

CAPISTRANO BAY DISTRICT
AGENDA REPORT
February 23, 2010

Entry Project Report

ITEM H.1

Progress Report on the Community Entry Improvement Project

In brief summary, the current obstacles to the permit process are compliance requirements with State Accessibility Codes (wheelchair accessible, etc.) and a new requirement that the proposed parking lot be paved with a semi-permeable or pervious surface.

Up until February 19th, the city was requiring the District to provide a permanent wheelchair ramp to the existing guard shack among other accessibility requirements. As a result of a site meeting with city officials at the community entrance on the morning of 2/19 some breakthrough has been achieved that should bring some solution to an otherwise impossible problem.

Due to new environmental regulations the District is also being required to pave the proposed 61 space parking area with a type of pervious surface which will allow rain water to percolate through rather than runoff directly into the storm drain system. While this requirement is not impossible to provide (as is the case with the wheelchair ramp to the guard shack) it is more expensive than typical asphalt pavement and will have a negative effect on the overall job cost. The challenge this brings is how to comply with the regulation and remain within the budget set by the Board of Directors.

District entitlement consultant Dave Gutierrez will be present at the meeting to discuss accessibility compliance and options regarding pervious parking surfaces.