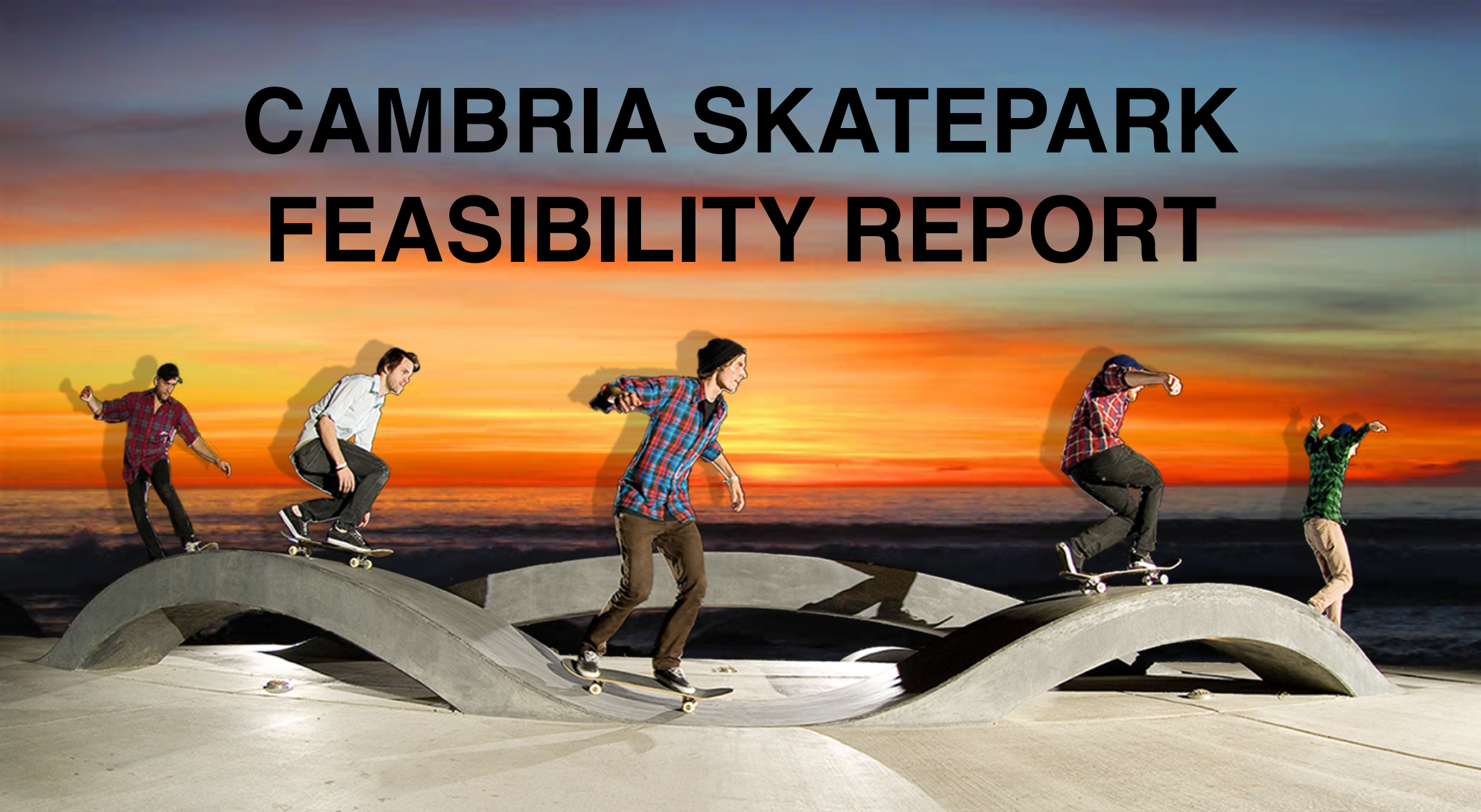


CAMBRIA SKATEPARK FEASIBILITY REPORT



Presented To:

CCSD – CAMBRIA CALIFORNIA



INTRODUCTION

- Original Cambria Skatepark removed due to maintenance and safety concerns
- A community effort is currently underway raising funding to rebuild it in the same location
- CCSD has taken steps to support that effort by hiring a skatepark designer/builder to research the feasibility of this redevelopment
- Steps taken to date:
 - Spohn Ranch Skateparks hired
 - Public meeting and user survey
 - Initial design concept
 - Site survey
 - Soils Report and Infiltration Test
 - Preliminary grading and drainage plan (site plan)
 - Refined design concept
 - Engineers estimate of cost for development (combined skatepark & civil engineers estimates)
 - Feasibility Report
 - **UPDATE: Pre-application Land Use Permit Meeting w/ SLO County**



