ITEM NO. 25

STAFF REPORT

CITY OF OCEANSIDE

DATE: September 4, 2013

TO: Chairperson and Members of the Community Development Commission

FROM: Development Services Department

SUBJECT: **ADOPTION OF A RESOLUTION APPROVING REGULAR COASTAL PERMIT (RRP13-00002) FOR THE REPLACEMENT AND RECONSTRUCTION OF THREE EXISTING PUBLIC BEACH RESTROOMS LOCATED AT BREAKWATER, SPORTFISHER, AND TYSON STREETS; AND THE REMODELING OF THE PUBLIC RESTROOM LOCATED AT WISCONSIN STREET – BEACH RESTROOM PROJECT PHASE I – APPLICANT: CITY OF OCEANSIDE**

SYNOPSIS

Staff recommends that the Commission adopt a resolution approving Regular Coastal Permit (RRP13-00002) for the replacement and reconstruction of three public beach restrooms located at Breakwater, Sportfisher, and Tyson Streets; and the remodeling of the existing restroom located at Wisconsin Street.

BACKGROUND

In August 2007 at a City Council Workshop, Wallace Roberts Todd (WRT), a consultant hired by the City to provide concept designs for various public improvements to the restrooms and public areas located along The Strand and pier areas, made several recommendations to the City Council. WRT's recommendations were based upon an analysis of existing site conditions, as well as input gathered from the public in three community meetings held October 2010 to March 2011. After the community meetings, the City Council indicated that the first priority was the replacement and reconstruction of the beach restrooms and the second priority was improvements within the pier and amphitheater area.

On March 4, 2009, the CDC approved the issuance of a Request for Proposals from experienced consultants for the conceptual design and construction drawings for five beach area public restrooms located along The Strand from Breakwater Way to Wisconsin Street. On January 6, 2010, the CDC entered into a professional services agreement with RRM Design Group of San Clemente, to prepare conceptual design and construction drawings for the beach area restrooms project.

The City held three public workshops (October 2010, January 2011 and March 2011) to solicit input from the public and the surrounding beach community regarding the design of the public beach restrooms. The results of the workshops, including public input regarding number and types of facilities, architecture and colors were included in the final conceptual design.

In 2010, the City hired Archaeos, an historic resources consultant, to conduct a preliminary historic assessment of the existing restrooms located at Breakwater, Sportfisher and Wisconsin Street. No historic assessment was conducted for the restroom facility at Tyson Street given that the recent construction did not warrant an assessment. The restrooms located at Breakwater and Sportfisher were determined to not be historically significant and are not eligible to be listed on any City, state or federal list of historic buildings. However, the Wisconsin Street restrooms, while not on any historic building list, were determined to be eligible to be listed on the California Register of Historical Resources and the Oceanside historical resources inventory. Since this restroom facility will only undergo interior remodeling and updating, there will be no impact to its potential historic designation. A copy of the historic assessments are attached.

Land Use and Zoning: The project area extends along The Strand from Breakwater Way to Wisconsin Street. All four of these restrooms are located within Subdistrict 15 of the "D" Downtown District. Subdistrict 15 is primarily intended to provide for public facilities, public parks, open spaces, and other public oriented uses. Parks and associated recreational facilities are a permitted use within Subdistrict 15.

Regular Coastal Permit: The four restrooms are located within the Coastal Zone and require a Regular Coastal Permit. The City's Local Coastal Plan designates this area as Open Space. Public parks, beaches and access facilities are the primary uses allowed within this land use designation. The four restrooms located along The Strand are within the Coastal Zone "appeal jurisdiction" and any coastal permit approved by the City may be appealed to the California Coastal Commission.

Project Description: The project proposes the demolition and reconstruction of three public beach restrooms along The Strand at Breakwater, Sportfisher, and Tyson Streets. The primary design goal of the project was to achieve a maximum number of toilet stalls and amenities without increasing the overall size of the existing restrooms and to preserve public coastal views. The proposed design has oriented the new beach restrooms with the long axis of the building perpendicular to The Strand to increase the number of toilet stalls, while reducing the overall building footprint and not encroaching onto additional sand. This orientation also improves security because the corridors outside of the stalls will be visible from The Strand. Restroom entrances will be located on both the south and north of the structures. All of the bathrooms are to be unisex.

The proposed design is contemporary as evident by the geometric shapes and strong lines. All of the new restrooms will utilize the same basic design to reduce costs; however, colors and some non-structural exterior materials may vary. The proposed material is a

treated cinderblock wall, cast in place concrete and metal roofing. The color palette is a variation of greys and blues and some earth tones.

The existing restroom at Wisconsin Street will be remodeled with new fixtures and paint on the interior only. There will be no changes to the exterior or the building footprint. The existing and proposed size of all the public beach restrooms, in addition to the increased number of toilet stalls and increase in beach sand, is depicted in the following table:

Location	Existing Bldg. Area	Proposed Bldg. Area	Increased Sand	Increase # Stalls
Breakwater	1,133 s.f.	1,091 s.f.	42 s.f.	8
Sportsfisher	1,719 s.f.	1,211 s.f.	508 s.f.	9
Tyson	1,409 s.f.	1,401 s.f.	8 s.f.	9
Wisconsin	48 s.f.	48 s.f.	0 s.f.	2

In addition to the restrooms' smaller building footprint, the proposed roof will be an open wing design which will also increase the public view corridors and/or allow greater visibility from the surrounding neighborhood. Several amenities have been incorporated into the final building design which would include the following:

- Increased outdoor shower outlets;
- Drinking fountains;
- Towel and suit hooks near showers;
- Inside toilet stalls;
- Temporary storage for surf and boogie boards.

In addition, there are potential areas of the proposed building design that will allow for the incorporation of art.

Durability, Maintenance, and Security: Due to the fact that these restrooms will be heavily utilized by the public, staff is concerned with the design of the public restrooms in regard to durability, maintenance costs, and security of the facilities.

Durability: The project proposes to utilize cinder block materials which have an estimated lifespan of 30-50 years. The cinder block will be treated and water-proofed to protect the restroom by damage caused by storm waves.

Maintenance: Several design measures have been undertaken to reduce maintenance costs such as treated walls. Staff believes that the proposed design will not increase the costs of maintenance, despite the increased number of toilet stalls. The lower portion of the walls will be water-proofed and the entire structure will be treated with an anti-graffiti agent.

Security: Several measures were included in the design to increase security and to reduce vandalism. These design measures would include improved lighting, unisex design, and interior stall locking. There will be no interior corridors which will increase

visibility and eliminate any "hiding" places. The restroom stall doors will be open in the bottom to allow the police to observe if the stalls are occupied after hours. The restrooms will be locked at 10:00 p.m. as are the current restrooms.

Regular Coastal Permit: A Regular Coastal Permit is required because the project is situated within the Coastal Zone and proposes new construction that requires discretionary action.

Beachfront Improvements: The project described herein is the first phase of a more comprehensive beachfront improvement project that also includes a second phase of improvements. The second phase improvements will occur in the area north of the pier, next to the amphitheater and will address the Bath House, facilities for City police and maintenance personnel, additional restrooms, as well as storage and trash facilities. Staff has recently started initial design work with RRM. This second phase will be considered under a separate Coastal Permit in 2014 and is not part of the Resolution approving Coastal Permit (RRP13-00002).

Environmental Determination: Staff has determined that the replacement restrooms qualify for a Class 2 categorical exemption under California Environmental Quality Act (CEQA) Guidelines Section 15302, "Replacement or Reconstruction of Existing Structures". The remodeled restrooms qualify for Class I under CEQA Section 15301(a), "Maintenance of Existing Facilities." None of the restrooms are located in an environmentally sensitive area as mapped in the City's Environmental Resource Management Element or the Draft Sub Area Plan.

ANALYSIS

Staff's analysis focused on the compatibility of the project's consistency with the underlying Redevelopment Plan, Zoning Ordinance, and the Local Coastal Program.

Redevelopment Plan: Section 301(4) of the Redevelopment Plan states that the Agency proposes to eliminate and prevent the spread of blight and a deterioration of the Downtown Project Area by, among other things, providing the construction or reconstruction of streets, utilities, and other public improvements that benefit the public. The proposed project is consistent with and advances the goals and objectives of the Redevelopment Plan in that it provides public improvements by constructing new and/or remodeled public beach restrooms which are currently inadequate to meet public demand.

Local Coastal Plan: Staff reviewed the project with respect to consistency with the City's Local Coastal Plan (LCP) and applicable Zoning Ordinance. Staff has determined that the proposed project conforms to the development standards of "D" Downtown District Zoning Ordinance and meets all applicable development standards. The proposed public beach restrooms provide an increased amount of toilet stalls (28) to better serve the public without compromising public coastal views. As noted previously, the total project footprint is actually smaller than the existing restrooms resulting in an increase in beach sand, while the height of the restrooms has not been increased. The project is located

within the "appealable area" which is defined as the first 300 feet east of The Strand (west side of Myers Street) and therefore, any approval by the City can be appealed to the California Coastal Commission.

LCP Section II, Recreation and Visitor Serving Commercial, Objectives and Policies states the following:

> *The City shall provide and maintain a wide range of public recreation areas, beach support facilities and visitor-serving facilities, commensurate with needs.*

Further, the LCP Visual Resources and Special Communities Objectives and Policies, states the following:

> *Development of sandy beach areas shall be restricted to those uses which are directly supportive of beach usage, such as restrooms, lifeguard towers, and recreational equipment. Any such structures should minimize view blockage and be durable, yet attractive.*

The proposed project is consistent with these LCP objectives and policies.

Wave Run-up Study: The City commissioned an engineering firm to prepare a Wave Run-up Study for the restrooms. The study concluded that there may be some tidal water overtopping for all four restrooms during severe winter storms. Minor and temporary site washout may occur from this overtopping, but was determined to be acceptable as per code standards. The Breakwater and Sportfisher restrooms will not be subject to direct wave breaking attack due to the relatively wide and stable beach at those locations. The lower portions of these two restrooms structures (Breakwater and Sportfisher) could be potentially affected by wave run-up/flooding; therefore, they will be constructed of water proofed, concrete or masonry block. The City may also opt to place sand bags or flood shields at all four restroom entrances to minimize flooding during extreme water elevations should it be necessary. The restroom sites will have a drainage plan developed by the design civil engineer and will include water collection areas and dedicated flow pathways.

In conclusion, staff believes that the project meets the intent of the Redevelopment Plan and goals, which encourage the development of new public facilities. The proposed project provides a quality design and increases the number of toilet stalls (28 toilet stalls) to better serve the public. The proposed project is also consistent with the goals and land use policies of the Local Coastal Plan by providing a substantial increase in public facilities, without increasing the footprint or the height of the existing buildings. The proposed project also minimizes impacts while preserving public coastal views.

The construction time frame is estimated at nine to twelve months. Plans and specifications are anticipated to be completed by January 2014. Staff has scheduled the construction bidding process to take place during the spring of 2014. The award of construction contract will take place early summer with an anticipated construction start date of September 2014.

COMMISSION OR COMMITTEE REPORTS

On July 24, 2013, the Downtown Advisory Committee reviewed this project and voted unanimously to recommend that the CDC approve the project.

FISCAL IMPACT

The project cost for this project has been estimated at $3.2 million including construction, inspection and administration. A budget appropriation will be submitted to the Commission for approval when the project goes out for bid.

CITY ATTORNEY'S ANALYSIS

Pursuant to Oceanside Zoning Ordinance Article 43, Section 4305, the CDC is authorized to hold a public hearing on this project's applications. Consideration of the project should be based on the evidence presented at the public hearing. After conducting the public hearing, the Commission shall approve, conditionally approve, or disapprove the project. The resolution has been reviewed and approved as to form by the City Attorney.

RECOMMENDATION

Staff recommends that the Commission adopt a resolution approving Regular Coastal Permit (RRP13-00002) for the replacement and reconstruction of three public beach restrooms located at Breakwater, Sportfisher, and Tyson Streets; and the remodeling of the existing restroom located at Wisconsin Street.

PREPARED BY:

John W. Helmer
Downtown Area Manager

SUBMITTED BY:

Peter A. Weiss
Executive Director

REVIEWED BY:

Michelle Skaggs Lawrence, Deputy City Manager
George Buell, Development Services Director
Marisa Lundstedt, City Planner

EXHIBITS/ATTACHMENTS

1. Resolution
2. Site Plan
3. Wave run-up Study
4. Historic Assessment

RESOLUTION NO. 13-

A RESOLUTION OF THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF OCEANSIDE APPROVING A REGULAR COASTAL PERMIT FOR THE CONSTRUCTION AND/OR REMODEL OF FOUR EXISTING PUBLIC BEACH RESTROOMS LOCATED AT BREAKWATER, SPORTFISHER, TYSON, AND WISCONSIN STREETS AND THE STRAND – BEACH RESTROOMS REPLACEMENT PROJECT - APPLICANT: CITY OF OCEANSIDE

WHEREAS, on September 4, 2013, the Community Development Commission held its duly noticed public hearing, considered an application for a Regular Coastal Permit (RRP13-00002) for the construction and/or remodel of four existing public beach restrooms located at Breakwater, Sportfisher, Tyson, Wisconsin Street and The Strand;

WHEREAS, the Downtown Area Committee (DAC) of the City of Oceanside did review and recommend approval of and Regular Coastal Permit (RRP13-00002) on July 24, 2013;

WHEREAS, pursuant to the California Environmental Quality Act of 1970 and the State Guidelines implementing the Act; a Categorical Exemption has been prepared stating that the project is exempt under Sections 15301 (a) and 15302 of CEQA Guidelines and further environmental evaluation is not required;

WHEREAS, for purposes of Oceanside Zoning Ordinance §4603, this resolution becomes effective upon its adoption.

NOW, THEREFORE, the Community Development Commission of the City of Oceanside does resolve as follows:

FINDINGS:

For the Regular Coastal Permit:

1. The granting of the Regular Coastal Permit is consistent with the purposes of the California Coastal Act of 1976. The proposed construction and/or remodel of the five existing public beach restrooms are consistent with the Open Space Land Use as depicted in the Local Coastal Program Land Use Map. The proposed project does not impede public access to the beach because the proposed design of three of the public beach restrooms (Breakwater, Sportfisher and Tyson) involves building footprints that are smaller than those of the existing beach restrooms, and the footprint remains the same for the other two restrooms remodels (the

Pier and Wisconsin).

2. The proposed project is consistent with the policies of the Local Coastal Program as implemented through the City Zoning Ordinance. The proposed construction and remodel of the public beach restrooms is consistent with the Open Space Land Use as depicted in the Local Coastal Program Land Use Map. In addition, three of the proposed beach restrooms footprints (Breakwater, Sportfisher and Tyson Streets) are smaller than the existing beach restrooms. The other restroom located at Wisconsin Streets is a remodel only and therefore the footprint remains the same.

3. The proposed project will be located in the same location as the existing restrooms and will not obstruct any existing or planned public beach access; therefore, the project is in conformance with the public access policies of Chapter 3 of the Coastal Act.

SECTION 1. That Regular Coastal Permit (RRP13-00002) is hereby approved subject to the following conditions:

Building:

1. Provide a statement on the title sheet of the plans that the proposed project shall comply with the 2010 Triennial Edition of California Code of Regulations (CCR), Title 24; see "Applicable Codes and Regulations for 2010" (CCR). ***PLEASE NOTE*** Jan. 1, 2014 the State of California will be under the 2013 CBC based on the 2011 IBC.

2. The granting of approval under this action shall in no way relieve the applicant/project from compliance with all State and local building codes.

3. The building plans for this project are required by State law to be prepared by a licensed architect or engineer and must be in compliance with this requirement prior to submittal for building plan review.

4. All electrical, communication, CATV, etc. service lines, within the exterior lines of the property shall be undergrounded. (City Code Sec. 6.30).

5. The developer shall monitor, supervise and control all building construction and supportive activities so as to prevent these activities from causing a public nuisance, including, but not limited to, strict adherence to the following:

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a) Building construction work hours shall be limited to between 7 a.m. and 6 p.m. Monday through Friday, and on Saturday from 7 a.m. to 6 p.m. for work that is not inherently noise-producing. Examples of work not permitted on Saturday are concrete and grout pours, roof nailing and activities of similar noise-producing nature. No work shall be permitted on Sundays and Federal Holidays (New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, Christmas Day) except as allowed for emergency work under the provisions of the Oceanside City Code Chapter 38. (Noise Ordinance)

b) The construction site shall be kept reasonably free of construction debris as specified in Section 13.17 of the Oceanside City Code. Storage of debris in approved solid waste containers shall be considered compliance with this requirement. Small amounts of construction debris may be stored on-site in a neat, safe manner for short periods of time pending disposal.

Fire:

6. Fire Department requirements shall be placed on plans in the notes section.

7. All existing and proposed fire hydrants within 400 feet of the project shall be shown on the site plan.

8. Plans shall be submitted to the Fire Prevention Bureau for plan check review and approval prior to the issuance of building permits.

Planning/Downtown Development:

9. This Regular Coastal Permit (RRP13-00002) shall expire on September 4, 2015, unless implemented as required by the Zoning Ordinance.

10. This Regular Coastal Permit approves construction and remodel of four existing public beach restrooms as shown on the plans and exhibits presented to the Community Development Commission for review and approval. No deviation from these approved plans and exhibits shall occur without Development Services Department and Engineering Division approval. Substantial deviations shall require a revision to the Regular Coastal Permit or a new Regular Coastal Permit.

11. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold harmless the City of Oceanside, its agents, officers or employees from any claim, action or proceeding against the City, its agents, officers, or employees to attack, set aside, void or annul

an approval of the City, concerning Regular Coastal Permit (RRP13-00002). The City will promptly notify the applicant of any such claim, action or proceeding against the City and will cooperate fully in the defense. If the City fails to promptly notify the applicant of any such claim action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold harmless the City.

12. Failure to meet any conditions of approval for this development shall constitute a violation of the Regular Coastal Permit (RRP13-00002).

