owned real estate development company that has completed numerous redevelopment projects throughout the City of Imperial Beach for over 30 years. We take great pride in how much the City of Imperial Beach has grown and become the place it is today.

The S&S Wilson Family Limited Partnership is delighted to support the City of Imperial Beach's proposed 10<sup>th</sup> Street improvements that will complete the missing access gap along 10<sup>th</sup> street and provide a safe path for users of all ages to travel to schools, commercial retail locations, Veterans Park, the South Bay Family Counseling Center, the Imperial Beach Library, and other destinations. We also support the beautification of this corridor by reducing areas for waste and debris and through the proposed street trees, landscape, site amenities, and additional lighting.

The S&S Wilson Family Limited Partnership supports Imperial Beach's Clean California Local Grant Program application for 2022.

Please let us know if we can further assist with this project.

Sincerely,

Eric Wilson

January 2022  
Mr. Juan Larios  
Deputy Public Works Director  
City of Imperial Beach  
495 10th Street  
Imperial Beach, CA 91932

Resident of 10<sup>th</sup> Street, Imperial Beach, CA

Re: 10th Street Improvements

Dear Mr. Larios:

I, MAREA PIZANO am very pleased to support the City of Imperial Beach's proposed 10th Street improvements. The necessary improvements will complete the missing access gap along 10th street. The improvements will provide a safe path for users of all ages to travel to schools, commercial retail locations, Veterans Park, the South Bay Family Counseling Center, BodyWorks Collision, the Imperial Beach Library, and other destinations. I also support the long overdue and necessary beautification of this corridor by reducing areas for waste, debris and unavailable/incomplete pedestrian sidewalks. I support this through the proposed street trees, landscape, sidewalk improvements/extensions, site amenities and additional lighting.

I am very supportive of Imperial Beach's Clean California Local Grant Program application for 2022.

Please let me know if I can be of further assistance on this project. Thank you for taking this letter into consideration.

Sincerely,

Marea Ordono Pizano

Signature, address

766 10th St.  
Imperial Beach, CA

1-22-22

Date

January 2022  
Mr. Juan Larios  
Deputy Public Works Director  
City of Imperial Beach  
495 10th Street  
Imperial Beach, CA 91932

Resident of 10<sup>th</sup> Street, Imperial Beach, CA

Re: 10th Street Improvements

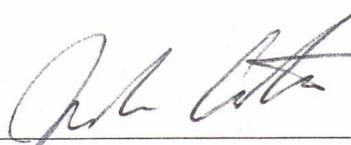
Dear Mr. Larios:

I, Josh Castro am very pleased to support the City of Imperial Beach's proposed 10th Street improvements. The necessary improvements will complete the missing access gap along 10th street. The improvements will provide a safe path for users of all ages to travel to schools, commercial retail locations, Veterans Park, the South Bay Family Counseling Center, BodyWorks Collision, the Imperial Beach Library, and other destinations. I also support the long overdue and necessary beautification of this corridor by reducing areas for waste, debris and unavailable/incomplete pedestrian sidewalks. I support this through the proposed street trees, landscape, sidewalk improvements/extensions, site amenities and additional lighting.

I am very supportive of Imperial Beach's Clean California Local Grant Program application for 2022.

Please let me know if I can be of further assistance on this project. Thank you for taking this letter into consideration.

Sincerely,

  
754 10th st  
Signature, address IB, CA 91932

01/21/22  
Date

January 2022  
Mr. Juan Larios  
Deputy Public Works Director  
City of Imperial Beach  
495 10th Street  
Imperial Beach, CA 91932

Resident of 10<sup>th</sup> Street, Imperial Beach, CA

Re: 10th Street Improvements

Dear Mr. Larios:

I, Rosario Castro am very pleased to support the City of Imperial Beach's proposed 10th Street improvements. The necessary improvements will complete the missing access gap along 10th street. The improvements will provide a safe path for users of all ages to travel to schools, commercial retail locations, Veterans Park, the South Bay Family Counseling Center, BodyWorks Collision, the Imperial Beach Library, and other destinations. I also support the long overdue and necessary beautification of this corridor by reducing areas for waste, debris and unavailable/incomplete pedestrian sidewalks. I support this through the proposed street trees, landscape, sidewalk improvements/extensions, site amenities and additional lighting.

I am very supportive of Imperial Beach's Clean California Local Grant Program application for 2022.

Please let me know if I can be of further assistance on this project. Thank you for taking this letter into consideration.

Sincerely,

  
Signature, address

754 10<sup>th</sup> St.  
I.B. CA. 91932

1-21-22  
Date

January 2022  
Mr. Juan Larios  
Deputy Public Works Director  
City of Imperial Beach  
495 10th Street  
Imperial Beach, CA 91932

Resident of 10<sup>th</sup> Street, Imperial Beach, CA

Re: 10th Street Improvements

Dear Mr. Larios:

I, EDWARD A. PIZANO am very pleased to support the City of Imperial Beach's proposed 10th Street improvements. The necessary improvements will complete the missing access gap along 10th street. The improvements will provide a safe path for users of all ages to travel to schools, commercial retail locations, Veterans Park, the South Bay Family Counseling Center, BodyWorks Collision, the Imperial Beach Library, and other destinations. I also support the long overdue and necessary beautification of this corridor by reducing areas for waste, debris and unavailable/incomplete pedestrian sidewalks. I support this through the proposed street trees, landscape, sidewalk improvements/extensions, site amenities and additional lighting.

I am very supportive of Imperial Beach's Clean California Local Grant Program application for 2022.

Please let me know if I can be of further assistance on this project. Thank you for taking this letter into consideration.

Sincerely,

Edward A. Pizano 766 10th St. I.B.  
Signature, address

01/21/22  
Date



January 19, 2022

Mr. Juan Larios  
Deputy Public Works Director  
City of Imperial Beach  
495 10<sup>th</sup> Street  
Imperial Beach, CA 91932

**Re: 10<sup>th</sup> Street Improvements**

Dear Mr. Larios:

The Boys & Girls Clubs of South County-Imperial Beach is very pleased to support the City of Imperial Beach's proposed 10<sup>th</sup> Street improvements that will complete the missing access gap along 10<sup>th</sup> street and provide a safe path for users of all ages to travel to schools, commercial retail locations, Veterans Park, the South Bay Family Counseling Center, the Imperial Beach Library, and other destinations. We also support the beautification of this corridor by reducing areas for waste and debris and through the proposed street trees, landscape, site amenities and additional lighting.

The Boys & Girls Clubs of South County provides a safe environment for youth of all backgrounds to develop qualities needed to become responsible citizens and leaders in our community. Our primary mission is to improve the quality of life of young by providing them a venue to participate as members of our community.

The Boys & Girls Club is supportive of Imperial Beach's Clean California Local Grant Program application for 2022.

Please let us know if we can be of further assistance on this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephanie A. James". The signature is fluid and cursive, with a large initial "S" and "J".

**Stephanie A. James**  
CEO | **Boys & Girls Clubs of South County**  
847 Encina Avenue | Post Office Box 520 Imperial Beach, CA 91933  
619-424-2266 ext. 102 | [www.bgcscounty.org](http://www.bgcscounty.org)  
**GREAT FUTURES START HERE**



# Family Health Centers of San Diego

823 Gateway Center Way, San Diego CA 92102

P: (619) 515-2300 F: (619) 237-1856 FHCS.org

“Exceptional in Every Way!”

Beach Area  
Family Health  
Center

Chase Avenue  
Family Health  
Center

Chula Vista  
Family Health  
Center

City Heights  
Family Health  
Center

Diamond  
Neighborhoods  
Family Health  
Center

Downtown  
Family Health  
Center at  
Connections

El Cajon  
Family Health  
Center

Elm Street  
Family Health  
Center

FamilyHealth  
at City College

FamilyHealth  
on Commercial

Grossmont  
Spring Valley  
Family Health  
Center

Hillcrest  
Family Health  
Center

Ibarra  
Family Health  
Center

Lemon Grove  
Family Health  
Center

Logan Heights  
Family Health  
Center

Mobile  
Medical Units

National City  
Family Health  
Center

North Park  
Family Health  
Center

Oak Park  
Family Health  
Center

Rice  
Family Health  
Center

Sherman Heights  
Family Health  
Center

January 19, 2022

Mr. Juan Larios  
Deputy Public Works Director  
City of Imperial Beach  
495 10<sup>th</sup> Street  
Imperial Beach, CA 91932

## Re: 10<sup>th</sup> Street Improvements

Dear Mr. Larios:

Family Health Centers of San Diego (FHCS) is a half-century old healthcare organization dedicated to serving the medical, mental health, dental, vision and specialist needs of all San Diegans. We have a special commitment to those who are underserved or uninsured. We are the largest community health center in San Diego County and the tenth largest in the country, as evidenced by the provision of a million healthcare visits a year.

FHCS is very pleased to support the City of Imperial Beach’s proposed 10<sup>th</sup> Street improvements that will complete the missing access gap along 10<sup>th</sup> Street and provide a safe path for users of all ages to travel to schools, commercial retail locations, Veterans Park, the South Bay Family Counseling Center, the South Bay Behavioral Health Center, the Imperial Beach Library, and other destinations. We also support the beautification of this corridor by reducing areas for waste and debris and promoting the enhancement of this project through the addition of street trees, landscape, site amenities and additional lighting.

“I.B.” has done an outstanding job in creating bike paths, artistic hardscapes, and pedestrian walkways while incorporating the area’s natural beauty. It is a pleasure to walk or bike ride through I.B. thanks to the City’s forward-thinking planners. I look forward to the completion of this street improvement project.