Google

CAMBRIA SKATEPARK: Located on Main St., Northwest of the Public Library

PROJECT DESCRIPTION

- Cast-in-place concrete wheeled sports park
- An approximate 6000 sf. area for skating located both in-ground and above-grade
- A final design should balance earth generated by excavation and material needed for upright elements
- A drainage system to manage stormwater runoff
- Seating area and additional infrastructure as needed



KEY DEVELOPMENT ISSUES

- Unique site conditions
 - At the base of a hillside
 - Small flat area and mostly undeveloped
 - Bordering a primary thoroughfare
- Topographical & Boundary Survey
 - GB Land Surveying
- Soil conditions and potential remedies
 - GeoSolutions
 - Soils test
 - Infiltration test
- Stormwater management and drainage systems
 - Civil Design Studio
 - Preliminary grading plan
 - Preliminary drainage plan
 - Parking lot design

SOILS & STORMWATER MANAGEMENT

- Soil Type:
 - Sandy and non-expansive
 - Optimal for skatepark construction
 - High water transmission rate
 - Optimal for an infiltration system
- Stormwater Management:
 - SLO County Stormwater Management Program
 - Typically to capture all sw runoff from all impervious surfaces
 - Based on square footage create a system to hold and disperse onsite and inground
 - Due to the site we also need to manage the hillside runoff



DESIGN CONCEPT #1

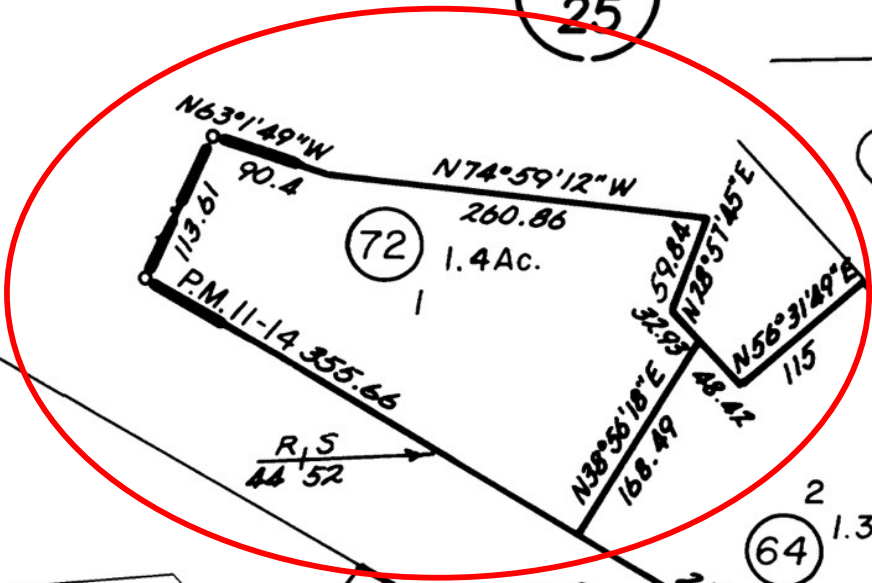


DESIGN CONCEPT #1



DESIGN CONCEPT #1

022
25



N63°1'49"W
 90.4
 113.61
 N74°59'12"W
 260.86
 1.4 Ac.
 (72)
 N38°56'18"E
 168.49
 59.84
 N28°57'45"E
 115
 N58°31'49"E
 48.42
 22.93
 P.M. 11-14 355.66
 R/S
 44/52

HARTFORD

ST.

PINEKNOLLS

29

(64)
 1.3 Ac.
 250.14
 R/S
 5/32

DR.

LT. 7, BLK. 2
TR 112

(73)
 .8 Ac.
 210.18
 10.93
 R/S
 88/100

(74)
 P.M. 11-14
 4
 247.66
 .46A
 53.51
 R/S
 5/36

R/S
 79/26

(75)
 312.07
 168.43
 292.87

022
25

STATE

R/S
 5/11

R/S
 5/10

40.61
 225.25
 198.17
 32.09

N 44° 03' 04" E
 190.64
 R=2755.00
 293.34

(84)
 1.52 ± AC.
 245.87

MAIN

N 63° 00' 06" W

N

SLO COUNTY ZONING & LAND USE

- OVERVIEW - APN 013-101-072
- OWNER - Cambria Community Services District (CCSD)
- ADVISORY COUNCIL - North Coast Advisory Council
- LEGAL DESCRIPTION 001.42AC VACANT
- PLANNING AREA(S) - North Coast Planning Area, Coastal Zone
- ZONING - Commercial/Recreation
- LAND USE DESIGNATION - Commercial Retail
- COMBINING DESIGNATIONS - Local Coastal Program, Geologic Study Area, Archaeologically Sensitive Area, Flood Hazard,
- PLANNING AREA STANDARDS - 22.14.070, 23, 23.070.176, 66474.02, T23 CZLUO, T23 North Coast
- PARCEL FLAGS AS - Archaeologically Sensitive Area, CR - Commercial Retail, CSC - Coastal Special