13. Unless expressly waived, all current zoning standards and City ordinances and policies in effect at the time building permits are issued are required to be met by this project. The approval of this project constitutes the applicant's agreement with all statements in the Description and Justification, and other materials and information submitted with this application, unless specifically waived by an adopted condition of approval.

Water Utilities:

14. The developer will be responsible for developing all water and sewer utilities necessary to develop the property. Any relocation of water and/or sewer utilities is the responsibility of the developer and shall be done by an approved licensed contractor at the developer's expense.

15. If project is planning to install new meters include meter size in plans. For restroom fixtures provide 1.5" meters at all locations.

No Future Shoreline Protective Devices:

16. By acceptance of this coastal development permit, the applicant agrees, on behalf of itself and all successors and assignees, that no shoreline protective device(s) shall ever be constructed to protect the development approved pursuant to this coastal development permit including, but not limited to, the construction of the restroom and any other future improvements, in the event that the development is threatened with damage or destruction from waves, erosion, storm conditions, liquefaction, sea level rise, or any other coastal hazards in the future. By acceptance of this permit, the applicant/landowner hereby waives, on behalf of itself and all successors and assigns, any rights to construct such devices that may exist under Public Resources Code Section 30235.

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17. By acceptance of this coastal development permit, the applicant/landowner further agrees, on behalf of itself and all successors and assigns, that the landowner shall remove the development authorized by this permit including, but not limited to, the restroom, if any government agency has ordered that the structure is not to be occupied due to any of the hazards identified above. In the event that portions of the development fall to the beach before they are removed, the landowner shall remove all recoverable debris associated with the development from the beach and ocean and lawfully dispose of the material in an approved disposal site. Such removal shall require a coastal development permit.

PASSED AND ADOPTED by the Community Development Commission of the City of Oceanside this _____day of _____2013 by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

_____
CDC Chairman

ATTEST:

_____
Secretary

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

by_____
General Counsel

ATTACHMENT 2

CITY OF OCEANSIDE
BEACH RESTROOM FACILITIES
NEW CONSTRUCTION AND RENOVATIONS

OCEANSIDE, CALIFORNIA

PROJECT DESCRIPTION

The proposed project consists of the replacement of three public beach restrooms (Breakwater, Sportfisher and Tyson). The existing three restrooms will be demolished and replaced in their current locations. The new design increases the number of toilet stalls and amenities without increasing the overall size of the existing restrooms in order to preserve public coastal views. The proposed design has oriented the new beach restrooms with the long axis of the building perpendicular to the Strand to increase the number of toilet stalls while reducing the overall building footprint and not encroaching onto additional sand. All of the bathrooms are to be unisex. Entrances are located both south and north of the structures.

Additionally, the project includes the renovation of the Pier restroom (located midway on the pier), and the Wisconsin Street public restrooms. No increase in fixture count is proposed for these two restrooms.

PROJECT DIRECTORY

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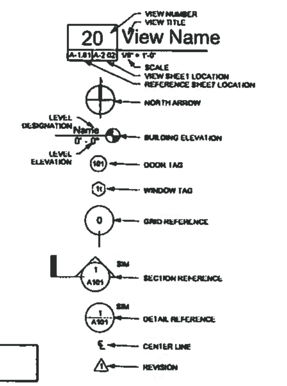
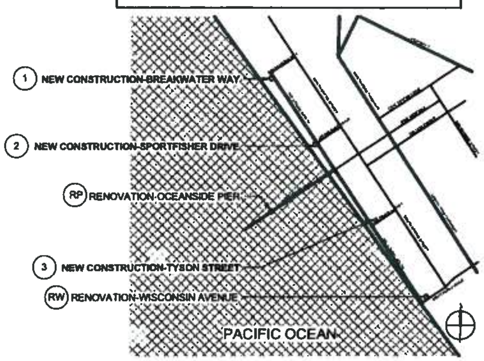
SHEET INDEX

SYMBOLS



VICINITY MAP



AERIAL MAP

PROJECT SUMMARY

NEW CONSTRUCTION TABLE SUMMARY

SITE	SITE ACREAGE	NEW BLDG SQ'	EXIST. BLDG SQ'	# OF UNITS	DENSITY	(N/E/M) LANDSCAPE + SQ'	PARKING	(E) ZONING	(N) ZONING	GENERAL PLAN DESIGNATION
1. BREAKWATER	.038 ACRE	651 SQ'	0	1	N/A	(N)	N/A	OPEN SPACE	OPEN SPACE	LCP OPEN SPACE / R-1
2. SPORTFISHER	.041 ACRE	651 SQ'	9	1	N/A	(N)	N/A	OPEN SPACE	OPEN SPACE	LCP OPEN SPACE / R-1
2. TYSON	.118 ACRE	651 SQ'	0	1	N/A	(N)	N/A	OPEN SPACE	OPEN SPACE	LCP OPEN SPACE / R-1
4. WISCONSIN	[illegible]		355 SQ'	1	N/A	(N)	38 + 1 ADA	OPEN SPACE	OPEN SPACE	LCP OPEN SPACE / R-7
5. PIER	[illegible]		320 SQ'	2	N/A	(N)	N/A	OPEN SPACE	OPEN SPACE	LCP OPEN SPACE / R-7
TOTALS:	0.198 ACRE	1953 SQ'	675 SQ'	6						

PROJECT STATISTICS

R.R. Location	EXISTING R.R. PLUMBING FIXTURES					NEW R.R. PLUMBING FIXTURES					EXISTING R.R. AREA (SF)			NEW R.R. AREA (SF)		
	(E) WC	(E) Urinal	(E) Lav	(E) Drink. Fountain	(E) Shower	(N) WC	(N) Urinal	(N) Lav	(N) Drink. Fountain	(N) Shower	(E) Bldg Footprint	(E) Conc. Pad	(E) Total	(N) Bldg Footprint	(N) Conc. Pad	(N) Total
BREAKWATER	4	1	2	0	2	14	0	9	2	6	510	623	1133	651	752	1411
SPORTFISHER	5	1	5	0	2	14	0	9	2	0	670	1040	1719	651	752	1411
TYSON	5	1	4	0	2	14	0	9	2	6	480	909	1419	651	715	1374
PIER	2	1	2	0	0	3	1	3	2	0	RENOVATION AREAS REMAIN THE SAME			RENOVATION AREAS REMAIN THE SAME		
WISCONSIN	3	1	2	0	0	5	1	3	2	0						
TOTAL	20	5	15	0	6	50	2	33	10	18	1660	2344	4343	1953	2219	4196
NET GAIN OF FIXTURES						+30	-3	+20	+10	+12						

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P: (949) 361-7950 | F: (949) 361-7955 | www.rrmdesign.com

APPROVED CHANGES:

NO.	DESCRIPTION	APP'D	DATE

BENCHMARK:

DESCRIPTION:
LOCATION:
RECORD FROM:
ELEV: DATUM:

WOID NO. XXXXX

SHEET 1 | CITY OF OCEANSIDE ENGINEERING DIVISION | 12 SHEETS

TITLE SHEET | SHEET NO. T-1.1

APPROVED

CITY ENGINEER SCOTT O. SMITH RCE 58058 DATE

ARCHITECT OF RECORD | CHECKED BY: | CIP NUMBER

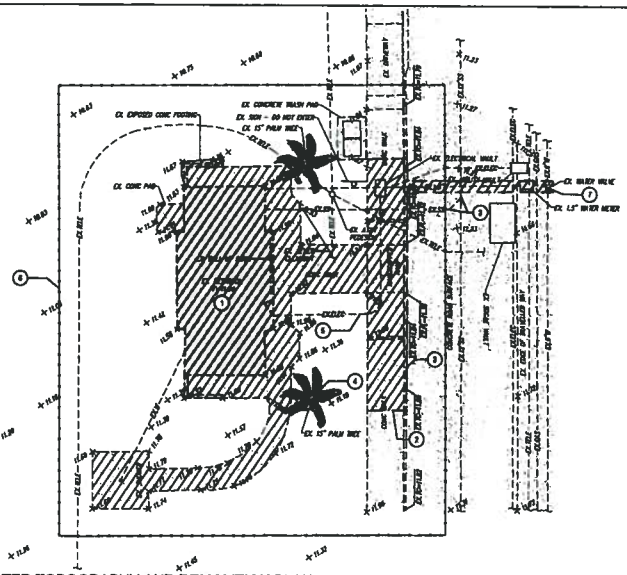
R.C.E. | APPROVAL DATE:

LEGEND

AREA TO BE DEMOLISHED

EXISTING P.C.C. PAVEMENT

PROPOSED P.C.C. PAVEMENT

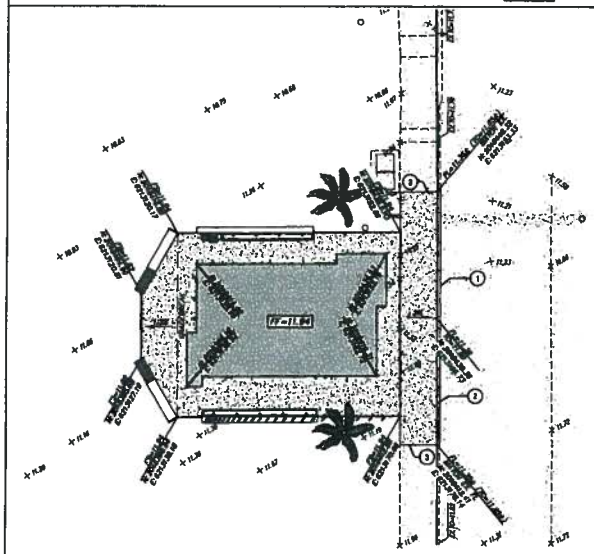


1 BREAKWATER TOPOGRAPHY AND DEMOLITION PLAN
C-0.1 1" = 10'

1. REMOVE EX. BUILDING, FOUNDATIONS, FLATWORK, UTILITIES, AND RELATED ITEMS.
2. SAWCUT, REMOVE, AND DISPOSE OF CURB, GUTTER, AND WALK.
3. CONTRACTOR TO FIELD VERIFY LOCATION OF EX. SEWER SERVICE. REMOVE AS NECESSARY, EXTEND, AND CONNECT PER UTILITY PLAN.
4. PROTECT EX. TREE (TYP.)
5. CONTRACTOR TO COORDINATE WITH DRY UTILITY PROVIDERS TO RELOCATE SERVICES AS NECESSARY.
6. CONTRACTOR TO PROVIDE AND MAINTAIN SITE FENCING DURING CONSTRUCTION. CONTRACTOR TO COORDINATE WITH CITY AND PROVIDE PEDESTRIAN AND VEHICULAR ACCESS AT ALL TIMES.
7. ABANDON EX. WATER SERVICE PER CITY STANDARDS.

NOTE:
LOCATION OF EX. UTILITIES BASED ON INFORMATION PROVIDED BY UTILITY PROVIDERS. CONTRACTOR TO VERIFY LOCATIONS OF UTILITIES PRIOR TO STARTING CONSTRUCTION AND NOTIFY ENGINEER OF ANY AND ALL DISCREPANCIES.

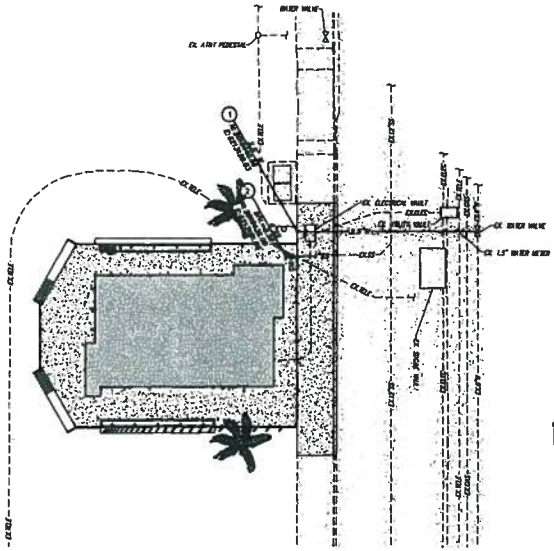
(IN FEET)
1 INCH = 10 FT.



1. MATCH EX. CONC. PAVEMENT
2. CURB AND GUTTER PER SAN DIEGO REGIONAL STANDARD DRAWING G-2. VARY WIDTH OF GUTTER PAN TO MATCH EX.
3. MATCH EX. SIDEWALK

2 BREAKWATER GRADING PLAN
C-0.1 1" = 10'

(IN FEET)
1 INCH = 10 FT.



1. PROVIDE NEW 2.5" WATER SERVICE AND METER PER CITY STANDARDS. SEE PLUMBING PLANS FOR CONTINUATION.
2. 4" SEWER SERVICE. CONNECT TO EXISTING. REMOVE AND REPLACE AS NECESSARY. PROVIDE CLEANOUT BEHIND SIDEWALK PER SAN DIEGO REGIONAL STANDARD DRAWING SC-01. SEE PLUMBING PLANS FOR CONTINUATION.

3 BREAKWATER UTILITY PLAN
C-0.1 1" = 10'

(IN FEET)
1 INCH = 10 FT.

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FIRE DEPARTMENT
CITY OF OCEANSIDE

FIRE MARSHALL DATE

APPROVED CHANGES:

NO	DESCRIPTION	APPVD	DATE

BENCHMARK:
DESCRIPTION:
LOCATION:
RECORD PORM:
ELEV: DATUM:

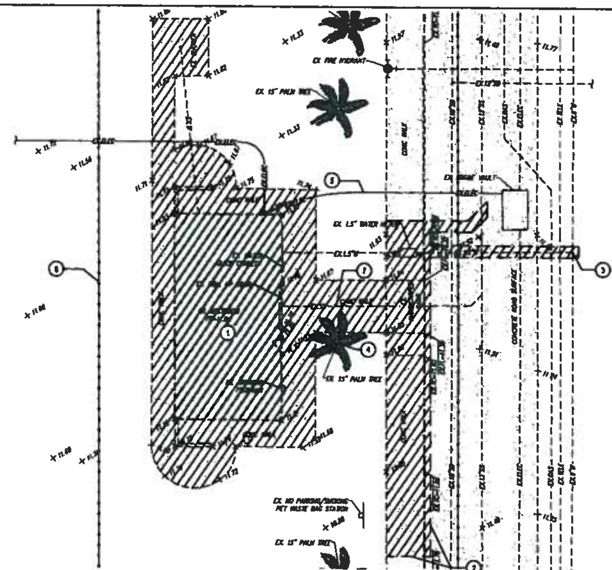
SHEET 2	CITY OF OCEANSIDE ENGINEERING DIVISION	12 SHEETS	
BREAKWATER WAY DEMOLITION, GRADING, AND UTILITIES		SHEET NO. C-0.1	

APPROVED
CITY ENGINEER SCOTT D. SMITH RCE 65886 DATE

ENGINEER OF WORK R.C.E. CHECKED BY: APPROVAL DATE: CP NUMBER

LEGEND

- AREA TO BE DEMOLISHED
- EXISTING P.C.C. PAVEMENT
- PROPOSED P.C.C. PAVEMENT

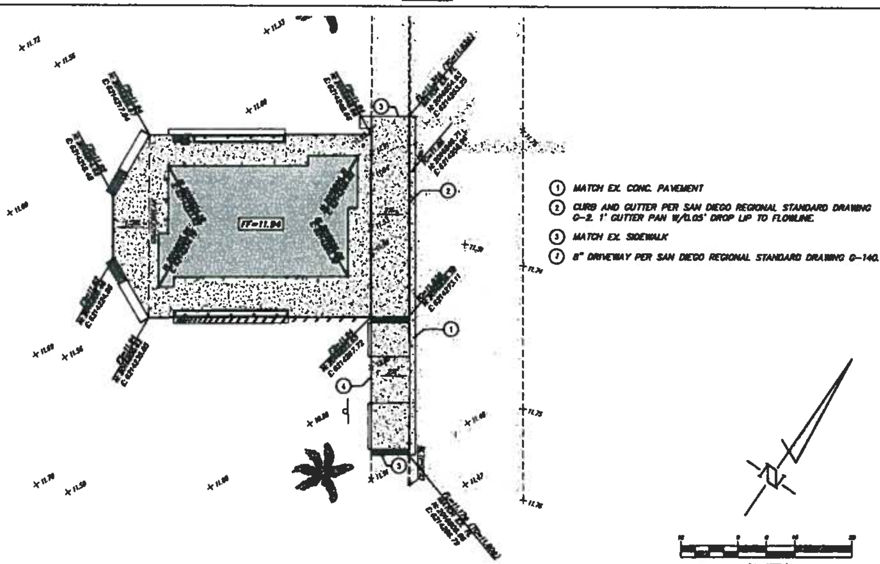


1. REMOVE EX. BUILDING, FOUNDATIONS, FLATWORK, UTILITIES, AND RELATED ITEMS.
2. SAWCUT, REMOVE, AND DISPOSE OF PAVEMENT, CURB, GUTTER, AND WALK. SAWCUT 1' FROM FLOWLINE.
3. ABANDON EX. WATER SERVICE PER CITY STANDARDS.
4. REMOVE EX. TREE
5. CONTRACTOR TO COORDINATE WITH DRY UTILITY PROVIDERS TO RELOCATE SERVICES AS NECESSARY.
6. CONTRACTOR TO PROVIDE AND MAINTAIN SITE FENCING DURING CONSTRUCTION. CONTRACTOR TO COORDINATE WITH CITY AND PROVIDE PEDESTRIAN AND VEHICULAR ACCESS AT ALL TIMES.
7. CONTRACTOR TO ABANDON EX. SEWER LATERAL PER CITY STANDARDS.

NOTE:
LOCATION OF EX. UTILITIES BASED ON INFORMATION PROVIDED BY UTILITY PROVIDERS. CONTRACTOR TO VERIFY LOCATIONS OF UTILITIES PRIOR TO STARTING CONSTRUCTION AND NOTIFY ENGINEER OF ANY AND ALL DISCREPANCIES.

(IN FEET)
1 INCH = 10 FT.

