

INITIAL INSPECTION VIOLATION REPORT

Location: Belmont Park – (Northwest perimeter of the Plunge)

Subject: Unpermitted Mobile Restroom Trailer Installation and Utility Connection

Date of Observation: 5/27/2025

Prepared By: Community Oversight Observer

Status: Pending Review by Appropriate City and Coastal Agencies

OVERVIEW

A mobile restroom trailer approximately 20 feet in length has been observed on city-owned property within the Coastal Zone boundaries at Belmont Park. The trailer is located directly adjacent to the Plunge facility and is currently connected to a sewer line via a flexible 3–4 inch diameter hose. The structure has reportedly remained in place for over one year and is in regular use during large-scale private events. The unit is reserved for staff, performers, and security during events and not open to the general public.

FINDINGS AND OBSERVED CONDITIONS

Violation/Concern	Description	Applicable Law or Standard
Unpermitted Structure	The trailer appears semi-permanently installed with no visible permit or Development Services approval.	California Building Code § 105.1
Coastal Zone Compliance	The installation is within the designated Coastal Zone, yet no record of a Coastal Development Permit (CDP) has been located.	California Coastal Act
Unauthorized Sewer Connection	The hose is visibly connected to what appears to be the City's sewer system without any visible backflow protection, cleanout, or spill containment.	San Diego Plumbing Code / Engineering Standards
Long-Term Use of Temporary Facilities	Mobile trailers are typically approved for temporary use. Continuous use for over one year may constitute a change of use requiring	San Diego Municipal Code 142.0310

review.

Exclusive Use on Public Land

The trailer is reserved for staff and performers during private events and not open to the public.

ADA Title II & California Unruh Civil Rights Act

Lack of Environmental Review

No public record has been located indicating CEQA review or public notification of this installation.

California Environmental Quality Act (CEQA)

Lease Compliance Risk

The Belmont Park lease mandates that all improvements and utilities comply with applicable laws and require proper review.

Belmont Park Lease Section 11.1 and 11.2

RECOMMENDED ACTIONS

- Request immediate permit verification from the City of San Diego's Development Services Department.
- Refer the matter to the California Coastal Commission for jurisdictional review.
- Require documentation of sewer connection approval from Public Utilities.
- Evaluate ADA and public access compliance if the trailer remains on site.

DISCLAIMER

This report is based on publicly visible conditions and information available through public records. It does not constitute an official city inspection or legal determination of violation. It is submitted in good faith for review by regulatory agencies and the public.