LAND USE PERMIT

- Conditional Use Permit
 - Change of use
 - Development plan approval
- Completed Items
 - Soils (geotechnical) report - See Appendix C
 - Topographical survey - See Appendix K
 - Infiltration study - See Appendix E
 - Course design - See Appendix I
 - Site plan - See Appendix G

REQUIRED MATERIALS AND INFORMATION

The following information is required to be submitted with your application. If additional information is necessary for application review, Department staff will notify applicants and/or authorized agents. We are now accepting initial application materials in digital format but may request hard copies of documents and plans as necessary review and processing. Digital files should be in PDF format, and in a higher resolution to support digital review of all plan and map details.

FORMS

For applications via the Online Permit Portal: please upload this complete and digitally signed application package PLN-1000 (as detailed below).

Please provide one (1) completed copy of the following form:

- PLN-1000: Land Use Application Checklist & Package.** This form conveniently combines all the following forms into one, and begins with a Checklist of Materials and Information Requirements for Applications
 - GEN-3000: General Application Contact Information
 - PLN-1004: Land Use – Project Information Form
 - PLN-1003: Environmental Description Form
 - PLN-1006: Information Disclosure form
 - PLN-1012: Land Use Consent of Property Owner form (only if applicant does not own the property)
 - PLN-1122: Hazardous Waste and Substances Statement Disclosure (PLN-1122)
- Accessory Application form(s), if applicable.** These forms are not included in this package. Examples include, but are not limited to:
 - Curb, Gutter, and Sidewalk Waiver
 - Tree Removal form
 - Variance Application form

FEES

- Application fee (refer to current [fee schedule](#))

SITE LAYOUT PLAN(S)

For applications via the Online Permit Portal: please upload during initial application submittal. The Department may request up to 4 copies of full-sized hard copy plans for inter-agency review as necessary.

Plans should consist of an accurate drawing of the property, and the site plan must show the following items (where they apply to your site):

- Exterior boundaries and dimensions of the entire site
- North arrow and scale

LAND USE PERMIT

- Conditional Use Permit
 - Change of use
 - Development plan approval
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Land Use – Checklist & Application Package

- Slope contour map (except when a grading plan is required), showing the following:
 - *Inside urban reserve lines* – show contours at 5-foot intervals for undeveloped areas and 2-foot intervals for building sites and paved or graded areas
 - *Outside urban reserve lines* – show contours at 10-foot intervals for undeveloped areas and 2-foot intervals for building sites
 - *Steep slopes* – areas in excess of 30% slope may be designated as such and contours omitted, unless proposed for grading, construction or other alterations
- General location of major topographic and man-made features, such as rock outcrops, bluffs, streams, swales and graded areas
- Location, dimensions, and use of all existing and proposed structures on the property, including buildings, decks, balconies, fences, walls, and other structural elements that extend into yard areas
- Location, name, width, and pavement type of adjacent and on-site streets/alleys
- Existing/proposed curbs, gutters, and sidewalks. Include all points of access, both existing and proposed
- Types and location of existing/proposed water supply and sewage disposal facilities
- Location and dimensions of all existing/proposed easements, driveways and parking areas (enclosed or open), including pavement type
- Location, diameter (at 4 feet above grade), species, approximate canopy cover (dripline) of all trees on the site, noting which will remain and which are proposed for removal, and include proposals for replacement of trees to be removed
- All areas proposed for grading and landscaping
- Any areas proposed to be reserved and maintained as open space
- Location, use and approximate dimensions of all structures within 100 feet of the site's boundaries
- A vicinity map showing precisely how to drive to the site. (include street names and distances to help with describing how to get to the site)
- Coastal Access - If the project is within the coastal zone and located between the ocean and the nearest public road, applications shall include the locations of the nearest public access points to the beach
- Preliminary Floor Plans and Architectural Elevations – showing height of buildings and structures, color, texture and material of exterior finishes and roofing (not required for most agricultural buildings)
- Elevations – (relative height) from the finish floor of the garage or other parking area to the edge of the pavement or road at the driveway entrance
- Legal Lot Verification – how the parcel(s) was/were legally created

LAND USE PERMIT

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 - Change of use
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 - Site plan - See Appendix G

Land Use – Checklist & Application Package

SUPPLEMENTAL INFORMATION

The following information may be required, depending on your Land Use application type.

If you had a pre-application meeting and any of these items were indicated, they are required for a complete submittal. For applications via the Online Permit Portal, these can be uploaded with your initial application submittal, or later when your full Plan Case has been created.