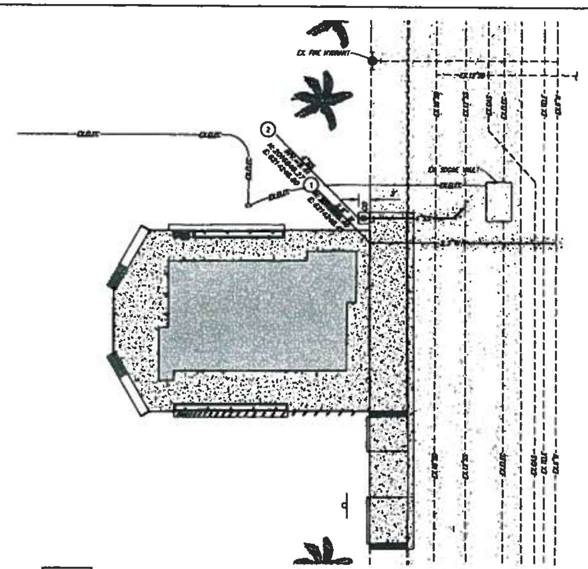
1 SPORTFISHER TOPOGRAPHY AND DEMOLITION PLAN
C-0.2 1" = 10'



1. MATCH EX. CONC. PAVEMENT
2. CURB AND GUTTER PER SAN DIEGO REGIONAL STANDARD DRAWING G-2. 1' GUTTER PAN W/0.05' DROP LIP TO FLOWLINE.
3. MATCH EX. SIDEWALK
4. 8" DRIVEWAY PER SAN DIEGO REGIONAL STANDARD DRAWING G-14C.

(IN FEET)
1 INCH = 10 FT.

2 SPORTFISHER GRADING PLAN
C-0.2 1" = 10'



1. PROVIDE NEW 2.5" WATER SERVICE & METER PER CITY STANDARDS. SEE PLUMBING PLANS FOR CONTINUATION.
2. 4" SEWER SERVICE PER SAN DIEGO REGIONAL STANDARD DRAWING SS-01. PROVIDE CLEANOUT BEHIND SIDEWALK SAN DIEGO REGIONAL STANDARD DRAWING SC-01. SEE PLUMBING PLANS FOR CONTINUATION.

(IN FEET)
1 INCH = 10 FT.

3 SPORTFISHER UTILITY PLAN
C-0.2 1" = 10'

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SHEET 3	CITY OF OCEANSIDE ENGINEERING DIVISION	12 SHEETS
SPORTFISHER DRIVE DEMOLITION, GRADING, AND UTILITIES		SHEET NO. C-0.2

APPROVED
CITY ENGINEER — SCOTT O. SMITH RCE 68863 — DATE
ENGINEER OF WORK — CHECKED BY: — CIP NUMBER
R.C.E. — APPROVAL DATE:

APPROVED BY:
FIRE DEPARTMENT
CITY OF OCEANSIDE
FIRE MARSHALL — DATE

APPROVED CHANGES:

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ELEV: DATUM:

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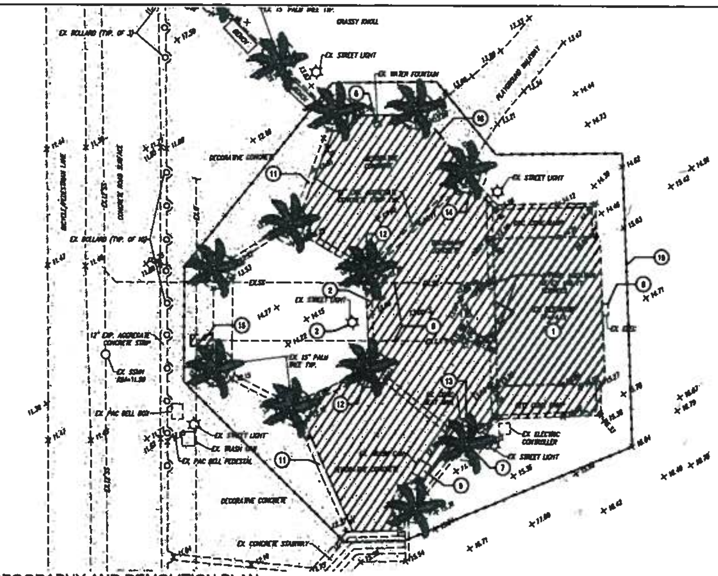
LEGEND

- AREA TO BE DEMOLISHED
- EXISTING P.C.C. PAVEMENT
- PROPOSED P.C.C. PAVEMENT

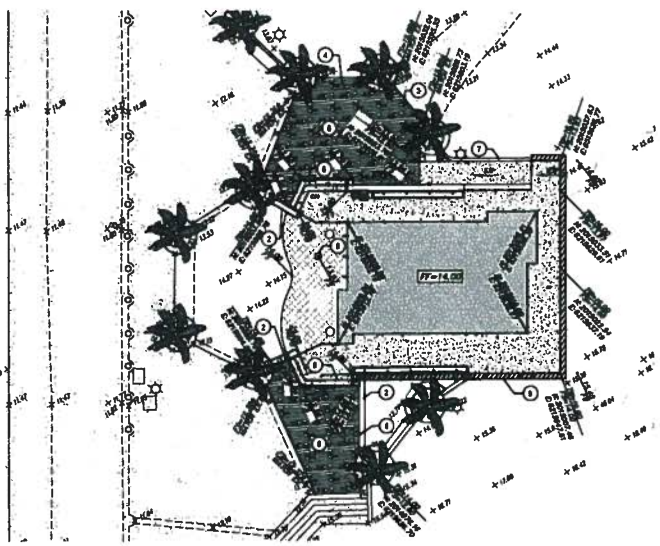


1 TYSON TOPOGRAPHY AND DEMOLITION PLAN
C-0.3 1" = 10'

1. REMOVE EX. BUILDING, FOUNDATIONS, FLATWORK, UTILITIES, AND RELATED ITEMS.
2. REMOVE EX. WALL
3. REMOVE, STORE, AND RELOCATE EX. STREET LIGHT.
4. SAWCUT CONCRETE
5. CONTRACTOR TO FIELD LOCATE EX. WATER AND SEWER SERVICES, REMOVE AS NECESSARY, EXTEND, CONNECT, AND RESET CLEANOUT AND WATER METER
6. CONTRACTOR TO COORDINATE WITH DRY UTILITY PROVIDERS TO RELOCATE SERVICES AS NECESSARY.
7. PROTECT EX. TREE (TYP.)
8. CONTRACTOR TO PROTECT EX. DRINKING FOUNTAIN DURING CONSTRUCTION.
9. CONTRACTOR TO REMOVE, STORE, AND RESET EX. TRASH CAN.
10. CONTRACTOR TO PROVIDE AND MAINTAIN SITE FENCING DURING CONSTRUCTION. CONTRACTOR TO COORDINATE WITH CITY AND PROVIDE PEDESTRIAN AND VEHICULAR ACCESS AT ALL TIMES.
11. PROTECT IN PLACE EX. RETAINER CURB
12. REMOVE EX. TREE
13. REMOVE EX. SEATWALL
14. PROTECT IN PLACE EX. SEATWALL
15. ABANDON EX. WATER SERVICE PER CITY STANDARDS.
16. PROTECT IN PLACE EX. WALK

NOTE:
LOCATION OF EX. UTILITIES BASED ON INFORMATION PROVIDED BY UTILITY PROVIDERS. CONTRACTOR TO VERIFY LOCATIONS OF UTILITIES PRIOR TO STARTING CONSTRUCTION AND NOTIFY ENGINEER OF ANY AND ALL DISCREPANCIES.

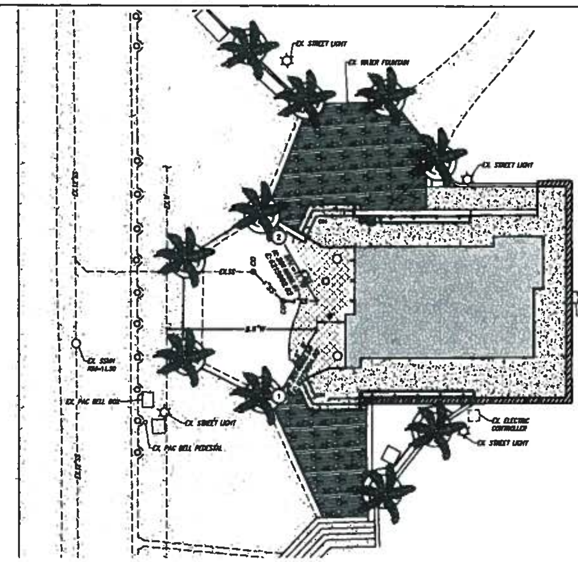
(IN FEET)
1 INCH = 10 FT.



2 TYSON GRADING PLAN
C-0.3 1" = 10'

1. RESET EX. TRASH CAN PER MANUFACTURER'S SPECIFICATIONS.
2. SEAT WALL. SEE STRUCTURAL FOR DETAILS.
3. MATCH EX. CONCRETE WALK.
4. EX. DRINKING FOUNTAIN. MATCH EX. GRADES AT BASE.
5. 3 – 6" STAIRS. SEE ARCHITECTURAL PLANS.
6. AREA DRAIN W/ SUMP. SEE ARCHITECTURAL PLANS.
7. 6" CURB.
8. PROPOSED RETAINING WALL. SEE STRUCTURAL PLANS.
9. COLORED STAMPED CONCRETE. MATCH EX. COLOR, PATTERN, AND DIRECTION.

(IN FEET)
1 INCH = 10 FT.



3 TYSON UTILITY PLAN
C-0.3 1" = 10'

1. PROVIDE NEW 2.5" WATER SERVICE & METER PER CITY STANDARDS. SEE PLUMBING PLANS FOR CONTINUATION.
2. 4" SEWER SERVICE. SEE PLUMBING PLANS FOR CONTINUATION.

(IN FEET)
1 INCH = 10 FT.

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SHEET 4	CITY OF OCEANSIDE ENGINEERING DIVISION	12 SHEETS
TYSON STREET DEMOLITION, GRADING, AND UTILITIES		SHEET NO. C-0.3

APPROVED
CITY ENGINEER — SCOTT O. SMITH RCE — DATE
ENGINEER OF WORK — CHECKED BY: — CIP NUMBER
R.C.E. — APPROVAL DATE:

APPROVED BY:
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CITY OF OCEANSIDE

FIRE MARSHALL — DATE

APPROVED CHANGES:

NO	DESCRIPTION	APPVD	DATE

BENCHMARK:
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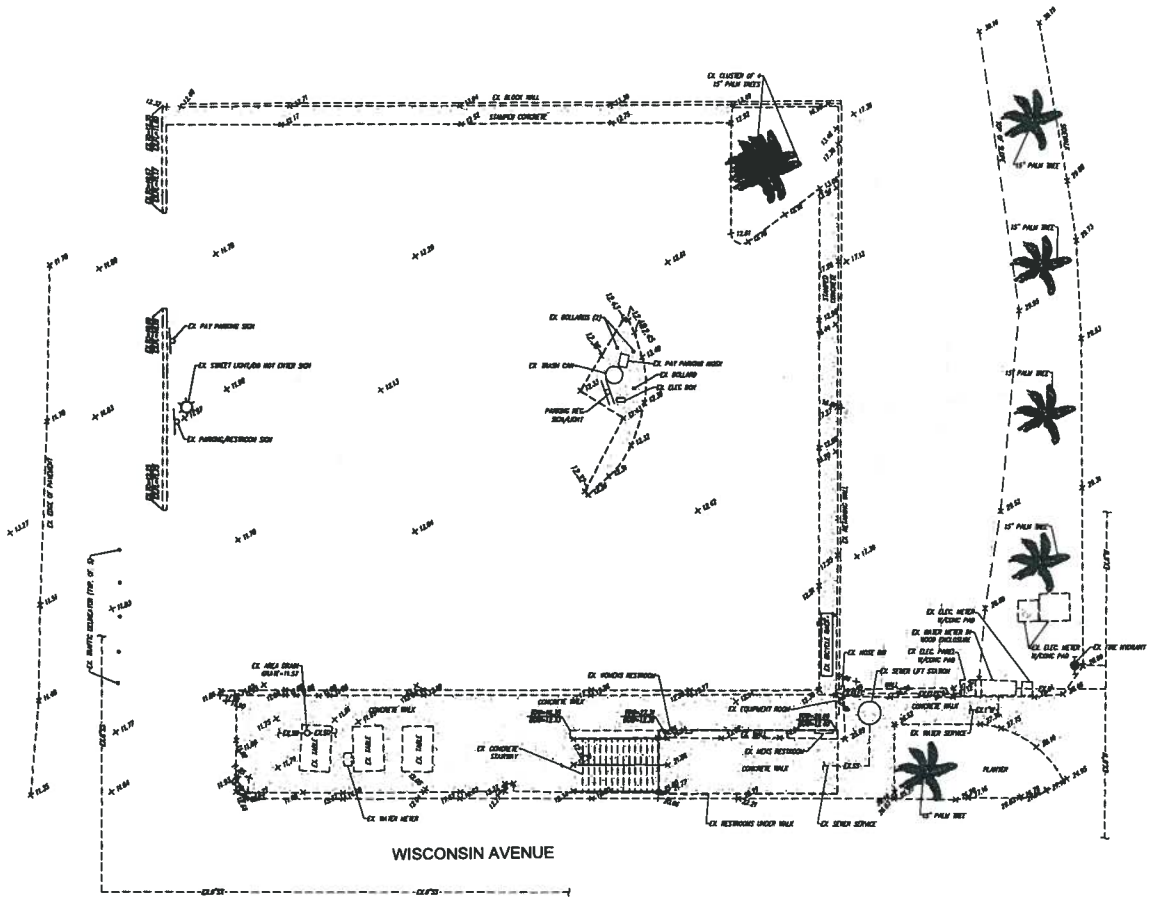

1 WISCONSIN AVENUE EXISTING TOPOGRAPHY
C-0.4 1" = 10'

(IN FEET)
1 INCH = 10 FT.

NOTE:
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FIRE MARSHALL DATE

APPROVED CHANGES:

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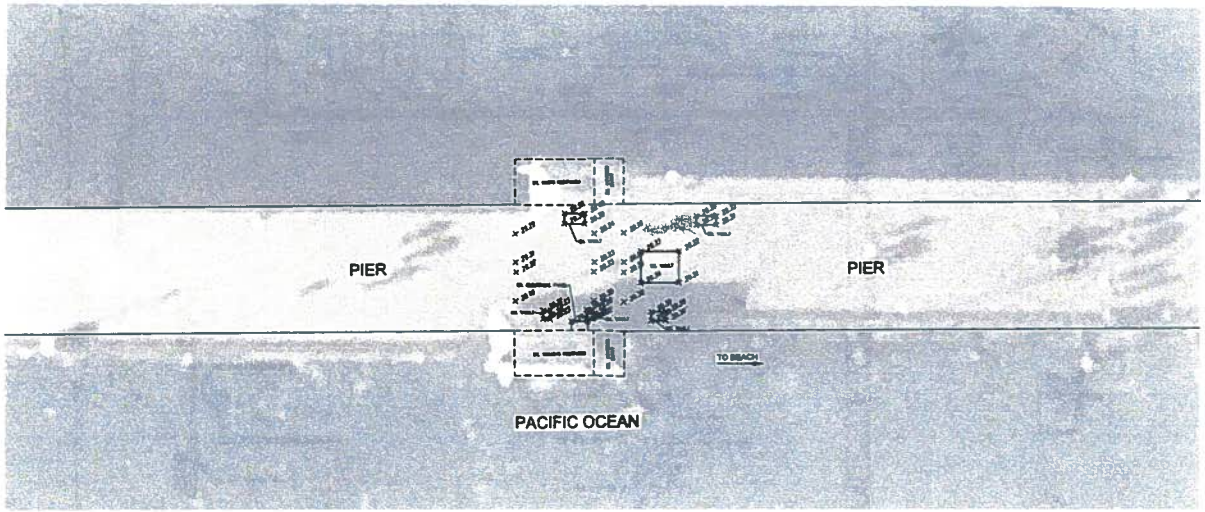
DESCRIPTION:
LOCATION:
RECORD FORM:
ELEV: DATUM:

SHEET 5	CITY OF OCEANSIDE ENGINEERING DIVISION	12 SHEETS
WISCONSIN AVENUE EXISTING TOPOGRAPHY		SHEET NO. C-0.4

APPROVED
CITY ENGINEER SCOTT G. SMITH RCE 59653 DATE
ENGINEER OF WORK R.C.E. CHECKED BY: APPROVAL DATE: CIP NUMBER



(IN FEET)
1 INCH = 10 FT.

NOTE:
LOCATION OF EX. UTILITIES BASED ON INFORMATION PROVIDED BY UTILITY PROVIDERS. CONTRACTOR TO VERIFY LOCATIONS OF UTILITIES PRIOR TO STARTING CONSTRUCTION AND NOTIFY ENGINEER OF ANY AND ALL DISCREPANCIES.