FHCS enthusiastically supports Imperial Beach’s Clean California Local Grant Program application for 2022. Please let us know if we can provide any additional information regarding our support of this project.

Sincerely,

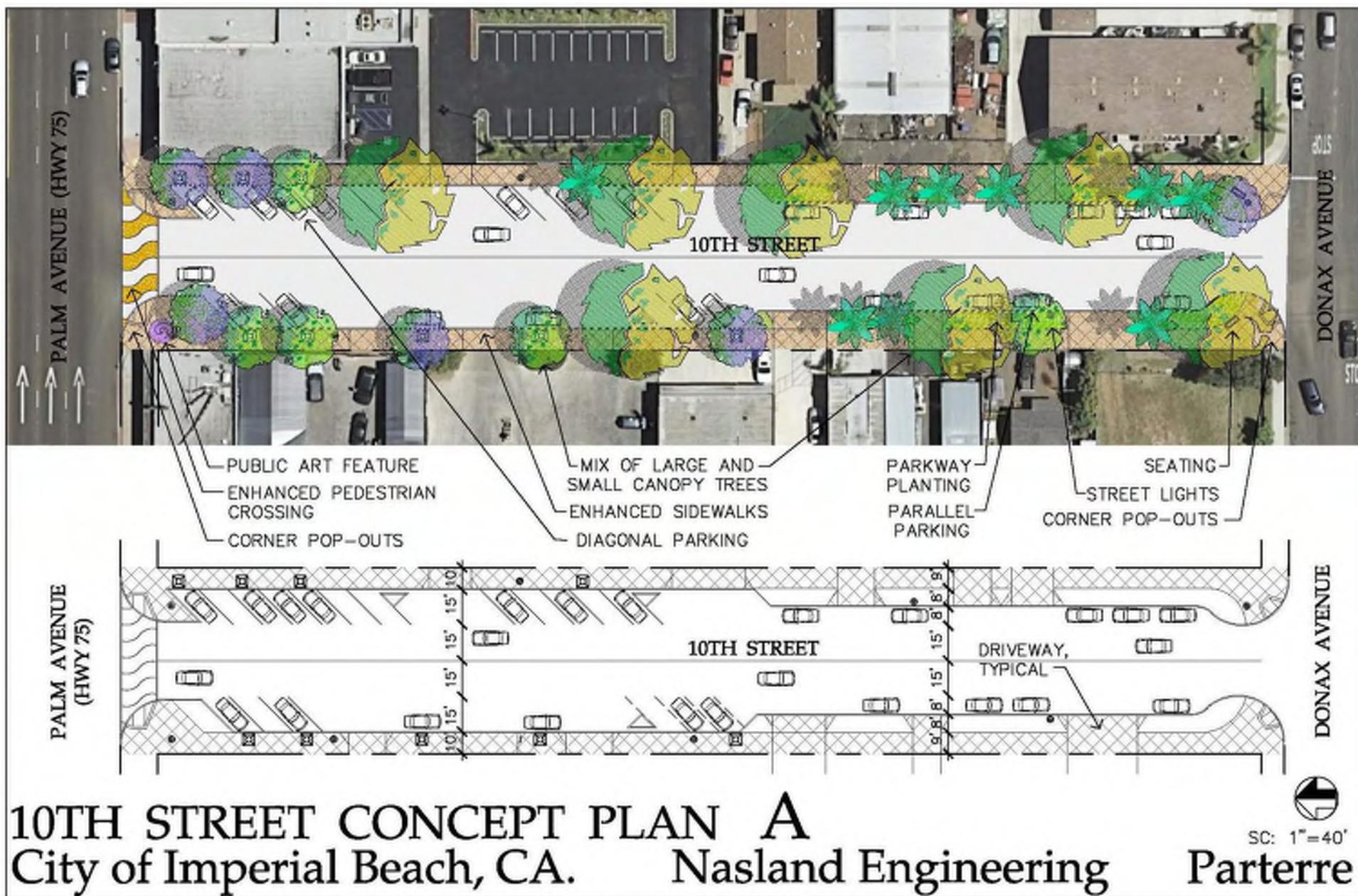
Fran Butler-Cohen  
CEO

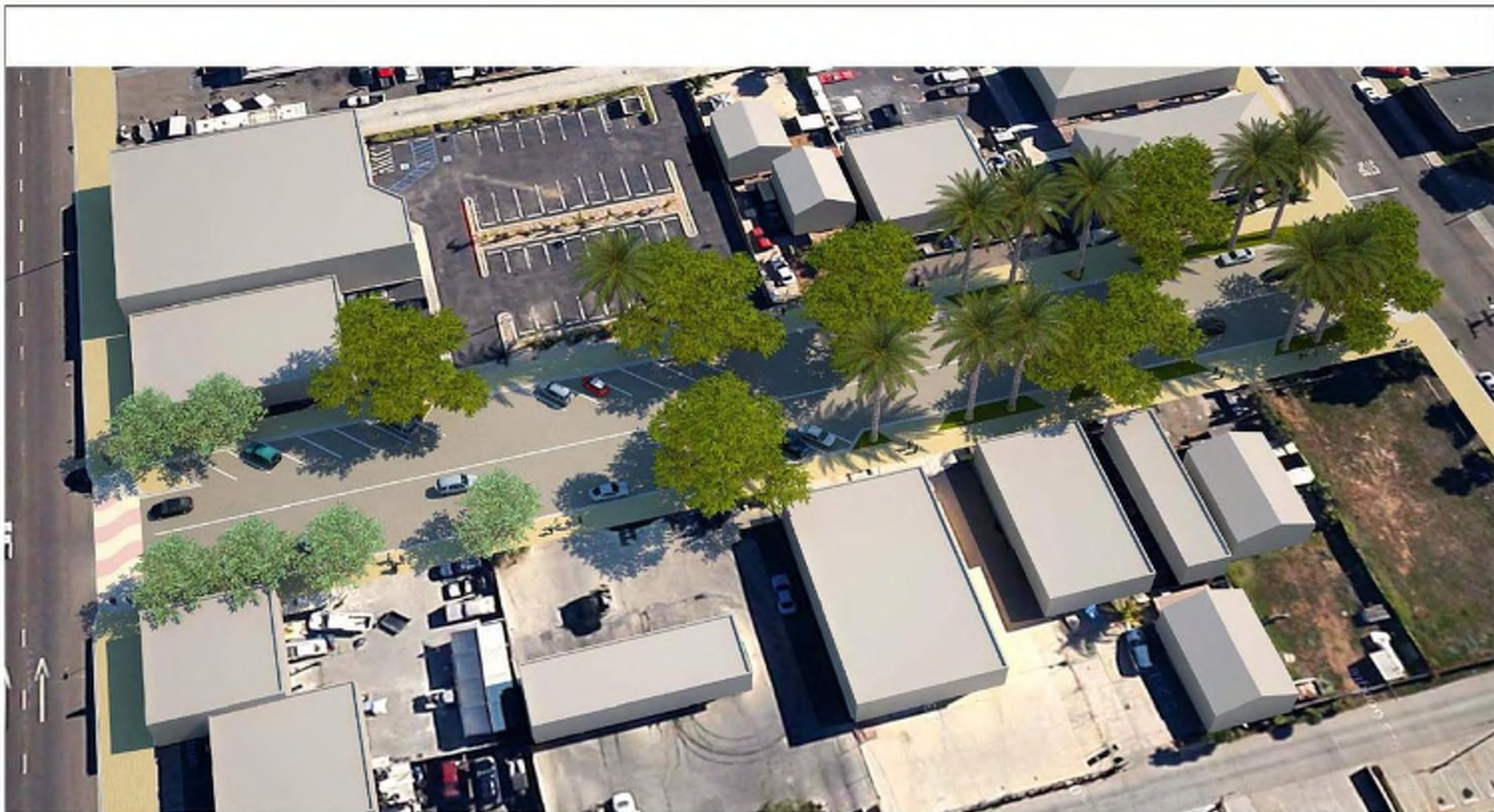


## Attachment N: Other Materials

- 1. Concept Plans presented to Council*
- 2. Council agendas where project was presented*
- 3. Photos of Existing Conditions*
- 4. 30% Design Plans*
- 5. Project Destination Network*
- 6. Enhancements Exhibit*

Attachment N.1  
Concept Plans presented to Council





VILLAGE AND NEIGHBORHOOD STYLE PARKING

10TH STREET CONCEPT PLAN A IMAGES  
City of Imperial Beach, CA. Nasland Engineering Parterre

## Attachment N.2

Council agendas where project was presented



AGENDA ITEM NO. \_\_\_\_\_

**STAFF REPORT  
CITY OF IMPERIAL BEACH**

**TO:** HONORABLE MAYOR AND CITY COUNCIL  
**FROM:** ANDY HALL, CITY MANAGER  
**MEETING DATE:** NOVEMBER 6, 2013  
**ORIGINATING DEPT.:** COMMUNITY DEVELOPMENT DEPARTMENT  
**SUBJECT:** CALIFORNIA AMERICAN WATER COMPANY (APPLICANT); ADMINISTRATIVE COASTAL PERMIT (ACP 130040), CONDITIONAL USE PERMIT (CUP 130041), DESIGN REVIEW (DRC 130042), AND SITE PLAN REVIEW (SPR 130043); RESOLUTION 2013-7412

**EXECUTIVE SUMMARY:**

Staff is requesting that the City Council review and approve discretionary permits to allow a utility company (California American Water Company) consisting of office, warehouse, and equipment/vehicle storage uses to locate within existing buildings and property in the C-1 (General Commercial) Zone.