- Preliminary Landscaping Plan prepared pursuant to Section 22.16/23.04.180, et seq.
- Fire Safety Plan prepared pursuant to Section 22.52/23.05.080, et seq.
- Preliminary grading/drainage plan – when required by Section 22.52/23.05.020 and .040
- Agricultural buffers – if any adjacent parcels are used for agriculture, show all proposed agricultural buffers
- Archeological Report – two (2) copies, where required
- Biological Report – two (2) copies, where required
- Botanical Report – two (2) copies, where required
- Building Site Envelopes – on site layout plan show all areas proposed for development, or areas proposed to be excluded from development
- Noise Study – two (2) copies, if the property either adjoins or will be a noise generator or a potential source of noise
- Traffic Study – two (2) copies, where required
- Geological Report – two (2) copies, where required
- Visual Analysis – for applications that propose development along significant visual corridors (such as Highways 101 and 1)
- Location, size, design and text of all existing and proposed signs
- Location and design of solid waste disposal facilities, as required by Section 22.10.150/23.04.280
- Cross-section drawings. The drawings shall include two sectional views of the project, approximately through the middle and at right angles to each other. The existing and proposed grades and the location of and distances between buildings, parking and landscaping shall also be provided
- Supplemental Development Statement stating the project's phasing schedule (if one is proposed), and any information that is pertinent or helpful to the understanding of the proposal, such as photos, statistical data, petitions, etc.
- Water will-serve letter OR Well pump test (4-72 hour)
- Sewer will-serve letter OR Percolation tests
- County Public Works road requirements
- Road Plan and Profile / Culvert Plan and Profile / Streetscape Plan
- Completed Cost Accounting Agreement – one (1) copy
- Abandoned oil and gas wells, if applicable – Information is available from the California Division of Oil & Gas: 195 South Broadway, Suite 101, Orcutt, California 93455, (805) 937-7246
- Other _____