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1 OCEANSIDE PIER RESTROOM EXISTING TOPOGRAPHY
C-0.5 1" = 10'

WDID NO. XXXXX

SHEET 6 | CITY OF OCEANSIDE ENGINEERING DIVISION | 12 SHEETS
OCEANSIDE PIER RESTROOM EXISTING TOPOGRAPHY | SHEET NO. C-0.5

APPROVED
CITY ENGINEER SCOTT G. SMITH RCE 69883 DATE
ENGINEER OF WORK R.C.E. CHECKED BY: APPROVAL DATE: CIP NUMBER

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FIRE MARSHALL DATE

APPROVED CHANGES:

NO.	DESCRIPTION	APPVD	DATE

BENCHMARK:
DESCRIPTION:
LOCATION:
RECORD FORM:
ELEV: DATUM:

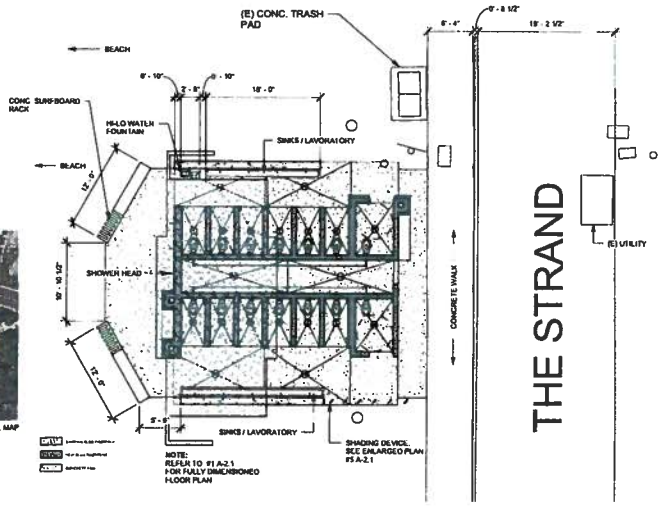
PROJECT DATA

SITE ACREAGE:	.039 ACRE
BUILDING SQUARE FOOTAGE:	651 SQ'
# OF UNITS:	1
DENSITY:	N/A
SETBACKS:	N/A
LANDSCAPING Y/N:	(N)
PARKING:	N/A
(E) ZONING:	OPEN SPACE
(N) ZONING:	OPEN SPACE
GENERAL PLAN DESIGNATION:	LCP OPEN SPACE / R-T

BREAKWATER VICINITY AERIAL MAP

NOTE:
FOR ADDTIONAL SITE INFORMATION
REFER TO CIVIL DRAWINGS C-.01 TO C-.03

MATERIAL & FINISHES REFER TO #4 A-2.1
& EXTERIOR ELEVATIONS ON A-5.1



2 NEW ARCHITECTURAL SITE PLAN-BREAKWATER
A-5.1 | A-1.1 1/8" = 1'-0"

GRAPHIC SCALE

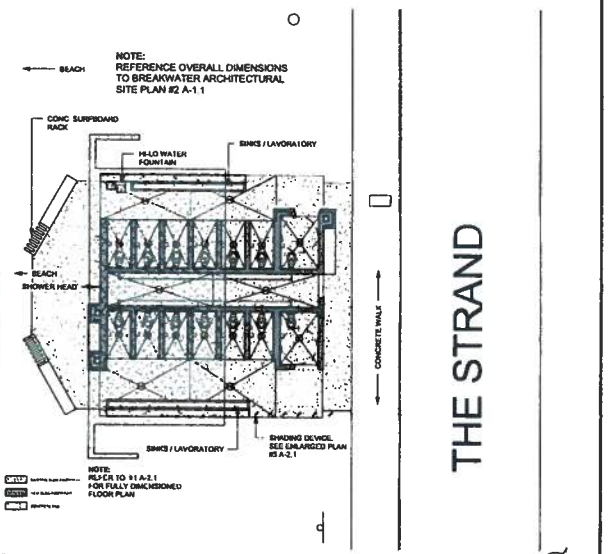
PROJECT DATA

SITE ACREAGE:	.041 ACRE
BUILDING SQUARE FOOTAGE:	651 SQ'
# OF UNITS:	1
DENSITY:	N/A
SETBACKS:	N/A
LANDSCAPING Y/N:	(N)
PARKING:	N/A
(E) ZONING:	OPEN SPACE
(N) ZONING:	OPEN SPACE
GENERAL PLAN DESIGNATION:	LCP OPEN SPACE / R-T

SPORTFISHER VICINITY AERIAL MAP

NOTE:
FOR ADDTIONAL SITE INFORMATION
REFER TO CIVIL DRAWINGS C-.01 TO C-.03

MATERIAL & FINISHES REFER TO #4 A-2.1
& EXTERIOR ELEVATIONS ON A-5.1



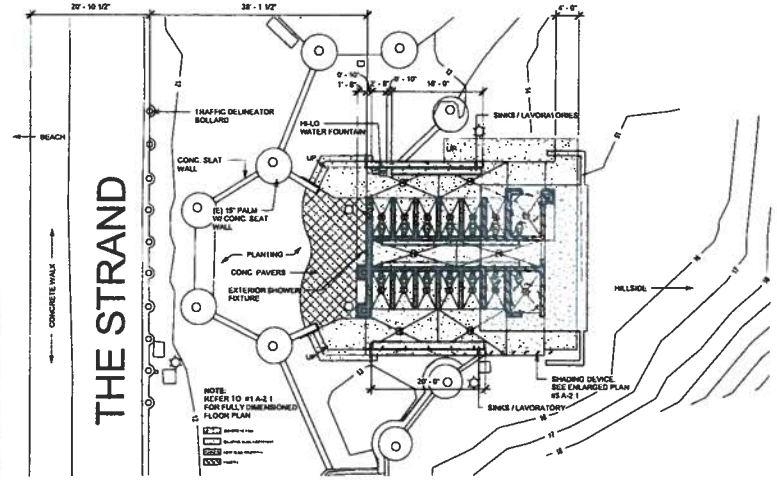
1 NEW ARCHITECTURAL SITE PLAN-SPORTFISHER
A-5.1 | A-1.1 1/8" = 1'-0"

GRAPHIC SCALE

PROJECT DATA

SITE ACREAGE:	.118 ACRE
BUILDING SQUARE FOOTAGE:	651 SQ'
# OF UNITS:	1
DENSITY:	N/A
SETBACKS:	N/A
LANDSCAPING Y/N:	(N)
PARKING:	N/A
(E) ZONING:	OPEN SPACE
(N) ZONING:	OPEN SPACE
GENERAL PLAN DESIGNATION:	LCP OPEN SPACE / R-T

TYSON VICINITY AERIAL MAP



3 NEW ARCHITECTURAL SITE PLAN-TYSON
A-5.1 | A-1.1 1" = 10'-0"

GRAPHIC SCALE

NOTE:
FOR ADDTIONAL SITE INFORMATION
REFER TO CIVIL DRAWINGS C-.01 TO C-.03

MATERIAL & FINISHES REFER TO #4 A-2.1
& EXTERIOR ELEVATIONS ON A-5.1

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SHEET 7	CITY OF OCEANSIDE ENGINEERING DIVISION	12 SHEETS
NEW CONSTRUCTION SITE PLANS		SHEET NO. A-1.1

APPROVED

CITY ENGINEER SCOTT O. SMITH RCE 59555 DATE

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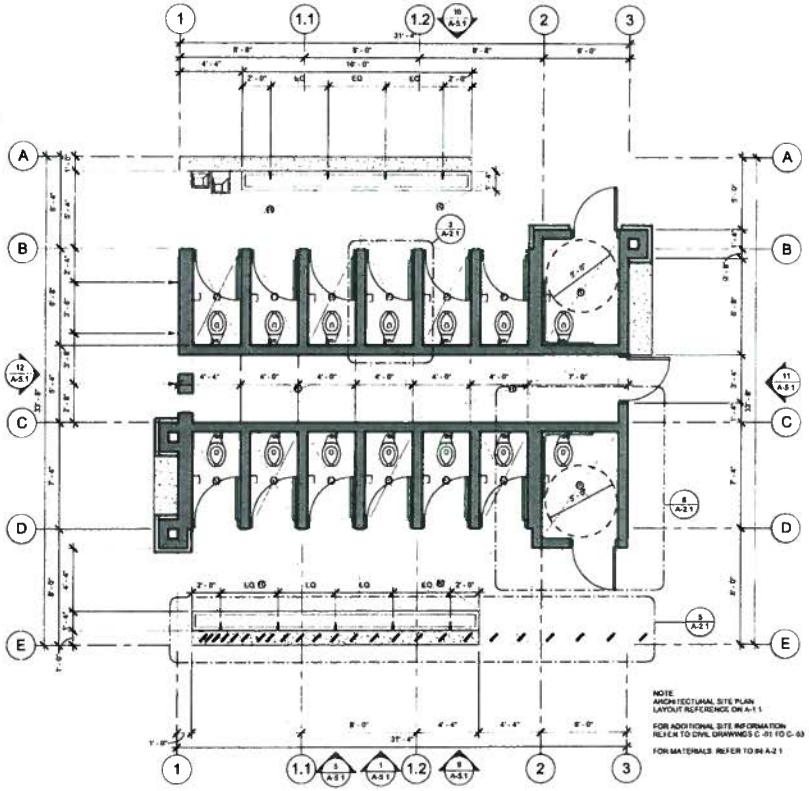
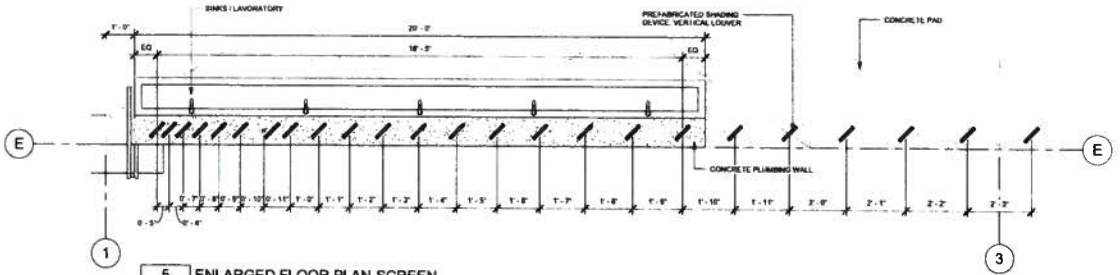
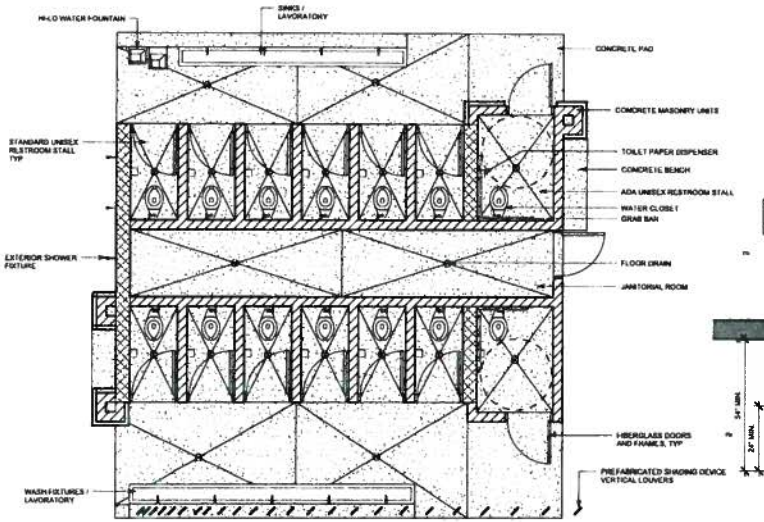
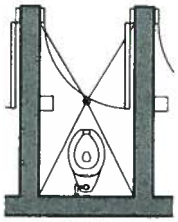


1 A-2.1 | A-2.1 — BREAKWATER, SPORTFISHER, & TYSON
RESTROOM FLOOR PLAN (NEW CONSTRUCTION)
1/4" = 1'-0"

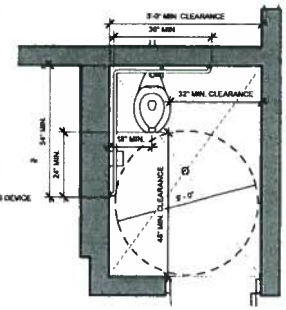


5 A-2.1 | A-2.1 — ENLARGED FLOOR PLAN-SCREEN
1/2" = 1'-0"





3 A-2.1 | A-2.1 — TYP. WC
1/2" = 1'-0"



6 A-2.1 | A-2.1 — ADA WC STALL
1/2" = 1'-0"

4 A-2.1 | A-2.1 — BREAKWATER, SPORTFISHER, & TYSON
RESTROOM FINISH PLAN (NEW CONSTRUCTION)
1/4" = 1'-0"

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SHEET 8	CITY OF OCEANSIDE ENGINEERING DIVISION		12 SHEETS
NEW CONSTRUCTION FLOOR PLAN & FINISHES			SHEET NO. A-2.1

APPROVED
CITY ENGINEER — SCOTT D. SMITH RCE 59655 — DATE
ARCHITECT OF RECORD — CHECKED BY: — CIP NUMBER
R.C.E. — APPROVAL DATE:

APPROVED CHANGES:

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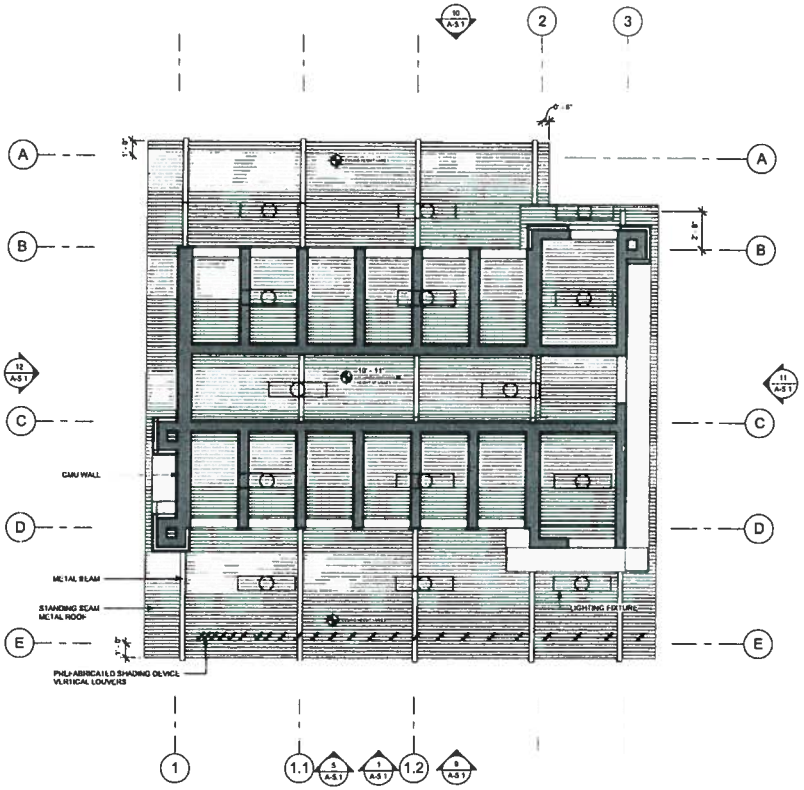
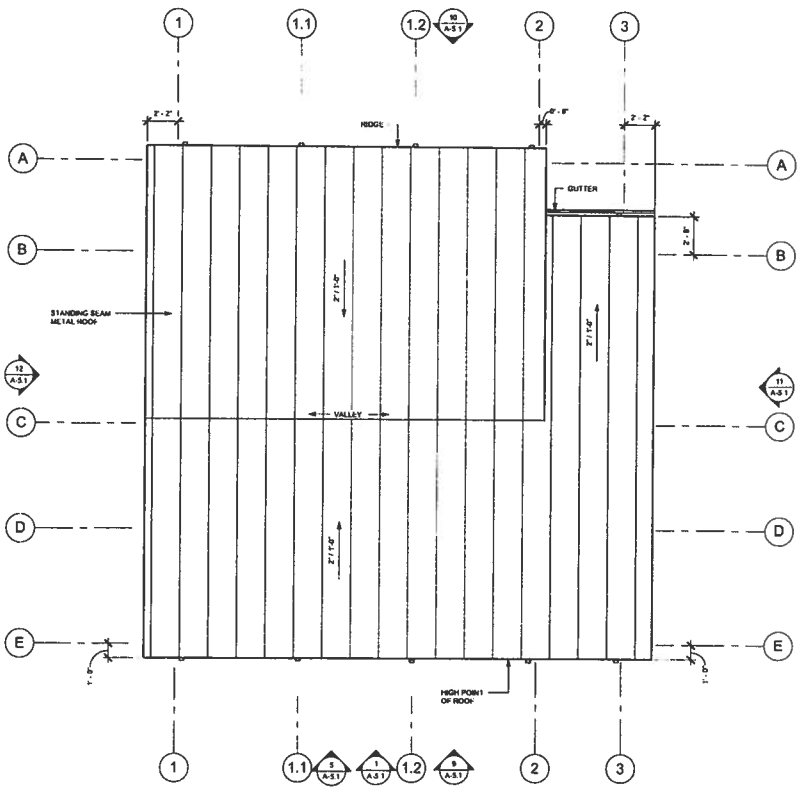


BREAKWATER, SPORTFISHER, & TYSON

1 A-5.1 | A-3.1 **RESTROOM RCP (NEW CONSTRUCTION)**

1/4" = 1'-0"



BREAKWATER, SPORTFISHER, & TYSON

2 A-5.1 | A-3.1 **RESTROOM ROOF PLAN (NEW CONSTRUCTION)**

1/4" = 1'-0"

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SHEET 9	CITY OF OCEANSIDE ENGINEERING DIVISION	12 SHEETS

NEW CONSTRUCTION REFLECTED CEILING PLAN & ROOF PLAN

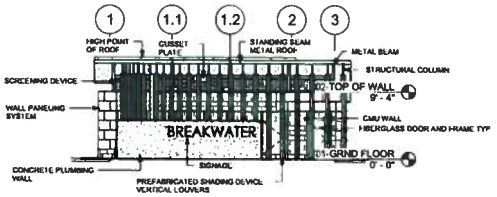
SHEET NO. A-3.1

APPROVED

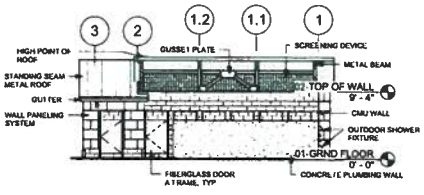
CITY ENGINEER SCOTT D. SMITH RCE 59535 DATE

ARCHITECT OF RECORD CHECKED BY: CIP NUMBER

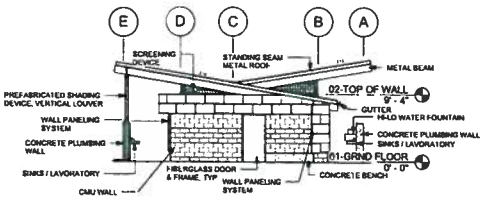
R.C.E. APPROVAL DATE:



