

SWAMI'S BEACH ACCESS

PUBLIC RECREATIONAL BEACH IMPACT MITIGATION FUND (PRBIMF) REQUEST

Preserving Public Access to Coastal Resources At Swami's in Encinitas

SANDAG – Regional Planning Committee

October 3, 2025



1

PROJECT LOCATION



2

2

PROJECT BACKGROUND & SCOPE OF WORK



- **Originally constructed in 1990**
- **Four main segments**
 - Curved at-grade concrete stairway
 - Glulam beam bridge
 - Three flight timber stair tower
 - Lower concrete staircase & shower
- **Staircase is nearing end of life, unless major capital renovations are made**

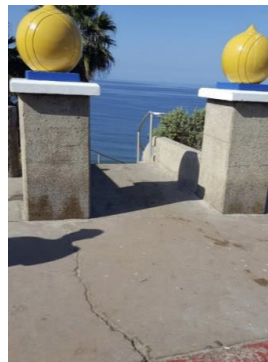


3

3

PROJECT BACKGROUND & SCOPE OF WORK

- **The proposed capital project may include:**
 - Upgrade galvanized steel hardware with duplex stainless steel
 - Replace structural timber elements in accordance with current Building Code & Coastal Commission Standards
 - Replace portions of the concrete stairway.
 - Investigate and identify accessibility improvements



4

4

ESTIMATED PROJECT FUNDING & BUDGET



ITEM	COST ESTIMATE
Design	\$150,000
Construction & Contingency	\$654,140
Construction Inspections	\$100,000
TOTAL COST	\$904,140

SOURCE	AMOUNT
City Local Funds	\$800,000
PRBIMF (request)	\$104,140
TOTAL BUDGET	\$904,140



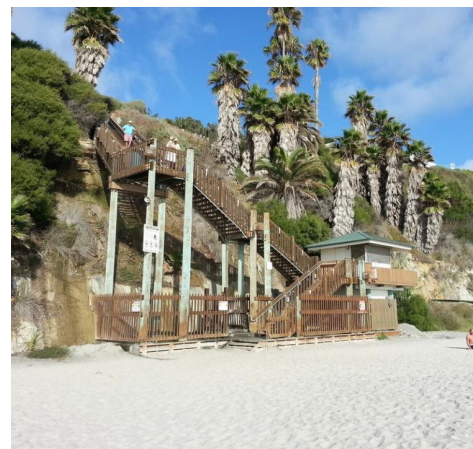
5

5

PROJECT ELIGIBILITY

Public Recreational Beach Impact Mitigation Fund

- ✓ Obtain City Council Resolution formally requesting funds (August 13, 2025)
- ✓ Public shorefront recreational improvement to an existing public beach access stairway
- ✓ Large Capital Project with a \$900,000+ budget
- ✓ Project will obtain a Coastal Development Permit through either City of Encinitas's approved Local Coastal Program (LCP) or directly from Coastal Commission.



6

6

Questions?