**BACKGROUND:**

An application (MF 1125) has been submitted for an Administrative Coastal Permit (ACP 130040), Conditional Use Permit (CUP 130041), Design Review Case (DRC 130042), and Site Plan Review (SPR 130043) to locate the California American Water Company on commercial property and within existing buildings at 1003 and 1025 Palm Avenue (APNs 626-291-01-00 and 626-291-15-00) in the C-1 (General Commercial) Zone.



**ANALYSIS:**

The California American Water Company proposes to relocate its operations from the residentially zoned property at 1019 Cherry Avenue to a commercially zoned site at 1003 and 1025 Palm Avenue. The project site is comprised of two parcels that total 33,600 square feet that front Palm Avenue and 10<sup>th</sup> Street. The parcels are occupied by two attached buildings along the street frontages and a parking lot behind the buildings. The applicant proposes to provide office and warehousing uses within the buildings and vehicle and equipment storage in the parking lot. No additions or significant alterations are proposed for the buildings.

Projects proposing a permitted use in an existing building without any expansion or significant design alterations would typically only need to obtain building permits for tenant improvements before operating. However, while the office component of the project would be considered a permitted use, the vehicle and equipment storage yard and warehouse uses are more closely related to uses that require approval by the City Council of a conditional use permit such as an equipment rental yard. The purpose of the conditional use permit procedure is to authorize a particular use subject to specific conditions and give special consideration to the proper location of such uses in relation to adjacent uses. The properties to the north, east, and west are commercially zoned consisting of vehicle repair yards, retail shops, and commercial offices. The property to the south is also commercially zoned but is occupied by a legal non-conforming residential dwelling unit.

In order to assess the proposed use for potential impacts and compatibility with surrounding uses, staff requested a detailed description of the business operation. The proposed hours of operation for the business are 7:30 AM to 4:00 PM for crew workers and 4:30 PM for office staff. The project proposes multiple company vehicles to locate in the parking lot, including six diesel trucks and various common gas powered vehicles. According to the applicant, the vehicles do not create excessive noise and two of the diesel dump trucks are certified as "clean idle." The diesel trucks need to idle for approximately five minutes, some of which shut off automatically after five minutes. The applicant's policy is not to idle engines any longer than necessary to save fuel and reduce their carbon footprint. The gas powered vehicles do not require a warm-up time and are not turned on until an employee is ready to leave the yard. The applicant has also stated that the vehicles do not cause noticeable vibrations. Large deliveries to the project site occur approximately once a week, though package delivery and armored car services occur daily. Deliveries that require a forklift would take place next to the building away from property to the south.

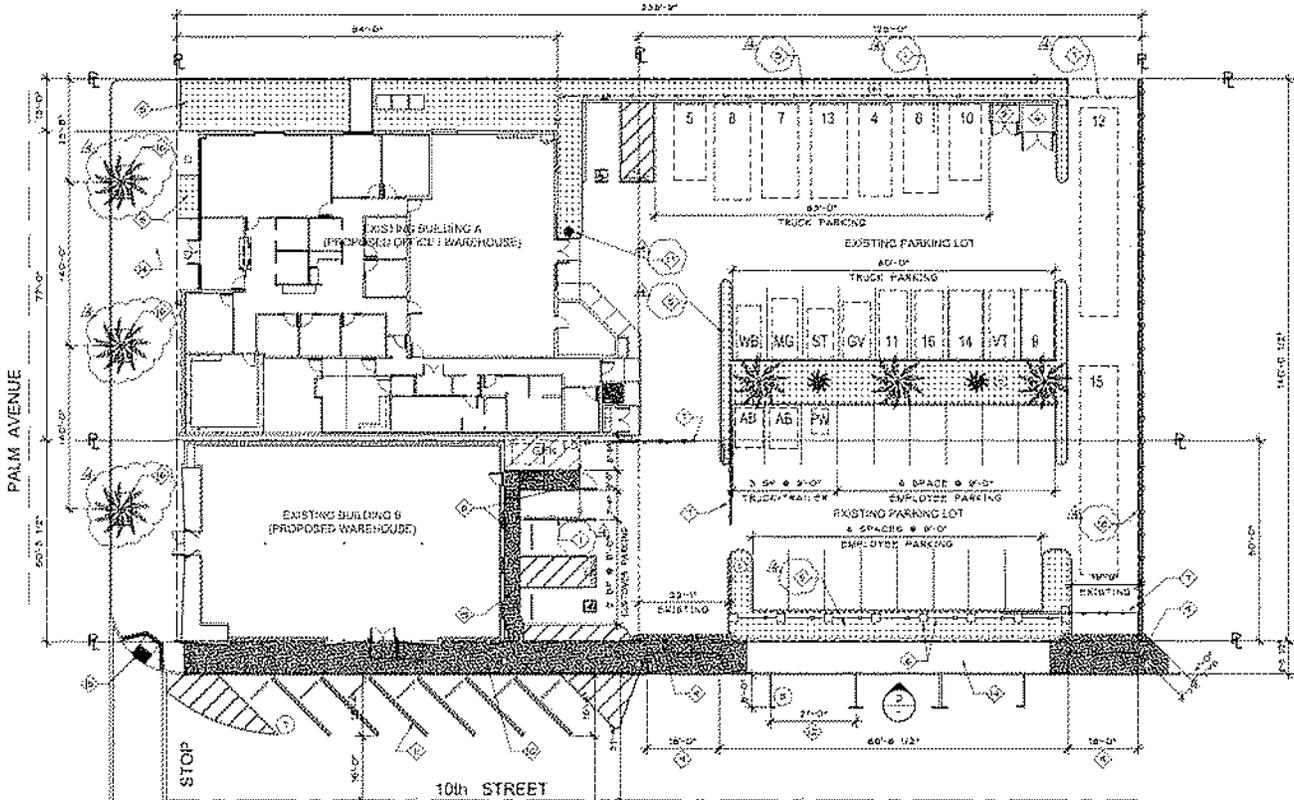
A wrought iron fence would be constructed around the parking lot as a safety and security feature. The fence would be eight feet in height, and would be composed of wrought iron with block base and columns with a river rock finish. The fence would be solid along the south property line to provide sound mitigation and privacy for the residential unit. The fence would also separate customer parking spaces from the parking spaces that would be used for employees, company vehicles, and equipment. Fences are typically limited to six feet in height, though an eight foot fence would not negatively affect adjacent uses since the Municipal Code allows structures forty feet in height to locate in the same locations as fences in the C-1 Zone. Imperial Beach Municipal Code (IBMC) Section 19.82.010 states that a conditional use permit is a discretionary act which authorizes a particular use at a particular location subject to specific conditions, and the proposed eight foot fence would be a specifically allowed condition provided for this project.

Parking access is provided by two existing driveways on 10<sup>th</sup> Street that are located behind the building. The project proposes two parking spaces for customer parking, including one van-accessible disabled stall, fifteen employee parking spaces, and sixteen warehouse/storage spaces that would be used for company vehicles and equipment. The Municipal Code requires one parking space per three-hundred square feet of office net floor area, plus one space per two employees at the largest work shift. The project proposes 212 square feet of commercial office net floor area and 23 employees, requiring a minimum of one customer parking space and twelve employee parking spaces. The project meets the required parking by providing two customer parking spaces, which includes one van-accessible stall, and fifteen employee parking spaces. The project also proposes warehouse space, which requires one space for each 600

square feet of net floor area. The 9,679 square feet of warehouse floor area requires sixteen parking spaces, which is proposed. These parking spaces would be used for company vehicles and equipment storage. Though on-street parking spaces are not counted toward parking requirements on private property, it should be noted that the applicant proposes to improve the 10<sup>th</sup> Street right-of-way adjacent to the west property line. These improvements would include new sidewalks, parking spaces, and landscaping subject to proposed 10<sup>th</sup> Street improvement plans that will be presented to the City Council in the near future for consideration.

Landscaping is provided throughout the project site. The site totals 33,600 square feet, and would typically require 5,040 square feet of landscaping (15%) for new development. However, the site only provides 1,970 square feet of landscaping (6%) due to previous approvals. As such, additional landscaping would not be required because the site already exists and is covered by the building and required parking spaces and walkways. The existing landscaped areas will be replaced with drought tolerant landscaping that will be permanently irrigated and maintained.

The proposed use would provide for stable occupancy of a long-vacant building and reuse of another formerly occupied building which should generate pedestrian traffic and provide workers that may patronize local establishments to generate income for the community. In addition, the applicant would provide an 8 foot solid wall along the south property line that would mitigate noise and provide privacy screening for the legal non-conforming residence to the south. It is staff's opinion that the proposed project is similar in scale with the surrounding commercial uses, takes into consideration the legal non-conforming residence to the south, improves the condition of the property and public right-of-way, and would not have a negative impact on adjacent uses.



**General Plan/Zoning Consistency:** The proposed project is subject to compliance with the zoning requirements per Chapter 19.26 of the City of Imperial Beach Municipal Code, titled “General Commercial (C-1) Zone.” The C-1 Zone provides for offices performing services for residents of the City, service establishments consistent with the purposes of General Commercial Zone, and equipment yards subject to a conditional use permit. The building, parking lot, and landscaping already exist and all landscaping will be improved to provide drought tolerant landscaping that will be permanently irrigated and maintained. Though no additions to the buildings are proposed, Site Plan approval by the City Council is required per Section 19.26.020.C and the project has been reviewed for compliance wherever possible.