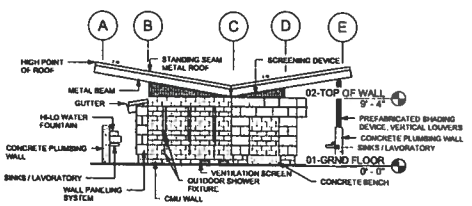
1 SOUTH ELEVATION-BREAKWATER
A-2.1 | A-5.1 1/8" = 1'-0"



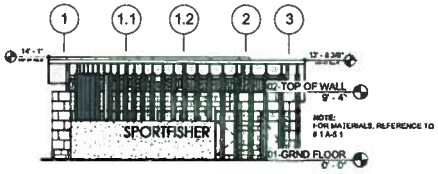
2 NORTH ELEVATION BREAKWATER
A-2.1 | A-5.1 1/8" = 1'-0"



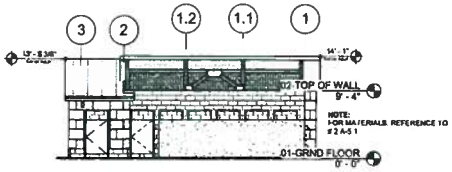
3 EAST ELEVATION BREAKWATER
A-2.1 | A-5.1 1/8" = 1'-0"



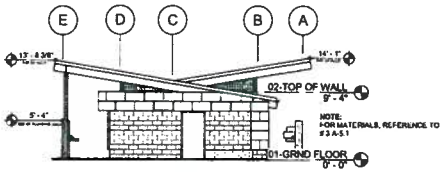
4 WEST ELEVATION BREAKWATER
A-2.1 | A-5.1 1/8" = 1'-0"



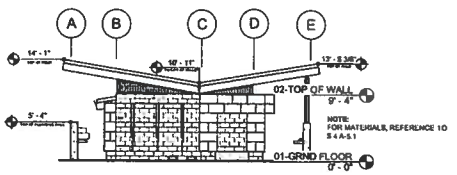
5 SOUTH ELEVATION-SPORTFISHER
A-2.1 | A-5.1 1/8" = 1'-0"



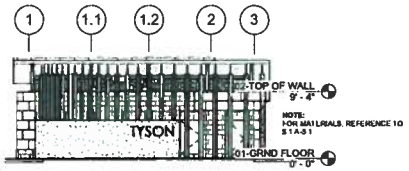
6 NORTH ELEVATION SPORTFISHER
A-2.1 | A-5.1 1/8" = 1'-0"



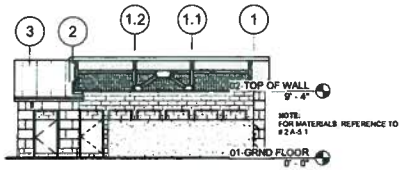
7 EAST ELEVATION SPORTFISHER
A-2.1 | A-5.1 1/8" = 1'-0"



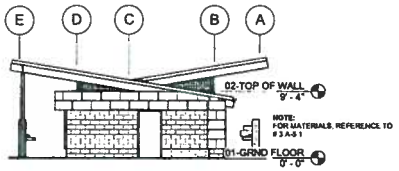
8 WEST ELEVATION SPORTFISHER
A-2.1 | A-5.1 1/8" = 1'-0"



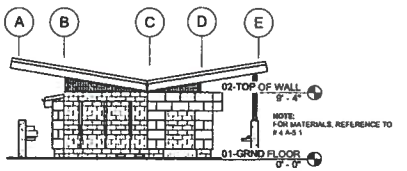
9 SOUTH ELEVATION-TYSON
A-2.1 | A-5.1 1/8" = 1'-0"



10 NORTH ELEVATION TYSON
A-2.1 | A-5.1 1/8" = 1'-0"



11 EAST ELEVATION TYSON
A-2.1 | A-5.1 1/8" = 1'-0"



12 WEST ELEVATION TYSON
A-2.1 | A-5.1 1/8" = 1'-0"

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APPROVED CHANGES:

NO.	DESCRIPTION	APP'D	DATE

BENCHMARK:
DESCRIPTION:
LOCATION:
RECORD FROM:
ELEV: DATUM:

WDID NO. XXXXX

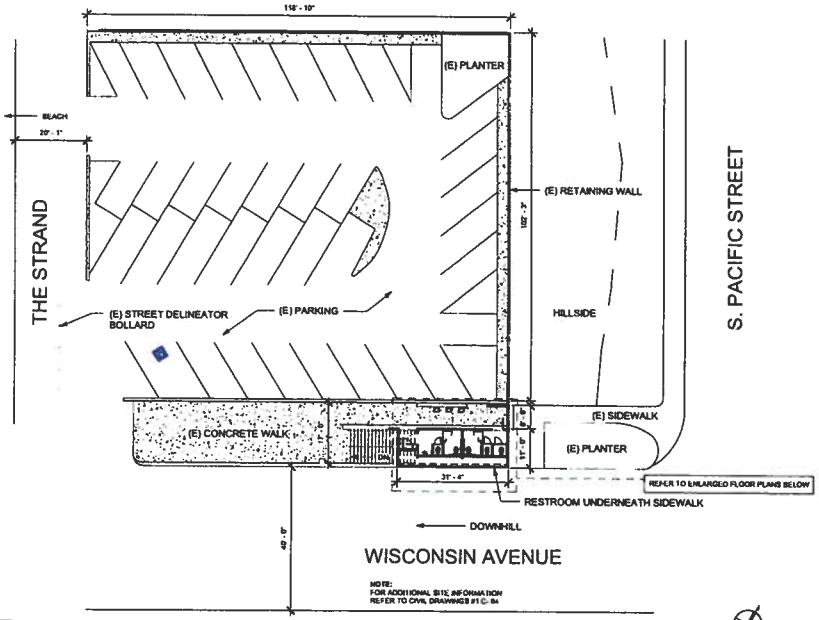
SHEET 10	CITY OF CORNGOOD ENGINEERING DIVISION	12 SHEETS
NEW CONSTRUCTION EXTERIOR ELEVATIONS		SHEET NO. A-5.1

APPROVED
CITY ENGINEER SCOTT O. SMITH RCE 39653 DATE
ARCHITECT OF RECORD CHECKED BY: CIP NUMBER
R.C.E. APPROVAL DATE

PROJECT DATA

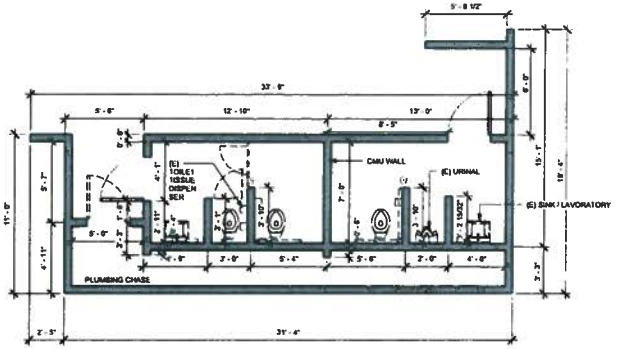
SITE ACREAGE:	.45
BUILDING SQUARE FOOTAGE:	355 SQ'
# OF UNITS:	1
DENSITY:	N/A
SETBACKS:	N/A
LANDSCAPING Y/N:	N
PARKING:	36 + 1 ADA
(E) ZONING:	OPEN SPACE
(N) ZONING:	OPEN SPACE
GENERAL PLAN DESIGNATION:	LCP OPEN SPACE / R-T

WISCONSIN VICINITY AREAL MAP

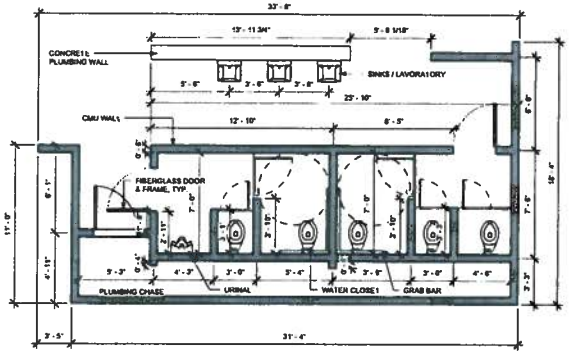


1 A-6.1 EXISTING ARCHITECTURAL SITE PLAN - WISCONSIN AVE 1/16" = 1'-0"

GRAPHIC SCALE



3 A-6.1 ENLARGED DEMO FLOOR PLAN - WISCONSIN AVE 1/4" = 1'-0"



4 A-6.1 ENLARGED REMODEL PLAN - WISCONSIN AVE 1/4" = 1'-0"

WDID NO. XXXXX

SHEET 11	CITY OF OCEANSIDE ENGINEERING DIVISION	12 SHEETS
RENOVATION PLAN AND SITE - WISCONSIN		SHEET NO. A-6.1

APPROVED

CITY ENGINEER SCOTT D. SMITH RCE 59523 DATE

ARCHITECT OF RECORD R.C.E. CHECKED BY: APPROVAL DATE: 04/29/11 CIP NUMBER

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APPROVED CHANGES:

NO.	DESCRIPTION	APPR'D	DATE

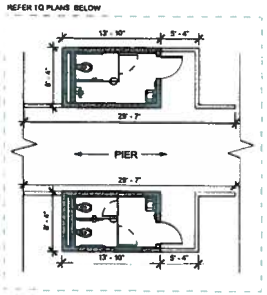
BENCHMARK:

DESCRIPTION:
LOCATION:
RECORD FORM:
ELEV: DATUM:

PROJECT DATA

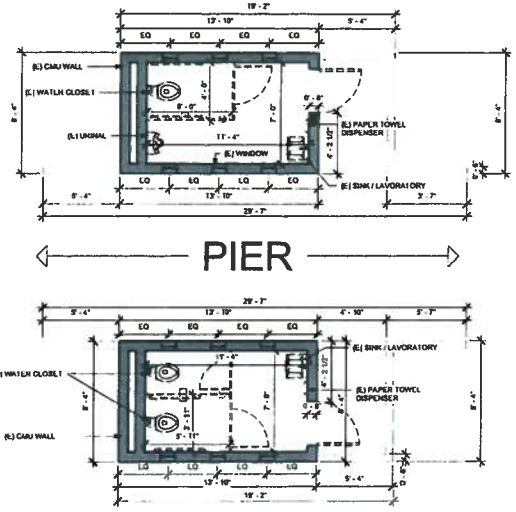
SITE ACREAGE:	1.60
BUILDING SQUARE FOOTAGE:	(2)x160 SQ' = 320 SQ'
# OF UNITS:	2
DENSITY:	N/A
SETBACKS:	N/A
LANDSCAPING Y/N:	N
PARKING:	N/A
(E) ZONING:	OPEN SPACE
(N) ZONING:	OPEN SPACE
GENERAL PLAN DESIGNATION:	LCP OPEN SPACE / R-T

PIER VICINITY AREAL MAP

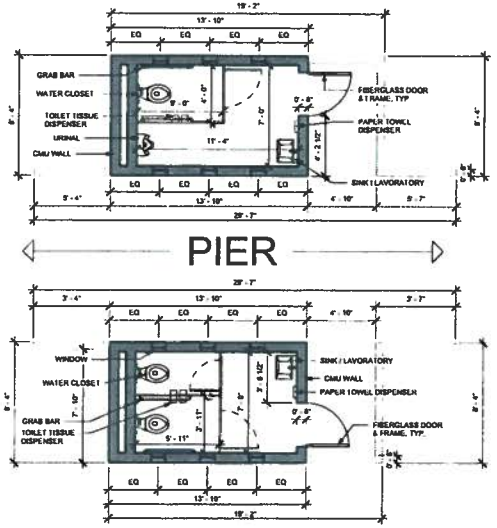


NOTE:
FOR ADDITIONAL SITE INFORMATION
REFER TO CIVIL DRAWINGS #1 C-05

3 A-6.2 EXISTING ARCHITECTURAL SITE PLAN - PIER
1/32" = 1'-0"



1 A-6.2 DEMO FLOOR PLAN - PIER
1/4" = 1'-0"



2 A-6.2 REMODEL PLAN - PIER
1/4" = 1'-0"

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APPROVED CHANGES:

NO.	DESCRIPTION	APP'D	DATE

BENCHMARK:

DESCRIPTION:
LOCATION:
RECORD FORM:
ELEV: DATUM:

WDID NO. XXXXX

SHEET 12	CITY OF OCEANSIDE ENGINEERING DIVISION	12 SHEETS
RENOVATION PLAN AND SITE - PIER		SHEET NO. A-6.2

APPROVED

CITY ENGINEER SCOTT D. SMITH RCE 58525 DATE

ARCHITECT OF RECORD R.C.E. CHECKED BY: APPROVAL DATE: 04/2011 CIP NUMBER

GeoSoils Inc.

July 18, 2013

City of Oceanside Development Services
c/o Mr. Shan Babick
300 North Coast Highway
Oceanside, CA 92054

SUBJECT: Wave Runup and Coastal Hazard Study for Replacement/Remodel of Five Oceanfront Public Restrooms, Oceanside, CA.

Dear Sirs:

At your request and authorization, GeoSoils Inc, (GSI) is pleased to present the following report describing the wave runup and coastal hazards for the proposed replacement/remodel of five public beach restrooms in the city of Oceanside. From north to south, the restrooms are located at the ocean terminus of Breakwater Way, Sportfisher Drive, Bath House (250 feet south of the pier), Tyson Street, and near the terminus of Wisconsin Street. The analysis is based upon our site inspections, existing published reports concerning the local coastal processes, site elevations, and knowledge of local coastal conditions. The analysis also utilizes the criteria guidelines of the 2003 FEMA Guidelines and Specifications for Flood Hazard Mapping Partners. This report constitutes an investigation of the susceptibility of the proposed restrooms or remodels to shoreline erosion, wave attack, and wave induced flooding over the life of the development. A shoreline public restroom is not considered a "habitable structure" and has a typical useful life of about 25 to 50 years. The purpose of this report is to provide the necessary coastal engineering permit information to support the replacement/remodel of the five restrooms. It also provides conclusions regarding the stability of the existing shoreline, the susceptibility of the development to wave attack, and recommendations for controlling wave overtopping and flooding of the structures.

INTRODUCTION

The subject restrooms are all located along or near the shoreline of Oceanside. The two northern restrooms, Breakwater Way and Sportfisher Drive, are situated on the beach proper, seaward of The Strand. The three southern restrooms, Bath House, Tyson Street and Wisconsin Street, are located landward of The Strand. The current proposal is to replace/remodel all five restrooms essentially within their present footprints. It is likely that the existing foundations will be reused or upgraded to meet current California Building Code requirements. Figures 1 through 5 are aerial photographs of the restrooms, taken in fall 2008 and 2010, downloaded (with permission) from the California Coastal Records Project web site (http://www.californiacoastline.org/).

Figure 1. Breakwater Way beach restroom September 2008.

Figure 2. Sportsfisher Drive beach restroom September 2008.

Figure 3. Bath House restroom in September 2010.

Figure 4. Tyson Street restroom September 2008.

Figure 5. Wisconsin Street restroom (located beneath the walkway and stairs, center picture white exterior walls) September 2008.

Figures 6 through 10, downloaded from the same web site, shows the sites in 1979, when the beaches of Oceanside were narrower and the cobble stones, below the sand, are exposed. The beach in front of all of the restrooms currently consists of sand and overlying cobbles and sandstone. The Bath House, Tyson Street, and Wisconsin Street restrooms are located behind The Strand. The Strand is protected from erosion and wave attack by a quarry stone revetment located on the seaward side of the road. The Oceanside beaches are situated along a moderately high wave energy portion of the Southern California coast.

Figure 6. Breakwater Way restroom in 1979.

Figure 7. Location of the Sportsfisher Drive restroom in 1979 prior to the construction of the restroom. Note the relatively wide beach.

Figure 8. Bath House restroom in 1979

Figure 9. Location of the Tyson Street restroom in 1979 prior to the construction of the restroom. Note the narrow cobble beach.

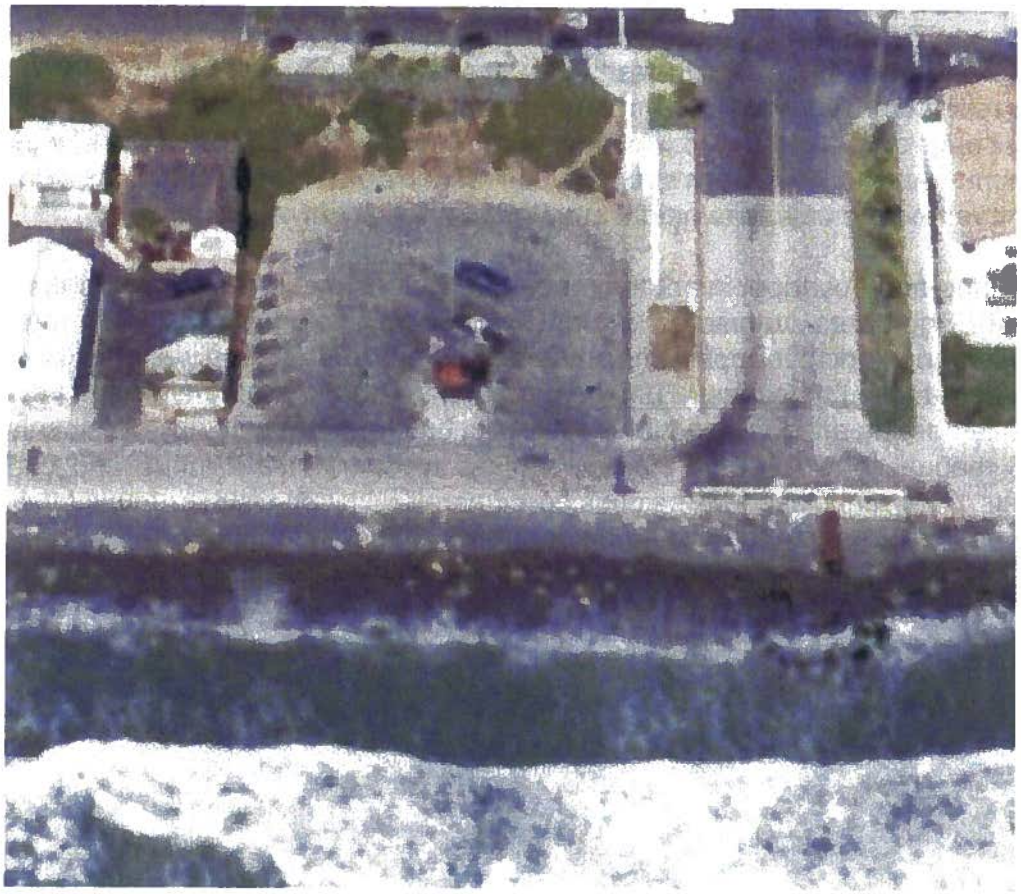

Figure 10. Wisconsin Street restroom (beneath the walkway and stairs) in 1979. Note the narrow cobble beach and a few exposed quarry stone that protect The Strand.