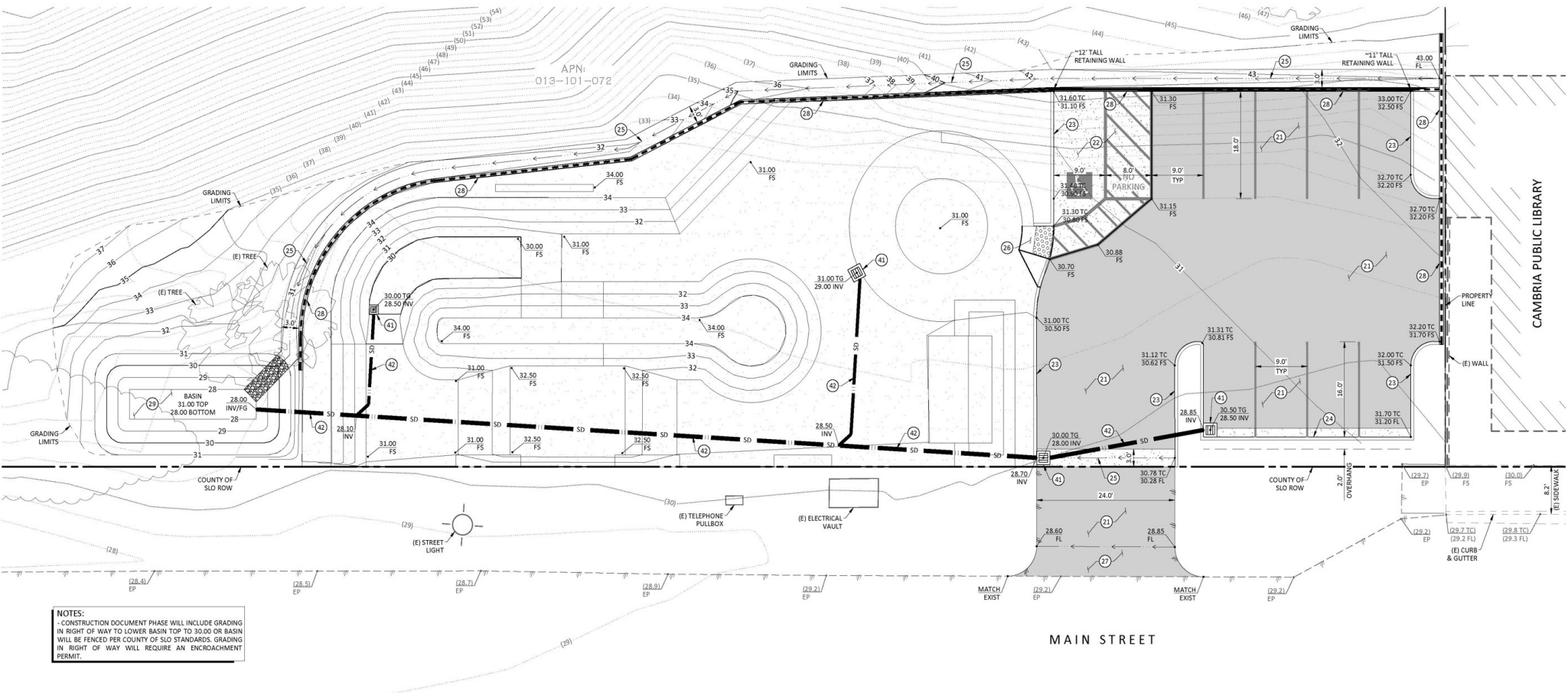


PARKING & SETBACK REQUIREMENTS

- ADA Parking and path of travel into the facility
 - The accessible parking spaces and loading/unloading areas shall not exceed 2 percent slope in any direction.
- Parking requirements by land use
 - Skateboard Parks - 1 space per 500 sf. of use area
- Off-street parking
 - Design requirements
 - Restricted Driveway
 - Spaces need backup area
 - 5' street set-back
- On-street parking
 - Don't count toward standard requirement
 - Would necessitate frontage development (sidewalk, curb and gutter)
 - Secondary road barrier
- Auxiliary parking option
 - Public lot at Vet's Hall
- Set-back
 - 3' minimum

PRELIMINARY GRADING & DRAINAGE

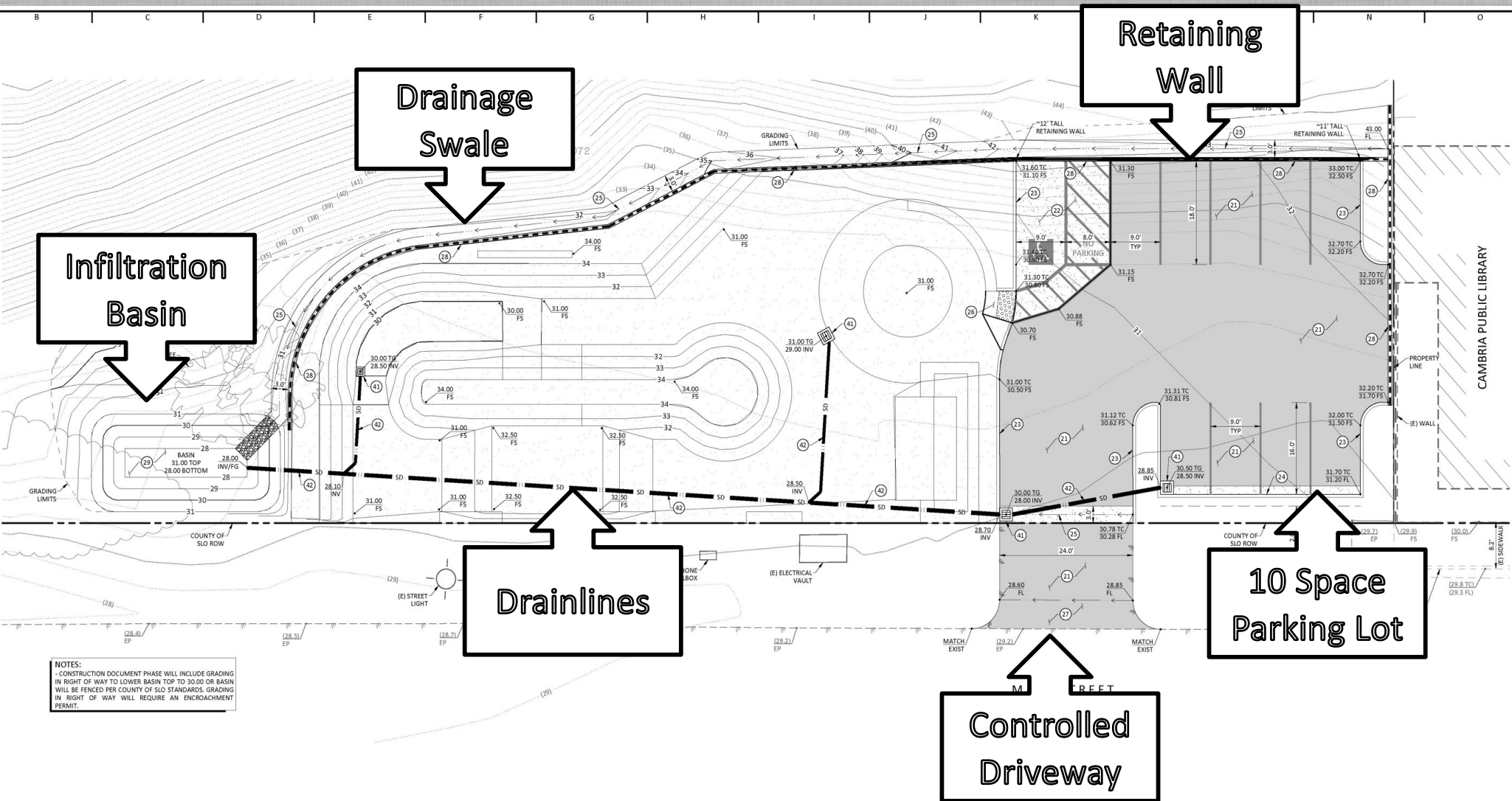
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NOTES:
 - CONSTRUCTION DOCUMENT PHASE WILL INCLUDE GRADING IN RIGHT OF WAY TO LOWER BASIN TOP TO 30.00 OR BASIN WILL BE FENCED PER COUNTY OF SLO STANDARDS. GRADING IN RIGHT OF WAY WILL REQUIRE AN ENCROACHMENT PERMIT.