STANDARDS	PROPOSED
There are no front, side and rear yard setbacks in the C-1 zone (Section 19.26.040)	The building already exists and no expansion is proposed.
Minimum lot size of 3,000 square-feet (Section 19.26.050)	The lots already exist, no alteration to lot size is proposed. IBMC 19.42.030 states that any lot meets the minimum area requirements of the zone where it is located when it existed as a lot for which a deed was of record in the office of the recorder of San Diego County prior to January 1945 and the subject lot was not created as a result of a division of land in violation of any law or ordinance.
Minimum street frontage of 30 feet (Section 19.26.060).	Parcel 626-291-01 provides a frontage of 50 feet on Palm Avenue and 115 feet on 10 <sup>th</sup> Street. Parcel 626-291-15-00 provides a frontage of 90 feet on Palm Avenue.
Maximum building height of four stories or 40 feet (Section 19.26.070)	The building exists and is 17'-8" in height. No additions or height increases are proposed.
Maximum fence height of six feet (Section 19.46.020).	A new wrought iron fence eight feet in height with a block base and columns fence will be constructed around the parking area. An eight foot solid block wall will be constructed along the south property line to mitigate noise and provide privacy for the residence to the south. Fences are typically limited to six feet in height, though an eight foot fence should not negatively affect neighboring properties since the zoning code would allow a structure forty feet in height to locate in the same location as fences. IBMC 19.82.010 states that a conditional use permit is a discretionary act which authorizes a particular use at a particular location subject to specific conditions. The proposed eight foot fence would be a specific condition provided for this project.

<p>Commercial landscaping: not less than 15% of total site shall be landscaped and maintained (Section 19.50.030).</p>	<p>The site totals 33,600 square feet, and would require 5,040 square feet of landscaping (15%). The site provides 1,970 square feet of landscaping (6%). Additional landscaping will not be required because the site already exists and the remaining portion of the site is covered by the building and required parking and walkways. The existing landscaped areas will be replaced with drought tolerant landscaping that will be permanently irrigated and maintained.</p>
<p>Required parking spaces for commercial office: one space for each 300 square feet net floor area, plus one space per two employees (Sections 19.48.050.J)</p>	<p>212 square feet net floor area of commercial office and 23 employees requires a minimum of one customer parking space and twelve employee parking spaces. The project meets the required parking by providing two customer parking spaces, which includes one van-accessible stall, and fifteen employee parking spaces.</p>
<p>Required parking spaces for warehouses: one space for each 600 square feet of net floor area (Section 19.48.050.L).</p>	<p>9,679 square feet of warehouse floor area requires sixteen parking spaces. The project meets the required parking by providing sixteen parking spaces for company vehicles and equipment storage.</p>

**Design Review:** Development requiring site plan review or conditional use permit by the planning commission typically requires review by the Design Review Board. However, the Community Development Department waived the requirement of design review as allowed by IBMC Section 19.83.030 since the project primarily proposes interior improvements with no additions or significant alterations to the building.

Though significant alterations to the buildings are not proposed, the applicant does propose the following improvements:

- Paint buildings with light blue color and dark blue trim.
- New plaster finishes around existing windows.
- Display cases in the Palm Avenue storefront of the western building. The displays will relate to the public and provide information and products pertaining to water conservation.
- Channel letter signage on the north and east elevations to replace existing box signs.
- New palm trees in the Palm Avenue right-of-way.
- New 8' wrought iron fence with block base and columns. The block will be finished with river rock.
- Replace existing landscaping with drought tolerant landscaping.
- Improvements in the 10<sup>th</sup> Street right-of-way. The City Council will soon be reviewing proposed designs for 10<sup>th</sup> Street improvements, which would include sidewalks, parking, and landscaping. The applicant proposes to provide improvements along 10<sup>th</sup> Street adjacent to the west property line.
- Additional façade improvements during the applicant's next fiscal year cycle. These improvements would increase the aesthetic of the building to further enhance the Palm Avenue design review corridor.

It is staff's opinion that the improvements should contribute positively to Palm Avenue and 10<sup>th</sup> Street.

**Surrounding Land Use and Zoning**

Surrounding Areas	Surrounding Zoning	Surrounding Land Use
North	C-1 (General Commercial)	Commercial
South	C-1 (General Commercial)	Residential
East	C-1 (General Commercial)	Commercial
West	C-1 (General Commercial)	Commercial

**ENVIRONMENTAL DETERMINATION:**

This project may be categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 as a Class 1 project (Existing Facilities).

**COASTAL JURISDICTION:**

The project is located in the Non-Appealable area of the California Coastal Commission, as indicated on the Local Coastal Program Post Certification and Appeal Jurisdiction Map, and, as such, is not appealable to the California Coastal Commission under Section 30603(a) of the California Public Resources Code.

**FISCAL IMPACT:**

The applicant has deposited approximately \$3,500.00 in Project Account Number 130040 to fund the processing of this application.

**RECOMMENDATION:**

1. Declare the public hearing open;
2. Receive report and entertain public testimony;
3. Close the public hearing; and
4. That the City Council adopt Resolution No. 2013-7412, approving Administrative Coastal Permit (ACP 130040), Conditional Use Permit (CUP 130041), Design Review (DRC 130042), and Site Plan Review (SPR 130043), which makes the necessary findings and provides conditions of approval in compliance with local and state requirements.

Attachments:

1. Resolution No. 2013-7412
2. Plans
3. Color Rendering



**AGENDA ITEM NO.** \_\_\_\_\_

**STAFF REPORT  
CITY OF IMPERIAL BEACH**

**TO:** HONORABLE MAYOR AND CITY COUNCIL  
**FROM:** ANDY HALL, CITY MANAGER  
**MEETING DATE:** NOVEMBER 20, 2013  
**ORIGINATING DEPT.:** PUBLIC WORKS  
**SUBJECT:** 10<sup>TH</sup> STREET (BETWEEN S.R. 75 TO DONAX AVENUE)  
DESIGN OPTIONS

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**EXECUTIVE SUMMARY:**

This report is to present a recommended street design for the 700 block of 10<sup>th</sup> Street (between S.R. 75 to Donax Avenue). This street block is an unimproved C-1 commercial zone street with missing sections of sidewalk, curb & gutter and paved parking areas. The proposed design concept if approved would establish how the City and adjacent businesses and residents will construct public improvements to this block of 10<sup>th</sup> Street.

**BACKGROUND:**

The 700 block of 10<sup>th</sup> Street between S.R. 75 and Donax Avenue is mostly unimproved with missing sections of sidewalk, curb & gutter, and paved parking areas. This street is a primary feeder street onto and from S.R. 75 and is in the C-1 Commercial Zone and in the Palm Avenue Corridor Master Plan area. This block of 10<sup>th</sup> Street is in need of a master plan for street improvements. Now that there are two new developments proposed in this block of 10<sup>th</sup> Street, it is necessary that the City proceed with establishing a public improvements design to accommodate these new and future developments.

Nasland Engineering, Inc. (with Parterre Landscape Architecture) submitted a proposal for the design of three (3) possible concepts for the 700 block of 10<sup>th</sup> Street. The concepts were to be drawn up and presented to Council and staff at a cost of \$9,200. Staff accepted this proposal and directed Nasland Engineering to proceed with the concept drawings. The concepts prepared are provided herewith as Attachments 2 through 4 – Plans A, B and C. Attachment 1 is the existing condition of the 700 block of 10<sup>th</sup> Street.

**ANALYSIS:**

The proposed plan options were presented to staff in mid-October 2014. Staff reviewed these initial concept plans and provided feedback to the consultants. It was staff's opinion that Plan A provided the best visual and functional use of the 80-foot wide right of way in this block. It provided a comfortable transition from the commercial use on the north end to the residential use towards the south. It provided a very walkable, pedestrian friendly atmosphere while retaining the necessary vehicle space for the commercial uses near S.R. 75. Plan A also most closely mirrors the 700 block of 12<sup>th</sup> Street (between S.R. 75 and Donax Avenue).

Staff recommends that the consultant present concept plan A to City Council for discussion and modifications as may be suggested by Council members. Alternate plans B and C (attachments

3 and 4 respectively) are included in this report for reference and if Council chooses, as possible preferences over the staff recommended Plan A (attachment 2). This project is currently only funded for the concept plans as presented herewith.

If City Council directs, staff will:

- Proceed with the preparation of construction drawings that will be used for public improvements as directed in the 700 block of 10<sup>th</sup> Street.
- Return to City Council at a subsequent Council meeting with a resolution to appropriate funds for the construction design work.

**ENVIRONMENTAL DETERMINATION:**

Not a project as defined by CEQA.

**FISCAL IMPACT:**

Concept Plans consultant cost was funded from 2010 Bonds \$9,200

**RECOMMENDATION:**

1. Receive this report.
2. Receive a presentation from Nasland Engineering / Parterre Landscape Architecture consultants on the 700 Block of 10<sup>th</sup> Street concept plans.
3. Direct staff to proceed with the construction drawings for the 700 Block of 10<sup>th</sup> Street per the concept plan approved by City Council
4. Direct staff to return to City Council for an appropriation of funds necessary to design the approved concept plan for the 700 block of 10<sup>th</sup> Street.