DATUM & DATA

The datum used in this report is National Geodetic Vertical Datum 1929 (NGVD29). In the open ocean of the San Diego County coast, Mean High Water (MHW) is 2.3 feet above NGVD29. The units of measurement in this report are feet (ft), pounds force (lbs), and second (sec). Site elevations and development plans were provided by rrm design group, the project planning and architecture firm.

WAVE RUNUP AND OVERTOPPING ANALYSIS

As waves encounter the beach in Oceanside, the broken wave rushes up the beach and to the development at the back of the beach. The Breakwater Way and Sportfisher Drive

restrooms are located at the back of the beach, on the sand. The Bath House, Tyson Street, and Wisconsin Street restrooms are located landward of The Strand. As stated before, The Strand in front of these three southern restrooms is protected by a quarry stone revetement. Often, wave runup strongly influences the design and the cost of coastal projects. Wave runup is defined as the vertical height above the still water level to which a wave will rise on a structure of infinite height. Overtopping is the flow rate of water over the top of a finite height structure as a result of wave runup.

Wave runup and overtopping at the proposed structure is calculated using the US Army Corps of Engineers Automated Coastal Engineering System, ACES. The methods to calculate runup and overtopping implemented within this ACES application are discussed in greater detail in the Coastal Engineering Manual (2004). The overtopping estimates calculated herein are corrected for the effect of onshore winds. Figure 11, taken from the ACES manual, shows some of the variables involved in the runup and overtopping analysis. Two runup case will be considered herein. The first is the runup at the northern restrooms that are located on the actual beach. The second is for the three southern restrooms which are located behind The Strand and revetment protecting The Strand.

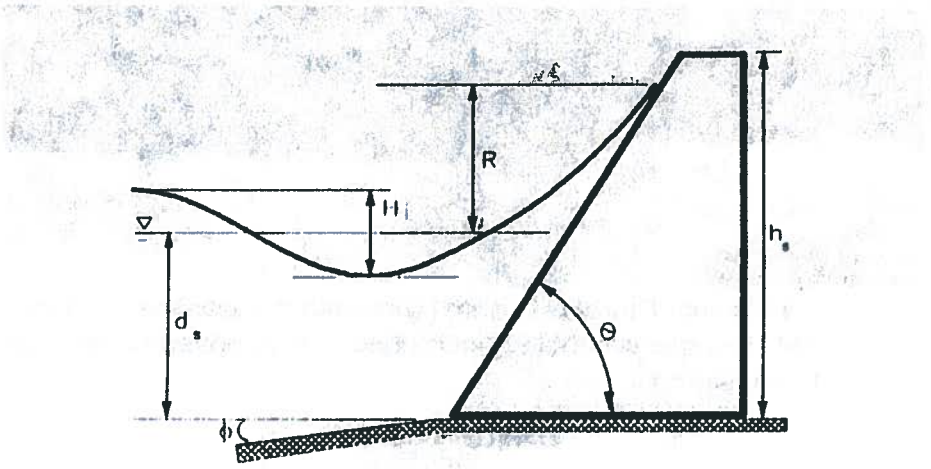

Figure 11. Wave runup terms from ACES analysis.

Oceanographic Design Parameters

The wave, wind and water level data used as input to the ACES runup and overtopping application was taken from the historical data reported in USACOE CCSTWS report #88-6 and updated as necessary to include significant wave and water level events since that time. The North County shoreline has experienced a many extreme storms over the years. These events have impacted coastal property and beaches depending upon the severity of the storm, the direction of wave approach and the local shoreline orientation. The

ACES analysis was performed on oceanographic conditions that represent a typical 75 year recurrence storm waves.

Sea Level Rise

In order to comply with California Coastal Commission and California State Lands requirements, potential sea level rise, over the life of the development, must be considered. The current EPA sea level rise prediction is available on the EPA website and provided herein as Figure 12. The EPA approximate range for sea level elevation in 2100 is 210 mm (8.3 in) to 500 mm (19.7 in) above present sea level. More recently published scientific papers suggest that this magnitude of sea level rise is at the low end of the possible range. For this analysis, future sea level rise for the site was determined from the Cayan, et al., 2008 scientific paper entitled "Climate Change Projections of Sea Level Extremes Along the California Coast." This paper is specific to the California coast and provides a range in future sea level rise from 11 cm (4.3 in) to 74 cm (29 in) over then next 100 years (see Figure 13).

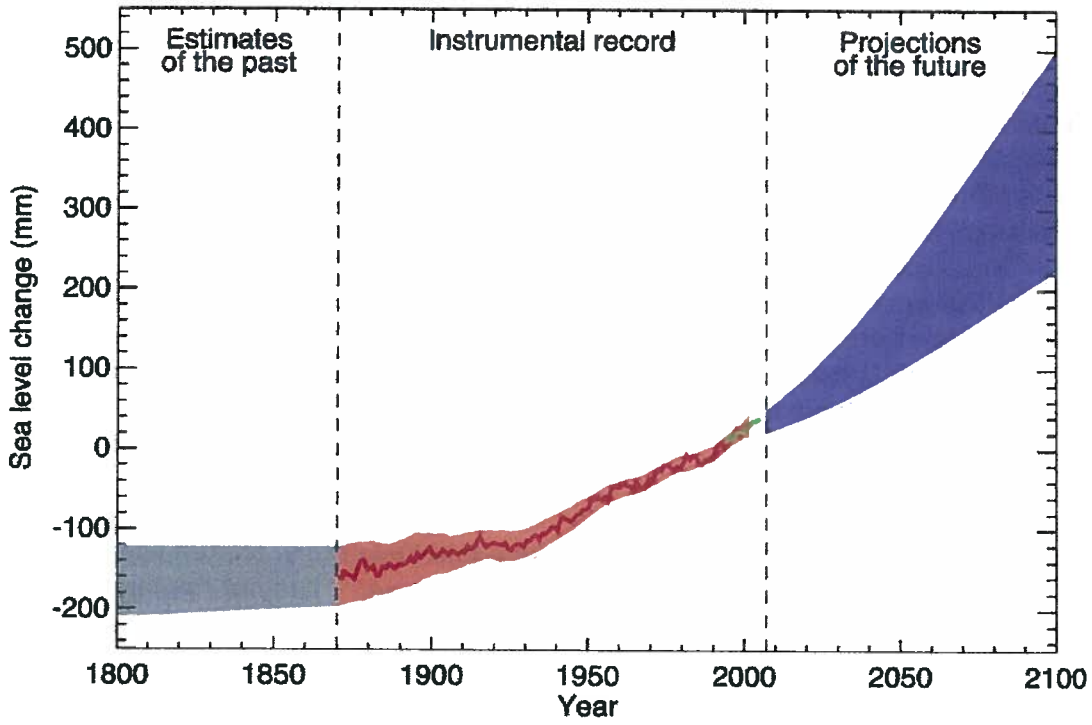

Figure 12. Illustration of the global mean sea level (deviation from the 1980-1999 mean) as observed since 1870 and projected for the future. The future projections have been supplied by the Intergovernmental Panel on Climate Change (IPCC).

Projected sea level rise from climate model estimates for three GHG emissions scenarios, A1fi (high emissions), A2 (medium-high emissions) and B1 (low emissions)

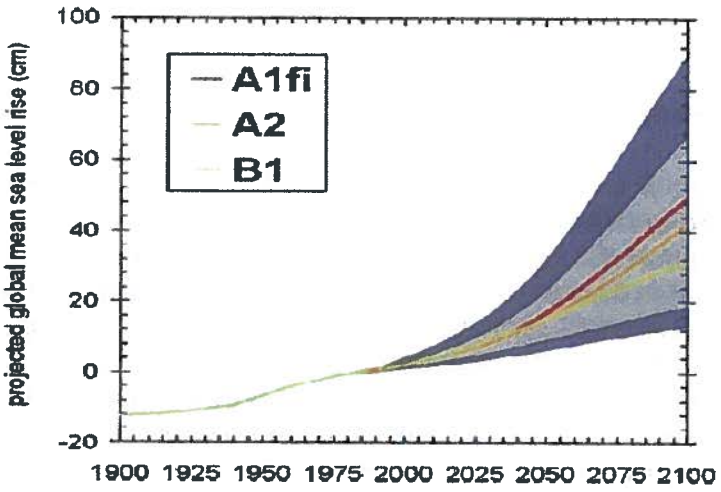

Figure 13. Sea Level rise predictions from Cayan, et al.

The proposed restroom remodels have an expected life of 25 to 50 years. Using the EPA estimate this is a 10 cm to 24 cm range in 50 years. Using Cayan, et al., the sea level rise estimate is 10 cm to 35 cm in the next 50 years. To be reasonably conservative and for analysis purposes we will use 30 cm, which is about 1 foot. Sea level has been recorded at the Scripps Institution of Oceanography for over 100 years. The maximum recorded sea level in the Oceanside area according to the National Oceanic and Atmospheric Administration was on November 13, 1997. The recorded maximum elevation was 1.63 meters (5.3 feet) above NGVD29. The extreme water elevation used in this analysis is +6.3 feet NGVD29 (max recorded still water of 5.3 feet NGVD29 + 1 foot sea level rise). The onshore wind speed was chosen to be 40 knots.

Design Wave

The wave that has the greatest runup is the wave that has not yet broken when it reaches the toe of the beach or the revetment fronting The Strand. It is not the largest wave to come into the area. The larger waves break offshore of the beach or revetment and loose much of their energy through the wave breaking process. If the total water depth is 7.3 feet, based upon a maximum scour depth of -1.0 feet NGVD29 at the toe of the beach or The Strand revetment, and a water elevation of +6.3 feet NGVD29, then the design wave height would be about 5.7 feet. This water level and wave height analysis is consistent with the guidelines in FEMA 2003. These conditions may never occur at the restroom sites over the life of the structures, but are considered herein to insure a conservative analysis.

The average height of the beach fronting the two northern restrooms is about + 10 feet NGVD29 and the top of the revetment (and The Strand) is about +11.5 feet NGVD29. The slope of the beach is about 1/15 and the slope of the revetment varies from 2/1 to 1.5/1. The near shore slope, based upon bathymetric charts is about 1/60. Because our analysis uses conservative conditions, the long-shore transport rate and the seasonal beach profile changes are not relevant. **Table I** is the ACES output for the northern two restroom sites and **Table II** is the output for the southern three restrooms using the design conditions discussed above.

TABLE I

AUTOMATED COASTAL ENGINEERING SYSTEM ... Version 1.02 9/20/2010 11: 4
Project: CITY OF OCEANSIDE BEACH PUBLIC RESTROOM HAZARD ANALYSIS

WAVE RUNUP AND OVERTOPPING ON IMPERMEABLE STRUCTURES

Item		Unit	Value	
Wave Height at Toe	Hi:	ft	5.700	Smooth Slope
Wave Period	T:	sec	18.000	Runup and
COTAN of Nearshore Slope			60.000	Overtopping
Water Depth at Toe	ds:	ft	7.300	
COTAN of Structure Slope			15.000	
Structure Height Above Toe	hs:	ft	11.000	
Deepwater Wave Height	H0:	ft	3.264	
Relative Height	(ds/H0):		2.236	
Wave Steepness	(H0/gT^2):		0.313E-03	
Wave Runup	R:	ft	6.496	
Onshore Wind Velocity	U:	ft/sec	67.512	
Overtopping Coefficient	Alpha:		0.700E-01	
Overtopping Coefficient	Qstar0:		0.700E-01	
Overtopping Rate	Q:	ft^3/s-ft	1.254	

TABLE II

AUTOMATED COASTAL ENGINEERING SYSTEM ... Version 1.02 9/20/2010 11: 6
Project: CITY OF OCEANSIDE BEACH PUBLIC RESTROOM HAZARD ANALYSIS

WAVE RUNUP AND OVERTOPPING ON IMPERMEABLE STRUCTURES

Item		Unit	Value	
Wave Height at Toe	Hi:	ft	5.700	Rough Slope
Wave Period	T:	sec	18.000	Runup and
COTAN of Nearshore Slope			60.000	Overtopping
Water Depth at Toe	ds:	ft	7.300	
COTAN of Structure Slope			2.000	
Structure Height Above Toe	hs:	ft	12.500	
Rough Slope Coefficient	a:		0.956	
Rough Slope Coefficient	b:		0.398	
Deepwater Wave Height	H0:	ft	3.264	
Relative Height	(ds/H0):		2.236	
Wave Steepness	(H0/gT^2):		0.313E-03	
Wave Runup	R:	ft	10.576	
Onshore Wind Velocity	U:	ft/sec	67.512	
Overtopping Coefficient	Alpha:		0.500E-01	
Overtopping Coefficient	Qstar0:		0.140	
Overtopping Rate	Q:	ft^3/s-ft	1.588	

From Table I under the extreme, worst case (75 year recurrence interval wave and 40 year max future sea level) oceanographic conditions, the analysis shows the beach can be overtopped at a rate of about 1.3 ft^3/s-ft. From Table II under the extreme, worst case (75 year recurrence interval wave and 40 year max future sea level) oceanographic conditions, the analysis shows the revetment and The Strand can be overtopped at a rate of about 1.6 ft^3/s-ft. This is about 1 foot of water coming across The Strand towards the southern restrooms for each wave (18 second period).

Using the following empirical formulas provided by the USACOE the height of the water height at the crest of the revetment, h_1, and the velocity, v_c, of the water can be calculated.

$$q = 0.8927\sqrt{g}\,h_1^{3/2}$$

$$v_c = (1.64)\sqrt{\frac{2}{3}gh_1}$$

The height of water overtopping the revetment is about 0.5 feet and the velocity is 5 feet per second.

COASTAL HAZARDS

We have reviewed the FEMA Guidelines and Specifications for Flood Hazard Mapping Partners (FEMA 2003) to determine the necessary information for flood hazard determination at the subject restroom sites. Based upon the types of information required in the FEMA document, we would like to offer the following discussion on coastal hazards at the sites.

There are three different potential oceanographic hazards identified at these sites; shoreline erosion, flooding, and waves. For ease of review each of these hazards will be analyzed and discussed separately in both in general terms and for each specific restroom site followed by a summary of the analysis including conclusions and recommendations

as necessary.

Erosion Hazard

The beach fronting all of the restroom sites is subject to seasonal erosion, possibly long term erosion, and occasionally artificial sand nourishment. Obviously, beach nourishment is a benefit to the beaches. The Oceanside shoreline was subject to an extensive study by the US Army Corps of Engineers as part of the Coast of California Storm and Tidal Wave Study (USACOE 1991) and by the US Geological Survey (USGS 2006). Historically, the shoreline is supplied sand by the San Luis Rey and Santa Margarita Rivers, and some bluff erosion. The construction of Oceanside Harbor and development within the watershed has reduced the amount of sand reaching the shoreline. The local history of erosion for this particular area is rather complex due to the impacts of dams, coastal structures, severe El Nino conditions, creek flow, and beach nourishment projects. The CCSTWS Main Report dated September 1999 provides a very comprehensive history of erosion at and near each of the sites. The USGS report provides a graphic presentation of both the short term and long term erosion trends. The USGS graphic is reproduced as Figure 10 herein. The restroom locations are noted by numbered blue arrows on the graphic. In general, all of the site lie within a stretch of beach that shows no long term erosion trend. However, short term erosion, erosion occurring over time scales of days, can impact the restrooms, particularly the restrooms located seaward of The Strand, at the back of the beach.

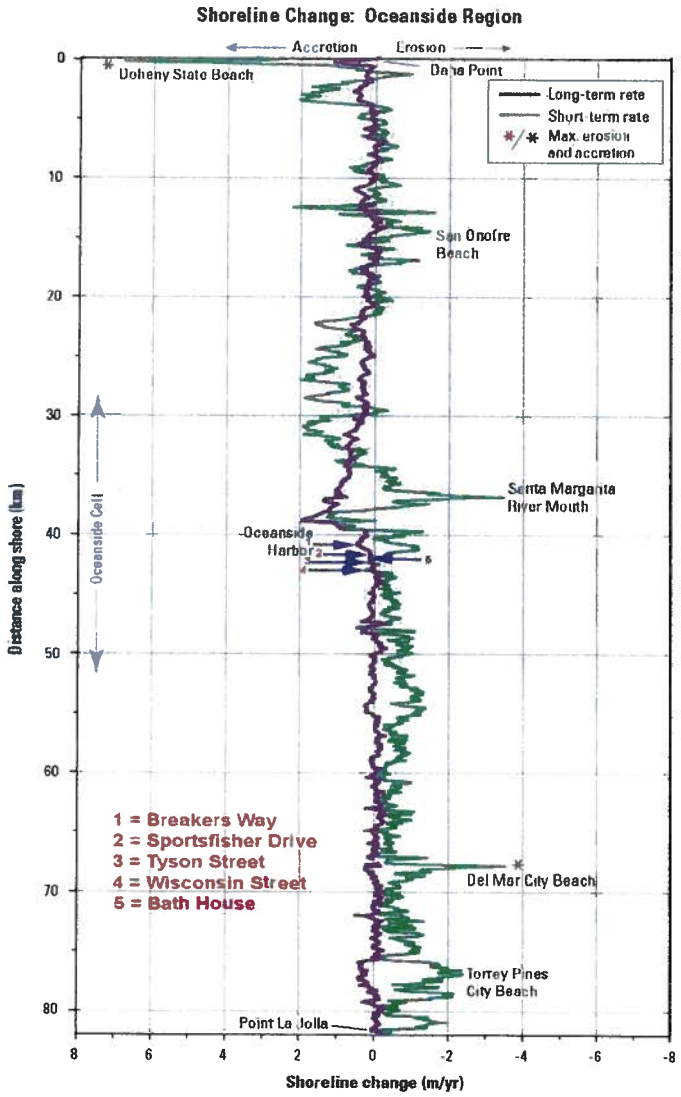

Figure 41. Shoreline change rates for the Oceanside region. The analysis extends from Dana Point to Point La Jolla. The maximum long-term erosion rate was –0.3 m/yr at Cardiff State Beach and the maximum short-term erosion rate was –3.5 m/yr at Del Mar Beach.