Site Plan by Civil Engineer

PRELIMINARY GRADING & DRAINAGE



Site Plan by Civil Engineer



DESIGN CONCEPT #2



DESIGN CONCEPT #2



DESIGN CONCEPT #2



BUDGET & FINANCE

- Prop 68 Per Capita Grant Program
 - The grant application can proceed now while the land use permit process moves forward on a separate, parallel track.
 - Application due in Dec.
 - Project Description - **Complete, See Report**
 - Development Project Scope/Cost Estimate - **Complete, Appendix J**
 - Funding Sources Form
 - Per Capita Match Calculator
 - CEQA Compliance Certification
 - Environmental review form to be completed by lead agency and submitted to county
 - Site Plan - **Complete, Appendix G**
 - Conceptual Design & Renderings - **Complete, Appendix I**
 - Community and Board Approval

ENGINEERS ESTIMATE OF COST \$661K

- **DESIGN & ENGINEERING - \$66K**
 - Engineering (\$21K)
 - Permits & Inspections (\$15K)
- **GENERAL - \$53K**
- **SKATEPARK - \$297K**
 - Demolition & Earthwork (\$60k)
 - Concrete & Steel (\$202k)
 - Drainage system, swale & infiltration basin (\$35k)
- **ADDITIONAL IMPROVEMENTS - \$215K**
 - Seating & Shade – (\$30k)
 - Ornamental Fence (\$30k)
 - Parking Lot (\$55k)
- **MISC. PROJECT COSTS: - \$30K**