Attachments:

1. 10<sup>th</sup> Street Concept Plan - Existing Conditions
2. 10<sup>th</sup> Street Concept Plan A (5 pages)
3. 10<sup>th</sup> Street Concept Plan B
4. 10<sup>th</sup> Street Concept Plan C



AGENDA ITEM NO. \_\_\_\_\_

**STAFF REPORT  
CITY OF IMPERIAL BEACH**

**TO:** HONORABLE MAYOR AND CITY COUNCIL

**FROM:** ANDY HALL, CITY MANAGER

**MEETING DATE:** DECEMBER 18, 2013

**ORIGINATING DEPT.:** PUBLIC WORKS

**SUBJECT:** RESOLUTION 2013-7439 APPROPRIATING \$23,000 FROM UNAPPROPRIATED GAS TAX TO STREET MAINTENANCE ACCOUNT NUMBER 101-5010-531-2006 FOR THE PREPARATION OF 30% DRAWINGS FOR STREET IMPROVEMENTS ON THE 700 BLOCK, 10<sup>TH</sup> STREET AND AUTHORIZING THE CITY MANAGER TO APPROVE A PURCHASE ORDER FOR THE CITY ENGINEER FOR THE PREPARATION OF THESE DRAWINGS

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**EXECUTIVE SUMMARY:**

This resolution will approve the appropriation of \$23,000 from the unappropriated Gas Tax to Street Maintenance account number 101-5010-531-2006 for the City Engineer to prepare 30% drawings for the 700 block of 10th Street (between S.R. 75 to Donax Avenue). This is in follow up to the November 20, 2013 City Council meeting directive that staff return to a subsequent City Council meeting with a recommended appropriation of funds for the preparation of construction drawings that would prepare a master plan for this block's street improvements. Now that there are two new developments proposed in this block of 10th Street, it is necessary that the City proceed with establishing a public improvements design to accommodate these new and future developments

**BACKGROUND:**

As noted in the November 20, 2013 presentation to City Council, the 700 block of 10th Street between S.R. 75 and Donax Avenue is mostly unimproved with missing sections of sidewalk, curb & gutter, and paved parking areas. This street is a primary feeder street onto and from S.R. 75 and is in the C-1 Commercial Zone and in the Palm Avenue Corridor Master Plan area. This block of 10th Street is in need of a master plan for street improvements. Now that there are two new developments proposed in this block of 10th Street, it is necessary that the City proceed with establishing a public improvements design to accommodate these new and future developments.

The November 20, 2013 presentation provided three different concept plans for street improvements on the 700 block of 10<sup>th</sup> Street. Staff recommended and City Council concurred that "concept plan A" was the preferred plan. Concept plan A is provided herewith as attachment 2. Following that presentation on November 20, 2013, City Council directed staff to return at a subsequent council meeting with a recommended appropriation for the development of construction plans that could be used by property developers adjacent to the 700 block of 10<sup>th</sup> Street for public improvements coincident with their development.

**ANALYSIS:**

In discussions with the City Engineer, it was determined that construction drawings prepared at the 30% completion level would be sufficient for an adjacent developer to prepare the 100% construction drawings and perform the construction necessary to ensure a consistent development plan within the 700 Block of 10<sup>th</sup> Street. The 30% drawings will include:

- a topographic survey and right-of way analysis of the project area to identify existing conditions and property boundaries;
- a field investigation upon completion of the topographic survey to identify design constraints;
- Utilizing the topographic survey, the City Engineer will obtain mapping data, utility records and conduct field investigation to develop an existing conditions base map;
- Prepare the 30% Construction drawings in CAD. These drawings would be readily available to future developers. From these, developers would be able to complete the 100% construction drawings and to proceed with the construction that will ensure the public right of way is built consistent with “concept plan A”.

The estimated cost for the development of 30% construction drawings in CAD is \$23,000.

The City has approximately \$1,800,000 unappropriated Gas Tax revenue that is available for this project’s design work. Gas Tax is an authorized funding source for designing improvements on public streets.

**ENVIRONMENTAL DETERMINATION:**

Not a project as defined by CEQA.

**FISCAL IMPACT:**

Revenue:

Undesignated Gas Tax	\$1,800,000
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Expenditures:

Atkins North American (City Engineer)	\$ 22,365
Incidentals	\$ 635
<b>TOTAL</b>	<b>\$23,000</b>

City staff time will be paid from the appropriated divisional O&M budgets.

There are sufficient funds for the preparation of 30% construction drawings for the 700 block of 10<sup>th</sup> Street.

**RECOMMENDATION:**

1. Receive this report.
2. Appropriate \$23,000 from unappropriated Gas Tax to Street Division account number 101-5010-531-2006.
3. Authorize the City Manager to approve a purchase order for Atkins North American (City Engineer) to prepare the 30% construction drawings for street improvements on the 700 block of 10<sup>th</sup> Street.

Attachments:

1. Resolution No. 2013-7439
2. 700 Block, 10<sup>th</sup> Street Improvement Plan – Concept Plan A

Attachment N.3  
Photos of Existing Conditions

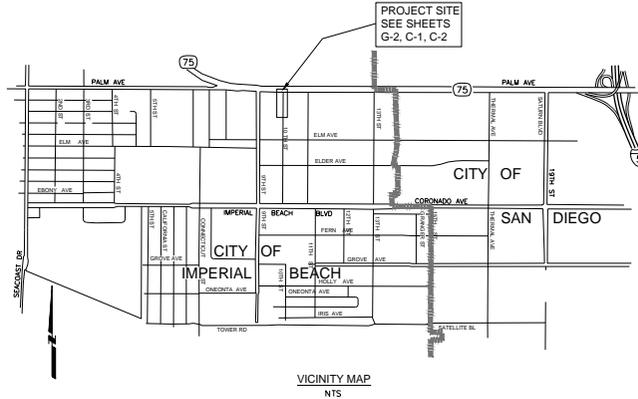


Attachment N.4  
30% Design Plans

# CITY OF IMPERIAL BEACH 10TH STREET (700 BLOCK) S14-103

## GENERAL NOTES

- THE APPROVAL OF THIS PLAN BY THE CITY OF IMPERIAL BEACH DOES NOT AUTHORIZE THE CONTRACTOR TO VIOLATE ANY FEDERAL, STATE OR CITY LAWS, ORDINANCES, REGULATIONS, OR POLICES, INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT OF 1973 AND AMENDMENTS THERETO (16 USC SECTION 1531 ET SEQ).
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEY MONUMENTS AND/OR VERTICAL CONTROL BENCHMARKS WHICH ARE DISTURBED OR DESTROYED BY CONSTRUCTION. A LAND SURVEYOR MUST FIELD LOCATE, REFERENCE, AND/OR PRESERVE ALL HISTORICAL OR CONTROLLING MONUMENTS PRIOR TO ANY EARTHWORK. IF DESTROYED, SUCH MONUMENTS SHALL BE REPLACED WITH APPROPRIATE MONUMENTS BY A REGISTERED LAND SURVEYOR. A CORNER RECORD OR RECORD OF SURVEY, AS APPROPRIATE, SHALL BE FILED AS REQUIRED BY THE PROFESSIONAL LAND SURVEYORS ACT. IF ANY VERTICAL CONTROL IS TO BE DISTURBED OR DESTROYED, THE CITY OF IMPERIAL BEACH PUBLIC WORKS DIRECTOR (HANK LEVINE) MUST BE NOTIFIED, IN WRITING, AT LEAST 30 DAYS PRIOR TO THE CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPLACING ANY VERTICAL CONTROL BENCHMARKS DESTROYED BY THE CONSTRUCTION.
- IMPORTANT NOTICE: SECTION 4216 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER TO BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER, CALL UNDERGROUND SERVICE ALERT, TOLL FREE 1-800-227-2600, TWO DAYS BEFORE YOU DIG.
- CONTRACTOR SHALL IMPLEMENT AN EROSION CONTROL PROGRAM DURING THE PROJECT GRADING AND/OR CONSTRUCTION ACTIVITIES. THE PROGRAM SHALL MEET ALL APPLICABLE REQUIREMENTS OF THE STATE WATER RESOURCE CONTROL BOARD, REGIONAL WATER CONTROL BOARD SAN DIEGO REGION, AND THE CITY OF IMPERIAL BEACH MUNICIPAL CODE AND STORM WATER STANDARDS MANUAL.
- PRIOR TO ANY DISTURBANCE TO THE SITE, EXCLUDING UTILITY MARK-OUTS AND SURVEYING, THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR A PRE-CONSTRUCTION MEETING WITH THE CITY OF IMPERIAL BEACH FIELD PUBLIC WORKS DEPARTMENT (619) 423-8311.
- DEVIATIONS FROM THESE SIGNED PLANS WILL NOT BE ALLOWED UNLESS A CONSTRUCTION CHANGE IS APPROVED IN WRITING BY PUBLIC WORKS DIRECTOR AND THE CHANGE IS REQUIRED BY THE CITY INSPECTOR.
- AS-BUILT DRAWINGS MUST BE SUBMITTED TO THE RESIDENT ENGINEER PRIOR TO ACCEPTANCE OF THIS PROJECT BY THE CITY OF IMPERIAL BEACH.
- ISSUANCE OF THE CITY'S PERMIT SHALL NOT RELIEVE THE APPLICANT OR ANY OF THEIR REPRESENTATIVES OR CONTRACTORS FROM COMPLYING WITH ANY STATE OR FEDERAL REQUIREMENTS BY AGENCIES INCLUDING BUT NOT LIMITED TO CALIFORNIA QUAL WATER QUALITY CONTROL BOARD, CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE, OR OTHER AGENCIES. COMPLIANCE MAY INCLUDE OBTAINING PERMITS, OTHER AUTHORIZATIONS, OR COMPLIANCE WITH MANDATES BY ANY APPLICABLE STATE OR FEDERAL AGENCY.



VICINITY MAP  
NTS

## SPECIAL NOTES

THE FOLLOWING NOTES ARE PROVIDED TO GIVE DIRECTIONS TO THE CONTRACTOR BY THE ENGINEER OF WORK. THE PUBLIC WORKS DIRECTOR'S SIGNATURE DOES NOT CONSTITUTE APPROVAL OF ANY OF THESE NOTES AND THE CITY WILL NOT BE RESPONSIBLE FOR THEIR ENFORCEMENT.

- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER, ENGINEER AND GEOLOGIST HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN THE CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROPERTY, EXCEPTING FOR LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING FACILITIES (ABOVEGROUND AND UNDERGROUND) WITHIN THE PROJECT SITE SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT THE REVISION OF THE CONSTRUCTION PLANS IF IT IS FOUND THE ACTUAL LOCATIONS ARE IN CONFLICT WITH THE PROPOSED WORK.
- DURING CONSTRUCTION, THE CONTRACTOR SHALL PROPERLY GRADE ALL EXCAVATED SURFACES TO PROVIDE POSITIVE DRAINAGE AND PREVENT PONDING OF WATER. HE SHALL CONTROL SURFACE WATER TO AVOID DAMAGE TO ADJOINING PROPERTIES OR TO FINISHED WORK ON THE SITE.
- ALL WORK NEEDING MATERIALS TESTING REQUIRES THAT THE CONTRACTOR NOTIFY THE MATERIALS TESTING CONSULTANT BY NOON THE DAY BEFORE THE WORK IS SCHEDULED TO BEGIN TO ARRANGE FOR TESTING.
- WORK PERFORMED WITHOUT BENEFIT OF TESTING AND/OR INSPECTION SHALL BE SUBJECT TO REJECTION AND REMOVAL.
- THE EXISTENCE AND LOCATION OF UTILITY STRUCTURES AND FACILITIES SHOWN ON THE CONSTRUCTION PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. ATTENTION IS CALLED TO THE POSSIBLE EXISTENCE OF OTHER UTILITY FACILITIES OR STRUCTURES NOT KNOWN OR IN A LOCATION DIFFERENT FROM THAT SHOWN ON THE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN ON THE PLANS AND ANY OTHER EXISTING FACILITIES OR STRUCTURES THAT MAY NOT BE SHOWN.
- NEITHER THE CITY NOR THE ENGINEER OF WORK WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES INCLUDING SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS.
- THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A RIGHT-OF-WAY PERMIT FROM THE CITY OF SAN DIEGO IN CONFORMANCE WITH SAN DIEGO CITY ENGINEERING BULLETIN 502 AND PAY ALL ASSOCIATED FEES FOR THE WORK WITHIN THE CITY OF SAN DIEGO'S RIGHT-OF-WAY AT THE INTERSECTION OF GRANGER STREET AND CORONADO AVENUE.
- THE CONTRACTOR SHALL CONTACT ROBERT BECERRA AT (619) 971-6279 A MINIMUM OF TWO WEEKS IN ADVANCE OF ANY WATER FACILITY RELOCATIONS REQUIRED PER THE PLANS. CALIFORNIA WATER WILL PERFORM ALL NECESSARY WATER FACILITY RELOCATIONS. THE CONTRACTOR MAY ADJUST WATER METER BOXES TO GRADE ONLY.

CONSTRUCTION CHANGE TABLE		
CHANGE	DATE	AFFECTED OR ADDED SHEET NUMBERS

## SHEET INDEX

### STREET IMPROVEMENTS

TITLE	DESCRIPTION
COVER SHEET	
NOTES, LEGEND & DETAILS	
DEMOLITION PLAN	
10TH STREET IMPROVEMENT - PALM AVE TO DONAX AVE	
10TH STREET & DONAX AVE - CURB RETURN PROFILES	
10TH STREET & PALM AVE - CURB RETURN PROFILES	

SHEET	DWG.
G-1	1
G-2	2
D-1	3
C-1	4
C-2	5
C-3	6

## DECLARATION OF RESPONSIBLE CHARGE:

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT AND THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 8703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF IMPERIAL BEACH IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

SEAN M MCCARTY, REG. 70019 EXP. 09-30-2016

DATE

**ATKINS**

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Fax: +1 (858) 259-0741  
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## WORK TO BE DONE

THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS, SPECIFICATIONS AND REGIONAL STANDARD DRAWINGS.

## STANDARD SPECIFICATIONS

- STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION "GREEN BOOK", LATEST EDITION
- THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION

## STANDARD DRAWINGS

- REGIONAL STANDARD DRAWINGS (RSD), FOR AGENCIES IN THE SAN DIEGO REGION, LATEST EDITION

## TOPOGRAPHY SOURCE

TOPOGRAPHIC SURVEY PERFORMED BY AGUIRRE & ASSOCIATES, INC., DECEMBER 2013

## BENCHMARK

CITY OF IMPERIAL BEACH BENCH MARK NO. 44, BRASS PLUG IN THE TOP OF CURB 5' EAST OF THE SOUTHEAST PCR ON ELM STREET AT THE INTERSECTION OF ELM STREET AND 11TH STREET.  
ELEVATION: 24.034 DATUM: CITY OF IMPERIAL BEACH  
"ELEVATIONS SHOWN HEREON ARE IN TERMS OF THE CITY OF IMPERIAL BEACH DATUM BASED LOCALLY UPON THE FOLLOWING BENCHMARKS PER THE CITY OF IMPERIAL BEACH BENCH MARKER INDEX."

BENCHMARK	ELEVATION
44	24.034

## BASIS OF COORDINATES: (NAD83)

THE BASIS OF COORDINATES FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 (NAD 83) CALIFORNIA STATE PLANE COORDINATE SYSTEM OF 1983 (CORS) ZONE 6 (EPOCH 1981-80) BASED LOCALLY UPON THE FOLLOWING CONTROL POINTS PER RECORD OF SURVEY 14492. "

STATION	NORTHING	EASTING
58	1797962.40	6297965.04
59	1796066.59	6306361.43



CITY OF IMPERIAL BEACH  
PROJECT NUMBER S14-104

G-1

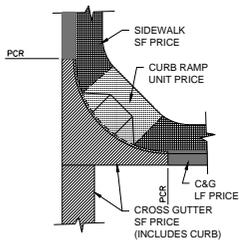
PLANS FOR THE IMPROVEMENT OF:  
**10TH STREET (700 BLOCK)  
S14-103**

CITY OF IMPERIAL BEACH, CALIFORNIA ENGINEERING DEPARTMENT SHEET 1 OF 6 SHEETS					W.O. NO. S12-104
PURPOSE:					DIVISION HEAD
FOR CITY ENGINEER	DATE	DATE	DATE	DATE	
DESCRIPTION	BY	APPROVED	DATE	FILED	ANDREW W. FROST DESIGN ENGINEER
	ATKINS				1793-6296 NAD 83 COORDINATES
					153-1736 LAMBERT COORDINATES
CONTRACTOR	INSPECTOR	DATE STARTED	DATE COMPLETED		S12-104-01

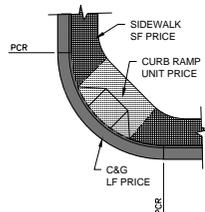


FINAL 30% NOT FOR CONSTRUCTION-AUGUST 18, 2014

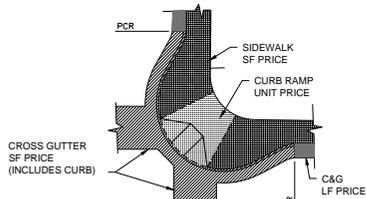
TYPICAL ROADWAY SECTIONS



CASE 1



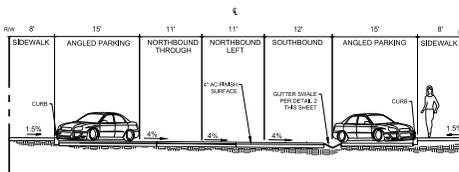
CASE 2



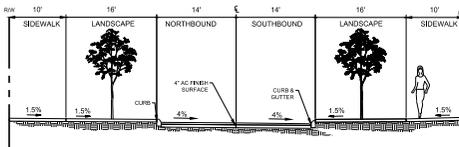
CASE 3

PLAN DETAIL

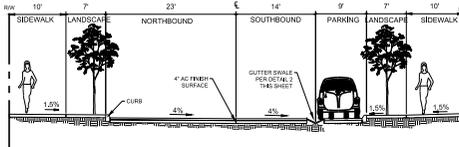
MEASUREMENT & PAYMENT NTS



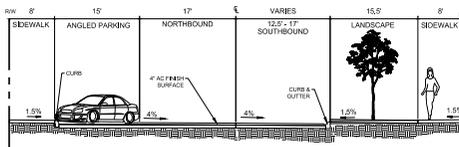
SECTION A-A



SECTION B-B



SECTION C-C



SECTION D-D

NOTE: BACK OF SIDEWALK CURB, IF REQUIRED, SHALL BE CONSIDERED AS PART OF THE CURB RAMP

ADA NOTES

- ALL GRADES SHOWN ON THIS PLAN WERE DESIGNED AT OR BELOW MAXIMUMS ALLOWED BY THE AMERICANS WITH DISABILITY ACT (ADA). IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE DISABILITY ACT STANDARDS (2010 ADA). IN THE EVENT THAT A DESIGN QUESTION SHOULD ARISE, OR A FIELD QUESTION PRESENTS ITSELF THAT IS DIFFERENT FROM THOSE SHOWN ON THESE PLANS, WORK SHOULD CEASE AND THE ENGINEER SHOULD BE NOTIFIED SO THAT AN ACCEPTABLE SOLUTION CAN BE DETERMINED.
- THE CONTRACTOR IS ADVISED TO CAREFULLY CHECK ALL PHASES OF WORK RELATING TO ADA ACCESS FOR THIS PROJECT. SINCE THE CODE DOES NOT ALLOW FOR CONSTRUCTION TOLERANCE, ANY CONSTRUCTION THAT EXCEEDS MAXIMUM OR MINIMUM DIMENSIONS AND SLOPES AS CALLED OUT BY ADA IS SUBJECT TO REJECTION AND MAY BE REQUIRED TO BE REMOVED AND REPLACED, AT THE CONTRACTOR'S EXPENSE.
- SINCE THE CIVIL ENGINEER OR SURVEYOR CANNOT CONTROL THE EXACT MEANS OR METHODS USED BY THE CONTRACTOR OR THEIR SUBCONTRACTORS DURING CONSTRUCTION OF THE PROJECT, THE CIVIL ENGINEER OR SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE FINAL ACCEPTANCE OF ADA RELATED ITEMS.
- PEDESTRIAN RAMPS SHALL COMPLY WITH REGIONAL STANDARD DRAWING G-27 AND TRUNCATED DOMES SHALL BE 3 FEET MINIMUM DEPTH BY FULL WIDTH.