Figure 14. Shoreline erosion at each restroom location from USGS.

Breakwater Way

The Breakwater Way restroom location is partially protected from shoreline erosion by the North Coast Village (NCV) condominium property and revetement. The beach fronting this restroom is typically about 200 feet wide. A beach width on the order of 200 feet width is recognized by coastal engineers as a sufficiently wide enough beach to provide some back-shore protection. Due to the site setback from the shoreline, no long term erosion trend, and the presence of the NCV development the Breakwater Way restroom site is reasonably safe from long term shoreline erosion. The site may be subject to wave runup as a result of short term erosion which will be discussed in the following wave runup section.

Sportsfisher Drive

The Sportsfisher Drive restroom location is the most exposed site of the five restroom sites. The beach fronting this restroom is typically about 180 feet wide. A beach width on the order of 200 feet width is recognized by coastal engineers as a sufficiently wide enough beach to provide some back-shore protection. Due to the site setback from the shoreline and no long term erosion trend the Sportsfisher Drive restroom site is reasonably safe from long term shoreline erosion. The site will be subject to wave runup as a result of short term erosion which will be discussed in the following wave runup section. It is our understanding that wave runup reached the site in the past. However, no damage to the existing restroom facility occurred.

Bath House, Tyson Street, and Wisconsin Street

The back shore area of the beach fronting the Bath House, Tyson Street, and Wisconsin Street sites has been stabilized by a quarry stone revetment and The Strand. This shore protection structure and road prevents significant erosion of the site from waves. Analysis of historical aerial photographs contained in the California Coastal Records Project web site (http://www.californiacoastline.org/) shows visible shore protection fronting the Bath House, Tyson Street, and Wisconsin Street site for at least the last 37 years Most likely the revetment was augmented in 1983 in response to the 1982-83 El Nino winter severe storms. The winter of 1982-83 was a extreme El Nino winter which resulted in shoreline damage throughout southern California and partial destruction of The Strand. As a result of the erosion, much of Oceanside's shoreline was hardened or "beefed up" by quarry stone in 1983. The revetment has been in place for about four decades and appears to be functioning as intended. No maintenance history of the structure is available. There are no signs of significant shoreline movement or significant damage to structures landward of The Strand over the last 35+ years. Because the shoreline is stabilized by the revetment and as long as the revetment and road are maintained, Bath House, Tyson Street, and Wisconsin Street sites are reasonably safe from erosion hazards.

Flooding Hazard

The lowest finished floor proposed for all of the restroom replacements/remodels is about elevation +12 feet NGVD29. This is above any potential flood elevation from storm surge or extreme tides (maximum still water elevation of ~+6.5 feet NGVD29). The Breaker Way and Sportsfisher Drive finished floor elevation (~+ 12 feet NGVD29) is low enough for temporary flooding by wave runup. The potential flooding associated with wave runup is discussed further in the next section. The Bath House and Tyson Street restroom have the highest finished floor and are the most protected of the five restrooms with regards to flooding. The parking lot fronting the Wisconsin Street restroom has been flooded by waves in the past. Restroom site drainage due to waters other than from the ocean are mitigated through the site drainage plan designed by the project civil engineer. Due to the restroom elevation above the ocean, and the development of a site drainage plan the proposed replacement/remodeled restrooms should be reasonably safe from sustained flooding.

Wave Attack & Wave Runup

Because it is unlikely that the shoreline will retreat any where near any of the fiver restroom sites over the anticipated life of the structures, none of the sites will be subject to direct wave attack. However, all five sites may be influenced by wave runup either directly from wave runup striking the structure or by temporary flooding at of near the restrooms as a result of wave runup waters. The analysis herein determined that wave runup and overtopping of the beach fronting Breakwater Way and Sportsfisher Drive and overtopping of The Strand near Bath House, Tyson Street, and Wisconsin Street is on the order of about 1.5 ft^3/s-ft. This is about 3 gallons of water per second per foot of beach/road with each wave. It should be noted that wave runup waters will only come onto the sites for a few hours during the peak of the high tide. Wave runup that reaches the restrooms will be managed by preventing wave runup from coming onto the site and then by collecting the flood waters that do come onto the site and conveying them back along the drainage paths.

Breakwater Way and Sportsfisher Drive

These northern restroom site will likely be subject to wave runup over their life. The maximum velocity that the wave runup will have is about 5 ft/sec. Because there is no other development in line with the restrooms that would block wave runup, the wave runup will just reflect back towards the ocean or around the restrooms. It should be noted that wave runup waters will only come onto the restroom sites for about one hour, during the peak of the high tide. Wave runup that reaches the sites will managed by first preventing wave runup from coming into the building (discussed below) and then by collecting the flood waters that do come into the building and conveying them back seaward along the drainage paths.

Bath House, Tyson Street, and Wisconsin Street

Under the extreme, worst case, oceanographic conditions the revetment, at elevation +11.5 feet NGVD29 fronting the Bath House, Tyson Street, and Wisconsin Street sites, can be overtopped at a rate of about 1.6 ft^3/s-ft. This is also about 1/2 foot of water coming over the top of the revetment for each wave (18 second period) and onto The Strand. Any overtopping that occurs will easily flow across The Strand to the sites. The Bath House and Tyson Street sites elevations are about 3 feet above the Strand and are located behind landscaping elements which will intercept the wave overtopping waters. The Wisconsin Street restroom is elevated about 1 foot above the parking lot behind The Strand. The seaward facing portions of restroom structures are designed such that wave runup water cannot flow directly into the buildings. Recommendations to minimize flooding and wave runup damage are provided in the conclusion section fo the report.

Tsunami Flooding

Tsunami are waves generated by submarine earthquakes, landslides, or volcanic action. Lander et. al. (1993) discusses the frequency and magnitude of recorded or observed tsunami in the southern California area. James Houston (1980) predicts a tsunami of less than 5 feet for a 500 year recurrence interval for this area. Legg, et. al. (2002) examined the potential tsunami wave runup in southern California. While this study is not specific to the Oceanside restroom sites, it provides a first order analysis for the area. Figure 11 shows the tsunami runup in the southern California bight. The maximum tsunami runup in the Oceanside area is less than 2 meters in height. The Legg, et. al. (2002) report determined a maximum open ocean tsunami height of less than 2 meters. The wave runup analysis performed herein can be used to calculated the expected runup due to a tsunami about 2 meters in height. The wave runup and overtopping analysis herein considers the maximum possible unbroken wave at the beach or revetment. This wave is about 5.7 feet high. The runup and overtopping analysis serves to estimate the amount of wave overtopping as a result of a tsunami occurring at the peak high tide. A 6 foot high tsunami, during a very high tide, will impact the site much like the wave runup and overtopping analysis herein. The tsunami, much like the design extreme wave, will break on or before the structure, losing much of its energy. Due to the infrequent nature and the relatively low 500 year recurrence interval tsunami wave height, the restrooms are reasonably safe from tsunami hazards.

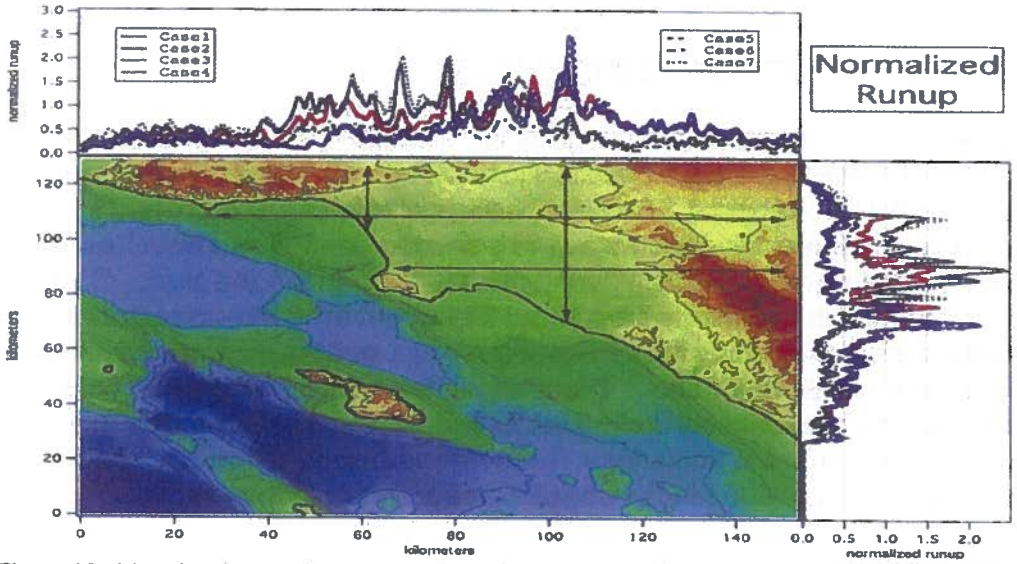

Figure 10. Map showing maximum runup normalized to the maximum seafloor/island uplift for each of the seven Catalina Fault tsunamigenic earthquake scenarios modeled in this study (fault parameters in Table 4).

Figure 11. Taken from Legg et. al. (2002). Note the maximum wave runup in the Oceanside area is less than 2 meters.

CONCLUSIONS

A. All five restroom sites may be subject to wave runup and overtopping during extreme storms.

B. A worst case wave event, similar to the January of 1988 or the winter of 1982-83, will produce wave overtopping of the of the beach and The Strand. This overtopping will amount to about 1.5 ft^3/s-ft (~1 foot in height). This amount of overtopping will occur on each wave cycle but only during about a 60 minute window when sea level is the highest during spring tides.

C. During extreme wave events coinciding with an extreme high tide, wave runup will flow across beach and or across The Strand and ultimately onto the sites. The water depth will be on the order of one foot, with possible instantaneous water elevations greater than 1 foot but less than 2 feet. Minor site flooding may occur from this overtopping but such temporary flooding is acceptable as per code standards.

E. The Breakwater Way and Sportsfisher Drive restroom will not be subject to direct wave breaking attack due to the relatively wide, stable, beach. The presence of the quarry stone revetment and the asphaltic paved street, The Strand, will protect the Bath House, Tyson Street, and Wisconsin Street sites from direct wave attack. damage.

F. The proposed restroom finished floors area all above the FEMA 100-year still water elevation of +10.0 feet NGVD29.

RECOMMENDATIONS

Prevention

1. For the Breakwater Way and Sportsfisher Drive restrooms the portions of the structure that will be subject to wave runup/flooding will be constructed of concrete or masonry block that has been water proofed.

2. Extreme water elevation and wave events are very predictable and the City can instruct personnel to install sand bags or flood shields at all five restroom locations to minimize flooding.

Collection & Conveyance

1. The restroom sites will have a drainage plan developed by the design civil engineer. The drainage plan will include water collection areas, and dedicated flow pathways.

2. Permeable pavers can be used to allow percolation of flood waters.

Other Considerations

1. Long term stability of the Bath House, Tyson Street, and Wisconsin Street sites will depend on the proper maintenance of the revetment fronting The Strand. Maintenance includes replacement of the stones lost due to the combined effects of settlement, scour, and wave action dislodging the stones.

2. Flooding damage can be reduced by controlling the way water flows onto the restroom sites and by designing the proposed structures and landscape improvements with this type of minor flooding in mind. This type of design consideration is classified as a good practice, although not currently a mandatory condition of local or FEMA approval.

3. The use of flood shields across the bathroom entrance, will significantly reduce nuisance

flooding of the facilities. The use of water proof construction material for the flood prone portions of the structures will reduce/eliminate nuisance water damage.

4. Plans for the restrooms prepared by RRM Design Group been and are in conformance with this wave runup and coastal hazard study.

LIMITATIONS

Coastal engineering is characterized by uncertainty. Professional judgements presented herein are based partly on our evaluation of the technical information gathered, partly on our understanding of the proposed construction, and partly on our general experience. Our engineering work and judgements have been prepared in accordance with current accepted standards of engineering practice; we do not guarantee the performance of the project in any respect. This warranty is in lieu of all other warranties express or implied.

Sincerely,

GeoSoils Inc.
David W. Skelly MS, PE
Coastal Engineer
RCE# 47857

GeoSoils Inc.

REFERENCES

Cayan, Daniel R., Bromirski, Peter, D., Hayhoe, Katharine, Tyree, Mary, Dettinger, Michael D., and Flick, Reinhard E., 2008, "Climate change projections of sea level extremes along the California coast," Climate Change 2008.

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Legg, Mark R., Borrero, Jose C., and Synolakis, Costas E., Evaluation of tsunami risk to southern California coastal cities, *in* The 2002 NEHRP Professional Fellowship Report.

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USACOE 2004 Coastal Engineering Manual.

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ATTACHMENT 4

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 ***Resource Name or #:** (Assigned by recorder) Restroom #2/ Sportfisher Drive and N. The Strand

P1. Other Identifier: Public Restroom #2

***P2. Location:** ☐ Not for Publication ☒ Unrestricted *

a. **County:** San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Oceanside ***Date:** 1975 T11S R 5W; ¼ of ¼ of Sec; B.M.: SB

c. Address: Sportfisher Drive/N. The Strand City: Oceanside Zip: 92054

d. UTM: (Give more than one for large or linear resources) Zone ; Me/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): This facility is located on beach on the west side of N. The Strand at Sportfisher Drive. The property is owned by the City of Oceanside and does not have an Assessors Parcel Number. Life guard Station #2 is located south of the facility.

***P3a. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The subject resource consists of a rectangular, one story, asymmetrical, Spanish Eclectic style structure housing restroom facilities, a utility room, and a single-car garage. The roof of the building is low pitched and hipped, with ridged and crested Spanish roof tiles. The open eaves are wide with exposed rafters tails. The building is constructed of rusticated concrete block; privacy walls extend around the entries on the north and south walls. The open entries can be covered by hinged barred metal security gates. A short concrete driveway leads to the garage which has a corrugated metal lift up door. The adjacent utility room entry has a single plain metal hinged door. Associated amenities include a soft drink machine, a drinking fountain, and trash receptacles. Concrete walks surround the facility and a shower station is located north of the building. The building appears to be in good condition.

***P3b. Resource Attributes:** (List attributes and codes) HP 39-Other

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ **Other** (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) East facade, 9/8/10, 1134:2

***P6. Date Constructed/Age and Source** ☒ Historic ☐ Prehistoric ☐Both Constructed about 1985 per personal communication.

***P7. Owner and Address:** Oceanside Redevelopment Agency
300 N. Coast Boulevard
Oceanside, CA 92054

***P8. Recorded by** (Name, affiliation, and address): Ruth Alter, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131 ***P9. Date Recorded:** 9/8/10 ***P10. Type of Survey:** (Describe) Intensive ***P11. Report Citation** (Cite survey report and other sources, or enter "none".) None ***Attachments:** ☐NONE ☐Location Map ☐Sketch Map ☐Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD
Page 2 of 2

Primary # _____
HRI# _____

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) Restroom #2 Sportfisher Drive and N. The Strand

B1. Historic Name: None
B2. Common Name: None
B3. Original Use: Restroom facility
B4. Present Use Restroom facility
*B5. Architectural Style: Spanish Eclectic
*B6. Construction History: (Construction date, alternations, and date of alterations) Per personal communication and visual assessment, this structure was constructed about 1985. A rectangular window has been bricked in on the west wall.
*B7. Moved? ⊠No □Yes □ Unknown Date:_____ Original Location:_____
*B8. Related Features: None
B9a. Architect: Unknown
b. Builder: Unknown
*B10. Significance: Coastal Recreational development
Area Oceanside, California
Period of Significance 1890 to 1965
Property Type Public facility
Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

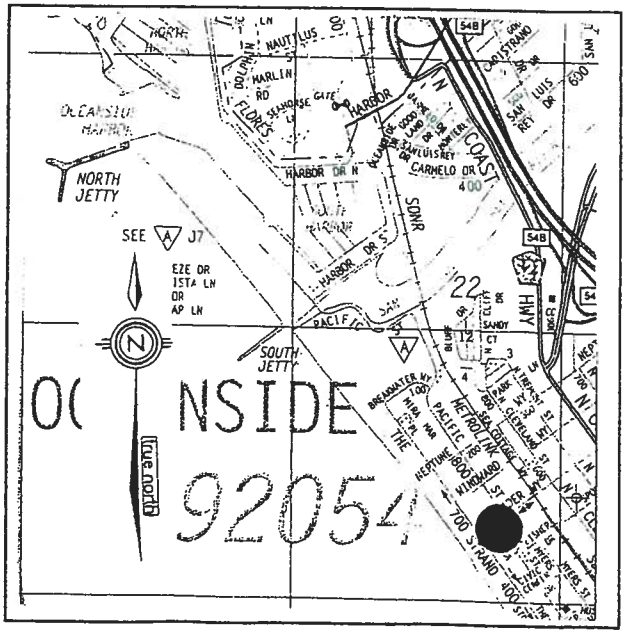
The subject resource is located on the east side of N. The Strand near Sportfisher Drive. From it's inception in 1885, Oceanside capitalized on its coastal locale to draw prospective buyers and to promote itself as a resort destination. Advertisements touted the climate, the proximity of the railroad station, and above all, the beauty of the Pacific Ocean and its beaches.