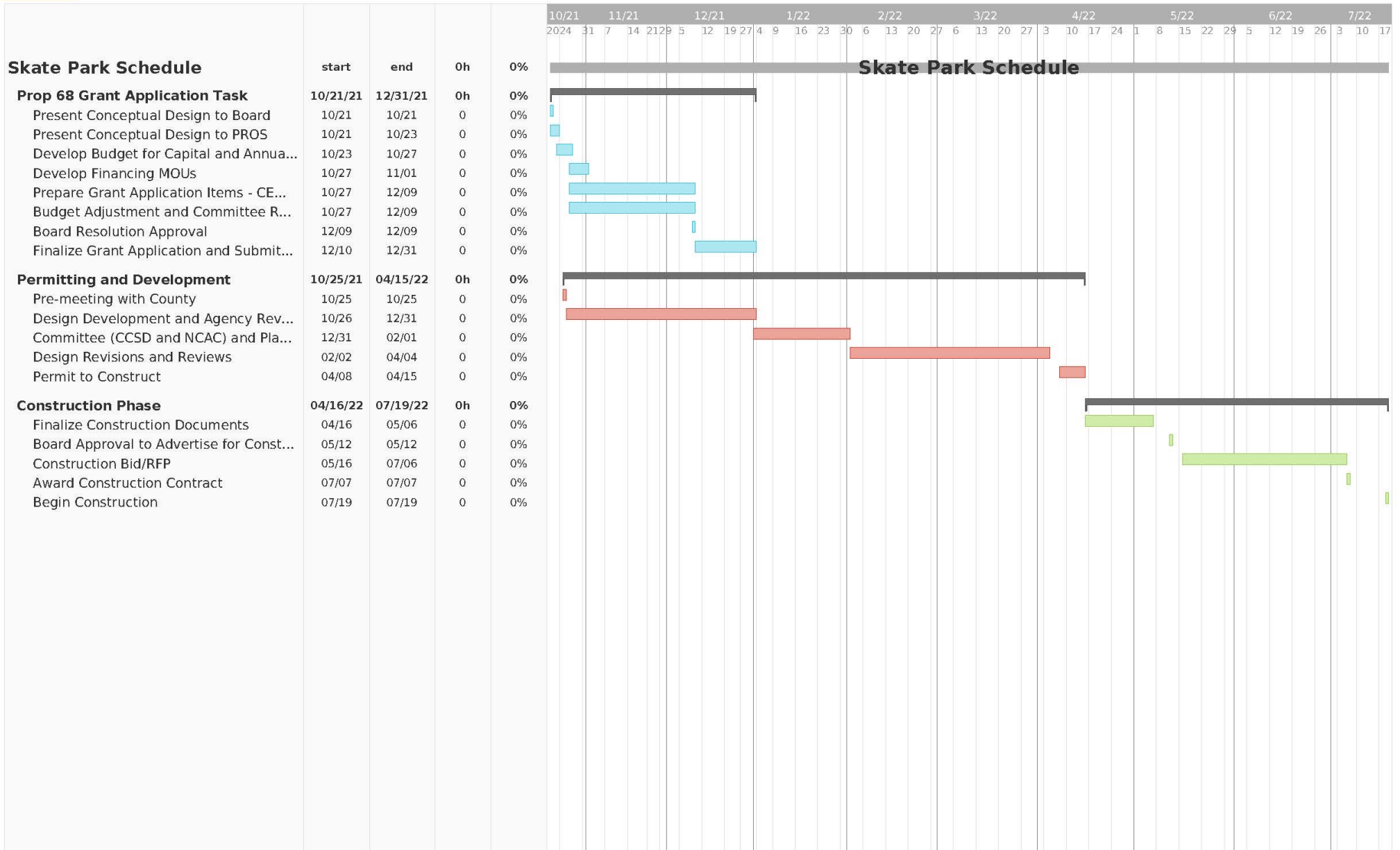


DESIGN. BUILD. COME TOGETHER.