LEGEND

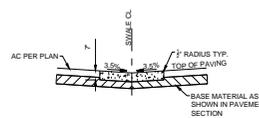
ITEM	SYMBOL	ITEM	SYMBOL
RIGHT-OF-WAY	---	EXISTING LIGHT STANDARD	☼ LT
PROPERTY LINE	---	EXISTING IRRIGATION CONTROL VALVE	⊕ ICV
CENTRALINE	— —	EXISTING WATER METER	⊕ WM
EXISTING CONTOUR	-23-	EXISTING GAS METER	⊕ GM
EXISTING WATER	—W—	EXISTING TV PEDESTAL	⊕ TV
EXISTING SEWER	—S—	EXISTING RED	⊕ RED
EXISTING STORM DRAIN	—SD—	EXISTING PULLBOX	⊕ PB
EXISTING TELEPHONE	—T—	EXISTING SIGN	⊕ SIGN
EXISTING ELECTRIC	—E—	EXISTING POWER POLE	⊕ PP
EXISTING SEWER MANHOLE	⊕	EXISTING GUY ANCHOR	⊕ GUY
EXISTING STORM DRAIN MANHOLE	⊕	EXISTING CHAINLINK FENCE	—x—
EXISTING WATER VALVE	⊕ WV	EXISTING WOOD FENCE	—o—
EXISTING FIRE HYDRANT	⊕ FH	EXISTING WALL	— —
EXISTING SEWER CLEANOUT	⊕ SCO	EXISTING WALL (RETAINING)	— —
EXISTING GAS VALVE	⊕ GV	EXISTING CONC WALL	— —
EXISTING CONCRETE SIDEWALK	⊕	EXISTING TREE (SIZE AND TYPE AS NOTED)	⊕
EXISTING DRIVEWAY	⊕	EXISTING PEDESTRIAN RAMP	⊕
EXISTING CROSSGUTTER	⊕	EXISTING CURB & GUTTER	⊕
EXISTING ELEVATION	⊕	EXISTING ELEVATION	⊕

ITEM	STD DWG OR DETAIL	SYMBOL
AC PAVEMENT	DETAIL 1 SHEET G-2	⊕
REMOVE & REPLACE	DETAIL 1 SHEET G-2	⊕
PCC SIDEWALK	RSD G-7	⊕
PCC CROSSGUTTER	RSD G-12 (MOD), G-13	⊕
PCC DRIVEWAY	RSD G-14A, G-14B	⊕
PCC CURB & GUTTER	RSD G-2 TYPE G	⊕
PEDESTRIAN RAMP	RSD G-27, G-31 (MOD, NO WINGS)	⊕
ALLEY APRON	RSD G-17	⊕
MODIFIED (CURB OUTLET) INLET	DETAIL 4 SHEET G-2	⊕
PROPOSED ELEVATION		⊕
EXISTING ELEVATION		⊕

ABBREVIATIONS AND SYMBOLS

UNIFORM DRAWING SYSTEM, US NATIONAL CAD STANDARD VERSION 3.1 TERMS (ABBREVIATIONS) AND 6.2 SYMBOLS ARE USED ON THESE PLANS. ABBREVIATIONS AND SYMBOLS USED BUT NOT CONFORMING TO ABOVE STANDARDS ARE LISTED BELOW:

Δ	DELTA	HORIZ	HORIZONTAL
∅	DIAMETER	INT	INTERSECTION
APN	ASSESSOR PARCEL NUMBER	L	LENGTH
BC	BEGIN CURVE	LP	LOW POINT
BVC	BEGIN CURVE RETURN	LVC	LENGTH VERTICAL CURVE
EC	END CURVE	PCC	PORTLAND CEMENT CONCRETE
ECR	END CURVE RETURN	PCR	POINT OF CURB RETURN
EVC	END VERTICAL CURVE	PE	PEDESTRIAN
EX	EXISTING	PP	POWER POLE
FL	FLOWLINE	PRC	POINT OF REVERSE CURVE
FS	FINISH SURFACE	RSD	REGIONAL STANDARD DRAWING
GB	GRADE BREAK	R/W	RIGHT-OF-WAY
GV	GAS VALVE	TC	TOP OF CURB
		WV	WATER VALVE



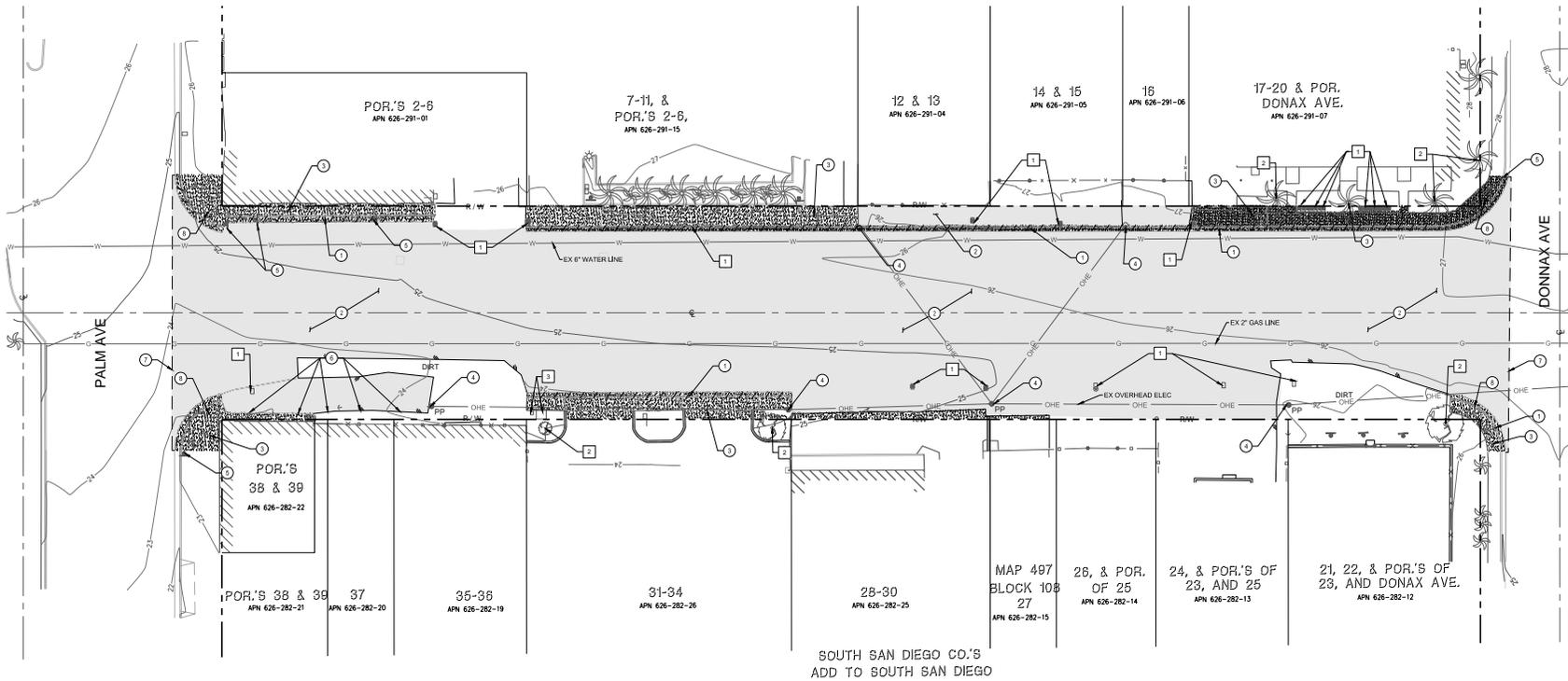
- NOTES:
- CONCRETE SHALL BE 500-C-2000
  - TYPICAL FLOW LINES
  - IN ALL CASES SUBGRADE SHALL BE COMPACTED TO 95% MIN. RELATIVE COMPACTION TO DEPTH OF 12"

GUTTER SWALE NTS

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NOTES, LEGEND & DETAILS FOR:					G-2													
10TH STREET (700 BLOCK) S14-103																		
CITY OF IMPERIAL BEACH, CALIFORNIA ENGINEERING DEPARTMENT SHEET 2 OF 6 SHEETS					W.O. NO. S12-104													
<table border="1"> <thead> <tr> <th>FOR CITY ENGINEER</th> <th>DATE</th> <th>DIVISION HEAD</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>							FOR CITY ENGINEER	DATE	DIVISION HEAD									
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<table border="1"> <thead> <tr> <th>DESCRIPTION</th> <th>BY</th> <th>APPROVED</th> <th>DATE</th> <th>FILED</th> <th>ANDREW W. FROST DESIGN ENGINEER</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>							DESCRIPTION	BY	APPROVED	DATE	FILED	ANDREW W. FROST DESIGN ENGINEER						
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<table border="1"> <thead> <tr> <th>CONTRACTOR INSPECTOR</th> <th>DATE STARTED</th> <th>DATE COMPLETED</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>							CONTRACTOR INSPECTOR	DATE STARTED	DATE COMPLETED									
CONTRACTOR INSPECTOR	DATE STARTED	DATE COMPLETED																