Some of the town's first amenities were sited on the coast - the Oceanside Bath House opened in 1885, a grand hotel, the South Pacific, was built overlooking the water in 1887, and the first of six piers was constructed nearby in 1888. The Oceanside Silver Cornet Band performed on Saturday evenings at the town bandstand near the ocean, and an opera house was built close by, as well. Family days at the beach generally included picnics and swimming; locals were joined by tourists who came for the day from Los Angeles on the train or by Midwesterners, who came for the summer and stayed in rented cottages along the shore. Over the years, the City added services and amenities for beach goers including life guards and restroom facilities.

The subject building, constructed about 1985, appears to be very typical of its time period and setting. Designed for function rather than appearance, the facility retains its original use. Its design is very similar to the restroom facility located to the north, at Breakwater Way and N. The Strand. No individuals of national, state or local historic standing are directly associated with the building. It is not the work of a master architect or craftsman, it is not constructed of rare or unique materials, and no known historic events are associated with it. The building is unlikely to yield important information relevant to local, state or national history. The integrity of its location, association, design, feeling, workmanship, materials and setting are intact. The subject resource does not qualify under any criteria for nomination for listing in the California Register of Historical Resources, or the Oceanside historical resources inventory.

B11.Additional Resource Attributes:(List attributes and codes) None
*B12. References: K., *Oceanside, Where Life is Worth Living*, Donning Company Publishers, Virginia Beach, Virginia, 2002; *Oceanside Historic Resources Inventory*, 1992. Personal Communications: John Daley, Kristi Hawthorne, Frank Quan, Jim Stillman, Sabrina Dolezal, August, 2010.
B13. Remarks:
*B14. Evaluator: Ruth Alter, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131
*Date of Evaluation September 8, 2010

(This space reserved for official comments.)



DPR 523B (1/95)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 ***Resource Name or #:** (Assigned by recorder) Restroom #1/Breakwater Way and N. The Strand

P1. Other Identifier: Public Restroom #1

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** * **a. County:** San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Oceanside ***Date:** 1975 T11S R 5W; ¼ of ¼ of Sec; B.M.: SB

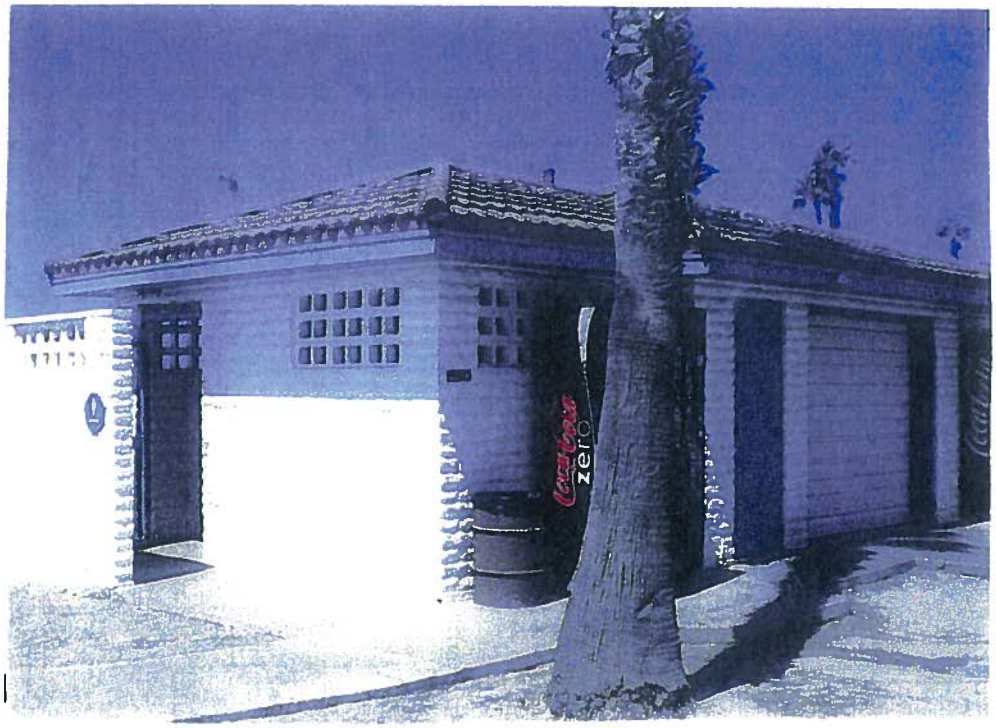
c. Address: Breakwater Way/N. The Strand City: Oceanside Zip: 92054

d. UTM: (Give more than one for large or linear resources) Zone ; Me/ mN

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): This facility is located on the beach adjacent to Life Guard Station #8. The closest cross streets are Breakwater Way and N. The Strand. The property is owned by the City of Oceanside and does not have an Assessors Parcel Number.

***P3a. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

The subject resource consists of a rectangular, one story, rusticated block, Spanish Eclectic style, asymmetrical building, housing restroom facilities and a single-car garage. The roof of the building is low pitched and hipped, with composition shingle material overlying roof tiles. The eaves are boxed and narrow. Concrete block privacy wing walls extend on the north and south sides of the building; open work courses break the mass of the walls. The middle of the west wall bumps out. The entries to the restrooms are covered by barred metal gates. The garage door, located on the east wall is metal and lifts up; a single metal door next to the garage provides access to a utility room. Concrete walks surround the facility. The building appears to be in good condition.



***P3b. Resource Attributes:** (List attributes and codes) HP 39-Other

P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ **Other** (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) East facade, 8/12/10, 1134:1

***P6. Date Constructed/Age and Source** ☒ Historic ☐ Prehistoric ☐Both Constructed after 1960 per visual assessment

***P7. Owner and Address:** Oceanside Redevelopment Agency 300 N. Coast Boulevard Oceanside, CA 92054

***P8. Recorded by** (Name, affiliation, and address): Ruth Alter, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131 ***P9. Date Recorded:** 8/30/10 ***P10. Type of Survey:** (Describe) Intensive ***P11. Report Citation** (Cite survey report and other sources, or enter "none".) None ***Attachments:** ☐NONE ☐Location Map ☐Sketch Map ☐Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD
Page 2 of 2

Primary # _____
HRI# _____
*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) Restroom #1 Breakwater Way and N. The Strand

B1. Historic Name: None
B2. Common Name: None
B3. Original Use: Restroom facility B4. Present Use Restroom facility
*B5. Architectural Style: Spanish Eclectic
*B6. Construction History: (Construction date, alternations, and date of alterations) Per visual assessment, this structure appears to have been constructed post-1960. The garage and utility room doors may have been replaced.
*B7. Moved? ☒No ☐Yes ☐ Unknown Date:_____ Original Location:_____
*B8. Related Features: None
B9a. Architect: Unknown b. Builder: Unknown
*B10. Significance: Coastal Recreational development Area Oceanside, California
Period of Significance 1890 to 1965 Property Type Public facility Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

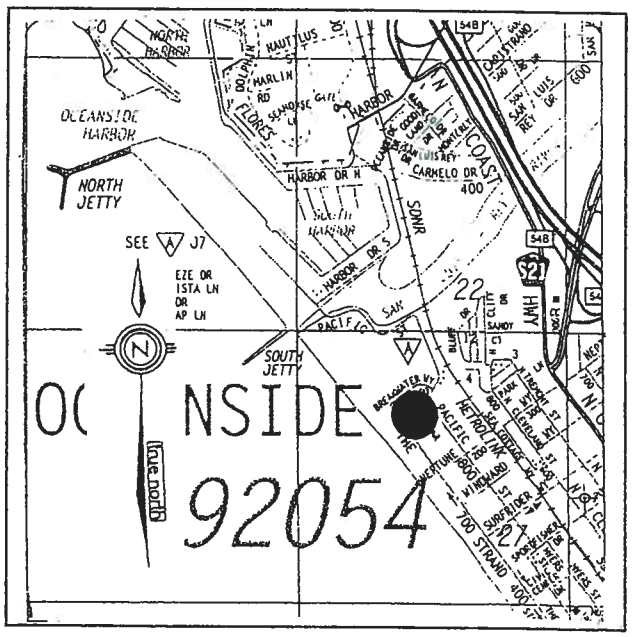
The subject resource is located at the north end of The Strand and sits directly on the beach. From it's inception in 1885, Oceanside capitalized on its coastal locale to draw prospective buyers and to promote itself as a resort destination. Advertisements touted the climate, the proximity of the railroad station, and above all, the beauty of the Pacific Ocean and its beaches.

Some of the town's first amenities were sited on the coast - the Oceanside Bath House opened in 1885, a grand hotel, the South Pacific, was built overlooking the water in 1887, and the first of six piers was constructed nearby in 1888. The Oceanside Silver Cornet Band performed on Saturday evenings at the town bandstand near the ocean, and an opera house was built close by, as well. Family days at the beach generally included picnics and swimming; locals were joined by tourists who came for the day from Los Angeles on the train or Midwesterners, who came for the summer and stayed in rented cottages along the shore. Over the years, the City added services and amenities for beach goers including lifeguards and restroom facilities.

The subject building appears to be very typical of its time period and setting. Designed for function rather than appearance, the facility retains its original use. No individuals of national, state or local historic standing are directly associated with the building. It is not the work of a master architect or craftsman, it is not constructed of rare or unique materials, and no known historic events are associated with it. The building is unlikely to yield important information relevant to local, state or national history. The integrity of its location, association, design, feeling, and setting are intact, but the integrity of its workmanship and materials have been compromised by the replacement of its garage and utility room doors and the covering of roof tiles with composition shingles. The subject resource does not qualify under any criteria for nomination for listing in the California Register of Historical Resources, or the Oceanside historical resources inventory.

B11.Additional Resource Attributes:(List attributes and codes) None
*B12. References: K., *Oceanside, Where Life is Worth Living*, Donning Company Publishers, Virginia Beach, Virginia, 2002; *Oceanside Historic Resources Inventory*, 1992. Personal Communications: John Daley, Kristi Hawthorne, Frank Quan, Jim Stillman, Sabrina Dolezal, August, 2010.
B13. Remarks:
*B14. Evaluator: Ruth Alter, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131
*Date of Evaluation August 30, 2010

(This space reserved for official comments.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S2
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 ***Resource Name or #:** (Assigned by recorder) Restroom #3/Wisconsin Avenue and N. The Strand

P1. Other Identifier: Public Restroom #3

***P2. Location:** ☐ Not for Publication ☒ Unrestricted * **a. County:** San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Oceanside ***Date:** 1975 T11S R 5W; ¼ of ¼ of Sec; B.M.: SB

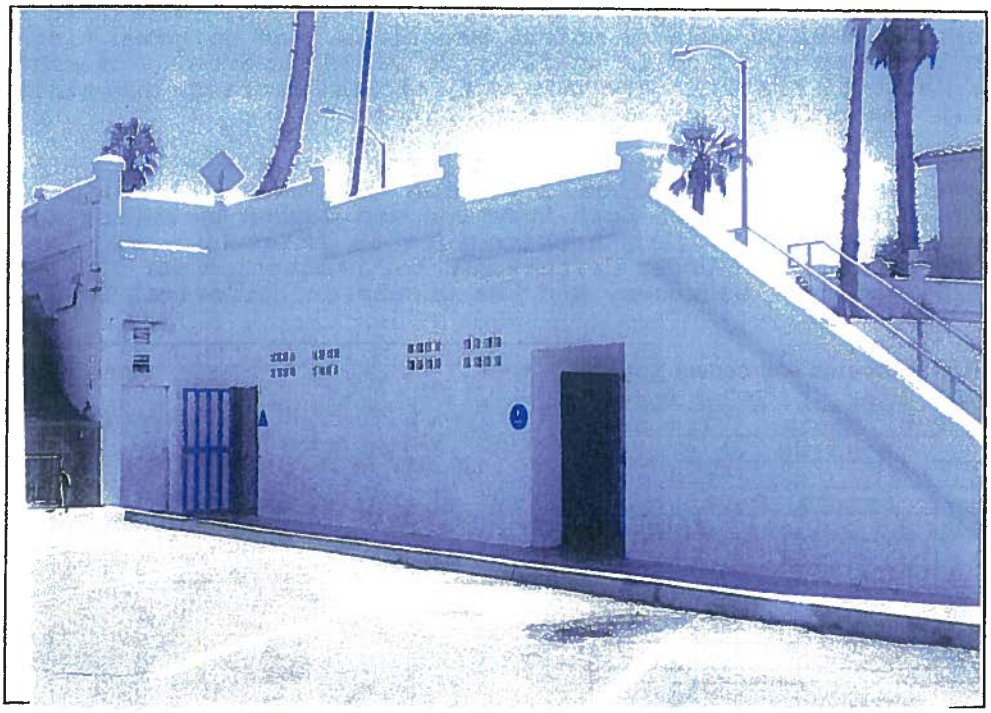
c. Address: Wisconsin Avenue/N. The Strand City: Oceanside Zip: 92054

d. UTM: (Give more than one for large or linear resources) Zone , **Me/** **mN**

e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): This facility is located on the east side of N. The Strand beneath the north side of the Wisconsin Avenue bridge. The property is owned by the City of Oceanside and does not have an Assessors Parcel Number.

***P3a. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries): The subject resource consists of a unique, rectangular, one story, public restroom facility built into the area beneath the Wisconsin Avenue bridge; the bridge roadway and adjacent sidewalk form the roof of the structure. The walls are clad in smooth finished stucco. The westward slope of the bridge is accommodated by a series of stepped jogs in the top line of the building. The spaced capped post are reminiscent of a crenalated parapet. The fenestration consists of two sets of open concrete block panels; the outlines of four bricked in windows are present on the north wall. Hinged metal barred security gates can lock over the entries to the two restroom areas. A single paneled wood door on the east wall provides access to the sewer lift station associated with this facility. The building appears to be in good condition.

***P3b. Resource Attributes:** (List attributes and codes) HP 39- Other



P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ **Other** (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) North facade, 8/12/10, 1134:3

***P6. Date Constructed/Age and Source** ☒ Historic ☐ Prehistoric ☐Built in 1924 per construction plans.

***P7. Owner and Address:** Oceanside Redevelopment Agency 300 N. Coast Boulevard Oceanside, CA 92054 ***P8. Recorded by** (Name, affiliation, and address): Ruth Alter, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131 ***P9. Date Recorded:** 8/30/10 ***P10. Type of Survey:** (Describe) Intensive ***P11. Report Citation** (Cite survey report and other sources, or enter "none".) None ***Attachments:** ☐NONE ☐Location Map ☐Sketch Map ☐Continuation Sheet ☒Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Resource Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

State of California — The Resources Agency
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BUILDING, STRUCTURE, AND OBJECT RECORD
Page 2 of 2

Primary # _____
HRI# _____
***NRHP Status Code** 6Z

*Resource Name or # (Assigned by recorder) Restroom #3 Wisconsin Avenue and N. The Strand

B1. Historic Name: None
B2. Common Name: None
B3. Original Use: Restroom facility B4. Present Use Restroom facility
*B5. Architectural Style: Eclectic
***B6.** Construction History: (Construction date, alternations, and date of alterations) Per dated construction plan, this structure was constructed in 1924. Two sets of paired bricked in window openings are present on the north wall.
*B7. Moved? ☒No ☐Yes ☐ Unknown Date:_____ Original Location:_____
*B8. Related Features: None
B9a. Architect: Unknown b. Builder: Unknown
*B10. Significance: Coastal Recreational development Area Oceanside, California
Period of Significance 1890 to 1965 Property Type Public facility Applicable Criteria C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The subject resource is located on the east side of N. The Strand and is built into the north wall of the Wisconsin Avenue bridge. From it's inception in 1885, Oceanside capitalized on its coastal locale to draw prospective buyers and to promote itself as a resort destination. Advertisements touted the climate, the proximity of the railroad station, and above all, the beauty of the Pacific Ocean and its beaches.

Some of the town's first amenities were sited on the coast - the Oceanside Bath House opened in 1885, a grand hotel, the South Pacific, was built overlooking the water in 1887, and the first of six piers was constructed nearby in 1888. The Oceanside Silver Cornet Band performed on Saturday evenings at the town bandstand near the ocean, and an opera house was built close by, as well. Family days at the beach generally included picnics and swimming; locals were joined by tourists who came for the day from Los Angeles on the train or Midwesterners, who came for the summer and stayed in rented cottages along the shore. Over the years, the City added services and amenities for beach goers including life guards and restroom facilities.

No individuals of national, state or local historic standing are directly associated with the building. It is not constructed of rare or unique materials, and no known historic events are associated with it. The building is unlikely to yield important information relevant to local, state or national history. The integrity of its location, association, design, feeling, workmanship, materials and setting are intact.

Most importantly, the subject building, constructed 1924, captures the essence of the Eclectic architectural movement and exemplifies its time period and setting. It represents a thoughtful effort to incorporate both function and design by making use of the overlying/adjacent bridge structure. Its architecture is unique in the City of Oceanside. The subject resource qualifies under Criterion C for nomination for listing in the California Register of Historical Resources, and the Oceanside historical resources inventory.

B11.Additional Resource Attributes:(List attributes and codes) None
***B12. References:** K., *Oceanside, Where Life is Worth Living*, Donning Company Publishers, Virginia Beach, Virginia, 2002; *Oceanside Historic Resources Inventory*, 1992. Personal Communications: John Daley, Kristi Hawthorne, Frank Quan, Jim Stillman, Sabrina Dolezal, August, 2010.
B13. Remarks:
***B14. Evaluator:** Ruth Alter, Archaeos, 11209 Golden Birch Way, San Diego, CA 92131
*Date of Evaluation August 30, 2010

(This space reserved for official comments.)