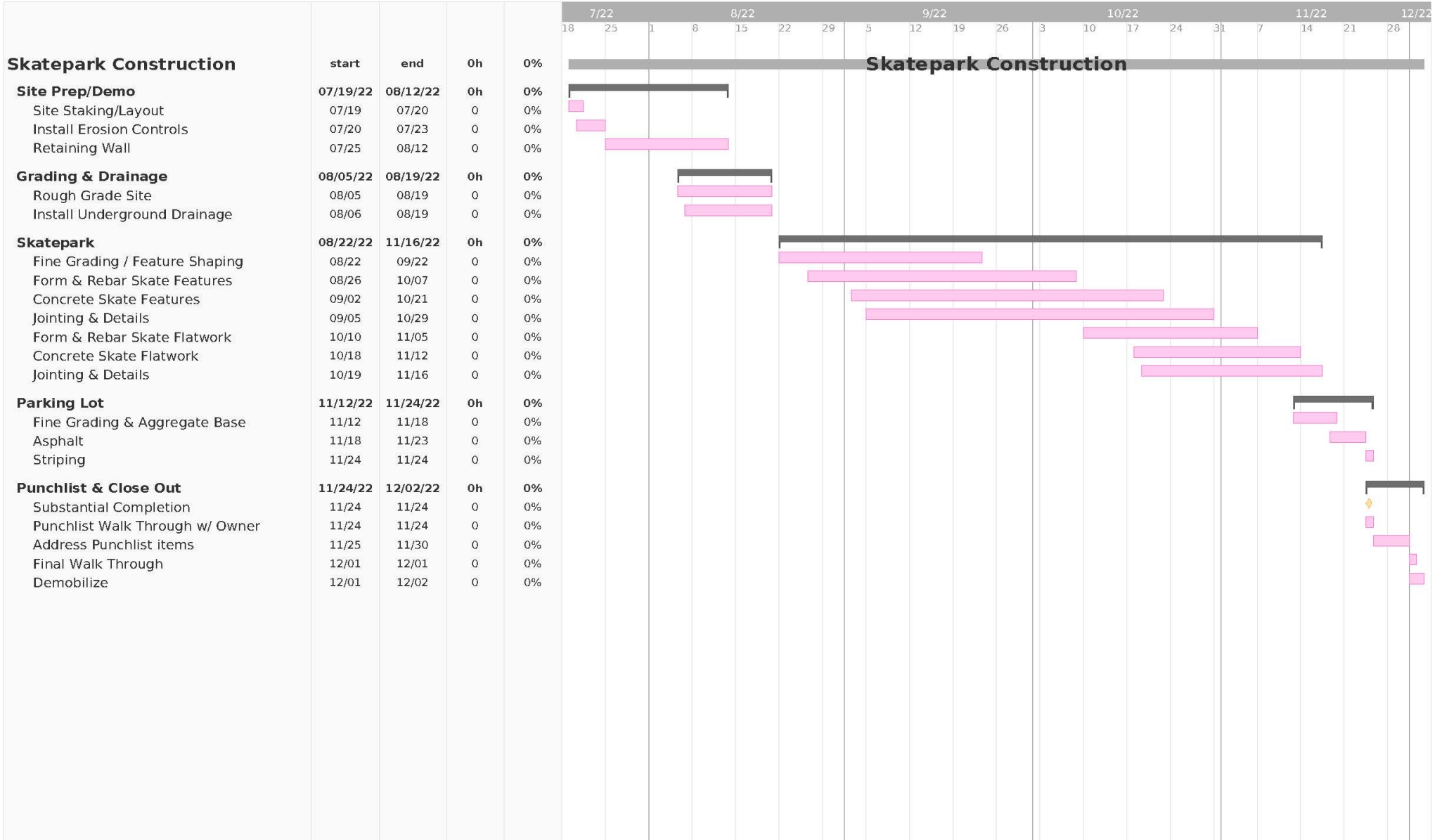
COST ESTIMATE

CAMBRIA SKATEPARK – CAMBRIA, CA
CAMBRIA COMMUNITY SERVICES DISTRICT
OCTOBER 26, 2021

SCOPE OF WORK:	ESTIMATED COST:
DESIGN:	
CONSTRUCTION DOCUMENTS	\$30,000.00
STRUCTURAL ENGINEERING	\$7,000.00
CIVIL ENGINEERING	\$14,000.00
PERMITTING / INSPECTIONS	\$15,000.00
GENERAL:	
MOBILIZATION	\$30,000.00
TEMPORARY FACILITIES – FENCING, EROSION CONTROL, RESTROOM, DUMPSTER, ETC.	\$18,000.00
CONSTRUCTION STAKING	\$5,000.00
SKATEPARK:	
DEMOLITION	\$20,000.00
DRAINAGE SYSTEM / ROCK SWALE / INFILTRATION BASIN	\$35,000.00
EARTHWORK	\$40,000.00
STEEL COPING, EDGE PROTECTION & GRIND RAILS	\$45,000.00
CONCRETE SKATE ELEMENTS	\$112,000.00
CONCRETE FLATWORK	\$45,000.00
MISCELLANEOUS SITE IMPROVEMENTS:	
SPECTATOR SEATING	\$10,000.00
SHADE STRUCTURE	\$20,000.00
4" ORNAMENTAL FENCE	\$30,000.00
PARKING LOT	\$55,000.00
RETAINING WALL	\$80,000.00
SIGNAGE	\$5,000.00
LANDSCAPING	\$10,000.00
MISCELLANEOUS PROJECT MANAGEMENT:	
MATERIAL TESTING / TRAFFIC CONTROL	\$10,000.00
CONSTRUCTION OVERSIGHT	\$10,000.00
BONDING	\$10,000.00
GRAND TOTAL:	\$661,000.00



Schedule A: Permitting, Planning and Design Development (8 Months)



Schedule B: Construction & Site Development (5 Months)

MAINTENANCE

- Park maintenance is a fact of life. Almost every type of recreation facility wears with use and with environmental impact. It's always smart to anticipate that and create a budget to pay for ongoing maintenance.
 - Concrete skateparks are low maintenance
 - Graffiti and sticker removal unexpected expense
 - Crack maintenance as needed
 - Storm/Debris clean-up as needed
 - General clean-up
 - Paint touch-up as needed
- The Tony Hawk Foundation suggests the cost of maintenance for an average skatepark is \$2000 per year.
- We're estimating that a park of this size and style should cost about \$1000
- Does not include standard trash removal etc.

CONCLUSION

- **Conclusion: Primary Findings of Feasibility**
- **At the conclusion of this Phase 1 discovery process we found no issues that would disallow for construction**
- **In some ways the site make up is optimal for construction**
- **All potential issues found can be mitigated through design solutions, or approvals by the County**
- **And though the site itself is limited in size and usable area, our current concept makes use of every readily available space, and the net result will be a fun, challenging, safe place for the youth of the community to practice their chosen sport.**

APPENDIX DOCUMENTS

- LIST OF APPENDICES
- Appendix A - Land Use Permit (see report & attached)
- Appendix B - Grant Application Process (see report)
- Appendix C - Soils Report (attached)
- Appendix D - Schedule (attached)
- Appendix E - Infiltration Test (attached)
- Appendix F - Preliminary Grading & Drainage Plan (attached)
- Appendix G - Site Plan (attached)
- Appendix H - Civil Engineers Estimate of Cost for SWM and parking (attached)
- Appendix I - Renderings (attached)
- Appendix J - Skatepark Engineers Estimate of Cost (for full project attached)
- Appendix K - Topographical Survey (attached)
- Appendix L - Operations and Maintenance (see report)



DISCUSSION