PLAN  
10TH STREET

SOUTH SAN DIEGO CO.'S  
ADD TO SOUTH SAN DIEGO

**PROTECTION NOTES**

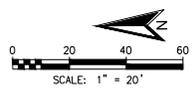
- 1 EXISTING WATER METER PROTECT IN PLACE, ADJUST TO GRADE
- 2 EXISTING TREE PROTECT IN PLACE, ADJUST TO GRADE
- 3 EXISTING ELECTRICAL EQUIPMENT PROTECT IN PLACE

**DEMOLITION NOTES**

- 1 DEMOLISH EXISTING CURB AND GUTTER
- 2 FULL DEPTH REMOVAL OF EXISTING AC PAVEMENT
- 3 DEMOLISH EXISTING CONCRETE PAVEMENT
- 4 EXISTING POWER POLES & GUY WIRES TO BE REMOVED (UNDERGROUND UTILITIES)
- 5 REMOVE AND SALVAGE EXISTING SIGNS
- 6 REMOVE EXISTING WHEEL STOP
- 7 SAWCUT EXISTING AC PAVEMENT
- 8 DEMOLISH EXISTING PEDESTRIAN RAMP

**LEGEND**

- - - DEMOLISH EXISTING CURB AND GUTTER
- DEMOLISH EXISTING AC PAVEMENT
- DEMOLISH EXISTING CONCRETE PAVEMENT
- - - SAWCUT
- - - EX WATER LINE
- - - EX GAS LINE
- - - EX OVERHEAD ELECTRIC



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PLANS FOR THE IMPROVEMENT OF:  
**10TH STREET (700 BLOCK)  
DEMOLITION PLAN  
S14-103**

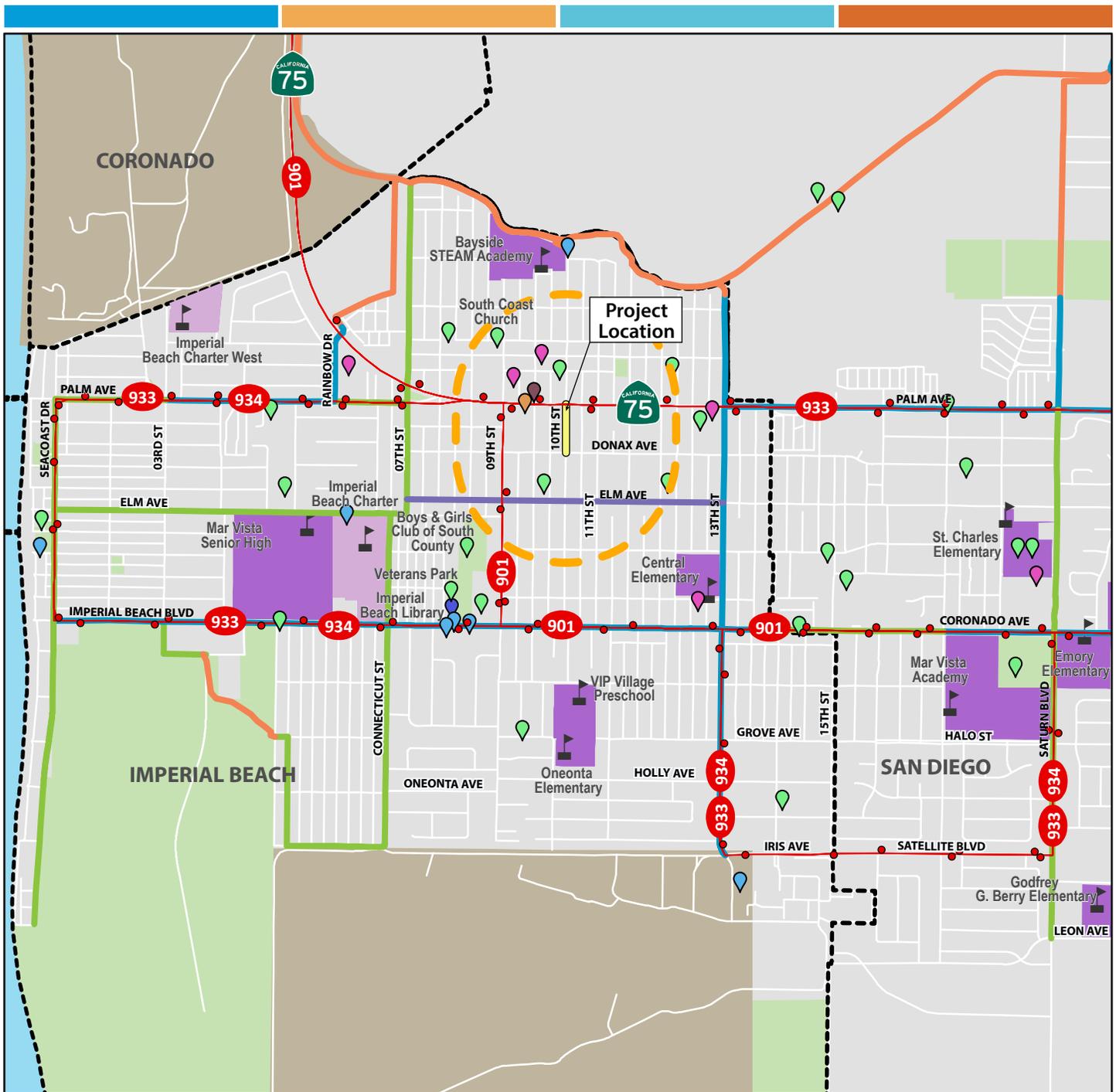
CITY OF IMPERIAL BEACH, CALIFORNIA  
ENGINEERING DEPARTMENT  
SHEET 3 OF 6 SHEETS

W.O. NO. S12-104	
FOR CITY ENGINEER	DATE
DESCRIPTION	BY
APPROVED	DATE
FILED	DATE
1793-6296	ANDREW W. FROST DESIGN ENGINEER
153-1736	"NAD 83" COORDINATES
S12-104-02	153-1736 LAMBERT COORDINATES
CONTRACTOR INSPECTOR	DATE STARTED
DATE COMPLETED	

D-1

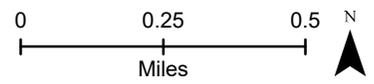


Attachment N.5  
Project Destination Network



**LEGEND**

- |                                    |                                 |   |                       |
|------------------------------------|---------------------------------|---|-----------------------|
| Project Location                   | <b>Existing Bike Facilities</b> | <b>Key Community Destinations</b>         | School                |
| 0.25 Mile Buffer From Project      | Multi-Use Path                  | Business & Commercial Center              | Charter School        |
| Jurisdiction Boundary              | Bike Lane                       | Community Centers & Recreational Facility | Parks                 |
| <b>Existing Transit Facilities</b> | Bike Route                      | Government Facility                       | Military Installation |
| Transit Route                      | Freeway Shoulder Bike Access    | Healthcare Facility                       |                       |
| Transit Stop                       | Other Suggested Route           | Library                                   |                       |
| Trolley Line                       |                                 | Populated Place                           |                       |
| Palm Ave Trolley Station           |                                 |   |                       |



**10TH STREETSCAPE ENHANCEMENTS**

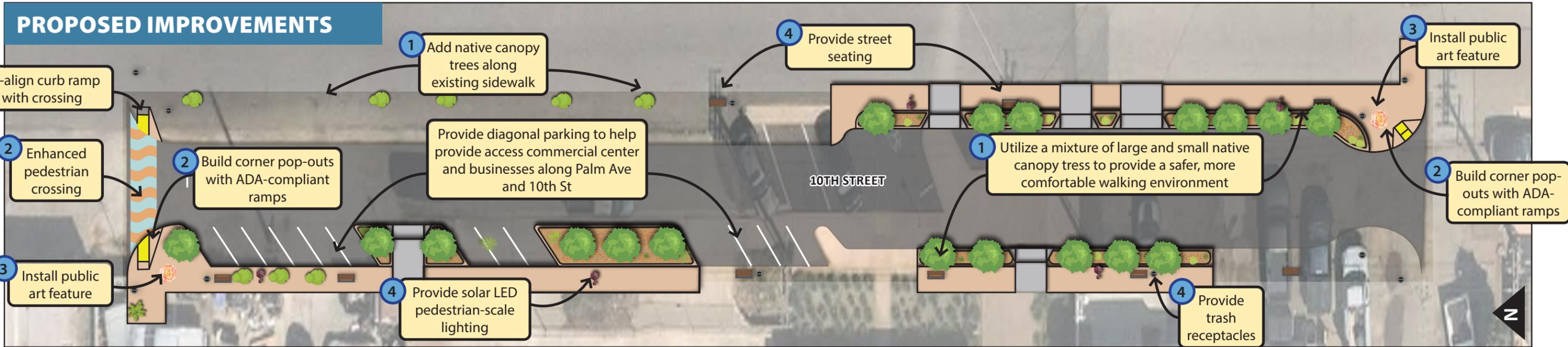
*Existing Transportation Network & Community Destinations (Close Up)*

Attachment N.6  
Enhancements Exhibit

## EXISTING CONDITIONS



## PROPOSED IMPROVEMENTS



1 Native small and large canopy trees



2 Enhanced pedestrian crossing with corner pop-out



3 Public art



4 Street furniture and lighting

